



City of Portland Historic Landmarks Commission

Design Advice Request

SUMMARY MEMO

Date: November 3, 2022
To: Andrew Becker | Hartshorne Plunkard Architecture, LLC
From: Hannah Bryant, Design & Historic Review Team
503.865.6520 | Hannah.Bryant@portlandoregon.gov
Re: EA 22-161762 DAR – 1819 NW Everett
Design Advice Request Commission Summary Memo – October 10, 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 Historic Landmarks Commission at the October 10, 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/15316684/>

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 October 10, 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 III 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 if you choose to hold another DA meeting with the Commission and/or as you prepare your Type III Land Use Review Application.

Encl:
Summary Memo

Cc: Historic Landmarks Commission
Respondents

Executive Summary. *Commissioners celebrated the preservation of the Landmark, and emphasized that its primary character-defining features are critical to retain. The new hotel needs additional consideration of proportions, fenestration and ground floor detailing. The applicant should prioritize design solutions to reduce the quantity of height Modification requests.*

Commissioners Present. *Kristen Minor, Matthew Roman, Peggy Moretti, Maya Foty, Kimberley Moreland, Andrew Smith*

Summary of Comments. Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines and Alphabet Historic District Addendum matrix for a summary of the concept's response to future approval criteria.

CONTEXT

- 1. Hotel Architecture.** The Alphabet Historic District is notable for its diversity of architectural styles. Commissioners are generally supportive of the general French-inspired stylistic direction but additional studies are necessary to ensure a contextual relationship to the historic district setting. Elements noting as needing further context study and precedent include the corner entrance, the ground floor pilaster height and detailing, fenestration patterns and building materials. It's important to find examples of these elements on buildings of similar scale, as some elements (such as corner entries) are typically found on buildings of certain scales. Commissioners suggested that the patterning of the balcony railings could be derived from the window patterning at the Landmark to create a subtle reference to the neighboring Landmark. The three-sided projecting bays on the two apartment buildings on the block (and other nearby buildings) might also be an opportunity to reflect contextual elements in the design.
- 2. Hotel Height Modifications.** Commissioners were mixed about whether the requested height Modifications would be supportable. In general, the applicant should explore design solutions to reduce the quantity of height modification requests. These may include moving amenity space down a floor so the only spaces at the roof level are those that qualify as stair and elevator overruns, and/or reducing the height of the overruns so they fall within the code-allowed height exceptions. Commissioners suggested that sight lines from NW Everett and other nearby streets would help to demonstrate the visual impacts of the proposed penthouse, and whether a Modification is supportable.
- 3. Hotel Loading Modifications.** Commissioners were generally supportive of the proposed Modifications to allow loading to be accessed in a rearward motion, and were supportive of the reduced interior loading dimensions. However, some Commissioners noted that as long-range planning directs more bikes to NW Flanders, that it is not the ideal street for loading. However, Commissioners understand that the location may be the only feasible on-site option.

PUBLIC REALM

- 1. Site organization.** The patio space at the southwest corner of the new hotel is not sufficiently sized to support spill out seating, bike parking and service connections between the new buildings. Commissioners support moving the service connection between the two buildings further from the street to facilitate an activated, usable spill out space at the southwest corner of the hotel. If this means that a new door may have to replace a historic window on the north side of the Landmark building, the Commission is open to that.
- 2. Landmark Entrance.** Consider using the grade change between NW 19th and NW 18th Avenues to facilitate an ADA ramp from the higher side of the site up to the front entry of the

Landmark building. Commission emphasizes that whenever possible, ADA upgrades should facilitate equitable access and ensure that all visitors can enter through the same entrance.

3. **Hotel Entrance.** Several commissioners suggested a deeper canopy at the entry to the hotel, rather than the small and visually less significant protected area created by the balcony above. One Commissioner also questioned the proposed columns, suggesting canopy rods or chains to support the canopy instead, to leave the busy entry area free of obstacles.
4. **Landmark NW Everett Dedication.** Commissioners support the pursuit of a Public Works Alternative Review to request a reduction in proposed dedication along the NW Everett frontage while facilitating additional pedestrian space at the corner intersections to accommodate pedestrians waiting for crosswalks. If the Public Works Alternative Review is not approved, thoughtful landscape design will be necessary to ensure that the wider sidewalk does not lead pedestrians into the sidewall of the entry stair and landing.

QUALITY & PERMANENCE

1. **Landmark Windows.** Commissioners emphasized that the original windows with their muntin patterns and unique opalescent glazing are character defining features that must be retained as much as possible. A thorough window survey will be necessary to determine window repair. Until a window survey is provided, Commission is not prepared to consider replacement of any original, street-facing windows. Multiple commissioners noted that if clear glazing is desired for increased natural lighting, it should be limited to openings that are not as visible from the street, and that the more prominent and visible windows should be restored with the original pearlescent glazing in their original window assembly. That will ensure that the public can see and understand the original conditions of the building.
2. **Landmark Chimney.** Commissioners note that while it is critical to retain and restore the historic materials of the Landmark building, that removal of the one full and one partial chimney on the rear façade in order to facilitate the removal of the non-original elevator overrun, is a supportable change. Commissioners noted that this removal of original historic materials is a tradeoff for retention and repair of original character-defining windows and other street-facing elements.
3. **Landmark Historic Materials.** Commissioners noted that they need a clear understanding of the preservation plan for the Landmark. Please prepare and submit condition assessments of the historic materials and use the conditions assessments to determine what materials can be changed.
4. **Landmark Parapet Railing.** Commissioners conceptually support the addition of a taller parapet or railing to support the continued use of the building. However, detailing will be critical to ensure that the proposed railing is minimal and does not draw attention to itself. Consider setting the railing back from the parapet to minimize its appearance from the street. It may be appropriate to push it back further from NW Everett, while locating it closer to the parapet at the north, east and west sides.
5. **Hotel Coherency.** The Northwest District Association testified to note that the design at the pre-application conference was more coherent than the current (DAR) design (images below). Numerous commissioners agreed with these comments and noted that aspects of the earlier design, with its regular fenestration, consistent parapet proportions and wider entry canopy, was a stronger design. The curved windows, pilasters, main entry proportions, and parapet were noted as elements in the current design that need more design development.



PreApp



DAR

6. **Hotel Parapet.** Commissioners questioned the stacked corner parapet at the northwest corner and did not support a height Modification to create this condition. Commissioners generally felt the level parapet in the pre-application conference was a more typical condition than the stepped parapet in the DAR submittal in this historic district context. (images above)

Exhibit List

- A. Applicant's Submittals
 - 1. Original Submittal, dated September 13, 2022
 - 2. Revised Submittal, dated September 26, 2022
- B. Zoning Map
- C. Drawings
 - 1-26. Drawing Package
- 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
- Service Bureau Comments
 - 1. Portland Bureau of Transportation
- E. Public Testimony
 - 1. Pinger, Steve / Northwest District Coalition. October 7, 2022.
 - 2. Harper, Dennis. October 6, 2022.
- F. Other
 - 1. Application form
 - 2. Staff memo to Historic Landmarks Commission, dated October 3, 2022