



City of Portland Historic Landmarks Commission

Design Advice Request

SUMMARY MEMO

Date: August 22, 2022
To: LEVER ARCHITECTURE *TYLER NISHITANI*
From: Arthur Graves, Development Review
503.865.6517
Re: EA 22-151487 DA – North Portland Library Additions
Design Advice Request Commission Summary Memo – August 08, 2022

Note: This DAR was originally scheduled for July 25, 2022 but was rescheduled to August 08, 2022 due to a lack of quorum on July 25th.

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 August 08, 2022 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?pagesize=200&sortBy=recCreatedOn&q=22-151487>

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. It should be understood that these comments address the project as presented on August 08, 2022. 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 II 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 II Land Use Review Application.

Encl:
Summary Memo

Cc: Historic Landmarks Commission
Respondents

Executive Summary.

- The Commission generally supported the proposal but had concerns with the additions (in particular the more visible east addition's) lack of compatibility with the existing historic building and lack of integration with the site.
- The Commission expressed concern the proposed program was difficult to achieve due to the limited buildable area on the site.
- The Commission expressed concern the site was eligible but not listed as a National Registered Landmark, and noted the proposed changes may impact that eligibility.

Commissioners Present. Matthew Roman, Kimberly Moreland, Peggy Moretti.

Absent but provided written comment: Maya Foty (Vice Chair).

Recused: Kristen Minor (Chair), Andrew Smith.

Summary of Comments. Following is a general summary of Commission comments by design tenet.

CONTEXT and QUALITY & PERMANENCE

1. Response to Context;

2. Materials and skin expression;

- The Historic Landmarks Commissioners supported the single-story Black Cultural Center's (BCC) height, mass, scale, and use of brick.
- The Commission agreed the proposed additions need more reference to the historic architecture.
- The Commission noted the awkward relationship provided between the existing library and the proposed BCC. Commissioners agreed the proposed BCC was not well integrated with the building or site and needed further resolution. Specifically, Commissioners stated the following requires additional study and resolution: the BCC's location, lack of alignment with the existing library, dissimilar roof form, lack of detailing, differentiated brick color, unclear entry sequence.
- Commissioners were divided on support of the BCC being proud of the existing library: One Commissioner did not object; one Commissioner did object; and two Commissioners felt the projection could be successful provided the BCC better relates to the existing library potentially through a unifying entry sequence including landscaping, exterior community area with amenities, and strong/prominent entry for the BCC were provided.
- One Commissioner appreciated the simplicity and relative "calm" of the proposed BCC design but commented the design was too modern to be compatible with the existing library.
- The majority of Commissioners agreed that while brick was supported as a material choice, black brick was "too extreme" of a difference from existing red brick color and "provided no relation to the existing building". One Commissioner supported black brick but added the brick "needed more texture". Commissioners agreed additional brick detailing providing connection to the existing library is needed.
- Commissioners supported the use of large windows on the east elevation. Commissioners stated the windows need to have the same level of quality and detailing as those on the existing library.

PUBLIC REALM

- 3. Entry;**
- 4. Building Frontage, activation, amenities;**
- 5. Outdoor Area and Landscape;**
- 6. Modifications.**

- Commissioners agreed the current design does not have a strong entry sequence and/or sense of entry for the BCC. One Commissioner stated, “a more honorific entrance to the BCC is needed”.
- Commissioners stated the entry and entry sequence should be more developed, prominent, and provide connection and continuity that is currently absent between the existing library, the BCC, and the public realm.
- Commissioners agreed the entry sequence should include a developed exterior public/community space/plaza including landscaping and amenities, as unifying elements between the existing library, the BCC, and the public realm.
- Commissioners agreed the proposed new ADA ramp at the north-east corner of the property is “awkward” and not integrated with the existing library building, proposed BCC addition, or site.
- Commissioners supported the installation of canopies.
- Commissioners agreed the Modifications could be approvable provided they help the proposed additions be more compatible with the existing building and site, and provide a better response to the public realm.

Exhibit List

- A. Applicant’s Narrative & Drawings
 1. Initial Submittal: June 16, 2022
 2. Revised Drawings: July 01, 2022
 3. Revised Drawings: July 11, 2022
- B. Zoning Map
- C. Drawings
 1. Site
 2. Elevation: North
 3. Elevation: East
 4. Elevation: South
 5. Elevation: West
 6. Materials: Staff Addition
 7. Materials: BCC Addition
- D. Notification
 1. Posting notice as sent to applicant: For July 25, 2022 meeting date
 2. Applicant’s statement certifying posting: For July 25, 2022 meeting date
 3. Posting notice as sent to applicant: For August 08, 2022 meeting date
- E. Service Bureau Comments:
 1. PBOT: July 04, 2022
- F. Public Testimony
 1. August 08, 2022, DAR Testimony: Tony Greiner

G. Other

1. Application form: June 16, 2022
2. Historic Landmark Commission Memo and Attachments: July 15, 2022

H. Hearing August 08, 2022

1. Staff PPT Presentation
2. Applicant PPT Presentation



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Early Assistance Application

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

☐ Required ☐ Optional

Y N Unincorporated MC
Y N Flood Hazard Area (LD & PD only)
Y N Potential Landslide Hazard Area (LD & PD only)
Y N 100-year Flood Plain
Y N DOGAMI

File Number: _____

Appt Date/Time: _____

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

Development Site

Address _____ Cross Street _____ Site Size/Area _____

Tax account number(s) R _____ R _____ R _____ R _____

Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value) \$ _____

APPLICANT: Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided ¹	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference² required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request² Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

¹Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/documents/land-use-services-fees-schedule.

²Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

Applicant Information For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____
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Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

**Please submit this application via email with the following materials to
LandUseIntake@portlandoregon.gov:**

- ☐ Written project description
- ☐ Site plans drawn to a measurable scale, with scale and scale bar identified
- ☐ Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Questions to be discussed:

Please include on a separate sheet of paper all questions you wish to be addressed.

Note:

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box. ☐

North Portland Library Design Advice Request Submission Tuesday, May 31st, 2022

Contents

- 1. Introduction & Project Description (p.3)**
- 2. Historic Photos (p.5)**
- 3. Existing Conditions Photos (p.6)**
- 4. Existing Site Conditions (p.8)**
- 5. Design Guidelines (p.10)**
- 6. Proposed Design (p.11)**
 - a. Process
 - b. Site Plan to scale
 - c. Elevations to scale
 - d. Materials Options

North
Portland
Library

Project Description

Multnomah County North Portland library

Renovation and Addition

Site address: 512 N Killingsworth Street

Site Area: 15,351 sf

Building area: 7,904 sf, 2 stories plus basement

Property ID: R298128

Zoning: IR institutitunal residential

Overlay: Centers main street

Conservation district: Piedmont Conservation district

Resource type: Significant resource

District Classification: Contributing

Neighborhood: Humboldt

Early assistance: EA 21 - 103434 APPT

Required land use reviews: Type II

North Portland Library



Project Description

Introduction

In late 2020, Multnomah County voters approved a large library renovation bond that among several other projects, includes **renovation of the North Portland Library's ~8,700 sf historic Carnegie library building and a ~1,500 sf addition.** The existing library, located at 512 N. Killingsworth St., was originally built in 1913 in the Jacobethan style. The style's main characteristics present in the library's design are flattened, cusped "Tudor" arches, lighter stone trims around windows and doors, decorative brick detailing, parapeted, steep roof gables, and ornamental parapets.

Back in 1999/2000, the library underwent a significant renovation which included the addition of an elevator, interior modifications, and seismic improvements. Additional seismic work with this project will be required to meet current structural codes.

The library site, at just 15,351 sf, represents a significant constraint to how and where additions can occur. Layering on historical significance considerations, protection of existing trees, and property line setbacks, **the site and context offer little flexibility for the possible footprints of the addition.**

Programmatically, the additional space will be used for much needed staff and materials processing and a new Black Cultural Center (BCC) to celebrate the history of the black community that has cherished this library for generations.

North Portland Library



Historic Conditions

Library Opening 1913



Existing Conditions

Exterior



Existing Conditions

Interior



Existing Site

Site constraints



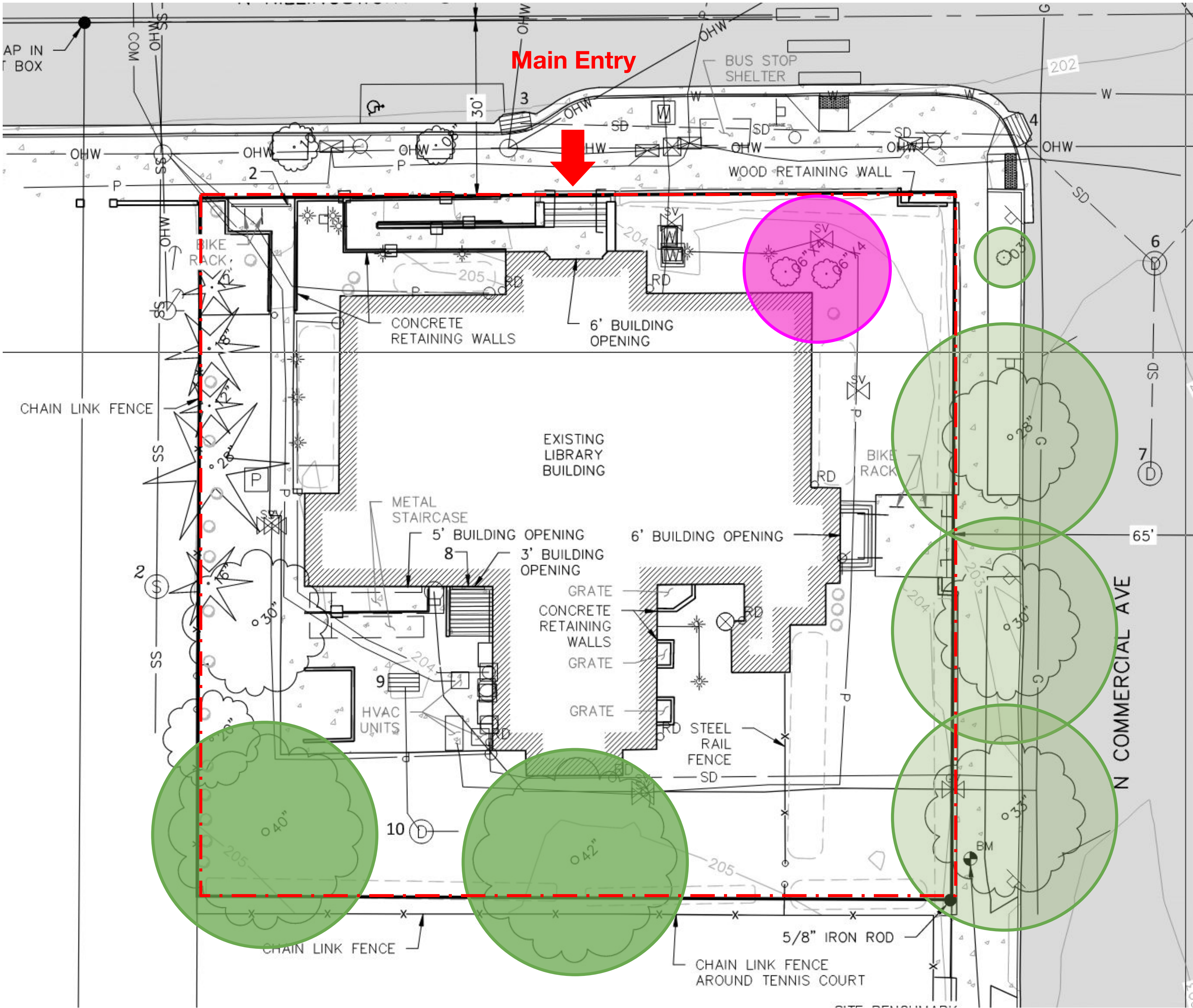
Mature chestnut trees are cherished by the community. Neighbors harvest chestnuts each year



Mature Elm street trees



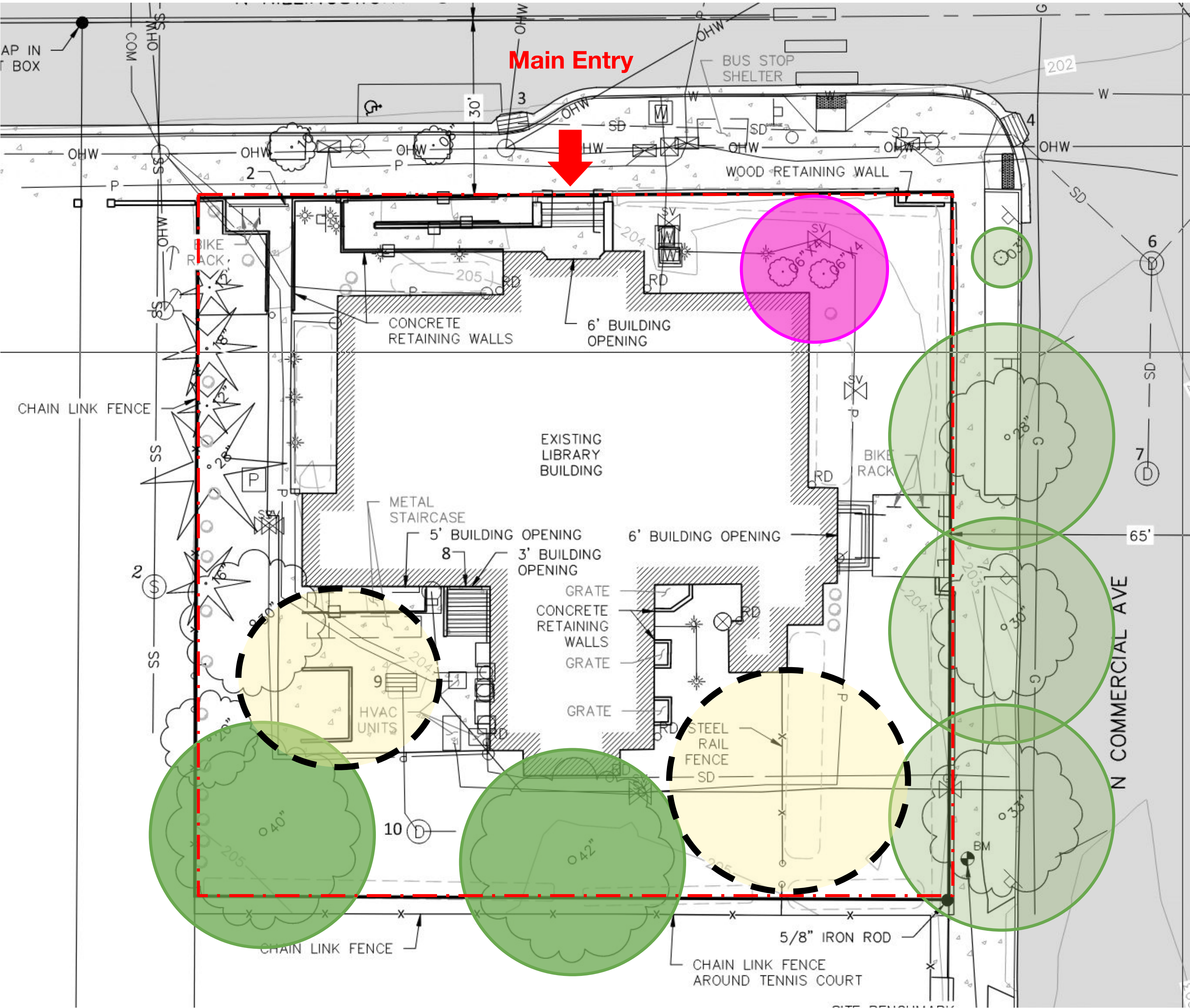
Mature Rhododendron



Existing Site

Building Areas

 Viable building areas



Community Design Guidelines

Project responses TBD

- **Portland Personality**
 - P1 Community plan area character - **Centers main street**
 - P2 Historic and Conservation districts - **Piedmont Conservation district**
 - P3 Gateways
- **Pedestrian Emphasis**
 - E1 Pedestrian Networks
 - E2 Stopping places
 - E3 The sidewalk level of buildings
 - E4 Corners that build active intersections
 - E5 Light, Wind, Rain
- **Project Design**
 - D1 Outdoor Areas
 - D2 main entrances
 - D3 Landscape features
 - D4 Parking Areas and Garages
 - D5 Crime prevention
 - D6 Architectural Integrity
 - D7 Blending into the neighborhood
 - D8 Interest, Quality, Composition

Proposed Design

Design Considerations

Community Engagement Process

Forty One meetings were held with community members to engage them in discussion around:

- Community priorities
- What libraries of the 21st century can offer
- Questions like: “What makes you feel welcome in a space?” “What kind of spaces do you need in a library?”

Four types of meetings were held:

- Large public virtual meetings
- Small affinity group meetings (Black Portlanders, Indigenous, Latinx, Disability, Immigrants and Refugees)
- One on One community stakeholder interviews
- Design team attendance at community events (Somali vaccination, Hacienda food pantry, Farmers market)

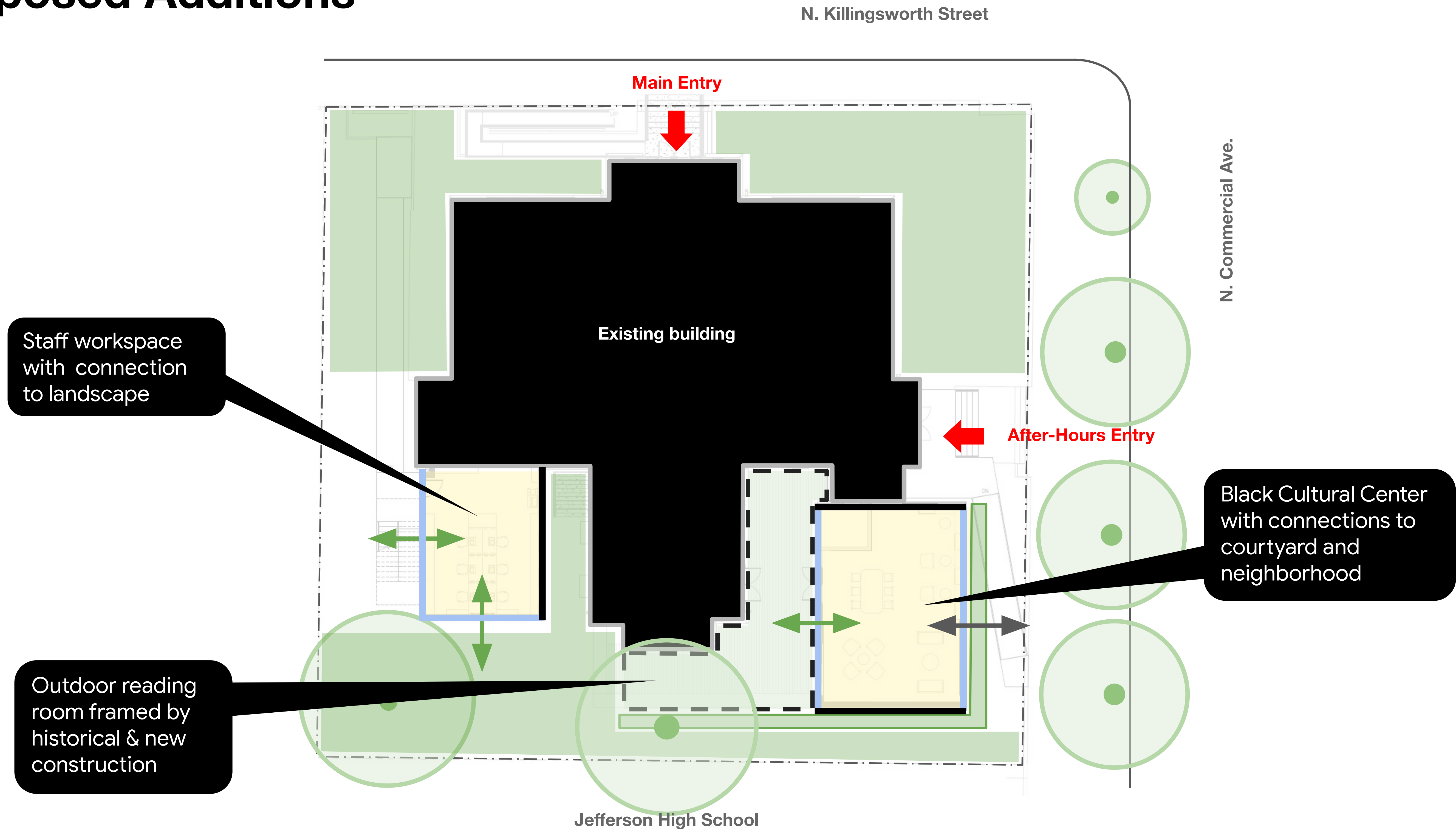


Design Considerations

Design Principles created from Community feedback

1. **Strengthen** the Albina Community
2. Recognition and **Celebration** of Culture
3. **Community Driven** process
4. **Accessible** Design
5. **Flexibility** in Short Term and Long Term
6. **Sustainability** and Connection to Nature

Proposed Additions



Proposed Design

Black Cultural Center

Massing Tests

We've explored a variety of massings and roof forms to test overall harmony of composition, competitiveness with the existing building as well as how the additions connect with the existing building. The height of the 2-story massing begins competing with the prominence of the original building.

Pitched roof similar to existing



Flat roof



Shed roof



Two-story massing



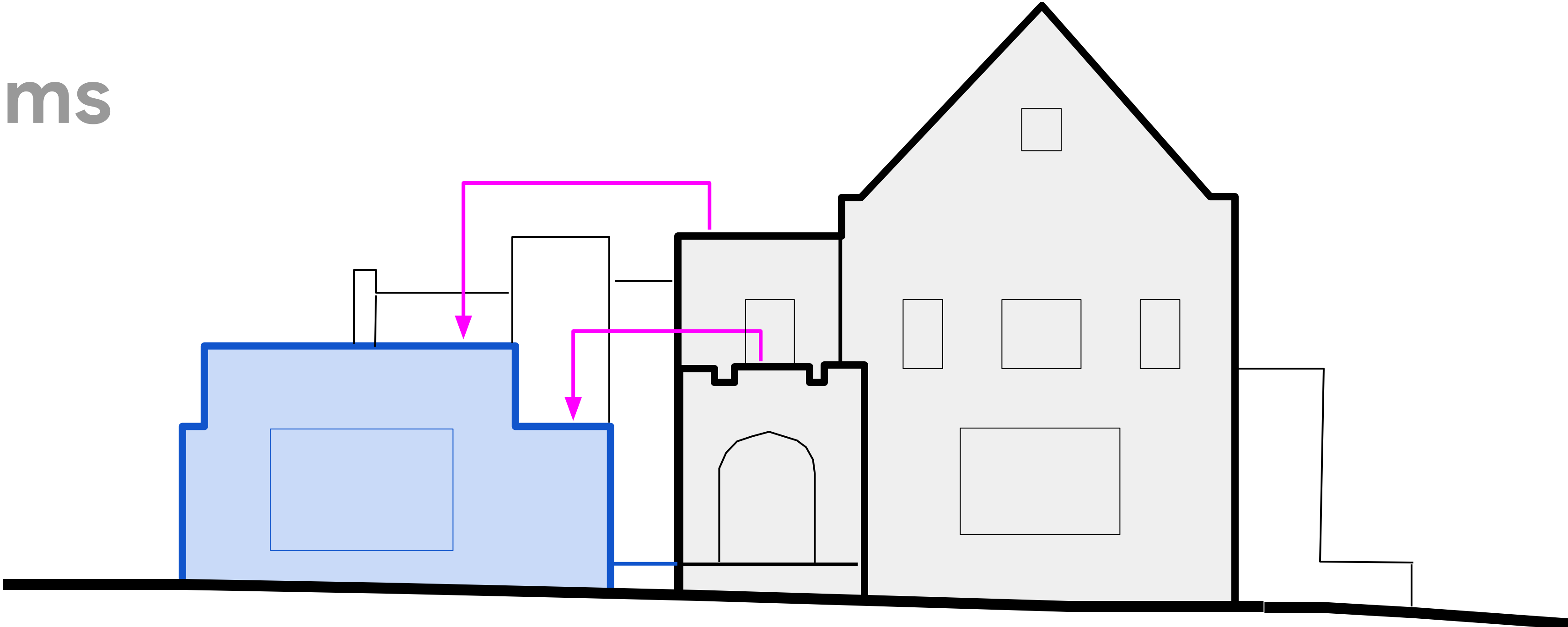
Existing Building

Features of the Carnegie & Elevator Addition

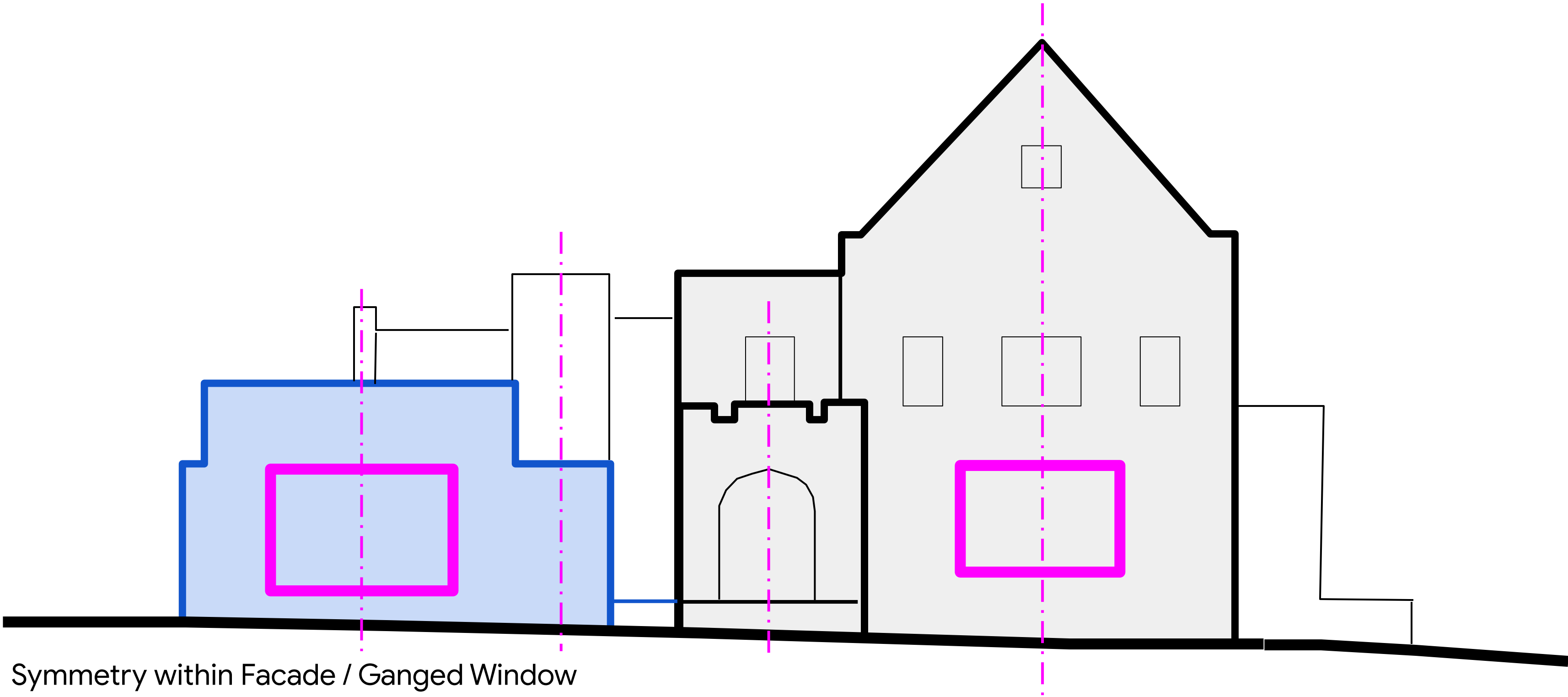


Proposed Design

(East) Elevation Diagrams



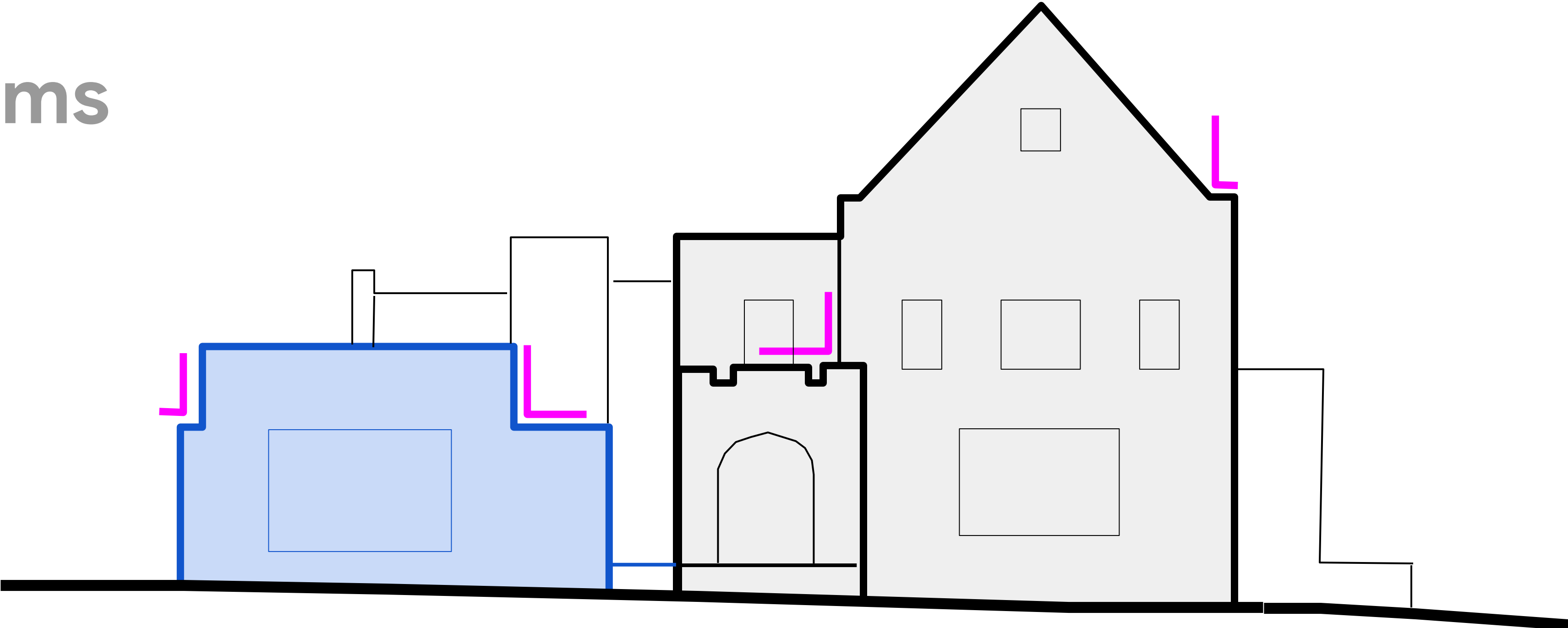
Subservient Scale, 1 Story vs. 2



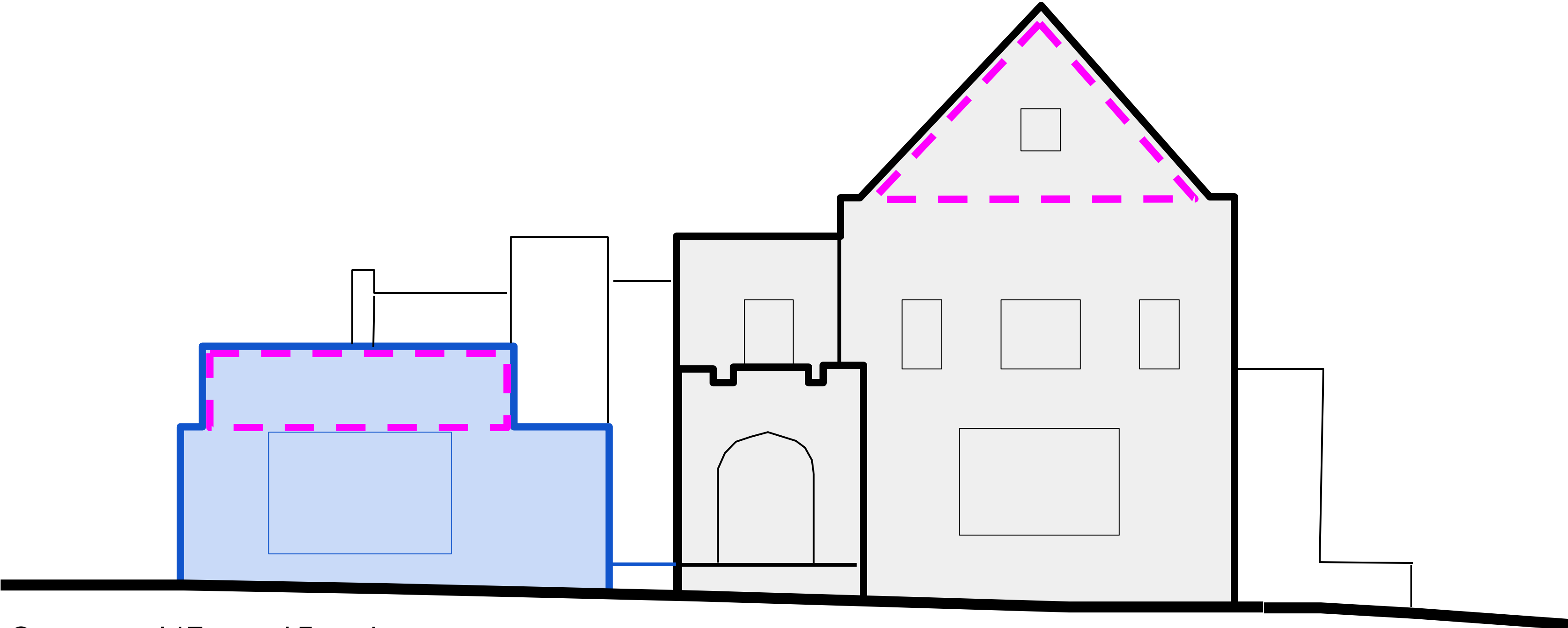
Symmetry within Facade / Ganged Window

Proposed Design

(East) Elevation Diagrams



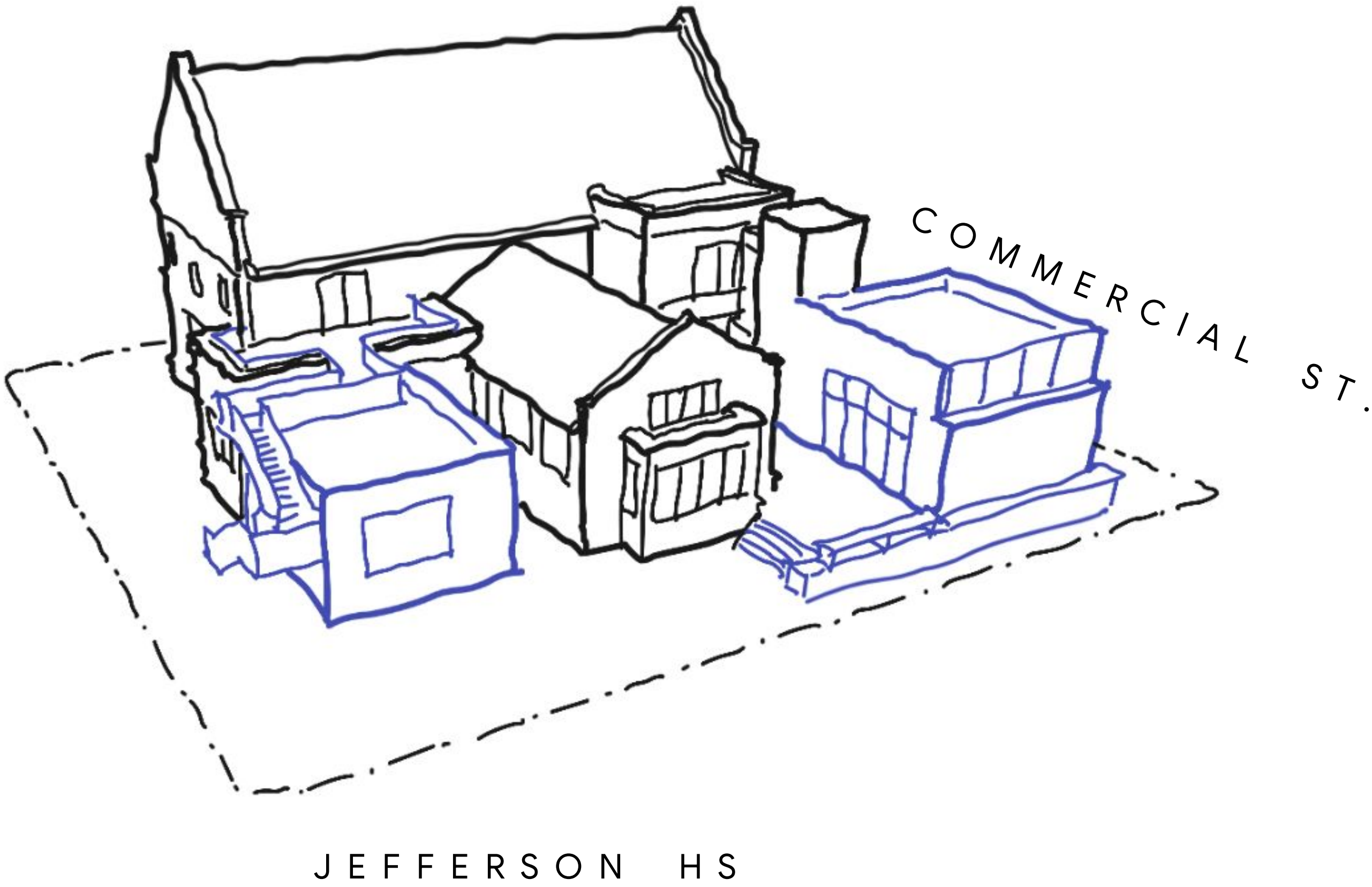
Minor and Macro Inverted Corners



Ornamental / Textural Facade

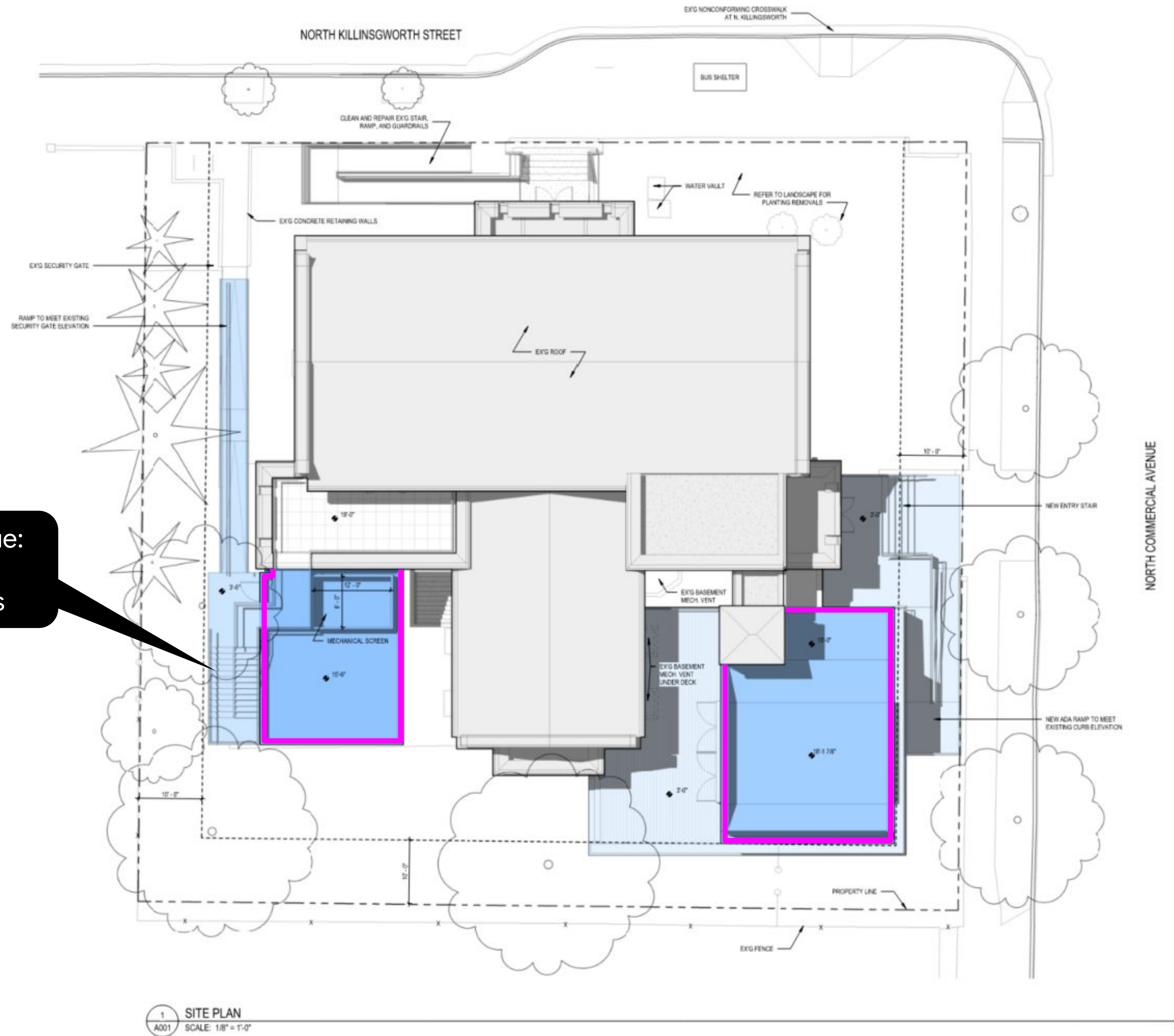
Proposed Design

Massing



Proposed Design

Site Plan



Proposed Design

(Materials)

Endicott's
"Manganese Ironspot"
in "Smooth" Texture



Mutual Material's
"Coal Creek"



End

LEVER

NOLL & TAM
ARCHITECTS

 Multnomah County **Library**
Capital Bond Projects
Great **libraries.** Great **communities.**



For Zoning Code in effect Post August 1, 2021

ZONING

THIS SITE LIES WITHIN THE:
PIEDMONT CONSERVATION DISTRICT



Site



Historic Landmark

File No.	<u>EA 22 - 151487 DAR</u>
1/4 Section	<u>2530</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E22AB 2800</u>
Exhibit	<u>B Jun 21, 2022</u>

North Portland Library Design Advice Request Submission Tuesday, May 31st, 2022

(update 1 - 6 / 31 / 2022)

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North
Portland
Library

Project Description

Multnomah County North Portland library

Renovation and Addition

Site address: 512 N Killingsworth Street

Site Area: 15,351 sf

Existing Building area: 8,632 sf, (2) stories plus basement

Property ID: R298128

Zoning: IR institutitunal residential

Overlay: Centers main street

Conservation district: Piedmont Conservation district

Resource type: Significant resource

District Classification: Contributing

Neighborhood: Humboldt

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Required land use reviews: Type II

North
Portland
Library



Project Description

Introduction

In late 2020, Multnomah County voters approved a large library renovation bond that, among several other projects, includes **renovation of the North Portland Library's 8,632 sf historic Carnegie library building and a ~1,500 sf addition**. The existing library, located at 512 N. Killingsworth St., was originally built in 1913 in the Jacobethan style. The style's main characteristics present in the library's design are flattened, cusped "Tudor" arches, lighter stone trims around windows and doors, decorative brick detailing, parapeted, steep roof gables, and ornamental parapets.

Back in 1999/2000, the library underwent a significant renovation which included the addition of an elevator, interior modifications, and seismic improvements. Additional seismic work with this project will be required to meet current structural codes.

The library site, at just 15,351 sf, represents a significant constraint to how and where additions can occur. Layering on historical significance considerations, protection of existing trees, and property line setbacks, **the site and context offer little flexibility for the possible footprints of the addition**. After studying a few massing ideas, and soliciting feedback from a variety of stakeholders and community members, we're proposing a configuration with **two distinct additions, one each in the southeast and southwest corners of the site**.

Programmatically, **the southwest addition, at ~620sf is proposed to be a non-public staff and materials processing spaces**. The southeast addition, at ~930sf is proposed to be a new **Black Cultural Center (BCC)** to celebrate the history of the black community that has cherished this library for generations.

North Portland Library



Historic Conditions

Library Opening 1913



Existing Conditions

Exterior



Existing Conditions

Interior



Existing Site

Site constraints



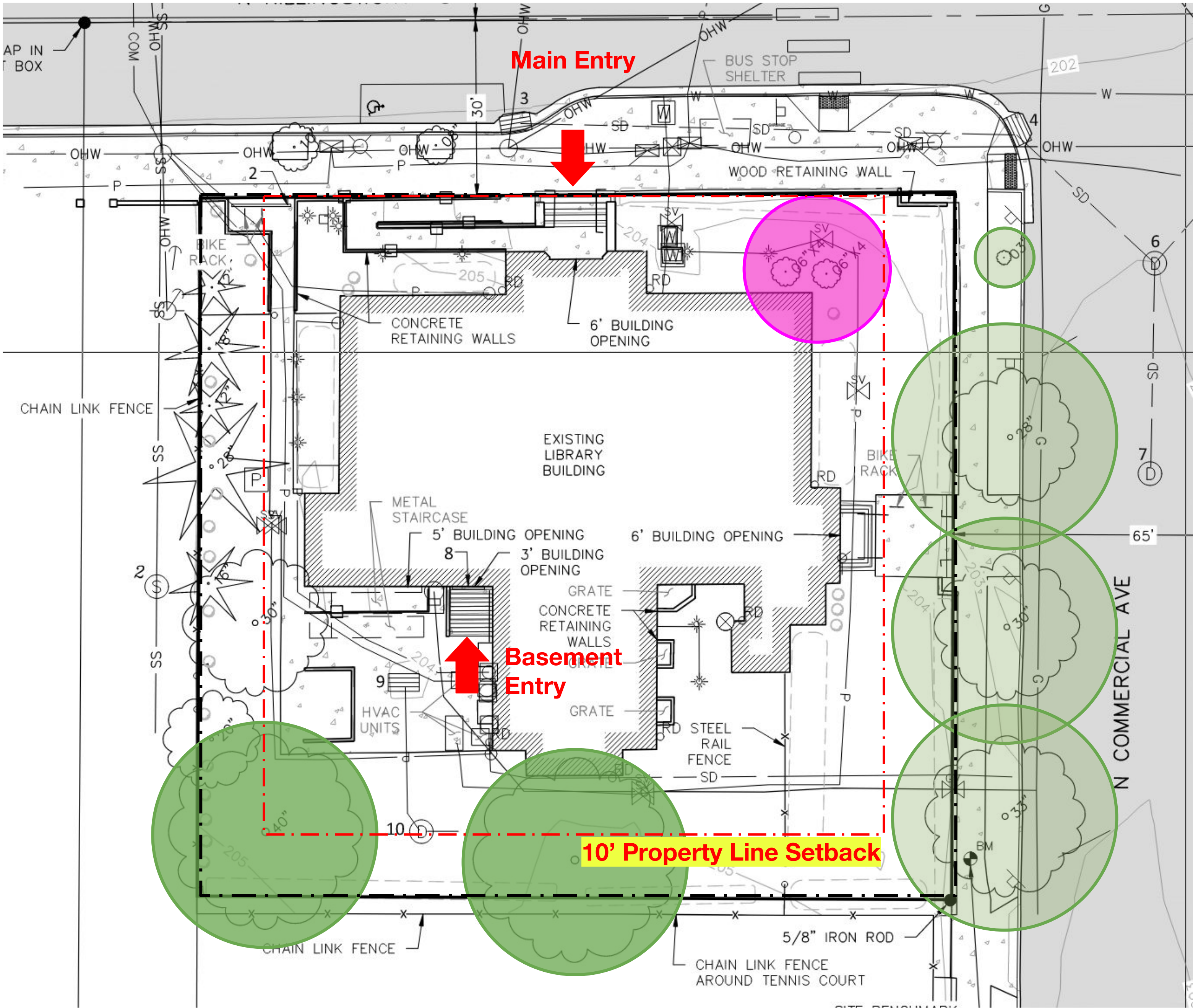
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Mature Elm street trees



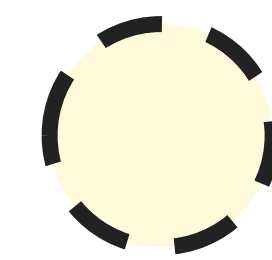
Mature Rhododendron



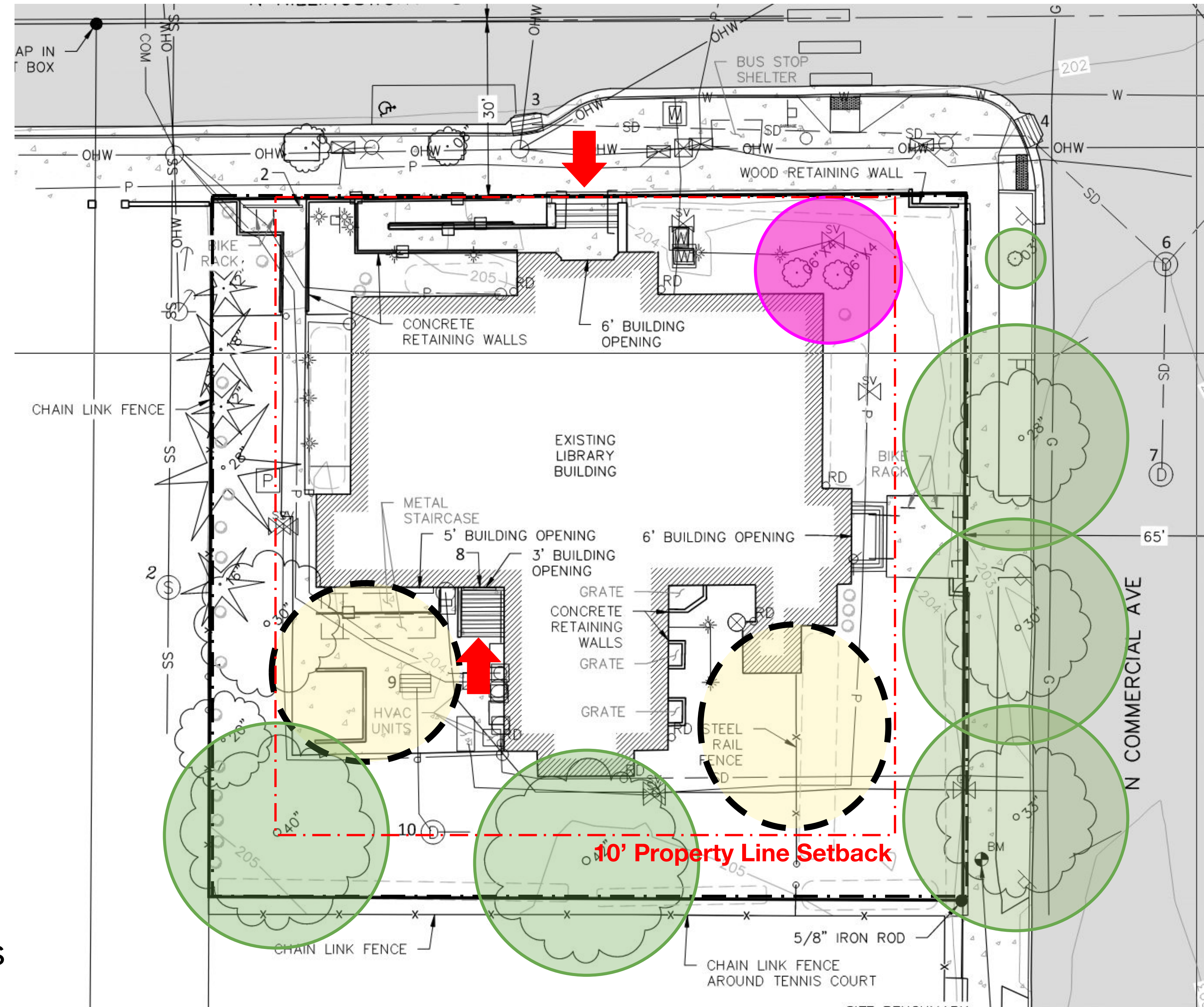
Existing Site

Buildable Areas

After consideration of site constraints, opportunities for expansion are extremely limited.



Viable building areas



Community Design Guidelines

Project responses TBD

- **Portland Personality**
 - P1 Community plan area character - **Centers main street**
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Design Process

LEVER

NOLL & TAM
ARCHITECTS



Multnomah County **Library**
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EA 22-151487 DA EX A2

Design Process

Community Engagement Process

Forty One meetings were held with community members to engage them in discussion around:

- Community priorities
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Design Process

Design Principles distilled from Community Feedback

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Design Process

Black Cultural Center

Massing Explorations

We've explored a variety of massings and roof forms to test overall harmony of composition, competitiveness with the historic building and how the additions connect with the existing building and elevator tower.

The height of the 2-story massing begins competing with the prominence of the original building, potentially upstaging it.

With the design of the Black Cultural Center addition, we aim make it clear that:

1. it's an addition, and not part of the historic building.
2. it's scale is subservient to the historic architecture and overall library.
3. it's form and materiality are respectful of, and not competitive with the historic architecture.

Pitched roof similar to existing



Flat roof



Shed roof



Two-story massing



Design Considerations - Existing Building

Features of the Carnegie & Elevator Addition



Proposed Design

LEVER

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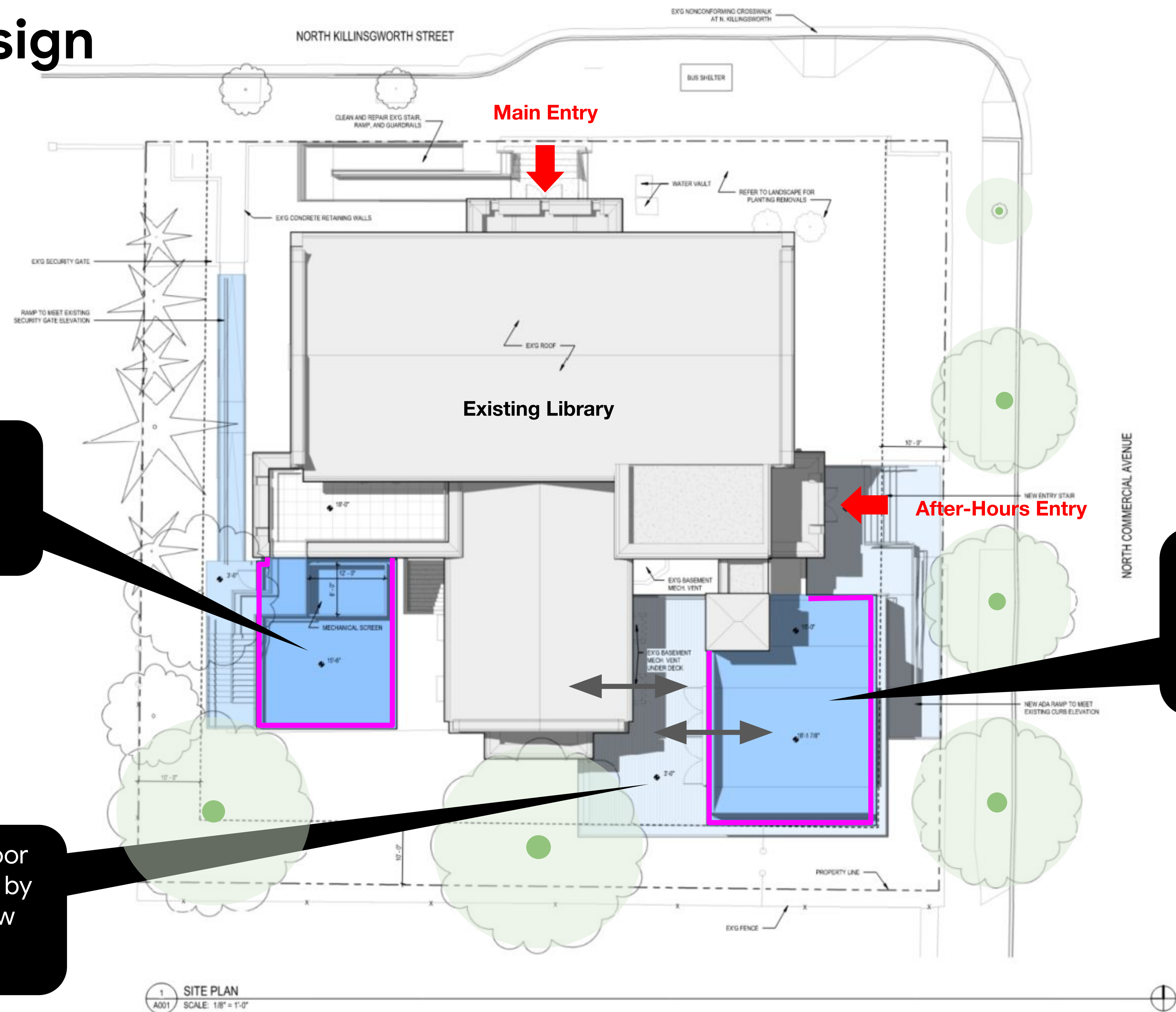


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EA 22-151487 DA EX A2

Proposed Design

Site Plan



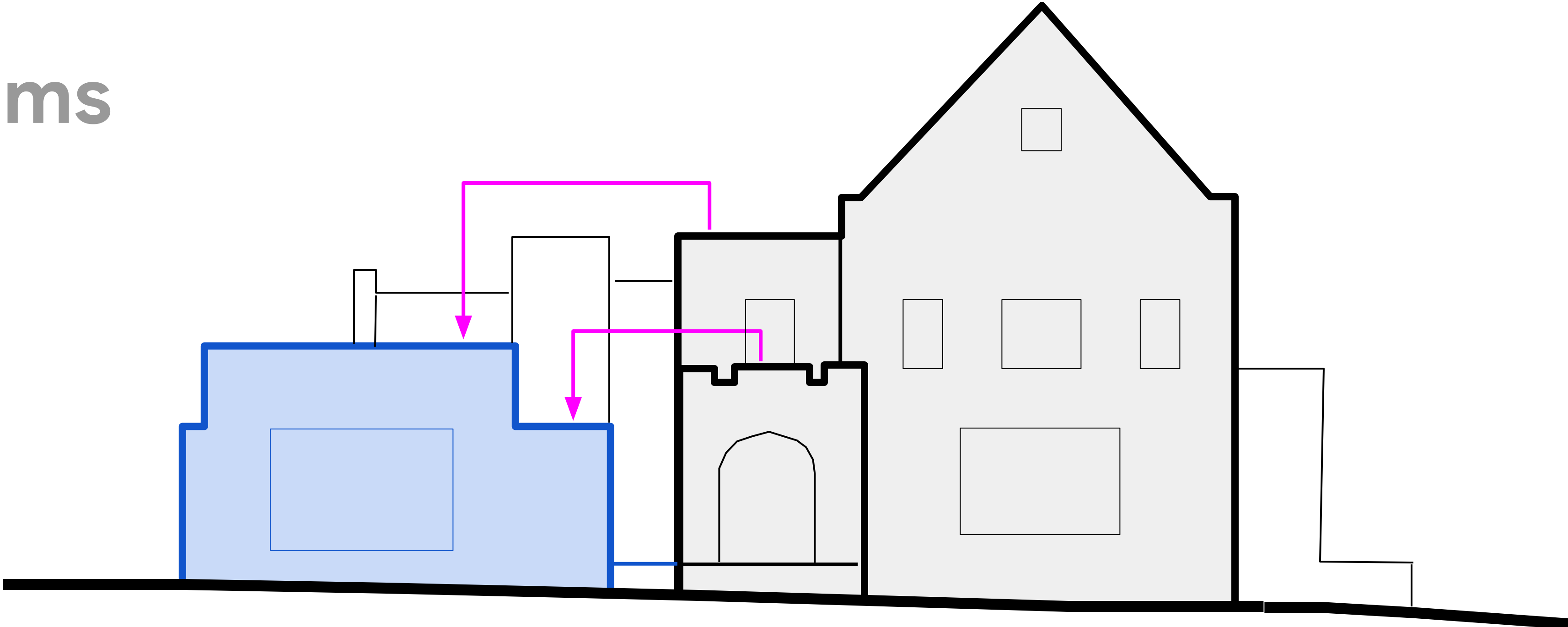
New Addition:
Staff workspace
with connection
to landscape

New Addition:
Black Cultural Center
with connections to
courtyard and
neighborhood

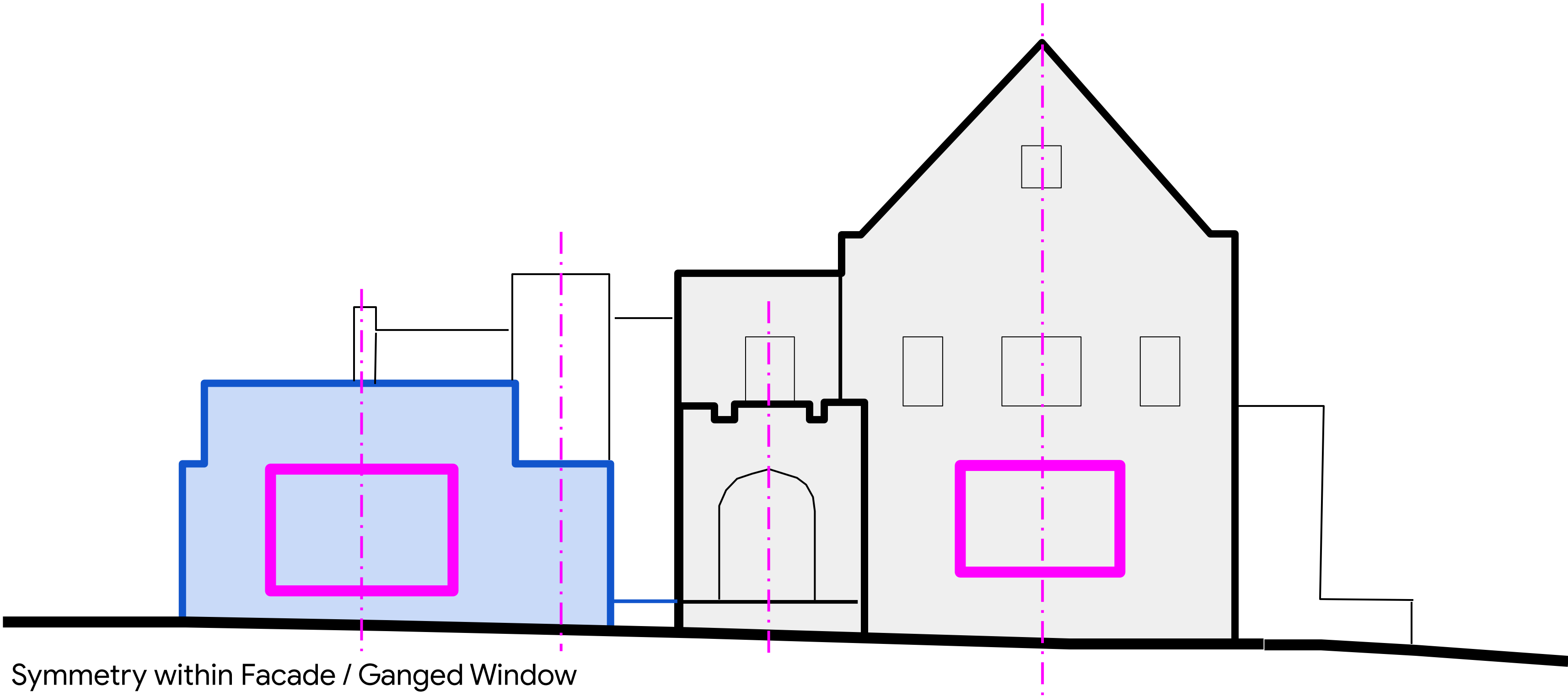
Optional Deck: Outdoor
reading room framed by
historical building, new
construction & the
landscape

Proposed Design

(East) Elevation Diagrams



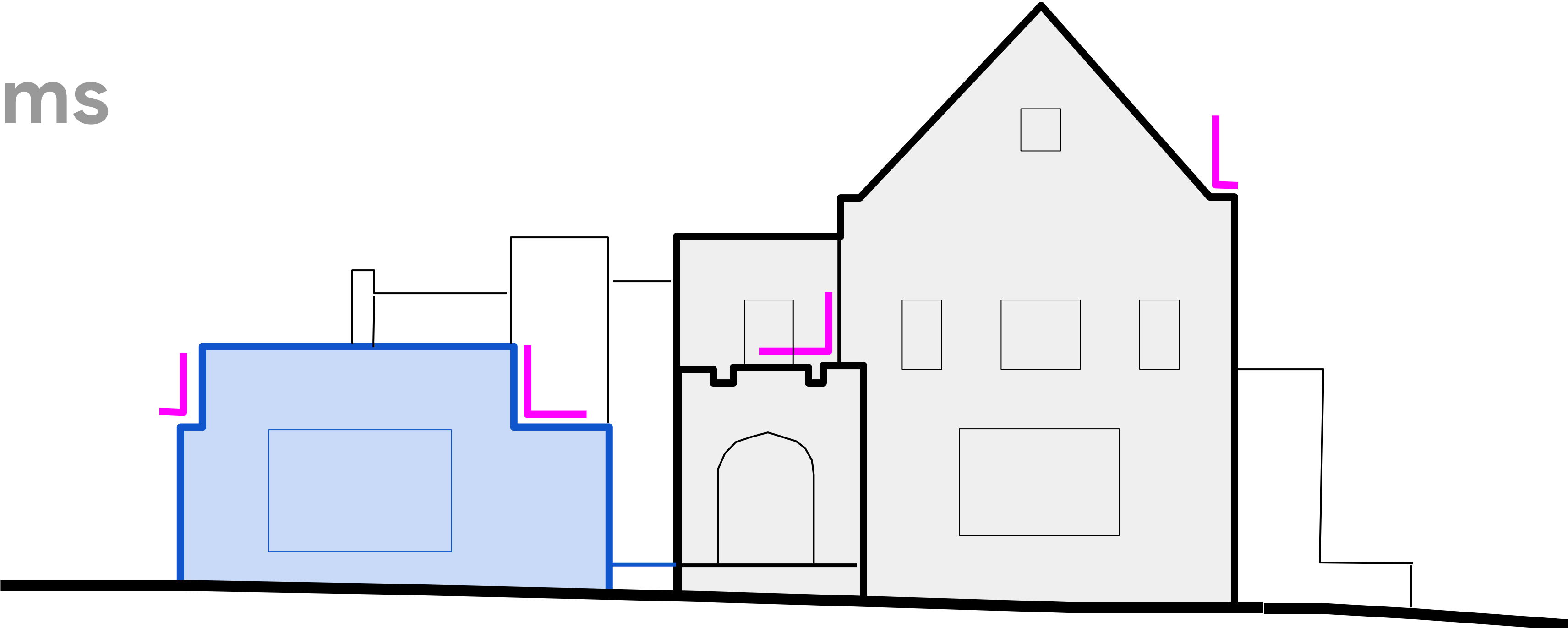
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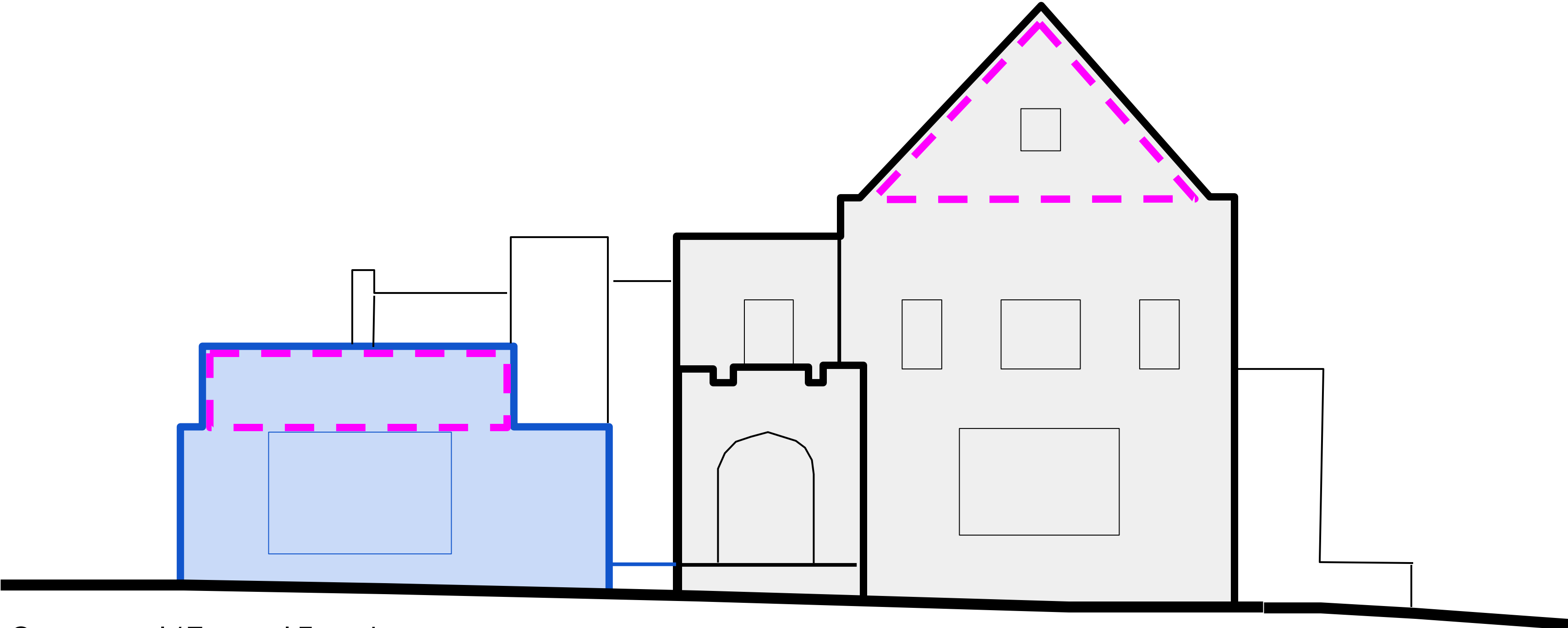
Symmetry within Facade / Ganged Window

Proposed Design

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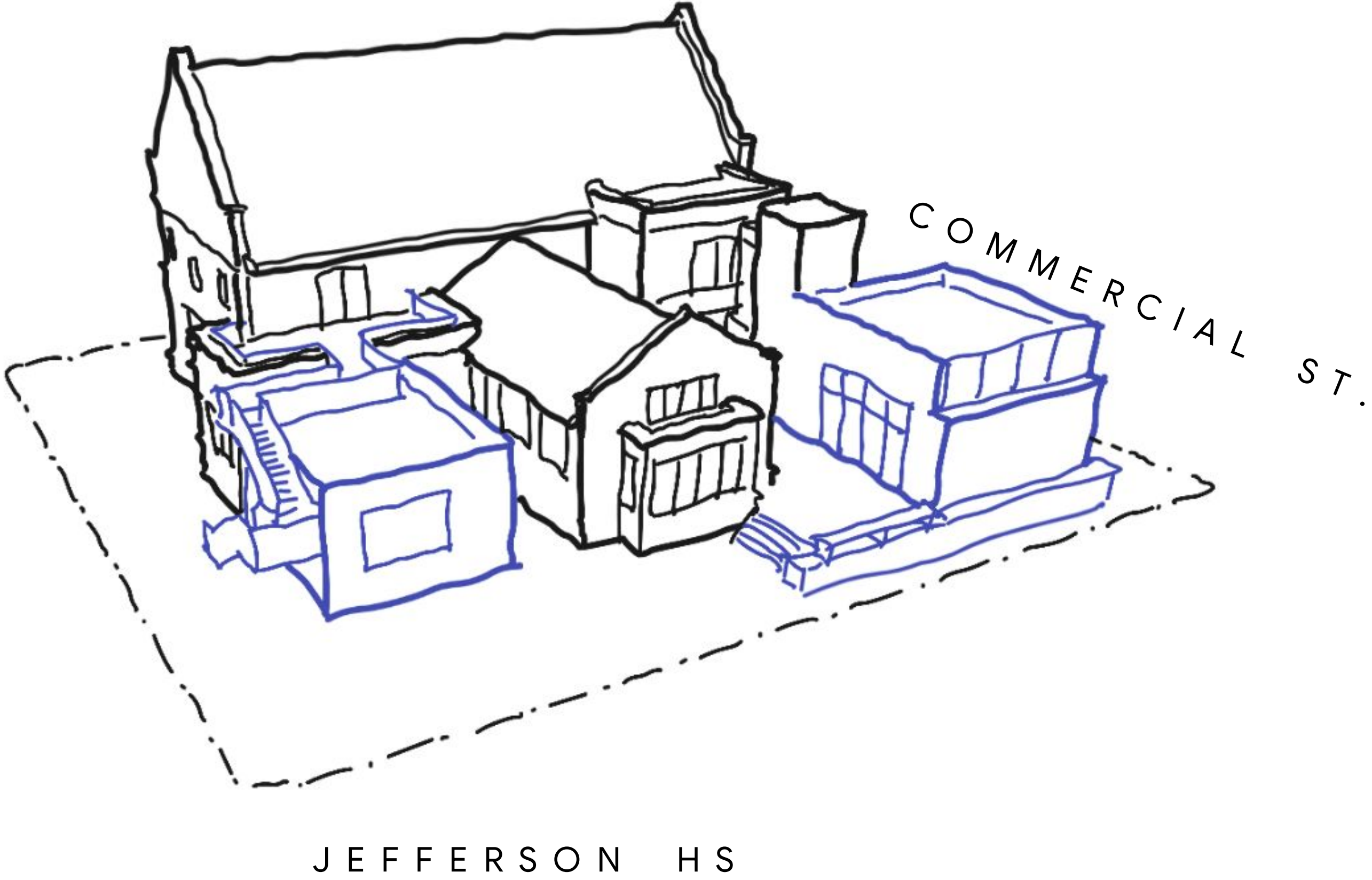
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Proposed Design

Massing



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Library



Project Description

Introduction

In late 2020, Multnomah County voters approved a large library renovation bond that, among several other projects, includes **renovation of the North Portland Library's 8,632 sf historic Carnegie library building and a ~1,500 sf addition.** The existing library, located at 512 N. Killingsworth St., was originally built in 1913 in the Jacobethan style. The style's main characteristics present in the library's design are flattened, cusped "Tudor" arches, lighter stone trims around windows and doors, decorative brick detailing, parapeted, steep roof gables, and ornamental parapets.

Back in 1999/2000, the library underwent a significant renovation which included the addition of an elevator, interior modifications, and seismic improvements. Additional seismic work with this project will be required to meet current structural codes.

The library site, at just 15,351 sf, represents a significant constraint to how and where additions can occur. Layering on historical significance considerations, protection of existing trees, and property line setbacks, **the site and context offer little flexibility for the possible footprints of the addition.** After studying a few massing ideas, and soliciting feedback from a variety of stakeholders and community members, we're proposing a configuration with **two distinct additions, one each in the southeast and southwest corners of the site.**

Programmatically, the southwest addition, at ~620sf is proposed to be a non-public staff and materials processing spaces. The southeast addition, at ~930sf is proposed to be a new Black Cultural Center (BCC) to celebrate the history of the black community that has cherished this library for generations.

North Portland Library



Historic Conditions

Library Opening 1913



Existing Conditions

Exterior



Existing Conditions

Interior



Existing Site

Site constraints



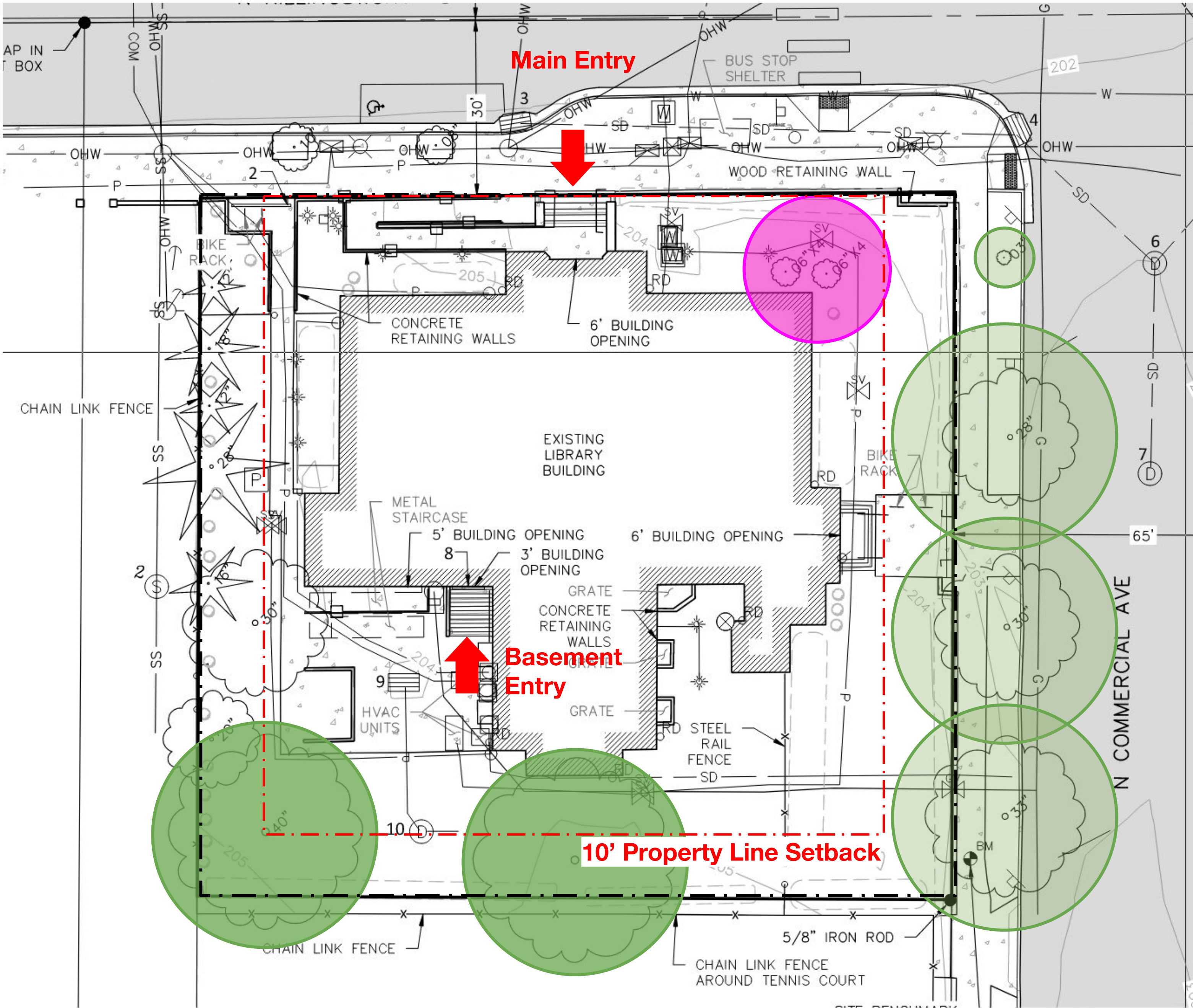
Mature chestnut trees are cherished by the community. Neighbors harvest chestnuts each year



Mature Elm street trees



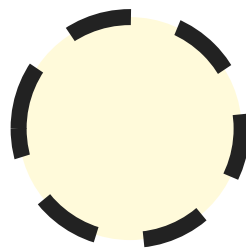
Mature Rhododendron

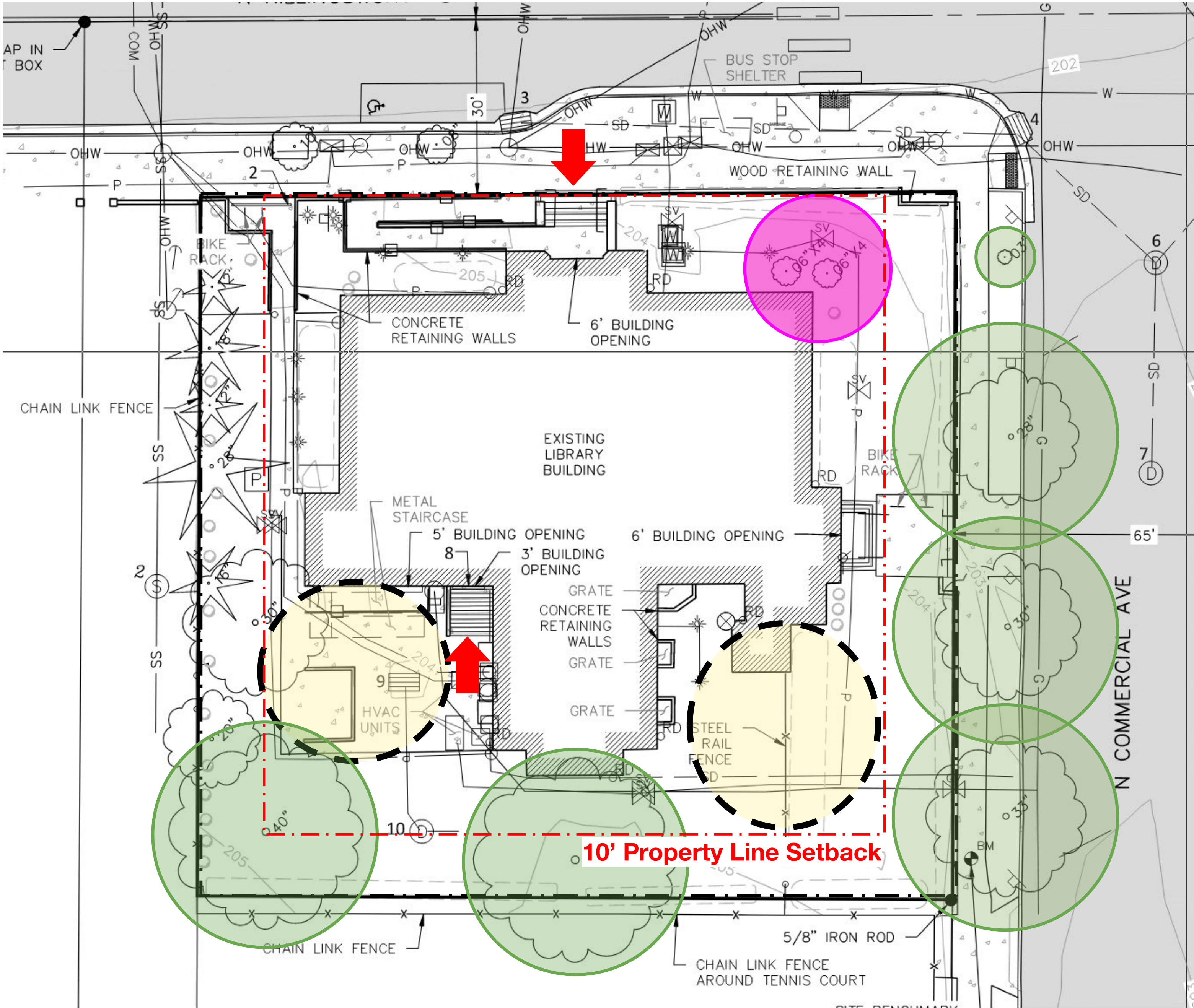


Existing Site

Buildable Areas

After consideration of site constraints, opportunities for expansion are extremely limited.

 Viable building areas



Community Design Guidelines

Project responses TBD

- **Portland Personality**
 - P1 Community plan area character - **Centers main street**
 - P2 Historic and Conservation districts - **Piedmont Conservation district**
 - P3 Gateways
- **Pedestrian Emphasis**
 - E1 Pedestrian Networks
 - E2 Stopping places
 - E3 The sidewalk level of buildings
 - E4 Corners that build active intersections
 - E5 Light, Wind, Rain
- **Project Design**
 - D1 Outdoor Areas
 - D2 main entrances
 - D3 Landscape features
 - D4 Parking Areas and Garages
 - D5 Crime prevention
 - D6 Architectural Integrity
 - D7 Blending into the neighborhood
 - D8 Interest, Quality, Composition

Design Process

LEVER

NOLL & TAM
ARCHITECTS



Multnomah County **Library**
Capital Bond Projects
Great **libraries.** Great **communities.**

EA 22-151487 DA EX A2

Design Process

Community Engagement Process

Forty One meetings were held with community members to engage them in discussion around:

- Community priorities
- What libraries of the 21st century can offer
- Questions like: “What makes you feel welcome in a space?” “What kind of spaces do you need in a library?”

Four types of meetings were held:

- Large public virtual meetings
- Small affinity group meetings (Black Portlanders, Indigenous, Latinx, Disability, Immigrants and Refugees)
- One on One community stakeholder interviews
- Design team attendance at community events (Somali vaccination, Hacienda food pantry, Farmers market)



Design Process

Design Principles distilled from Community Feedback

1. **Strengthen** the Albina Community
2. Recognition and **Celebration** of Culture
3. **Community Driven** process
4. **Accessible** Design
5. **Flexibility** in Short Term and Long Term
6. **Sustainability** and Connection to Nature

Design Process

Black Cultural Center

Massing Explorations

We've explored a variety of massings and roof forms to test overall harmony of composition, competitiveness with the historic building and how the additions connect with the existing building and elevator tower.

The height of the 2-story massing begins competing with the prominence of the original building, potentially upstaging it.

With the design of the Black Cultural Center addition, we aim make it clear that:

1. it's an addition, and not part of the historic building.
2. it's scale is subservient to the historic architecture and overall library.
3. it's form and materiality are respectful of, and not competitive with the historic architecture.

Pitched roof similar to existing



Flat roof



Shed roof



Two-story massing



Design Considerations - Existing Building

Features of the Carnegie & Elevator Addition



Proposed Design

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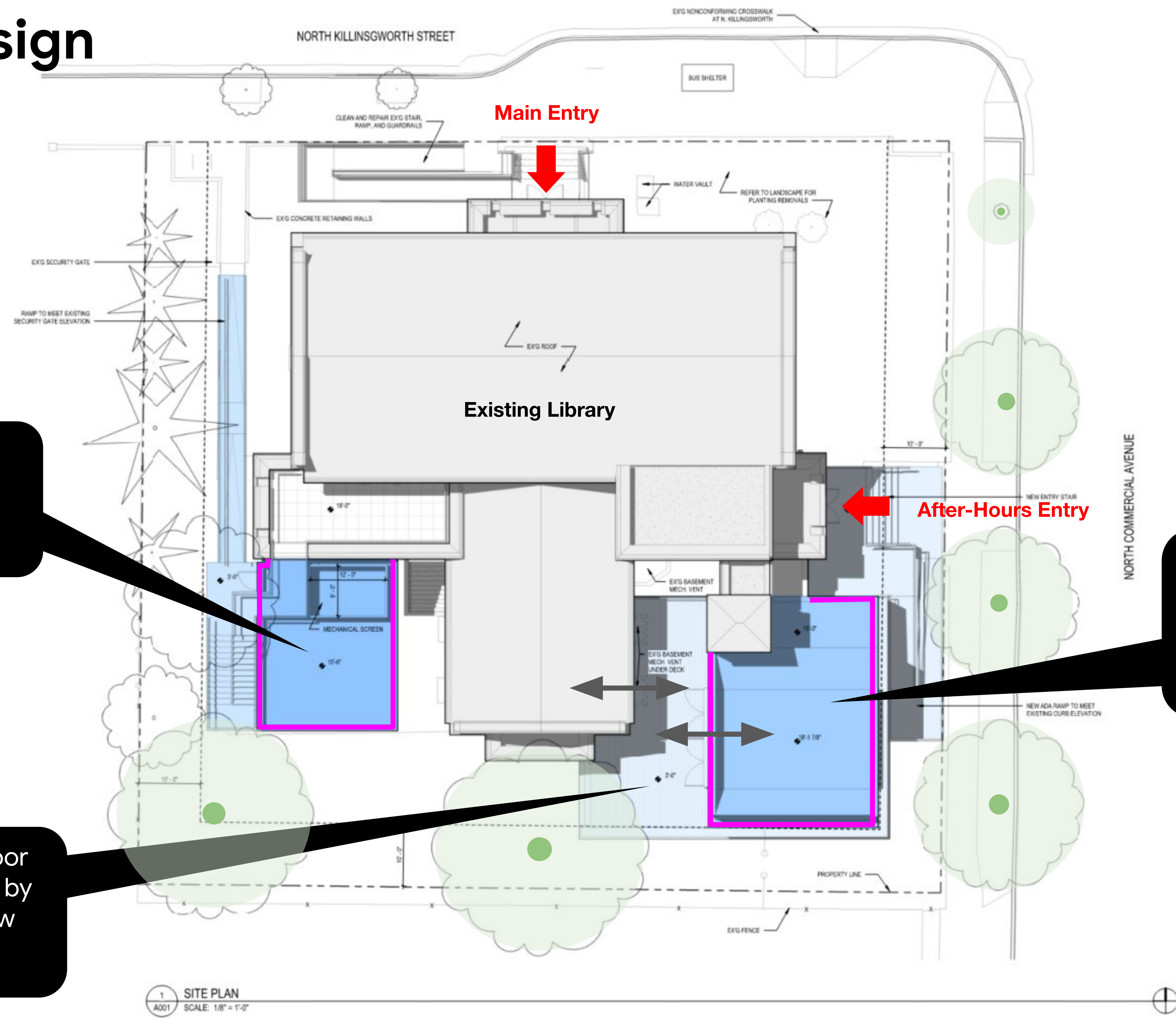


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Proposed Design

Site Plan



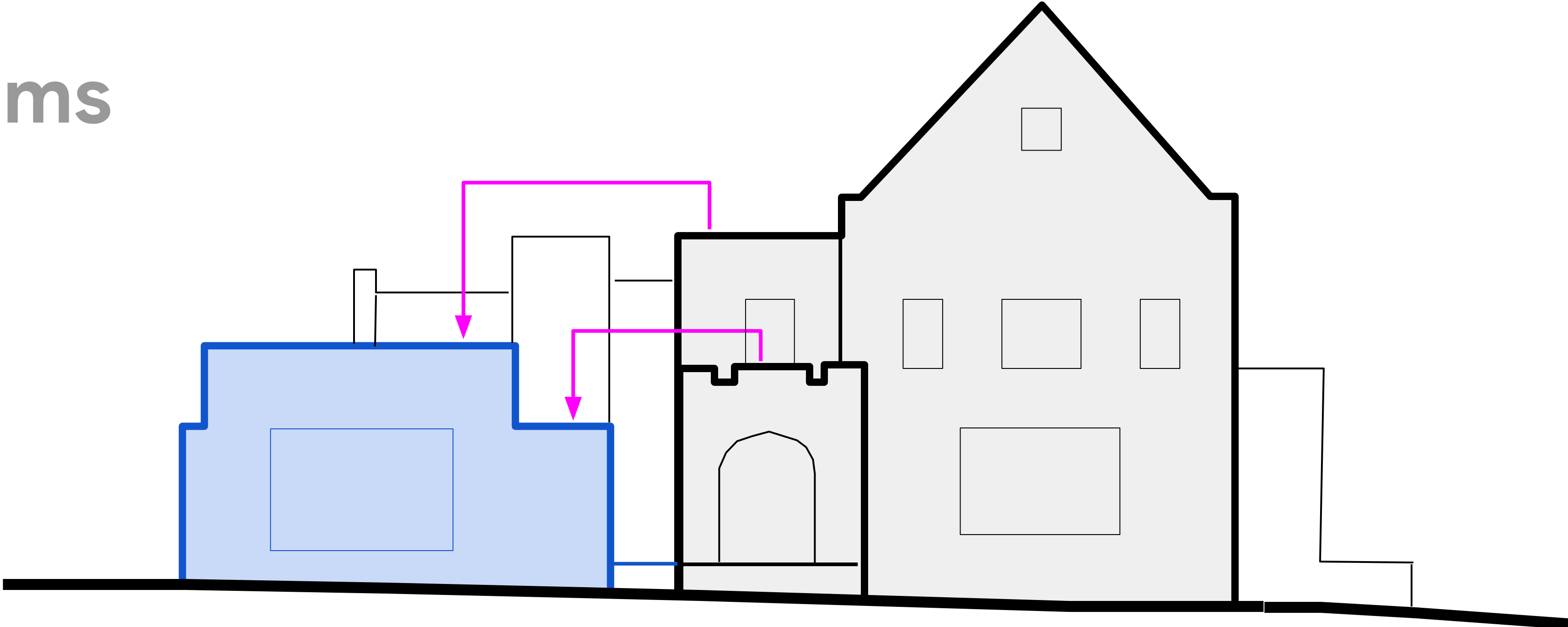
New Addition:
Staff workspace
with connection
to landscape

Optional Deck: Outdoor
reading room framed by
historical building, new
construction & the
landscape

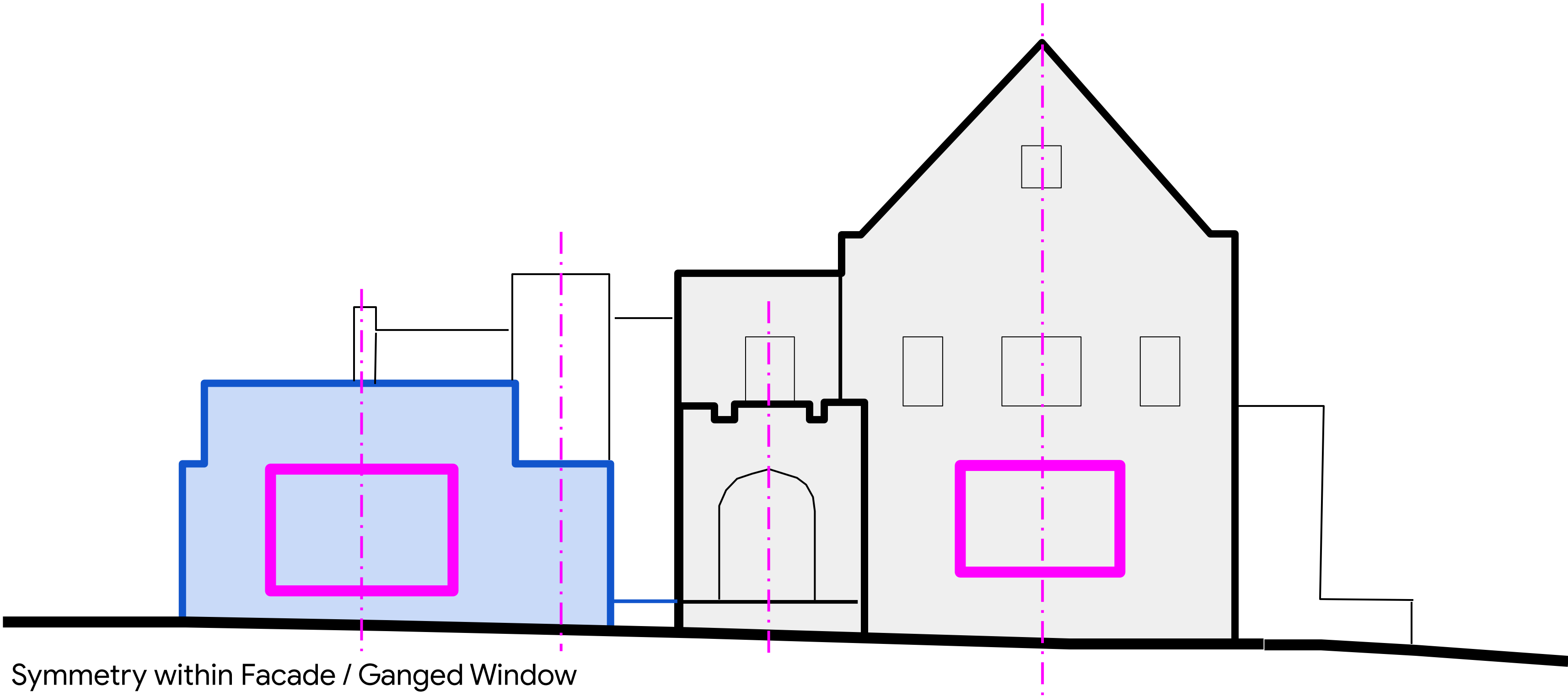
New Addition:
Black Cultural Center
with connections to
courtyard and
neighborhood

Proposed Design

(East) Elevation Diagrams



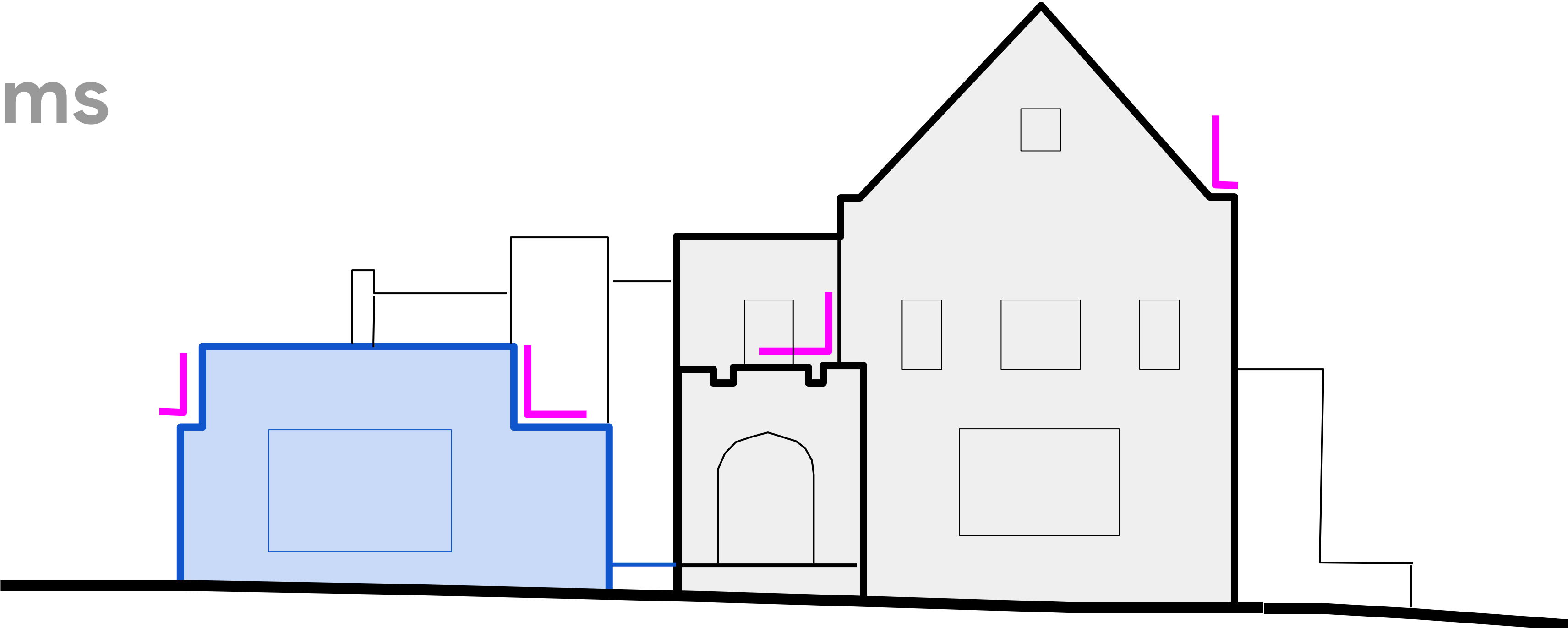
Subservient Scale, 1 Story vs. 2



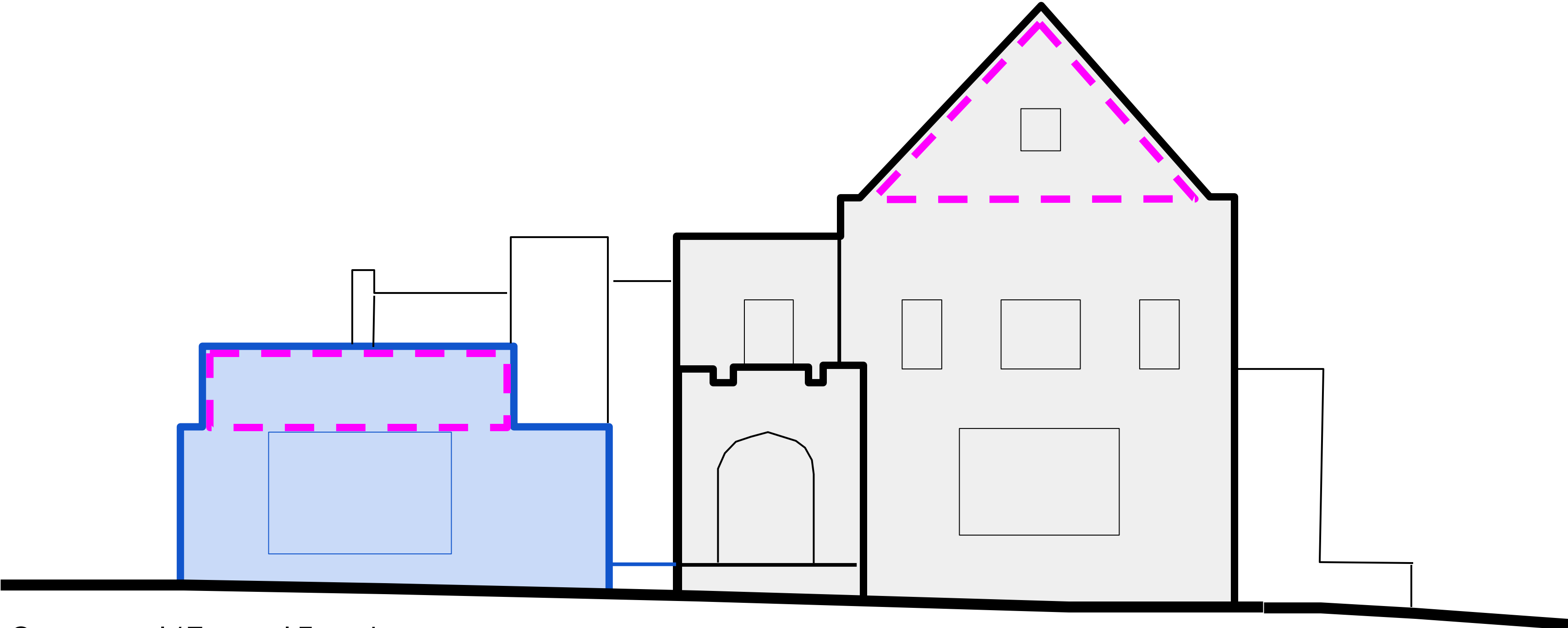
Symmetry within Facade / Ganged Window

Proposed Design

(East) Elevation Diagrams



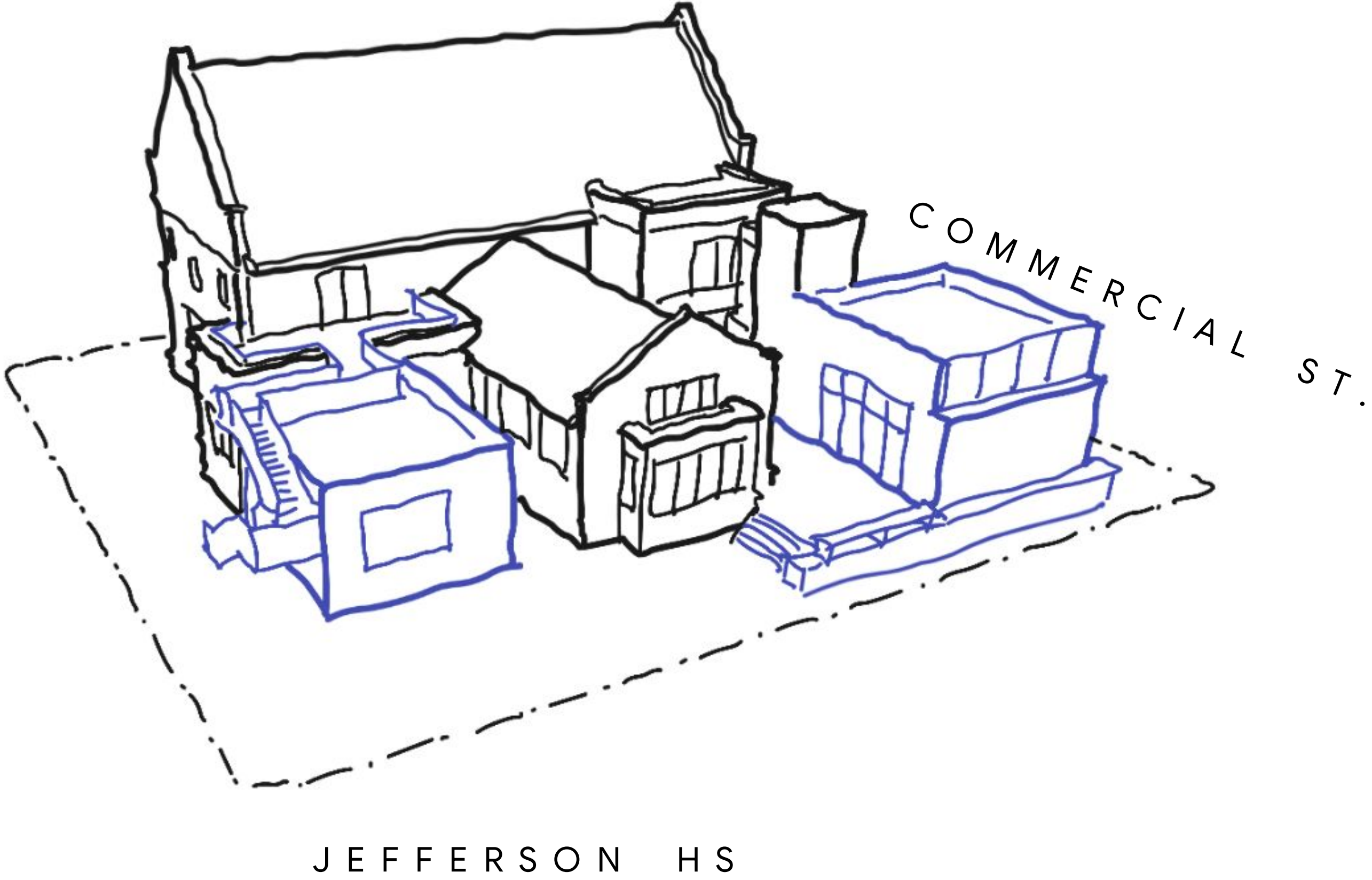
Micro and Macro Inverted Corners



Ornamental / Textural Facade

Proposed Design

Massing



Proposed Design

(Materials)

Endicott's
"Manganese Ironspot"
in "Smooth" Texture



Mutual Materials
"Coal Creek"



End

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North Portland Library Design Advice Request Submission Tuesday, May 31st, 2022

(update 2 - 7 / 11 / 2022)

Contents

The logo for North Portland Library is a white circle containing the text "North Portland Library" in a black, sans-serif font, arranged in three lines.

North Portland Library

- 1. Project Description (p.3)**
- 2. Historic Photos (p.5)**
- 3. Existing Conditions Photos (p.6)**
- 4. Existing Site Conditions (p.12)**
- 5. Design Process (p.16)**
- 6. Community Engagement (p.19)**
- 7. Proposed Design (p.22)**
 - a. Site Plan (p.23)
 - b. Elevations (p.35)
 - c. Materials Options (p.39)
 - d. Perspective Views (p. 42)

Project Description

Multnomah County North Portland library

Renovation and Addition

Site address: 512 N Killingsworth Street

Site Area: 15,351 sf

Existing Building area: 8,632 sf, (2) stories plus basement

Property ID: R298128

Zoning: IR institutitunal residential

Overlay: Centers main street

Conservation district: Piedmont Conservation district

Resource type: Significant resource

District Classification: Contributing

Neighborhood: Humboldt

Early assistance: EA 21 - 103434 APPT

Required land use reviews: Type II

North Portland Library



Project Description

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North Portland Library



Historic Conditions

Library Opening 1913



Existing Conditions

Exterior



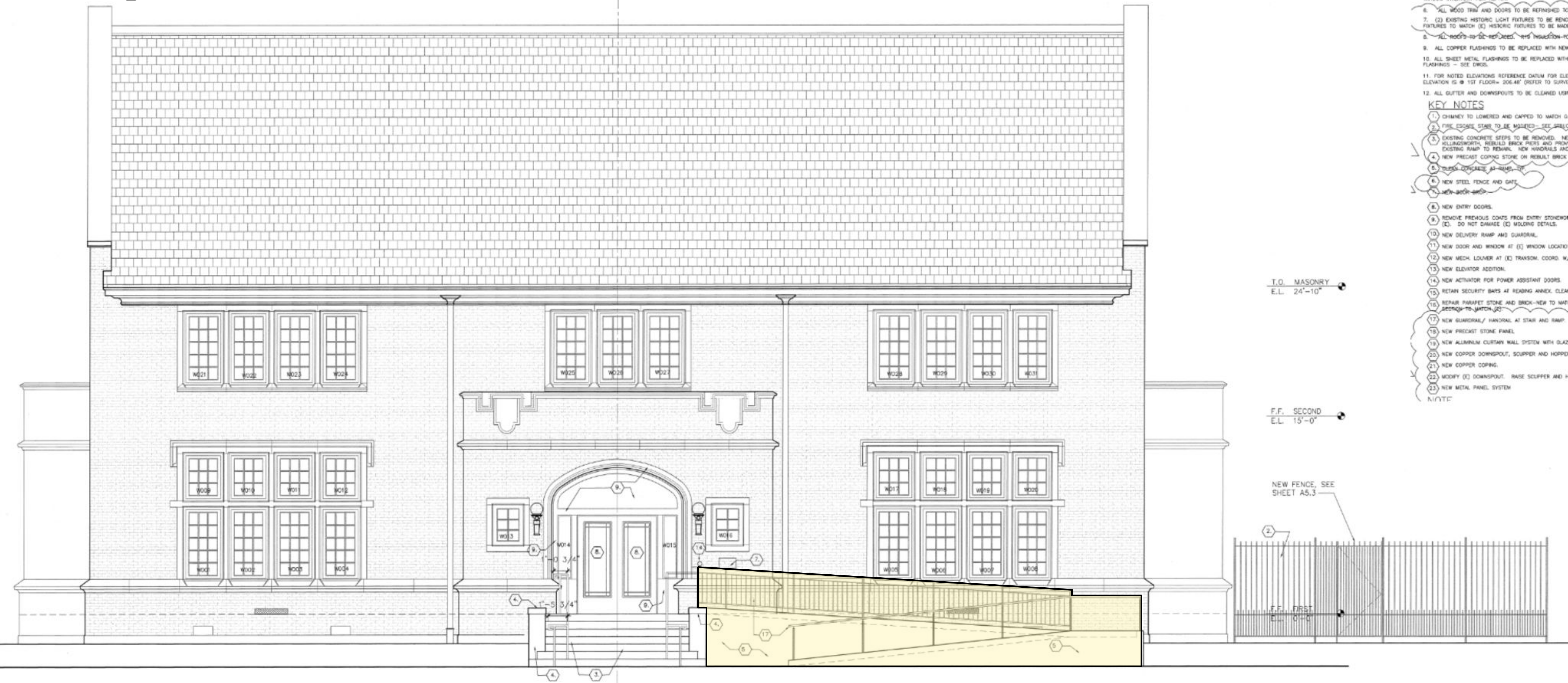
Existing Conditions

Interior



Existing Carnegie Building

(Drawings from 2000 Renovation)



EXTERIOR ELEVATIONS

MULTNOMAH COUNTY BRA
NORTH PORTLAND

MULTNOMAH COUNTY
2805 SE 11TH AVENUE
PORTLAND, OREGON 97202

EA 22-151487 DA EX A3

1 NORTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

Existing Carnegie Building

(Drawings from 2000 Renovation)



Existing Carnegie Building

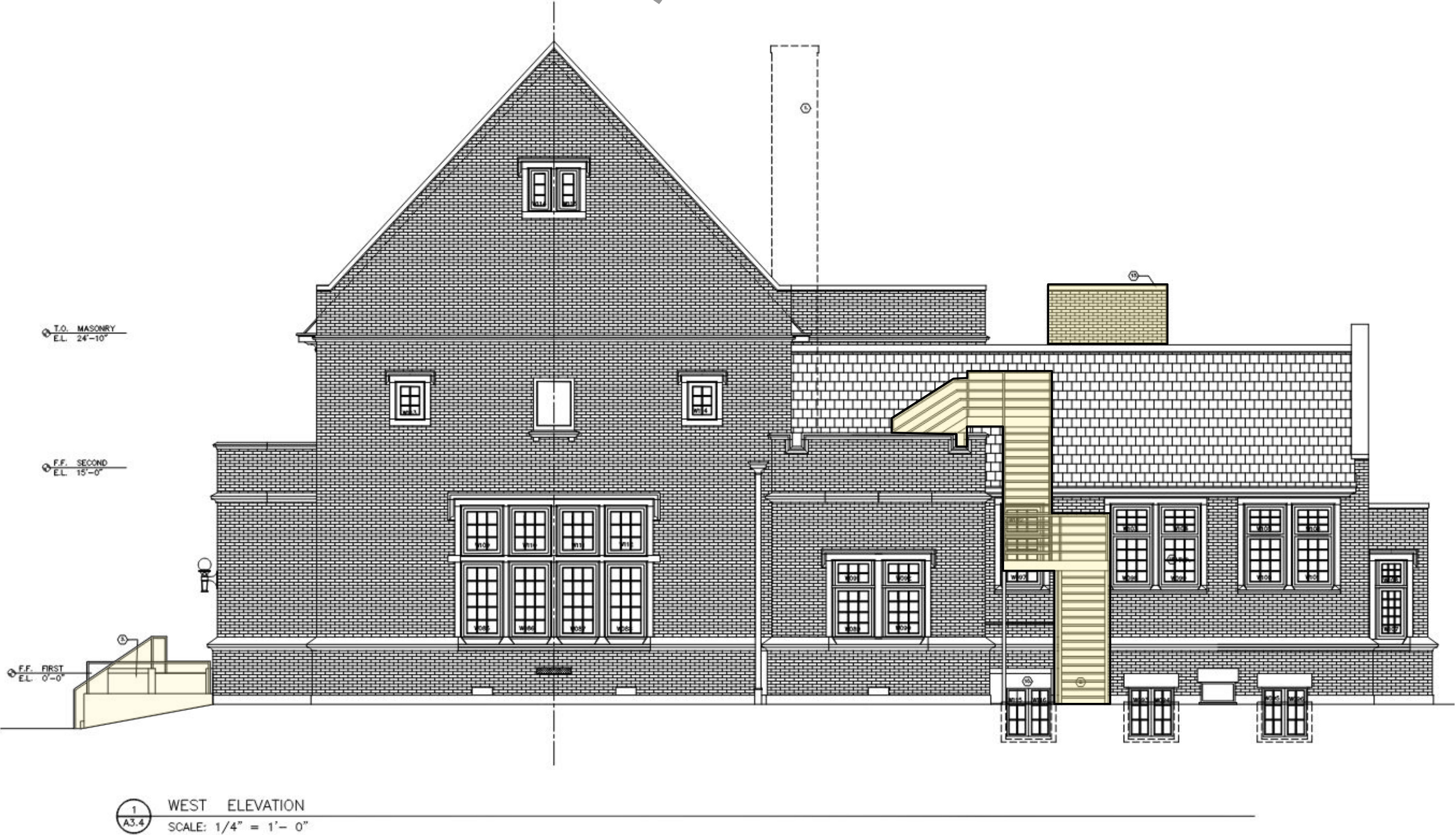
(Drawings from 2000 Renovation)



EXTERIOR ELE'
MULTNOMAH CC
NORTH PORTLAI
MULTNOMAH COUNTY

Existing Carnegie Building

(Drawings from 2000 Renovation)



Existing Site

Site Constraints



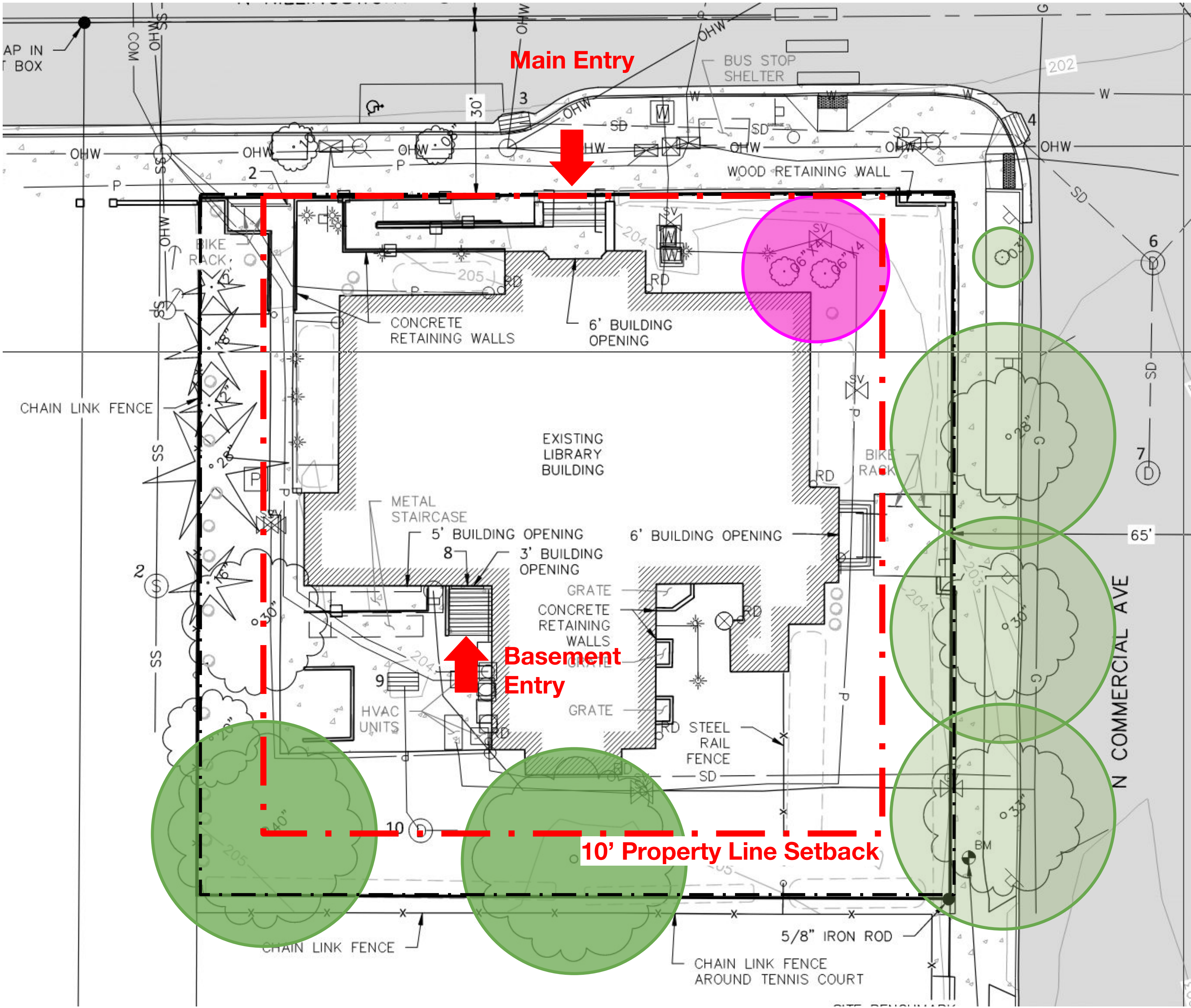
Mature chestnut trees are cherished by the community. Neighbors harvest chestnuts each year



Mature Elm street trees



Mature Rhododendron



Existing Site

Buildable Areas

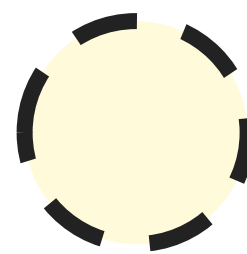
Site constraints and location of existing building, limit viable site areas for building.



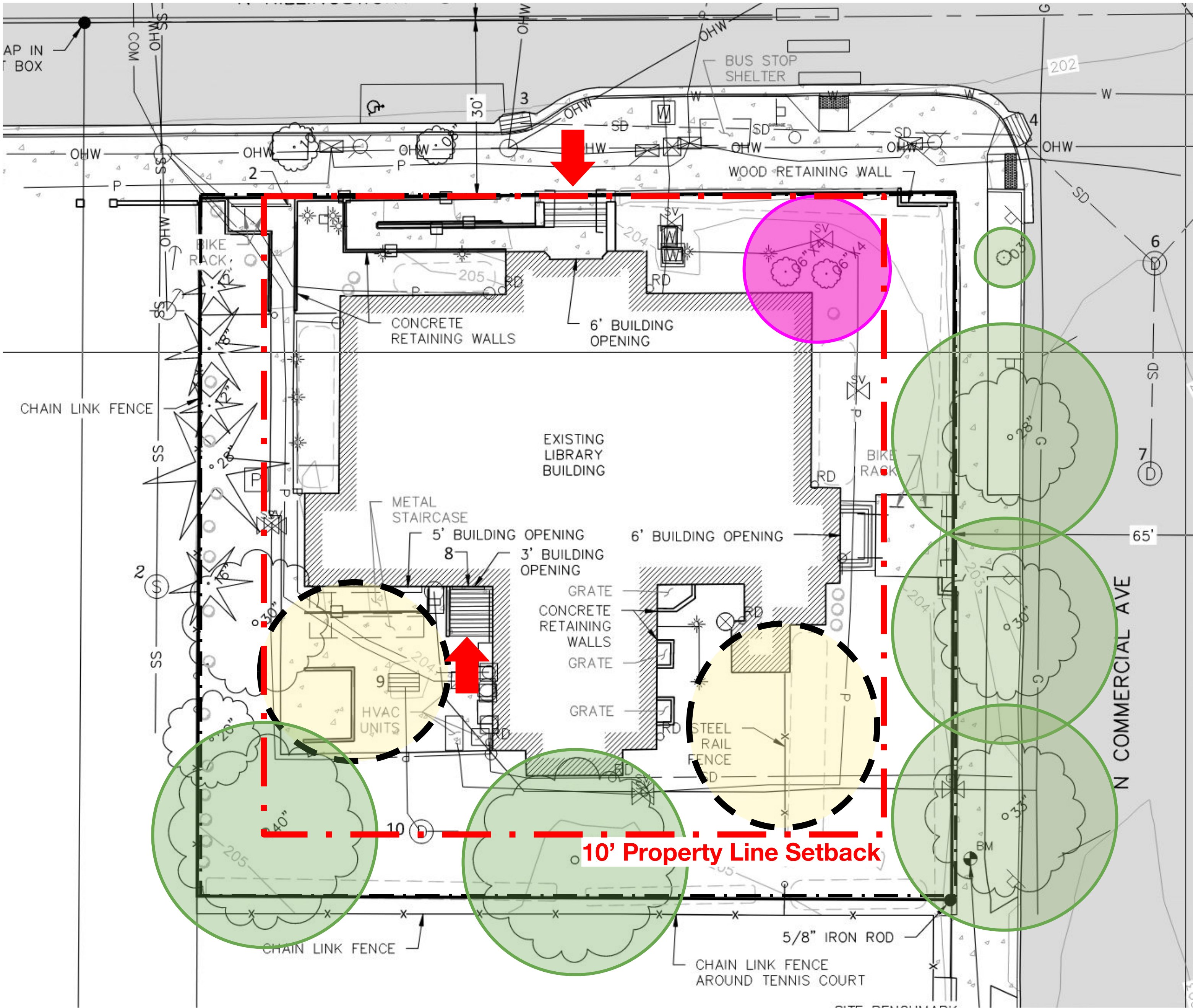
Mechanical and service space West of reading room



Fenced lawn space East of reading room



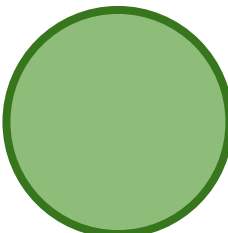
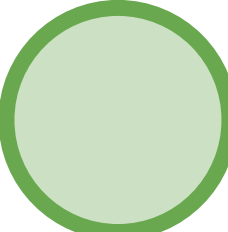
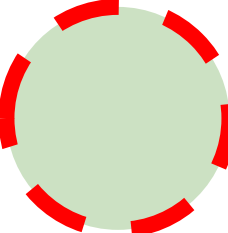
Viable building areas

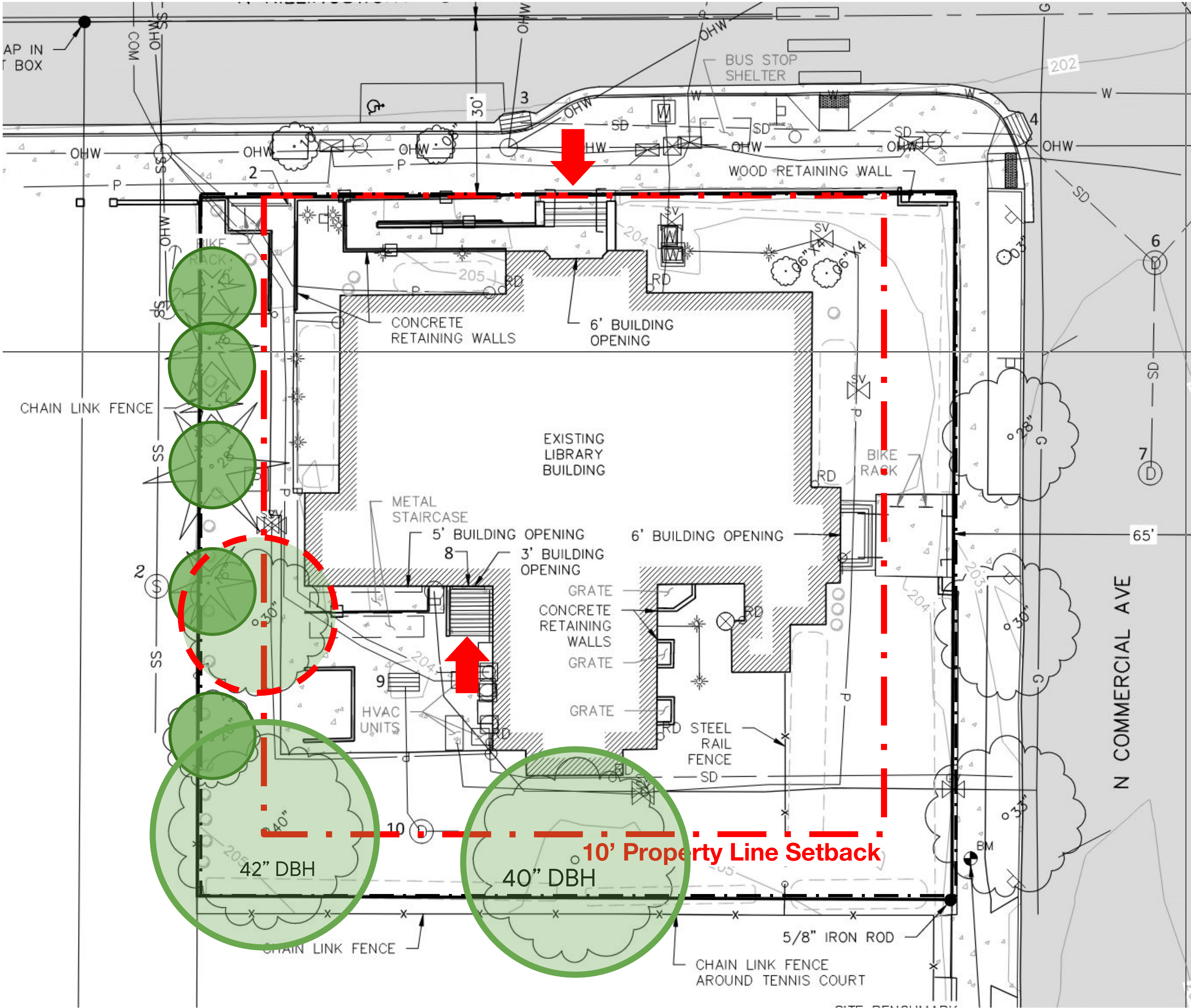


Existing Site

Existing Property Trees

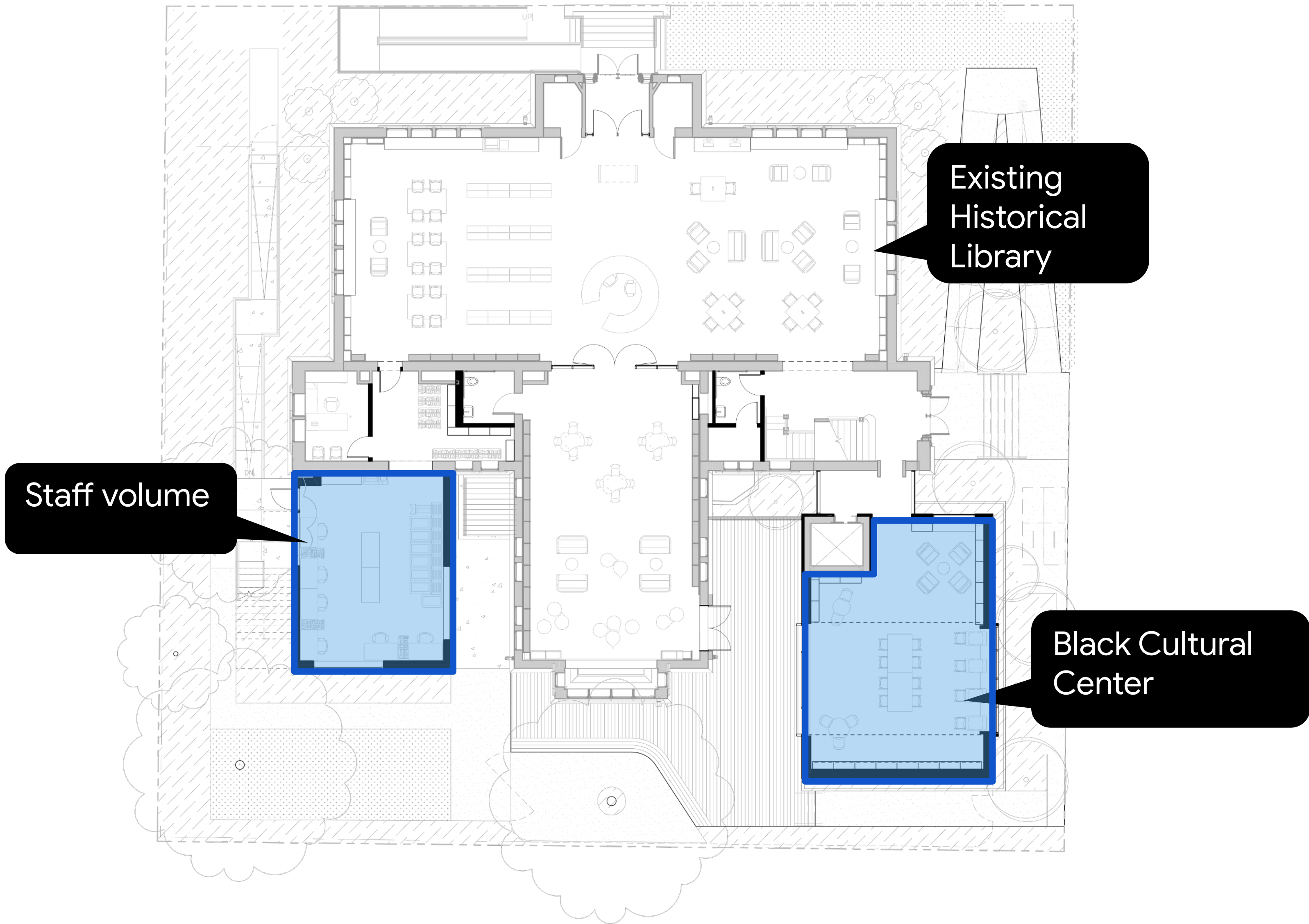


-  Cedars along S. Property Line
-  Mature Chestnut Trees - 42" & 40" DBH
-  26" DBH Chestnut likely removed - fair condition with cavity in arborist report



Site Plan

Proposed Additions



Design Process

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Design Process

Black Cultural Center

Massing Explorations

Massing Iterations

A range of massings and roof forms were explored to test overall harmony of composition, competitiveness with historic library and connection with the existing building and elevator tower.

The height of the 2-story massing begins competing with the prominence of the original building, potentially upstaging it.

The design of the Black Cultural Center addition:

1. Is an addition, and not part of the historic building.
2. Scale is subservient to the historic architecture and overall library.
3. Form and materiality are complementary to, not competitive, the historic architecture.

Pitched roof similar to existing



Flat roof



Shed roof



Two-story massing



Design Process

Community Design Principles

1. **Strengthen** the North Portland Community
2. Recognition and **Celebration** of Culture
3. **Community Driven** process
4. **Accessible** Design
5. **Flexibility** in Short Term and Long Term
6. **Sustainability** and Connection to Nature

Community Design Feedback

1. Materiality
2. Programming
3. Connectivity



Materiality and fenestration studies - community feedback supported the dark brick materiality.

Design Process

Community Engagement Process

Forty One meetings were held with community members to engage them in discussion around:

- Community priorities
- What libraries of the 21st century can offer
- Questions like: “What makes you feel welcome in a space?” “What kind of spaces do you need in a library?”

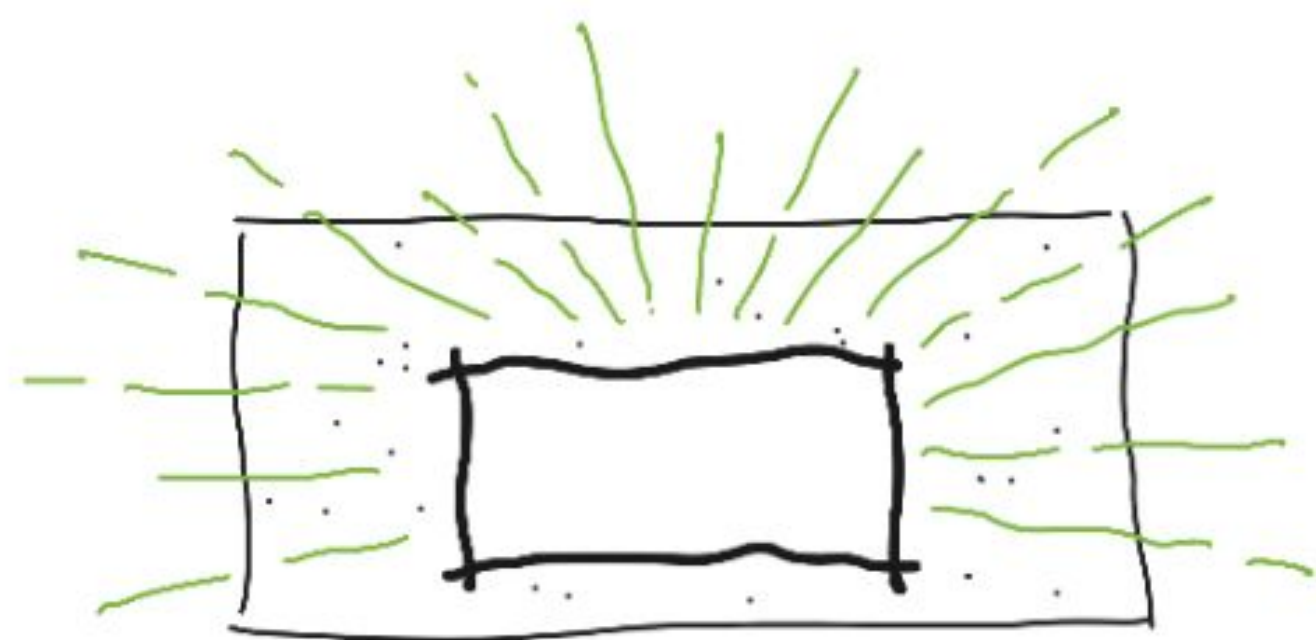
Four types of meetings were held:

- Large public virtual meetings
- Small affinity group meetings (Black Portlanders, Indigenous, Latinx, Disability, Immigrants and Refugees)
- One on One community stakeholder interviews
- Design team attendance at community events (Somali vaccination, Hacienda food pantry, Farmers market)



Design Process

Black Cultural Center Design Drivers



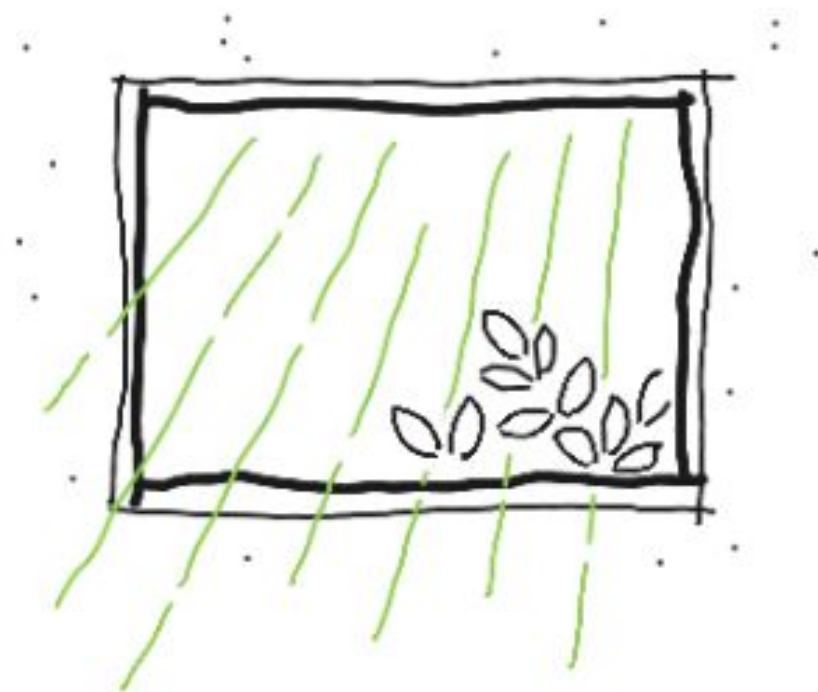
Beacon: Showcase and celebrate activity
(community design feedback)



Connect to community and landscape
(community design feedback)



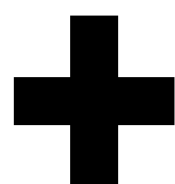
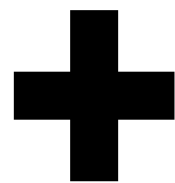
In harmony with existing building



Filled with daylight

Design Process

Community Feedback



Materiality, massing, and window studies - community feedback supported dark brick materiality and large windows.

North Portland: Black Cultural Center

Take a look at the different building massing options. Which do you prefer?

Massing Studies

option 1 ❤️

Horizontal Expression / Contrasting Materiality

It makes the building look too different from the original I agree

option 2 ❤️ ❤️ ❤️ ❤️ ❤️

Vertical Expression / Blended Materiality

Like the windows better. More light for rainy Portland days. Also more pleasing design.

option 3 ❤️ ❤️ ❤️

Human-Scaled / Connection with Carnegie Architectural Form

I like the larger windows in #2 but the continuity of color in #3

Rendered view of option 3

Multnomah County Library Capital Bond Projects

LEVER NOLL TAM

Proposed Design

LEVER

NOLL & TAM
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Capital Bond Projects
Great **libraries.** Great **communities.**

EA 22-151487 DA EX A3

Proposed Design

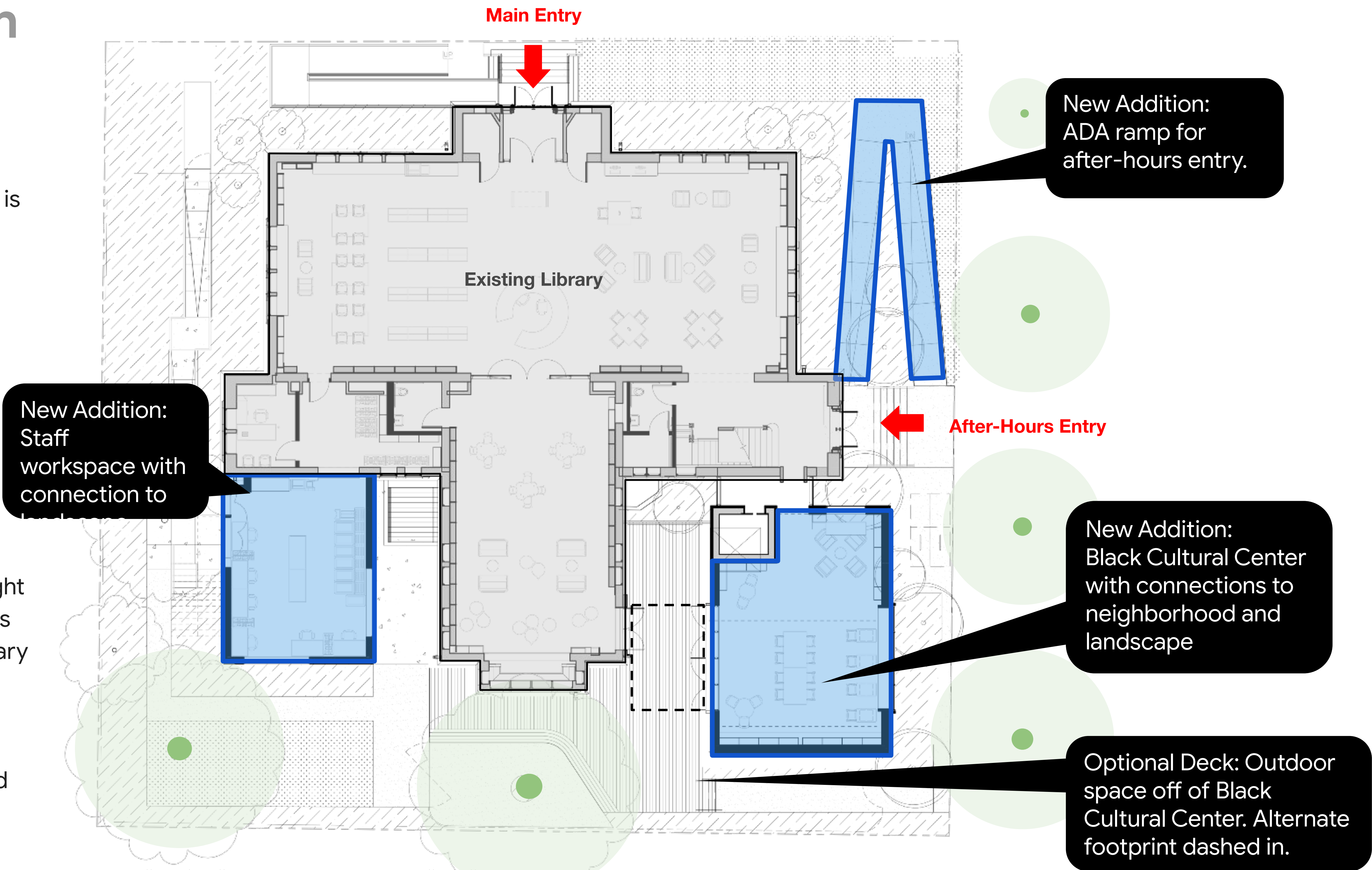
Site Approach

Beacon
The new black cultural center is visible from Killingsworth and Commercial streets.

Connect to community and landscape
Massing of new volumes is integrated into the mature landscaping on-site

In harmony with existing building
Massing proportions and height relate to datums and elements of the historical Carnegie library

Filled with daylight
Large windows reinforce connection to community and create well daylit spaces year-round.



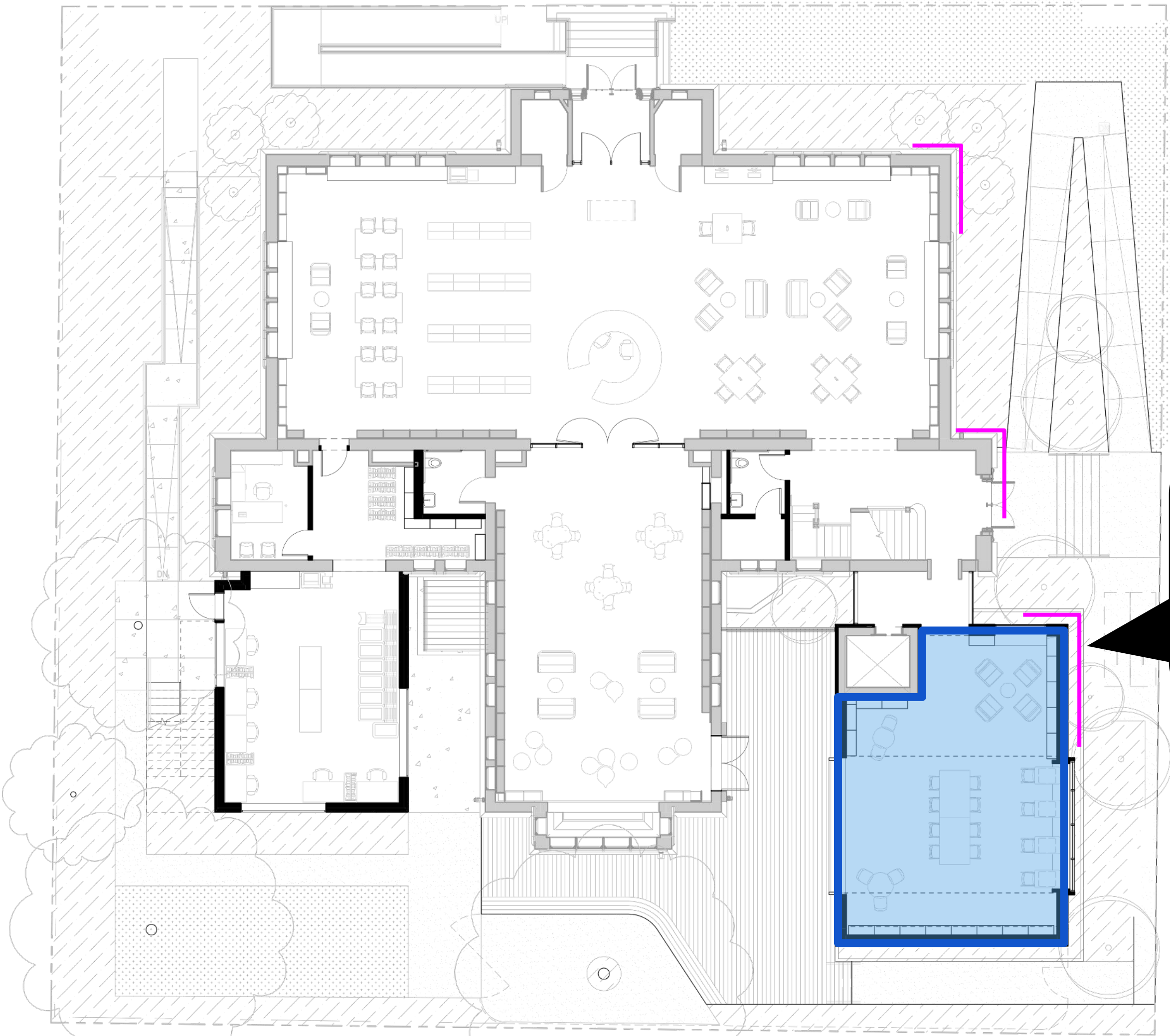
1/16" = 1'-0" when printed on 11"x17"

Proposed Design

Killingsworth Perspective View



Current Condition - Secondary volumes visible from N. Killingsworth



Proposed site plan - Black Cultural Center clearly visible and identifiable as secondary volume from N. Killingsworth.

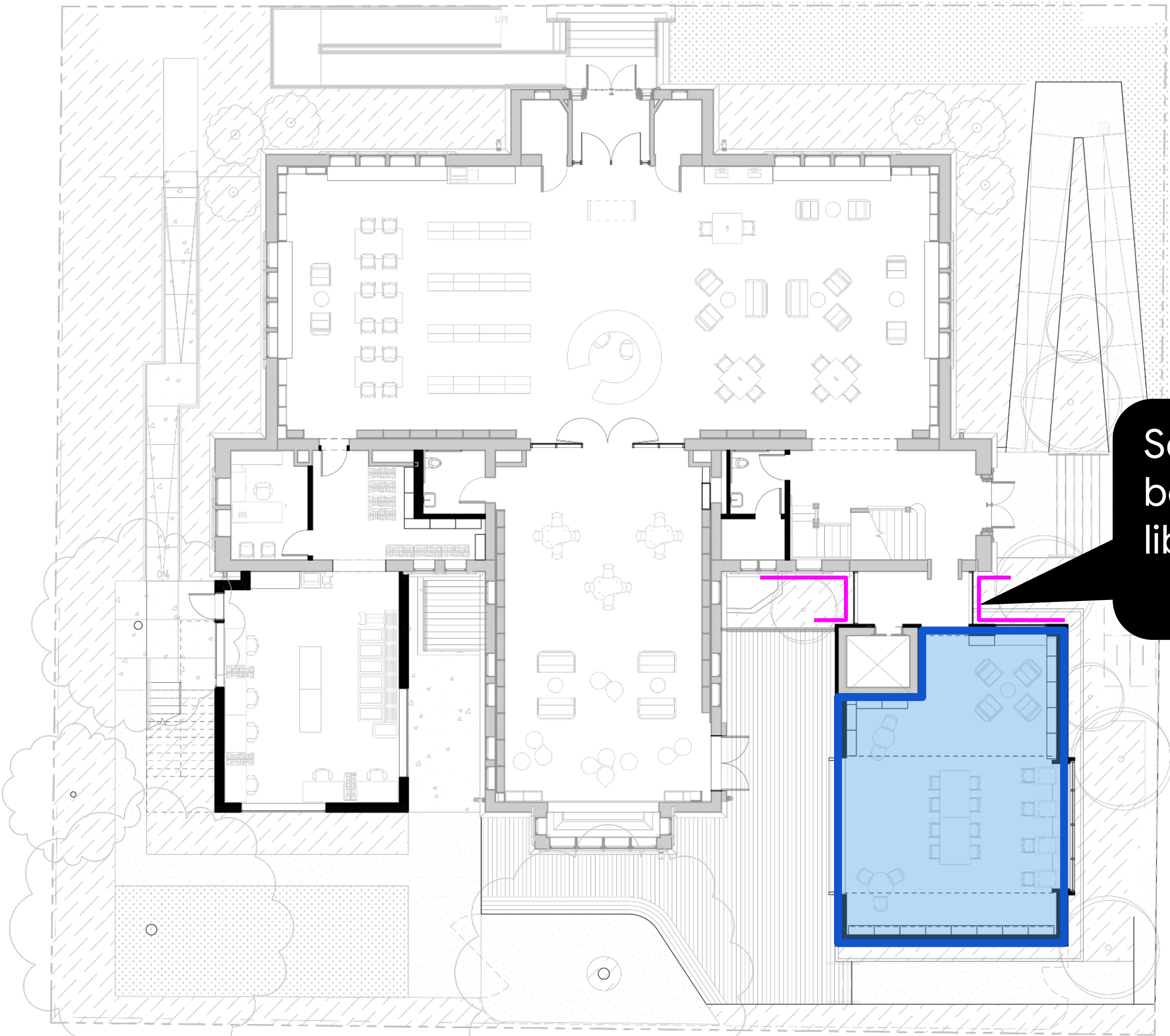
Black Cultural Center volume visible from N. Killingsworth

Proposed Design

Commercial Perspective View



Current Condition - Recessed black metal cladding separates elevator tower from historical library.



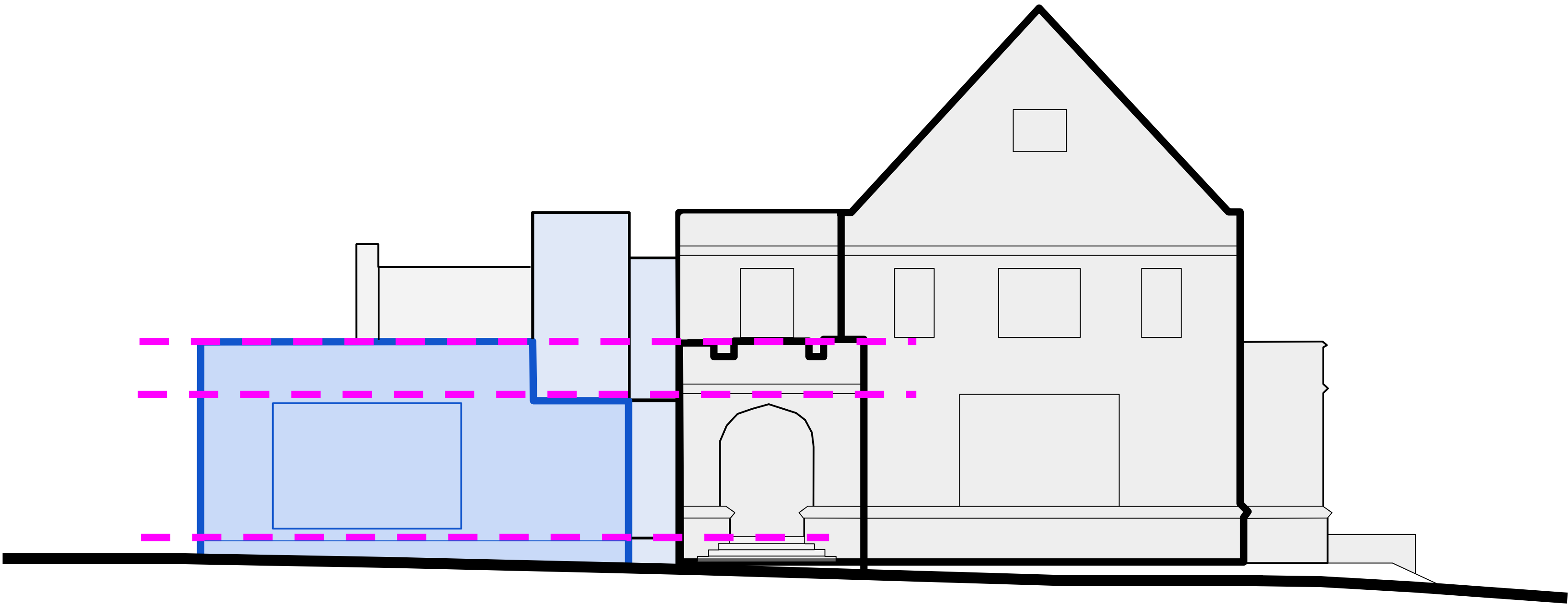
Setback connection between historical library and addition

Proposed site plan - Black Cultural Center visible from N. Killingsworth and reads as secondary volume. Connection between Black Cultural Center & existing library recessed to allow for legibility of historic library.

Proposed Design

(East) Elevation Diagrams

Massing alignment with historic library building datums.

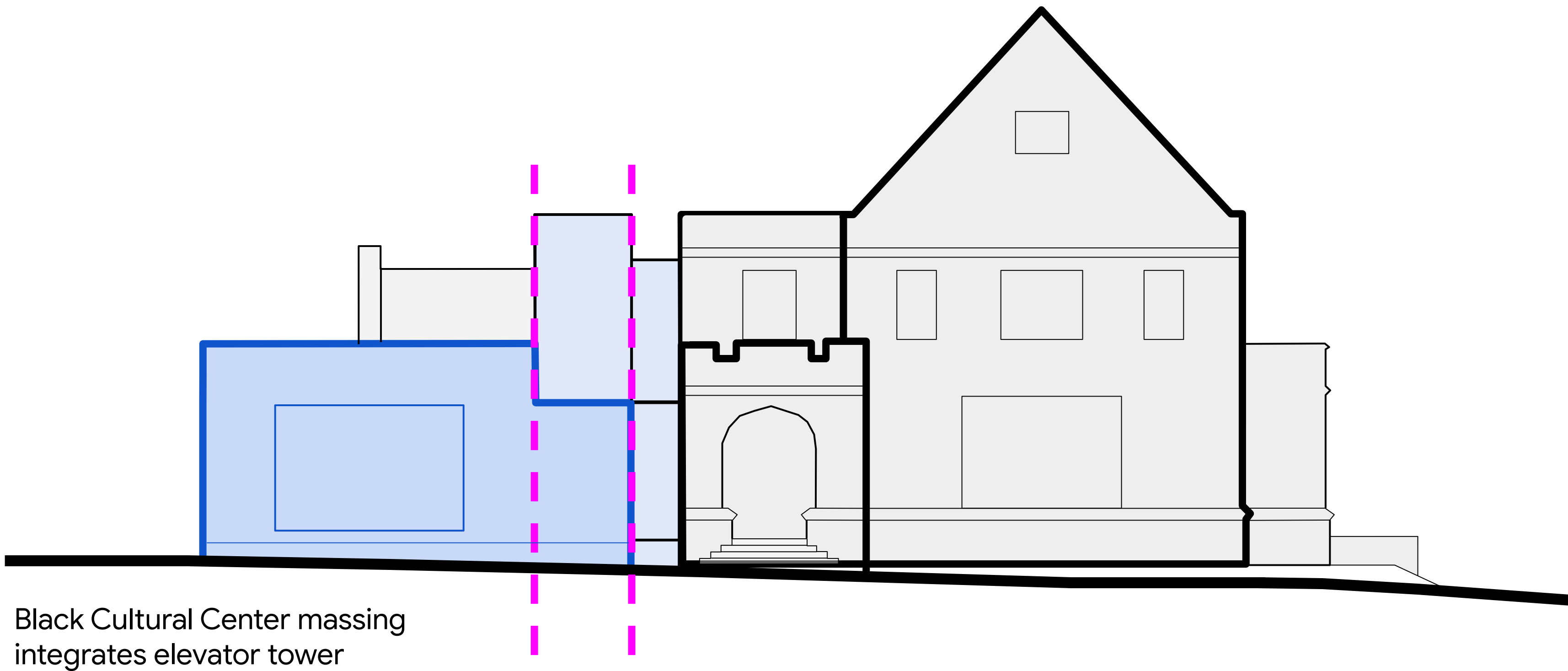


Black Cultural Center references historical building datums and establishes a clear building plinth

Proposed Design

(East) Elevation Diagrams

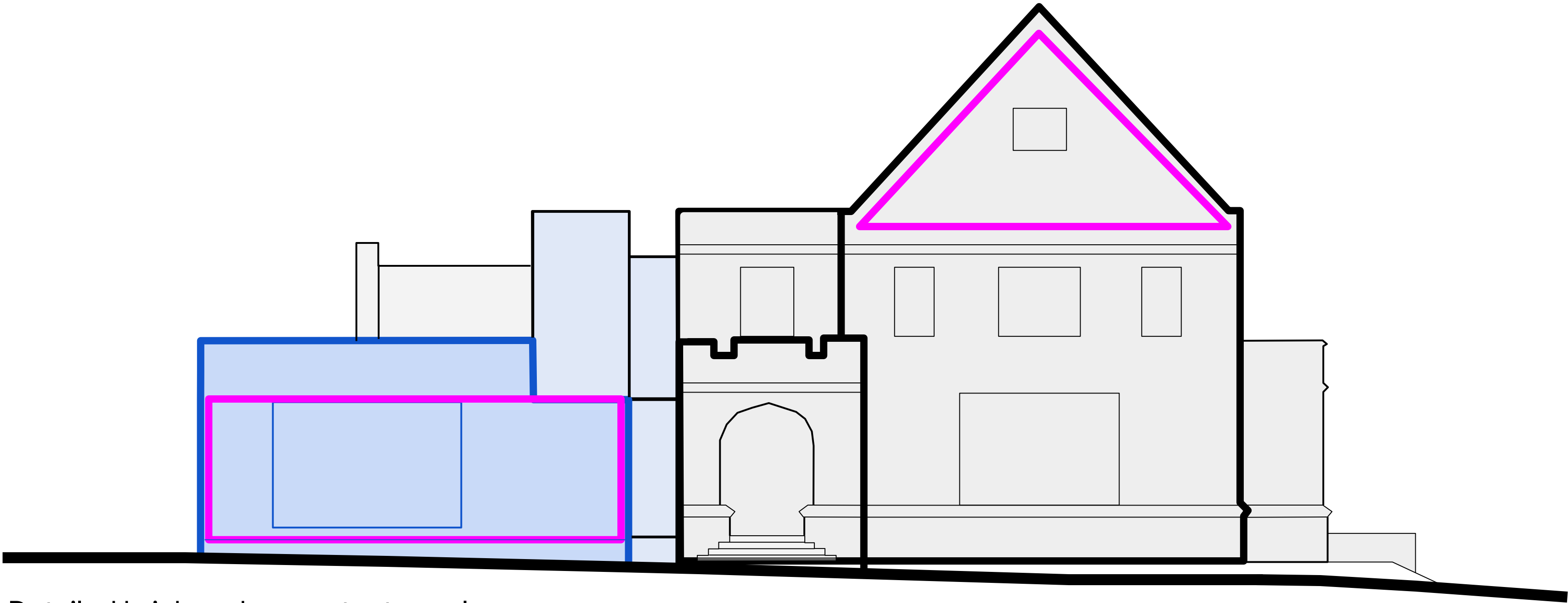
Alignment with and integration of elevator tower into massing.



Proposed Design

(East) Elevation Diagrams

Interpretation of historical brick detailing on new volume.

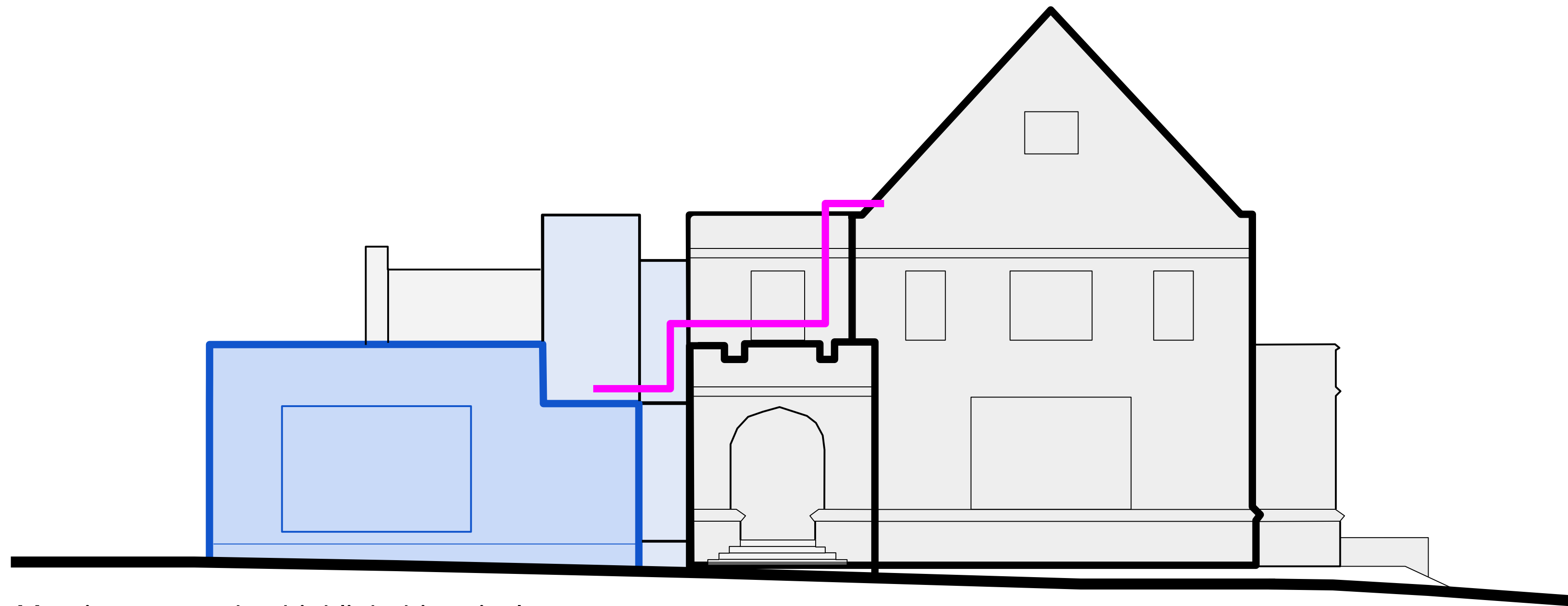


Detailed brickwork accentuates volume

Proposed Design

(East) Elevation Diagrams

Massing response to hierarchy and stepping of historic library.



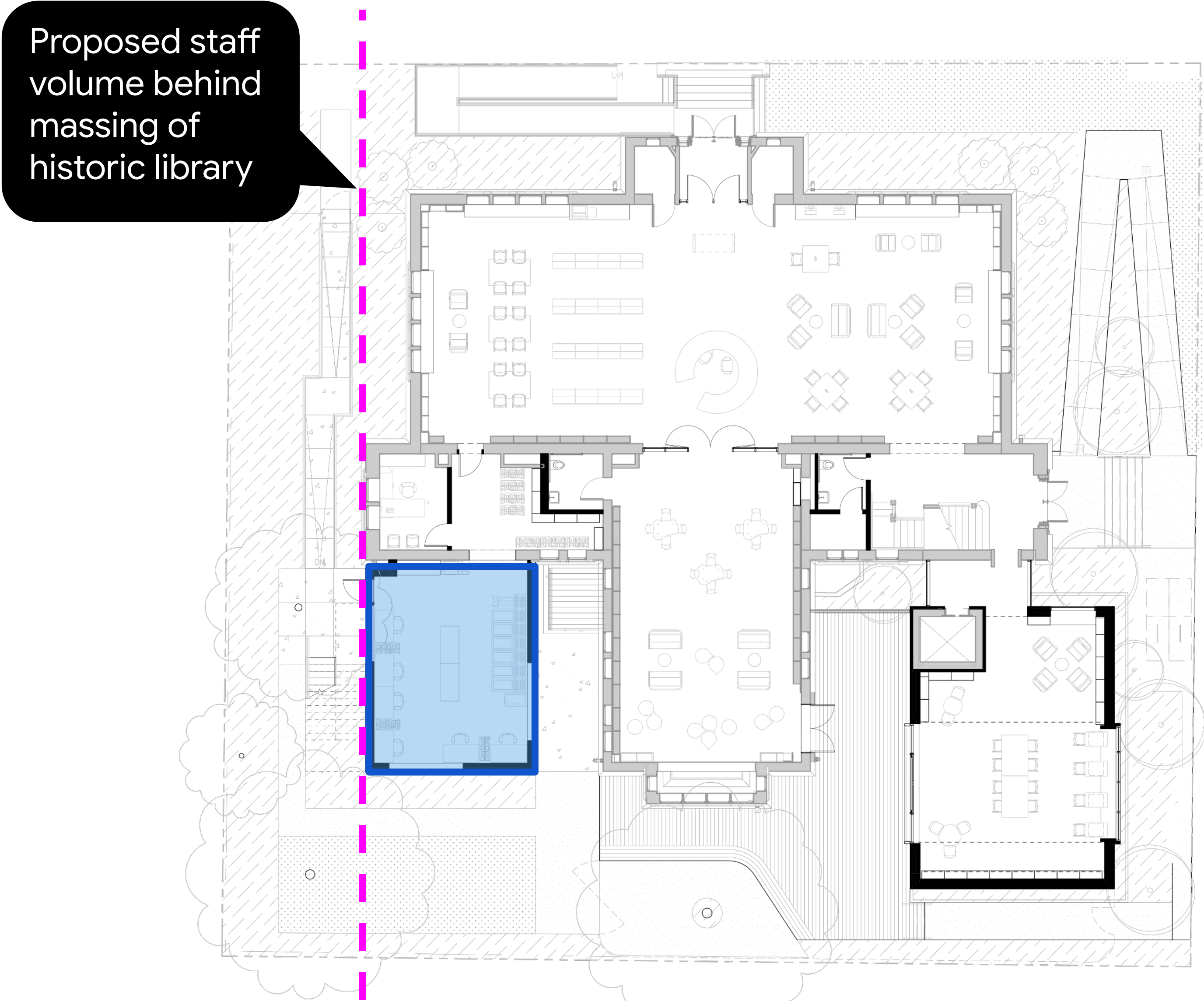
Massing stepped to highlight historical entrance

Proposed Design

Killingsworth Perspective View



Current condition - gated staff entry and dense vegetation along West facade limit view of existing historic library West facade.

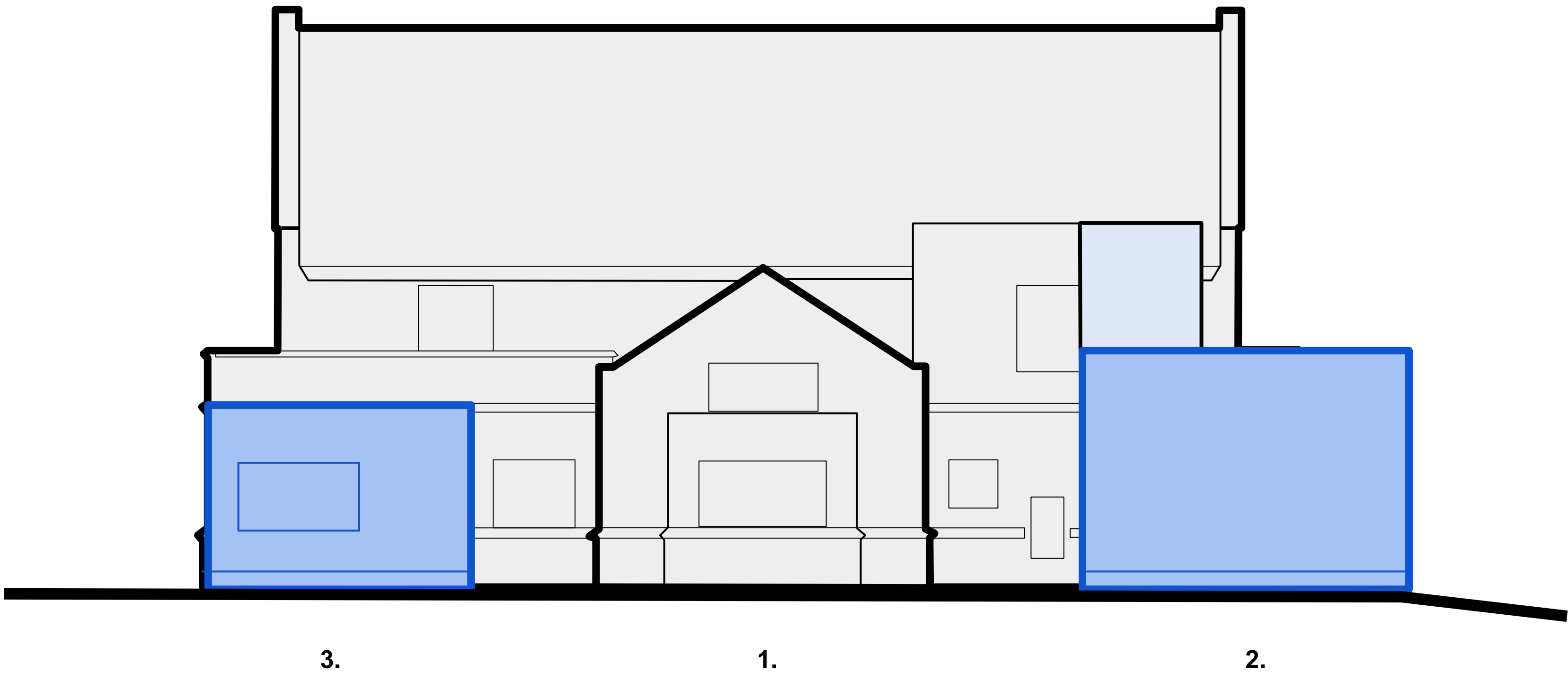


Proposed site plan - staff volume located behind historic library facades and not visible from N. Killingsworth.

Proposed Design

(South) Elevation Diagrams

Massing placement preserves reading & experience of historical library.

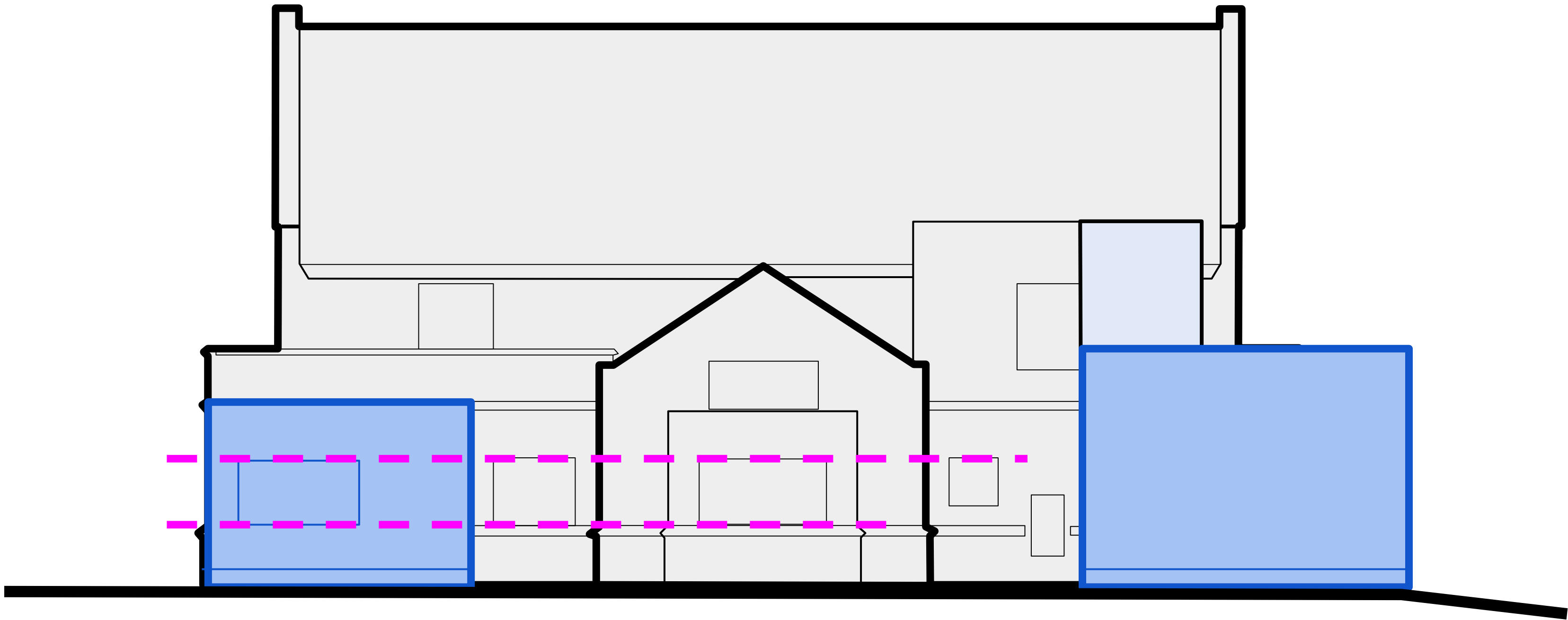


New additions expressed as individual volumes
to maintain daylighting in historical library
spaces

Proposed Design

(South) Elevation Diagrams

Massing alignment with historic library building datums.

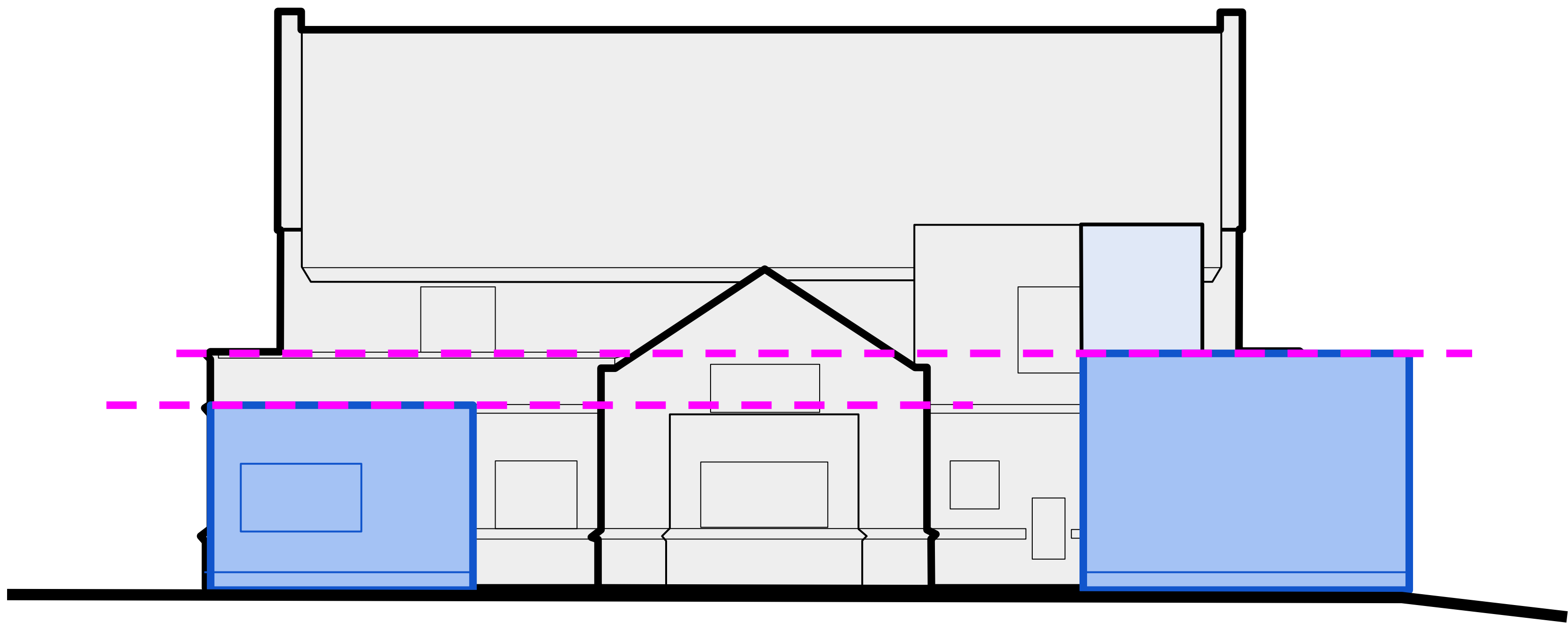


Fenestrations reference
existing historical building
datums.

Proposed Design

(South) Elevation Diagrams

Massing alignment with historic library building datums.
New volumes are secondary to historic library volumes.



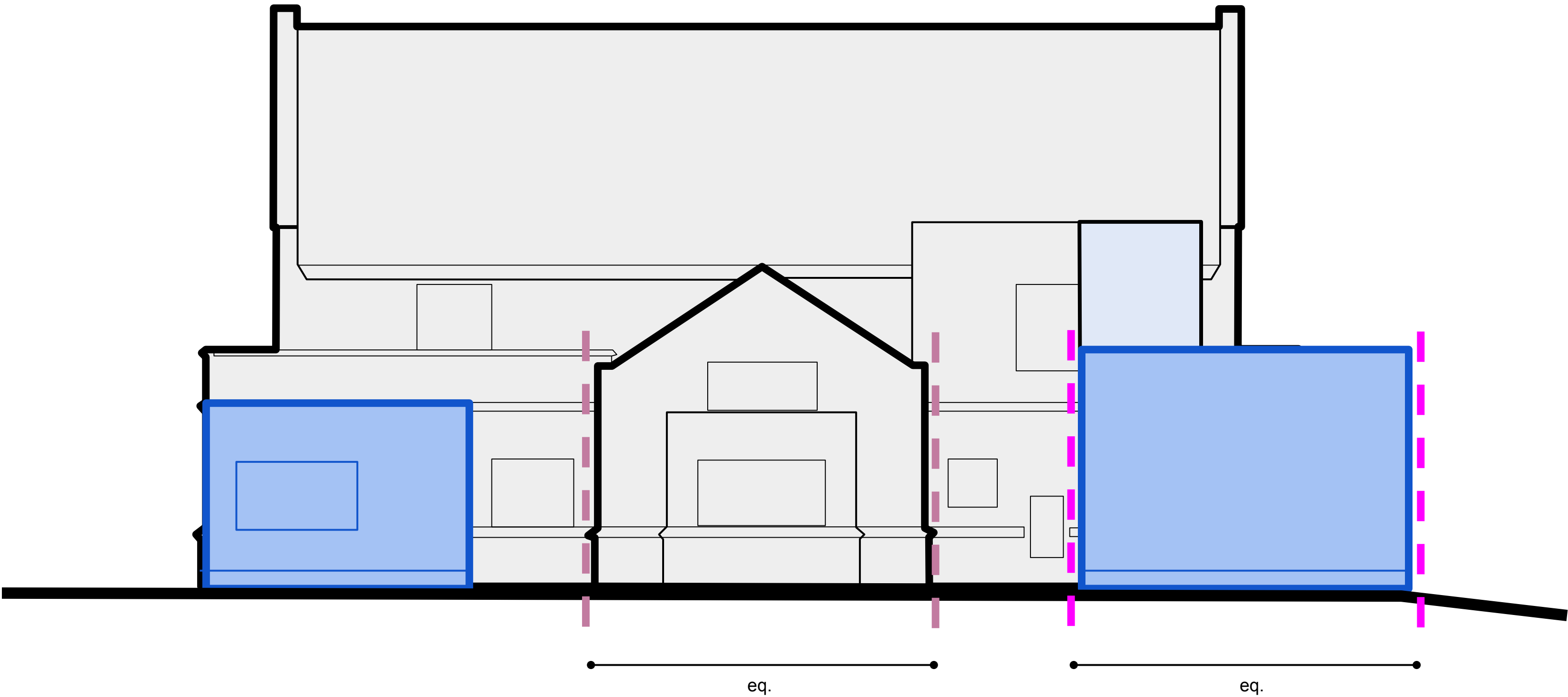
Service & Staff volume
aligns with datum on
historical library

Addition relates to datum
and scale of historical
library

Proposed Design

(South) Elevation Diagrams

Massing Proportionality relates to historic library.



Black Cultural Center
proportions relate to
historical reading room

Proposed Design

TECHNICAL ELEVATIONS



North Elevation

Proposed Design

TECHNICAL ELEVATIONS



East Elevation

Proposed Design

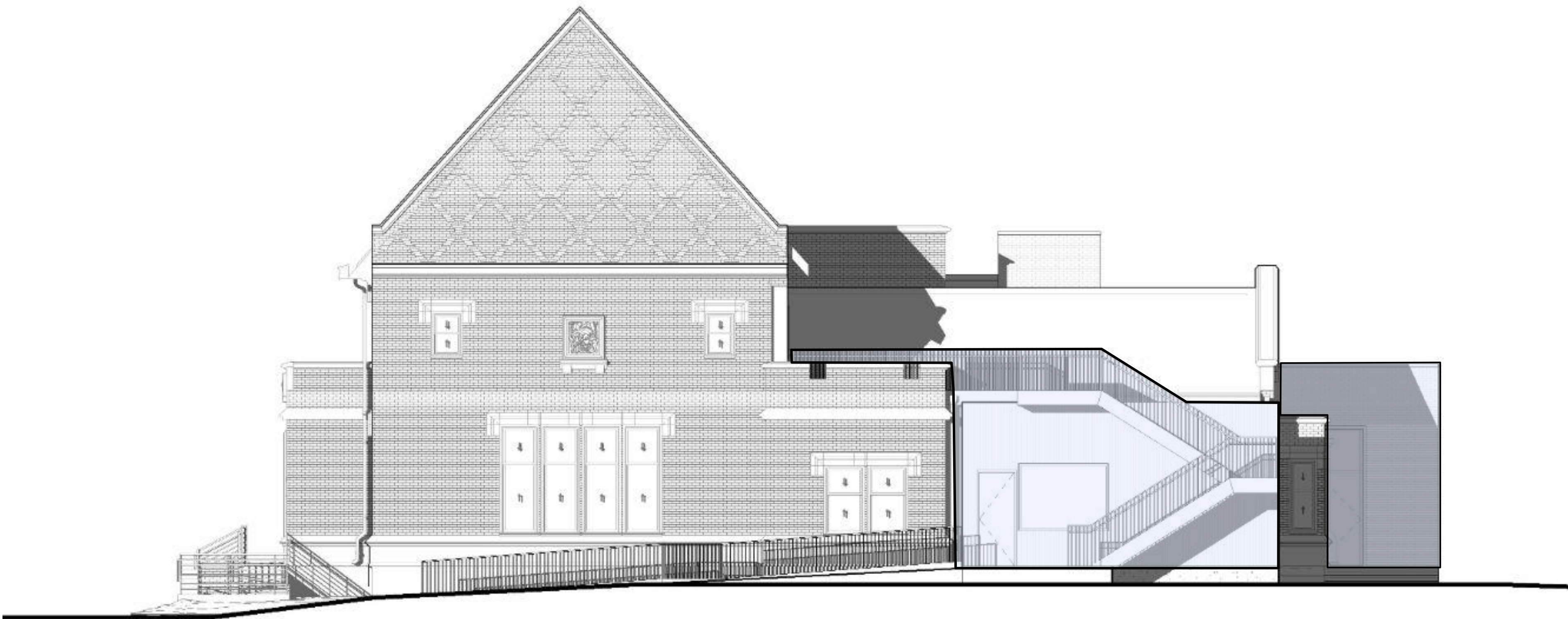
TECHNICAL ELEVATIONS



South Elevation

Proposed Design

TECHNICAL ELEVATIONS

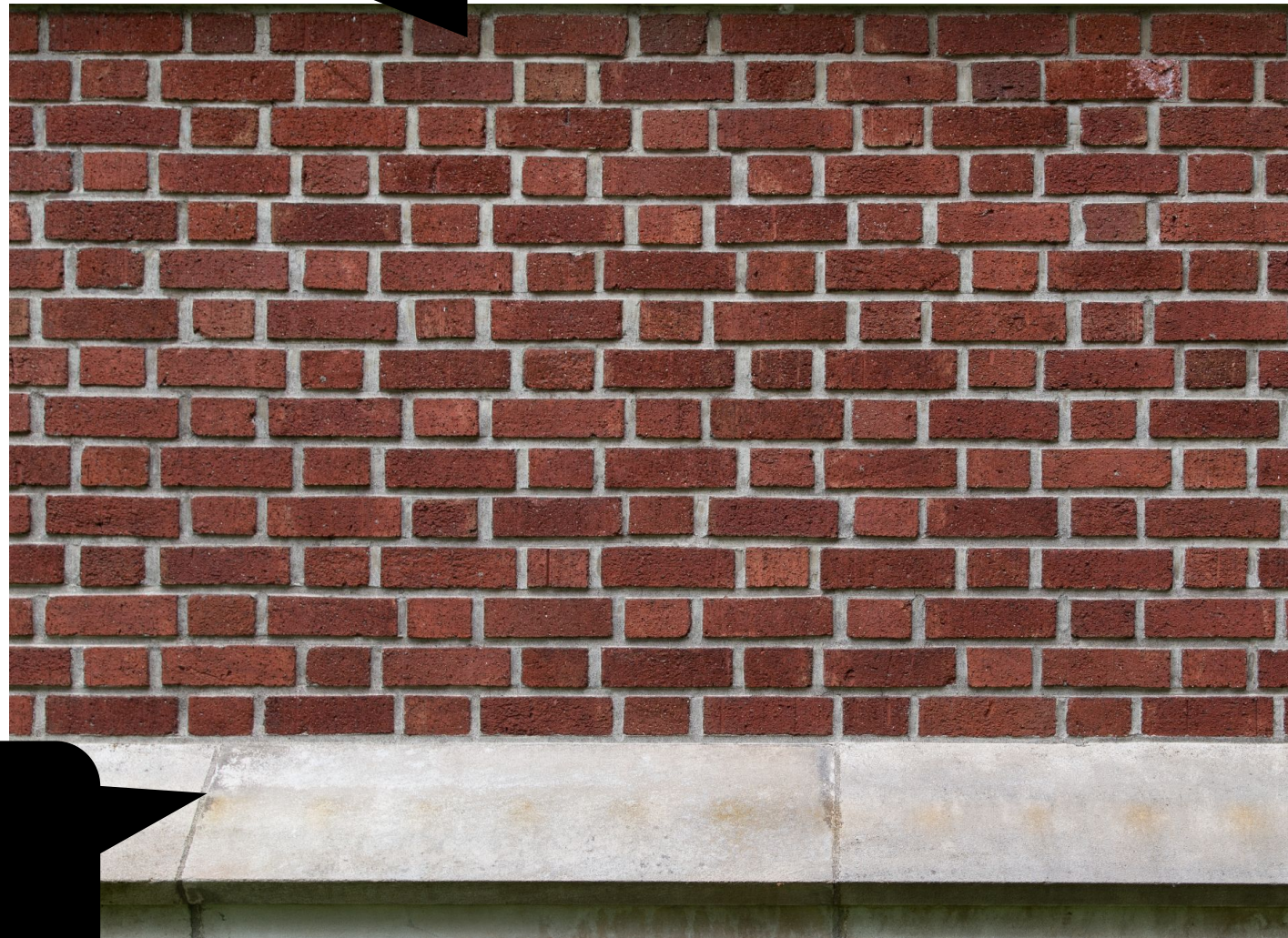


West Elevation

Existing Carnegie Library Materials

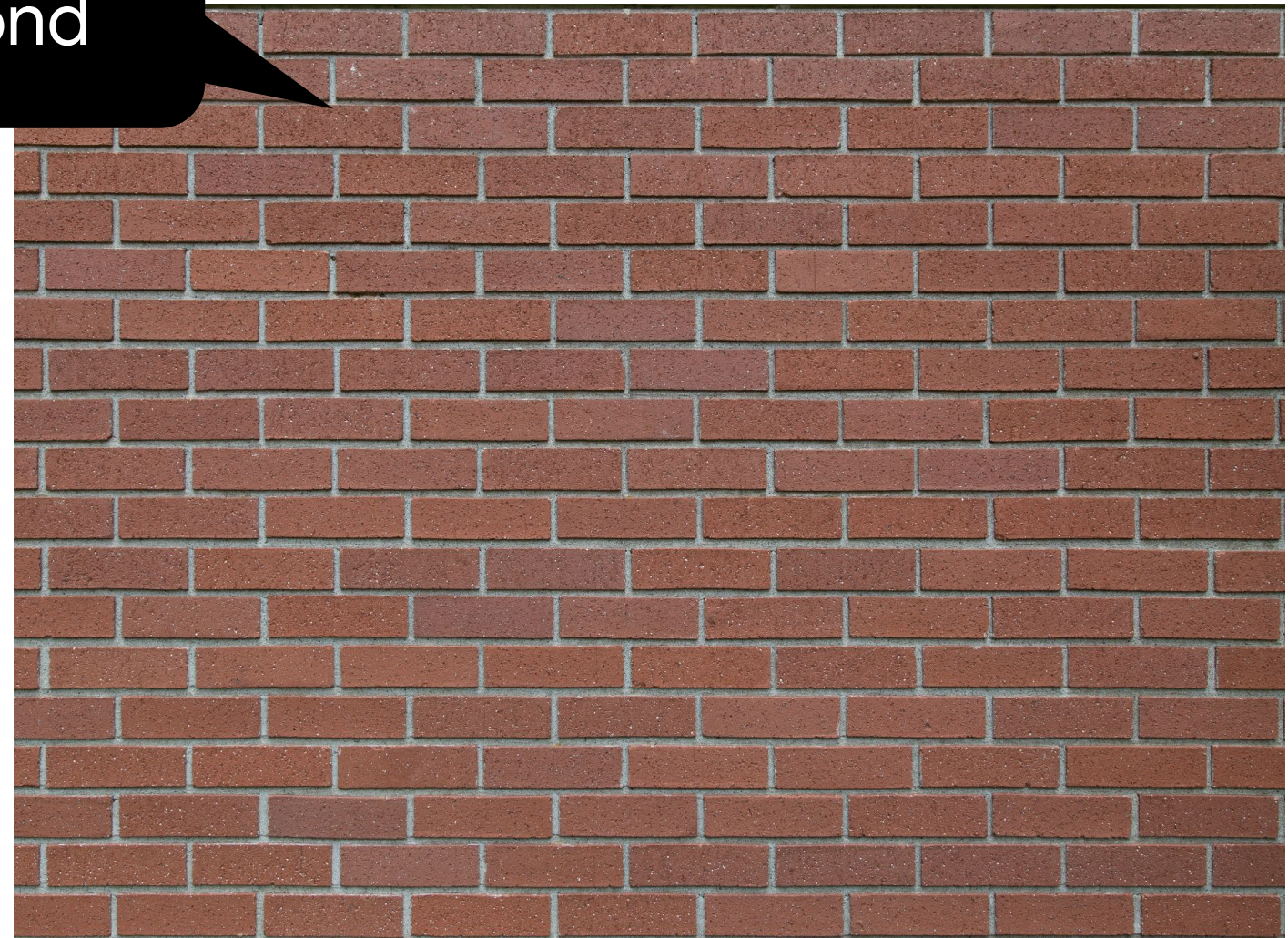
(Materials)

Historic brick, wood fired, flemish bond



Masonry coursing

Elevator brick, running bond



Black metal panelling



Black metal accents

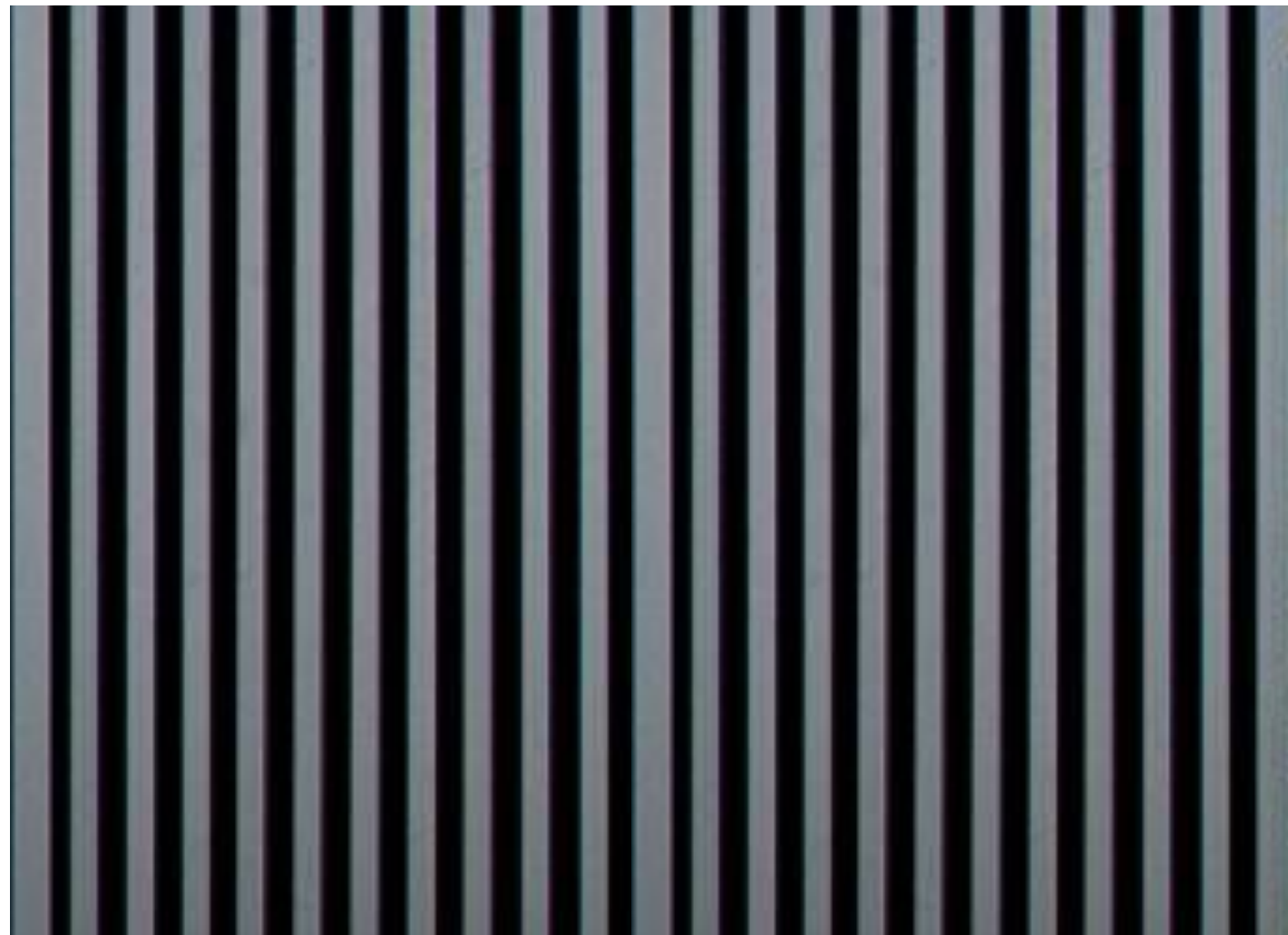
Black door paint



Proposed Design

Staff Volume Materials

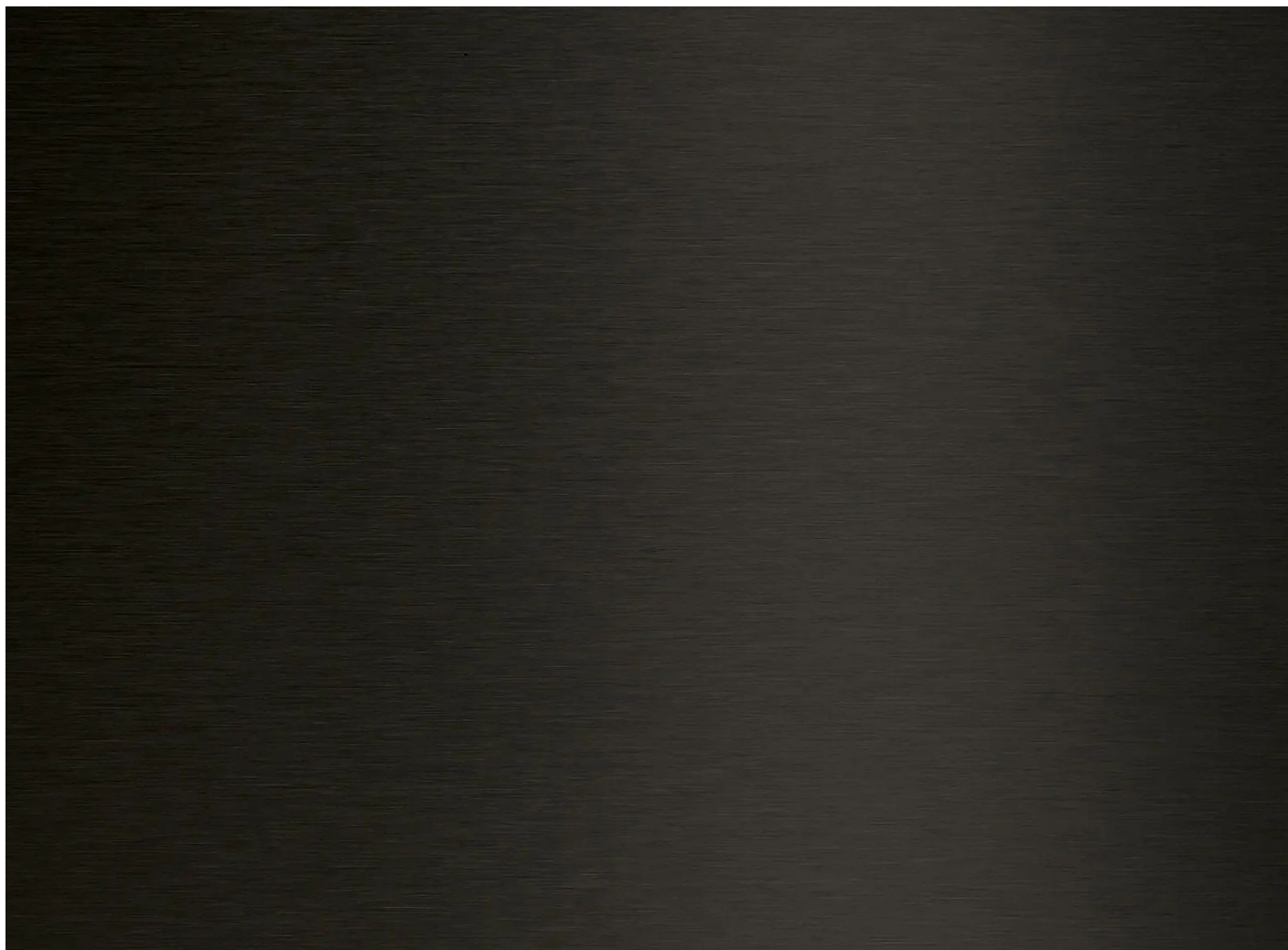
Facade: Box Rib Metal Panel



Foundations: Concrete



Trim & Windows: Black



Box Rib metal panel

Black windows & trim

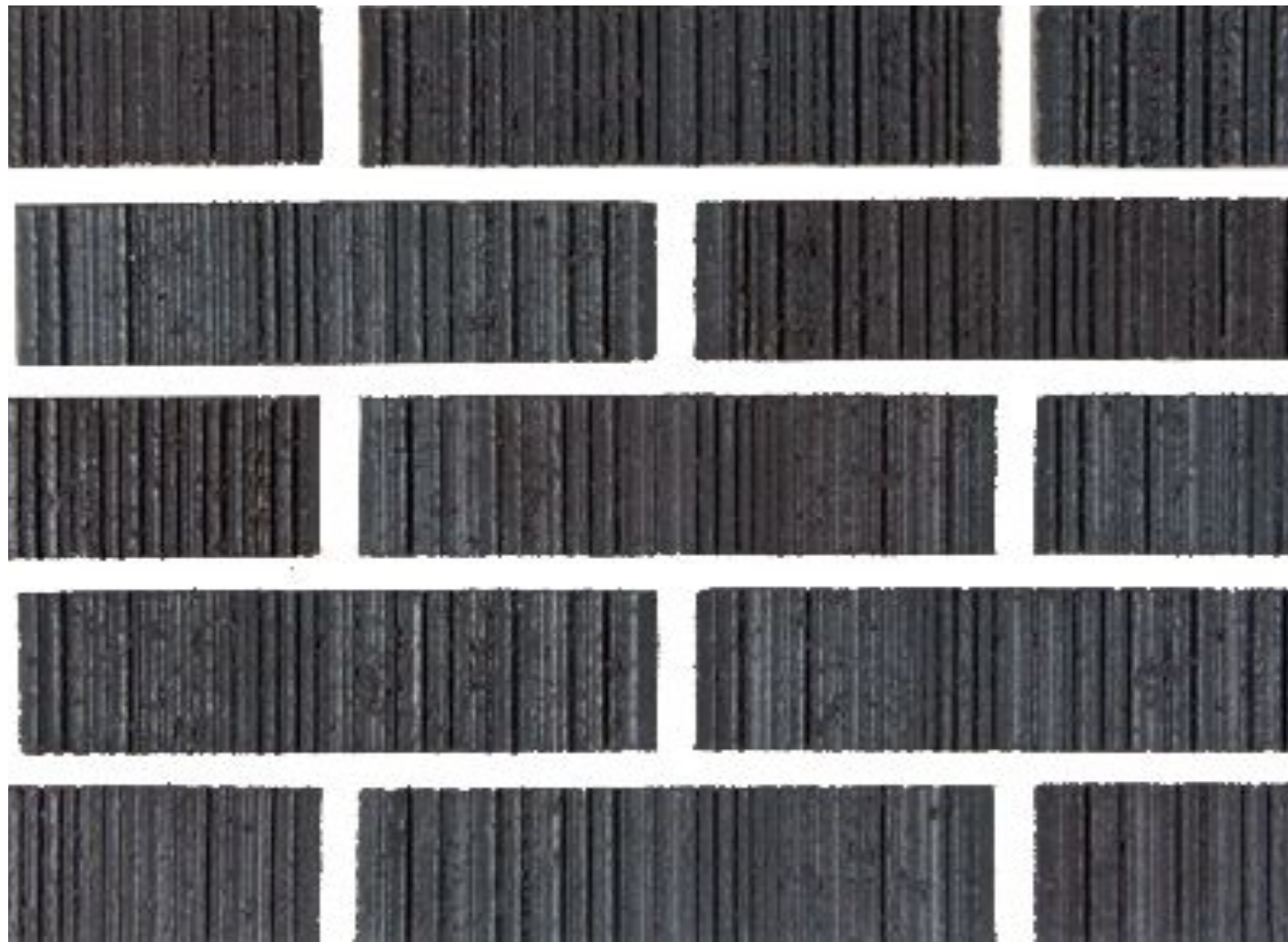
Concrete base



Proposed Design

Black Cultural Center Materials

Facade: Brick* - Endicott
'Manganese Ironspot'



Facade: Brick* - Mutual Materials
'Coal Creek'

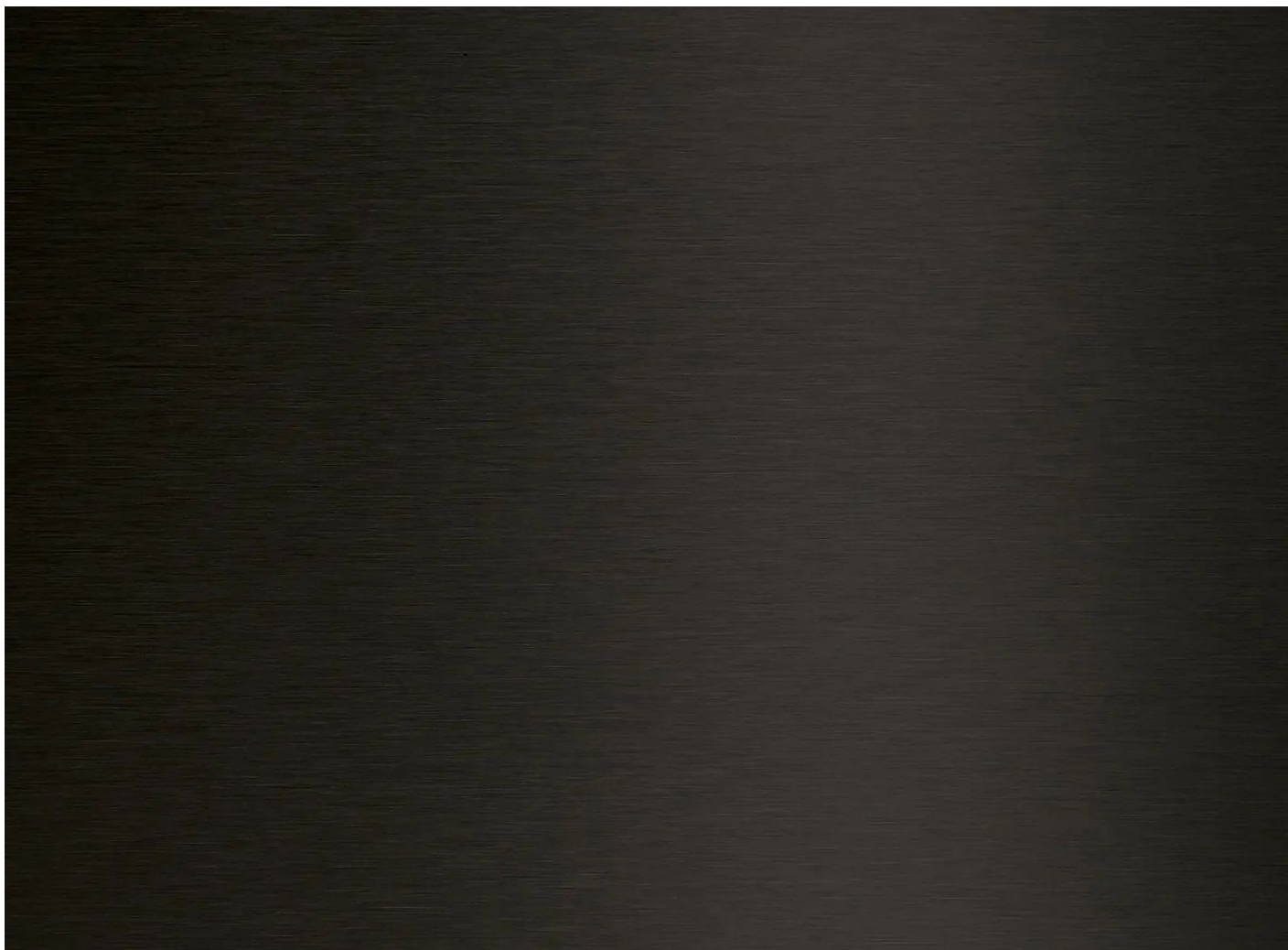


*Brick mortar color still being studied

Foundations: Concrete



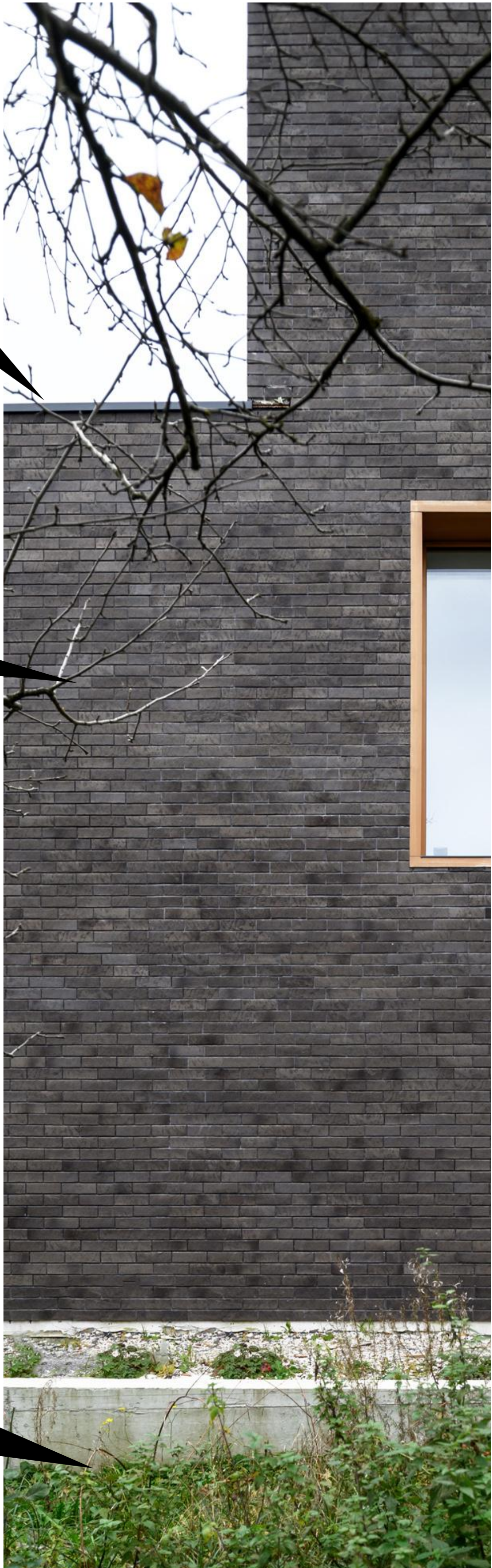
Trim & Windows: Black



Black trim

Dark brick

Concrete base



Proposed Design Renders



View across N. Killingsworth Street

Proposed Design Renders



View from corner of N. Killingsworth & N. Commercial

Proposed Design Renders



View across N. Commercial Ave.

Proposed Design Renders



View across N. Commercial Ave.

Proposed Design Renders



View from S.E. on N. Commercial Ave.

End

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EA 22-151487 DA EX A3

North Portland Library Design Advice Request Submission Tuesday, May 31st, 2022

(update 2 - 7 / 11 / 2022)

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The logo for North Portland Library is a white circle containing the text "North Portland Library" in a black, sans-serif font, arranged in three lines.

North Portland Library

- 1. Project Description (p.3)**
- 2. Historic Photos (p.5)**
- 3. Existing Conditions Photos (p.6)**
- 4. Existing Site Conditions (p.12)**
- 5. Design Process (p.16)**
- 6. Community Engagement (p.19)**
- 7. Proposed Design (p.22)**
 - a. Site Plan (p.23)
 - b. Elevations (p.35)
 - c. Materials Options (p.39)
 - d. Perspective Views (p. 42)

Project Description

Multnomah County North Portland library

Renovation and Addition

Site address: 512 N Killingsworth Street

Site Area: 15,351 sf

Existing Building area: 8,632 sf, (2) stories plus basement

Property ID: R298128

Zoning: IR institutitunal residential

Overlay: Centers main street

Conservation district: Piedmont Conservation district

Resource type: Significant resource

District Classification: Contributing

Neighborhood: Humboldt

Early assistance: EA 21 - 103434 APPT

Required land use reviews: Type II

North Portland Library



Project Description

In late 2020, Multnomah County voters approved a large library renovation bond that, among several other projects, includes **renovation of the North Portland Library's 8,632 sf historic Carnegie library building and a ~1,500 sf addition**. The existing library, located at 512 N. Killingsworth St., was originally built in 1913 in the Jacobethan style. The style's main characteristics present in the library's design are flattened, cusped "Tudor" arches, lighter stone trims around windows and doors, decorative brick detailing, parapeted, steep roof gables, and ornamental parapets.

Back in 1999/2000, the library underwent a significant renovation which included the addition of an elevator, interior modifications, and seismic improvements. Additional seismic work with this project will be required to meet current structural codes.

The library site, at just 15,351 sf, represents a significant constraint to how and where additions can occur. Layering on historical significance considerations, protection of existing trees, and property line setbacks, **the site and context offer little flexibility for the possible footprints of the addition**. After studying a few massing ideas, and soliciting feedback from a variety of stakeholders and community members, we're proposing a configuration with **two distinct additions, one each in the southeast and southwest corners of the site**.

Programmatically, the southwest addition, at ~620sf is proposed to be a non-public staff and materials processing spaces. The southeast addition, at ~930sf is proposed to be a new Black Cultural Center (BCC) to celebrate the history of the black community that has cherished this library for generations.

North Portland Library



Historic Conditions

Library Opening 1913



Existing Conditions

Exterior



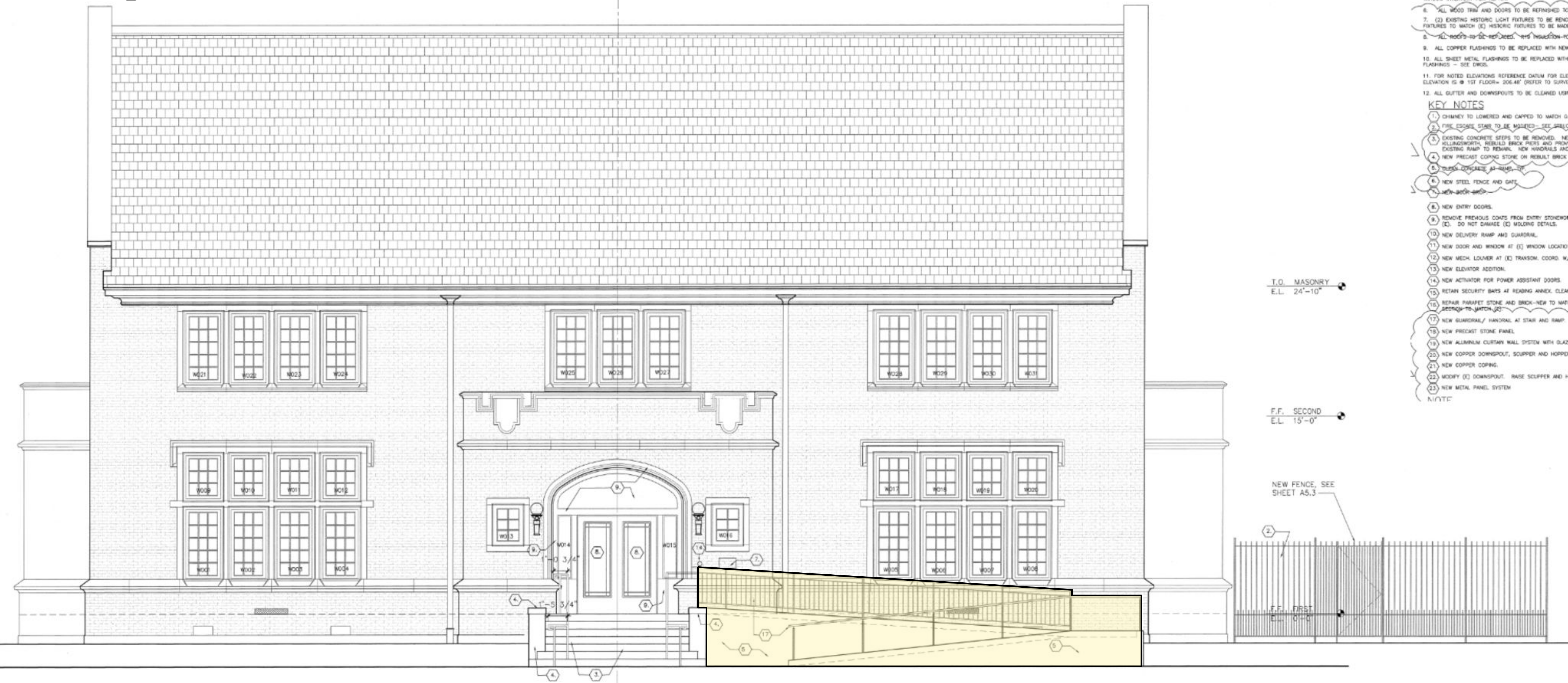
Existing Conditions

Interior



Existing Carnegie Building

(Drawings from 2000 Renovation)



1 NORTH ELEVATION
A3.1
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

MULTNOMAH COUNTY BRA
NORTH PORTLAND

MULTNOMAH COUNTY
2805 SE 11TH AVENUE
PORTLAND, OREGON 97202

EA 22-151487 DA EX A3

Existing Carnegie Building

(Drawings from 2000 Renovation)



Existing Carnegie Building

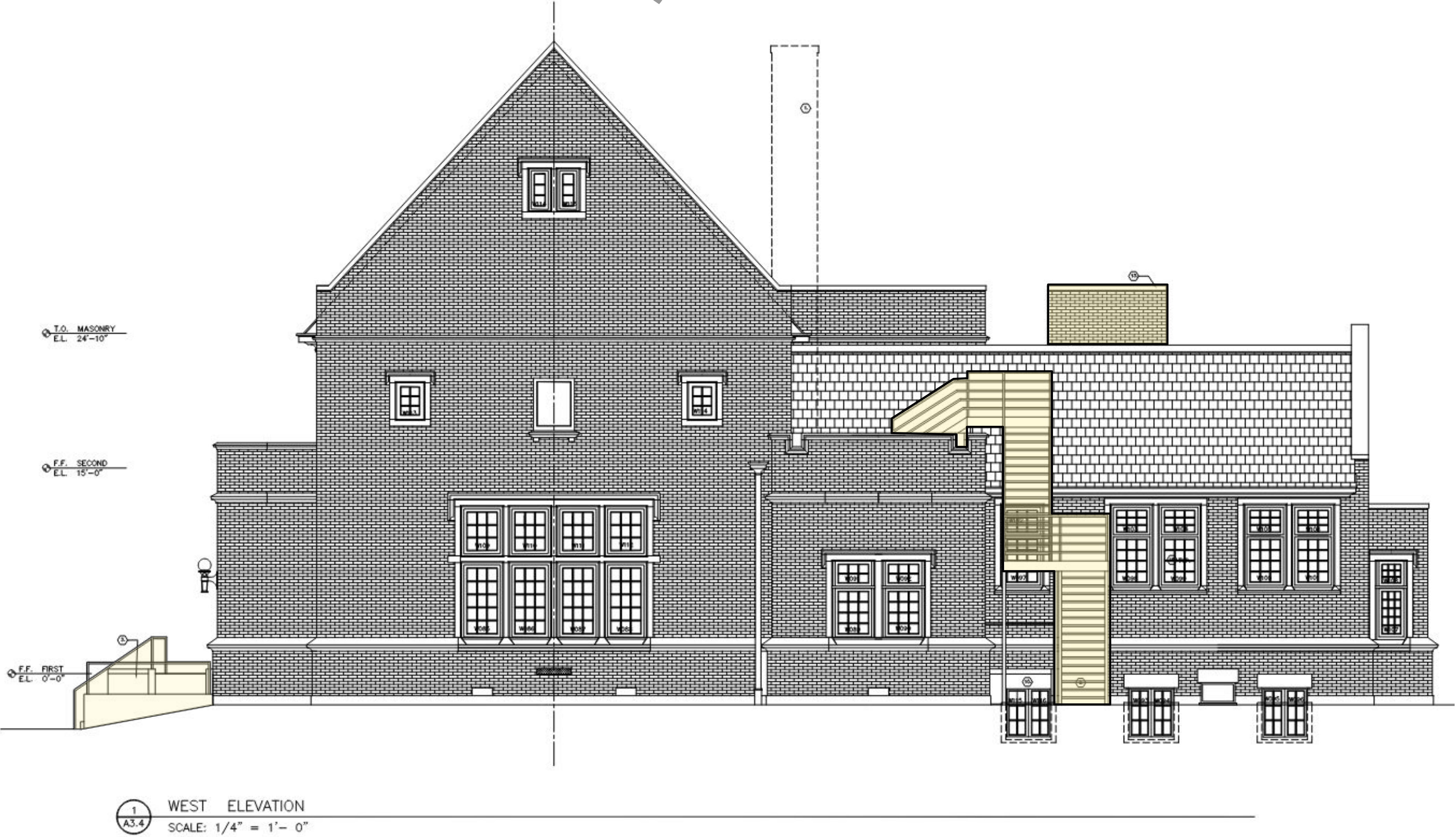
(Drawings from 2000 Renovation)



EXTERIOR ELE'
MULTNOMAH CC
NORTH PORTLAI
MULTNOMAH COUNTY

Existing Carnegie Building

(Drawings from 2000 Renovation)



Existing Site

Site Constraints



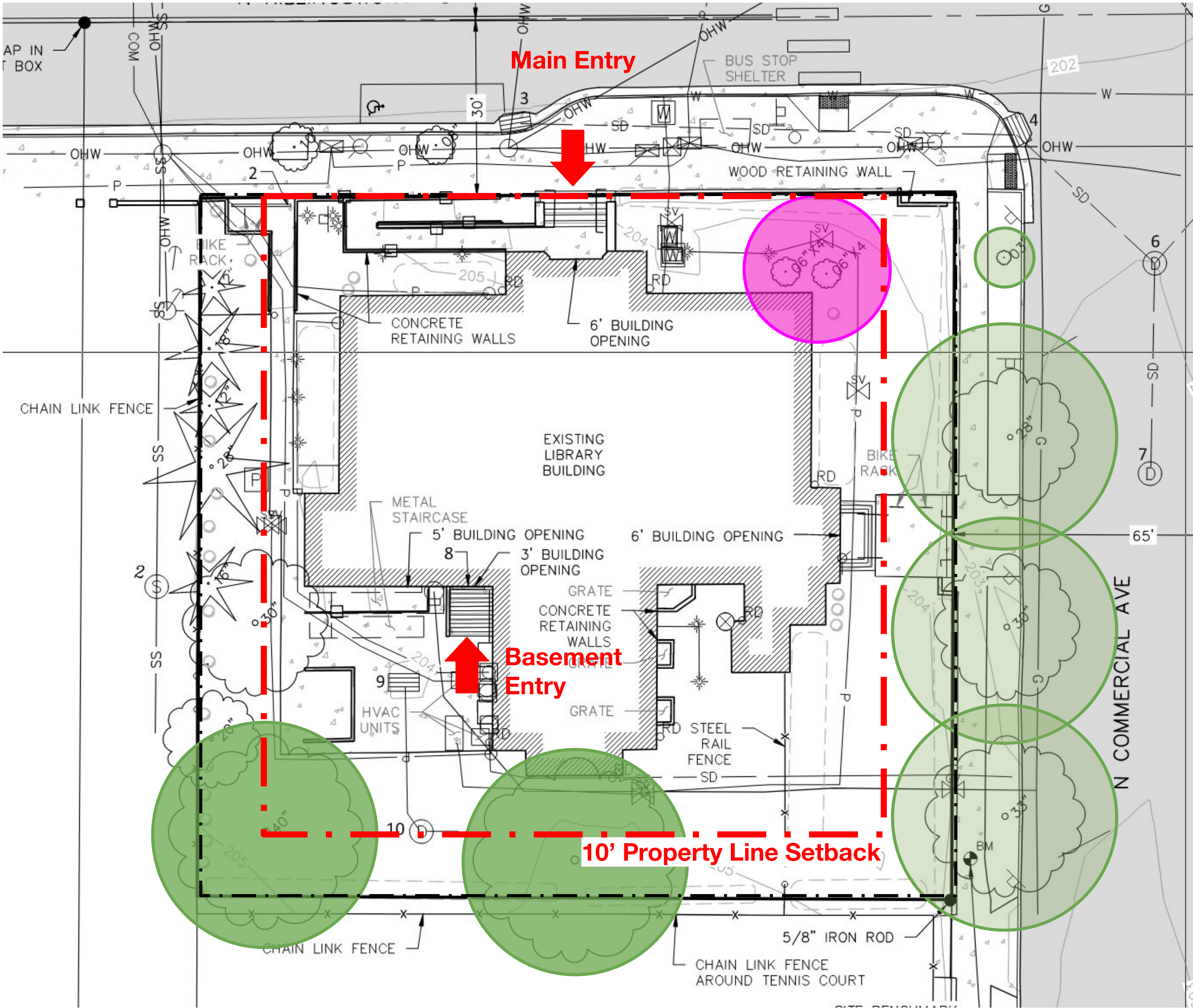
Mature chestnut trees are cherished by the community. Neighbors harvest chestnuts each year



Mature Elm street trees



Mature Rhododendron



Existing Site

Buildable Areas

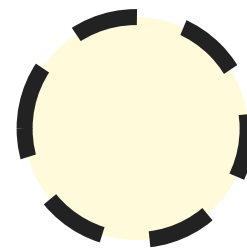
Site constraints and location of existing building, limit viable site areas for building.



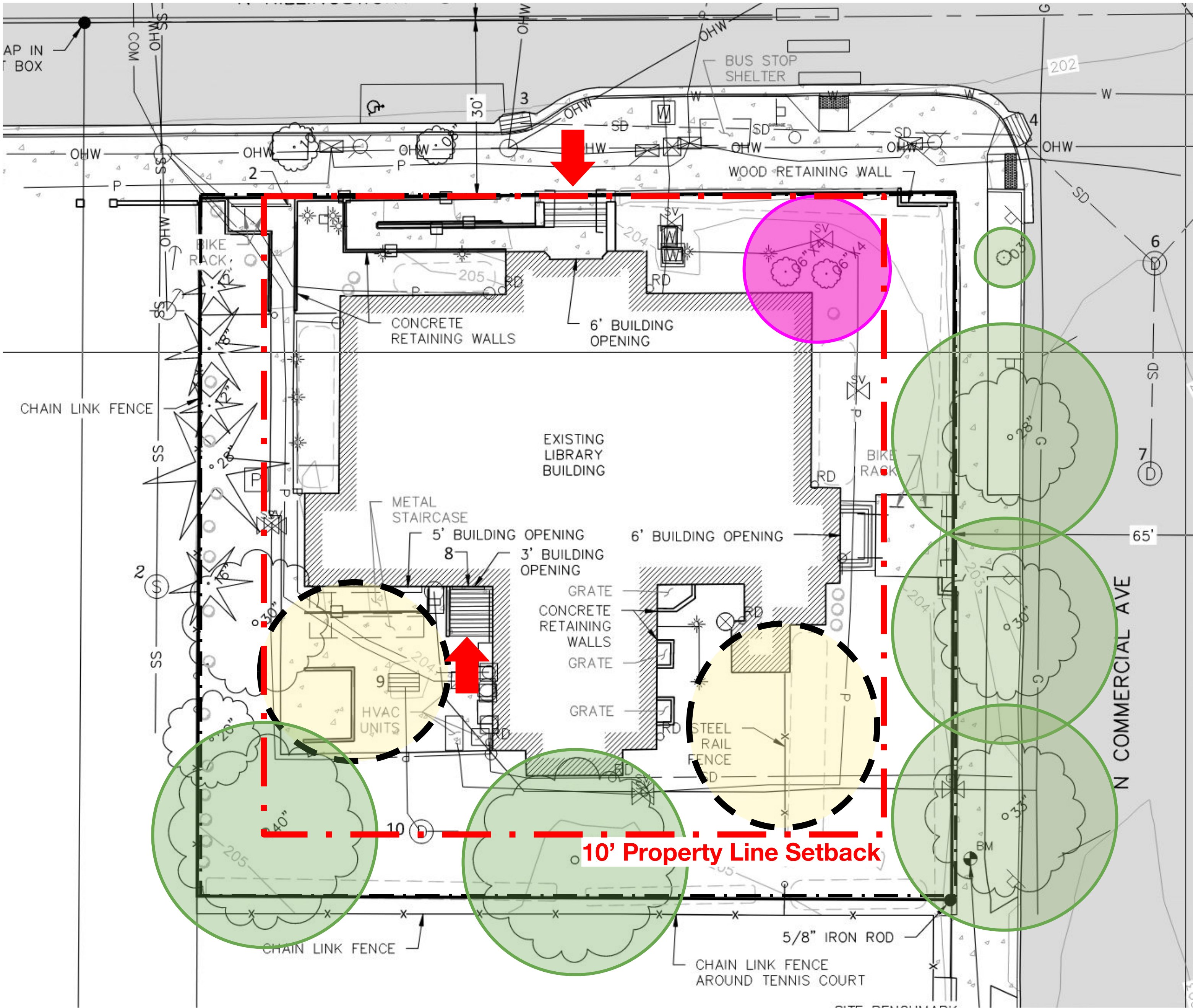
Mechanical and service space West of reading room



Fenced lawn space East of reading room



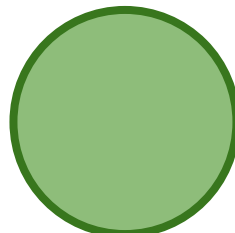
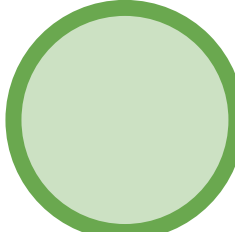
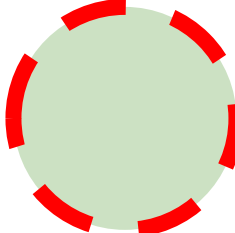
Viable building areas

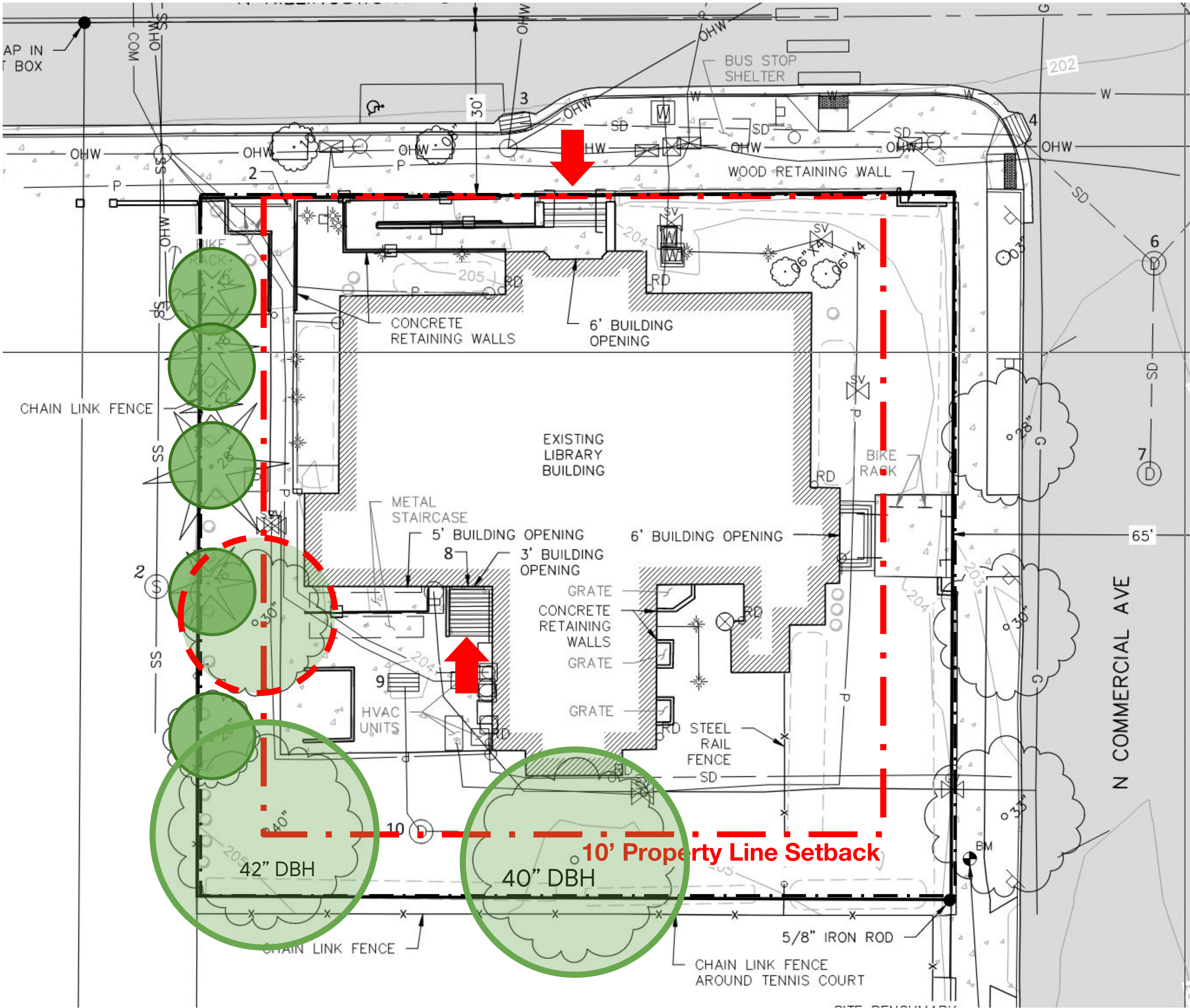


Existing Site

Existing Property Trees

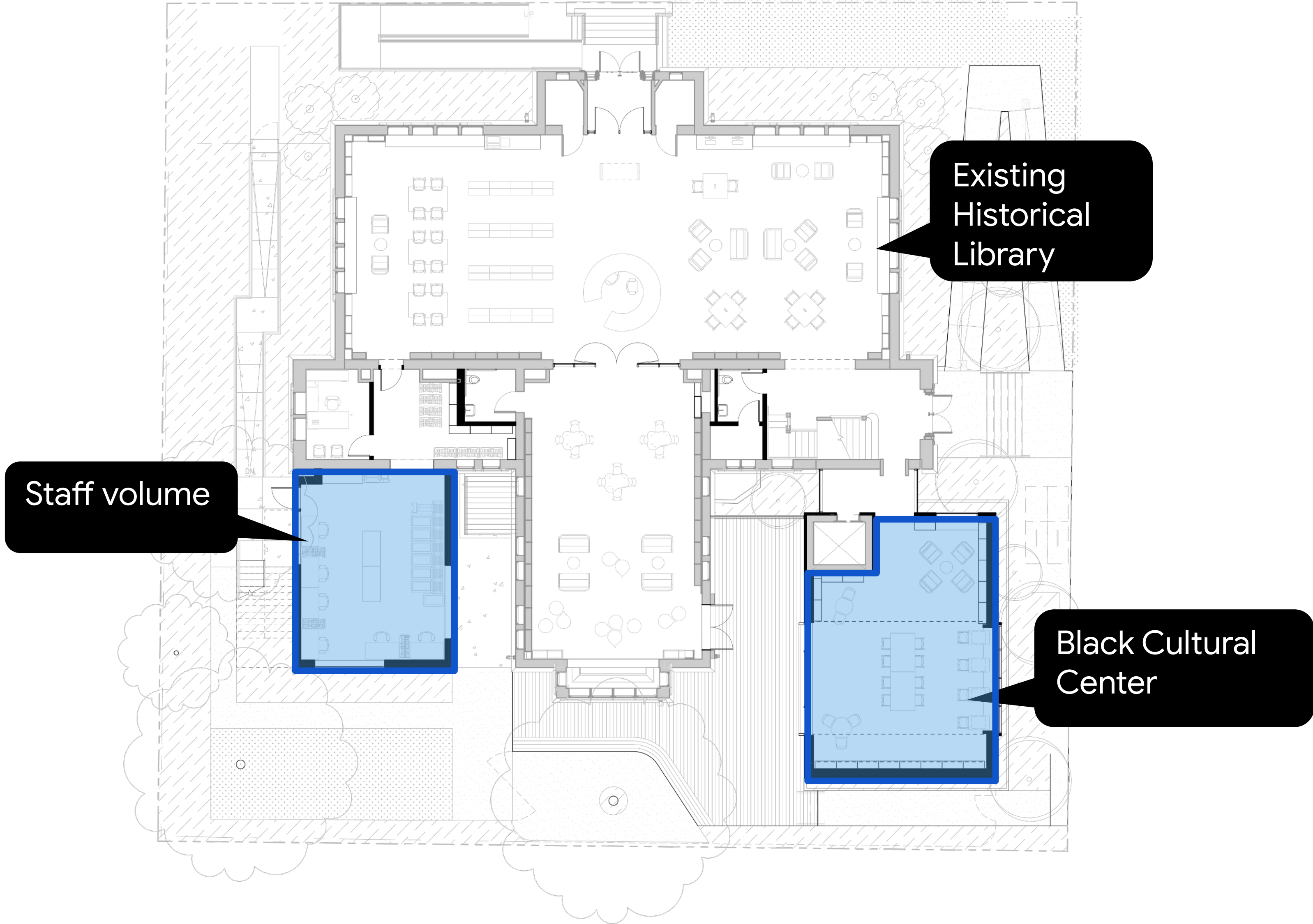


-  Cedars along S. Property Line
-  Mature Chestnut Trees - 42" & 40" DBH
-  26" DBH Chestnut likely removed - fair condition with cavity in arborist report



Site Plan

Proposed Additions



Design Process

LEVER

NOLL & TAM
ARCHITECTS



Multnomah County **Library**
Capital Bond Projects
Great **libraries.** Great **communities.**

EA 22-151487 DA EX A3

Design Process

Black Cultural Center

Massing Explorations

Massing Iterations

A range of massings and roof forms were explored to test overall harmony of composition, competitiveness with historic library and connection with the existing building and elevator tower.

The height of the 2-story massing begins competing with the prominence of the original building, potentially upstaging it.

The design of the Black Cultural Center addition:

1. Is an addition, and not part of the historic building.
2. Scale is subservient to the historic architecture and overall library.
3. Form and materiality are complementary to, not competitive, the historic architecture.

Pitched roof similar to existing



Flat roof



Shed roof



Two-story massing



Design Process

Community Design Principles

1. **Strengthen** the North Portland Community
2. Recognition and **Celebration** of Culture
3. **Community Driven** process
4. **Accessible** Design
5. **Flexibility** in Short Term and Long Term
6. **Sustainability** and Connection to Nature

Community Design Feedback

1. Materiality
2. Programming
3. Connectivity



Materiality and fenestration studies - community feedback supported the dark brick materiality.

Design Process

Community Engagement Process

Forty One meetings were held with community members to engage them in discussion around:

- Community priorities
- What libraries of the 21st century can offer
- Questions like: “What makes you feel welcome in a space?” “What kind of spaces do you need in a library?”

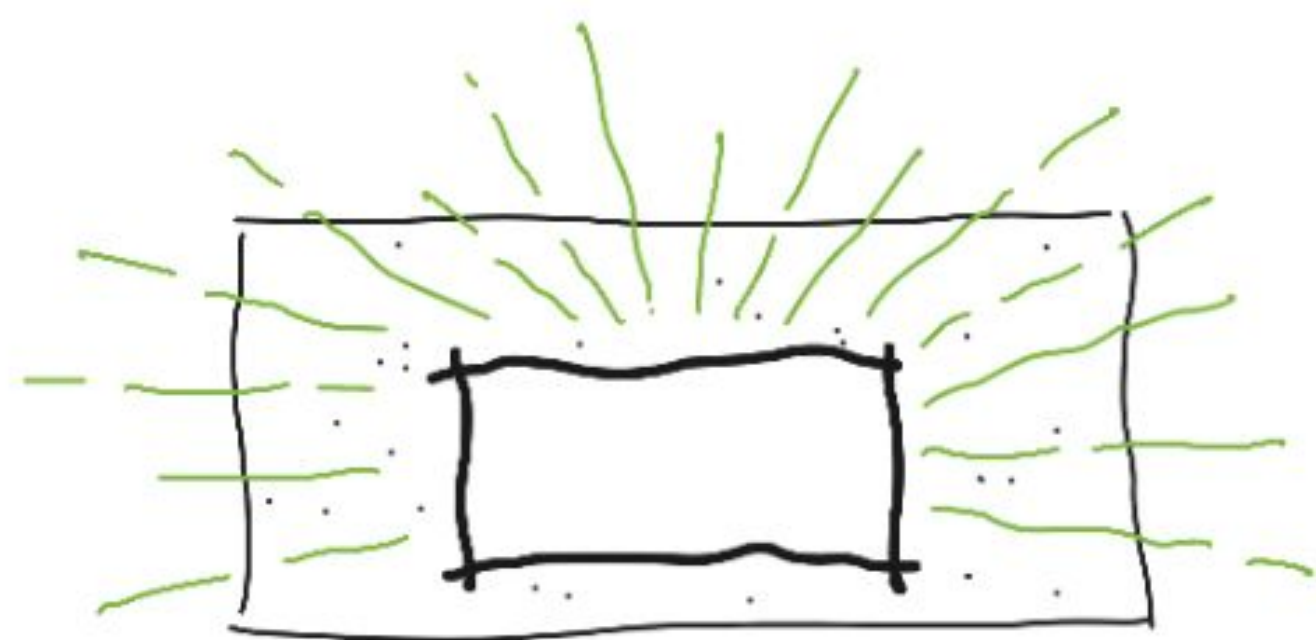
Four types of meetings were held:

- Large public virtual meetings
- Small affinity group meetings (Black Portlanders, Indigenous, Latinx, Disability, Immigrants and Refugees)
- One on One community stakeholder interviews
- Design team attendance at community events (Somali vaccination, Hacienda food pantry, Farmers market)



Design Process

Black Cultural Center Design Drivers



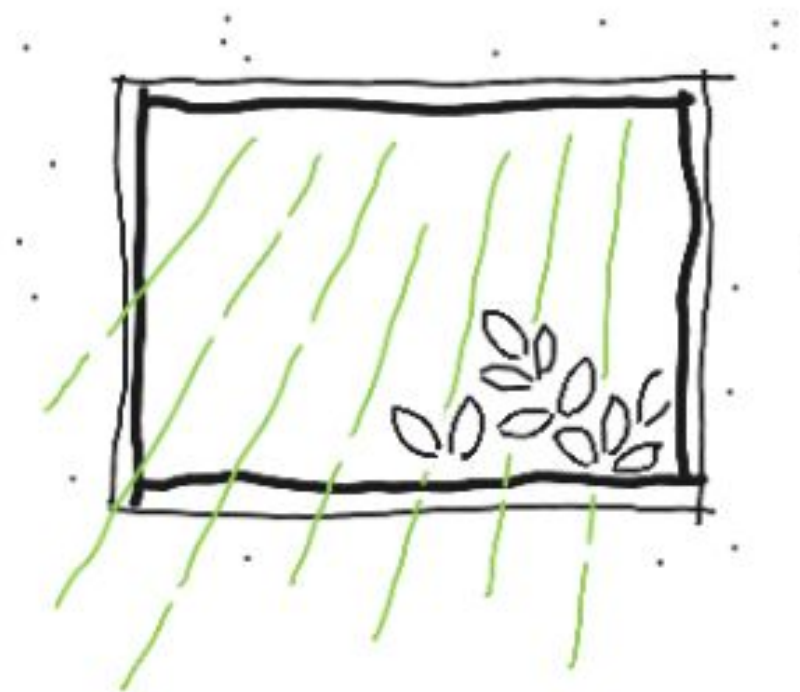
Beacon: Showcase and celebrate activity
(community design feedback)



Connect to community and landscape
(community design feedback)



In harmony with existing building



Filled with daylight

Proposed Design

LEVER

NOLL & TAM
ARCHITECTS



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EA 22-151487 DA EX A3

Proposed Design

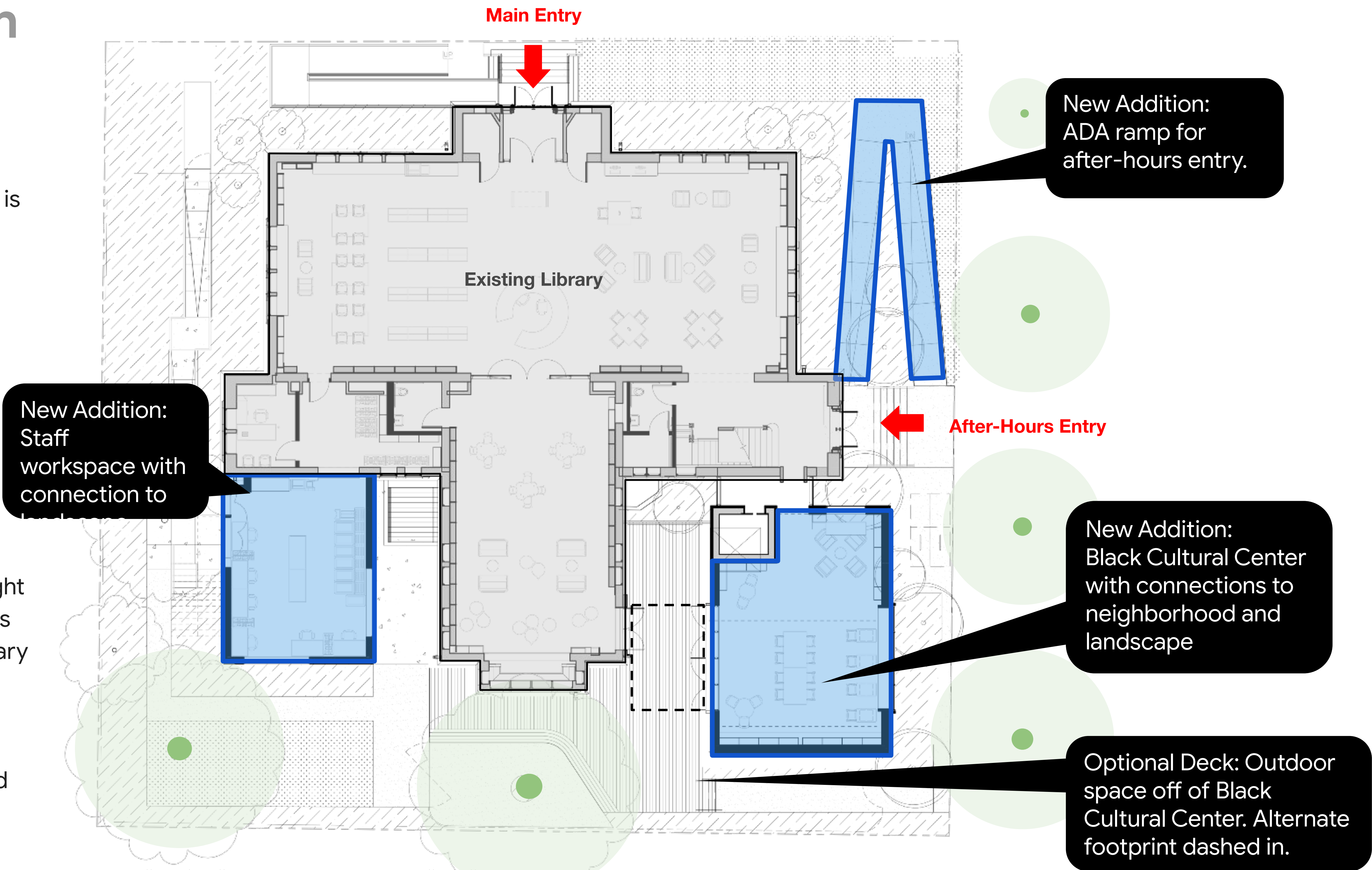
Site Approach

Beacon
The new black cultural center is visible from Killingsworth and Commercial streets.

Connect to community and landscape
Massing of new volumes is integrated into the mature landscaping on-site

In harmony with existing building
Massing proportions and height relate to datums and elements of the historical Carnegie library

Filled with daylight
Large windows reinforce connection to community and create well daylit spaces year-round.



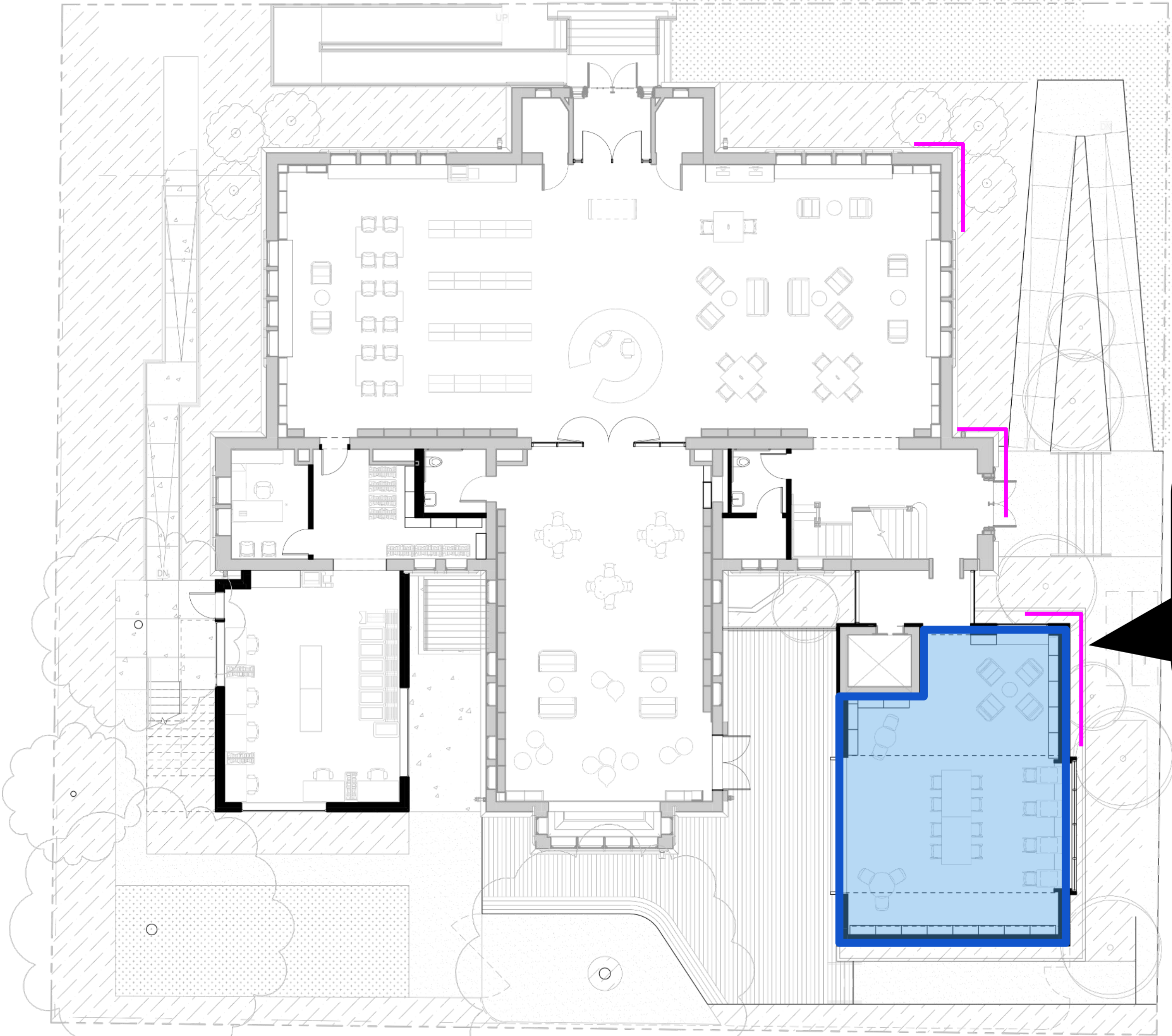
1/16" = 1'-0" when printed on 11"x17"

Proposed Design

Killingsworth Perspective View



Current Condition - Secondary volumes visible from N. Killingsworth



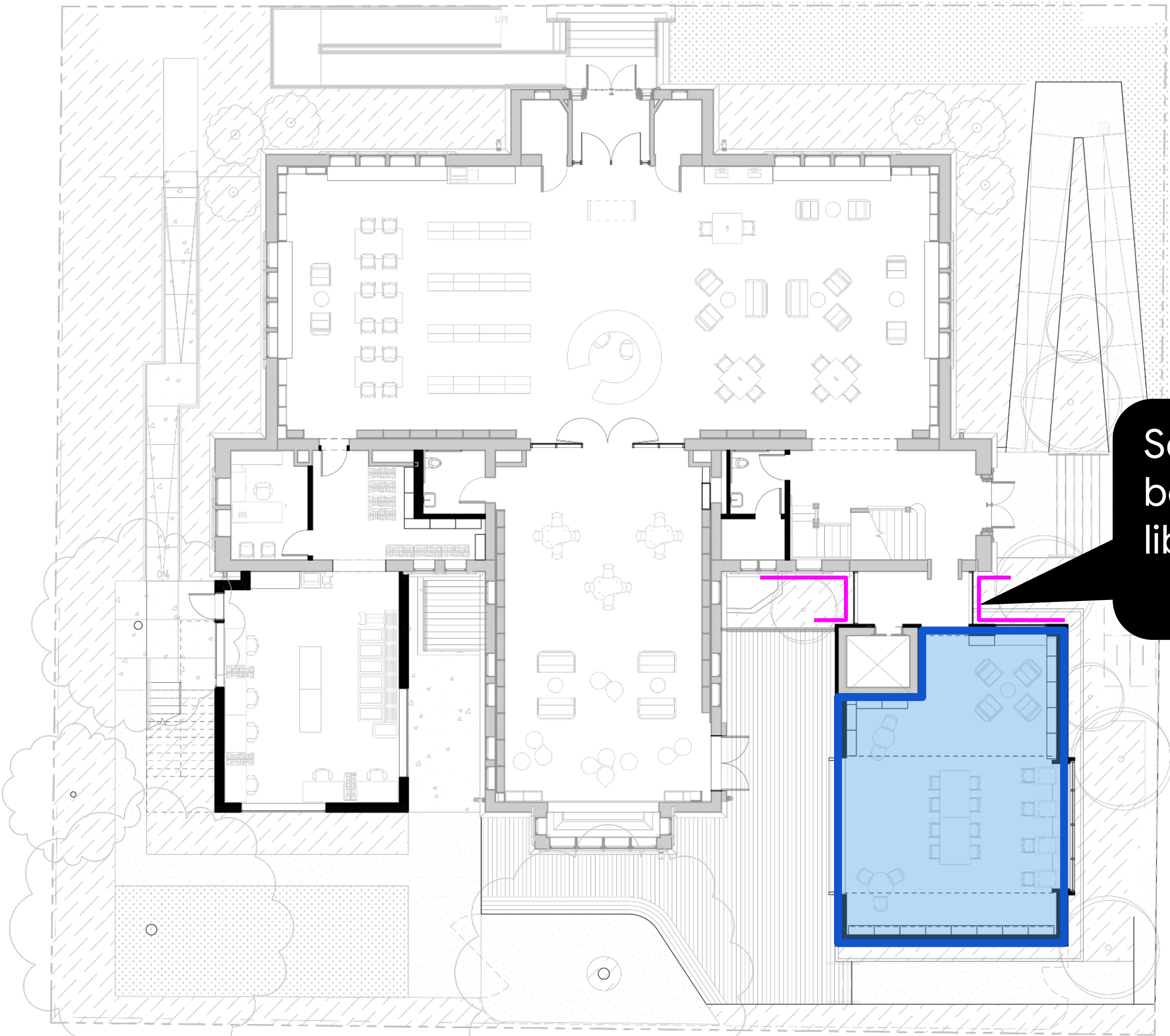
Proposed site plan - Black Cultural Center clearly visible and identifiable as secondary volume from N. Killingsworth.

Proposed Design

Commercial Perspective View



Current Condition - Recessed black metal cladding separates elevator tower from historical library.



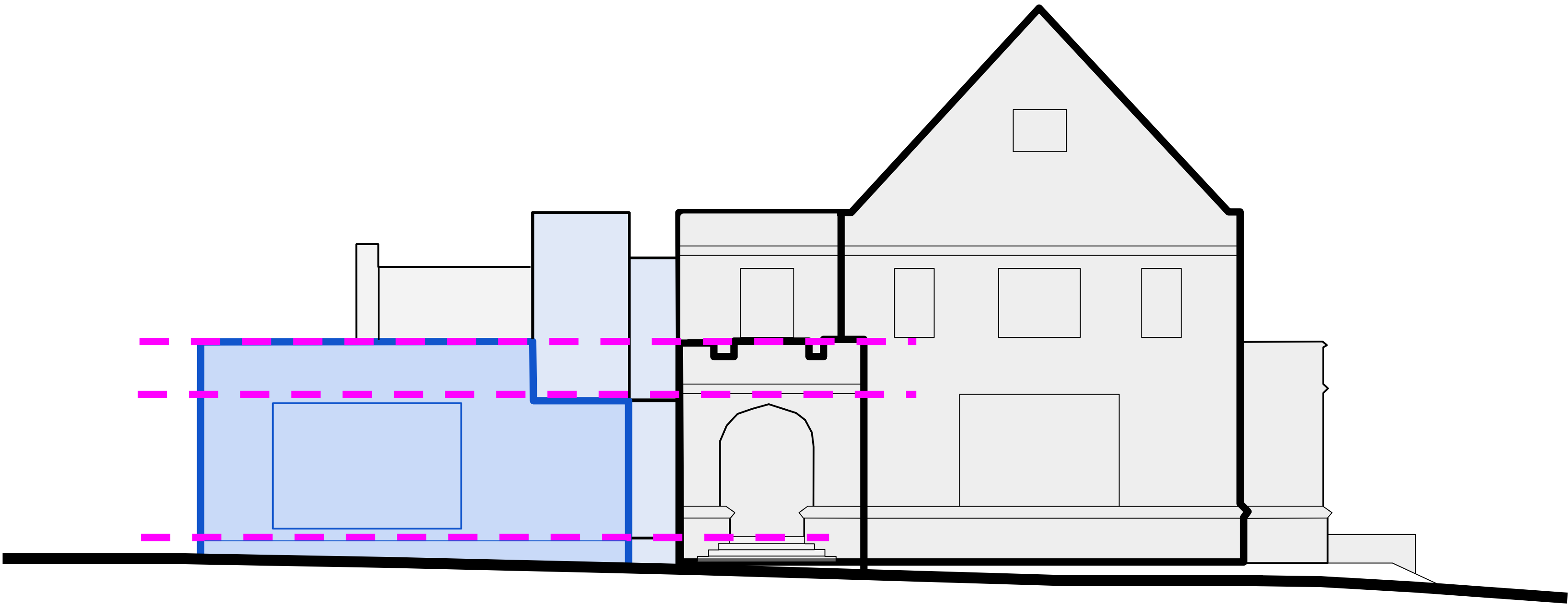
Setback connection between historical library and addition

Proposed site plan - Black Cultural Center visible from N. Killingsworth and reads as secondary volume. Connection between Black Cultural Center & existing library recessed to allow for legibility of historic library.

Proposed Design

(East) Elevation Diagrams

Massing alignment with historic library building datums.

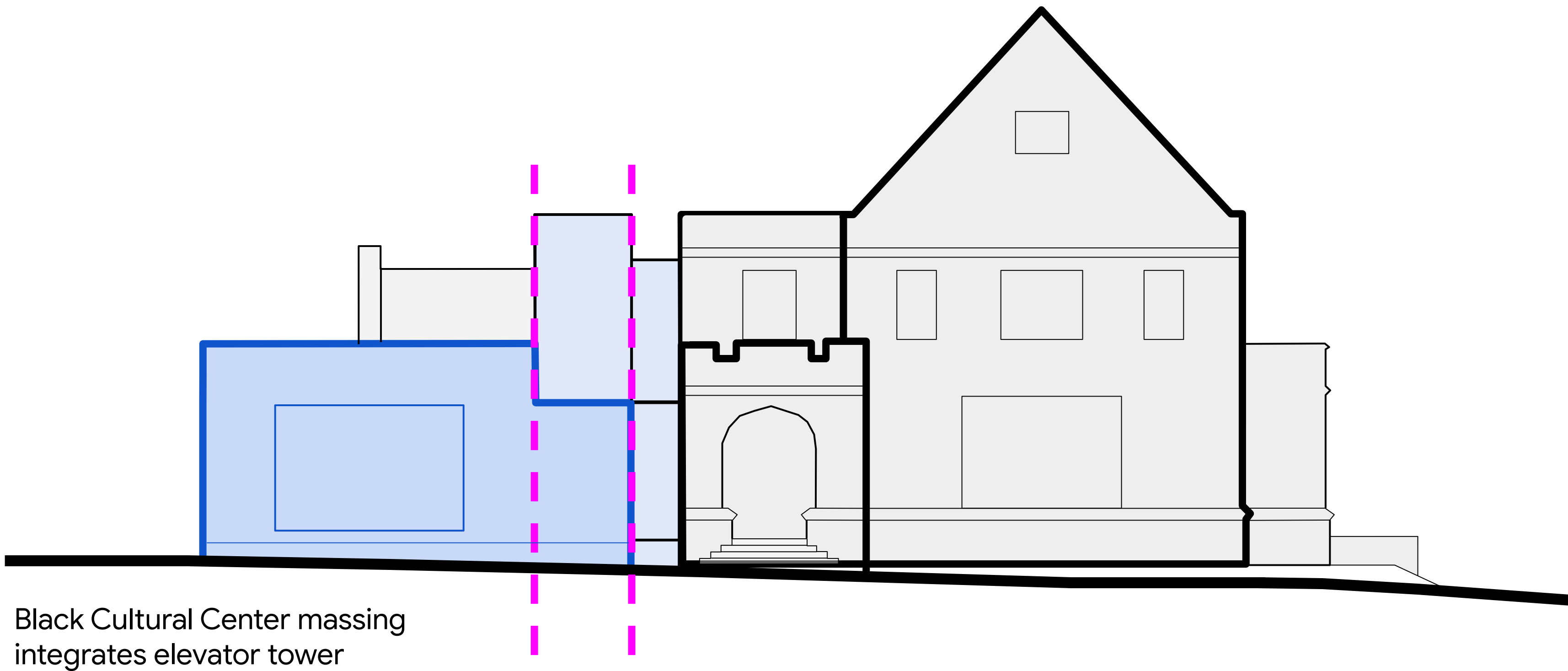


Black Cultural Center references historical building datums and establishes a clear building plinth

Proposed Design

(East) Elevation Diagrams

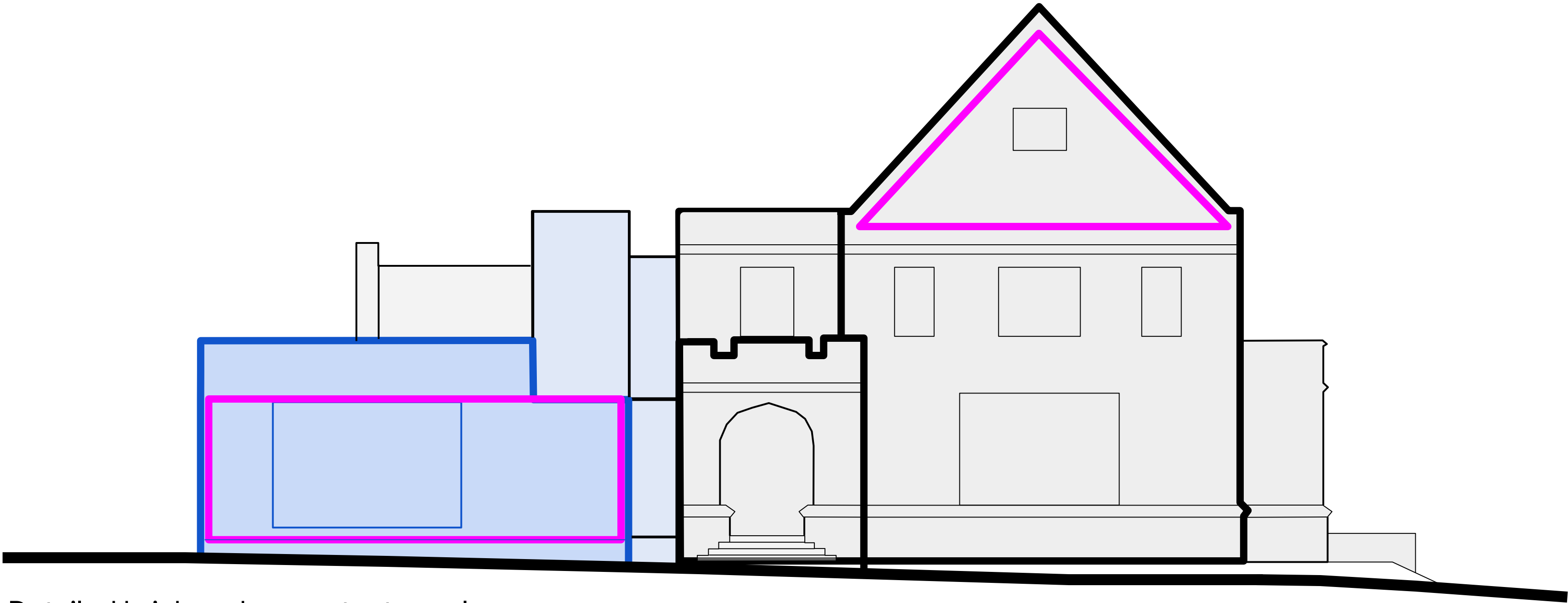
Alignment with and integration of elevator tower into massing.



Proposed Design

(East) Elevation Diagrams

Interpretation of historical brick detailing on new volume.

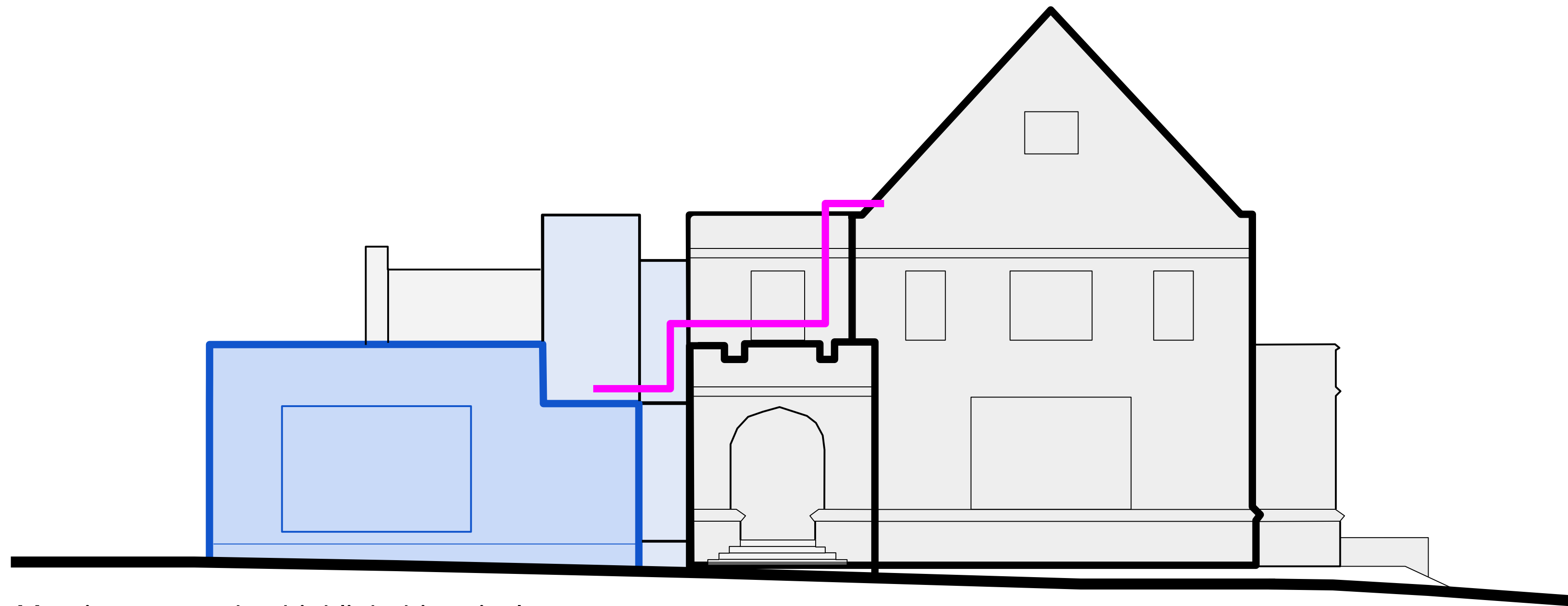


Detailed brickwork accentuates volume

Proposed Design

(East) Elevation Diagrams

Massing response to hierarchy and stepping of historic library.



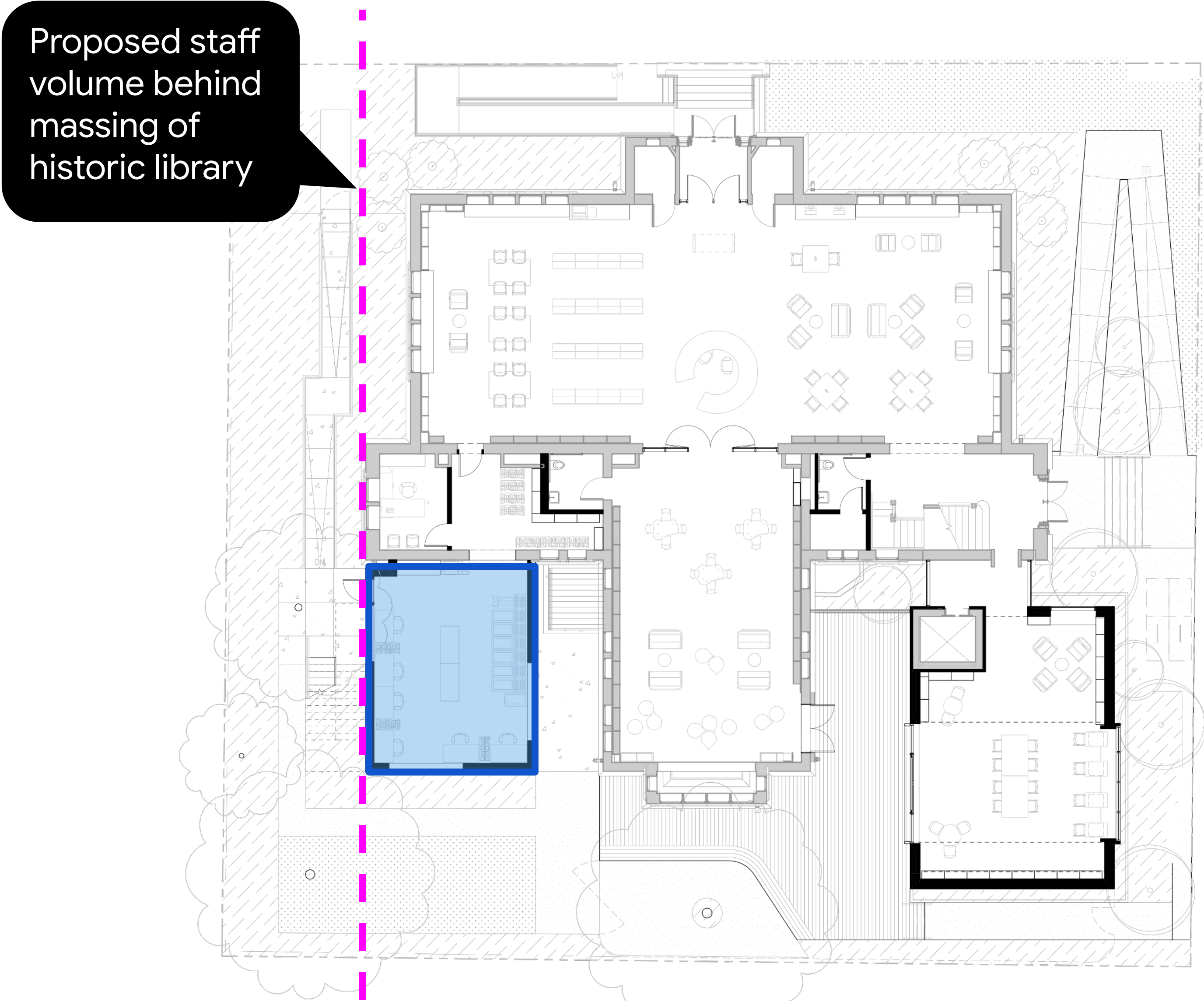
Massing stepped to highlight historical entrance

Proposed Design

Killingsworth Perspective View



Current condition - gated staff entry and dense vegetation along West facade limit view of existing historic library West facade.

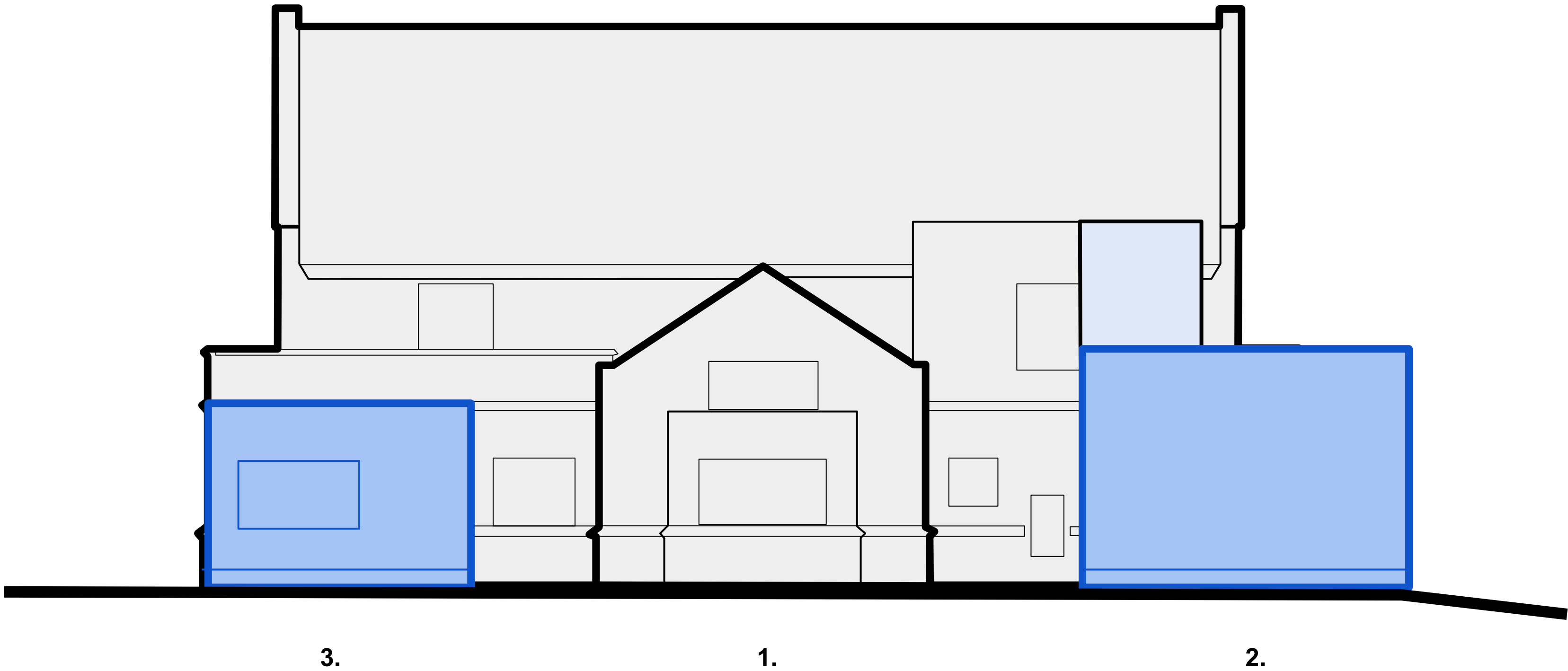


Proposed site plan - staff volume located behind historic library facades and not visible from N. Killingsworth.

Proposed Design

(South) Elevation Diagrams

Massing placement preserves reading & experience of historical library.

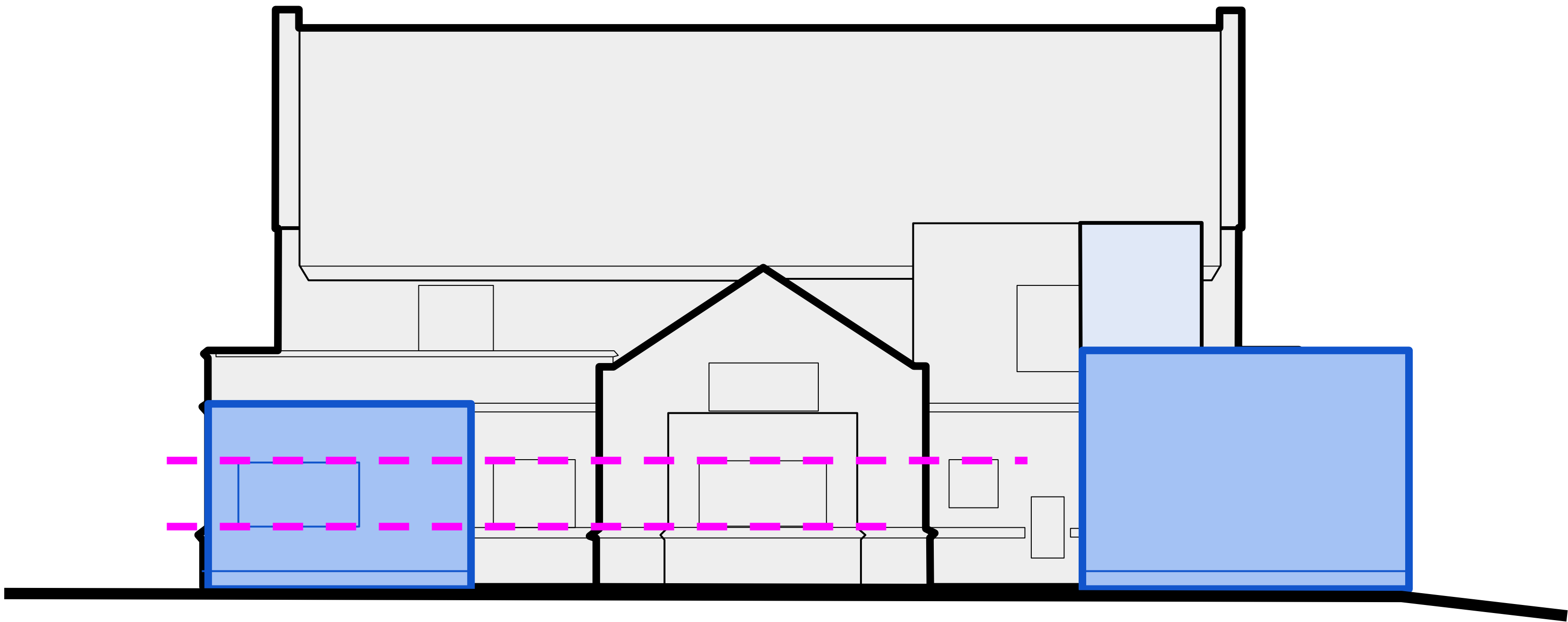


New additions expressed as individual volumes
to maintain daylighting in historical library
spaces

Proposed Design

(South) Elevation Diagrams

Massing alignment with historic library building datums.

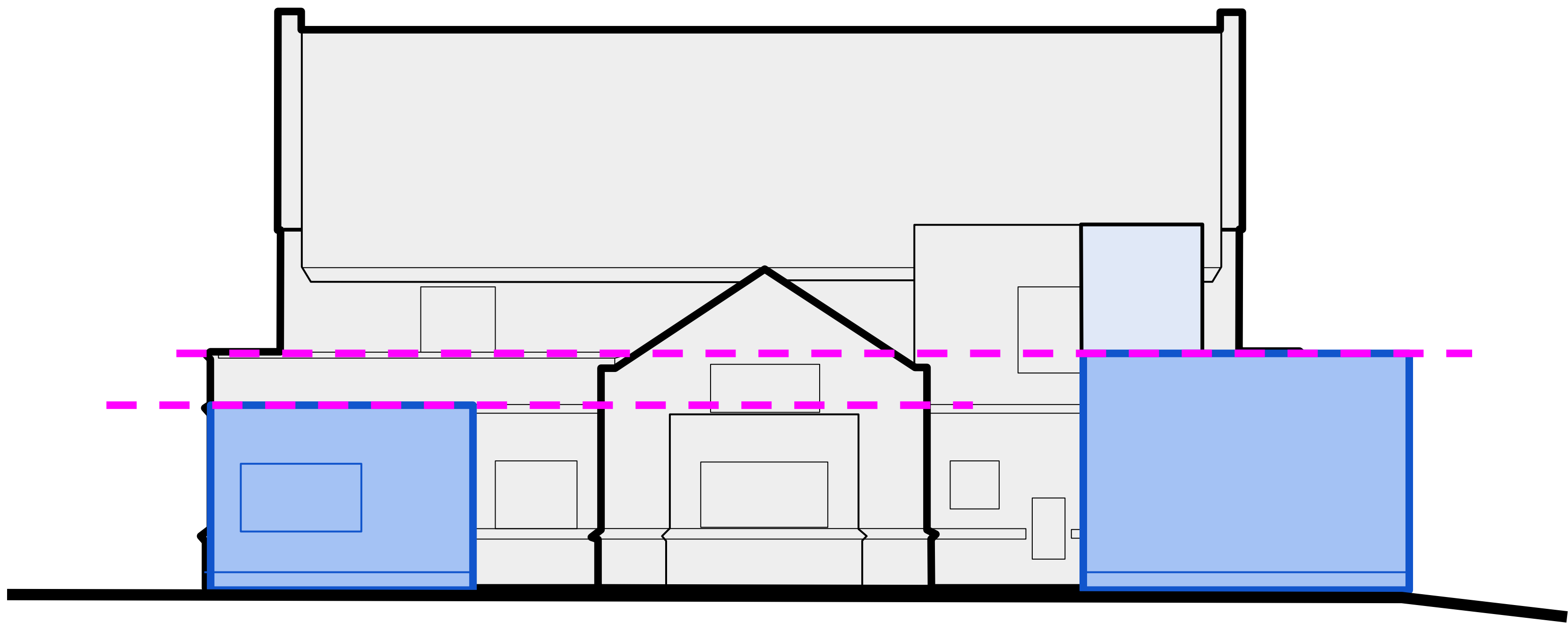


Fenestrations reference
existing historical building
datums.

Proposed Design

(South) Elevation Diagrams

Massing alignment with historic library building datums.
New volumes are secondary to historic library volumes.



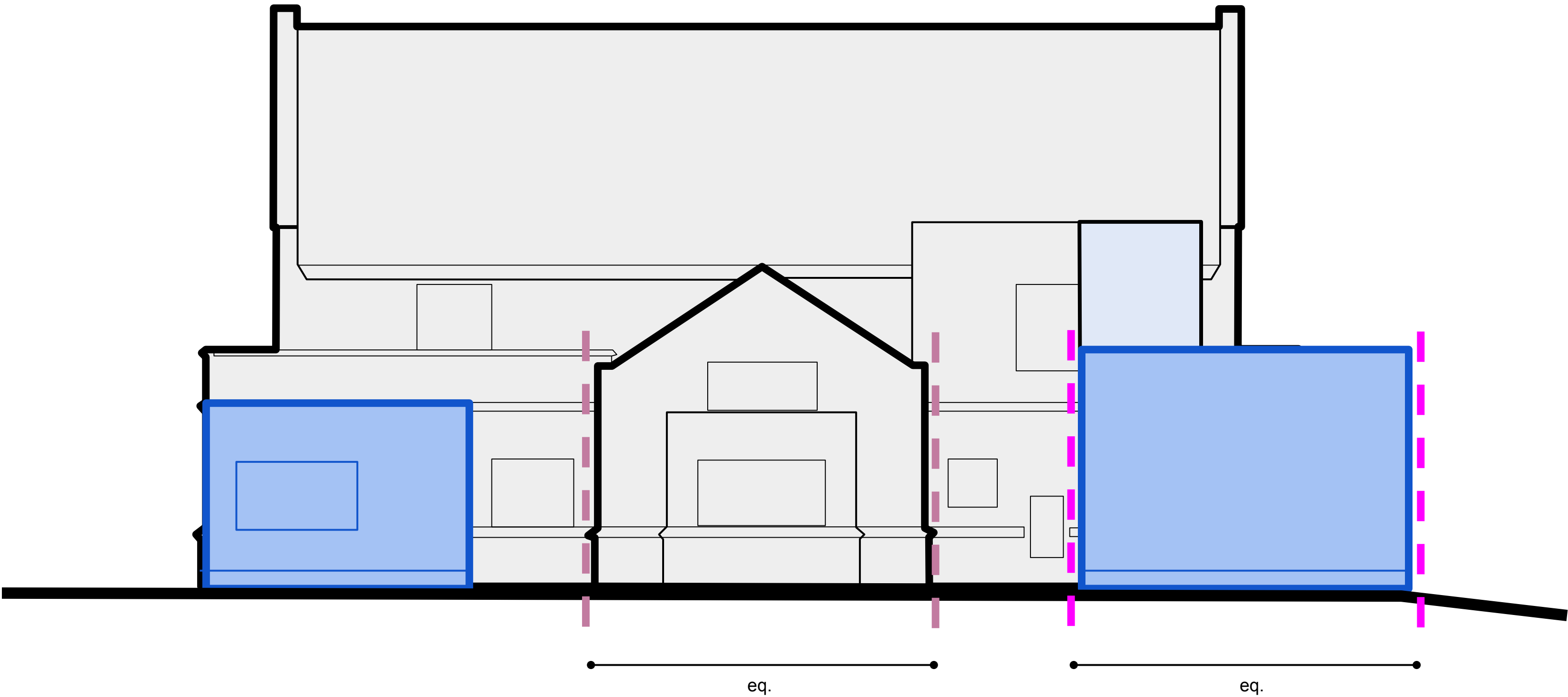
Service & Staff volume
aligns with datum on
historical library

Addition relates to datum
and scale of historical
library

Proposed Design

(South) Elevation Diagrams

Massing Proportionality relates to historic library.



Black Cultural Center
proportions relate to
historical reading room

Proposed Design

TECHNICAL ELEVATIONS



North Elevation

Proposed Design

TECHNICAL ELEVATIONS



East Elevation

Proposed Design

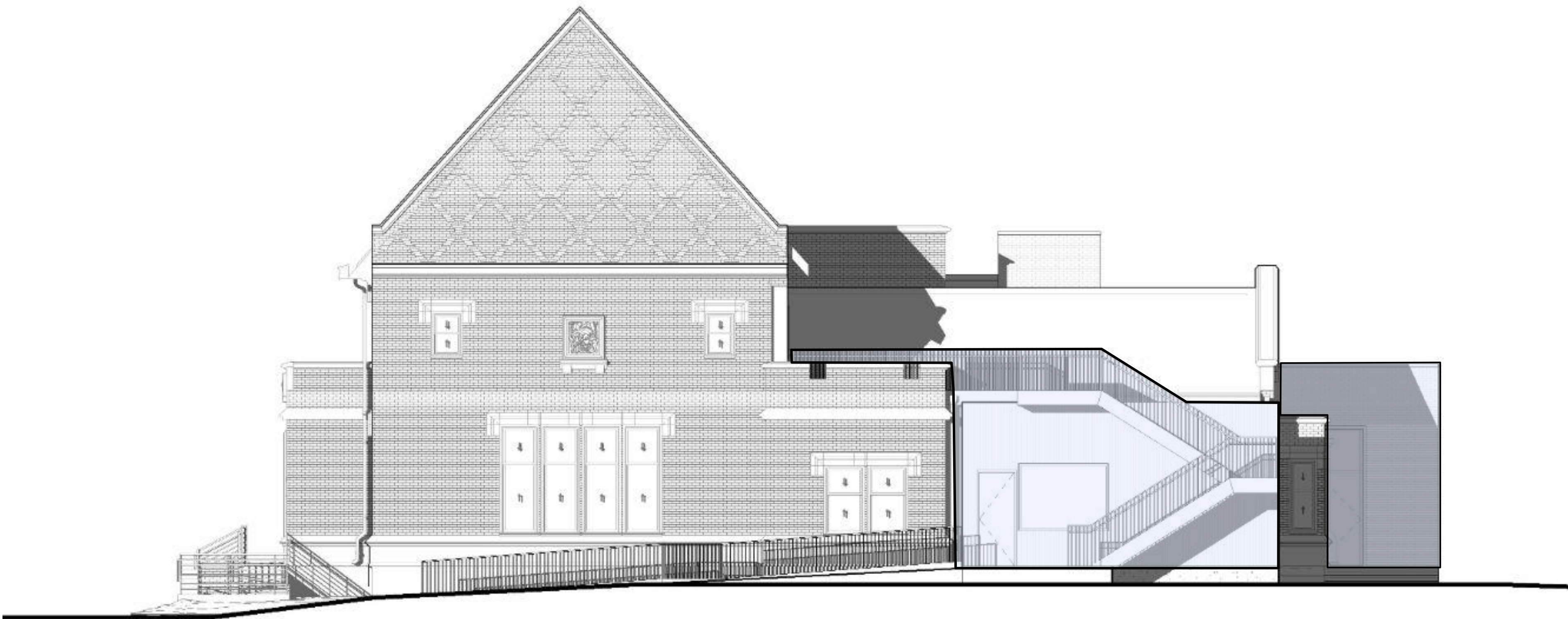
TECHNICAL ELEVATIONS



South Elevation

Proposed Design

TECHNICAL ELEVATIONS

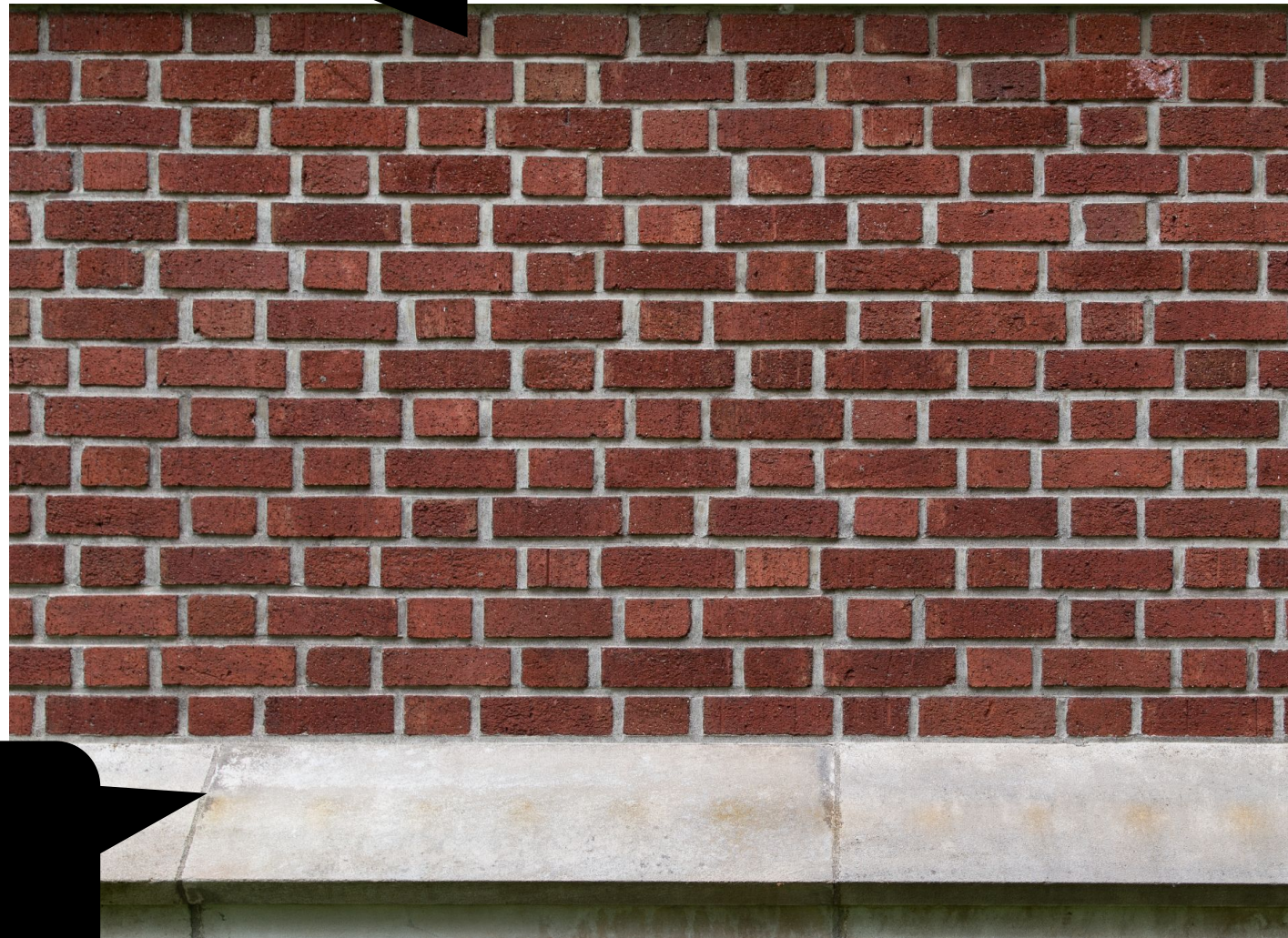


West Elevation

Existing Carnegie Library Materials

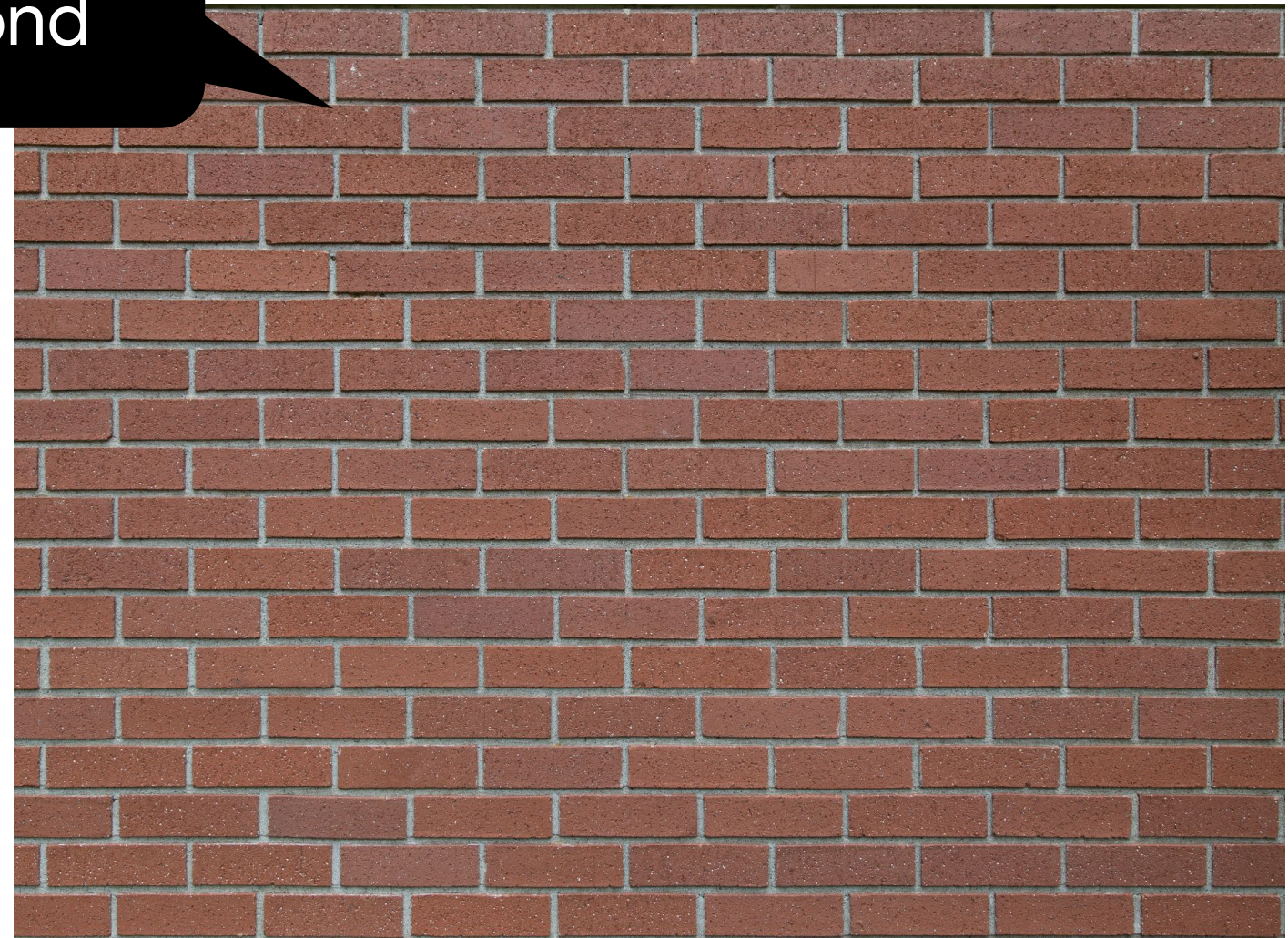
(Materials)

Historic brick, wood fired, flemish bond



Masonry coursing

Elevator brick, running bond



Black metal panelling



Black metal accents

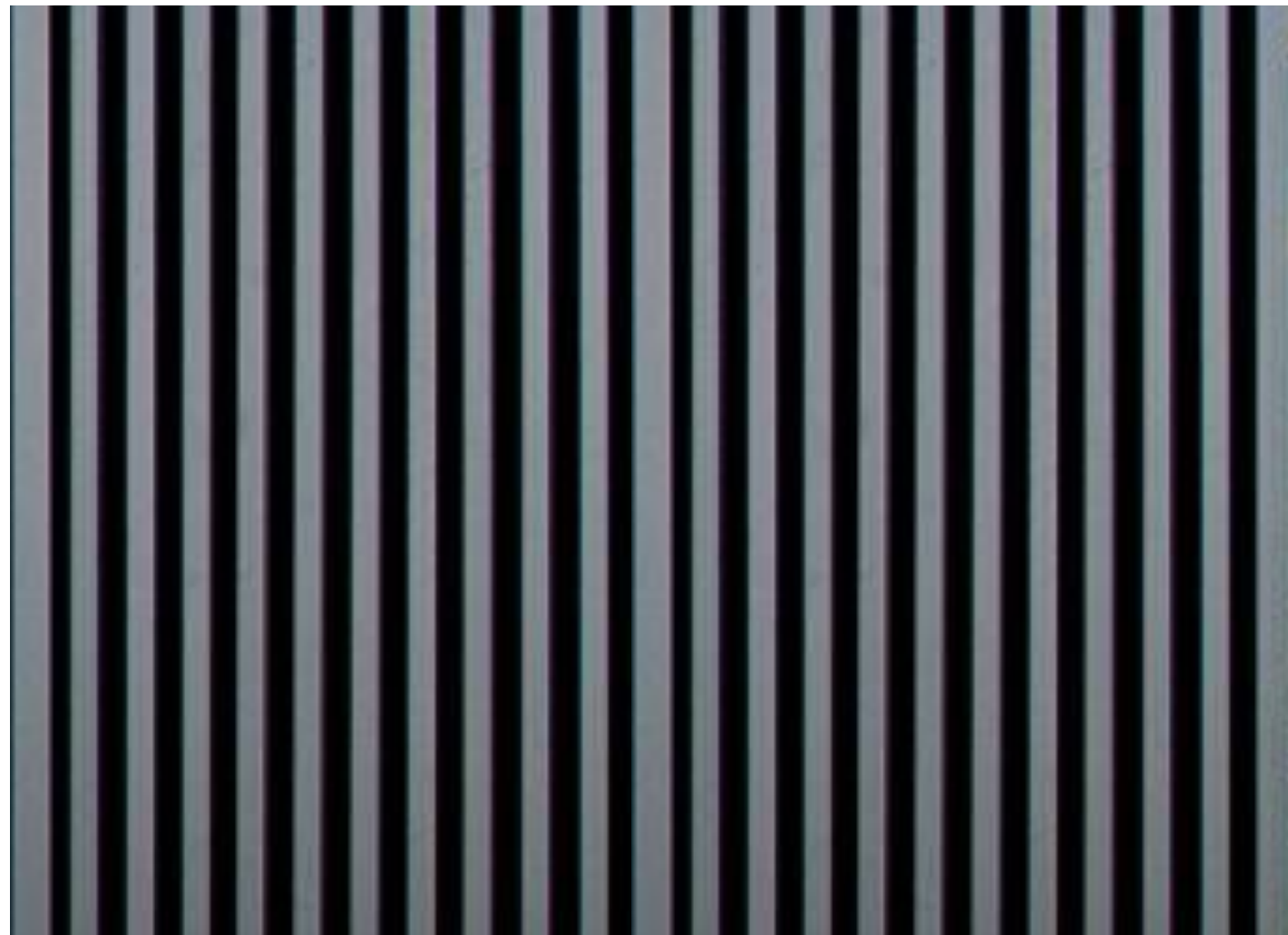
Black door paint



Proposed Design

Staff Volume Materials

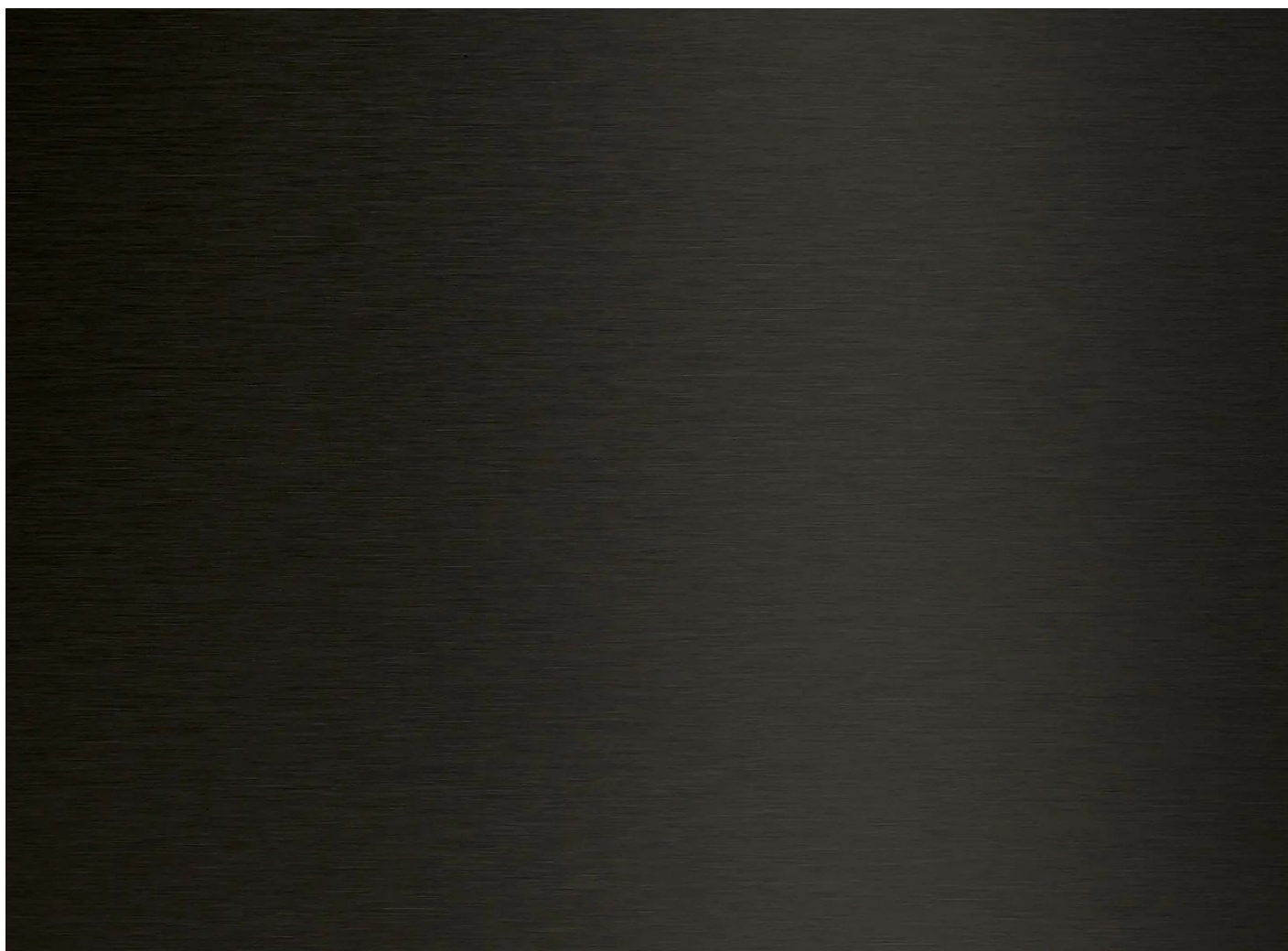
Facade: Box Rib Metal Panel



Foundations: Concrete



Trim & Windows: Black



Box Rib metal panel

Black windows & trim

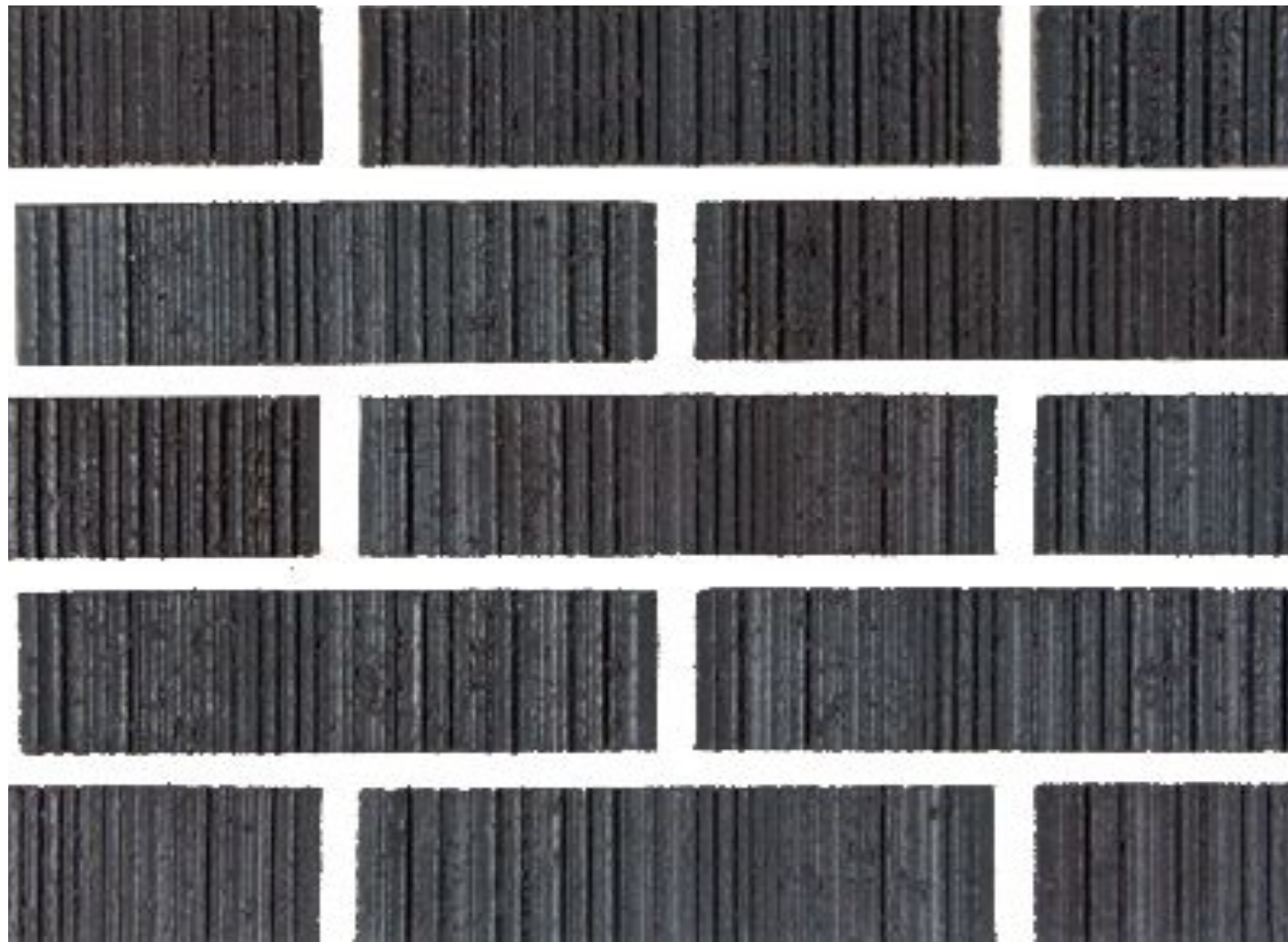
Concrete base



Proposed Design

Black Cultural Center Materials

Facade: Brick* - Endicott
'Manganese Ironspot'



Facade: Brick* - Mutual Materials
'Coal Creek'

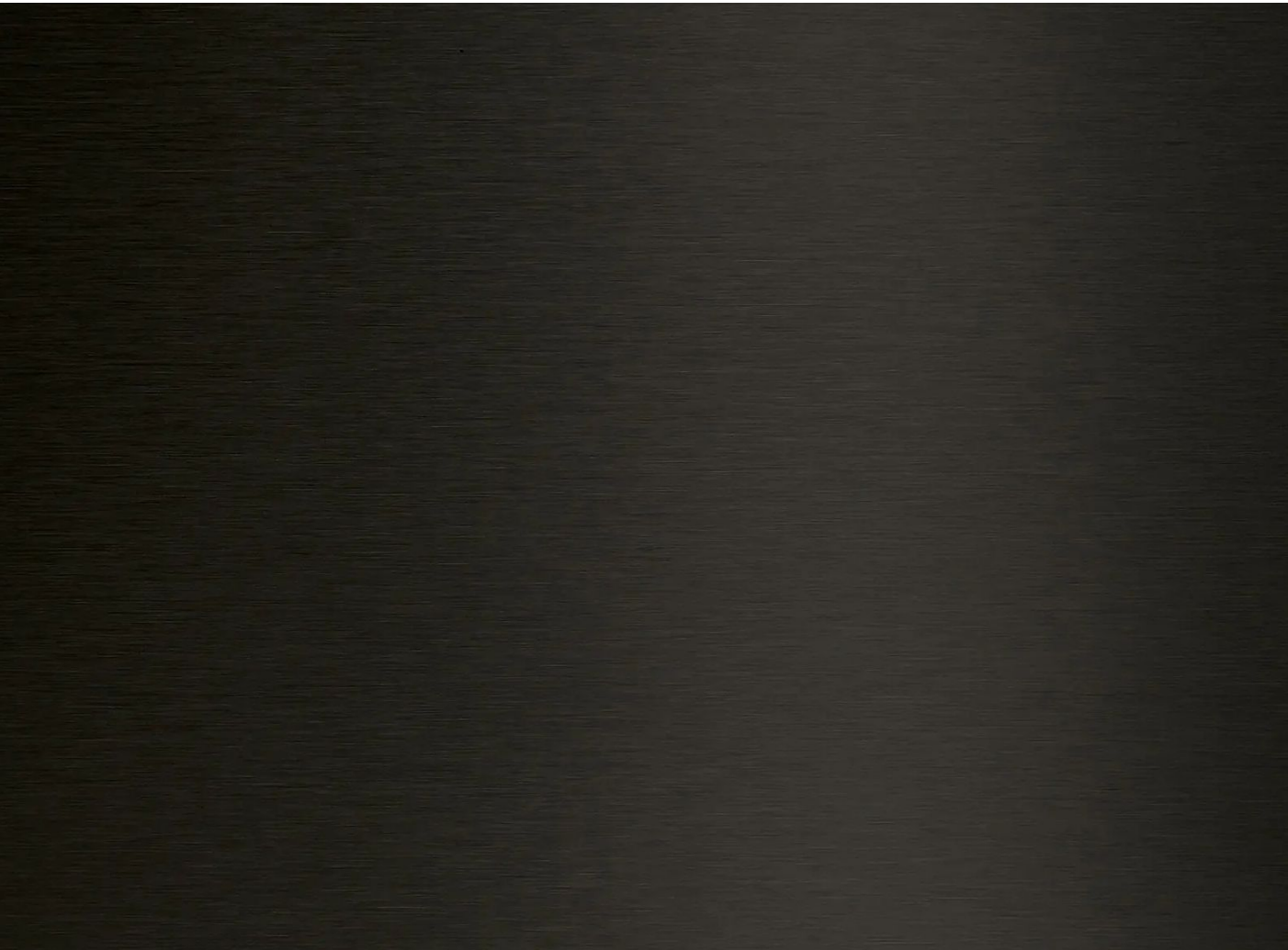


*Brick mortar color still being studied

Foundations: Concrete



Trim & Windows: Black



Black trim

Dark brick

Concrete base



Proposed Design Renders



View across N. Killingsworth Street

Proposed Design Renders



View from corner of N. Killingsworth & N. Commercial

Proposed Design Renders



View across N. Commercial Ave.

Proposed Design Renders



View across N. Commercial Ave.

Proposed Design Renders



View from S.E. on N. Commercial Ave.

End

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EA 22-151487 DA EX A3



For Zoning Code in effect Post August 1, 2021

ZONING



THIS SITE LIES WITHIN THE:
PIEDMONT CONSERVATION DISTRICT



Site



Historic Landmark

File No.	EA 22 - 151487 DAR
1/4 Section	2530
Scale	1 inch = 200 feet
State ID	1N1E22AB 2800
Exhibit	B Jun 21, 2022
EA 22-151487 DA EX B	

Proposed Design

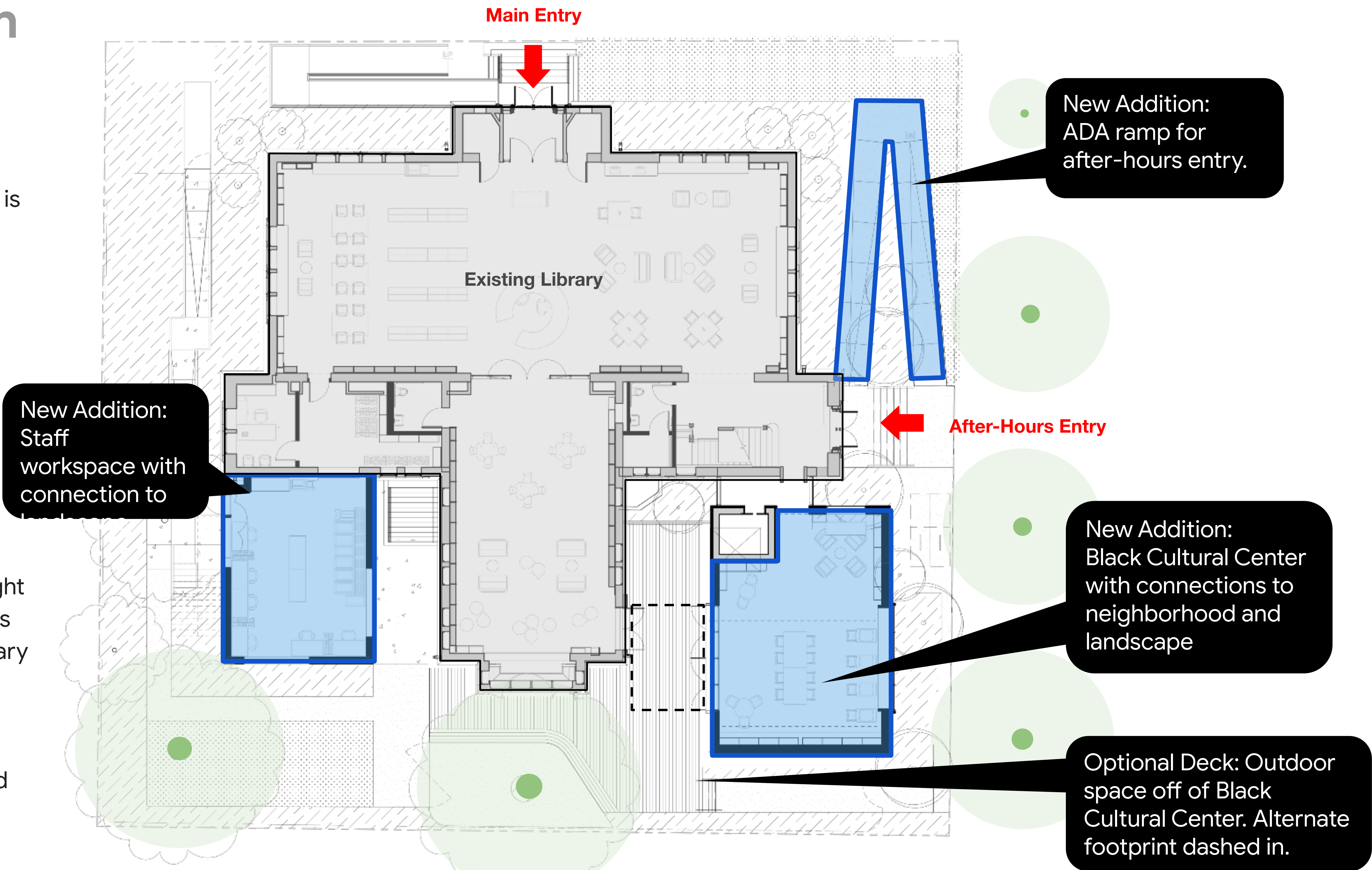
Site Approach

Beacon
The new black cultural center is visible from Killingsworth and Commercial streets.

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1/16" = 1'-0" when printed on 11"x17"

Proposed Design

TECHNICAL ELEVATIONS



North Elevation

Proposed Design

TECHNICAL ELEVATIONS



East Elevation

Proposed Design

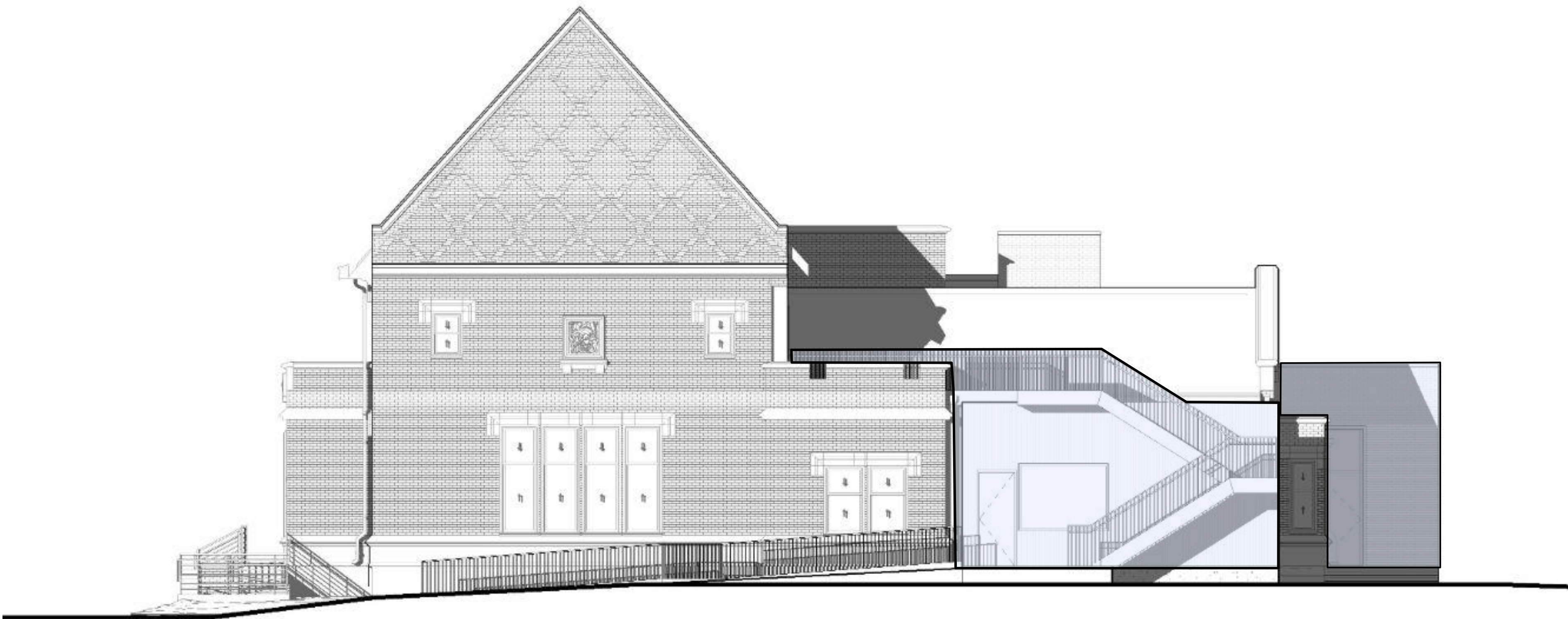
TECHNICAL ELEVATIONS



South Elevation

Proposed Design

TECHNICAL ELEVATIONS

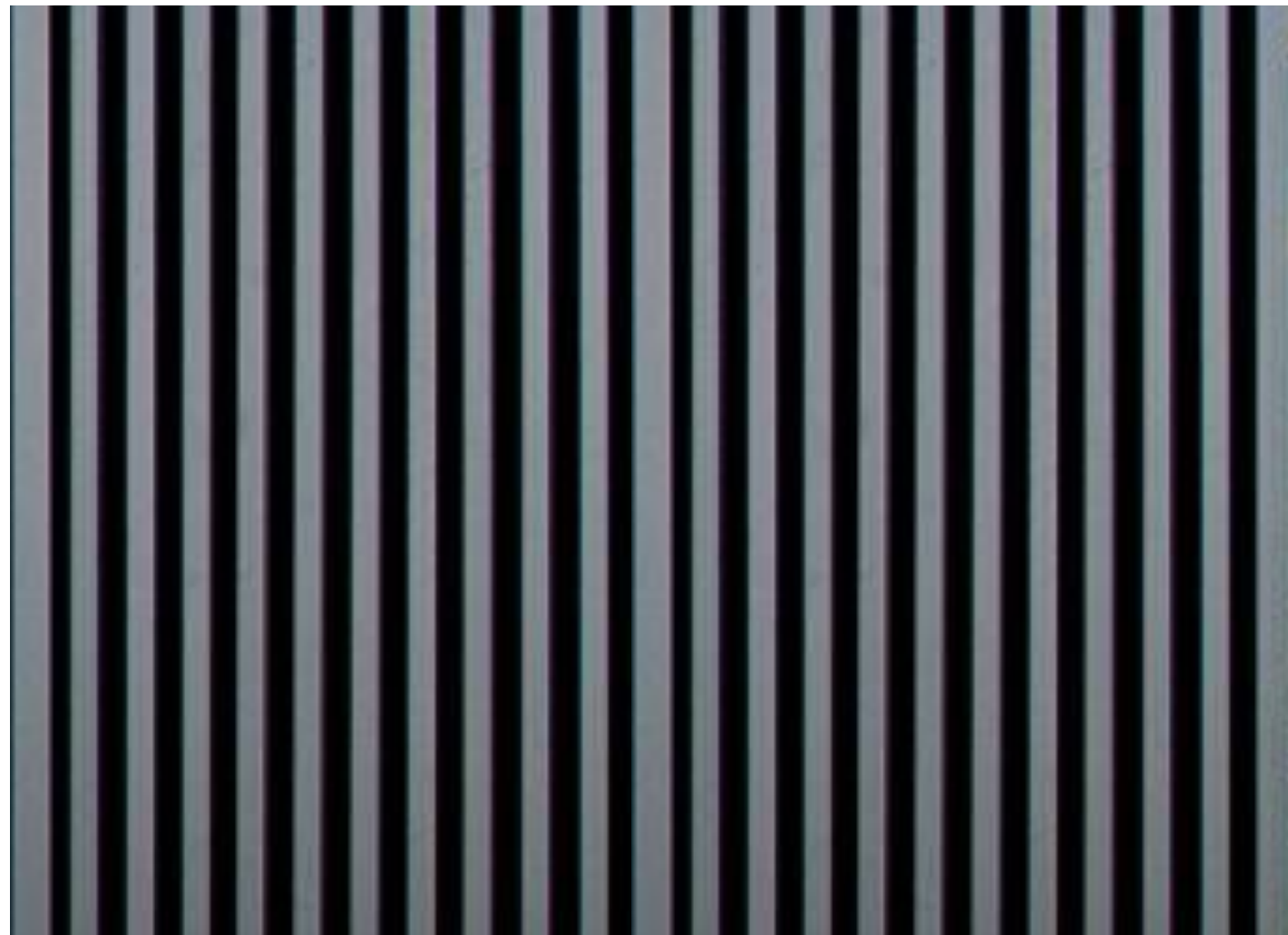


West Elevation

Proposed Design

Staff Volume Materials

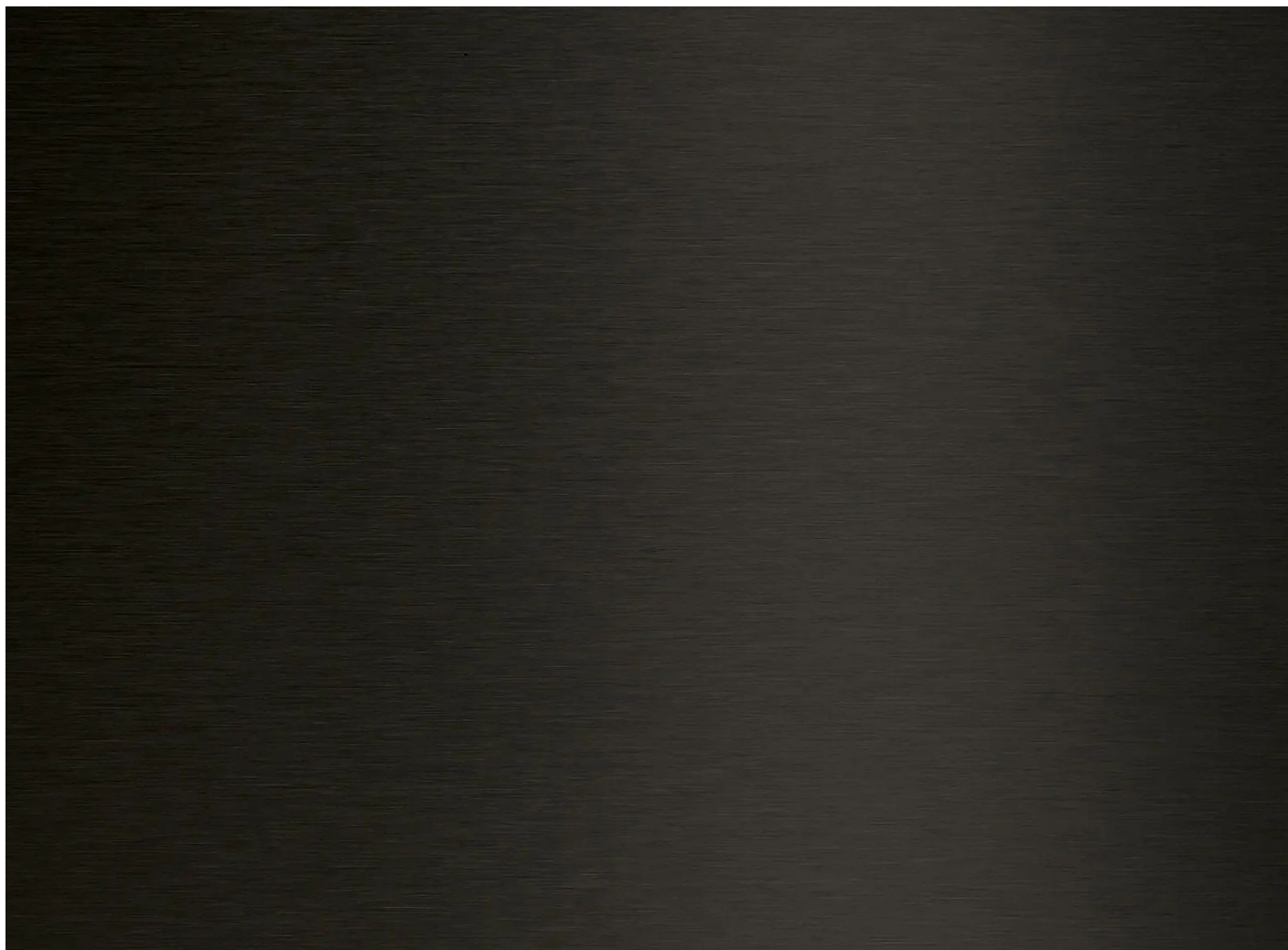
Facade: Box Rib Metal Panel



Foundations: Concrete



Trim & Windows: Black



Box Rib metal panel

Black windows & trim

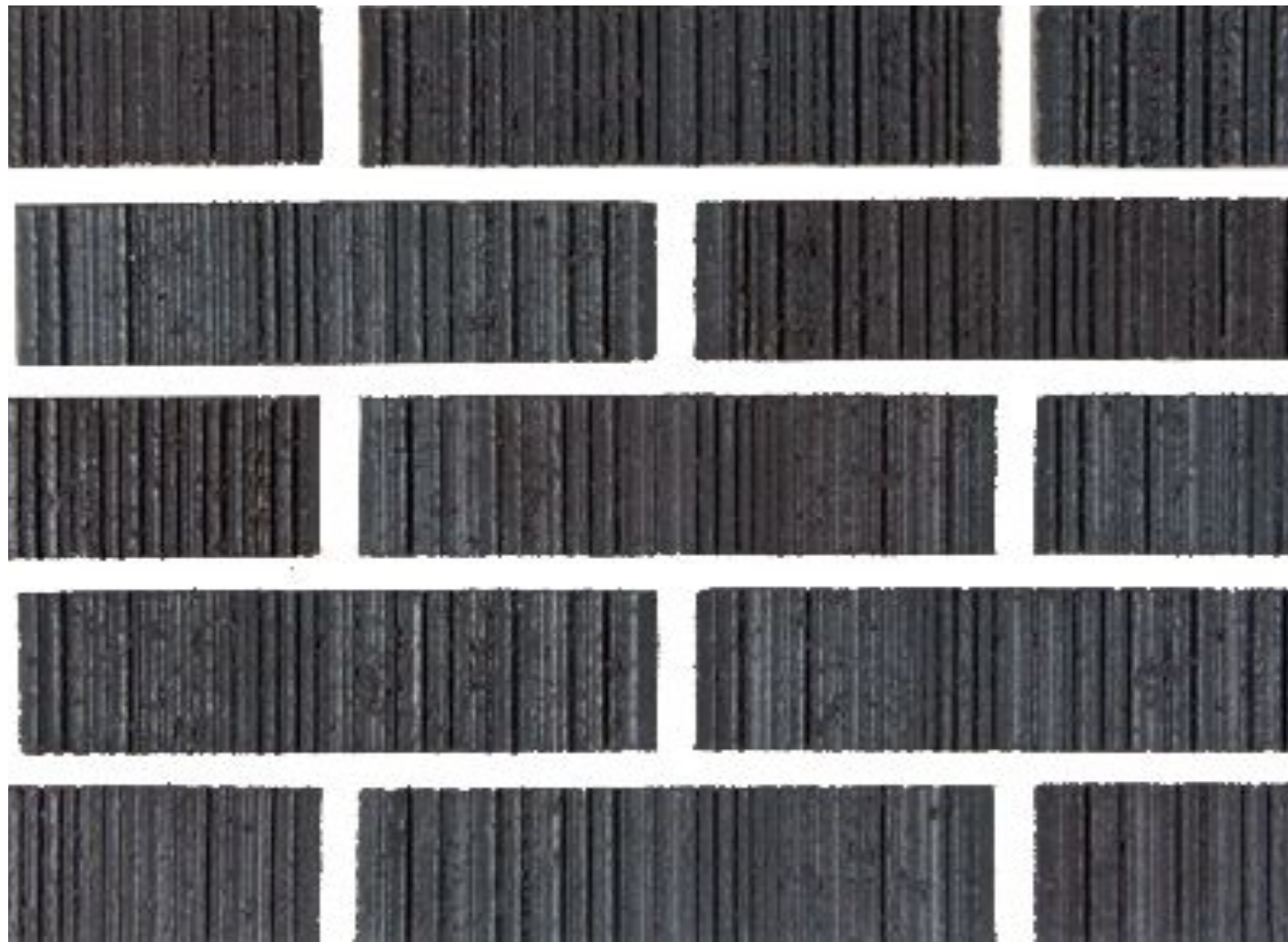
Concrete base



Proposed Design

Black Cultural Center Materials

Facade: Brick* - Endicott
'Manganese Ironspot'



Facade: Brick* - Mutual Materials
'Coal Creek'

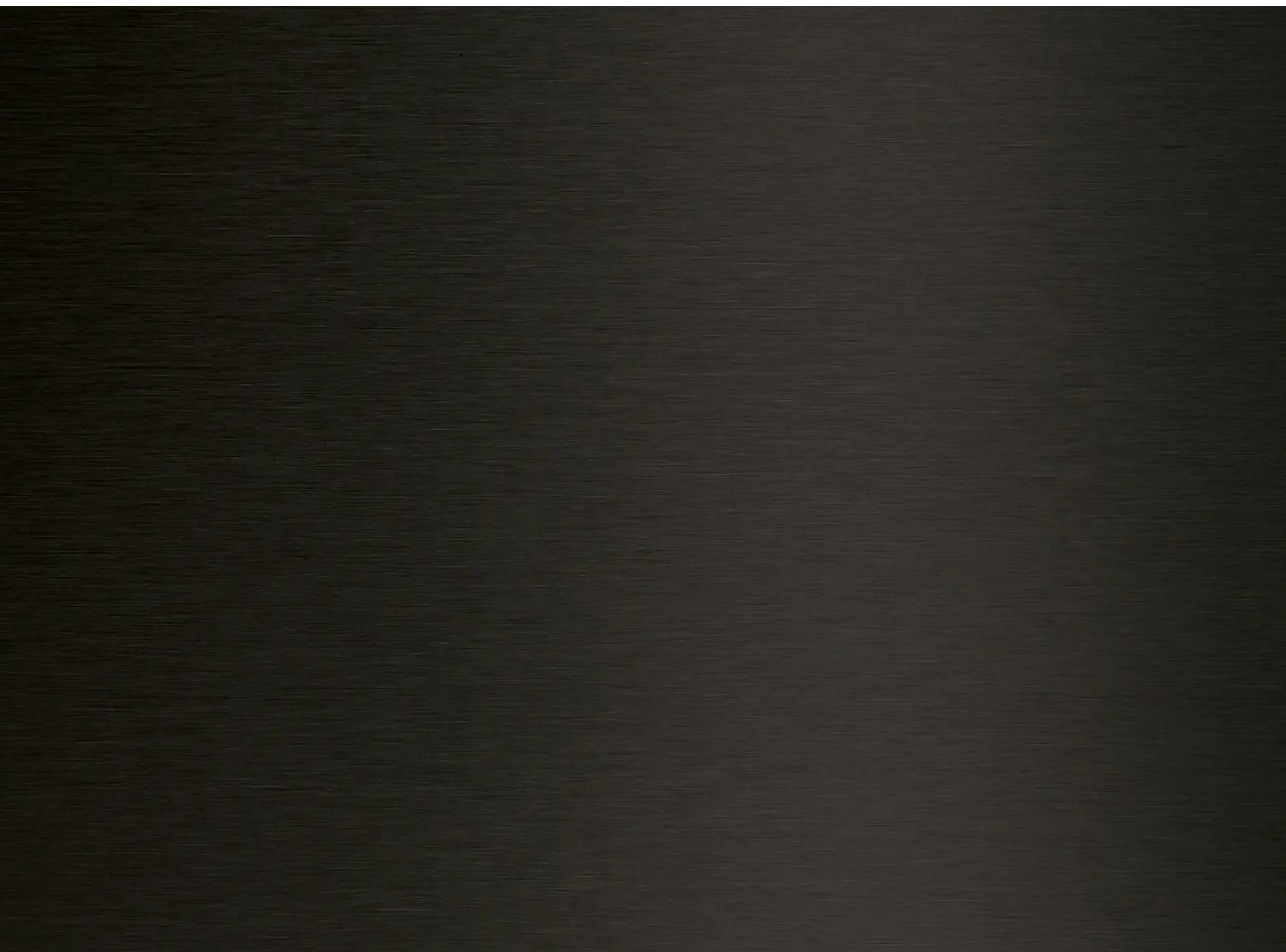


*Brick mortar color still being studied

Foundations: Concrete



Trim & Windows: Black



Black trim

Dark brick

Concrete base





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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: June 28, 2022

To: LEVER ARCHITECTURE *TYLER NISHITANI*

From: Arthur Graves, Land Use Services, Arthur.Graves@portlandoregon.gov

RE: Design Advice Request posting for EA 22-151487 DA

Dear LEVER ARCHITECTURE *TYLER NISHITANI*:

I have received your application for a Design Advice Request (DA) at 512 N KILLINGSWORTH ST. Your case number is given above. The first meeting with the Historic Landmarks Commission is scheduled for **July 25, 2022**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for **July 25, 2022** you must post the notice by **July 04, 2022**, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by **July 11, 2022**, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Design Advice Request

NORTH PORTLAND LIBRARY ADDITION

CASE FILE	EA 22-151487 DA		
WHEN	Monday, July 25, 2022 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/landmarks		
HOW	TO COMMENT: Follow instructions on the Historic Landmarks Commission agenda <u>or</u> email the planner at Arthur.Graves@portlandoregon.gov		
REVIEW BY	Historic Landmarks Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	<p>DAR for proposed renovations and modernizations to the North Portland Branch of the Multnomah County Public Library, a contributing resource in the Piedmont Conservation District. Alterations include a new Black Cultural Center at the south-east corner of the building (facing N Commercial Ave) and a new staff addition to be located at the south-west corner of the existing building. Both additions are proposed to be single story with a combined square footage of approximately 1,500 sf. The Black Cultural Center is proposed to be clad in dark brick, the staff addition in metal panel.</p> <p>No Modifications or Adjustments are proposed.</p>		
REVIEW APPROVAL CRITERIA	Portland Zoning Code Criteria: 33.846.060.G		
SITE ADDRESS	512 N Killingsworth Street		
ZONING/ DESIGNATION	IRm: Institutional Residential Bas Zone; Centers Main Street Overlay Zone; Historic Resource Overlay Zone. Landmark within the Piedmont Conservation District.		
APPLICANT(S)	Tyler Nishitani LEVER Architecture	OWNER(S)	Siobhan Kirk Multnomah County, Facilities and Property Management
QUESTIONS? BDS CONTACT	Arthur Graves, City Planner (503) 865.6517 Arthur.graves@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ຫາກແຕ່ງສາ ຫຼື ຫາກອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

LEVER ARCHITECTURE *TYLER NISHITANI*
4713 N ALBINA AVE., 4TH FLOOR PORTLAND, OR 97217

DATE: _____

TO: Arthur Graves | Arthur.Graves@portlandoregon.gov
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 22-151487 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Historic Landmarks Commission is scheduled for **July 25, 2022** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **July 11, 2022**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by **July 04, 2022**, or return this form by **July 11, 2022**, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

Additional Instructions for Posting Notice Signs

Layout:

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

Place an image of your proposal, preferably a rendering or an elevation, on the left side of the 18-by-24-inch sign board. Make the image as large as possible without covering any of the blue background of the board and leaving enough room for the posting notice text. Place the posting notice text provided by the city planner on the right side of the board. The posting notice text is provided in PDF format by the city planner for easy insertion/attachment the sign template; it should be inserted at its full 8.5-inch by 11-inch size. See the example image on the following page for reference.

Materials:

Your local sign manufacturer will have a variety of options available, but for environmental reasons we recommend corrugated plastic because it can be recycled. Corrugated plastic is sold under many trade names. It is an extruded twin wall plastic-sheet product produced from high-impact polypropylene resin with a similar make-up to corrugated cardboard and is ideally suited for outdoor signage. It can be direct printed or will accept pressure sensitive adhesive graphics.

The sign must be printed in color.

Installation:

Signs may be attached to an existing building or structure, or mounted on posts, stakes, a fence, or other reasonable and sturdy structure that is fully accessible to the public.

Mounting Height:

To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be no higher than 60" inches above grade and free from any obstruction. The bottom of the sign must be at least 24" above the ground.

An example image of the posting board layout is provided below:

This certifies that I have posted notice on my site. I understand that the meeting with the Historic Landmarks Commission is scheduled for **July 25, 2022** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on Friday, July 1st at ~ 2:45 pm (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **July 11, 2022**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by July 04, 2022, or return this form by July 11, 2022, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



Signature

Tyler Nishitani

Print Name

4713 N Albina Ave.

Address

Portland, OR 97217

City/State/Zip Code

Additional Instructions for Posting Notice Signs

Layout:

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

Place an image of your proposal, preferably a rendering or an elevation, on the left side of the 18-by-24-inch sign board. Make the image as large as possible without covering any of the blue background of the board and leaving enough room for the posting notice text. Place the posting notice text provided by the city planner on the right side of the board. The posting notice text is provided in PDF format by the city planner for easy insertion/attachment to the sign template; it should be inserted at its full 8.5-inch by 11-inch size. See the example image on the following page for reference.

Materials:

Design Advice Request – RE-POSTING

NORTH PORTLAND LIBRARY ADDITION

CASE FILE	EA 22-151487 DA		
WHEN	Monday, August 08, 2022 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/landmarks		
HOW	TO COMMENT: Follow instructions on the Historic Landmarks Commission agenda <u>or</u> email the planner at Arthur.Graves@portlandoregon.gov		
REVIEW BY	Historic Landmarks Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	<p>DAR for proposed renovations and modernizations to the North Portland Branch of the Multnomah County Public Library, a contributing resource in the Piedmont Conservation District. Alterations include a new Black Cultural Center at the south-east corner of the building (facing N Commercial Ave) and a new staff addition to be located at the south-west corner of the existing building. Both additions are proposed to be single story with a combined square footage of approximately 1,500 sf. The Black Cultural Center is proposed to be clad in dark brick, the staff addition in metal panel.</p> <p>No Modifications or Adjustments are proposed.</p>		
REVIEW APPROVAL CRITERIA	Community Design Guidelines		
SITE ADDRESS	512 N Killingsworth Street		
ZONING/ DESIGNATION	IRm: Institutional Residential Bas Zone; Centers Main Street Overlay Zone; Historic Resource Overlay Zone. Landmark within the Piedmont Conservation District.		
APPLICANT(S)	Tyler Nishitani LEVER Architecture	OWNER(S)	Siobhan Kirk Multnomah County, Facilities and Property Management
QUESTIONS? BDS CONTACT	Arthur Graves, City Planner (503) 865.6517 Arthur.graves@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ຫາກແຕ່ງສາ ຫຼື ຫາກອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

LEVER ARCHITECTURE *TYLER NISHITANI*
4713 N ALBINA AVE., 4TH FLOOR PORTLAND, OR 97217

DATE: _____

TO: Arthur Graves | Arthur.Graves@portlandoregon.gov
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST RE-POSTING

Case File EA 22-151487 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Historic Landmarks Commission is scheduled for **August 08, 2022** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **July 25, 2022**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by **as-soon-as-possible**, or return this form by **July 25, 2022**, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

Additional Instructions for Posting Notice Signs

Layout:

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

Place an image of your proposal, preferably a rendering or an elevation, on the left side of the 18-by-24-inch sign board. Make the image as large as possible without covering any of the blue background of the board and leaving enough room for the posting notice text. Place the posting notice text provided by the city planner on the right side of the board. The posting notice text is provided in PDF format by the city planner for easy insertion/attachment the sign template; it should be inserted at its full 8.5-inch by 11-inch size. See the example image on the following page for reference.

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An example image of the posting board layout is provided below:



NOTICE OF PUBLIC HEARING



Type III Land Use Review

LOT 5 STATION PLACE

CASE FILE LU 20-015504-DUM-AU

WHEN THURSDAY, SEPTEMBER 24, 2020 @ 1:30 PM

(Plan to be hearing start time - last Design Commission agenda for collected project start time.)

WHERE ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/dcagenda

HOW TO TESTIFY: Follow instructions on the Design Commission agenda or email the planner at Benjamin.Nelson@portlandoregon.gov.

REVIEW BY DESIGN COMMISSION

LINE USE DESIGN REVIEW WITH MODIFICATIONS & ADJUSTMENT REVIEW

REVIEW TYPE Design Review with Modifications and Concurrent Adjustment Review for a proposed history commercial building consisting of ground floor retail, dining, housing and parking spaces, and 2 short stories of structured parking located behind existing 15 parking spaces. Above the ground floor retail and parking, 1 second floor office are proposed with large windows at the site and the floor that are cut into the main building structure. Vehicle access to parking and loading is proposed off the Northrup Street. These modifications are requested only to allow the length of the building facade above 100' in height to be up to 100' long, one to allow long term bike parking access for 10' by 10' and the use to be able to provide the ground floor access to street along 100' Northrup Street.

PROPOSAL

REVIEW CRITERIA

APPROVAL CRITERIA

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PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185

Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation

Jo Ann Hardesty Commissioner Chris Warner Director

PBOT – Development Review Design Advice Request (DAR) Response

Date: July 4, 2022

To: Tyler Nishitani, LEVER ARCHITECTURE
971-506-9983, tnishitani@leverarchitecture.com

From: Michael Pina, PBOT Development Review
503-823-4249, michael.pina@portlandoregon.gov

Case File: EA 22-151487

Location: 512 N KILLINGSWORTH ST

R#: R298128

Proposal: HLC HEARING - DAR for proposed renovations and modernizations to the North Portland Branch of the Multnomah County Public Library, a contributing resource in the Piedmont Conservation District. Alterations include a new Black Cultural Center at the south-east corner of the building (facing N Commercial Ave) and a new staff addition to be located at the south-west corner of the existing building. Both additions are proposed to be single story with a combined square footage of approximately 1,500 sf. The Black Cultural Center is proposed to be clad in dark brick, the staff addition in metal panel. No Modifications or Adjustments are proposed.

The following is in response to the applicant's Design Advice Request, submitted June 16, 2022.

KEY ISSUES

Frontage Improvements: The proposal to add square footage to the existing structure constitutes an increase in trips generation to the site, thus triggering dedication and frontage improvements. However, in this instance, given the historic building and existing ramp and stairs, an Internal Public Works Alternative (22-157581 PW) has been approved to retain the established pedestrian corridor configuration along both frontages.

If the existing ADA ramps do not meet current ADA requirements, they must be reconstructed under a Public Works permit.

EA 22-151487 DA – Alterations to the existing

ATTENDEES - **TESTIFIERS IN RED** (*subject to change*)

FIRST NAME	LAST NAME	EMAIL
1 Tony	Greiner	tony_greiner@hotmail.com
Cayla	McGrail	cayla.mcgrail@portlandoregon.gov
Katie	O'Dell	kodell@multcolib.org
Michael	O'Connell	mick.oconnell@multco.us
vailey	oehlke	vaileyo@multco.us
Chena	Kim	chenak@multco.us
Kelsey	McWilliams	kmcwilliams@leverarchitecture.com
Blair	Cranston	bcranston@leverarchitecture.com
Mike	Day	mike.day@otak.com
Charlie	Landefeld	clandefeld@leverarchitecture.com
Katie	Christians	katie.christians@cumming-group.com

EA 22-153871 DA – Albina Library

ATTENDEES - **TESTIFIERS IN RED** (*subject to change*)

FIRST NAME	LAST NAME	EMAIL
Nancy	Browning	Nancy97212@gmail.com
Cayla	McGrail	cayla.mcgrail@portlandoregon.gov
Katie	O'Dell	kodell@multcolib.org
Michael	O'Connell	mick.oconnell@multco.us
vailey	oehlke	vaileyo@multco.us
Chena	Kim	chenak@multco.us
Kelsey	McWilliams	kmcwilliams@leverarchitecture.com
Blair	Cranston	bcranston@leverarchitecture.com
Mike	Day	mike.day@otak.com
Charlie	Landefeld	clandefeld@leverarchitecture.com
Katie	Christians	katie.christians@cumming-group.com
Fred	Leeson	fredleeson@hotmail.com

LU 21-072667 HR – 2239 NE 19th Avenue

ATTENDEES - TESTIFIERS IN RED (*subject to change*)

FIRST NAME	LAST NAME	EMAIL
------------	-----------	-------

1	Tony Greiner	tony_greiner@hotmail.com
	Cayla McGrail	cayla.mcgrail@portlandoregon.gov
	no Christians	katie.christians@cumming-group.com

WORK SESSION - South Portland Historic Dist

ATTENDEES - NO TESTIMONY

FIRST NAME	LAST NAME	EMAIL
------------	-----------	-------

Cayla	McGrail	cayla.mcgrail@portlandoregon.gov
Katie	Christians	katie.christians@cumming-group.com

8/8/22 - LANDMARKS COMMISSION

N. Portland Branch of the Multco Public Library

ADDRESS	CITY	ZIP	WOULD YOU LIKE TO TESTIFY
2004 NE 9th Av	Portland	97212	YES
1810 SW 5th Ave	Portland	97201	N/A
919 NE 19th Ave Suite 250	Portland	97211	NO
8018 SE Reed College Place	Portland	97202	NO
919 NE 19th Ave	Portland	97232	N/A
Arcoa - 1006 SE Grand Ave, suite 200	portland	97214	N/A
4713 N Albina Ave, 4th Fl	Portland	97217	NO
4713 N Albina Ave, 4th Fl, Lever Arch	Portland	97217	NO
808 SW 3rd Ave, Suite 300	Portland	97204	NO
4713 N. Albina	Portland	97217	NO
4640 S Macadam Ave. Suite 100	Portland	97239	NO

ADDRESS	CITY	ZIP	WOULD YOU LIKE TO TESTIFY
223 ne russell st	Portland	97212	NO
1810 SW 5th Ave	Portland	97201	NO
919 NE 19th Ave Suite 250	Portland	97211	NO
8018 SE Reed College Place	Portland	97202	NO
919 NE 19th Ave	Portland	97232	N/A
Arcoa - 1006 SE Grand Ave, suite 200	portland	97214	N/A
4713 N Albina Ave, 4th Fl	Portland	97217	NO
4713 N Albina Ave, 4th Fl, Lever Arch	Portland	97217	NO
808 SW 3rd Ave, Suite 300	Portland	97204	NO
4713 N. Albina	Portland	97217	NO
4640 S Macadam Ave. Suite 100	Portland	97239	NO
2226 NE HANCOCK ST	PORTLAND	97212	N/A

ADDRESS	CITY	ZIP	WOULD YOU LIKE TO TESTIFY
2004 NE 9th Av	Portland	97212	YES
1810 SW 5th Ave	Portland	97201	NO
4640 S Macadam Ave. Suite 100	Portland	97239	NO

Trict Design Guidelines

ADDRESS	CITY	ZIP
1810 SW 5th Ave	Portland	97201
4640 S Macadam Ave. Suite 100	Portland	97239



ARE YOU FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
AGAINST		
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	FOR	
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ARE YOU FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
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	FOR	
	N/A	



ARE YOU FOR OR AGAINST TESTIFIED

DID NOT TESTIFY

AGAINST

x

N/A

FOR



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Early Assistance Application

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

☐ Required ☐ Optional

Y N Unincorporated MC
Y N Flood Hazard Area (LD & PD only)
Y N Potential Landslide Hazard Area (LD & PD only)
Y N 100-year Flood Plain
Y N DOGAMI

File Number: _____

Appt Date/Time: _____

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

Development Site

Address _____ Cross Street _____ Site Size/Area _____

Tax account number(s) R _____ R _____ R _____ R _____

Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value) \$ _____

APPLICANT: Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided ¹	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference² required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request² Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

¹Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/documents/land-use-services-fees-schedule.

²Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

Applicant Information For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

**Please submit this application via email with the following materials to
LandUseIntake@portlandoregon.gov:**

- ☐ Written project description
- ☐ Site plans drawn to a measurable scale, with scale and scale bar identified
- ☐ Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Questions to be discussed:

Please include on a separate sheet of paper all questions you wish to be addressed.

Note:

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box. ☐



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Design Advice Request

DISCUSSION MEMO

Date: July 15, 2022
To: Historic Landmarks Commission
From: Arthur Graves, Design Review
503.865.6517, Arthur.Graves@portlandoregon.gov
Re: EA 22-151487 DA – North Portland Library Additions
Design Advice Request Memo – July 25, 2022

This memo is regarding the upcoming DAR on **July 25, 2022**, for North Portland Library Additions. The following supporting documents are available as follows:

- Drawings – accessed here:
[Efiles - EA 22-151487 DA – Alterations to the existing North Portland Branch of the Multnomah County Public Library \(22/EF/9698\) \(portlandoregon.gov\)](#)
Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix and other documents:
[Efiles - EA 22-151487 DA – Alterations to the existing North Portland Branch of the Multnomah County Public Library \(22/EF/9698\) \(portlandoregon.gov\)](#).

I. PROGRAM OVERVIEW

Design Advice Request for proposed renovations and modernizations to the North Portland Branch of the Multnomah County Public Library, a contributing resource in the Piedmont Conservation District. Alterations include a new Black Cultural Center at the south-east corner of the building (facing N Commercial Ave) and a new staff addition to be located at the south-west corner of the existing building. Both additions are proposed to be single story with a combined square footage of approximately 1,500 sf. The Black Cultural Center is proposed to be clad in dark brick, the staff addition in metal panel.

Modifications to Setbacks appear necessary (see #7 in “V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS” below).

II. DEVELOPMENT TEAM BIO

Architect	Tyler Nishitani Lever Architecture
Owner's Representative	Siobhan Kirk Multnomah County, Facilities and Property Management
Project Valuation	\$ 6,820,000

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: (see attached matrix)

- *Community Design Guidelines*
- *33.846.070 Modifications During Historic Resource Review*

IV. SITE INFORMATION

1. **Policy.** The following summarizes key policy context as it applies to the subject site.

- a. **Historic District:** Contributing resource in the Piedmont Conservation District (Public Library, North Albina Branch), Ranked resource on the Historic Resources Inventory (HRI).
- b. **Development Standards:** IR (Institutional Residential) Base Zone, Historic Resource Protection Overlay and Centers and Main Streets Overlay (m) Overlay Zones.

Though early in the design process, the proposal appears generally compliant with zoning code standards. However, as stated above, Modifications appear to be necessary for two aspects of the Setbacks standard: 33.150.215.B and 33.150.215.D – see #7 in “V.STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS” below.

- c. **Streets:** *Adjacent streets are classified as follows:*

- **N Killingsworth:** Neighborhood Main Street; Major Transit Priority Street, Major City Walkway, City Bikeway
- **N Commercial:** Local Service Street; City Bikeway, Neighborhood Walkway, Local Service Transit Street

2. **Natural or Built Context.**

- a. **Existing Library:** Built in 1912 in the Jacobethan Style including gable roof finished with slate. Parapet gable end walls, Flemish bond brick exterior, copper cornice, projecting entry including crenelated parapet, Tudor arch at entrance has bas-relief and building name in cut-stone tympanum, multi-light windows with cut stone surrounds and mullions, lower windows have cut-stone bars and label moldings.
- b. **Landscape:** The site is surrounded by a mature and established landscape which is proposed to be significantly impacted by the proposed building additions. Existing landscaping includes: Five evergreen conifers (cedars) along the west property line; three broadleaf deciduous horse chestnut trees in the southwest quadrant of the site; large rhododendrons at the northeast corner of the existing building; a perimeter evergreen boxwood hedge around the entire site; as well as three elm trees providing street tree coverage along the N. Commercial Ave frontage.

3. **Context Background:**

Characteristics of the Piedmont Conservation District (Albina Community Plan).

The Piedmont Historic Design Zone/Neighborhood Conservation District is divided into three sections: (1) the Piedmont Subdivision, bounded by Martin Luther King Jr. Boulevard, Killingsworth, Commercial and Portland, (2) Peninsula Park and the residential area west of the park, and (3) Killingsworth Street between Martin Luther King Jr. Boulevard and the 1-5 freeway.

Killingsworth Street is another example of commercial streetcar development. The streetcar ran along Killingsworth from Martin Luther King Jr. Boulevard to Greeley. The historic structures that remain are predominantly made of brick, built up to the sidewalk with retail on the ground level and housing or office above. This area was an education node with Jefferson High School built in 1909 and the Albina Library built in 1912. Today the Portland Community College is located across the street.

Architectural Styles:

- Twentieth Century Classical
- Streetcar Era Commercial
- Byzantine
- Jacobethan

Characteristics of the Institutional Residential Zone (PZC 33.150.030.C).

The IR zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development. The IR zone recognizes the valuable role of institutional uses in the community. However, these institutions are generally in residential areas where the level of public services is scaled to a less intense level of development. Institutional uses are often of a significantly different scale and character than the areas in which they are located. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions.

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS. Staff recommends you consider the following six topics among your discussion items:

CONTEXT | QUALITY & PERMANENCE

Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

1. Response to Context:

- The two proposed additions to the 1912 contributing resource in the Piedmont Conservation District vary significantly in mass, design, and detailing from the primary library structure. In previous EA's the applicant has been advised that while the property is not listed as an individual Historic Landmark on the National Register of Historic Places, it is listed as eligible. As such, the proposed alterations including any proposed additions should retain historic material and be compatible with the architecture of the resource to the greatest extent possible.
 - ***Staff requests comments on the contextuality and architectural continuity of the proposed building and building forms as the project addresses the existing neighborhood context(s), and more importantly, the on-site context of the historic library building. Issues to focus on can include: building design, massing, orientation (location and setback), preservation of historic character and compatibility, and physical and visual connections to the neighborhood and the library.***

2. Materials and skin expression:

- Black Cultural Center: Two variations of dark brick are proposed. Large windows are proposed on the east and west elevations.
- Staff addition: Box rib metal panel is proposed. It is not clear where windows will be located.
 - ***Staff requests comments on the proposed material palette as they relate to the Conservation District and the contributing resource.***

PUBLIC REALM

Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

3. Entry:

- The proposed cultural center addition is located closest to the historic library's "after hours entry" on the N. Commercial Ave. frontage. It is not clear how the proposed cultural center is being accessed: internally or from the right-of-way.
 - ***Staff requests comments on the proposed entry (and entry sequence) to the cultural center.***

4. Building Frontage, activation, amenities:

- The proposed cultural center fronting N. Commercial Ave is neither in alignment with the existing library's east frontage, where a consistent pedestrian or landscape treatment could be utilized, nor at the street edge, where additional standard pedestrian amenities such as weather protection, awnings, seating, etc. could be well served.
 - ***Staff requests comments on the proposed activation along this frontage regarding pedestrian amenities both for onsite users as well as those in the right-of-way (sidewalk).***

5. Outdoor Area and Landscape:

- As previously stated, the proposed additions significantly impact the existing landscape on site. The alterations reduce the net square footage of outdoor area while also removing an established functioning amenity providing continuity and structure for the site.
 - ***Staff requests comments on the proposed reduction of established landscaping as a result of the proposed additions. Issues to focus on can include: outdoor pedestrian area, site continuity and organization.***

6. Modifications:

- The proposed development currently appears to require two Modifications:
 - a. Setbacks – 33.150.215.B:
The building does not appear to be meeting the minimum building setback, per Table 150-2, of 10'.
 - b. Setbacks – 33.150.215.D:
Within the minimum building setback the building does not appear to be meeting the requirement that, "At least 50 percent of the setback area between the street lot line and the portion of the building that complies with the maximum building setback must be hard surfaced for use by pedestrians.
 - ***Staff requests comments on the potential approvability of the noted Modifications.***

Attachments:

Drawing set dated July 11, 2022

Zone Map

Community Design Guidelines Matrix

North Portland Library Design Advice Request Submission Tuesday, May 31st, 2022

(update 2 - 7 / 11 / 2022)

Contents

- 1. Project Description (p.3)**
- 2. Historic Photos (p.5)**
- 3. Existing Conditions Photos (p.6)**
- 4. Existing Site Conditions (p.12)**
- 5. Design Process (p.16)**
- 6. Community Engagement (p.19)**
- 7. Proposed Design (p.22)**
 - a. Site Plan (p.23)
 - b. Elevations (p.35)
 - c. Materials Options (p.39)
 - d. Perspective Views (p. 42)

North
Portland
Library

Project Description

Multnomah County North Portland library
Renovation and Addition

- Site address:** 512 N Killingsworth Street
- Site Area:** 15,351 sf
- Existing Building area:** 8,632 sf, (2) stories plus basement
- Property ID:** R298128
- Zoning:** IR institutitonal residential
- Overlay:** Centers main street
- Conservation district:** Piedmont Conservation district
- Resource type:** Significant resource
- District Classification:** Contributing
- Neighborhood:** Humboldt
- Early assistance:** EA 21 - 103434 APPT
- Required land use reviews:** Type II

North
Portland
Library



Project Description

In late 2020, Multnomah County voters approved a large library renovation bond that, among several other projects, includes **renovation of the North Portland Library's 8,632 sf historic Carnegie library building and a ~1,500 sf addition**. The existing library, located at 512 N. Killingsworth St., was originally built in 1913 in the Jacobethan style. The style's main characteristics present in the library's design are flattened, cusped "Tudor" arches, lighter stone trims around windows and doors, decorative brick detailing, parapeted, steep roof gables, and ornamental parapets.

Back in 1999/2000, the library underwent a significant renovation which included the addition of an elevator, interior modifications, and seismic improvements. Additional seismic work with this project will be required to meet current structural codes.

The library site, at just 15,351 sf, represents a significant constraint to how and where additions can occur. Layering on historical significance considerations, protection of existing trees, and property line setbacks, **the site and context offer little flexibility for the possible footprints of the addition**. After studying a few massing ideas, and soliciting feedback from a variety of stakeholders and community members, we're proposing a configuration with **two distinct additions, one each in the southeast and southwest corners of the site**.

Programmatically, the southwest addition, at ~620sf is proposed to be a non-public staff and materials processing spaces. The southeast addition, at ~930sf is proposed to be a new Black Cultural Center (BCC) to celebrate the history of the black community that has cherished this library for generations.

North Portland Library



Historic Conditions

Library Opening 1913



Existing Conditions

Exterior



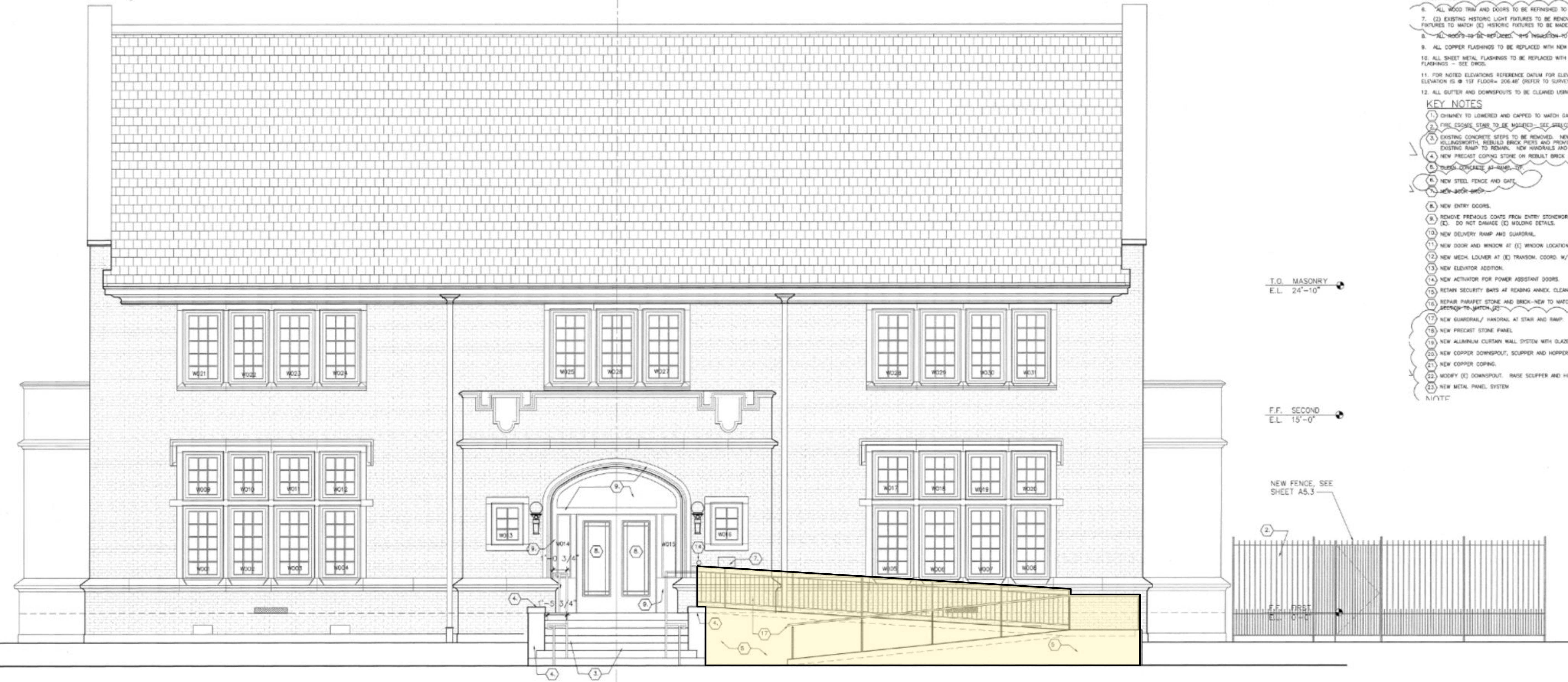
Existing Conditions

Interior



Existing Carnegie Building

(Drawings from 2000 Renovation)



EXTERIOR ELEVATIONS

MULTNOMAH COUNTY BRA
NORTH PORTLAND

MULTNOMAH COUNTY
2805 SE 11TH AVENUE
PORTLAND, OREGON 97202

Existing Carnegie Building

(Drawings from 2000 Renovation)



Existing Carnegie Building

(Drawings from 2000 Renovation)

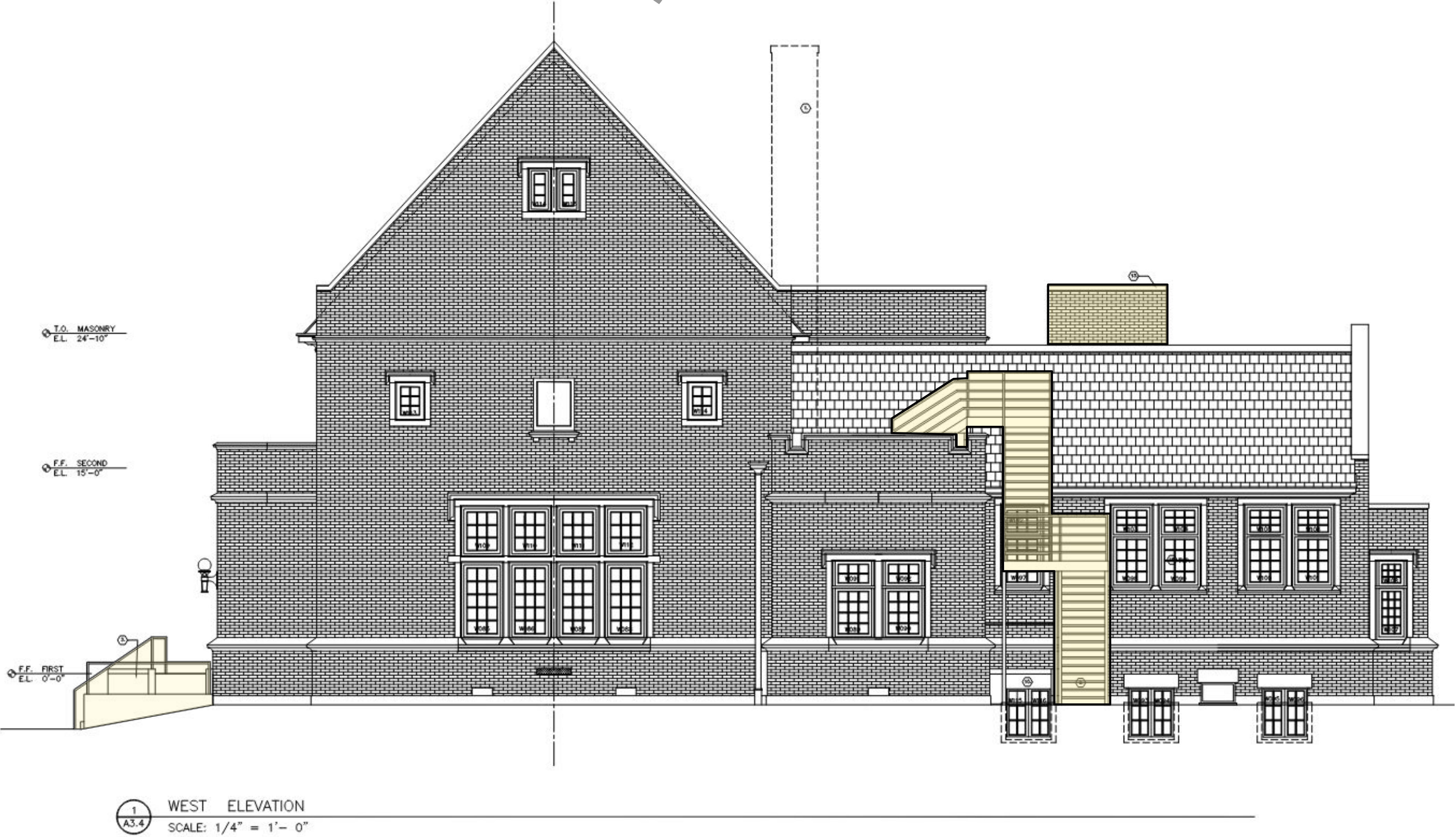


1 SOUTH ELEVATION
A3.2 SCALE: 1/4" = 1'- 0"

EXTERIOR ELE'
MULTNOMAH CC
NORTH PORTLAI
MULTNOMAH COUNTY

Existing Carnegie Building

(Drawings from 2000 Renovation)



Existing Site

Site Constraints



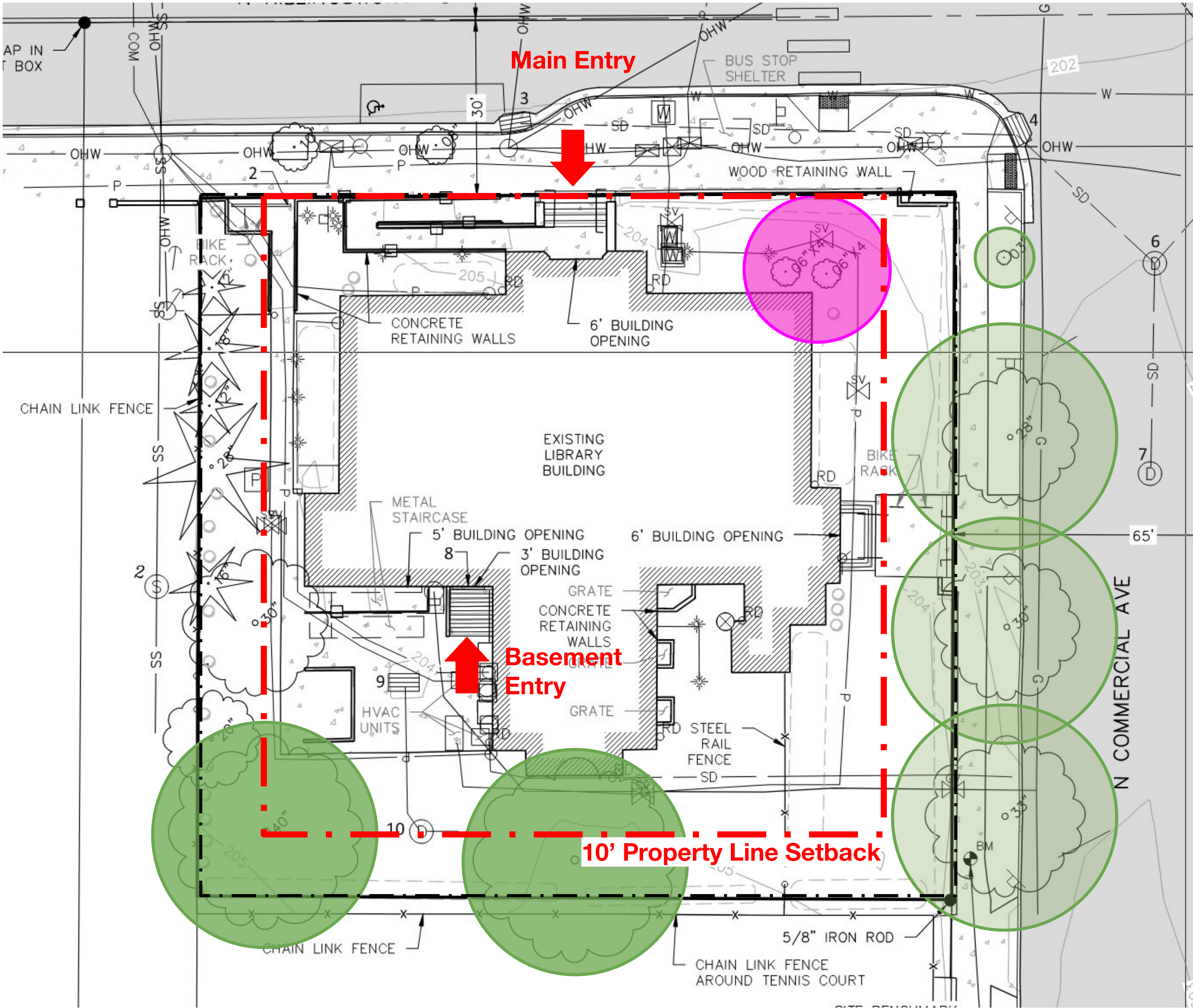
Mature chestnut trees are cherished by the community. Neighbors harvest chestnuts each year



Mature Elm street trees



Mature Rhododendron



Existing Site

Buildable Areas

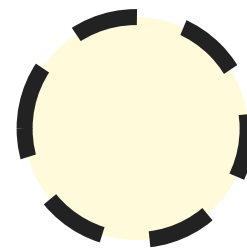
Site constraints and location of existing building, limit viable site areas for building.



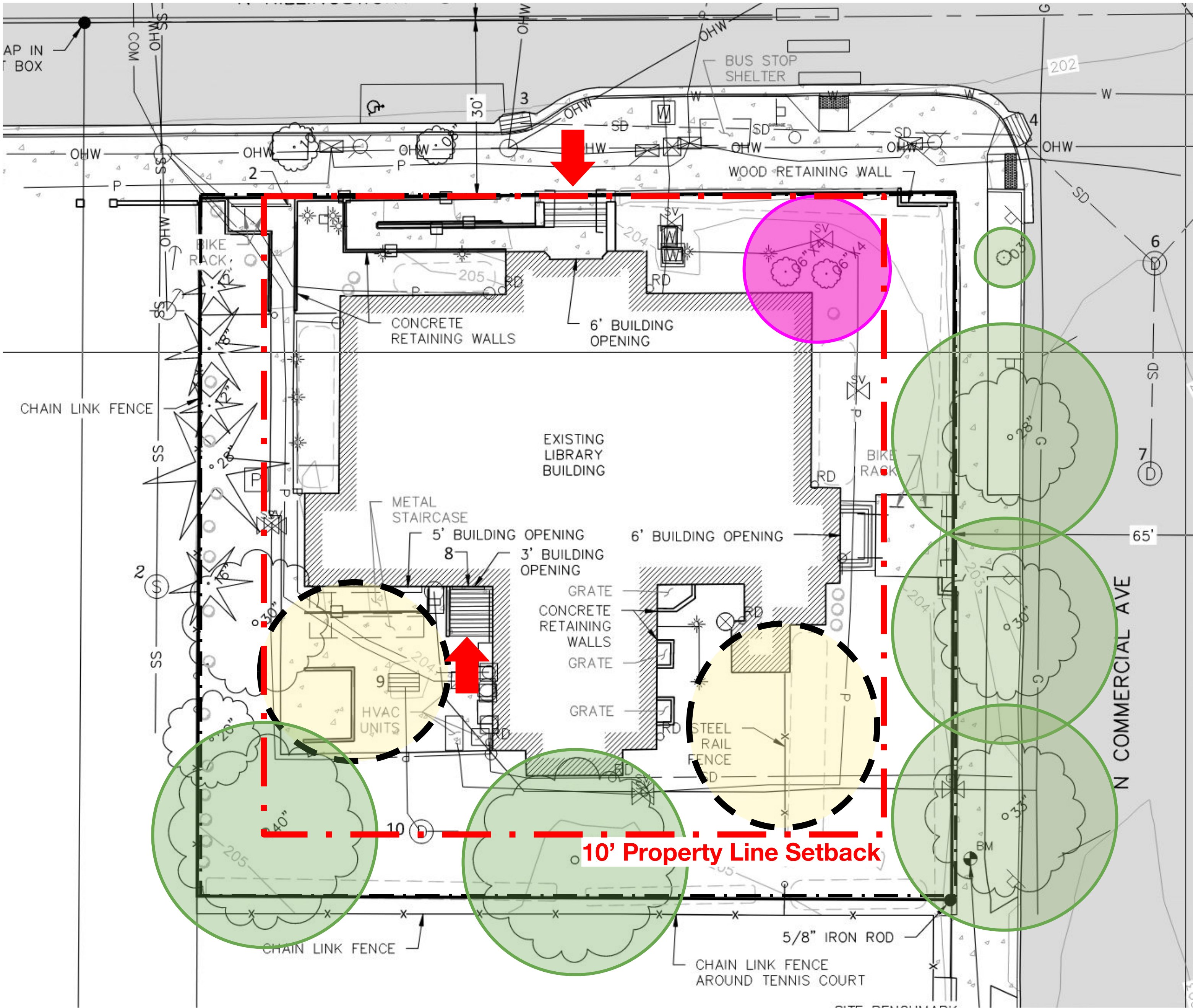
Mechanical and service space West of reading room



Fenced lawn space East of reading room



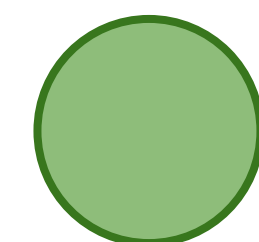
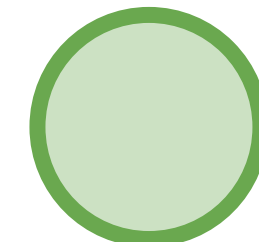
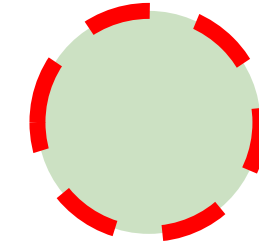
Viable building areas

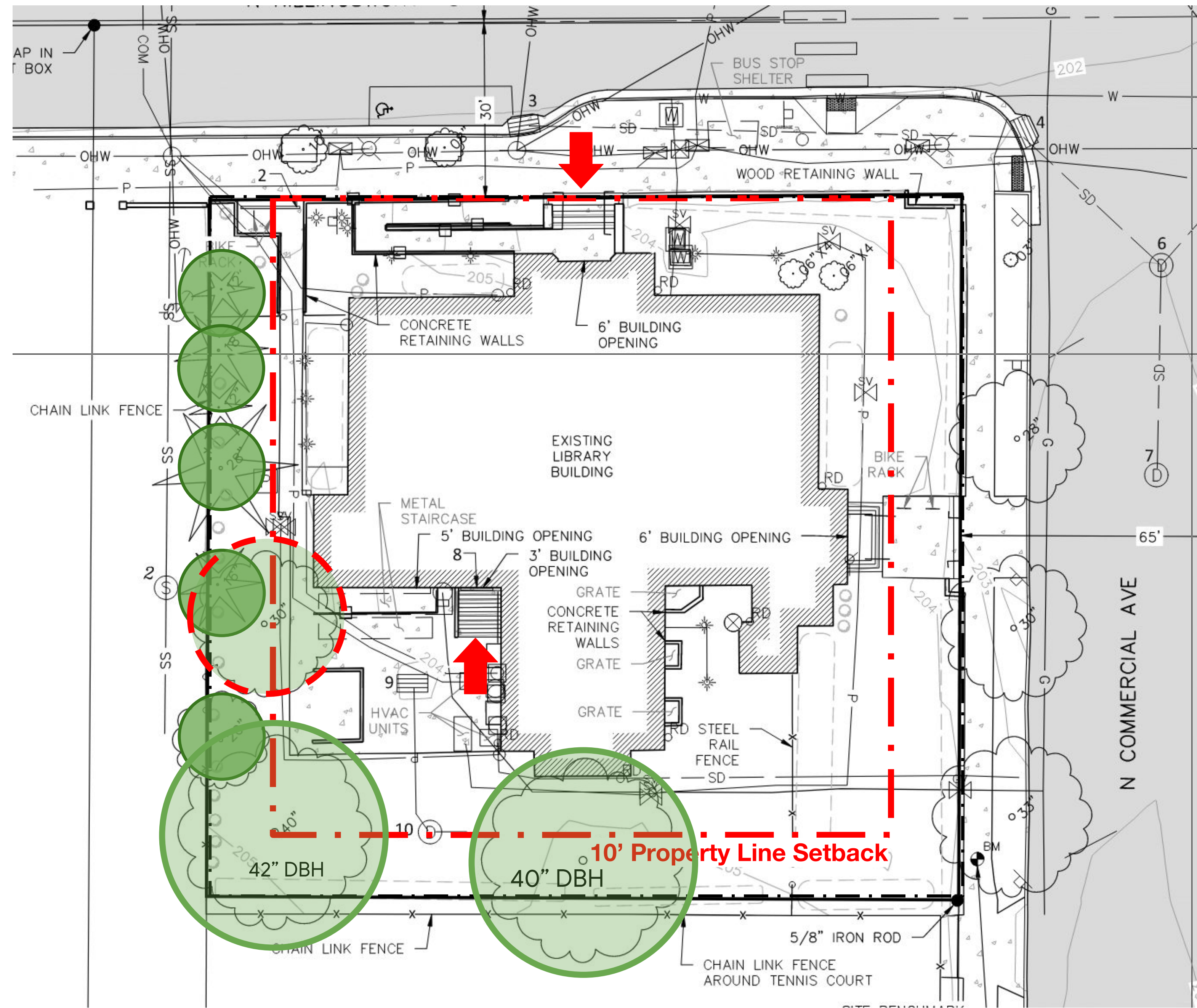


Existing Site

Existing Property Trees

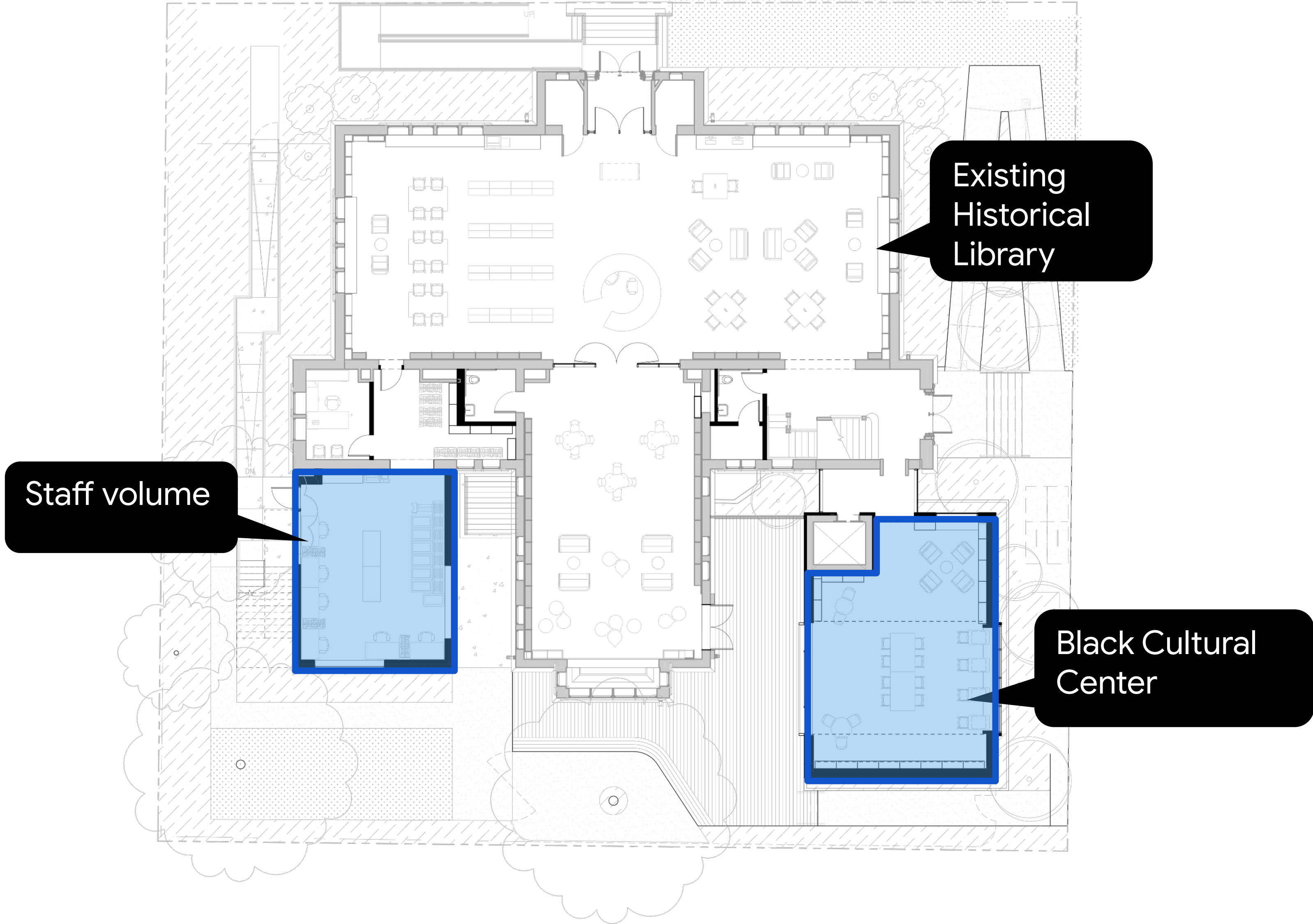


-  Cedars along S. Property Line
-  Mature Chestnut Trees - 42" & 40" DBH
-  26" DBH Chestnut likely removed - fair condition with cavity in arborist report



Site Plan

Proposed Additions



Design Process

Design Process

Black Cultural Center

Massing Explorations

Massing Iterations

A range of massings and roof forms were explored to test overall harmony of composition, competitiveness with historic library and connection with the existing building and elevator tower.

The height of the 2-story massing begins competing with the prominence of the original building, potentially upstaging it.

The design of the Black Cultural Center addition:

1. Is an addition, and not part of the historic building.
2. Scale is subservient to the historic architecture and overall library.
3. Form and materiality are complementary to, not competitive, the historic architecture.

Pitched roof similar to existing



Flat roof



Shed roof



Two-story massing



Design Process

Community Design Principles

1. **Strengthen** the North Portland Community
2. Recognition and **Celebration** of Culture
3. **Community Driven** process
4. **Accessible** Design
5. **Flexibility** in Short Term and Long Term
6. **Sustainability** and Connection to Nature

Community Design Feedback

1. Materiality
2. Programming
3. Connectivity



Materiality and fenestration studies - community feedback supported the dark brick materiality.

Design Process

Community Engagement Process

Forty One meetings were held with community members to engage them in discussion around:

- Community priorities
- What libraries of the 21st century can offer
- Questions like: “What makes you feel welcome in a space?” “What kind of spaces do you need in a library?”

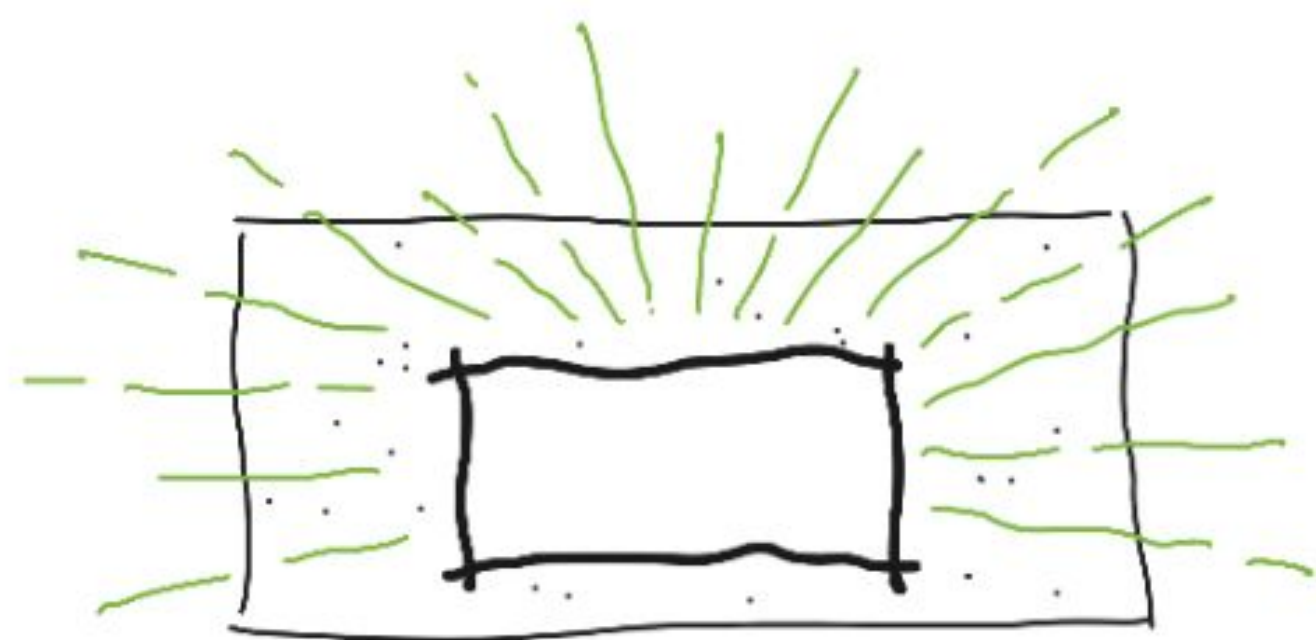
Four types of meetings were held:

- Large public virtual meetings
- Small affinity group meetings (Black Portlanders, Indigenous, Latinx, Disability, Immigrants and Refugees)
- One on One community stakeholder interviews
- Design team attendance at community events (Somali vaccination, Hacienda food pantry, Farmers market)



Design Process

Black Cultural Center Design Drivers



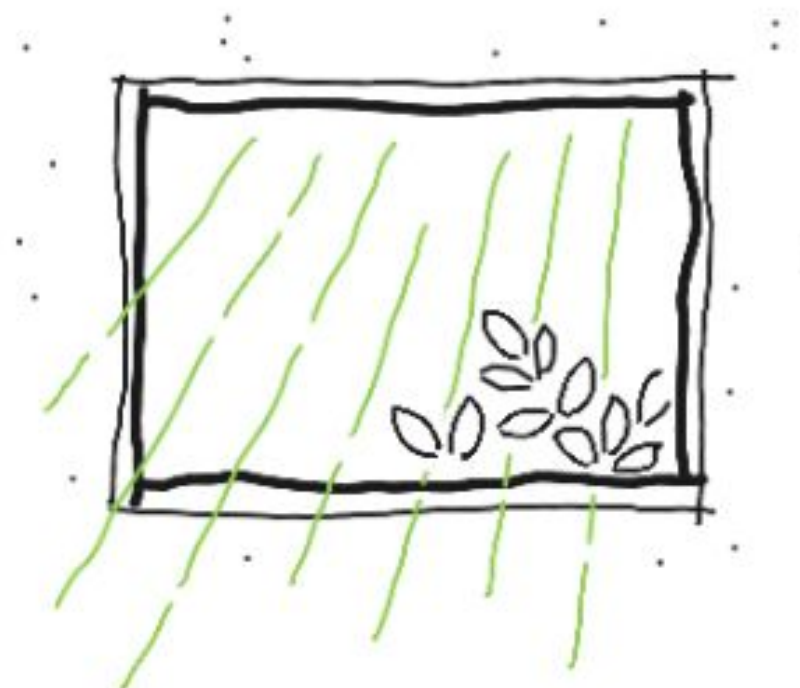
Beacon: Showcase and celebrate activity
(community design feedback)



Connect to community and landscape
(community design feedback)



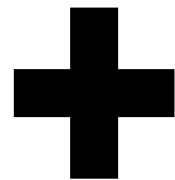
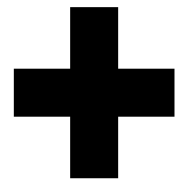
In harmony with existing building



Filled with daylight

Design Process

Community Feedback



Materiality, massing, and window studies - community feedback supported dark brick materiality and large windows.

North Portland: Black Cultural Center

Take a look at the different building massing options. Which do you prefer?

Massing Studies

option 1 ❤️

Horizontal Expression / Contrasting Materiality

It makes the building look too different from the original I agree

option 2 ❤️ ❤️ ❤️ ❤️ ❤️ ❤️

Vertical Expression / Blended Materiality

Like the windows better. More light for rainy Portland days. Also more pleasing design.

option 3 ❤️ ❤️ ❤️ ❤️

Human-Scaled / Connection with Carnegie Architectural Form

I like the larger windows in #2 but the continuity of color in #3

Rendered view of option 3

Multnomah County Library Capital Bond Projects

LEVER NOLL TAM

Proposed Design

LEVER

NOLL & TAM
ARCHITECTS



Multnomah County **Library**
Capital Bond Projects
Great **libraries.** Great **communities.**

Proposed Design

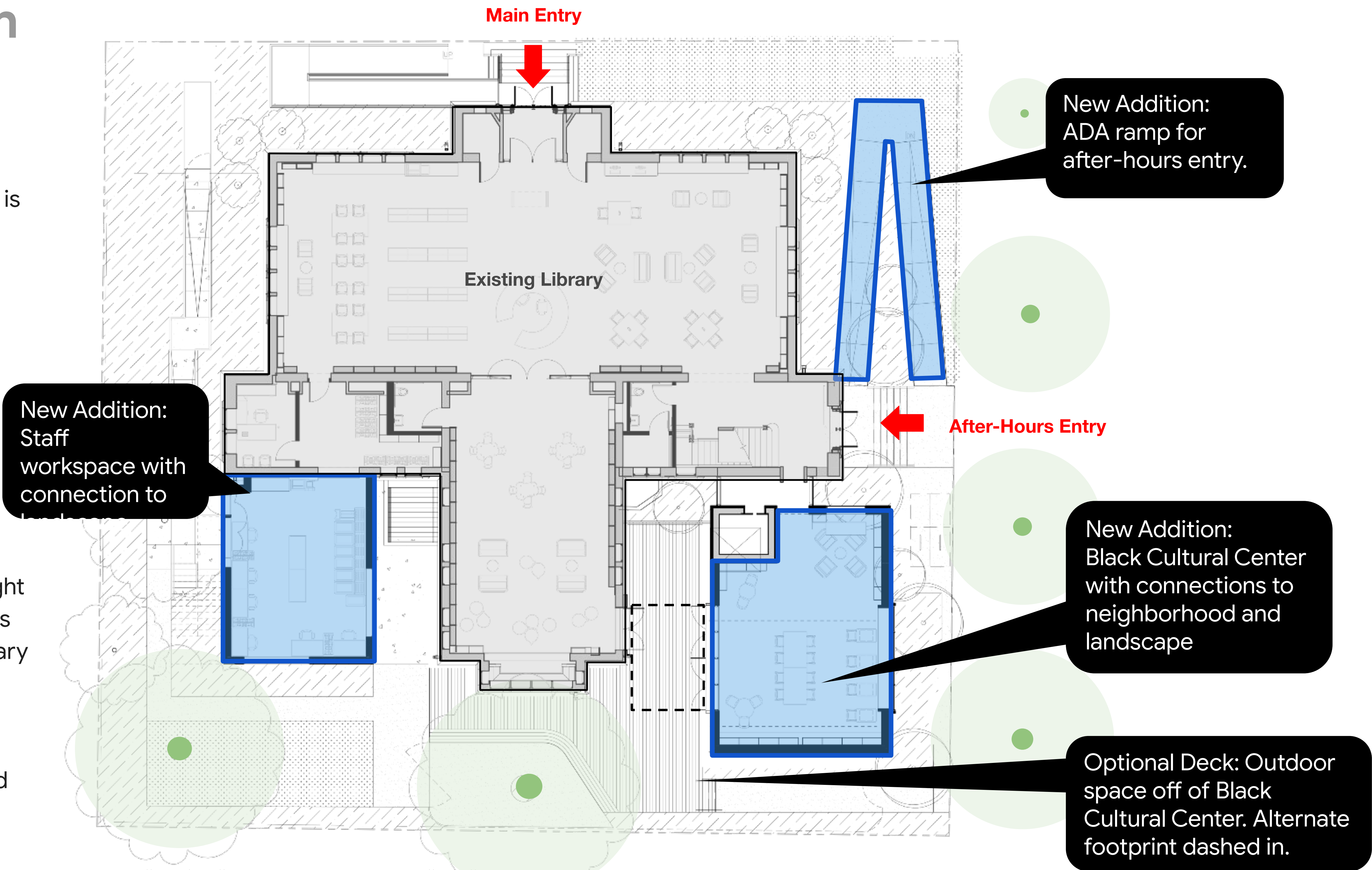
Site Approach

Beacon
The new black cultural center is visible from Killingsworth and Commercial streets.

Connect to community and landscape
Massing of new volumes is integrated into the mature landscaping on-site

In harmony with existing building
Massing proportions and height relate to datums and elements of the historical Carnegie library

Filled with daylight
Large windows reinforce connection to community and create well daylit spaces year-round.



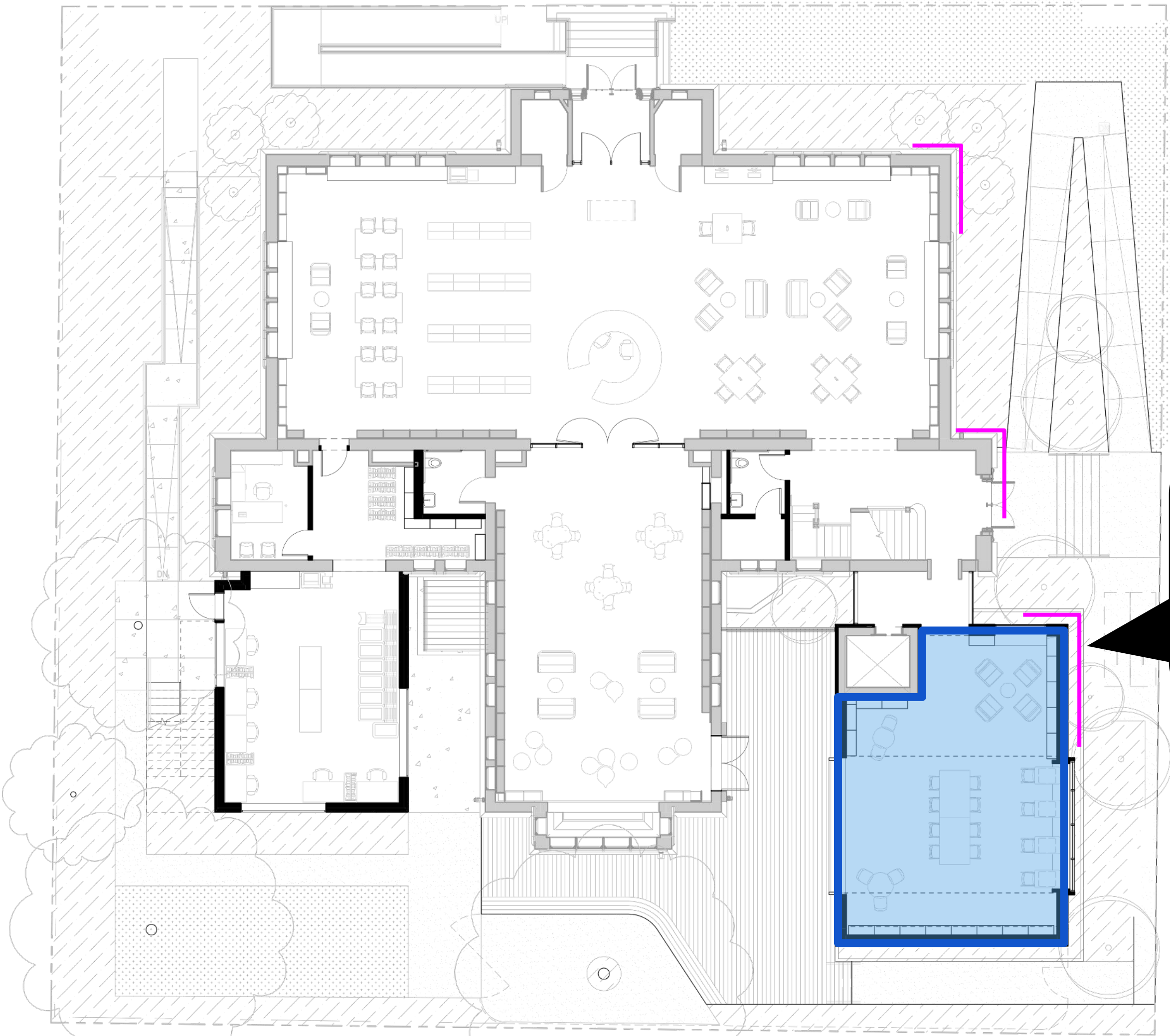
1/16" = 1'-0" when printed on 11"x17"

Proposed Design

Killingsworth Perspective View



Current Condition - Secondary volumes visible from N. Killingsworth



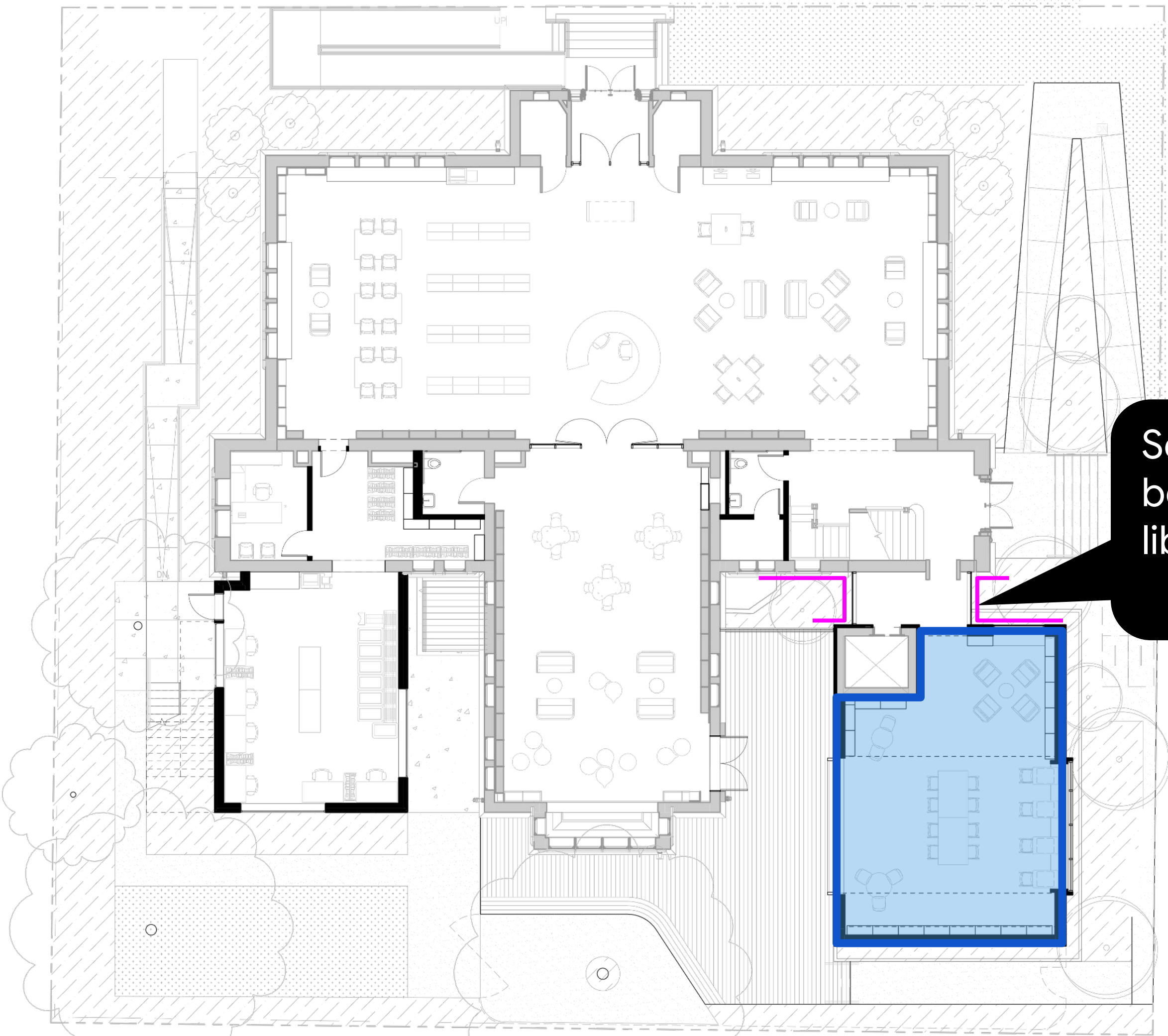
Proposed site plan - Black Cultural Center clearly visible and identifiable as secondary volume from N. Killingsworth.

Proposed Design

Commercial Perspective View



Current Condition - Recessed black metal cladding separates elevator tower from historical library.



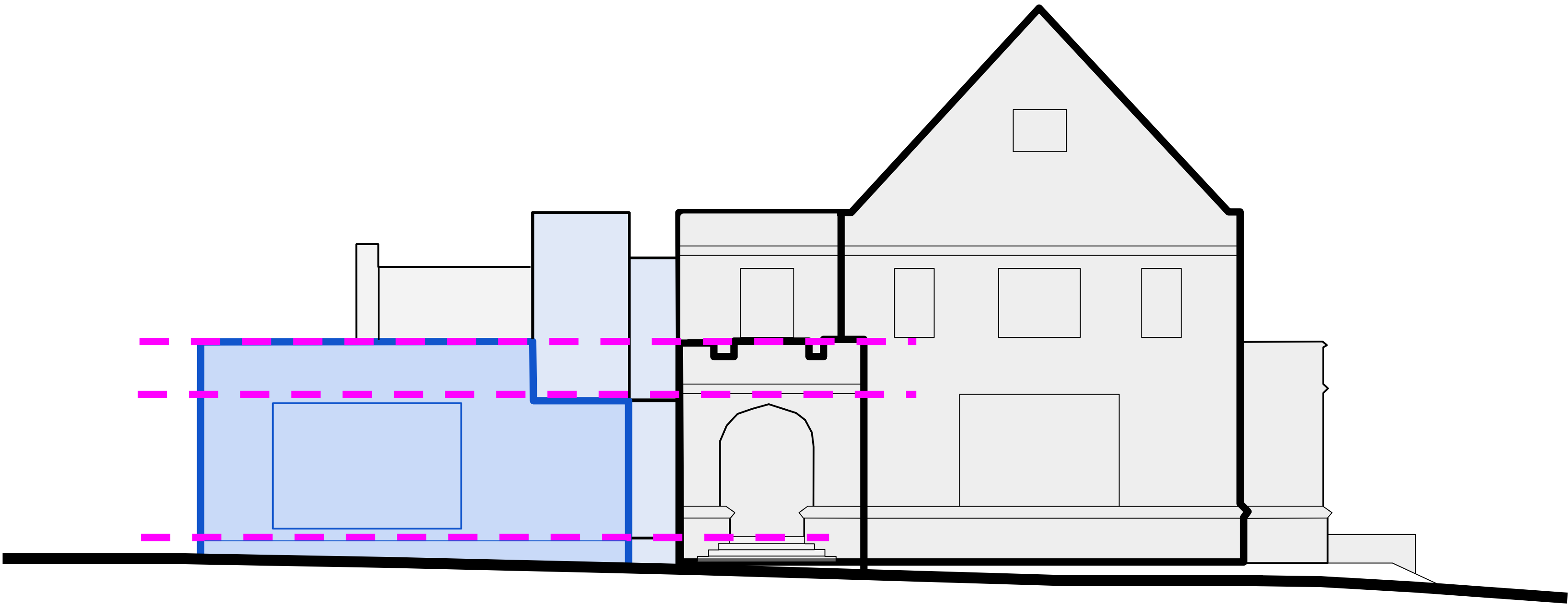
Setback connection between historical library and addition

Proposed site plan - Black Cultural Center visible from N. Killingsworth and reads as secondary volume. Connection between Black Cultural Center & existing library recessed to allow for legibility of historic library.

Proposed Design

(East) Elevation Diagrams

Massing alignment with historic library building datums.

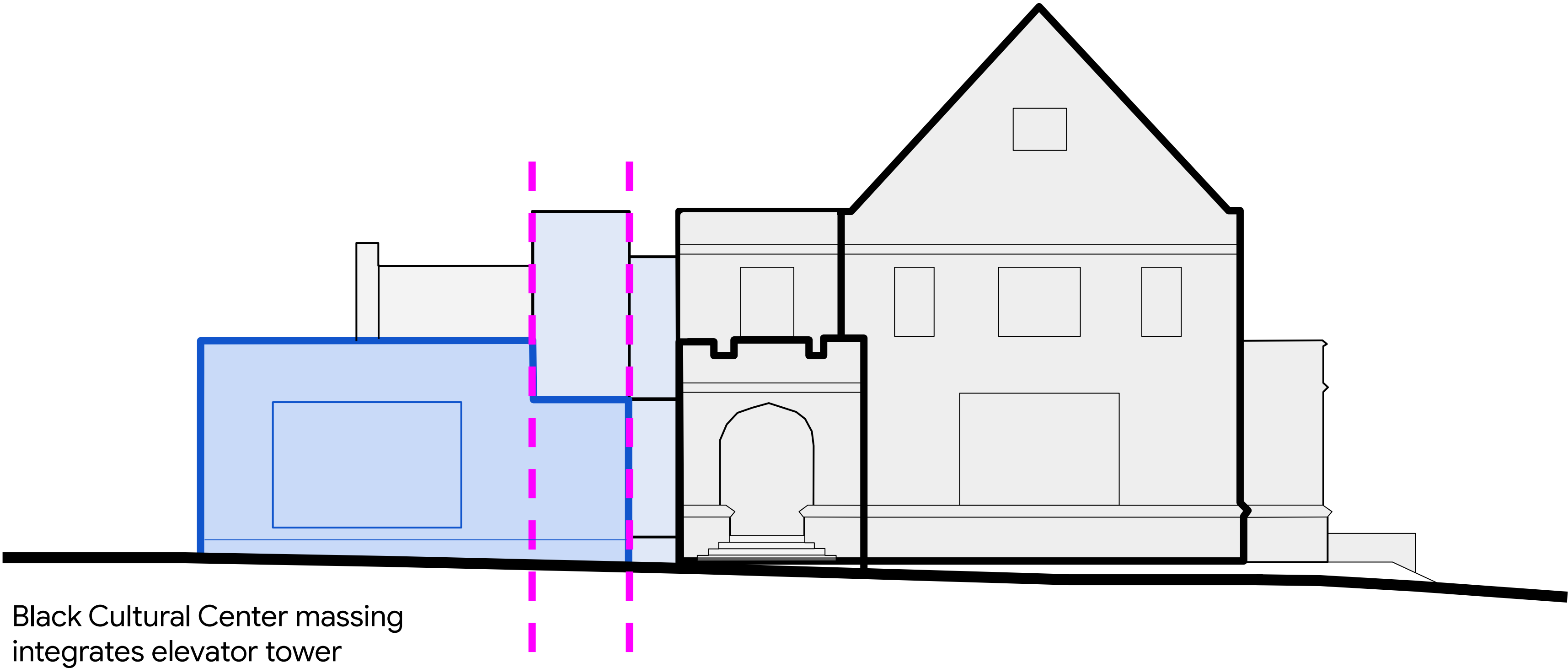


Black Cultural Center references historical building datums and establishes a clear building plinth

Proposed Design

(East) Elevation Diagrams

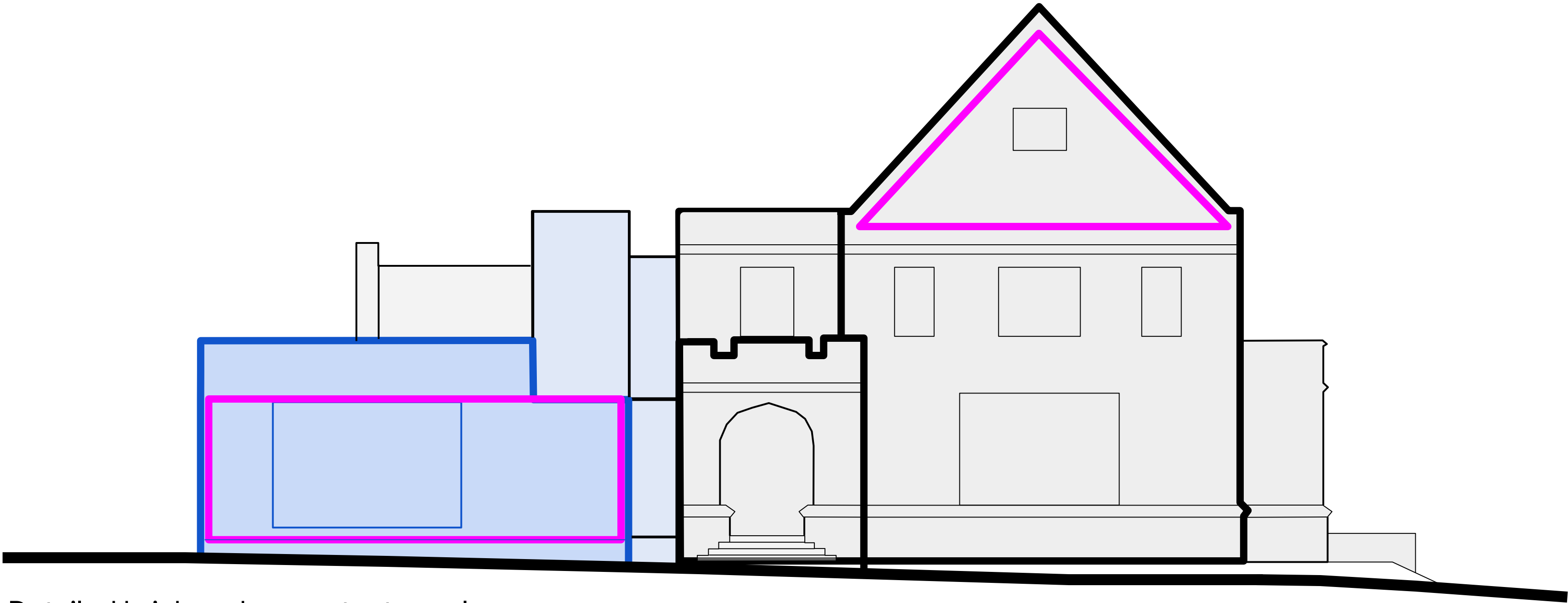
Alignment with and integration of elevator tower into massing.



Proposed Design

(East) Elevation Diagrams

Interpretation of historical brick detailing on new volume.

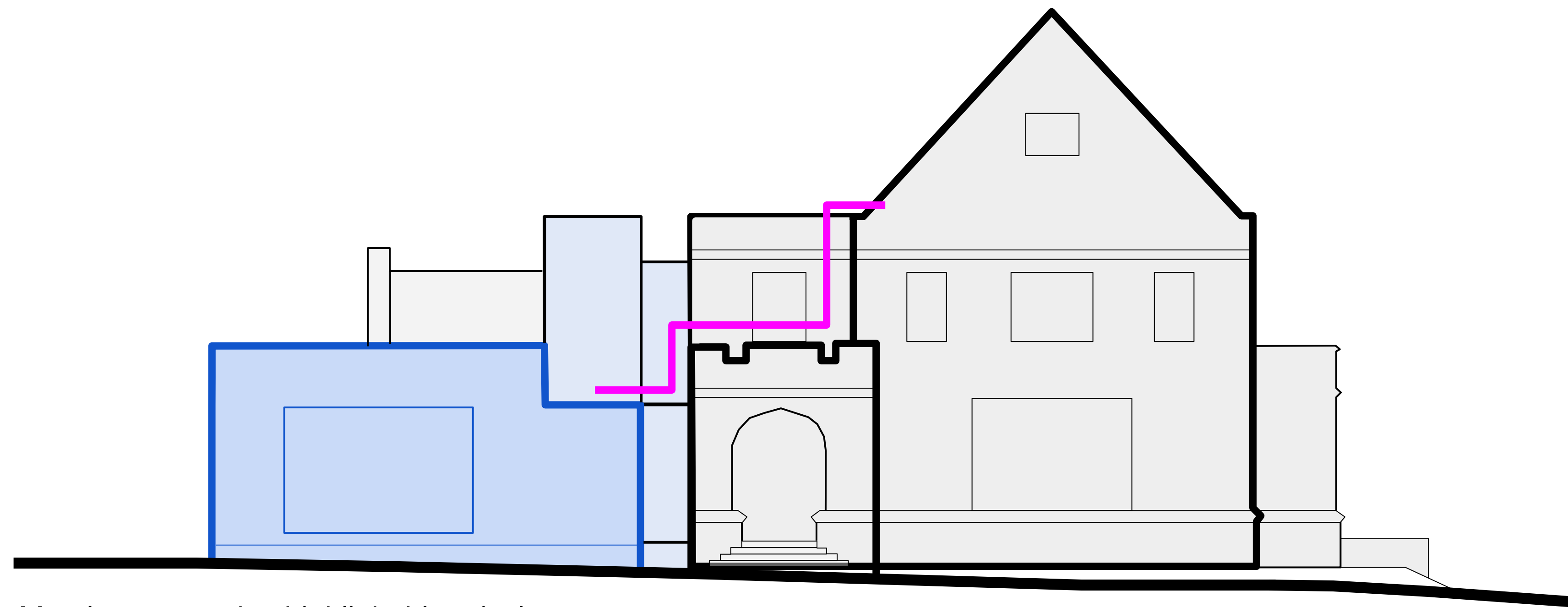


Detailed brickwork accentuates volume

Proposed Design

(East) Elevation Diagrams

Massing response to hierarchy and stepping of historic library.



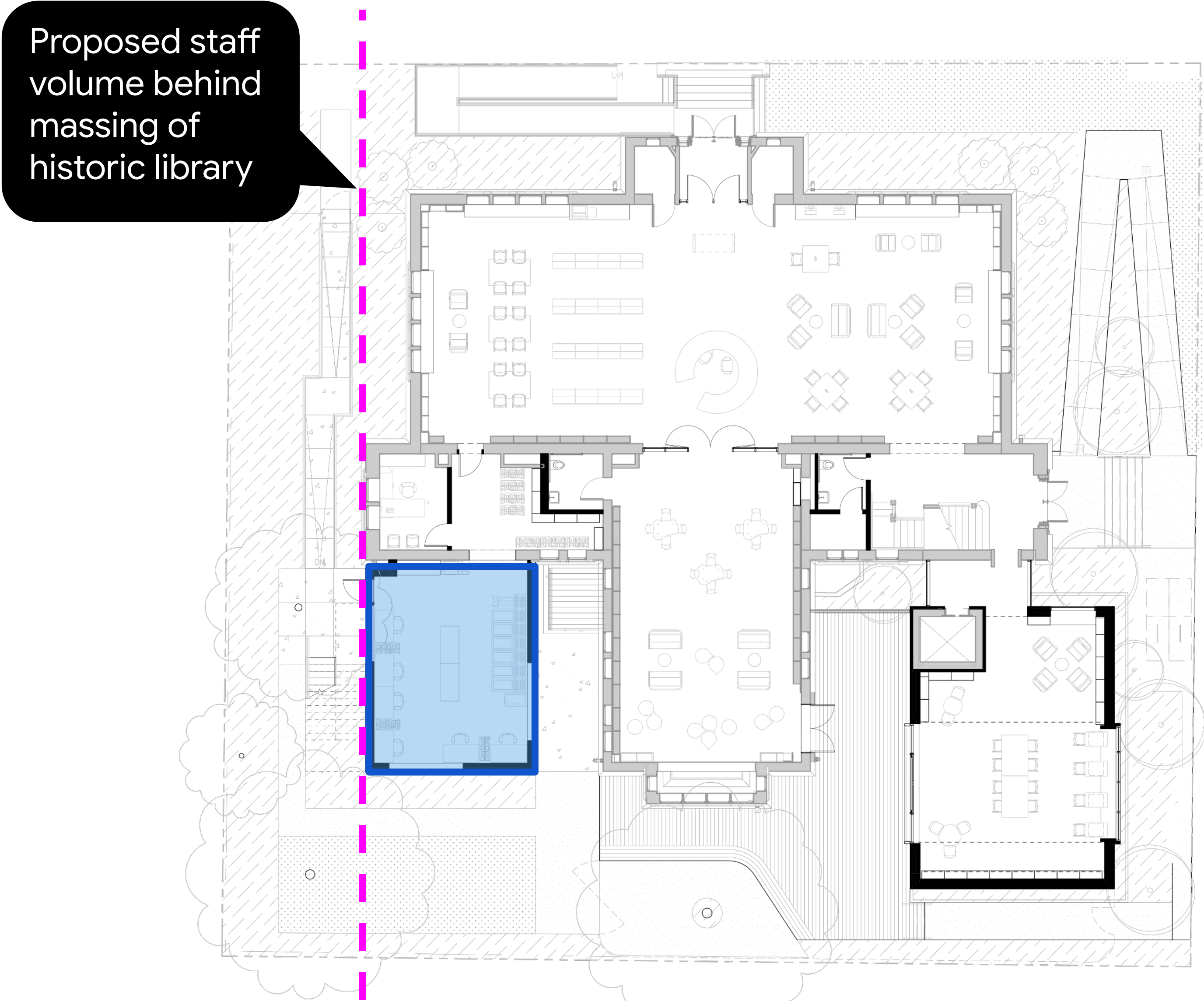
Massing stepped to highlight historical entrance

Proposed Design

Killingsworth Perspective View



Current condition - gated staff entry and dense vegetation along West facade limit view of existing historic library West facade.

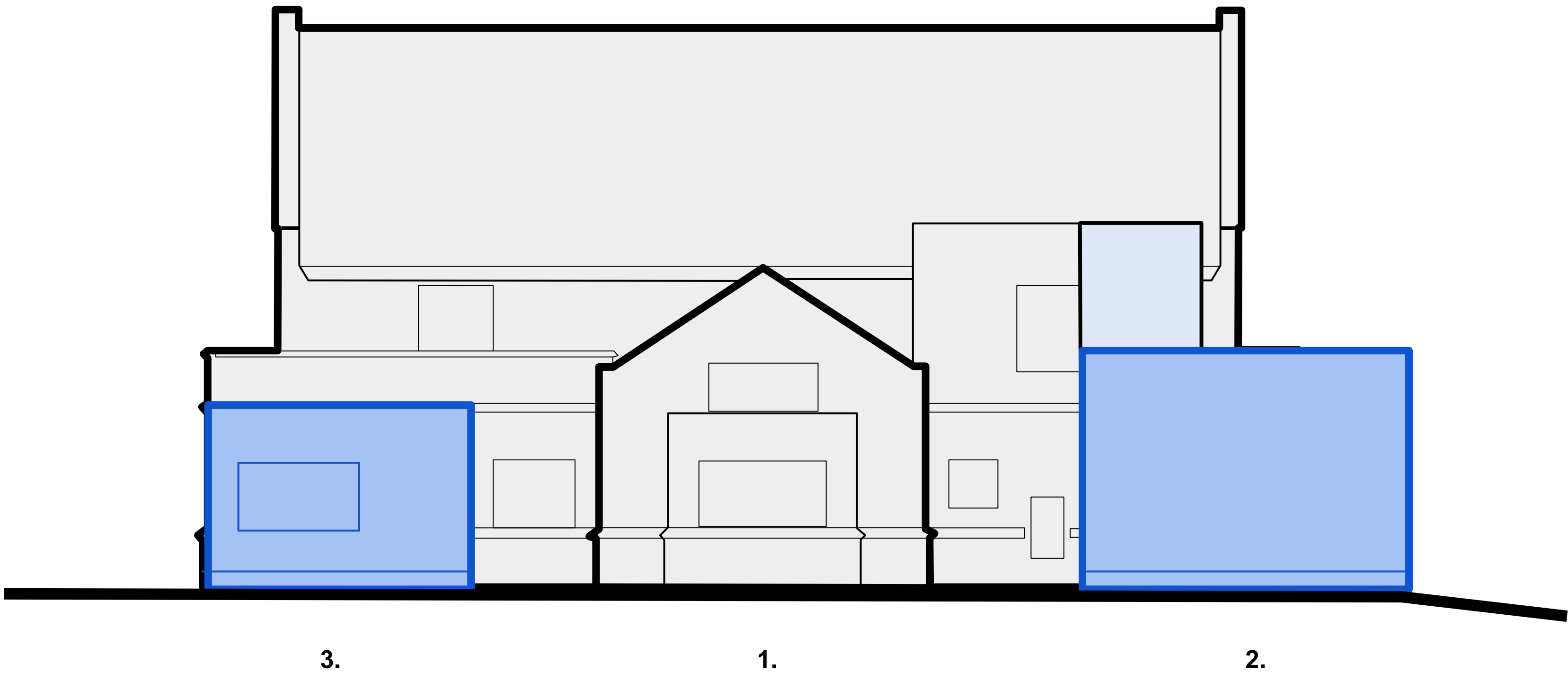


Proposed site plan - staff volume located behind historic library facades and not visible from N. Killingsworth.

Proposed Design

(South) Elevation Diagrams

Massing placement preserves reading & experience of historical library.

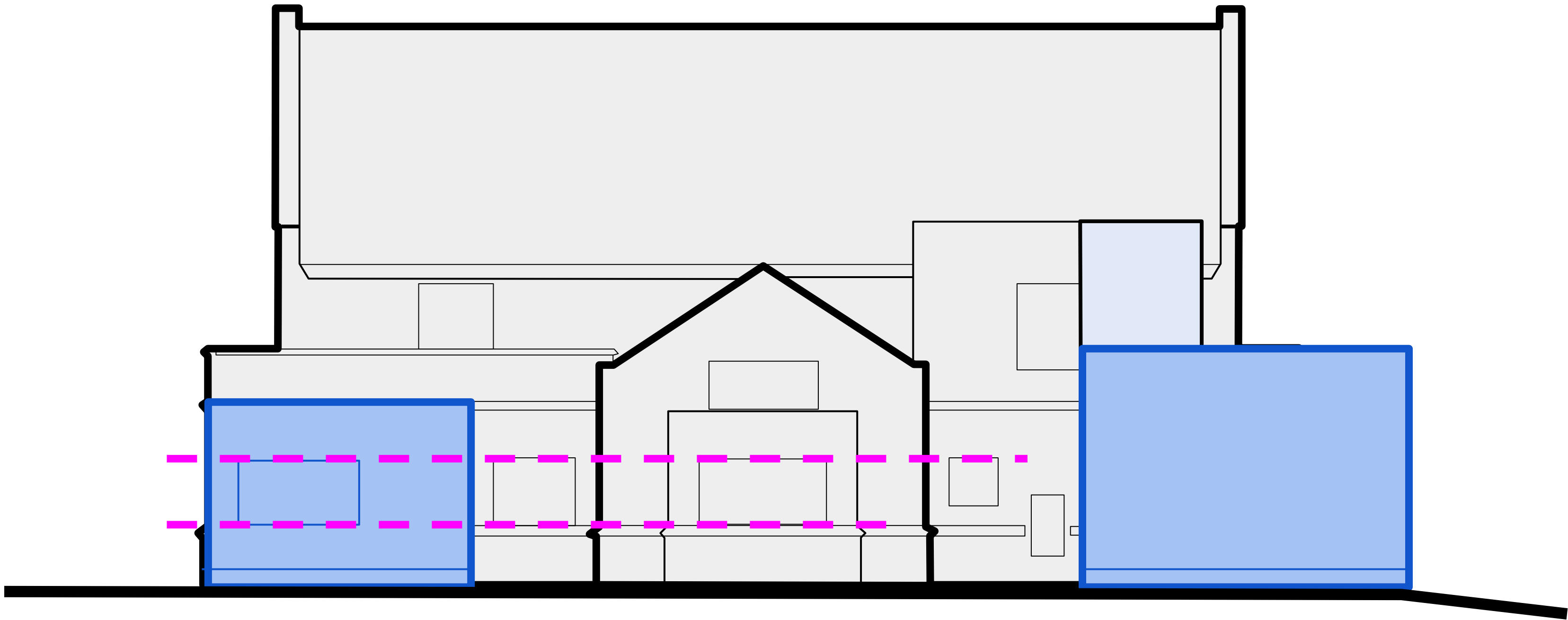


New additions expressed as individual volumes
to maintain daylighting in historical library
spaces

Proposed Design

(South) Elevation Diagrams

Massing alignment with historic library building datums.

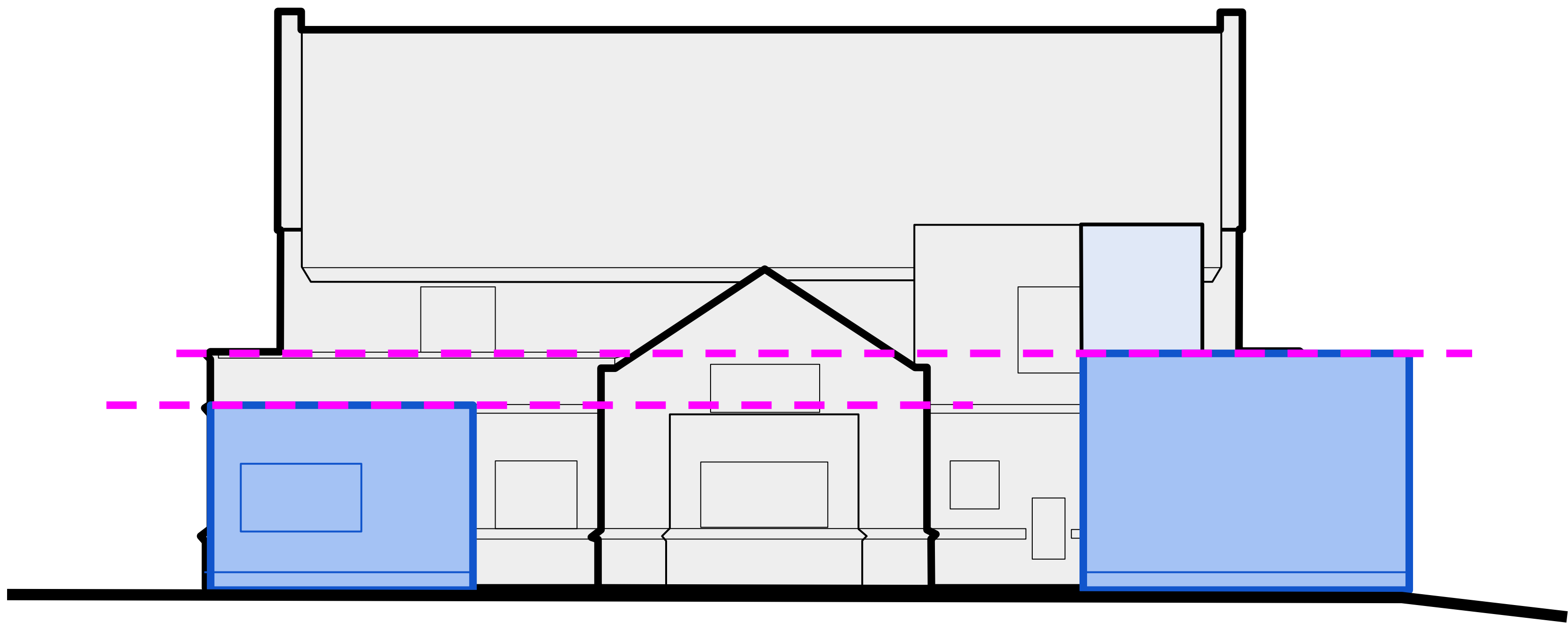


Fenestrations reference
existing historical building
datums.

Proposed Design

(South) Elevation Diagrams

Massing alignment with historic library building datums.
New volumes are secondary to historic library volumes.



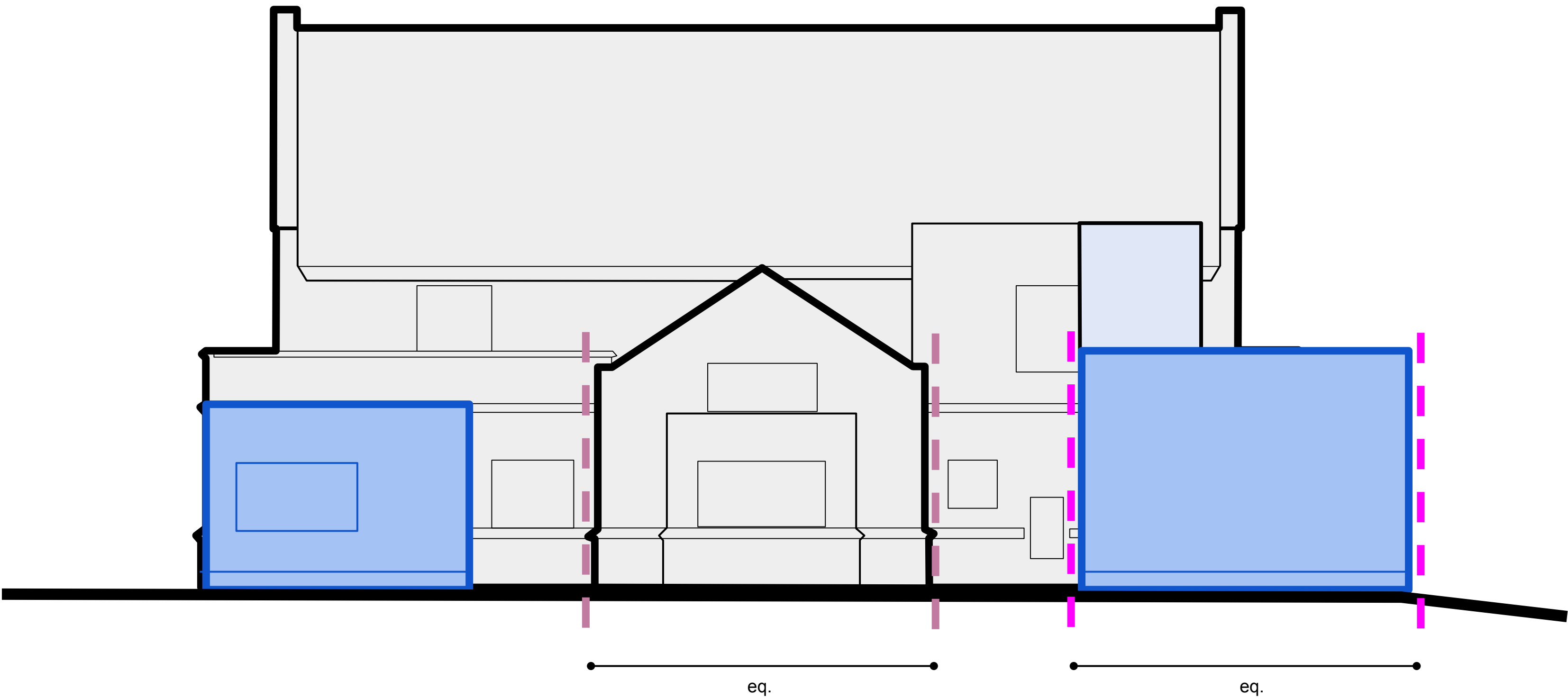
Service & Staff volume
aligns with datum on
historical library

Addition relates to datum
and scale of historical
library

Proposed Design

(South) Elevation Diagrams

Massing Proportionality relates to historic library.



Black Cultural Center
proportions relate to
historical reading room

Proposed Design

TECHNICAL ELEVATIONS



North Elevation

Proposed Design

TECHNICAL ELEVATIONS



East Elevation

Proposed Design

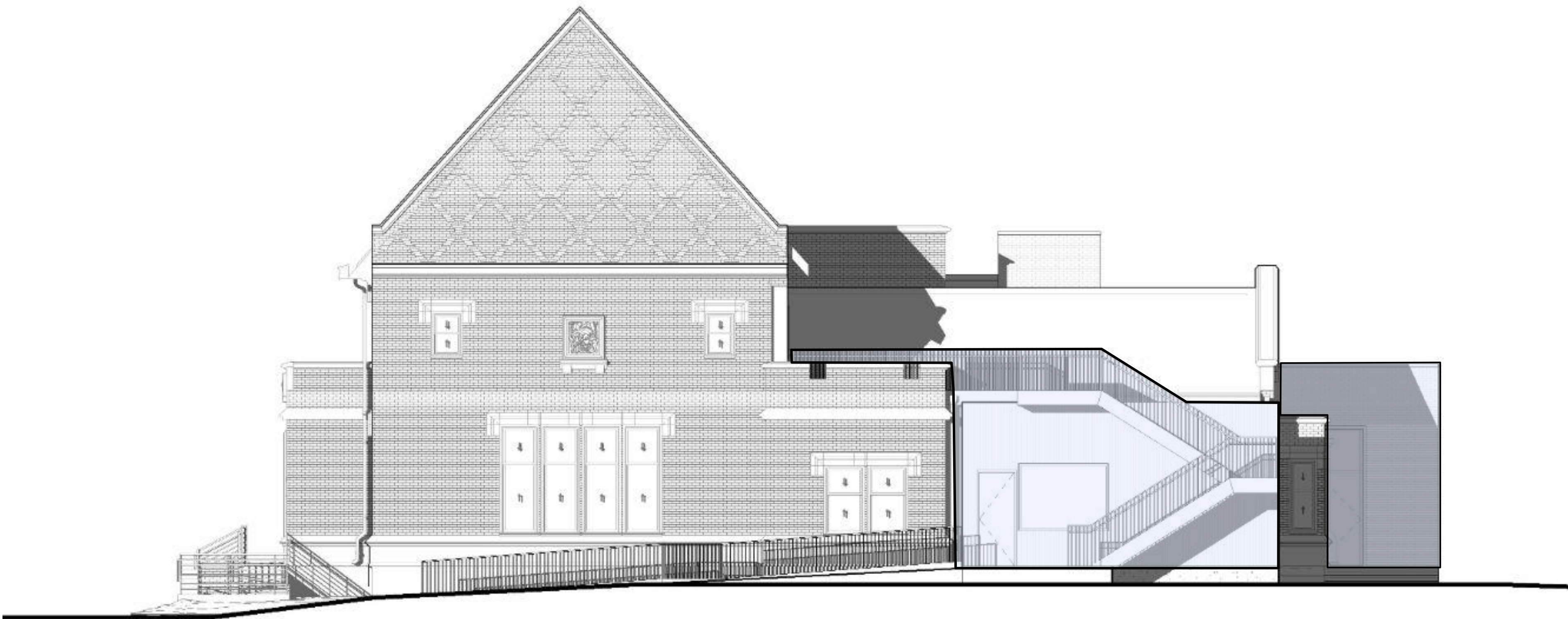
TECHNICAL ELEVATIONS



South Elevation

Proposed Design

TECHNICAL ELEVATIONS

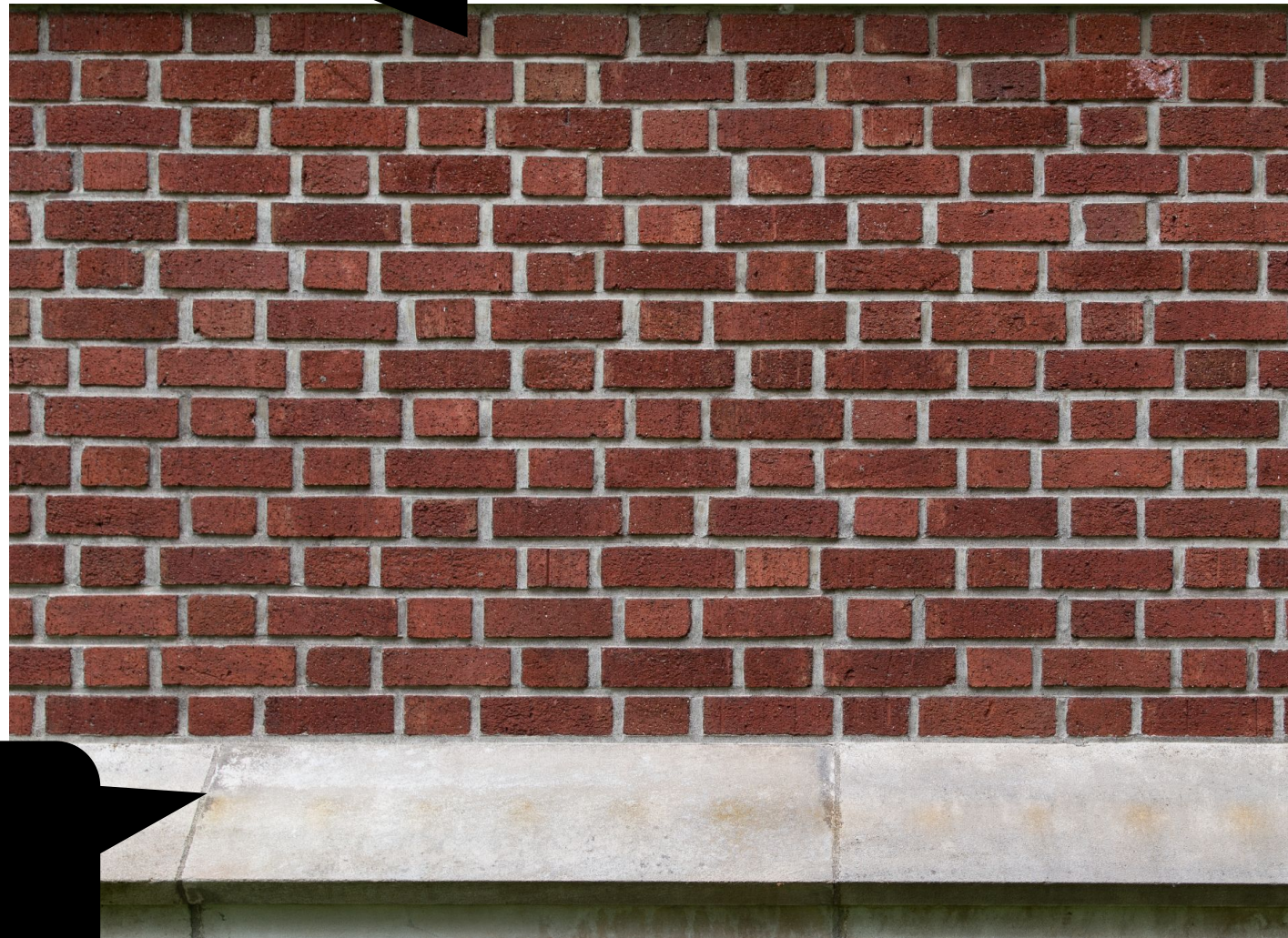


West Elevation

Existing Carnegie Library Materials

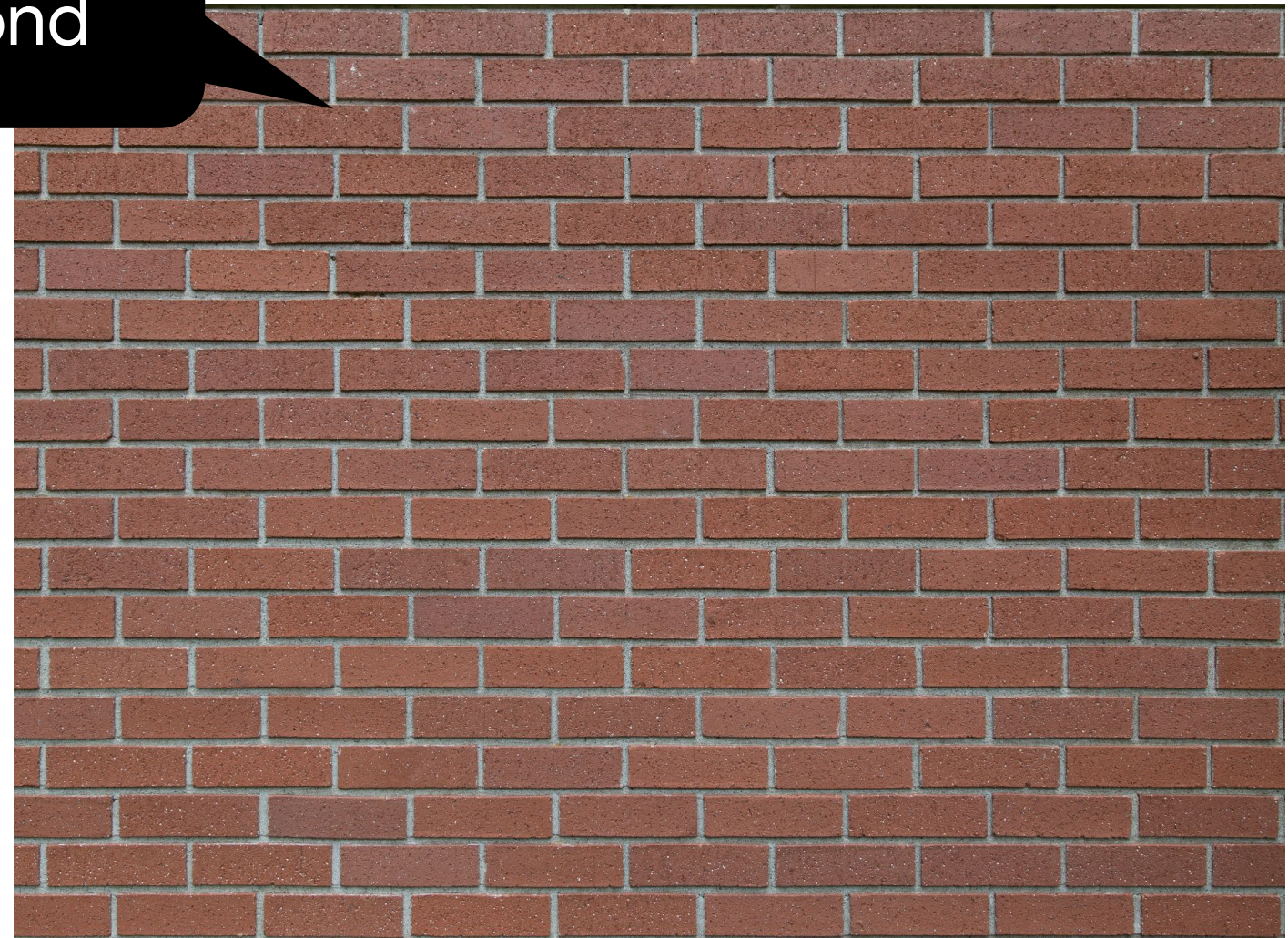
(Materials)

Historic brick, wood fired, flemish bond



Masonry coursing

Elevator brick, running bond



Black metal panelling



Black metal accents

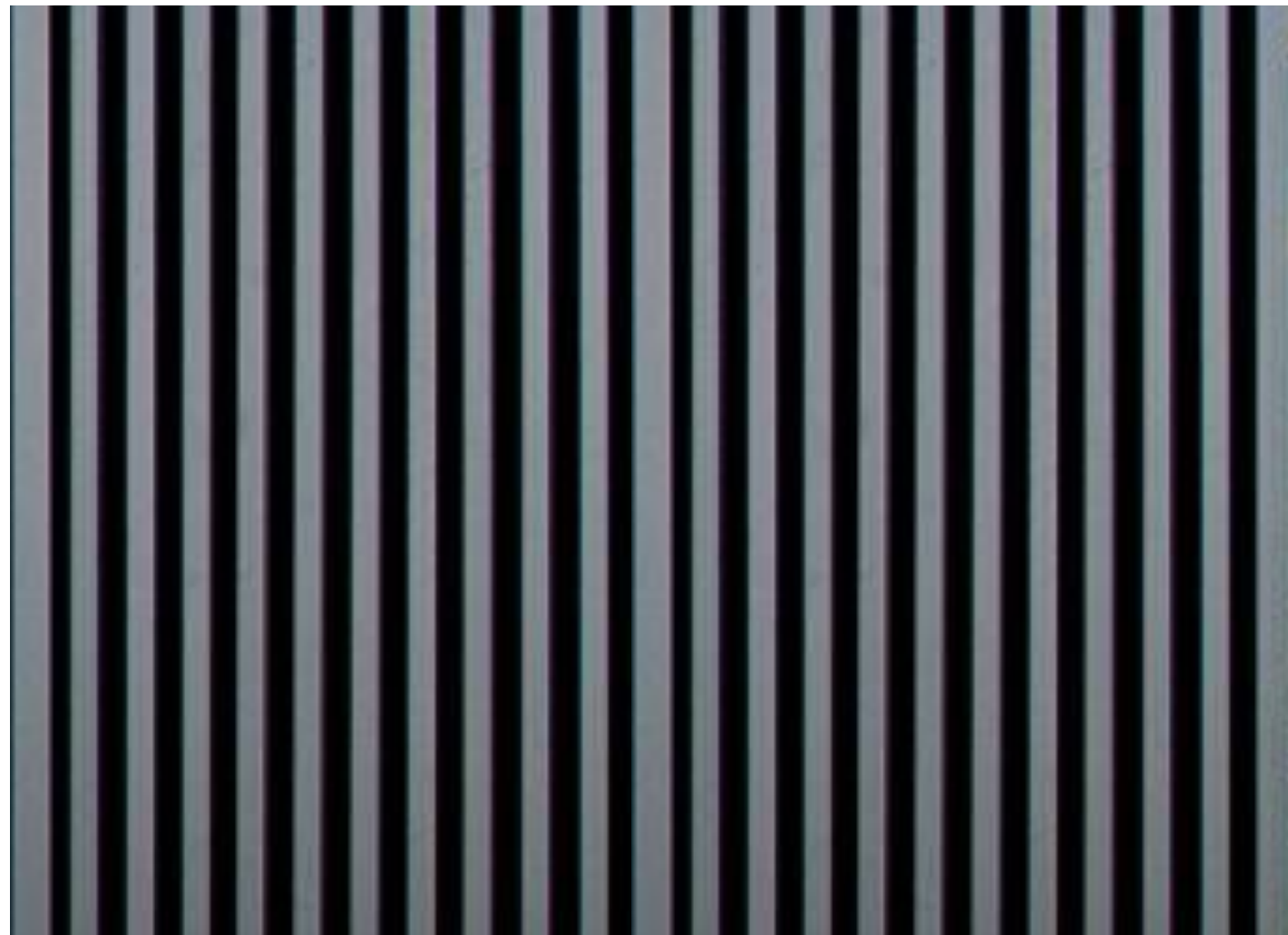
Black door paint



Proposed Design

Staff Volume Materials

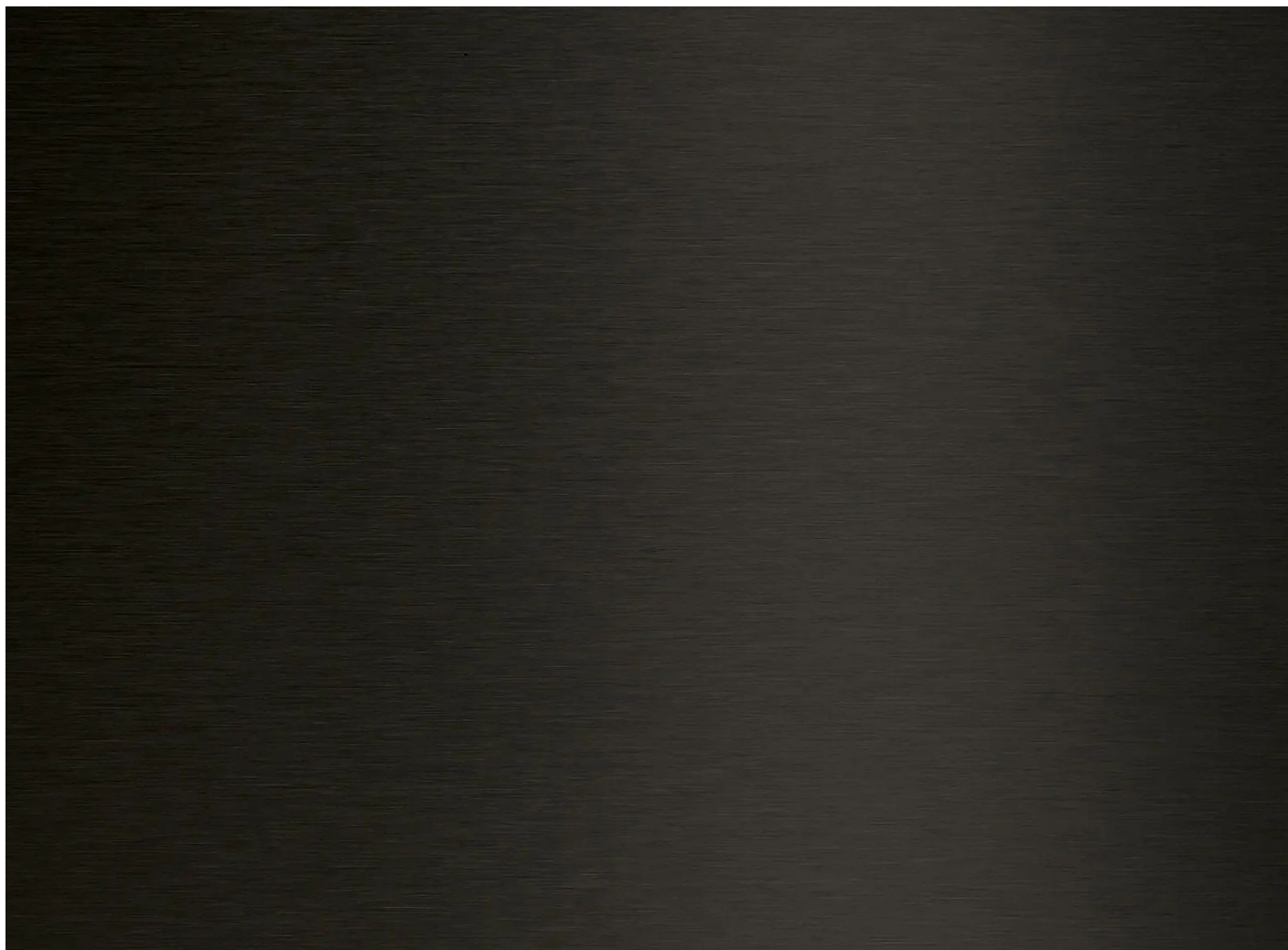
Facade: Box Rib Metal Panel



Foundations: Concrete



Trim & Windows: Black



Box Rib metal panel

Black windows & trim

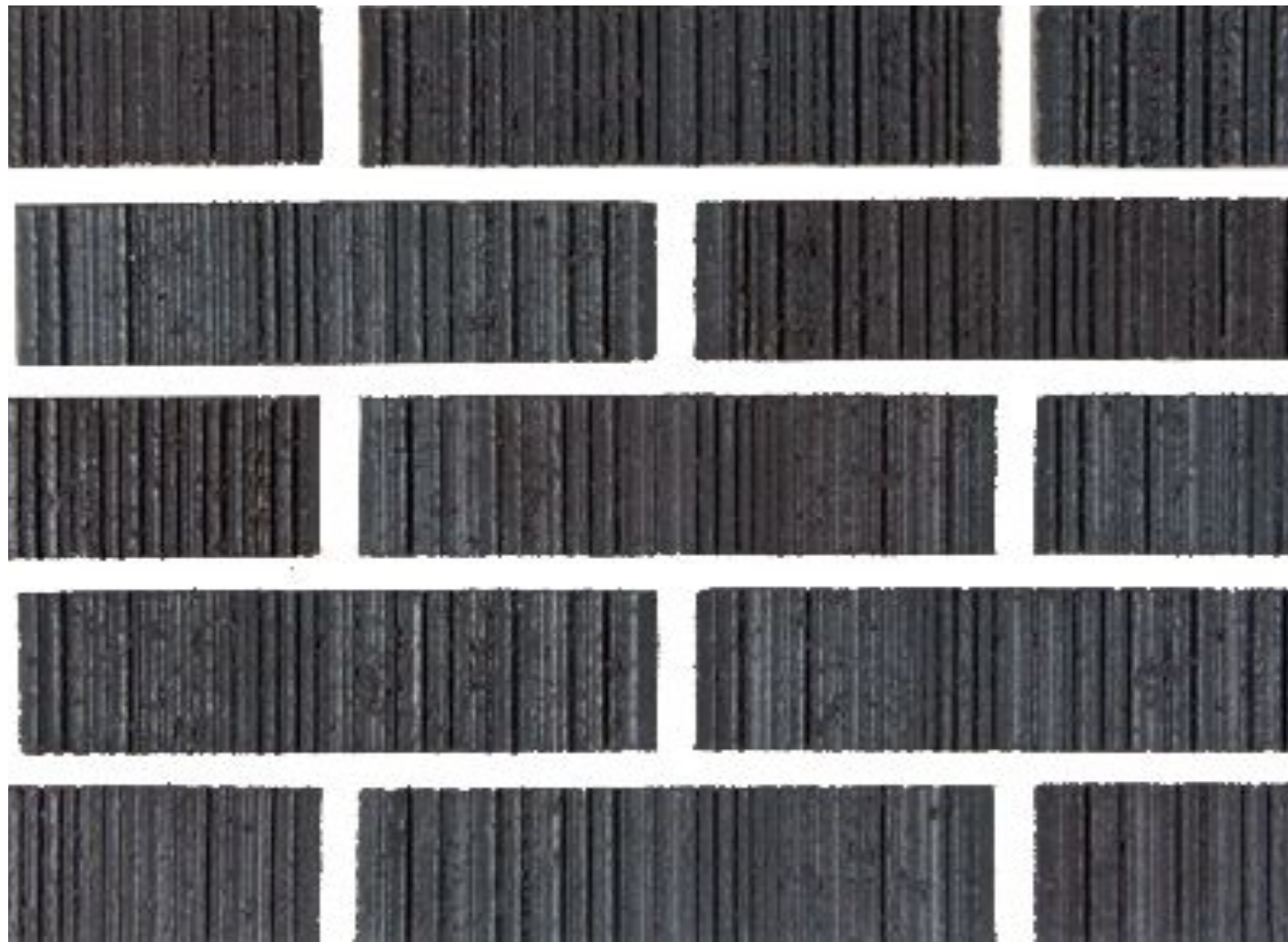
Concrete base



Proposed Design

Black Cultural Center Materials

Facade: Brick* - Endicott
'Manganese Ironspot'



Facade: Brick* - Mutual Materials
'Coal Creek'

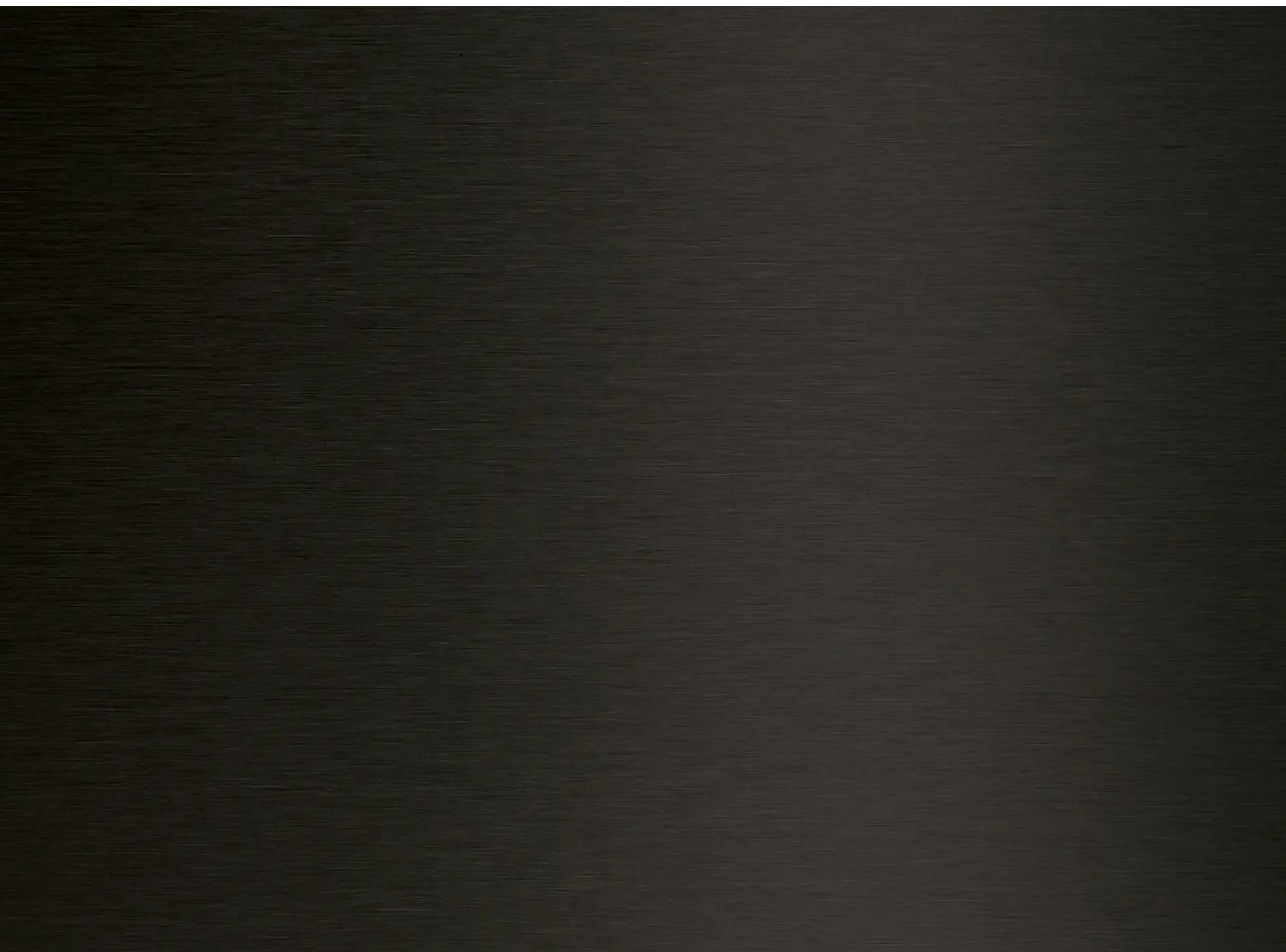


*Brick mortar color still being studied

Foundations: Concrete



Trim & Windows: Black



Black trim

Dark brick

Concrete base



Proposed Design Renders



View across N. Killingsworth Street

Proposed Design Renders



View from corner of N. Killingsworth & N. Commercial

Proposed Design Renders



View across N. Commercial Ave.

Proposed Design Renders



View across N. Commercial Ave.

Proposed Design Renders



View from S.E. on N. Commercial Ave.

End

LEVER

NOLL & TAM
ARCHITECTS



Multnomah County **Library**
Capital Bond Projects
Great **libraries.** Great **communities.**



COMMUNITY DESIGN GUIDELINES (1998)		North Portland Library		EA 22-151487 DA	
July 18, 2022		Tyler Nishitani Lever Architecture		\$6,820,000	
MACRO	STAFF		COMMISSION		
	+ / -	Comments	+ / -	Comments	
P1: Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area’s desired characteristics and traditions.	-	Proposed design does not draw from local character			
P2: Historic and Conservation Districts. 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.	-	Proposed design does not enhance/reinforce Conservation District character			
P3: Gateways. Develop or strengthen the transitional role of gateways in adopted community and neighborhood plans.	N/A				
E4: Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances.	-	Proposed design does not enhance/reinforce sidewalk activities			
D1: Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;	-	Proposed design does not enhance/develop outdoor areas			

D6: Architectural Integrity. 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.	-	Proposed design deviates from arch. style of library		
D7: Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.	+ / -	Design utilizes brick, no other detailing, proud of library		
MID	STAFF		COMMISSION	
	+ / -	<i>Comments</i>	+ / -	<i>Comments</i>
E1: The Pedestrian Network. 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.	+ / -	A new ramp is provided at the corner		
E2: Stopping Places. New large scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.	-	Stopping places not provided		
E3: The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.	-	Design setback from sidewalk, no awnings provided		
D2: Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.	+ / -	No new entrance provided, new ramp to "after hours entrance"		
D4: Parking Areas and Garages. 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.	N/A			

D5: Crime Prevention. 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.	+ / -			
D8: Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.	+ / -	dark brick and metal panel are proposed		
MICRO	STAFF		COMMISSION	
	+ / -	<i>Comments</i>	+ / -	<i>Comments</i>
E5: Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.	-	Design setback from sidewalk, no awnings provided		
D3: Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.	-	Design omits existing landscape, no landscape plan provided		



City of Portland

Landmarks Commission

Design Advice Request

EA 22-151487 DAR

512 N Killingsworth ***Library Additions***

August 08, 2022

Staff Presentation

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Conversation

Location

Piedmont Conservation District, Industrial Residential Base Zone:

Characteristics of the Piedmont Conservation District (Albina Community Plan). The Piedmont Historic Design Zone/Neighborhood Conservation District is divided into three sections: (1) the Piedmont Subdivision, bounded by Martin Luther King Jr. Boulevard, Killingsworth, Commercial and Portland, (2) Peninsula Park and the residential area west of the park, and (3) Killingsworth Street between Martin Luther King Jr. Boulevard and the 1-5 freeway.

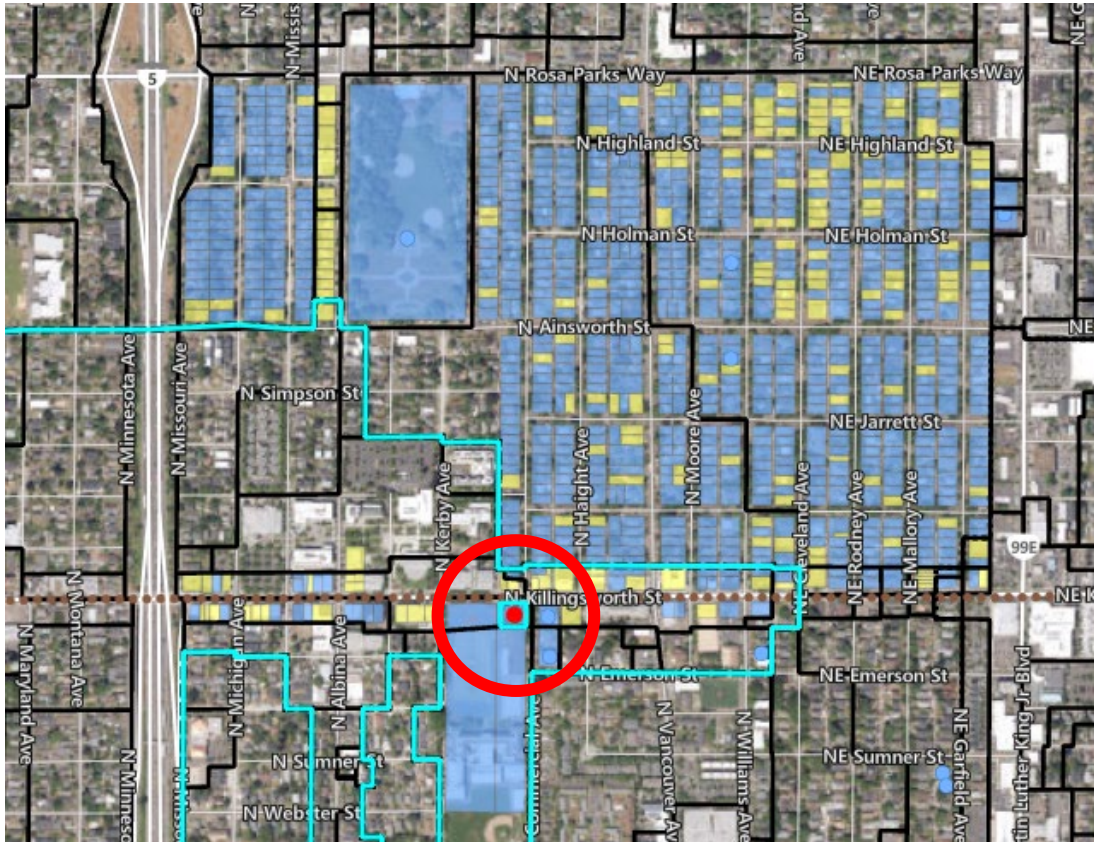
Killingsworth Street is another example of commercial streetcar development. The streetcar ran along Killingsworth from Martin Luther King Jr. Boulevard to Greeley. The historic structures that remain are predominantly made of brick, built up to the sidewalk with retail on the ground level and housing or office above. This area was an education node with Jefferson High School built in 1909 and the Albina Library built in 1912. Today the Portland Community College is located across the street.

Architectural Styles:

- Twentieth Century Classical
- Streetcar Era Commercial
- Byzantine
- Jacobethan

Characteristics of the Institutional Residential Zone (PZC 33.150.030.C).

The IR zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development. The IR zone recognizes the valuable role of institutional uses in the community. However, these institutions are generally in residential areas where the level of public services is scaled to a less intense level of development. Institutional uses are often of a significantly different scale and character than the areas in which they are located. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions.

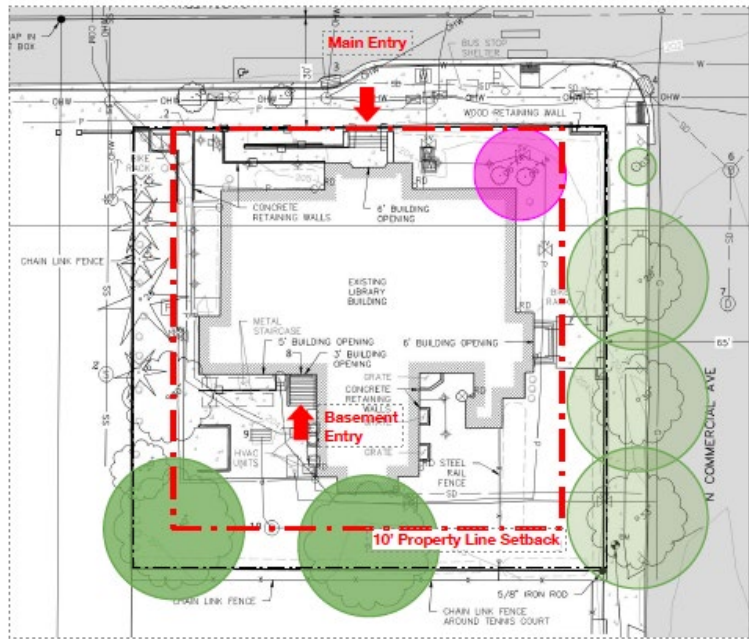


Project Scope

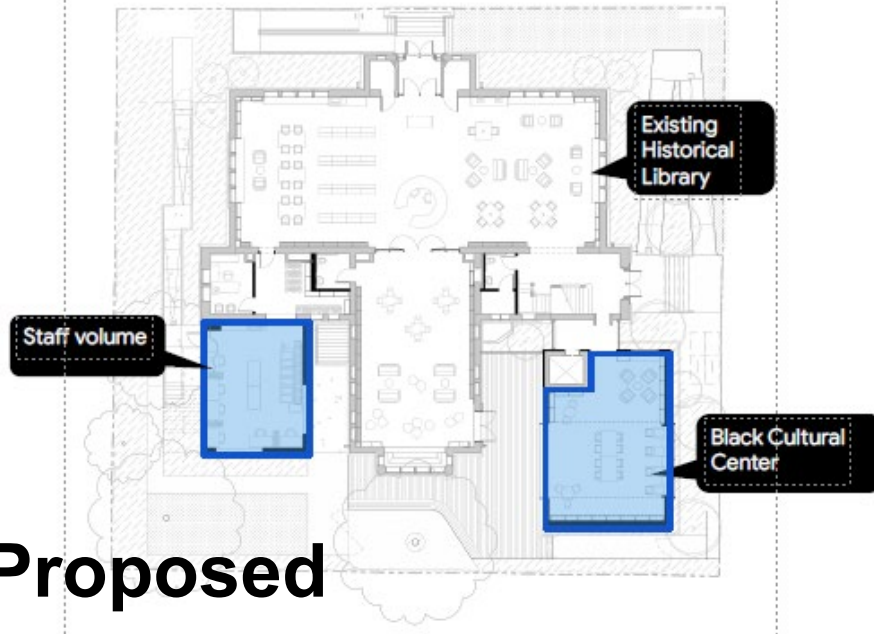
Proposed renovations and modernizations to the North Portland Branch of the Multnomah County Public Library, a contributing resource in the Piedmont Conservation District.

Alterations include a new Black Cultural Center at the south-east corner of the building (facing N Commercial Ave) and a new staff addition to be located at the south-west corner of the existing building.

Both additions are proposed to be single story with a combined square footage of approximately 1,500 sf. The Black Cultural Center is proposed to be clad in dark brick, the staff addition in metal panel.



Existing



Proposed



Piedmont Conservation District:
Contributing

Base Zone/Overlay: Institutional Residential (IR); Historic Resource Overlay, Centers Main Street (m) Overlay.

Pattern Area:
Inner Neighborhoods

Approval Criteria:

- *Community Design Guidelines*
- 33.846.070 Modifications That Will Better Meet Historic Resource Review Requirements

Streets:

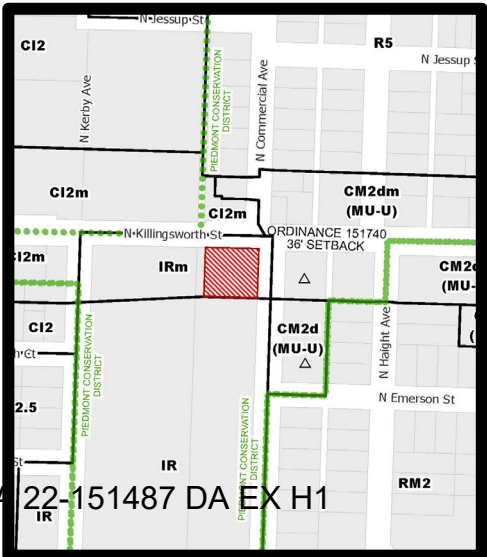
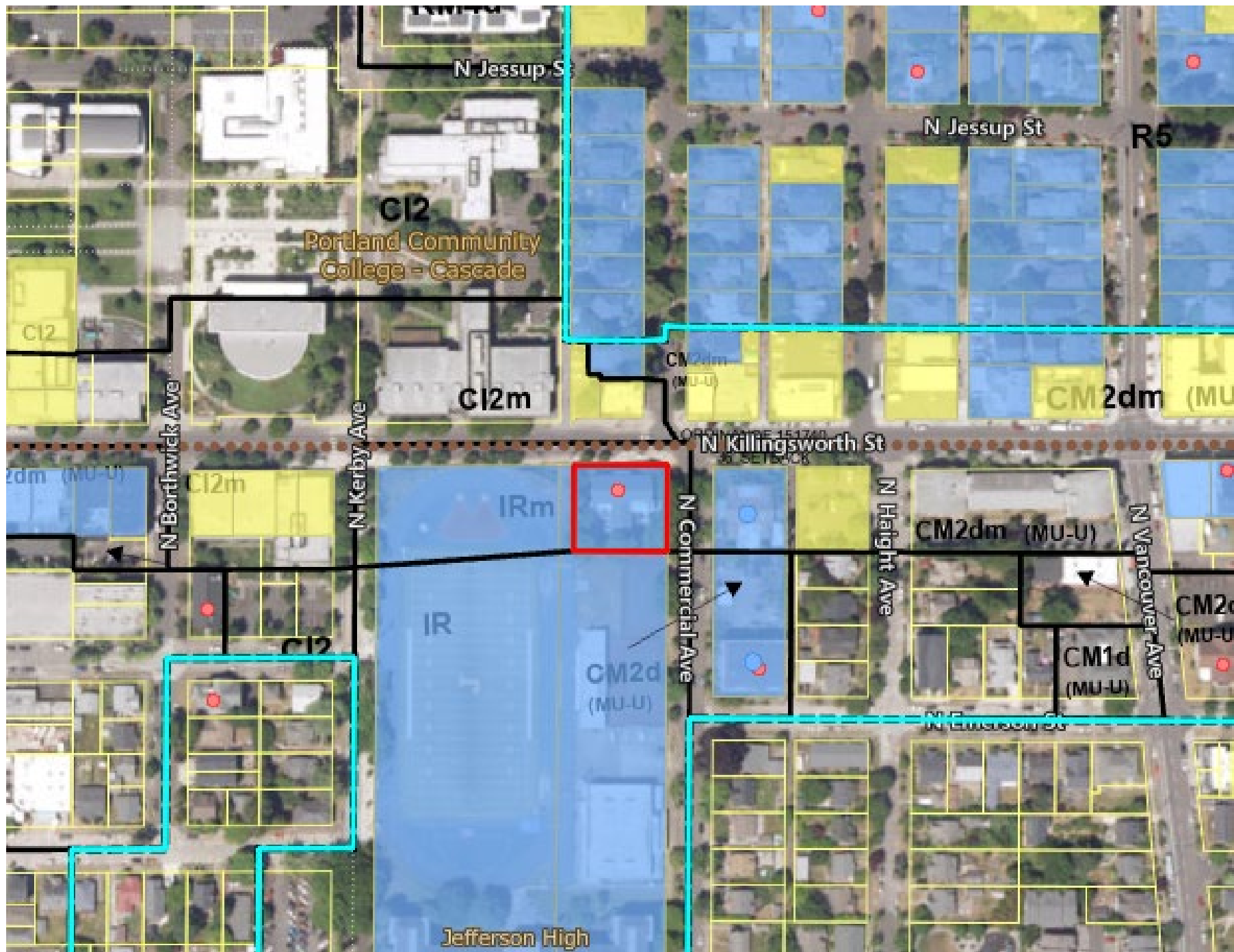
- **N Killingsworth St:** Neighborhood Main Street, Major Transit Priority Street, Major City Walkway.
- **N Commercial Ave:** Local Service Street, City Bikeway, Neighborhood Walkway Service Transit Street.

Pedestrian District:
Killingsworth/Interstate

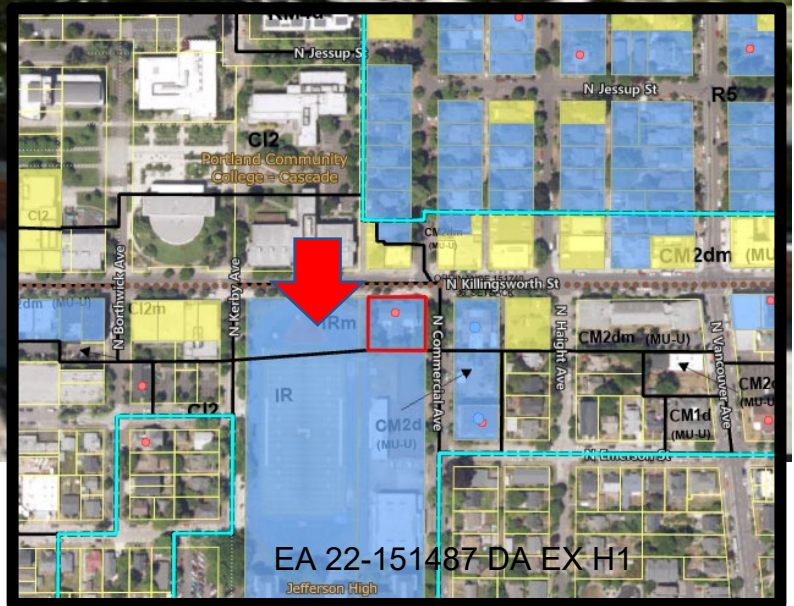
Height:
75' maximum

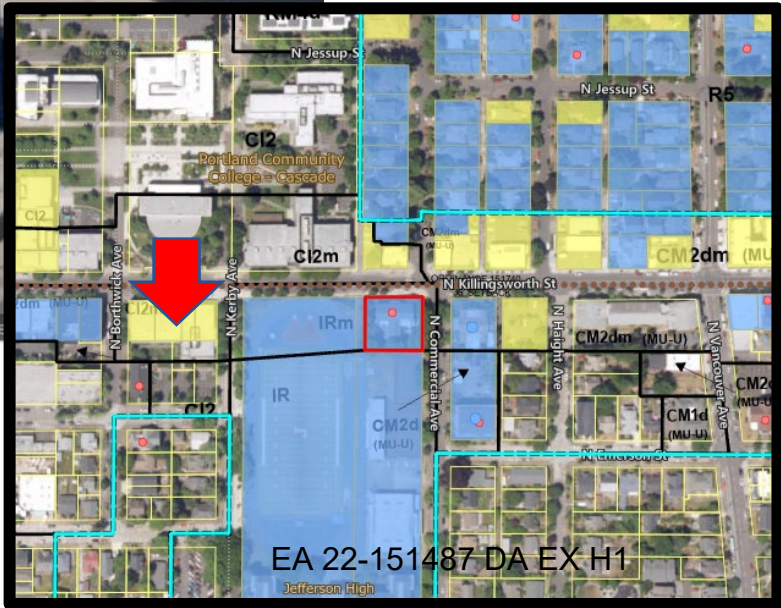
Floor Area Ratio:
2:1 maximum

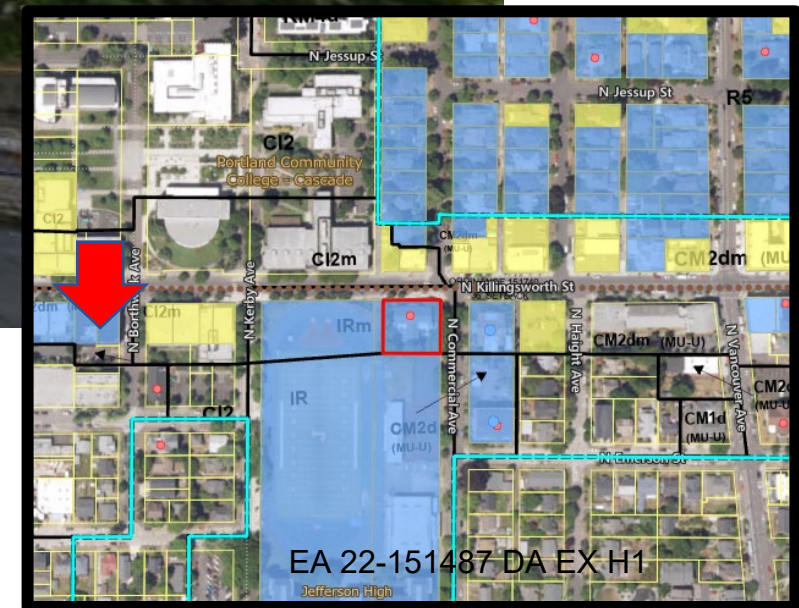
Parking/Loading:
None proposed



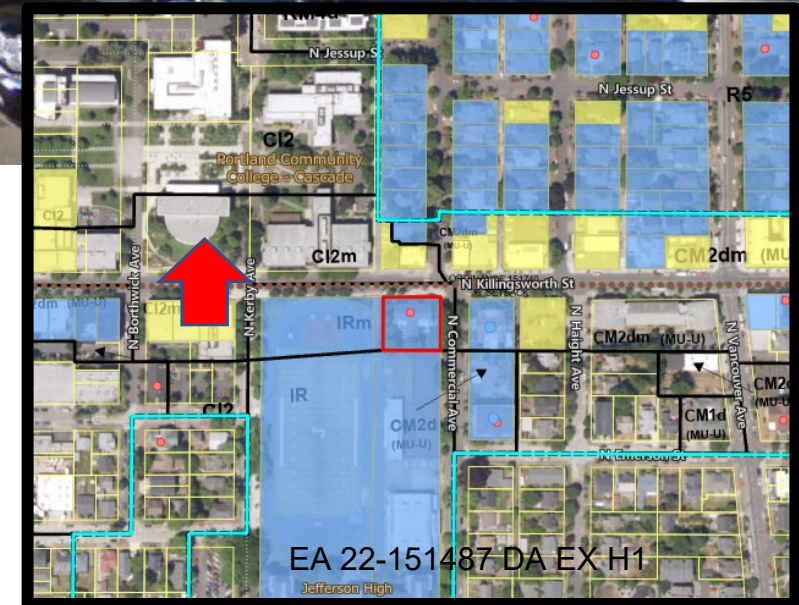
EA 22-151487 DA EX H1

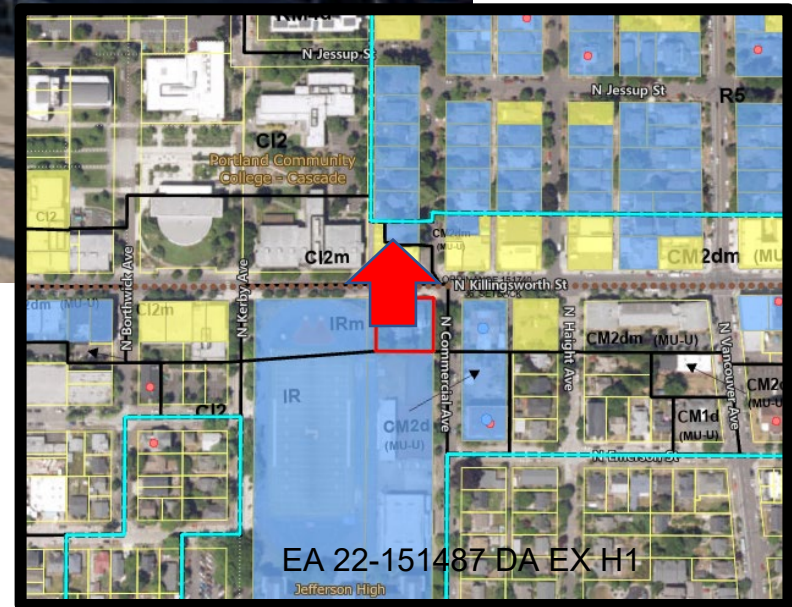


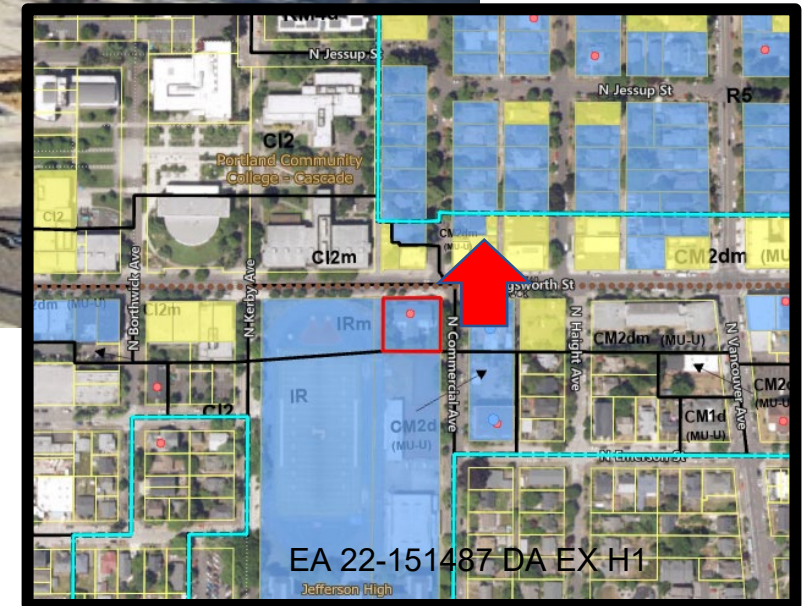


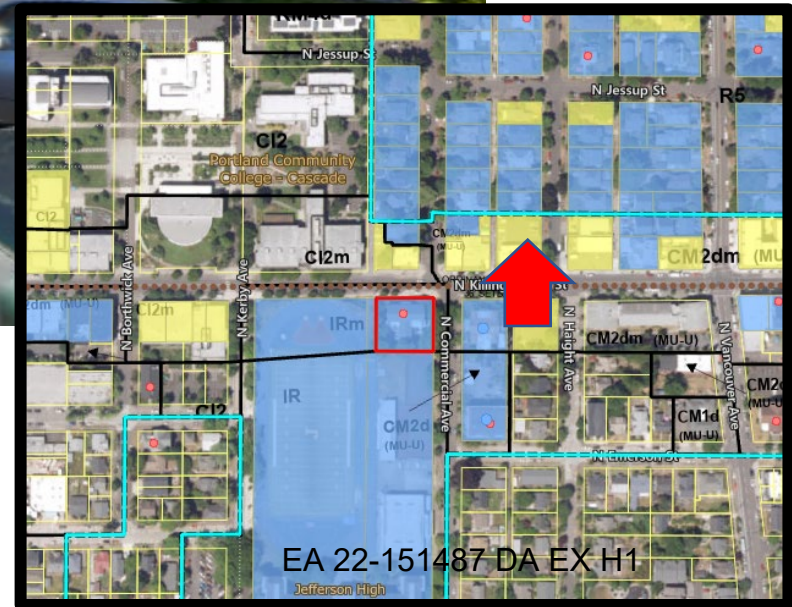


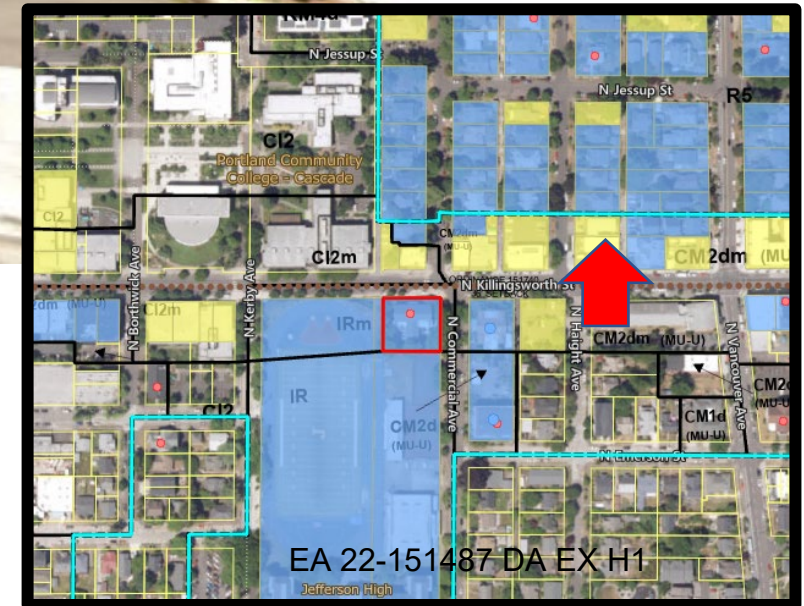
Street View - May 2009

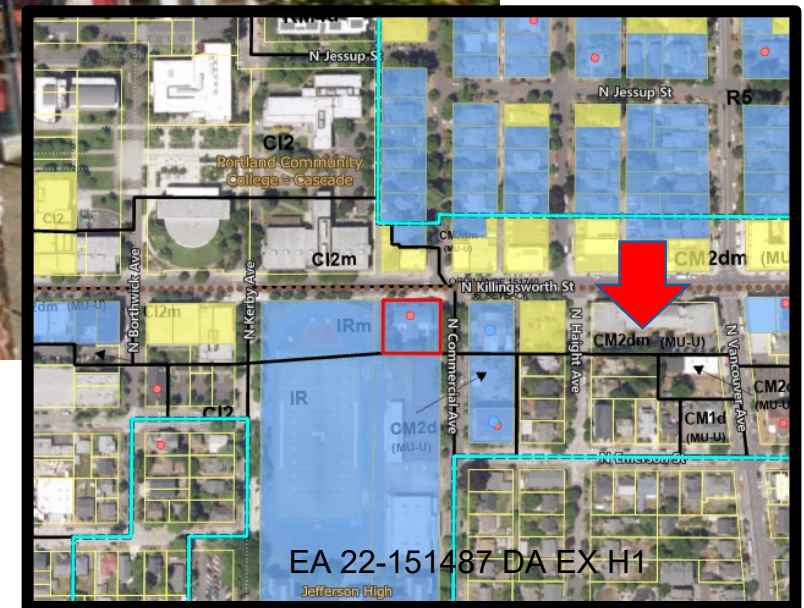


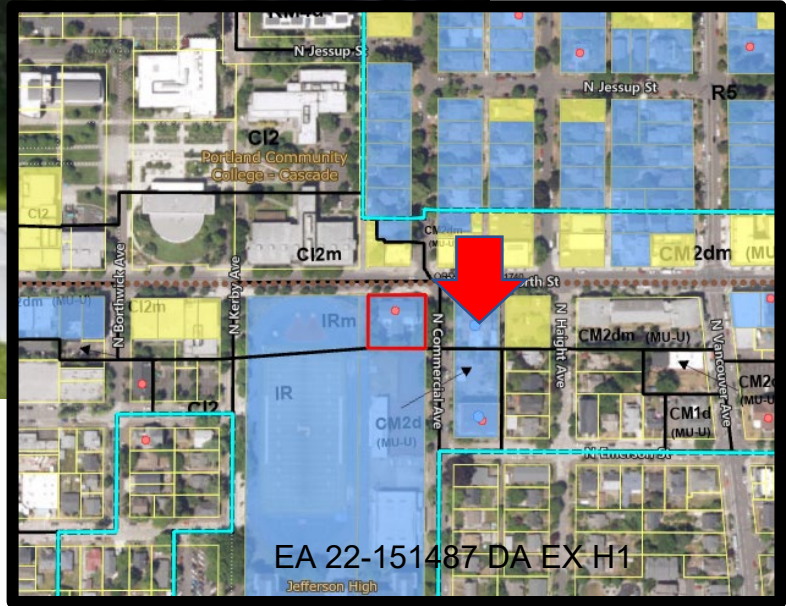


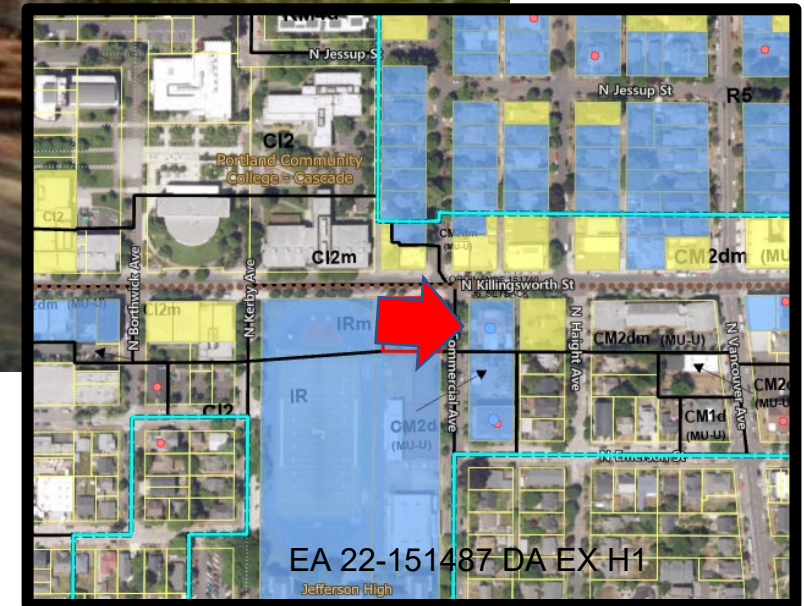


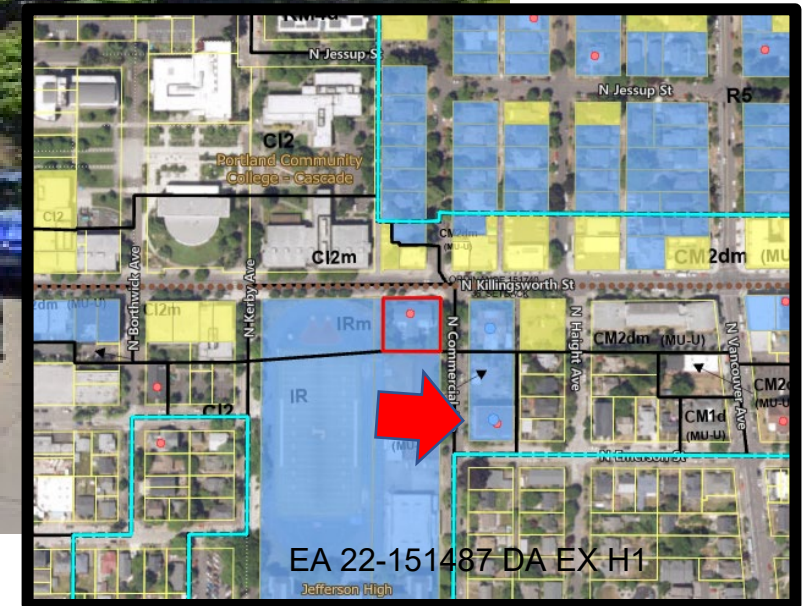


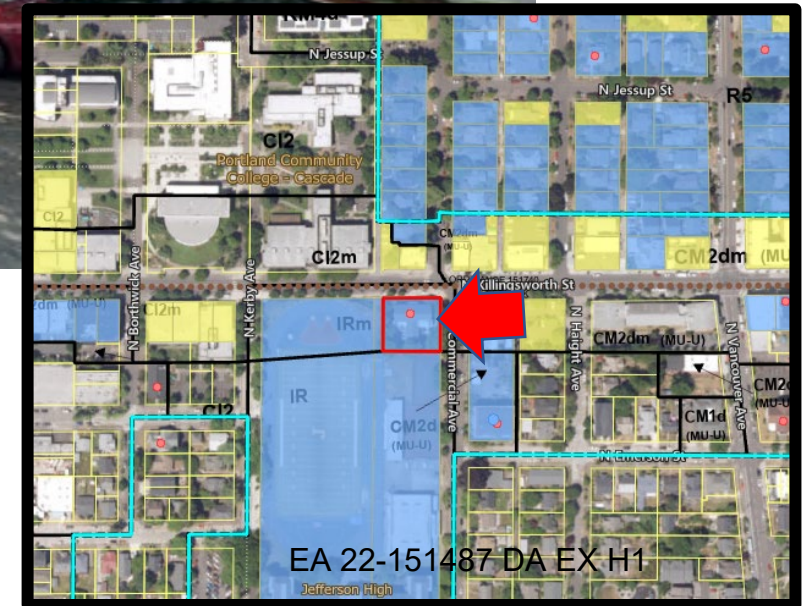














Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Conversation

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

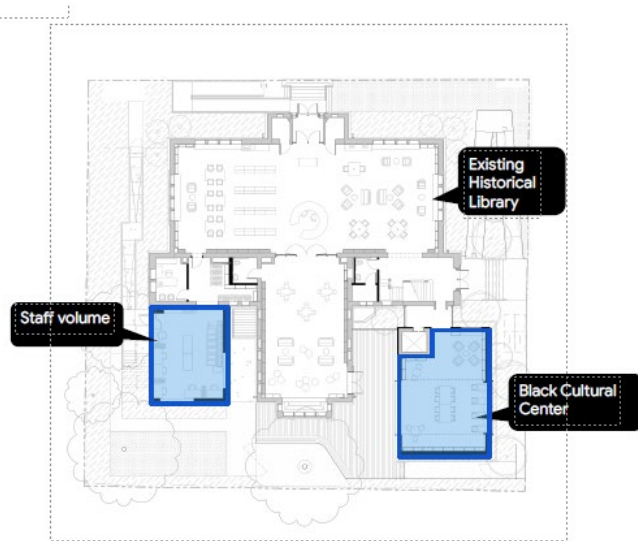
Commission Conversation

CONTEXT | QUALITY & PERMANENCE

Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

1. Response to Context:

- The two proposed additions to the 1912 contributing resource in the Piedmont Conservation District vary significantly in mass, design, and detailing from the primary library structure. In previous EA's the applicant has been advised that while the property is not listed as an individual Historic Landmark on the National Register of Historic Places, it is listed as eligible. As such, the proposed alterations including any proposed additions should retain historic material and be compatible with the architecture of the resource to the greatest extent possible.
- *Staff requests comments on the contextuality and architectural continuity of the proposed building and building forms as the project addresses the existing neighborhood context(s), and more importantly, the on-site context of the historic library building. Issues to focus on can include: building design, massing, orientation (location and setback), preservation of historic character and compatibility, and physical and visual connections to the neighborhood and the library.*



EA 22-151487 DA EX H1

CONTEXT | QUALITY & PERMANENCE

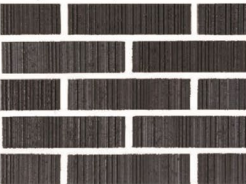
Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

2. Materials and skin expression:

- Black Cultural Center: Two variations of dark brick are proposed. Large windows are proposed on the east and west elevations.
- Staff addition: Box rib metal panel is proposed. It is not clear where windows will be located.
 - *Staff requests comments on the proposed material palette as they relate to the Conservation District and the contributing resource.*

Proposed Design
Black Cultural Center Materials

Facade: Brick* - Endicott
'Manganese Ironspot'

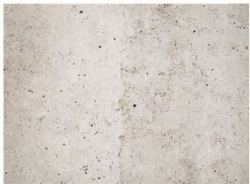


Facade: Brick* - Mutual Materials
'Coal Creek'

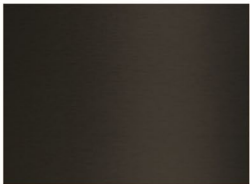


*Brick mortar color still being studied

Foundations: Concrete



Trim & Windows: Black



Black trim

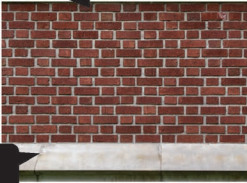
Dark brick

Concrete base



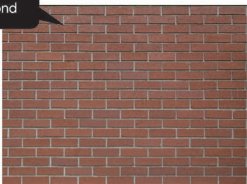
Existing Carnegie Library Materials
(Materials)

Historic brick, wood fired, flemish bond



Masonry coursing

Elevator brick, running bond



Black metal panelling



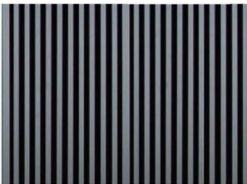
Black metal accents

Black door paint

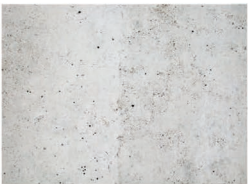


Proposed Design
Staff Volume Materials

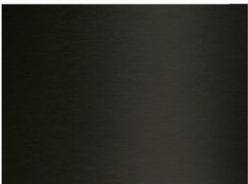
Facade: Box Rib Metal Panel



Foundations: Concrete



Trim & Windows: Black



Box Rib metal panel



Black windows & trim

Concrete base

PUBLIC REALM

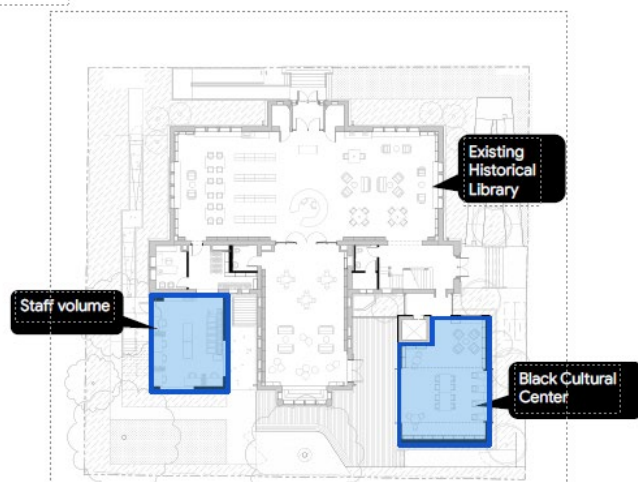
Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

3. Entry:

- The proposed cultural center addition is located closest to the historic library's "after hours entry" on the N. Commercial Ave. frontage. It is not clear how the proposed cultural center is being accessed: internally or from the right-of-way.
 - ***Staff requests comments on the proposed entry (and entry sequence) to the cultural center.***

4. Building Frontage, activation, amenities:

- The proposed cultural center fronting N. Commercial Ave is neither in alignment with the existing library's east frontage, where a consistent pedestrian or landscape treatment could be utilized, nor at the street edge, where additional standard pedestrian amenities such as weather protection, awnings, seating, etc. could be well served.
 - ***Staff requests comments on the proposed activation along this frontage regarding pedestrian amenities both for onsite users as well as those in the right-of-way (sidewalk).***



PUBLIC REALM

Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

5. Outdoor Area and Landscape:

- As previously stated, the proposed additions significantly impact the existing landscape on site. The alterations reduce the net square footage of outdoor area while also removing an established functioning amenity providing continuity and structure for the site.
 - Staff requests comments on the proposed reduction of established landscaping as a result of the proposed additions. Issues to focus on can include: outdoor pedestrian area, site continuity and organization.*

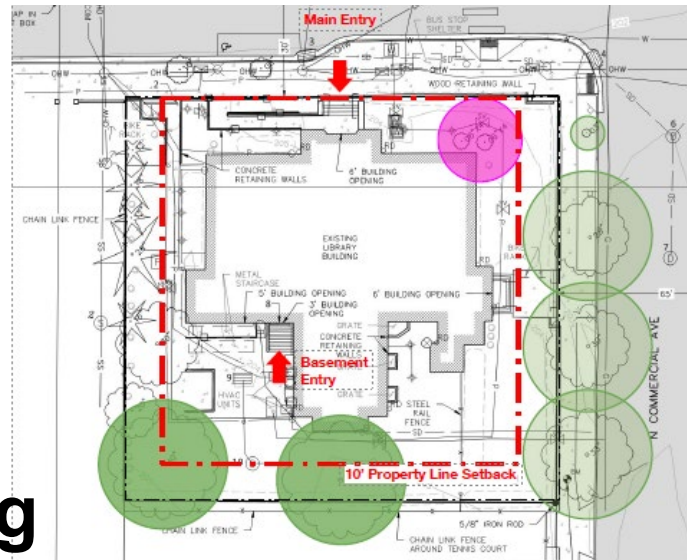


PUBLIC REALM

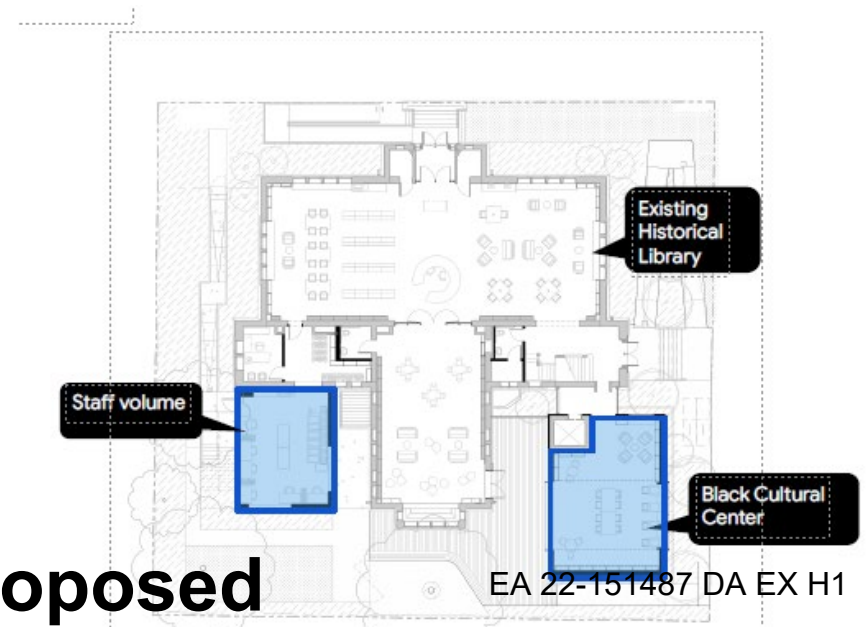
Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

6. Modifications:

- The proposed development currently appears to require two Modifications:
 - a. Setbacks – 33.150.215.B:
The building does not appear to be meeting the minimum building setback, per Table 150-2, of 10'.
 - b. Setbacks – 33.150.215.D:
Within the minimum building setback the building does not appear to be meeting the requirement that, "At least 50 percent of the setback area between the street lot line and the portion of the building that complies with the maximum building setback must be hard surfaced for use by pedestrians."
 - *Staff requests comments on the potential approvability of the noted Modifications.*



Existing



Proposed

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Conversation

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Conversation

Updated
Material

North Portland Library Design Advice Request Submission Monday, August 8, 2022

(update 3 - 8 / 8 / 2022)

Contents

- 1. Introduction (p.4)**
- 2. Historic Photos (p.5)**
- 3. Existing Conditions Photos (p.6)**
- 4. Existing Site Conditions (p.12)**
- 5. Design Process (p.16)**
- 6. Community Engagement (p.19)**
- 7. Proposed Design (p.22)**
 - a. Site Plan (p.23)
 - b. Elevations (p.35)
 - c. Materials Options (p.39)
 - d. Perspective Views (p. 42)

North
Portland
Library

Introduction

Project Description

Multnomah County North Portland library

Renovation and Addition

Site address: 512 N Killingsworth Street

Site Area: 15,351 sf

Existing Building area: 8,632 sf, (2) stories plus basement

Property ID: R298128

Zoning: IR institutitunal residential

Overlay: Centers main street

Conservation district: Piedmont Conservation district

Resource type: Significant resource

District Classification: Contributing

Neighborhood: Humboldt

Early assistance: EA 21 - 103434 APPT

Required land use reviews: Type II

North
Portland
Library



Project Description

In late 2020, Multnomah County voters approved a large library renovation bond that, among several other projects, includes **renovation of the North Portland Library's 8,632 sf historic Carnegie library building and a ~1,500 sf addition**. The existing library, located at 512 N. Killingsworth St., was originally built in 1913 in the Jacobethan style. The style's main characteristics present in the library's design are flattened, cusped "Tudor" arches, lighter stone trims around windows and doors, decorative brick detailing, parapeted, steep roof gables, and ornamental parapets.

Back in 1999/2000, the library underwent a significant renovation which included the addition of an elevator, interior modifications, and seismic improvements. Additional seismic work with this project will be required to meet current structural codes.

The library site, at just 15,351 sf, represents a significant constraint to how and where additions can occur. Layering on historical significance considerations, protection of existing trees, and property line setbacks, **the site and context offer little flexibility for the possible footprints of the addition**. After studying a few massing ideas, and soliciting feedback from a variety of stakeholders and community members, we're proposing a configuration with **two distinct additions, one each in the southeast and southwest corners of the site**.

Programmatically, the southwest addition, at **~620sf is proposed to be a non-public staff and materials processing spaces**. The southeast addition, at **~930sf is proposed to be a new Black Cultural Center (BCC)** to celebrate the history of the black community that has cherished this library for generations.

North Portland Library



Historic Conditions

Library Opening 1913



Existing Conditions

Exterior



Existing Conditions

Interior



Existing Carnegie Building

(Drawings from 2000 Renovation)



1 NORTH ELEVATION
A3.1
SCALE: 1/4" = 1' - 0"

EXTERIOR ELEVATIONS

MULTNOMAH COUNTY BRA
NORTH PORTLAND

MULTNOMAH COUNTY
2505 SE 11TH AVENUE
PORTLAND, OREGON 97202

Existing Carnegie Building

(Drawings from 2000 Renovation)



Existing Carnegie Building

(Drawings from 2000 Renovation)

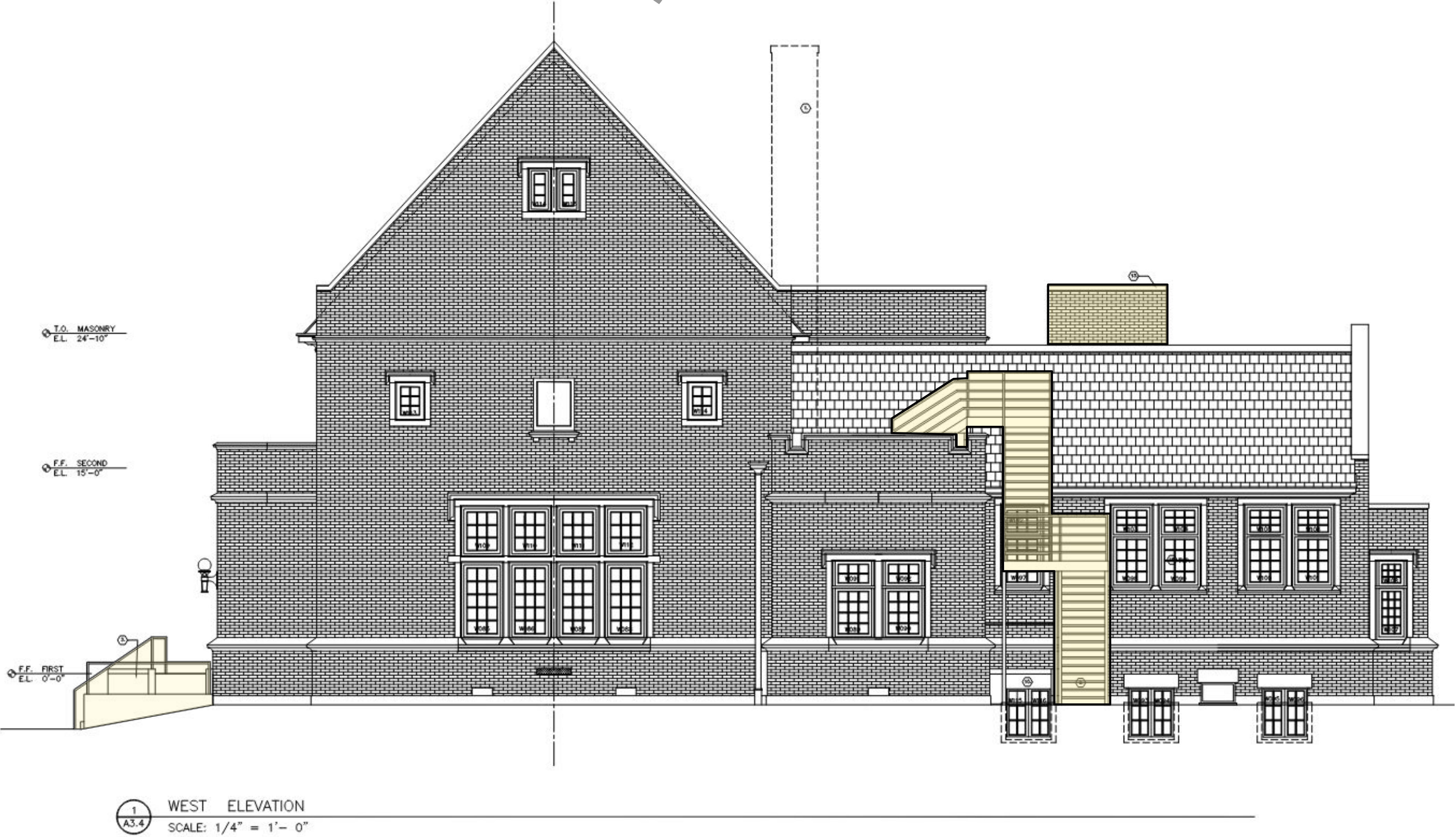


1 SOUTH ELEVATION
A3.2 SCALE: 1/4" = 1'- 0"

EXTERIOR ELE'
MULTNOMAH CC
NORTH PORTLAI
MULTNOMAH COUNTY

Existing Carnegie Building

(Drawings from 2000 Renovation)



Existing Site

Site Constraints - landscape



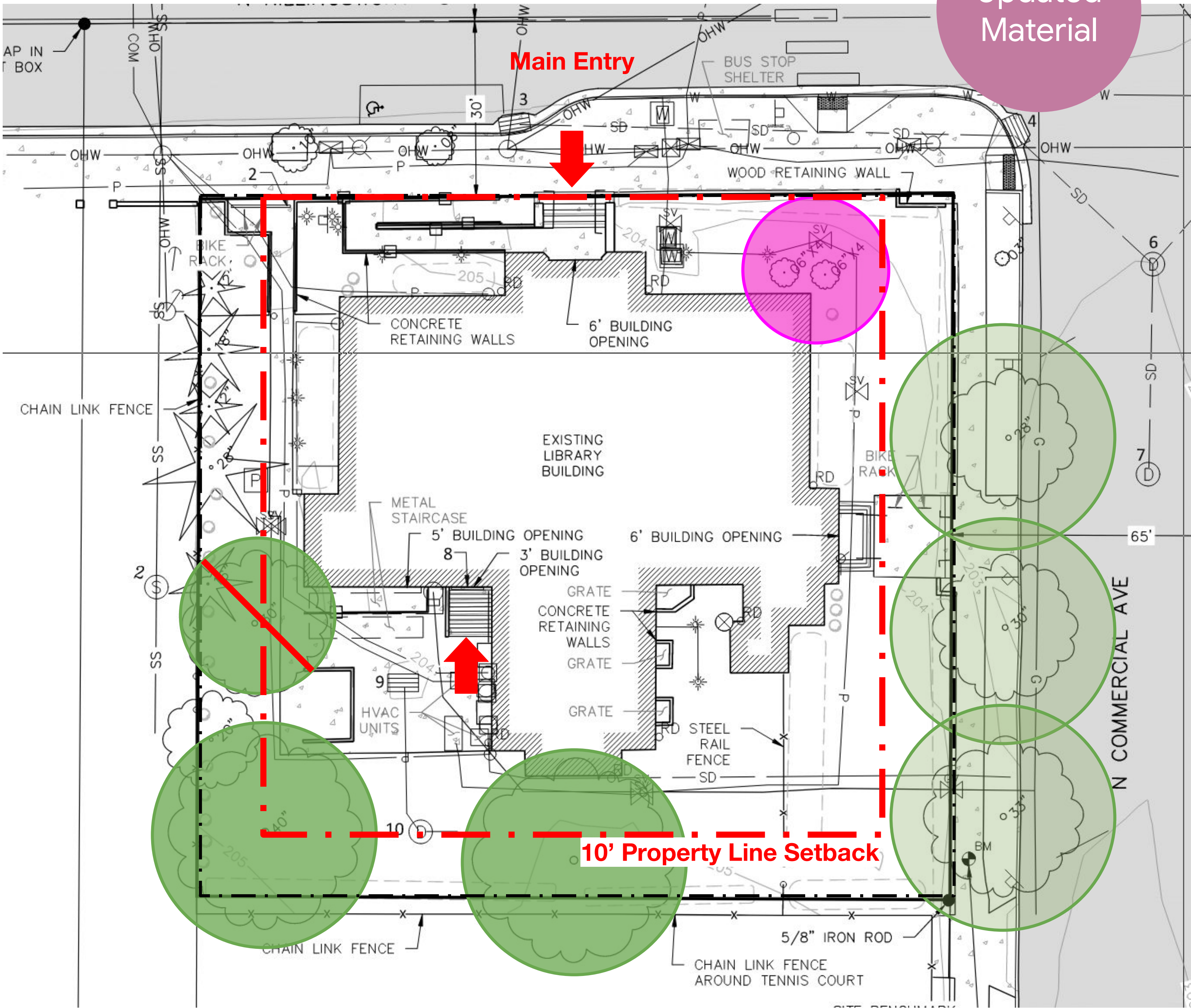
Mature chestnut trees are cherished by the community. Neighbors harvest chestnuts each year



Mature Elm street trees



Mature Rhododendron



Existing Site

Buildable Areas

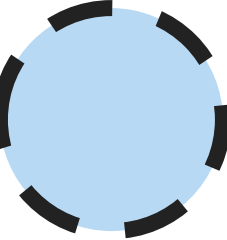
Site constraints and location of existing building, limit viable site areas for building.

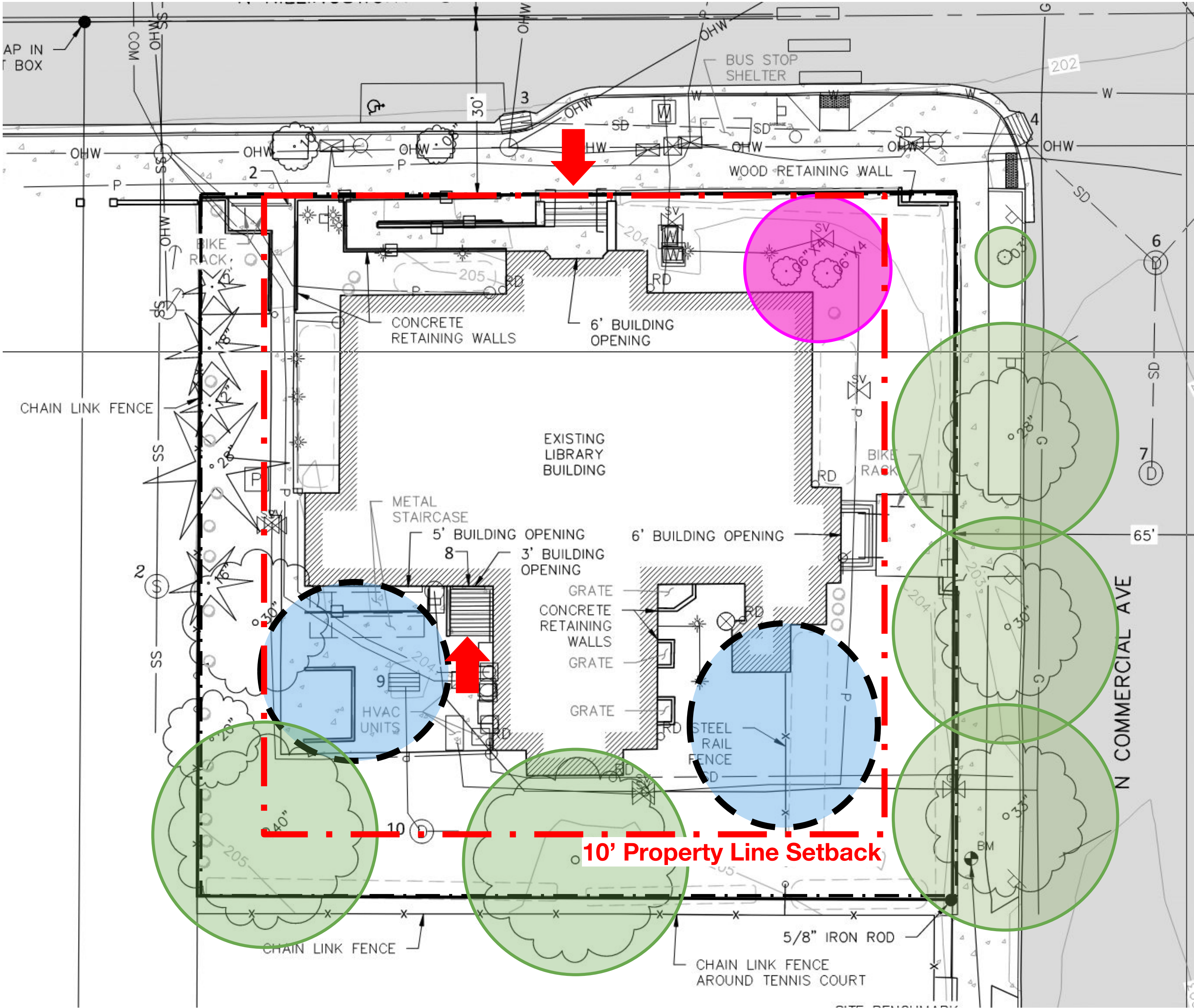


Mechanical and service space West of reading room



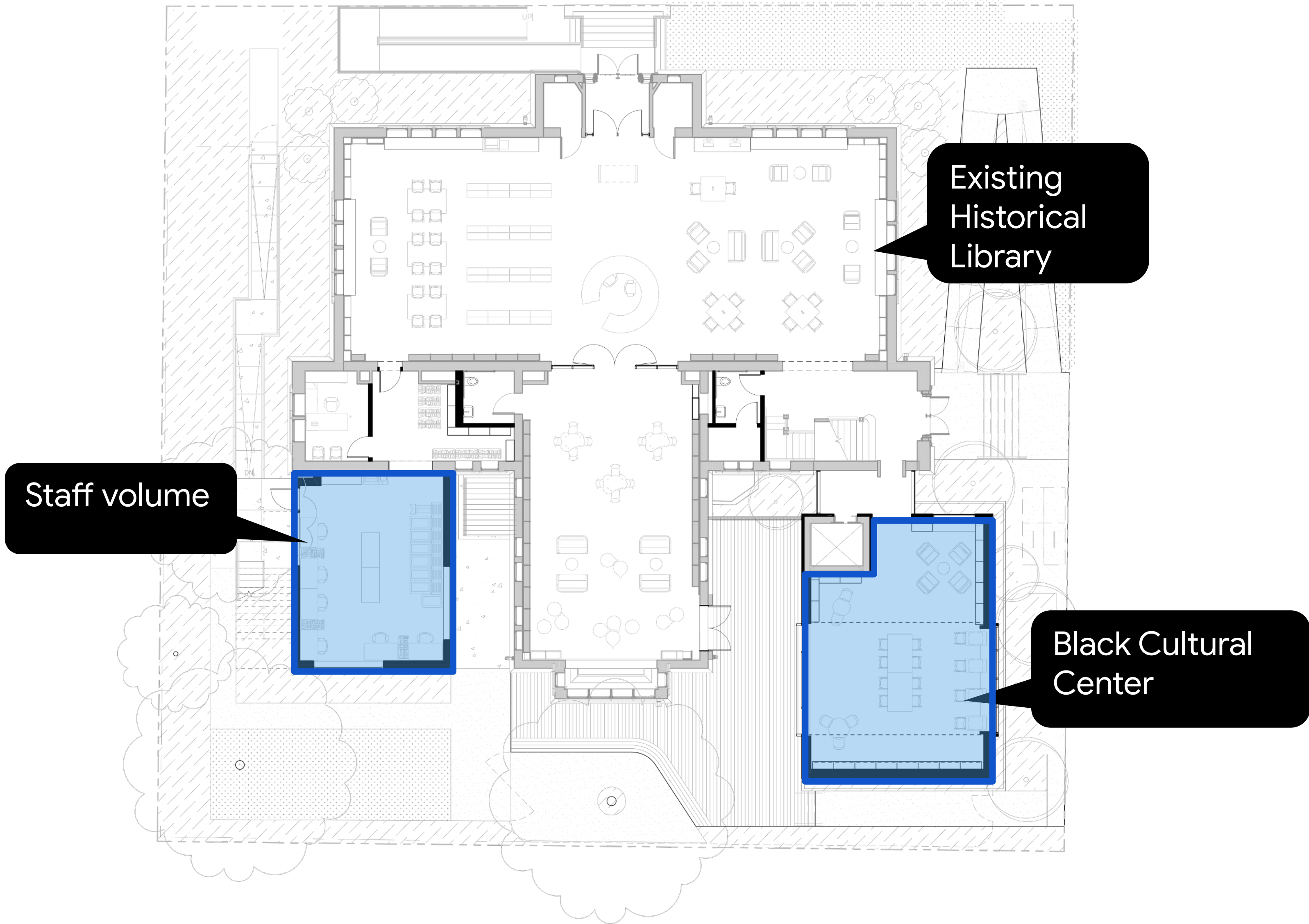
Fenced lawn space East of reading room

 Viable building areas



Site Plan

Proposed Additions



Design Process

Design Process

Community Engagement Process

Forty One meetings were held with community members to engage them in discussion around:

- Community priorities
- What libraries of the 21st century can offer
- Questions like: “What makes you feel welcome in a space?” “What kind of spaces do you need in a library?”

Four types of meetings were held:

- Large public virtual meetings
- Small affinity group meetings (Black Portlanders, Indigenous, Latinx, Disability, Immigrants and Refugees)
- One on One community stakeholder interviews
- Design team attendance at community events (Somali vaccination, Hacienda food pantry, Farmers market)



Design Process

Community Design Principles

Updated
Material

1. **Strengthen** the North Portland Community
2. Recognition and **Celebration** of Culture
3. **Community Driven** process
4. **Accessible** Design
5. **Flexibility** in Short Term and Long Term
6. **Sustainability** and Connection to Nature

Community Design Feedback

1. Materiality
2. Programming
3. Connectivity



Design Process

Black Cultural Center

Massing Explorations

Massing Iterations

A range of massings and roof forms were explored to test overall harmony of composition, competitiveness with historic library and connection with the existing building and elevator tower.

The height of the 2-story massing begins competing with the prominence of the original building, potentially upstaging it.

The design of the Black Cultural Center addition:

1. Is an addition, and not part of the historic building.
2. Scale is subservient to the historic architecture and overall library.
3. Form and materiality are complementary to, not competitive, the historic architecture.

Pitched roof similar to existing



Flat roof



Shed roof

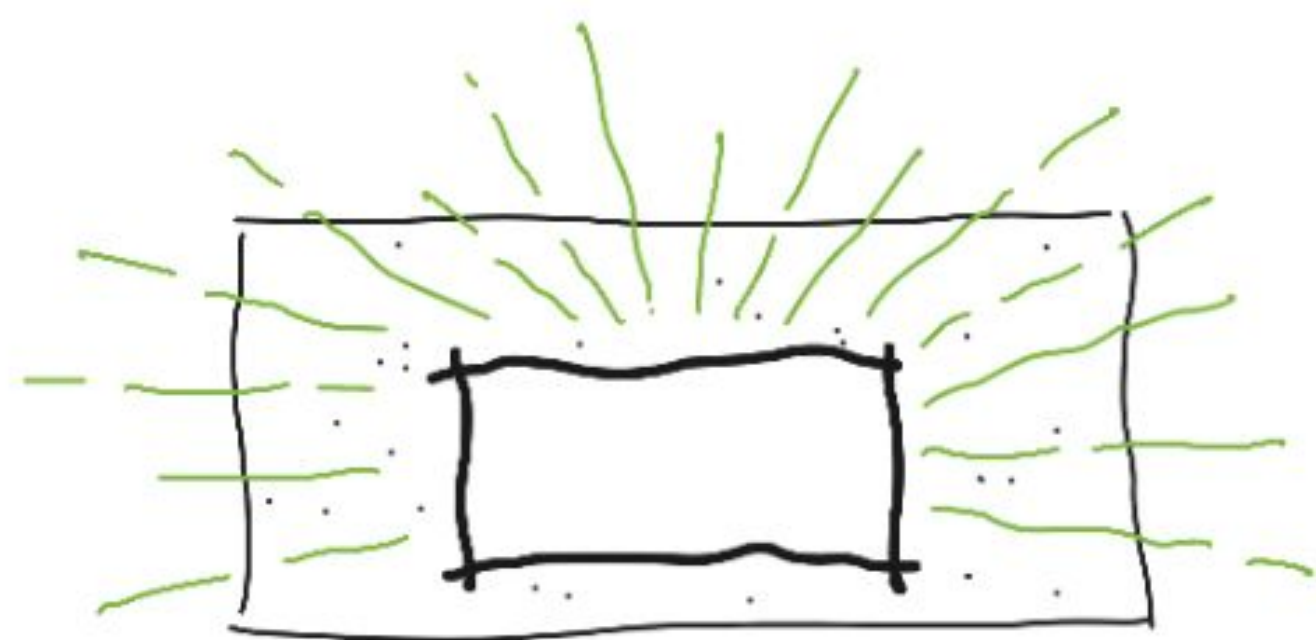


Two-story massing



Design Process

Black Cultural Center Design Drivers



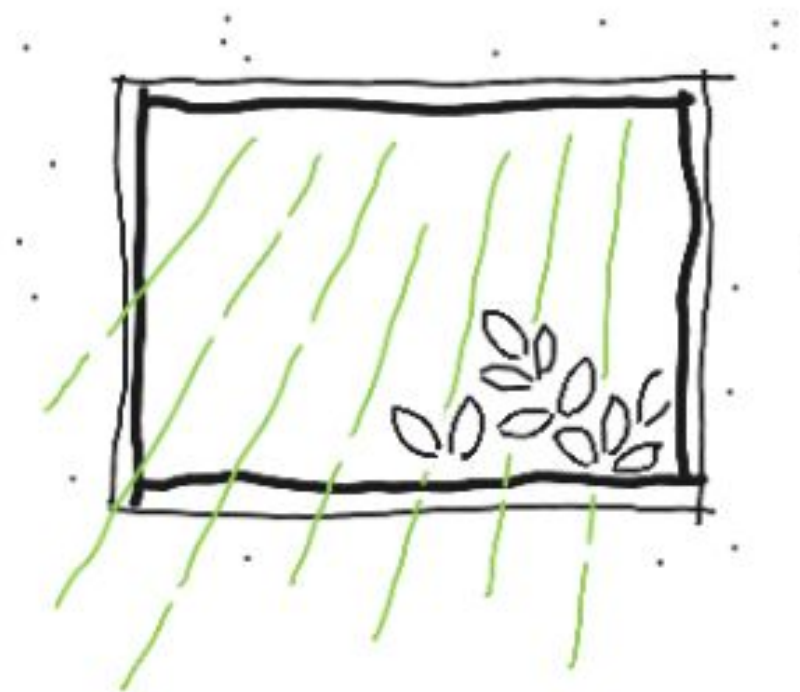
Beacon: Showcase and celebrate activity
(community design feedback)



Connect to community and landscape
(community design feedback)



In harmony with existing building



Filled with daylight

Proposed Design

LEVER

NOLL & TAM
ARCHITECTS

 Multnomah County **Library**
Capital Bond Projects
Great **libraries.** Great **communities.**

Proposed Design

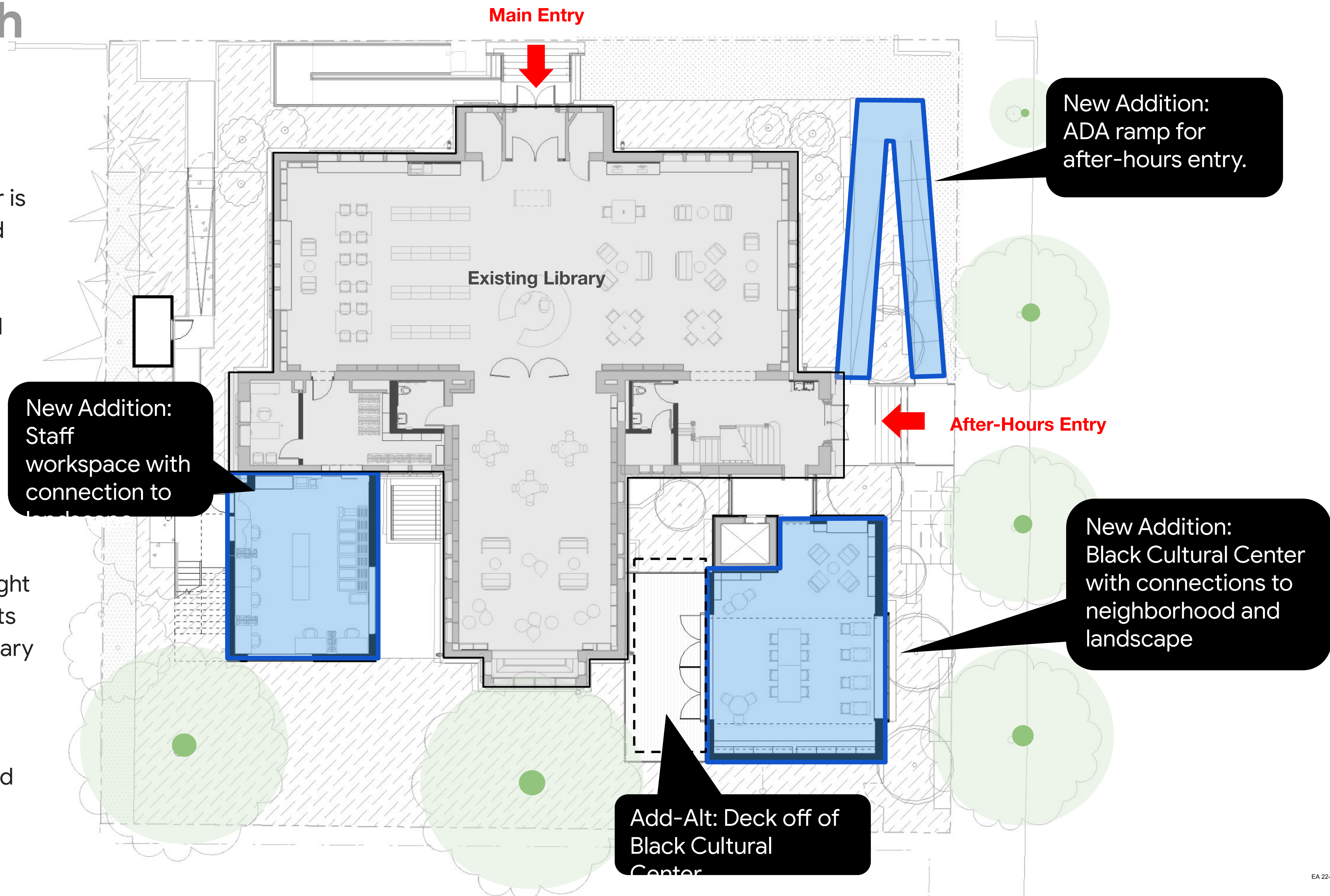
Site Approach

Beacon
The new black cultural center is visible from Killingsworth and Commercial streets.

Connect to community and landscape
Massing of new volumes is integrated into the mature landscaping on-site

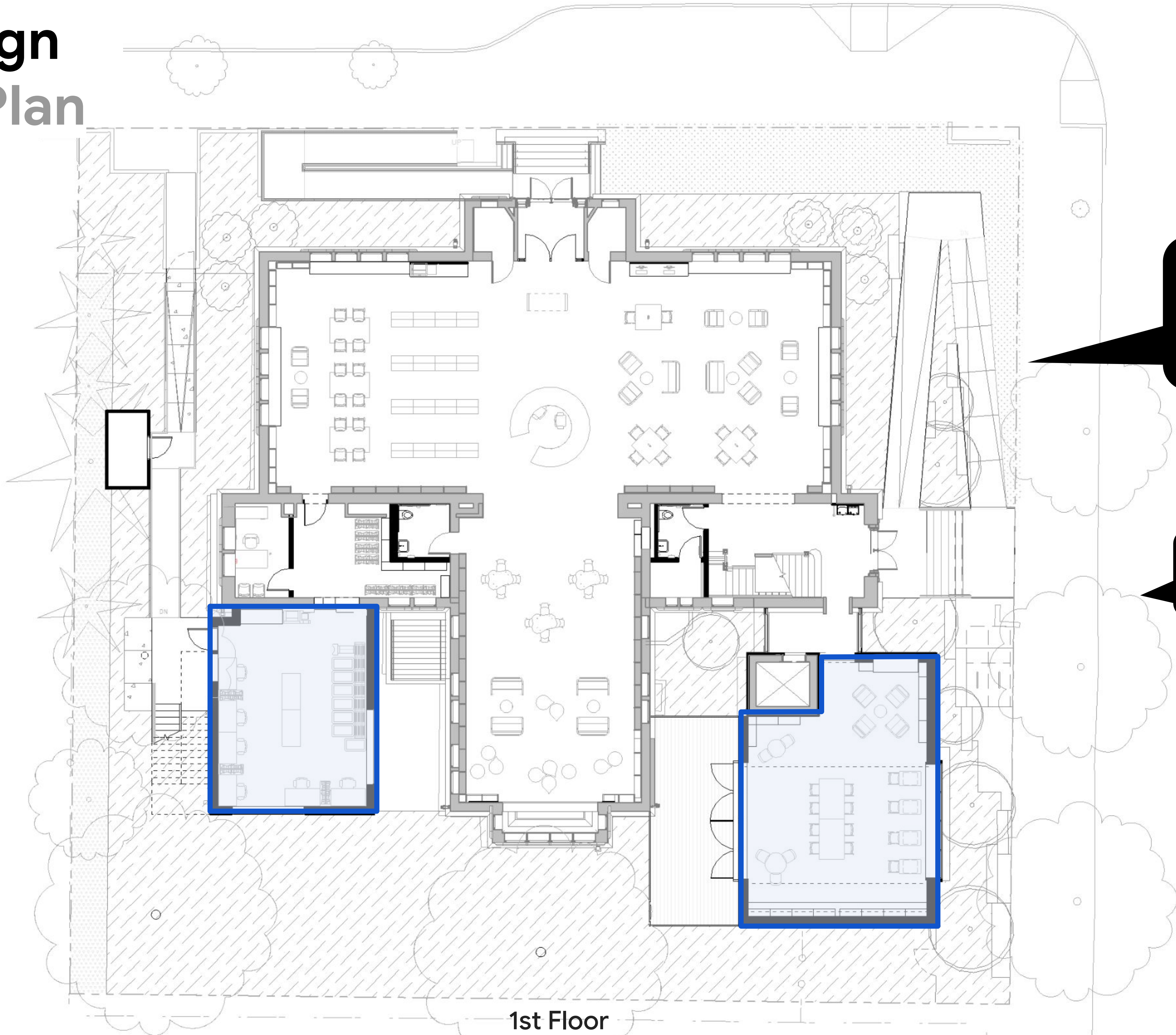
In harmony with existing building
Massing proportions and height relate to datums and elements of the historical Carnegie library

Filled with daylight
Large windows reinforce connection to community and create well daylit spaces year-round.



Proposed Design

Ground Floor Plan



Updated
Material

Children's area & stacks improved. Black Cultural Center has dedicated space

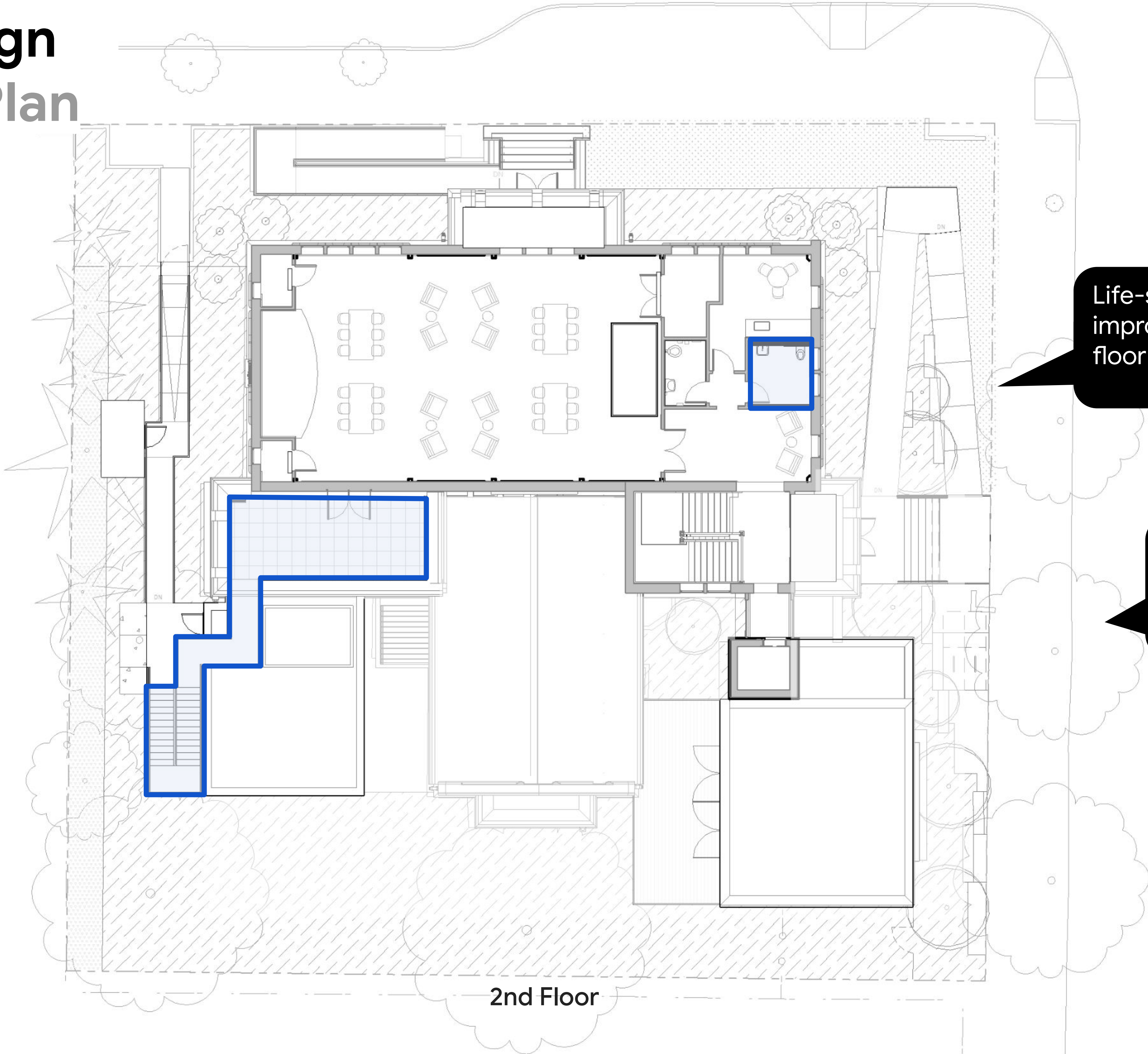
Throughout: fire sprinkler system

1st Floor

Proposed Design

Second Floor Plan

Updated
Material



Life-safety and comfort improvements at second floor community room.

Throughout: fire sprinkler system.
Community Room: seismic upgrade

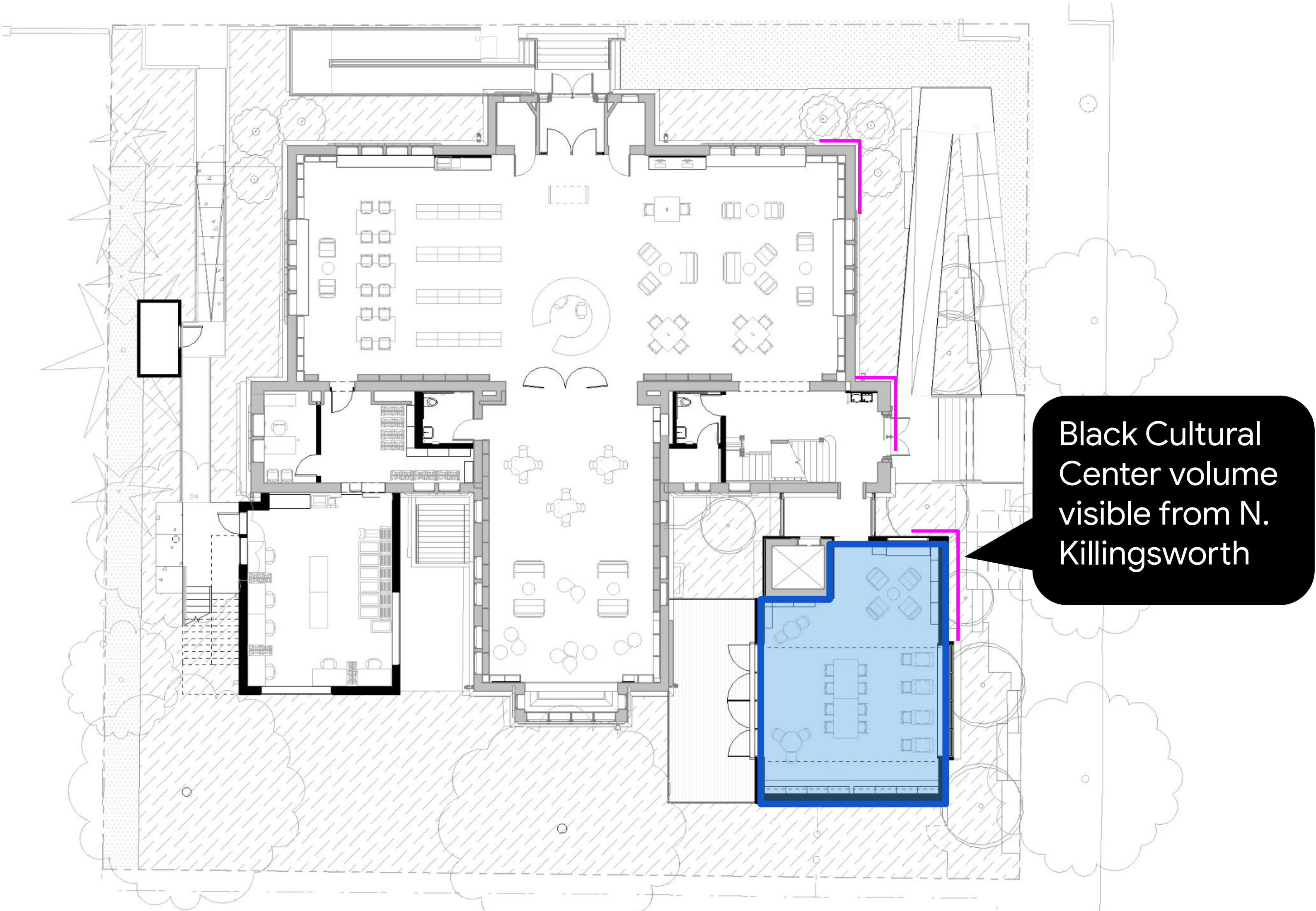
2nd Floor

Proposed Design

Killingsworth Perspective View



Current Condition - massing steps distinguish auxiliary volumes



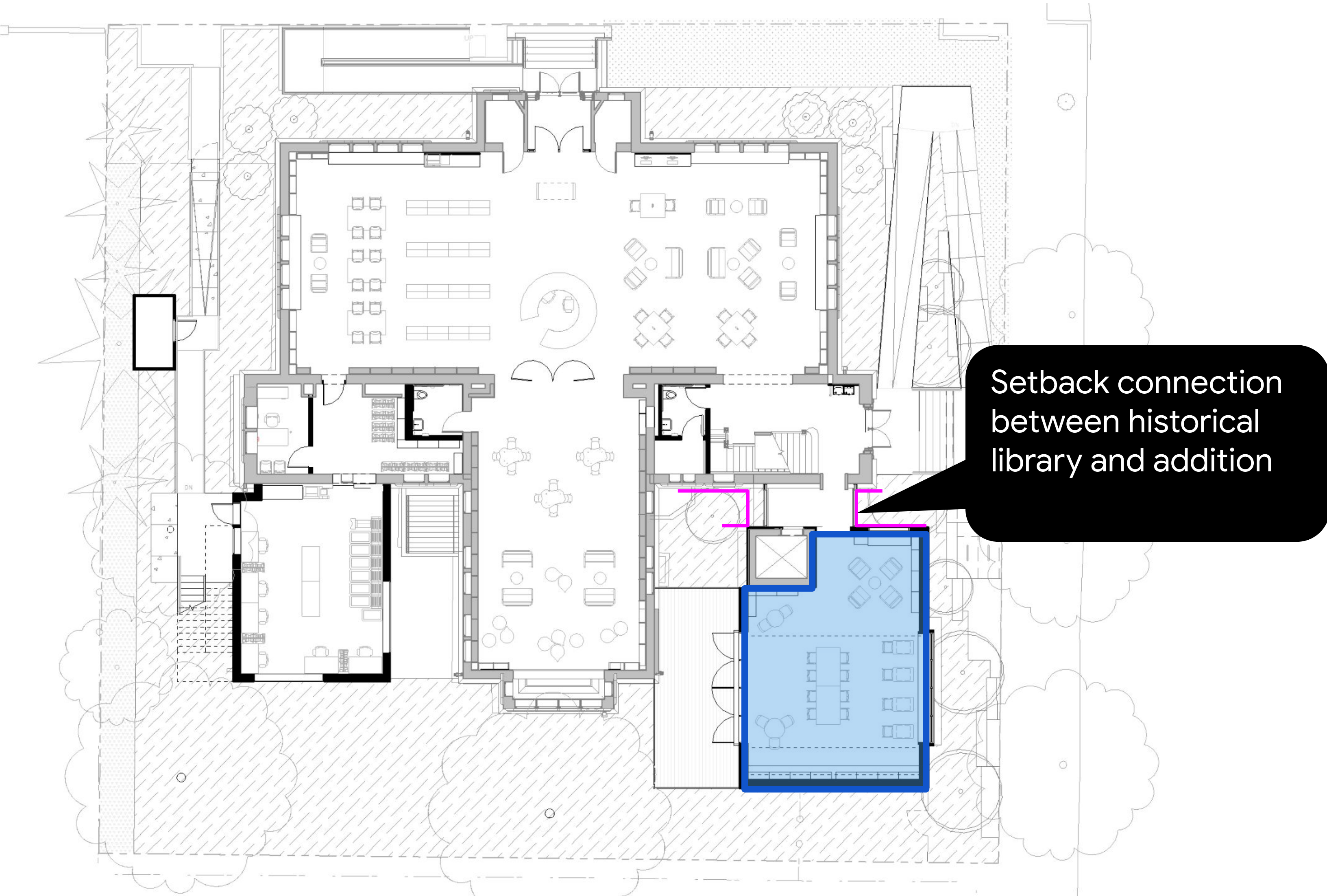
Proposed Condition - Black Cultural Center massing & plan location stepped away from main library volume

Proposed Design

Commercial Perspective View



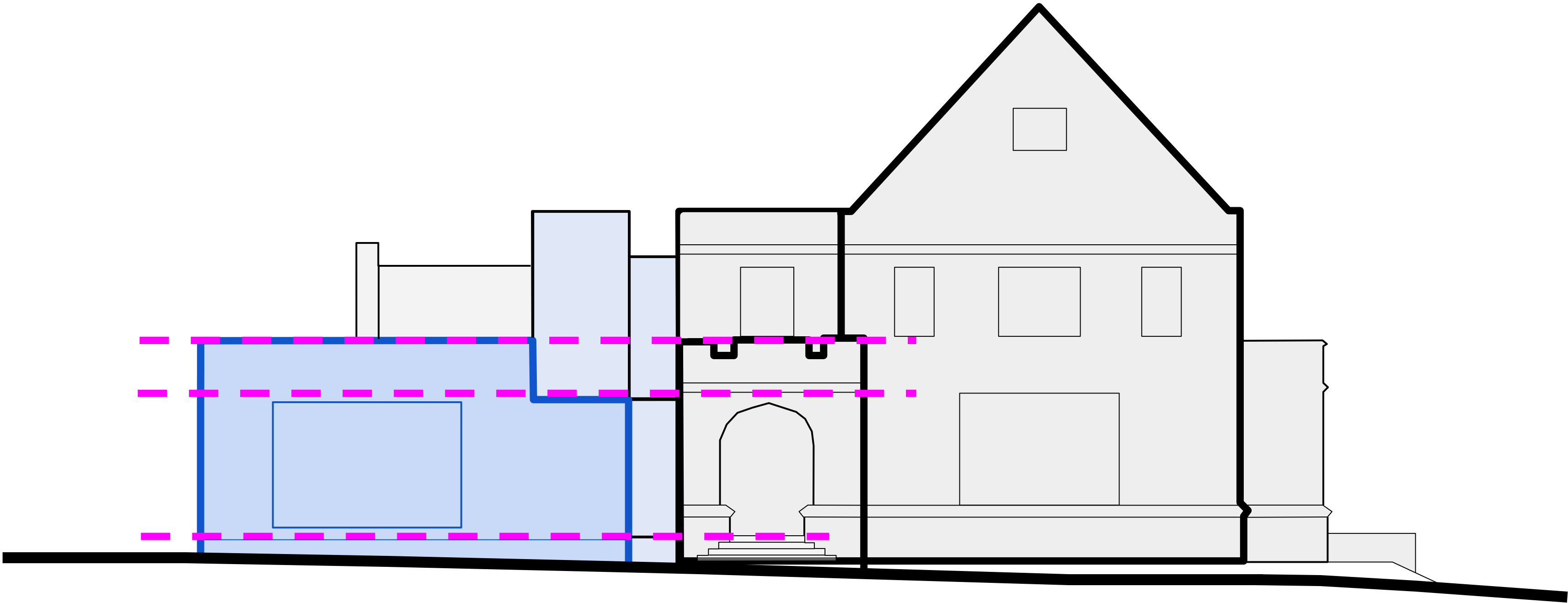
Current Condition - Recessed black metal cladding separates elevator tower from historical library.



Proposed site plan - Black Cultural Center separated from historic building by recessed metal & glass breezeway.

Proposed Design

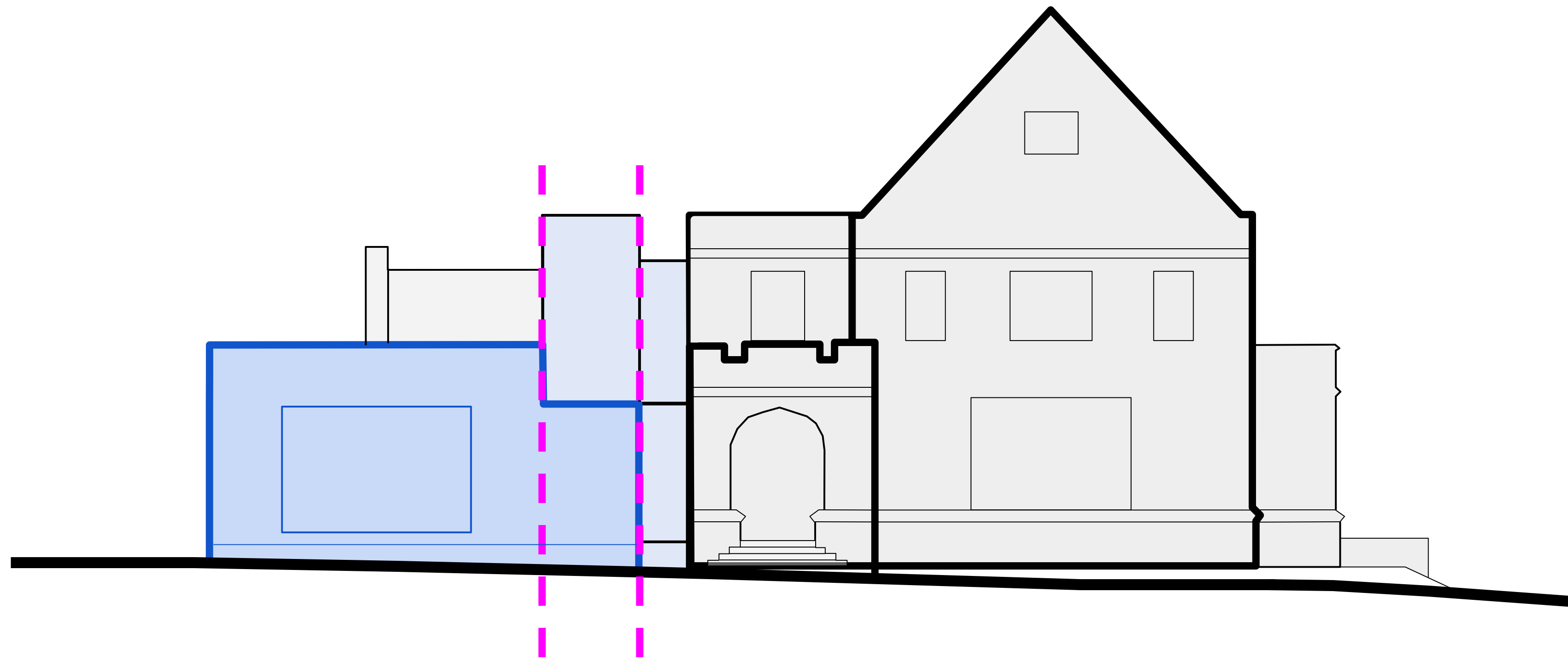
(East) Elevation Diagrams



Massing alignment with historic library building datums.

Proposed Design

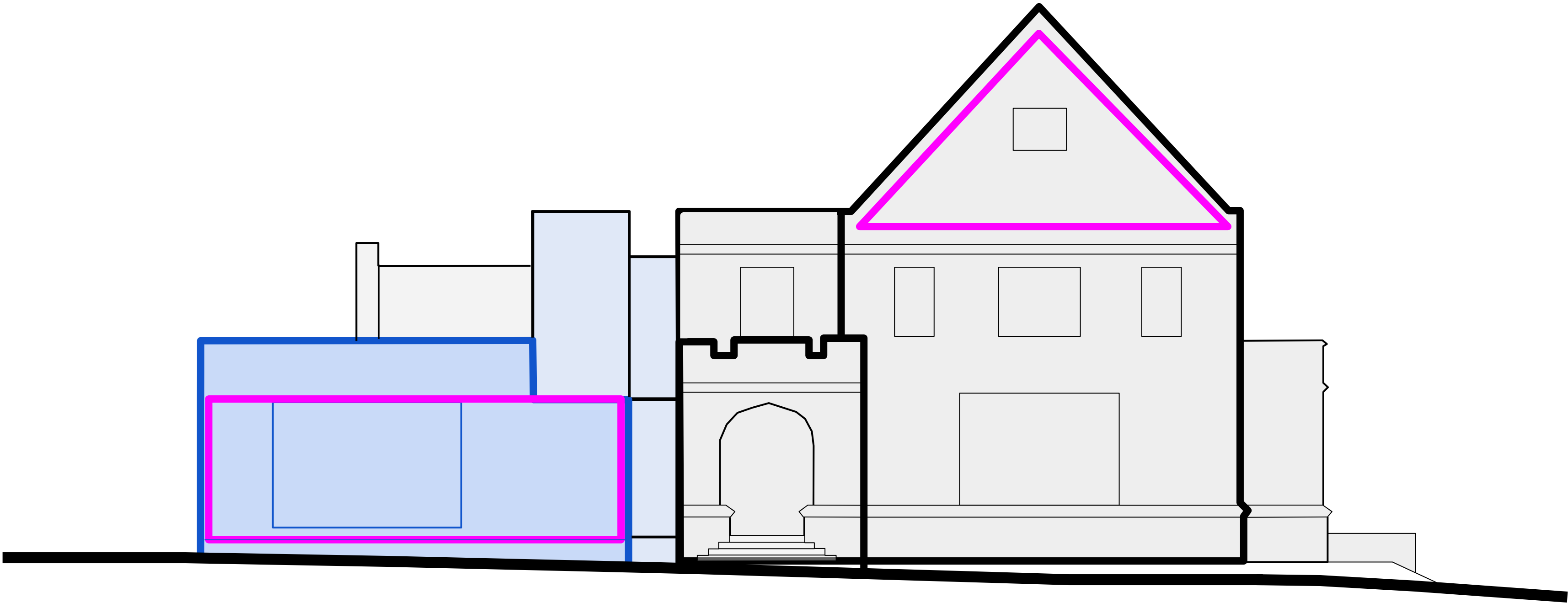
(East) Elevation Diagrams



Alignment with and integration of elevator tower into massing.

Proposed Design

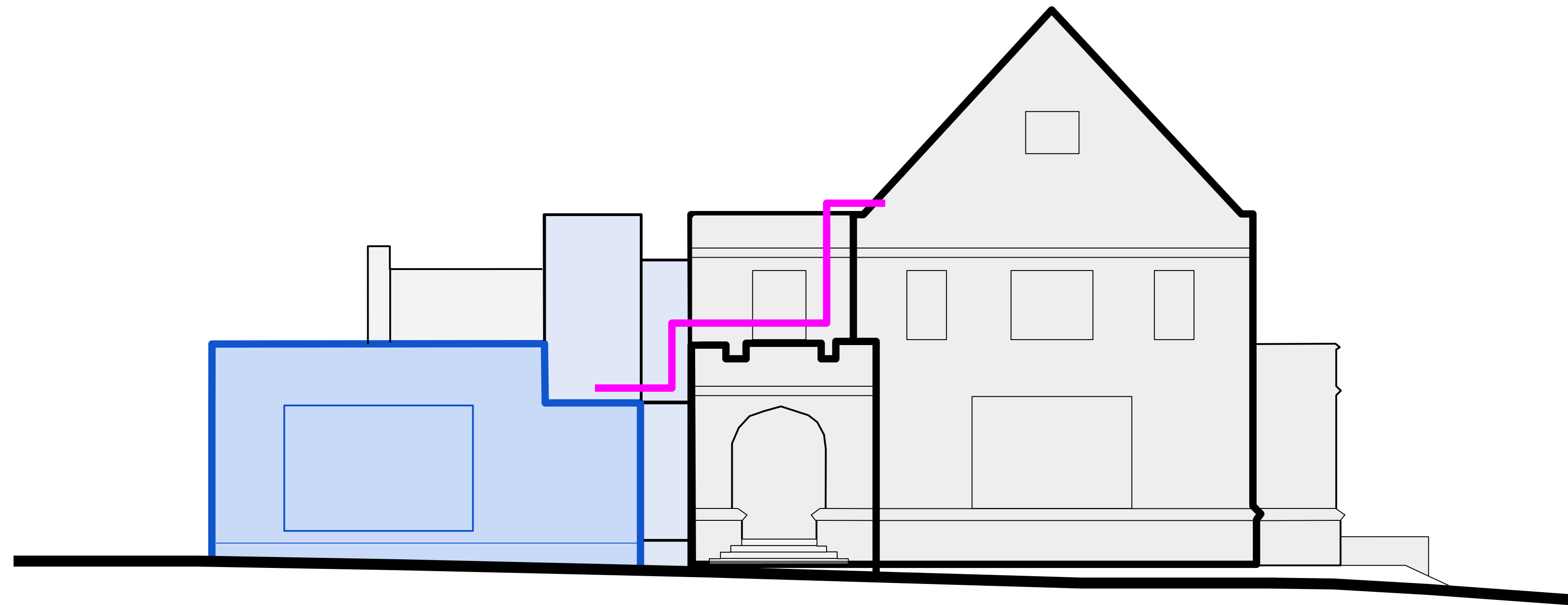
(East) Elevation Diagrams



Interpretation of historical brick detailing on new volume.

Proposed Design

(East) Elevation Diagrams



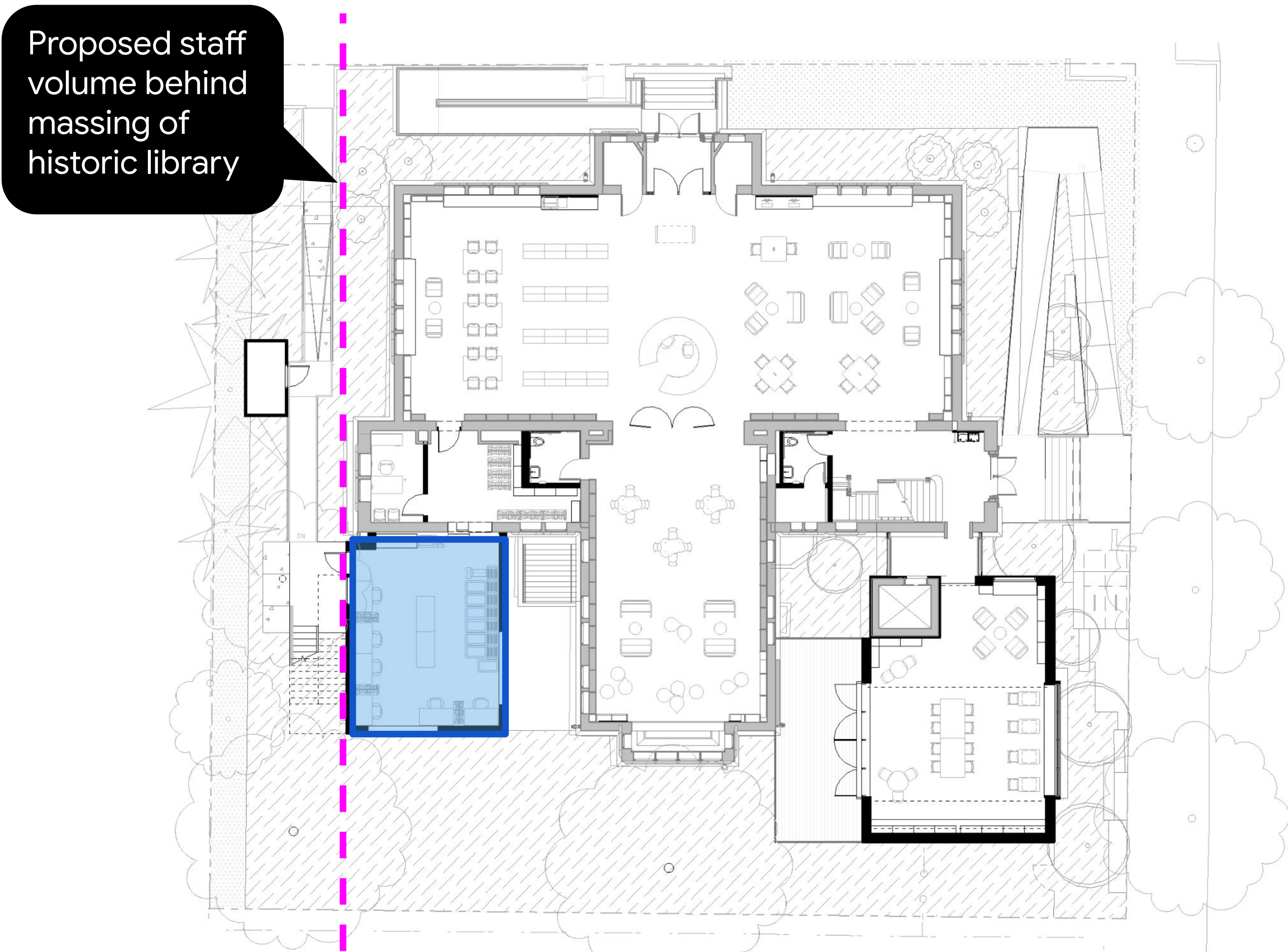
Massing response to hierarchy and stepping of historic library.

Proposed Design

Killingsworth Perspective View



Current condition - gated staff entry and dense vegetation along West facade limit view of existing historic library West facade.



Proposed site plan - staff volume located behind historic library facades and not visible from N. Killingsworth.

Proposed Design

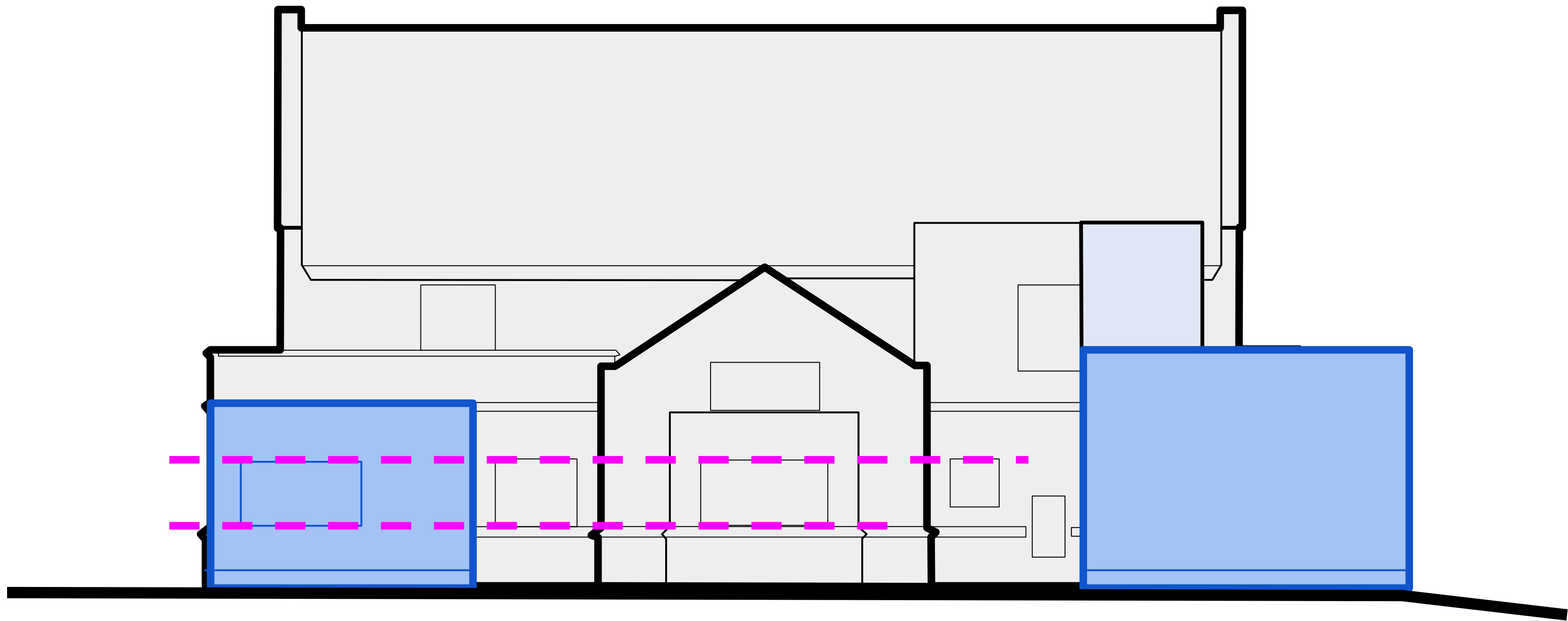
(South) Elevation Diagrams



Massing placement preserves reading & experience of historical library.

Proposed Design

(South) Elevation Diagrams



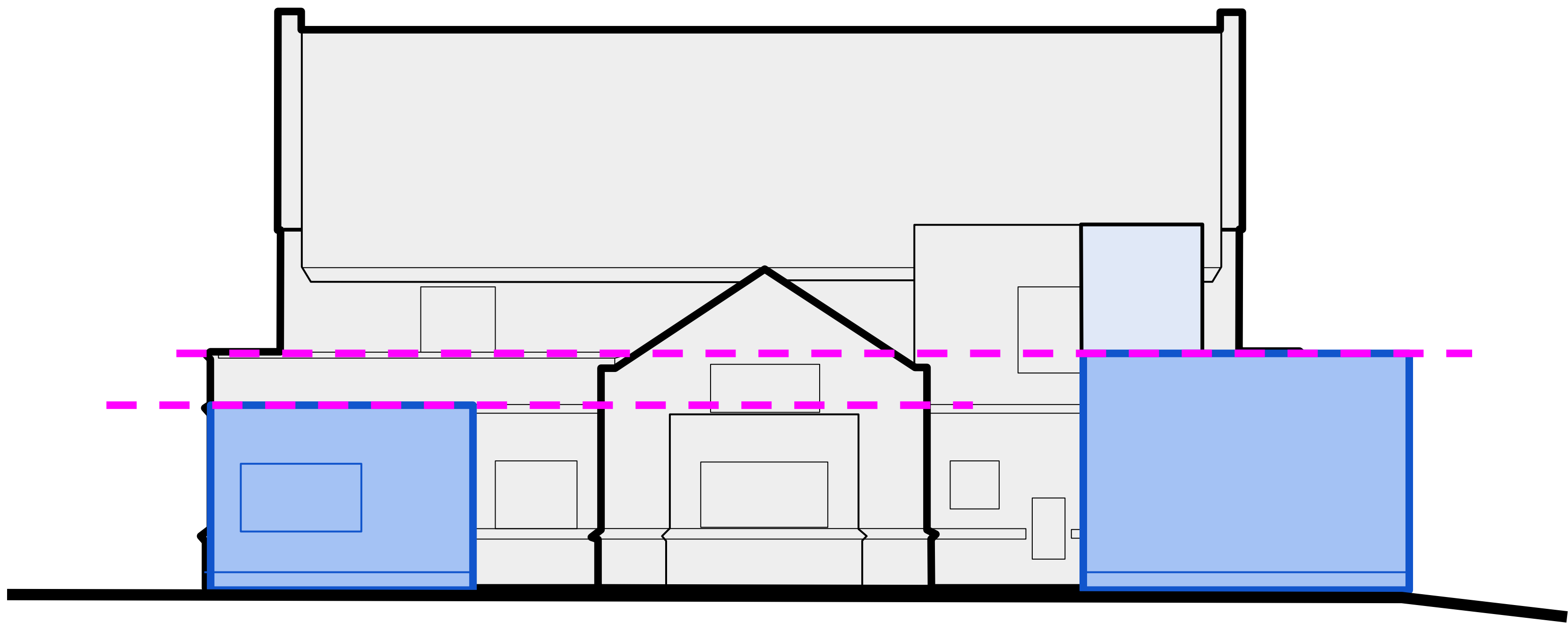
Fenestration alignment with historic library building datums.

Proposed Design

(South) Elevation Diagrams

Service & Staff volume aligns with datum on historical library

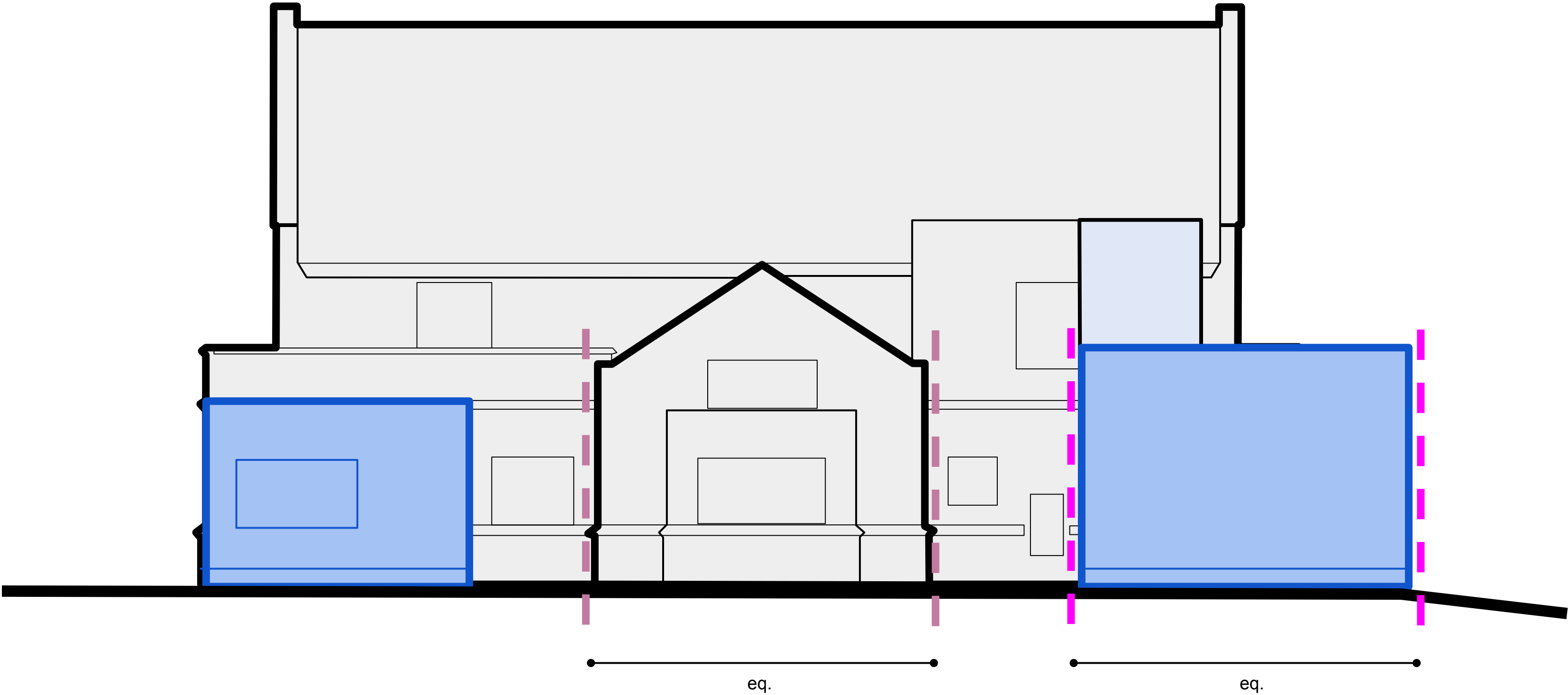
Addition relates to datum and scale of historical library



Massing alignment with historic library building datums.
New volumes are secondary to historic library volumes.

Proposed Design

(South) Elevation Diagrams



Massing Proportionality relates to historic library.

Proposed Design

Technical Elevations



North Elevation

Proposed Design

Technical Elevations



East Elevation

Proposed Design

Technical Elevations



South Elevation

Proposed Design

Technical Elevations

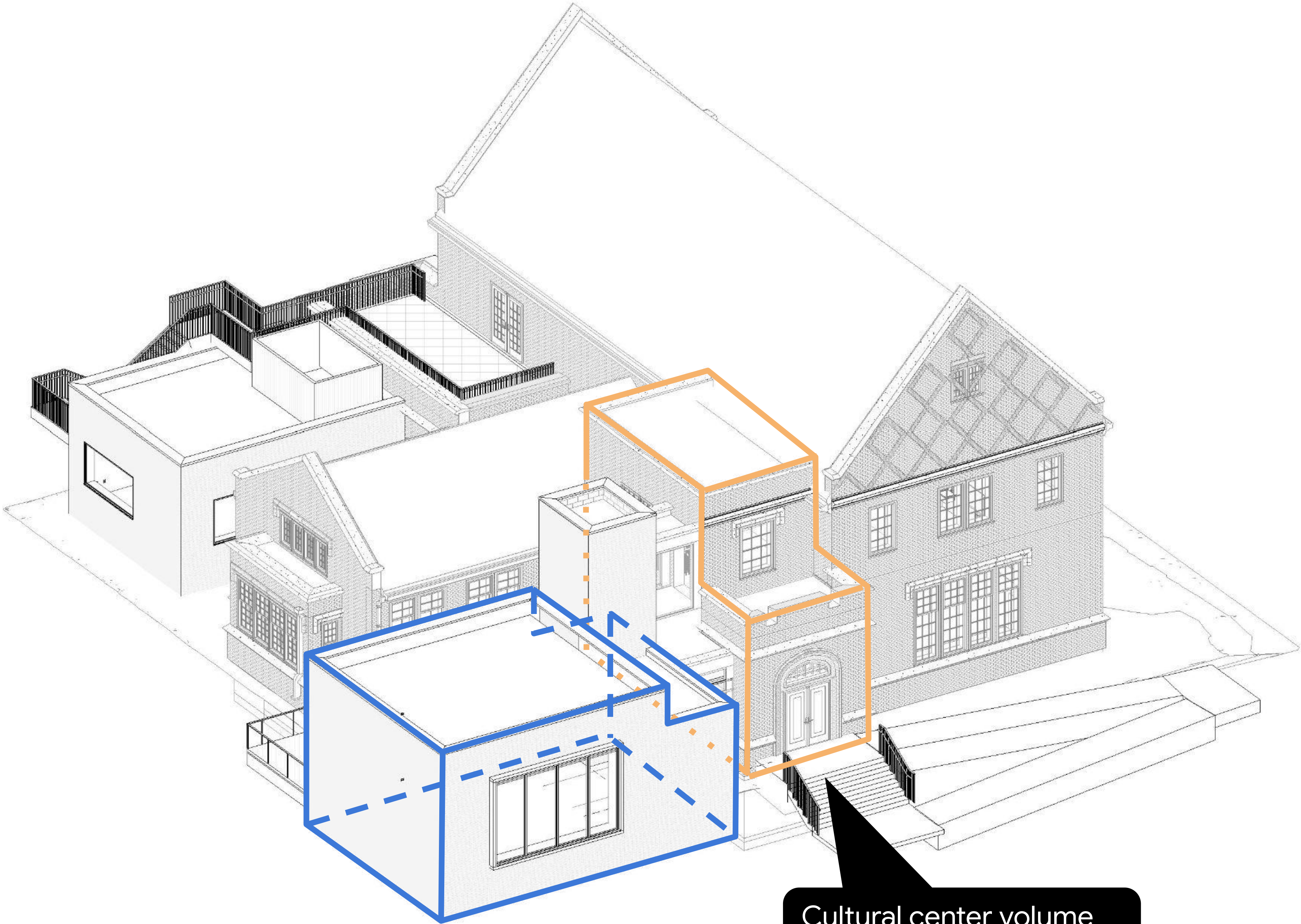


West Elevation

Proposed Design

Massing Integration

Updated
Material



Cultural center volume
relates to stair volume

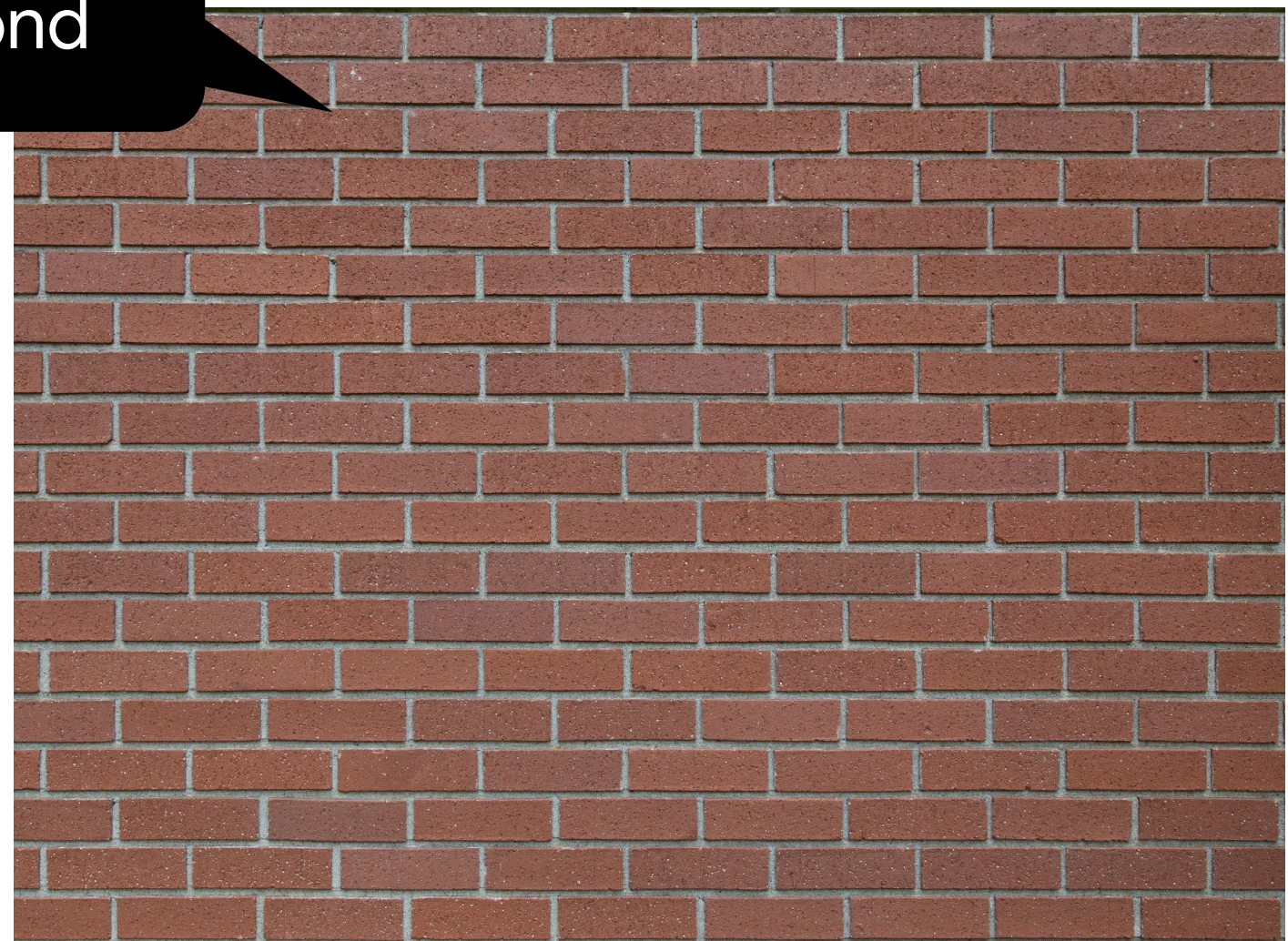
Existing Carnegie Library Materials

Historic brick, wood fired, flemish bond



Masonry coursing

Elevator brick, running bond



Black metal panelling



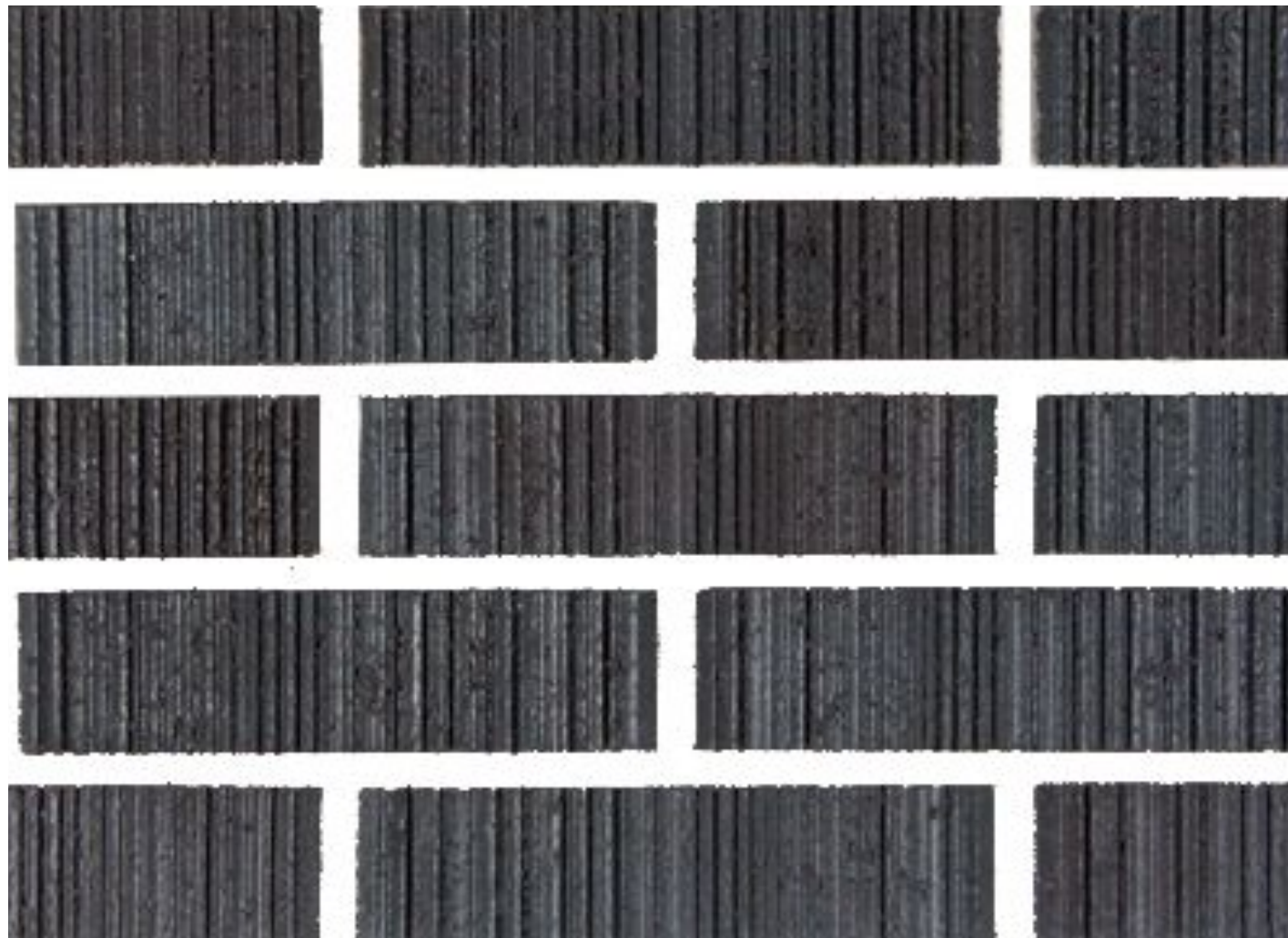
Black metal accents

Black door paint



Proposed Addition Materials

Facade: Brick* - Endicott
'Manganese Ironspot'



Facade: Brick* - Mutual Materials
'Coal Creek'

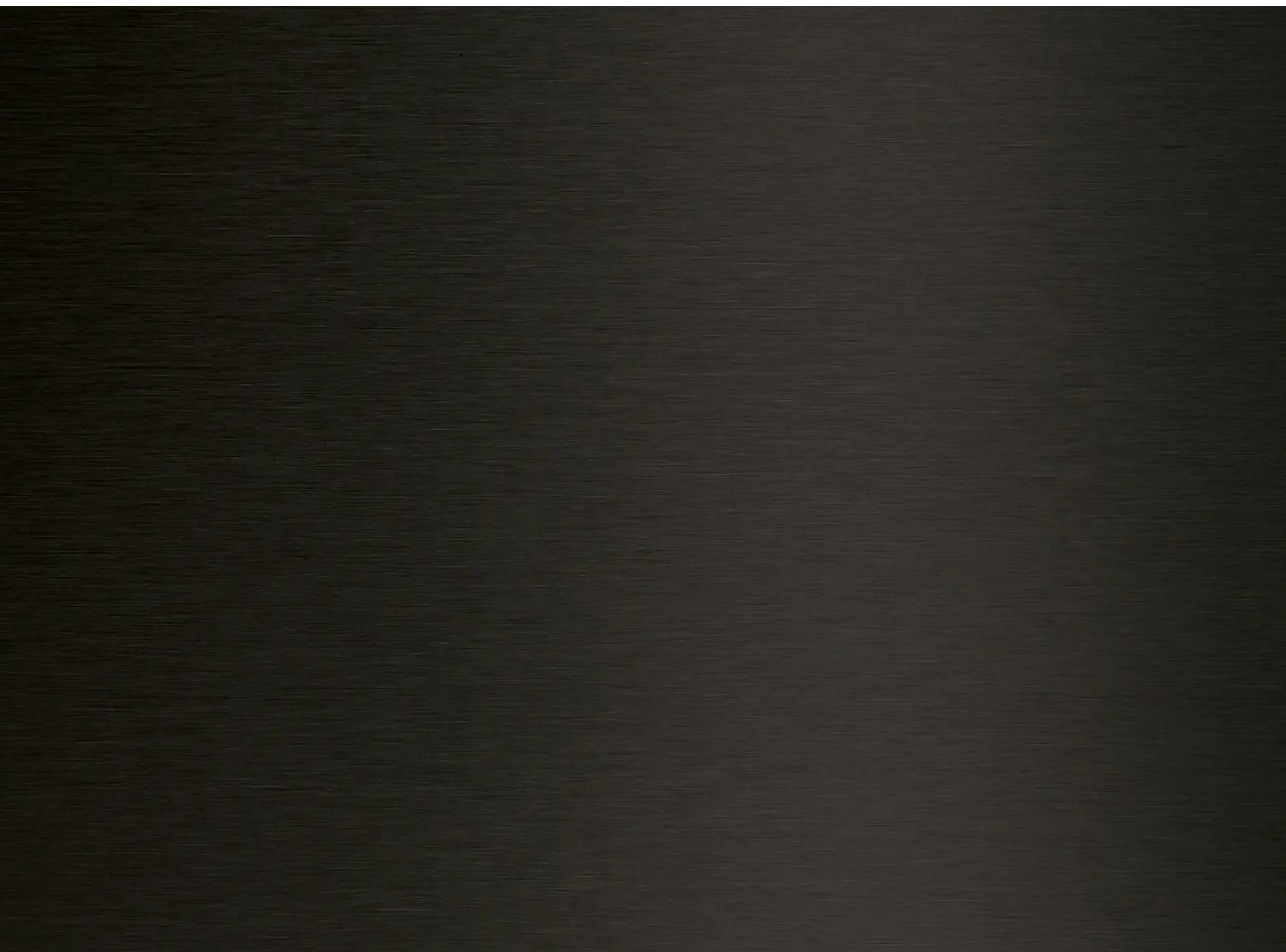


*Brick mortar color still being studied

Foundations: Concrete



Trim & Windows: Black



Black trim

Dark brick

Concrete base



Proposed Design

Updated
Material



Proposed Design

Updated
Material



Proposed Design

Updated
Material



Proposed Design

Updated
Material



View across N. Commercial Ave.

Proposed Design

Updated
Material



Black Cultural Center

Updated
Material



Black Cultural Center looking towards Commercial Ave

Discussion

Discussion

Preservation of Historic Character and Compatibility

Updated
Material

1. Community Design Guidelines

- i. **Guideline 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.*
- ii. **Guideline 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.*
- iii. **Guideline 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.*
- iv. **Guideline D8:** *All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.*

End

LEVER

NOLL & TAM
ARCHITECTS

 Multnomah County **Library**
Capital Bond Projects
Great **libraries.** Great **communities.**