



City of Portland Historic Landmarks Commission

Design Advice Request

SUMMARY MEMO

Date: 9/16/2024
To: Ian Roll, Gensler
From: Tanya Paglia, Design & Historic Review Team
503-865-6518 | Tanya.Paglia@portandoregon.gov
Re: EA 24-056451 DA – 118 SW Porter St – South Portland Demolition & Addition to Adjacent Building
Design Advice Request Memo – Monday, August 26, 2024

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 August 26, 2024 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/16947533/>.

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 August 26, 2024. 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 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 (Type IV procedure for Demolition Review of the existing house; and Type III procedure for Historic Resource Review of the proposed replacement building).

Please continue to coordinate with me as you prepare your Land Use Review Application(s).

Encl:
Summary Memo

Cc: Historic Landmarks Commission
Respondents

Executive Summary.

- Commissioners expressed enthusiasm for the organization as a great asset to the neighborhood and city.
- One of four commissioners present did not find the case for demolition had been successfully demonstrated.
- Three of the four commissioners present indicated that with further information they could likely support demolition of the house.
 - One of the three commissioners that could likely support demolition noted that more effort needs to be put into exploring relocation of the house before demolition is pursued.
- The design of the new structure will be a factor in the approvability of the demolition. When a historic building is lost, it needs to be replaced with a building that will positively contribute to the character of the district and be compatible with the district. It should have a special feeling to it to compensate for that loss. The proposed design is not yet meeting these requirements.
- The proposed building addition needs to bring more activation to the streetscape and de-emphasize the garage entrance.
- Support for the Modification to the required 10' minimum setback along the western lot line if an improved ground level is proposed.
- For the proposed materials, there was a preference for something that has longevity to it such as brick, stucco, terracotta, etc. Given that the proposal is a commercial use and the justification for demolition, in part, may be due to the fact that it is not a residential use, there was not support for fiber cement board or shingles, which convey a residential style.
- Generally, there are no issues with the proposed scale and placement.

Commissioners Present. Commissioner Hamblin-Agosto, Vice Chair Moreland, Commissioner Moretti, Chair Smith (*Absent:* Commissioner Davis, Commissioner Foty; *Recused:* Commissioner Bronfman).

Summary of Comments. Following is a general summary of Commission comments which are broken down into two primary conversation topics: Demolition Review and Proposed Replacement Structure.

Demolition Review

- All commissioners noted the organization is a great asset to the neighborhood and city.
- One of the four commissioners present did not find that the case for demolition had been successfully demonstrated. Refer to the comments immediately below and the additional items required for the Type IV Demolition Review submittal, see*.
 - The area that eventually became this historic district was tremendously impacted by urban renewal in the 50s and 60s. Large portions of the neighborhood were decimated, and people fought to get this district listed and preserve what was left.
 - The 1977 Policy Plan and some of some of the Comp Plan Goals emphasize preserving and rehabilitating existing buildings/neighborhoods and fostering compatible development around them.

- To meet the demolition review approval, the proposal would need to clearly demonstrate that all other options for fitting the program on the site without demolishing the resource were exhausted before demolition was pursued.
- The commissioner is not yet convinced that the program can't be placed on the site without necessitating demolition or relocation. One example, putting the extra program as a vertical addition on the Loft building still appears to be a viable alternative.
- Contributing buildings are important enough that all alternatives need to be thoroughly investigated before supporting a demolition. These have not yet been sufficiently vetted by the applicant to prove this necessary argument.
- Three of the four commissioners present indicated that with further information they could likely support demolition of the house.
 - Public Good. Generally, the public good is enhanced by the project. While one historic resource and potentially one housing unit would be lost, the organization's proposed use of the site post-demolition, including support services for children with cancer and their families, will provide essential services for the community and meet equity- and inclusion-related policies of the relevant plans. The site's proximity to regional medical treatment facilities makes it an ideal location for the proposed use.
 - Historic Value of the House.
 - Design/Construction Rarity. The resource type and architectural style – a bungalow-style single-family house – are not especially unique to the district. This is not close to the last bungalow in the district.
 - Historic Significance. Because it is no longer used as housing as it was during the district's period of significance, the house has already moved away from its original role in the district (it has functioned as office space for more than 40 years).
 - Integrity. Some discussion that the property's integrity has been diminished – both the setting and the building itself including the addition to the front.
 - Impact on the District. The demolition of this single and greatly altered resource would not significantly impact the district.
 - Setting. Wedged between the Loft building and the Waldorf School, the house is no longer in its original single-family neighborhood context. It is isolated in being a small single-dwelling building form in an area with other types of uses predominating the area including on either side of it and across the street.
 - Scale. If the small house were preserved and additional stories were instead added to the Loft building next door, it would further diminish the house's relationship with the neighborhood and the brick building may visually dwarf the house.
 - Housing Use. While it could theoretically be turned back from office use to housing use, the structure has been altered significantly and changing back to a residential use would involve a lot of rehabilitation work.

*Note: With 4 commissioners present, 2 absent and 1 recused, there might not be as clear-cut a majority at the Type IV advisory hearing as at the Design Advice Request. It is therefore imperative that your land use application address the * items below.*

- One of the three commissioners present who could likely support demolition noted that more effort should be put into exploring relocation of the house before demolition is pursued, see *.
- Commissioners noted that the design of the new structure will be a factor in their final stance on demolition.
- The history of the house needs further exploration before a final decision can be made. Research into Lucretia Nasts should be done to understand the historic importance of the person and her house, see *.

* **Items required for the Type IV Demolition Review submittal.** The following items are required:

- Thorough investigation of all demolition alternatives for fitting the program on the site, including an addition on the existing adjacent Loft building.
- Efforts made to relocate the house.
- History of Lucretia Nasts.
- Documentation of additional coordination with the Neighborhood Association (including around relocation options).
- Developed design drawings for the proposed replacement structure.

Proposed Replacement Structure

- When a historic building is lost, it needs to be replaced with a building that will positively contribute to the character of the district and be compatible with the district. It should have a special feeling to it to compensate for that loss. The proposed design is not yet meeting these requirements.
- Minimal detail was provided at the DAR. However, based on the information presented, the design for the replacement needs work in order to meet the expectations for a favorable vote for demolition. The current schematic design tries too hard to fade into the background, the top of the building needs articulation, and the ground level needs a more active frontage.
- The replacement design needs to be more intentional about reflecting the historic district and responding to the district's approval criteria. Consider some of the craft found in the district such as brick detailing, especially around windows.
- After the demolition, this becomes a commercial block, and architecturally, the proposed building should not try to draw any token remnants of the bungalow.
- The proposed building needs to bring more activation to the streetscape and contribute more to the public realm. Because of the large change in grade along Porter Street, the proposal is presenting a blank wall along the sidewalk level of the building.

- There is too a great an emphasis placed on the proposed garage. Recessing the section of the building at the garage entry would create a relief in the façade and help with the material change between old and new building volumes. Create a stronger header above the garage door and add decorative elements around the garage to create some pedestrian interest.
- Support was expressed for a modification to the 10' minimum setback along the western lot line so long as improvements are made to the building's ground level. Activating the building along the streetscape and making it architecturally more interesting for pedestrians are critical to meet the approval criteria.
- For the proposed materials, there was a preference for something that has longevity to it such as brick, stucco, terracotta, etc. Given that the proposal is a commercial use and the justification for demolition, in part, may be due to the fact that is it not a residential use, there was not support for fiber cement board or shingles, which convey a residential style.
- Generally, there are no issues with scale and placement. Keep the abutting Waldorf school building in mind to maintain that building's access to light where it has windows on the lot line.

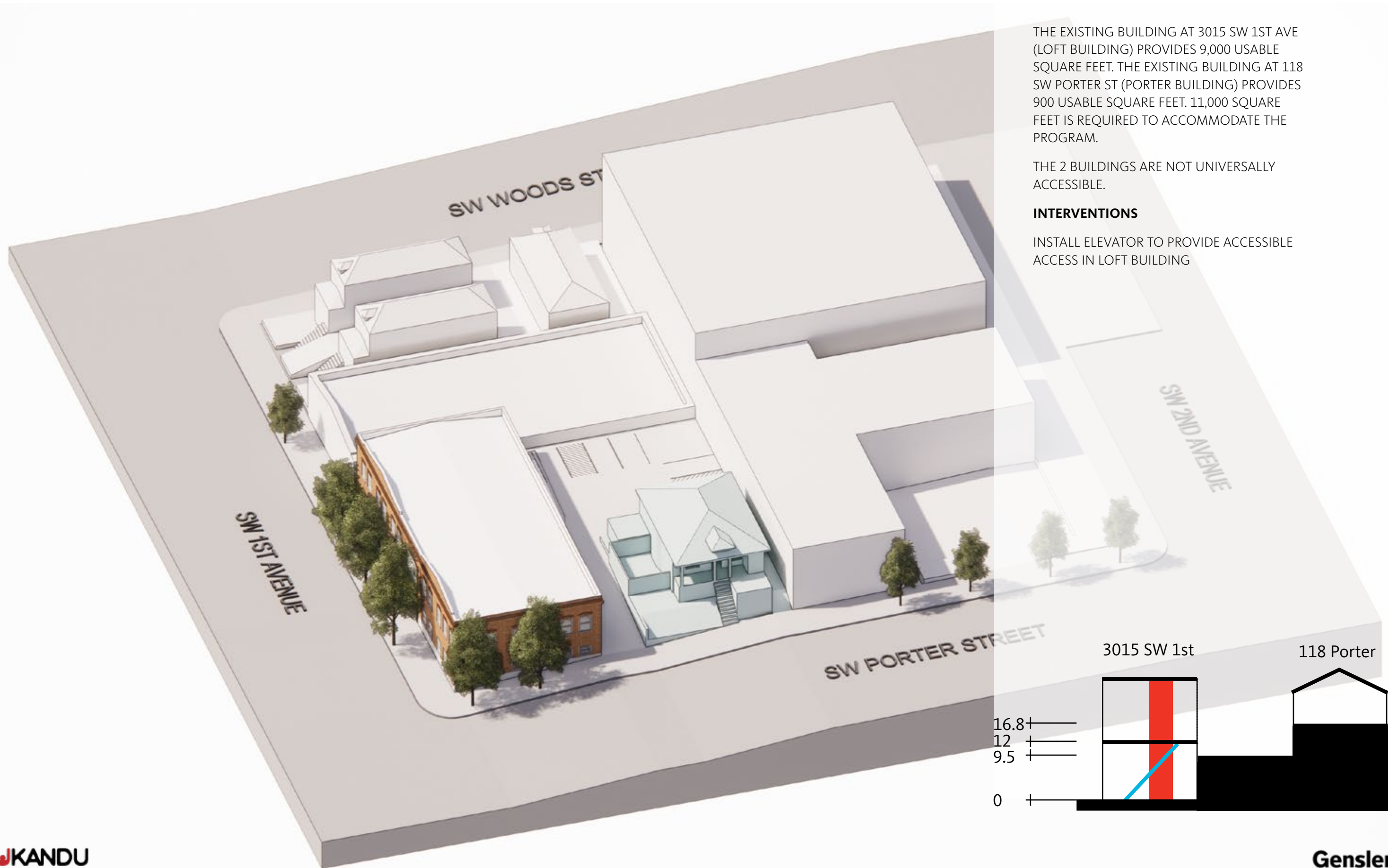
Exhibit List

- A. Applicant's Submittals
 1. Applicant's project description
 2. Original plan set – NOT APPROVED/reference only
 3. Updated plan set – NOT APPROVED/reference only
- B. Zoning Map
- C. Drawings
 1. Cover Sheet
 2. Team Information
 3. Summary of Development Program
 4. Sheet Index
 5. Context Study
 6. Zoning Summary
 7. Context – Transportation and Open Space
 8. Site Context
 9. Cancer Treatment Community
 10. Context – Site Photos
 11. Context – Site Photos
 12. Context – Surround Building Photos
 13. Context – Site Photos
 14. Context – Site Photos
 15. Context Design
 16. Project Concept
 17. Project Design Drivers

18. Project Evolution – Program
 19. Project Evolution – Program Adjacencies
 20. Project Evolution – Site Feasibility Studies
 21. Project Evolution
 22. Project Evolution – Diagrams (attached)
 23. Project Evolution – Program
 24. Project Evolution
 25. Project Evolution – Diagrams
 26. Project Evolution – Program
 27. Project Evolution
 28. Project Evolution – Diagrams
 29. Project Evolution – Program
 30. Project Evolution
 31. Project Evolution – Diagrams
 32. Project Evolution – Program
 33. Project Evolution
 34. Project Evolution – Diagrams (attached)
 35. Project Evolution – Program
 36. Building Relocation
 37. Building Relocation
 38. Demolition Review
 39. Demolition Review
 40. Demolition Review
 41. Demolition Review
 42. Demolition Review
 43. Concept Design Continued
 44. Preferred Massing
 45. Preferred Massing (attached)
 46. Proposed Site Plan
 47. Proposed Floor Plans
 48. Proposed Elevations
 49. Proposed Materials Palette
 50. Proposed Modifications
 51. End Page
- 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
- D. Service Bureau Comments
1. PBOT
- E. Public Testimony
1. Josh Hoyt, 8/26/2024, josh.hoyt@gearheadassociates.com
- F. Other
1. Application form
 2. Staff memo to Historic Landmarks Commission, 8/21/2024
 3. Staff presentation, 8/26/2024
 4. Applicant presentation, 8/26/2024
 5. Attendee Testifier List, 8/26/2024

TWO BUILDING CAMPUS

C3.7 PROJECT EVOLUTION - DIAGRAMS

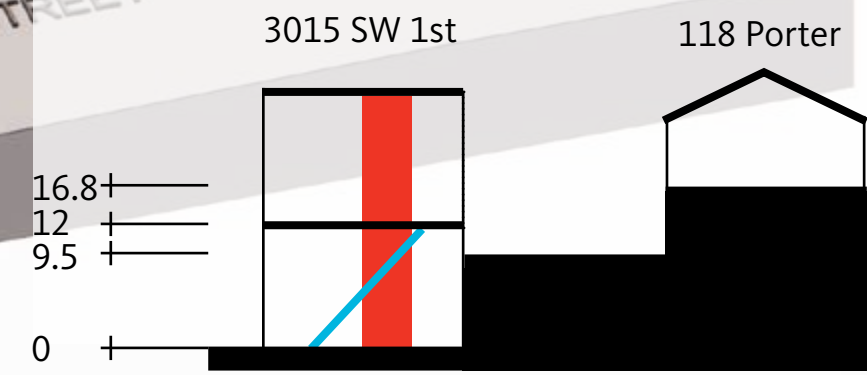


THE EXISTING BUILDING AT 3015 SW 1ST AVE (LOFT BUILDING) PROVIDES 9,000 USABLE SQUARE FEET. THE EXISTING BUILDING AT 118 SW PORTER ST (PORTER BUILDING) PROVIDES 900 USABLE SQUARE FEET. 11,000 SQUARE FEET IS REQUIRED TO ACCOMMODATE THE PROGRAM.

THE 2 BUILDINGS ARE NOT UNIVERSALLY ACCESSIBLE.

INTERVENTIONS

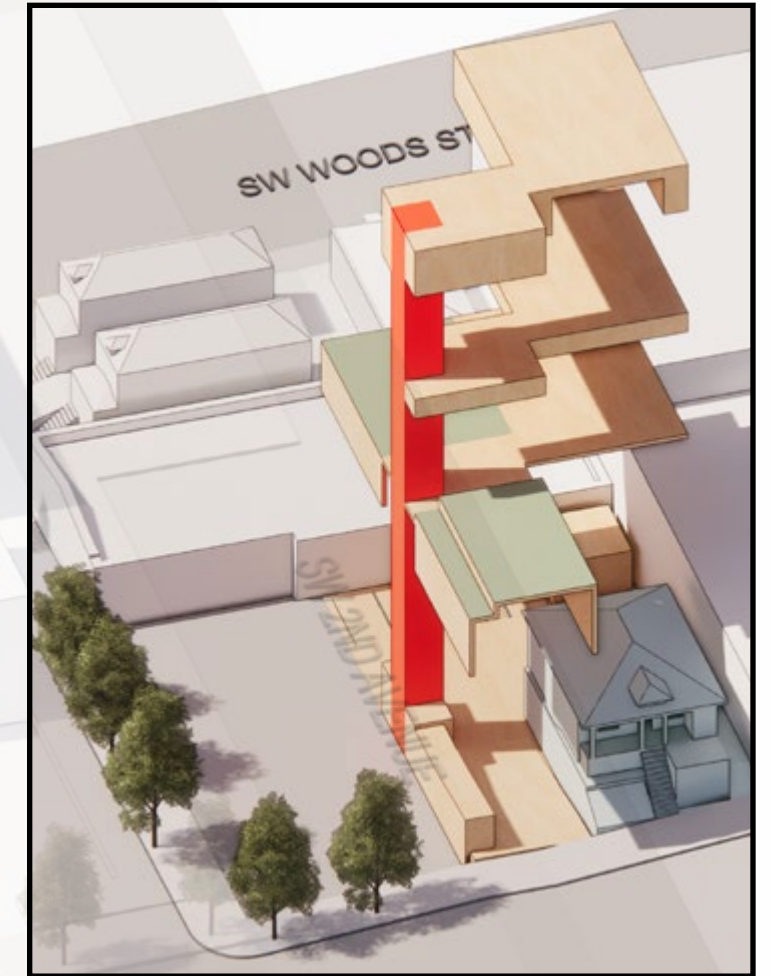
INSTALL ELEVATOR TO PROVIDE ACCESSIBLE ACCESS IN LOFT BUILDING



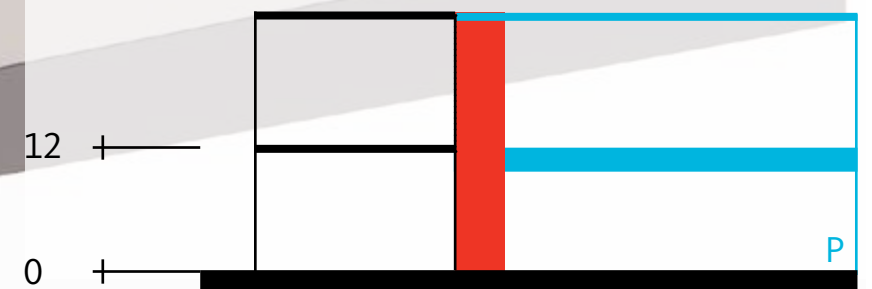


INTERVENTIONS

NEW BUILDING CONNECTS EXISTING BUILDING AT EACH LEVEL AND CREATES ACCESSIBLE OUTDOOR SPACE



3015 SW 1st





3D VIEW - NE CORNER