



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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MEMORANDUM

Date: February 27, 2015
To: Portland Historic Landmarks Commission
From: Chris Caruso, City Planner II – Urban Design
503-823-5747, Chris.Caruso@portlandoregon.gov
Re: March 9, 2015 Design Advice Request
EA 15-105188 DA – Zellerbach Paper Company Building

Dear Historic Landmarks Commissioners:

Please find attached exhibits for a new Design Advice Request for renovation and reuse of the Zellerbach Paper Company Building & the seismic upgrading of the Mason Erhman Building (aka Kalberer Building). The proposal includes the following work for the Zellerbach Paper Company Building:

- Replacing all original steel sash windows with new aluminum windows.
- Replacing the rolling overhead doors on the west façade with glazed metal fold-up garage doors, and adding one steel canopy above the main person door.
- Replacing the NW person door with translucent glazing.
- Replacing the south façade rolling door with a new roll up door and integral egress door.
- Lowering the sills of the ground level windows by
- Adding rooftop skylights and new mechanical equipment behind a new metal screen enclosure, located at the far NE corner of the roof.

And the following work to the Mason Erhman Building:

- Adding shotcrete to portions of the south and east party walls.

The Commission has commented on an earlier proposal in March and May of 2014. That proposal was abandoned but your comments are included here as copies of the earlier DAR summary notes. The Commission was supportive of renovating the Zellerbach building but wanted the original steel windows to be retained at the second floor.

The Commission was split on whether or not the ground floor sills could be lowered while allowing the building to retain its historic character, and asked that SHPO weigh in on the effect of the proposed alterations. SHPO's original email and Venerable Properties' assessment of that email are included for your review. This new proposal still lowers the ground floor window sills 3'-4" which is approximately 2'-0" less than the 2014 proposal.

Staff would like the applicant to receive feedback on the following items:

- The replacement of all steel sash windows, upper and lower floors.
- The lowering of the ground floor sills.

- The rooftop mechanical equipment location and screening.
- The new folding doors style and patterning, the new canopy width, and the translucent glass panel in the old recessed doorway of the west façade.
- Desired shotcrete finish on the Mason Erhman Building.

In this case, the design review criteria are the Central City Fundamental Design Guidelines, the River District Design Guidelines, and Zoning Code Section 33.846.060.G Other Approval Criteria. The Guidelines and Zoning Code are available on the Bureau of Planning and Sustainability's website.

Please contact me with any questions at 503-823-5747 or chris.caruso@portlandoregon.gov.

Chris Caruso