



# City of Portland Historic Landmarks Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** July 25, 2022  
**To:** Robert Thompson, FAIA, TVA Architects  
**From:** Tim Heron, Design / Historic Review Team  
(503) 823-7726, [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)  
**Re:** EA 22-146647 DA – Honeyman - Philip Addition  
Design Advice Request Commission Summary Memo – July 11, 2022

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 Landmarks Commission at the **July 11, 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/15205400>.

These 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 **July 11, 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 3 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 3 Land Use Review Application.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

## Executive Summary

- The Landmarks Commission agreed that the Metro Building had lost a great deal of integrity, however, the Bindery Building has not. While the removal of the Metro Building could be found approvable for new construction, the additional removal of the majority portion of the east half of the Bindery Building removes too much historic material and historic massing that could result in grounds for delisting of the Historic Landmark Honeyman Hardware Complex from the National Register of Historic Places.
- The Landmarks Commission was unanimous that Option A [full half block] and Option C [hybrid ½ block] could not successfully address all the approval criteria. A majority of the Landmarks Commission felt a reduced scale and more complementary use of materials and proportions of Option B [¼ block] could potentially meet the approval criteria.

**Commissioners present:** *Commissioner Chair Minor, Commissioner Vice-Chair Foty, Commissioner Moreland, Commissioner Smith, Commissioner Roman.*

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

## CONTEXT | COMPATIBILITY

Approval Criteria/ Guidelines: 33.846.060.G; CCFDG: A5 - Enhance Embellish and Identify Areas, C1 – Enhance View Opportunities, CCFDG C2 – Promote Quality and Permanence, C3 – Respect Architectural Integrity, C4 – Complement the Context of Existing Buildings, C5 – Design for Coherency, D1 – Park Blocks.

### 1. Partial demolition of the Honeyman Hardware Complex

#### a. The merits and mitigation of the request to demolish only the ¼ block Metro Building

- The majority of the Landmarks Commission agreed that the ¼ block Metro Building had lost a large proportion of its historic integrity and original materials.
- The Commission also agreed that if any development were to move forward and remove this ¼ block portion of the Landmark, a high level of historic analysis, documentation, and celebration of the Historic Metro Building/ Honeyman Horse Stable history for the Honeyman Hardware Company would need to be provided.
- A majority of the Commissioners felt there was the most potential in Option B [¼ block], however changes are needed that reduce the scale and better compliment the context of the existing materials and proportions of the Historic Bindery and Cotter Buildings to be a compatible additional that could meet the approval criteria.

#### b. The merits and mitigation of the request to demolish the ¼ block Metro Building and the majority eastern ½ of the Bindery Building [Option C].

- The Landmarks Commission was unanimous that Option A [½ block] and Option C [hybrid ½ block] could not successfully address all the approval criteria.

- The Commissioners cited the overwhelming scale of the 250' height, the modern glass curtainwall design, and the majority removal of the east half of the Bindery Building as critical challenges moving forward with this option.
- The Commission was also unanimous that Option B [¼ block], while not meeting the approval criteria due to its overwhelming scale to the rest of the Historic Landmark block, was the best option due to its proposed footprint and did not also propose the removal of the east half of the Bindery Building.
- The majority of the Landmarks Commission agreed that the Metro Building had lost a great deal of integrity, however, the Bindery Building has not. While the removal of the Metro Building could be found approvable for new construction, the additional removal of the majority portion of the east half of the Bindery Building removes too much historic material and historic massing that could result in grounds for delisting of the Historic Landmark Honeyman Hardware Complex.
  - Commissioners noted the 1989 National Register Nomination indicates the Cotter Building and the Bindery Building “retain much of their architectural integrity and are in good condition.”
  - Commissioners asked for further documentation and whether a more recent assessment of the Bindery Building has been completed. A better understanding of the Bindery Building interior and exterior conditions would be helpful to any alterations proposed for this 2-story portion of the Bindery Building.

## **2. Height and massing; base/ middle/ top and proportions.**

### **a. Review of Options A, B and C.**

- Commissioners agreed the main goal of any new addition would be to retain the integrity of this National Register resource and not potentially compromise the resource's listing on the National Register of Historic Places.
- The Landmarks Commission agreed that an addition to the Historic Honeyman Hardware Complex would need to reflect the same materials and proportions [base, middle, top] that is reflected in the Cotter and Bindery Buildings.
- The Landmarks Commission was unanimous that all options as presented, primarily given the overwhelming scale and glass curtain wall expression, did not fully complement the context of existing Historic Honeyman Hardware Complex.
  - For Option B [¼ block] a majority of the Landmarks Commission felt if the scale were reduced, a more complementary style and use of similar materials were applied, another version of Option B could potentially meet the approval criteria.
  - Some Commissioners noted, provided a more appropriately scaled addition were proposed, there could be a successful solution that is glassy and contemporary. One Commissioner specifically stated that a more traditional expression of materials and proportion would need to be demonstrated at the ground floor level.

- Some Commissioners also noted that if a modern expression did a really good job in understanding how to interpret historic character-defining features into modern expression, that could also meet approval criteria.
- During the hearing an additional option was presented, Option B1, which proposed to remove and then replace the majority portion of the east half of the Bindery Building [only retaining the original street facing walls as shown in Option C] to allow for construction of underground parking for the full half block. This proposal would rebuild the Bindery Building behind the retained street facing walls and return it to its original two-story volume.
  - Option B1 presented some concerns for Commissioners that the majority removal of the east half of the Bindery Building, particularly as driven by a parking demand otherwise not required by the Zoning Code, could still compromise the integrity of the resource, potentially resulting in grounds for delisting from the National Register of Historic Places.
  - Addition documentation and recent assessment of the Bindery Building could be helpful to further this conversation and potential option.
- b. Review of Option C, hybrid addition, that preserves as much of the Bindery Building as possible with a glassy addition to convey relative lightness above the historic building to remain.**
- c. New addition context and compatibility to remaining Honeyman Hardware Company Building complex.**
- d. Building base, middle, and top proportions and expression.**
- e. Integration with future anticipated development at Broadway Corridor.**
  - The Landmarks Commission was unanimous that Option C [hybrid ½ block] could not successfully address all the approval criteria.
  - The Commissioners cited the overwhelming scale of the 250' height, the modern glass curtainwall design, and the majority removal of the east half of the Bindery Building as critical challenges moving forward with this option.
  - Commissioners agreed that any addition to the Historic Landmark should have a more traditional approach to the proportions and materials of the Honeyman Hardware Complex period of significance and the Bindery and Cotter Building designs.

## **PUBLIC REALM**

*Approval Criteria/ Guidelines: A4 - Use Unifying Elements, A8 – Contribute to a vibrant Streetscape, B1 – Reinforce and Enhance the Pedestrian System, B2 – Protect the pedestrian, B-6 Develop Weather Protection, B7 – Integrate Barrier-Free Design, C7 – Design Corners that Built Active Intersections.*

### **3. Preservation of the existing Honeyman Hardware Complex Buildings**

**a. Restoration and improvements.**

- The Landmarks Commission applauded any and all restoration efforts to the Historic Honeyman Hardware Complex buildings.

**4. Ground floor/ building base quality and program**

**a. The Green Loop/ Required Building Line frontage.**

**b. Ground floor uses for each street frontage – residential lobby, residential units, retail and limited back-of- house including loading.**

- Some Commissioners could be supportive of a ground floor design that pulls back from the SW Park Avenue frontage; however, the design must incorporate traditional materials, patterns and proportions that complement the historic building ensemble of the Honeyman Hardware Complex.
- The Landmarks Commission would also support a zero-property line frontage that would better retain the building wall frontage of the intact Bindery Building along SW Park Avenue as this is more in keeping with the existing historic complex which meets the street lot line on all frontages.
- Commissioners recommended further development of a ¼ block addition with a ground level proportional to the Bindery Building on SW Park Avenue as well as the Cotter Building on SW Hoyt Street.

**QUALITY & PERMANENCE**

*Approval Criteria/ Guidelines: 33.846.060.G; CCFDG: A5 - Enhance Embellish and Identify Areas, C1 – Enhance View Opportunities, CCFDG C2 – Promote Quality and Permanence, C3 – Respect Architectural Integrity, C4 – Complement the Context of Existing Buildings, C5 – Design for Coherency, D1 – Park Blocks.*

**5. Materiality**

**a. Concrete and masonry are character defining features in the National Register nomination for this block and supported by the Design Guideline approval criteria.**

**b. If other materials or modern cladding systems are being considered, examples and details should be provided.**

- The Commissioners were unanimous the modern glass curtainwall design as proposed was not compatible and did not complement the commercial style architecture and brick and concrete materials of the Historic Honey Hardware Complex.
- Commissioners agreed that any addition to this Historic Landmark should have a more traditional approach to the proportions and materials to complement the Honeyman Hardware Complex period of significance, particularly the Bindery and Cotter buildings.

### **Service Bureau Comments – PBOT**

- Tammy Boren-King, Portland Bureau of Transportation [PBOT]
  - PBOT noted that vehicle access from NW Hoyt Street would be required for the new development.
  - PBOT also noted the new PBOT Administrative Rule [TRN-8.13 - Utility Vault or Structure for the Benefit of the Adjacent Property Owner Review Approval Process](#).

## Exhibit List

- A. Applicant's Submittals
  - 1. Original Application Narrative and Drawings
- B. Zoning Map [attached]
- C. Drawings

C01	Table of Contents	C52	Option C2
C02	Zoning Summary	C53	Renderings
C03	Proposed Schemes	C54	Renderings
C04	Comparison Options Renderings	C55	Renderings
C05	Comparison Options Renderings	C56	Option C3
C06	Comparison Options Renderings	C57	Renderings
C07	Comparison Options Renderings	C58	Renderings
C08	Option A	C59	Renderings
C09	Project Summary	C60	C Options Comparison
C10	Site Plan		
C11	Renderings		
C12	Renderings		
C13	Renderings		
C14	Renderings		
C15	Renderings		
C16	Option B		
C17	Project Summary		
C18	Site Plan		
C19	Floor Plans		
C20	Floor Plans & Building Sections		
C21	Renderings		
C22	Renderings		
C23	Renderings		
C24	Renderings		
C25	Renderings		
C26	Option C		
C27	Project Summary		
C28	Vicinity Plan Axonometric		
C29	Allowable Heights Diagram		
C30	Site Plan		
C31	Parking Level 1 Floor Plan		
C32	Level 1 Floor Plan		
C33	Level 2 Floor Plan		
C34	Level 3-22 Floor Plan		
C35	Level 23 Floor Plan		
C36	N-S Building Sections		
C37	Bindery Building Exterior Wall Section		
C38	NW Park Avenue Future Site Elevation Looking West		
C39	NW Hoyt Street Future Site Elevation Looking South		
C40	Shadow Studies		
C41	Renderings		
C42	Renderings		
C43	Renderings		
C44	Renderings		
C45	Renderings		
C46	Renderings		
C47	Renderings		
C48	Option C1		
C49	Renderings		
C50	Renderings		
C51	Renderings		

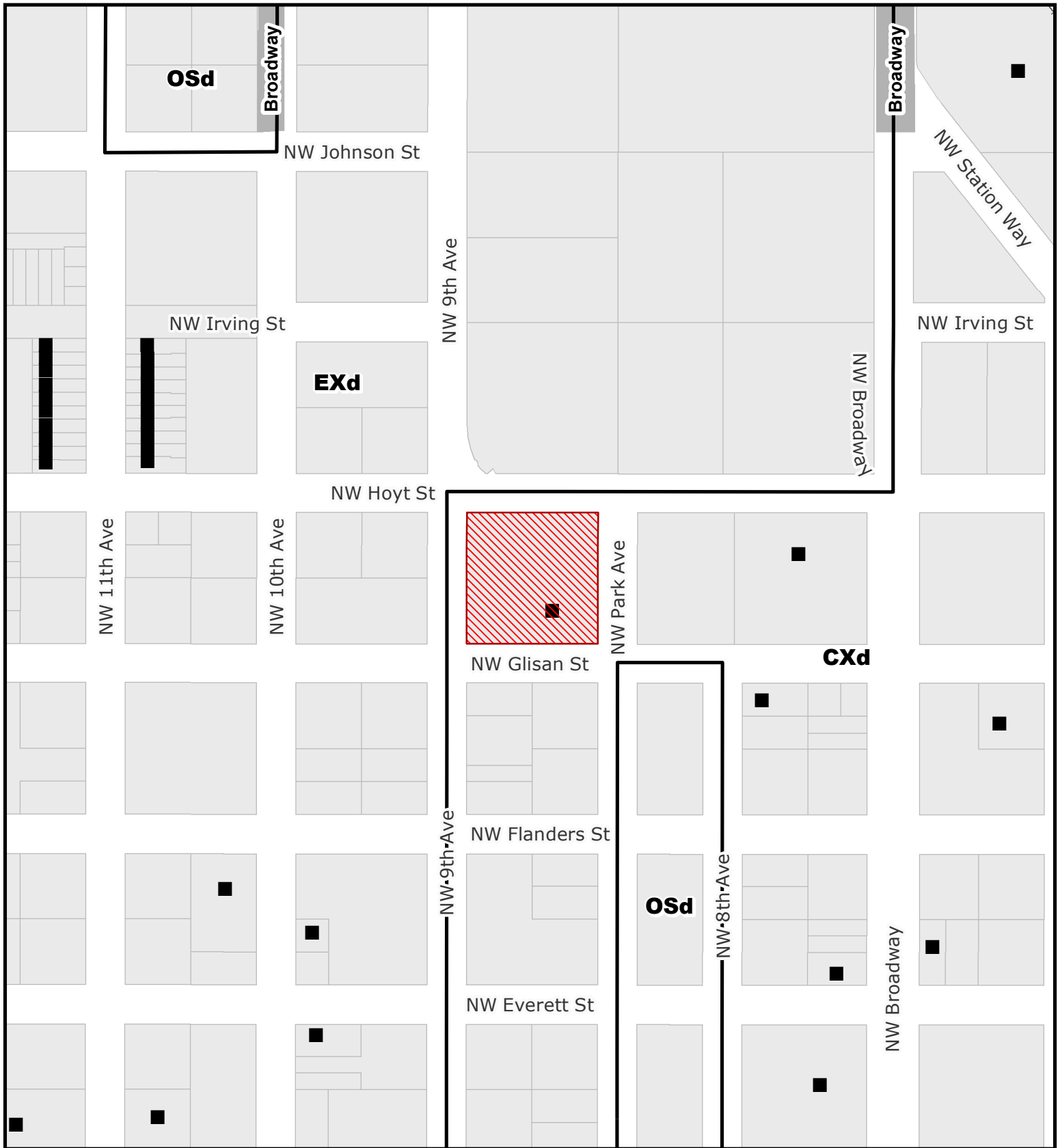
## APPENDIX

APP01	Appendix
APP02	Vicinity Plan
APP03	Site Context Zoning Code Allowable Heights
APP04	Site Context Post Office Site Development Plan
APP05	Site Context Post Office Site Development Plan
APP06	Site Context Historical Buildings Diagram
APP07	Site Context Historical Buildings Images
APP08	Site Context New Apartments, Condos & Lofts Diagram
APP09	Site Context Apartments, Condos & Lofts Images
APP10	Immediate Context Diagram
APP11	Site Context Images
APP12	Honeyman Hardware Lofts Historic Photos
APP13	Honeyman Hardware Lofts Historic Photos
APP14	Required Building Lines
APP15	Ground Floor Windows
APP16	Ground Floor Active Uses
APP17	Future Green Loop
APP18	SE Bindery Building Improvements
APP19	SW Bindery Building Improvements
APP20	Cotter Building Improvements
APP21	New/Historic Precedents
APP22	Additional Successful New/Historic Precedents
APP23	Ground Floor Bindery Retail Example

- D. Notification
  - 1. Mailing list
  - 2. Mailed notice
  - 3. Posting instructions sent to applicant
  - 4. Posting notice as sent to applicant
  - 5. Applicant's statement certifying posting

- E. Service Bureau Comments
  - 1. PBOT Development Review
- F. Public Testimony.
  - 1. Sol Schade, against demolition of historic materials
  - 2. Sean Sweat, support for Option B and C
- G. Other
  - 1. Application form
  - 2. Staff memo to Design Commission 7-1-22
- H. Design Commission Meeting 7-11-22
  - 1. Staff Presentation
  - 2. Testimony Sheet





# ZONING



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT  
PEARL SUB DISTRICT



Site



Historic Landmark

File No.	EA 22 - 146647 DA
1/4 Section	3029,2929
Scale	1 inch = 200 feet
State ID	1N1E34BC 7600
Exhibit	B May 26, 2022

# Proposed Design Schemes



OPTION A - Half-Block Scheme

- Demo Metro building
- Demo SE Bindery building
- Maximizes auto parking

Stories:	23
FAR:	278,117sf
Gross SF:	350,103sf
Leasable SF:	198,146sf
Total unit count:	327 Units
Parking count:	172 Stalls



OPTION B - Quarter-Block Scheme

- Demo Metro building
- Retain SE Bindery building
- No auto parking

Stories:	23
FAR:	200,524sf
Gross SF:	200,524sf
Leasable SF:	141,266sf
Total unit count:	243 Units
Parking count:	None



OPTION C-C3 - **PREFERRED CONCEPT**

- Demo Metro building
- Retain SE Bindery building
- Allows parking
- 3 sub-options provided with different skin designs (C1-C3)

Stories:	23
FAR:	275,266sf
Gross SF:	343,982sf
Leasable SF:	189,286sf
Total unit count:	295 Units
Parking count:	125 Stalls