



City of Portland
Bureau of Development Services

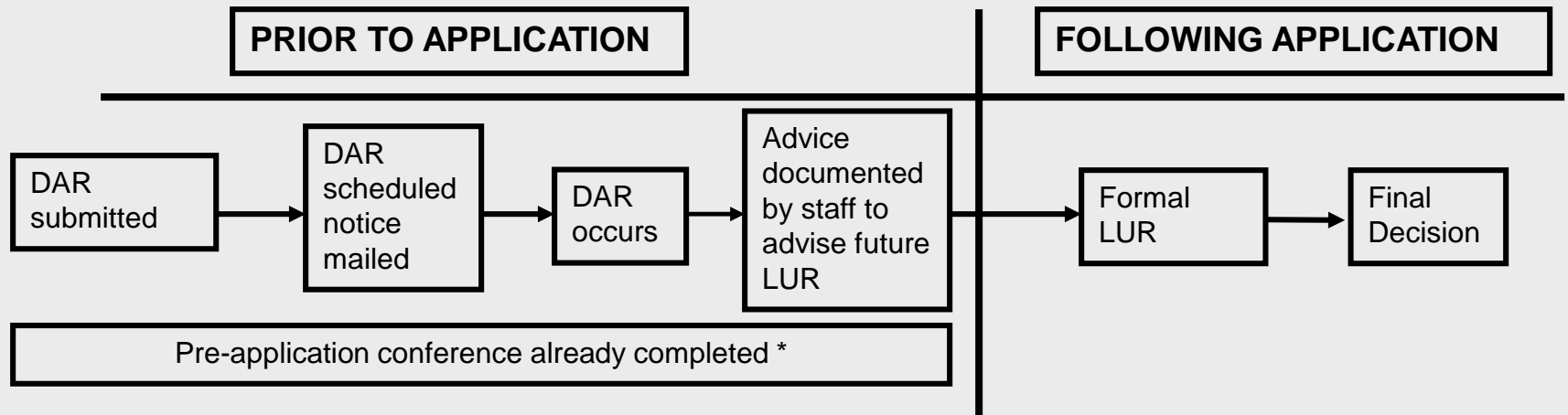
*Staff Presentation to the
Portland Design Commission*

Design Advice Request
EA 14-226975 DA
Whidden & Lewis Building

December 4, 2014

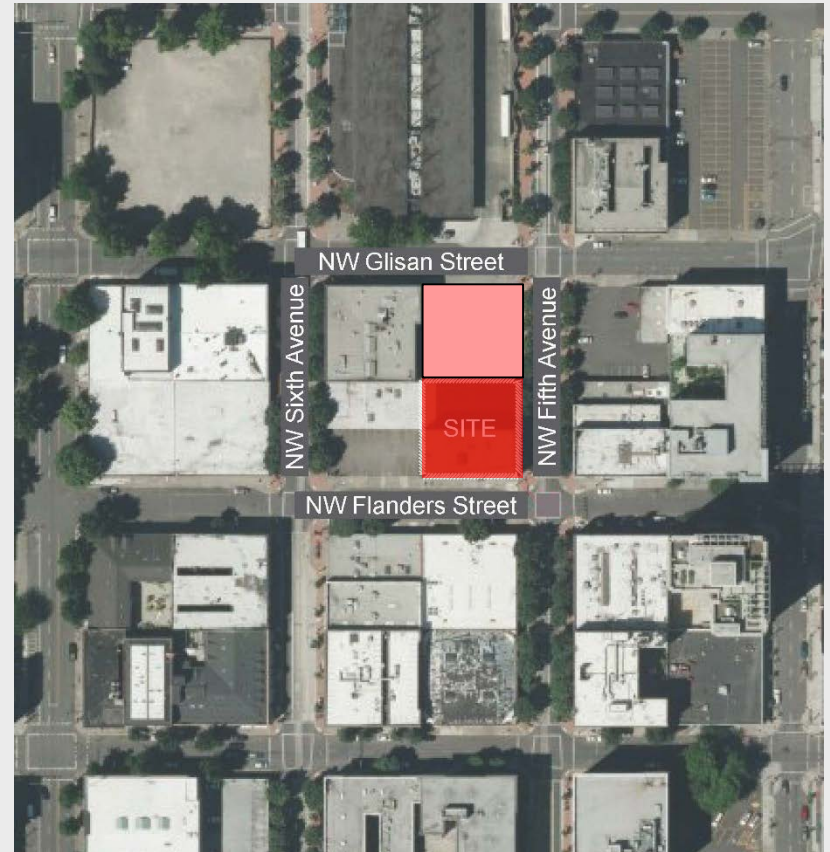
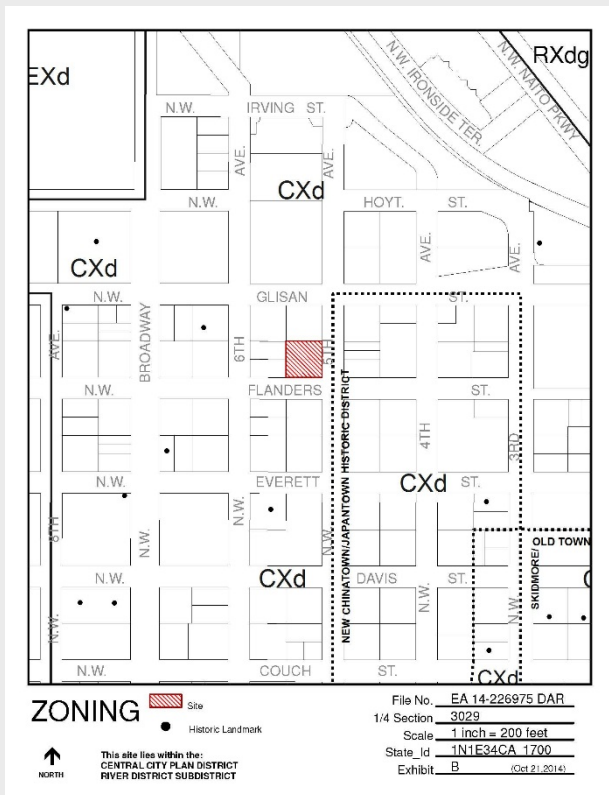
Purpose of Design Advice Request

- Prior to typical LUR process
- Less formal and advisory in nature
- Public forum
- Broader issues/context and site
- Initial guidance - advisory and propositional responses
- Informs staff and applicants early
- Return possible for another DAR to “check in”
- Product: summary document (draft to Commission, final to interested parties)



Vicinity & Zoning

- CXd - River District
 - Central Commercial with Design Overlay
 - Across street from Chinatown HD
- 9:1 base zone FAR
- 350' Height with bonuses



- North Parking Lot
 - Must be on a separate parcel thru a recorded Property Line Adjustment or
 - Nonconforming upgrades required; or
 - Do not have north side access

Existing Conditions



NW 5th & Flanders



Annex along NW 5th

Proposal:

Rehab Oregon Casket Co building and list it as a historic landmark. SHPO is on board.

Demolish annex and build 5-story addition with penthouse across both roofs.

Major Remodel applies – Ground Floor Windows, Active Use Areas, Required Building Lines must be met or modified.

Oriel Window Exception for bay spacing.

Modification to south Ground Floor Windows.

Adjustment to provide no loading.



North parking lot

Existing Conditions



Looking north on 5th Ave



SERA building across 5th Ave



Looking west on Glisan St



Looking at site from Glisan and 5th

Items for Discussion

- Storefront patterning at the 5th Avenue Casket Co ground floor – are the lower “awning” windows appropriate if they are not a historic pattern?
- Penthouse east setback – should it be deeper as it is across the street from a designated historic district?
- Oriel window bays and overall window patterning of the addition - the oriel windows draw a lot of attention to the new building. The Casket Co building should be the visual draw on this block. Should the large openings be smaller to reflect the Casket Co patterning, even going so far as doing more punched-style openings? Again, the new addition is across from a historic district.
- Tripartite design of the addition - should the upper story be more solid and strike a stronger, more distinct horizontal line that carries over from the Casket Co building? Should the upper story addition windows be smaller, reflecting the Casket Co pattern? How should this addition complement the original building?
- Addition west elevation - should this have a brick recess pattern across it similar to the scoring pattern of the north elevation?
- General input on proposed materials.
- Feedback on Ground Floor Window modification to retain original Casket Co south wall openings.



end of staff presentation