



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

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MEMORANDUM

Date: December 12, 2016
To: Portland Historic Landmarks Commission
From: Mike Gushard, City Planner
503-823-5091, mike.gushard@portlandoregon.gov
Re: December 19, 2016 Historic Landmarks Commission Agenda Item
LU 16-153002 HRM AD – Pearl East Building

Commissioners,

Please find the 11x17 drawings for Pearl East Building, a staff report and recommendation of *denial* is being prepared and will be electronically forwarded later this week.

The proposed building generally fits within the *NW 13th Historic District Design Guidelines* and the *Central City Fundamental Design Guidelines*. It demonstrates many of the key character-defining features of the historic district including tri-partite design, red brick and a gesture to the district's iconic loading docks. However, due to a few unresolved issues listed below, staff does not recommend approval at this time. A staff report is currently underway and will be available by the middle of the week of December 12th. Some of the issues preventing approval for this project are:

1. **BES concerns.** The infiltration facility under the structure must be reviewed and approved through a plumbing code appeal prior to receiving a Bureau of Environmental Services recommendation. While the appeal has been filed by the applicant it has not been approved at this juncture.
2. **Parking and loading access.** PBOT has not approved the proposed adjustment to 510.265.F.6.b allowing garage access on a restricted street. It is likely that the Bureau will weigh in on this matter sometime before the December 19, 2016 Historic Landmarks Commission meeting for this project.
3. **Ends walls.** Staff has two concerns about the endwall conditions proposed for the building.
 - a. **Materials.** The use of CMU does not fit within the context of the historic district and is not an approvable option following guideline C-2 (Promote Quality and Permanance in Development) of the *Central City Fundamental Design Guidelines*.
 - b. **Expression.** Staff also has concerns about the proposed mixture of boardform concrete with CMU on the endwall. The mixture of these two materials busies the endwalls. Most of the buildings in the district have a single material at their endwall. The proposal does not follow Guideline C5 (Design for Coherency) of the *Central City Fundamental Design Guidelines*.
4. **Brick mix.** Staff is concerned about the use of clinker brick and pre-distressed brick. Clear conditions as to the amount of these style bricks used on the façade of the building and their location are needed. Without these conditions it is unclear if the proposal Guideline 5 (Materials, Colors and Textures) of the *NW 13th Historic District Design Guidelines*.

With additional design development and changes to the proposal, Staff could recommend approval. However, at this time, Staff recommends denial.

Attachments: 11x17 drawings packages