



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: October 5, 2012
To: Guy Bryant, GPB Construction Inc.
From: Dave Skilton, Development Review
Phone number 503-823-0660
Re: 12-175067 DA
Summary of Design Advice Meeting - September 24, 2012

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. Attached is a summary of the comments provided by the Historic Landmarks Commission at the September 24, 2012 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. For a small fee we can provide you with copies of those recordings; to request copies, please call 503-823-7814.

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 September 24, 2012. 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 pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

At the end of the hearing, it was understood that you would not return for a second Design Advice Request. Please continue to coordinate with me as you prepare your formal Type III Design Review application.

Encl:
Summary Memo

Cc: Historic Landmarks Commission
Respondents

Summary of Advice from the Historic Landmarks Commission, provided at the September 24, 2012 meeting, regarding EA 12-175067 DA.

Commissioners Present: Carrie Richter (Chair), Brian Emerick (Vice Chair), Harris Matarazzo, Paul Solimano, Jessica Engeman

Topics for Discussion:

1. Massing and Scale
2. Materials and Assemblies
3. Driveway/Parking
4. Stylistic Considerations

General Discussion: The fundamental concept, a single, two-and-a-half story, roof-dominated structure in the spirit of an early Twentieth Century multi-dwelling building, but housing five independent units, was well received. The idea of emulating the larger "stately homes" that once formed part of the fabric in this vicinity was broached in comments from the neighborhood association, but it was less well received owing to the limitations of lot size and the desire to provide off-street parking.

Massing and Scale: While the "big move" of a dominating roof form received support, there was also skepticism that the apparent height as defined by the eave datum would sufficiently mitigate for its actual height as proposed. Commissioners urged the applicant to study the proposal further in perspective and asked that future drawings and renderings at least depict accurate building outlines on nearby properties for comparison. Suggestions for lowering the overall roof height included reducing the pitch or truncating the proposed hipped structure. Another strategy suggested for decreasing the impact was to set the building further back from NE 17th Avenue. With reference to the six sketch elevation schemes presented, those identified as "E" and "D" were most often cited as appropriate models, especially because of the strength of their central facade elements. Several commissioners commented that the hybrid bay/dormer elements centered on the north and south facades should be studied further and treated either as true dormers or preferably as protruding bays with roof forms more like that of the main building volume. It was also suggested that a similar treatment, i.e. a more prominent roof form could appropriately strengthen the central "main entry" element on the NE 17th Avenue facade.

Materials and Assemblies: Much of the focus for this topic of discussion was on the window mock-up which the applicant brought to the meeting. (Note: A small double-hung unit was the only type available for the installation; the proposed windows are casements.) Although there was appreciation for the care and traditional manner in which the sample had been detailed, several commissioners still expressed strong skepticism about the quality and long-term durability of the vinyl material. In summing up his understanding of the Commission's take on windows, the vice-chairman emphasized that traditional appearance and detailing, profile (especially the relationship between the glass surface and the frame and applied muntins), the ability to hold paint, and the long-term durability of the product are the main considerations, not the price point or a particular material.

The idea of using painted cedar siding was well received. Most commissioners, however, criticized the number of window and transom types and railing treatments as contributing to a lack of overall cohesiveness, and especially to a disparity between the east and west facades. The applicant was encouraged to limit the palette of window types and sizes, achieving variety through combinations rather than differences, and to treat similar elements, such as balconies, the same on all sides of the building.

It was noted that detailed information on proposed lighting fixtures and their locations will be required for the final submission, as well as information on fences, retaining walls, plantings, driving and walking surfaces, etc.

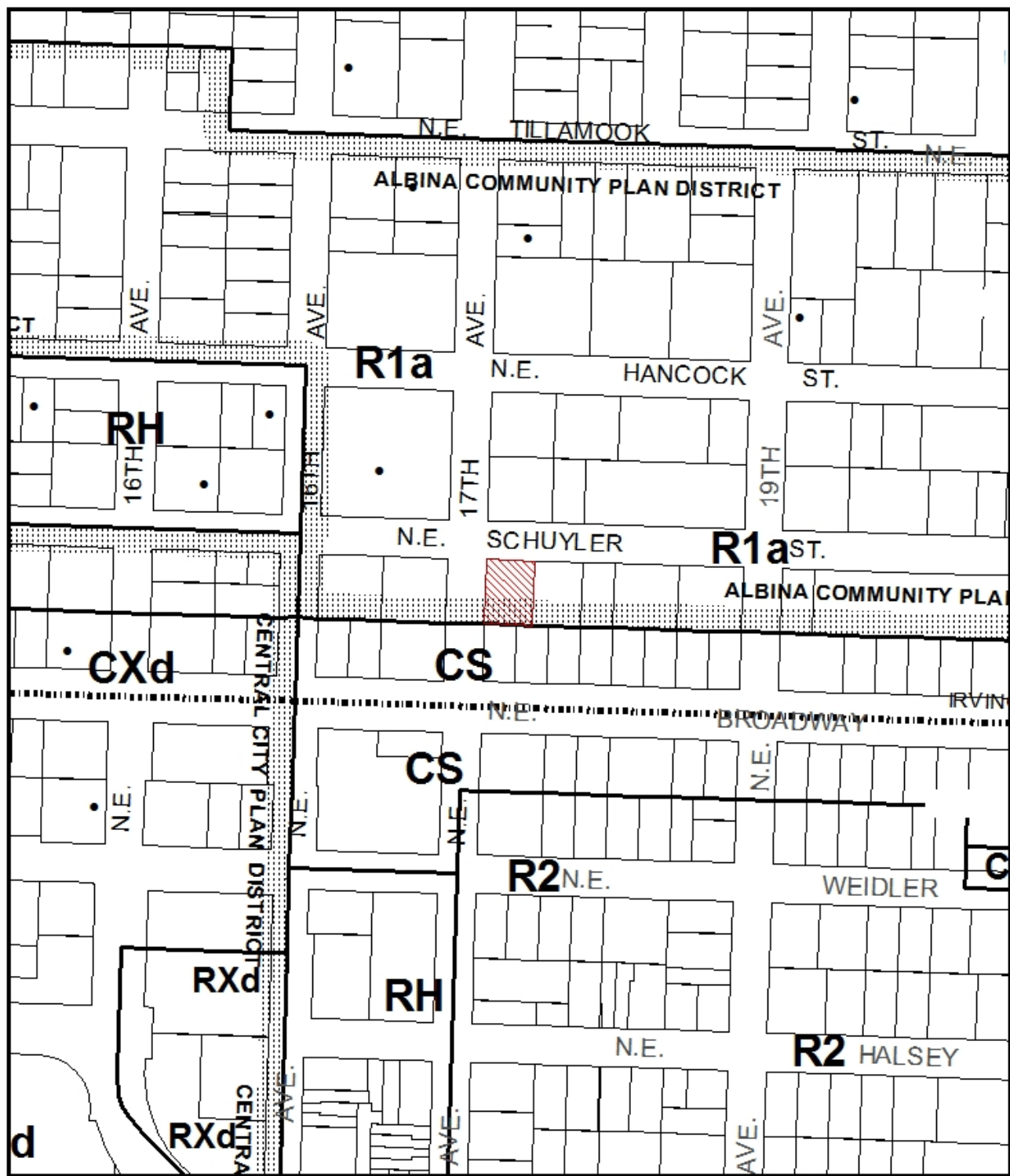
Driveway/Parking: In addition to comments during its discussion of materials, see above, the Commission requested that the design of the drive aisle and the detailing of its boundary and

surrounding landscape conditions be given careful consideration. The purpose is to soften the impact of a relatively large area of paving that will be visible from the right of way. The relationship among the drive aisle width, the wing wall depth, and the width of the garage doors will also need to be worked out to make vehicular maneuvering efficient. This may require garage doors somewhat wider than proposed at the design advice meeting. They will need to be well integrated into the overall composition of the rear elevation, as will the privacy walls between the upper level decks.

Stylistic Considerations: The Commission was at pains to indicate that no particular architectural style was preferred or suggested, but they also went on record as indicating that working within a single stylistic vocabulary was more likely to achieve a cohesive, and hence approvable, result. The typology of an early 20th Century multi-dwelling structure, of which there are many examples in the vicinity, was the favored overall model.

Exhibit List

- A. Applicant's Narrative
- B. Zoning Map
- C. Drawings
 - 1. Site Plan (attached)
 - 2. Proposed West Elevation (attached)
 - 3. Proposed North/South Elevation (attached)
 - 4. Proposed East Elevation (attached)
 - 5. East/West Building Section
 - 6. First Floor Plan
 - 7. Second Floor Plan
 - 8. Attic Plan
- D.
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Comment -none
- F. Public Comment
- G. Other
 - 1. Application form
 - 2. Land use history



ZONING



Site



Historic Landmark



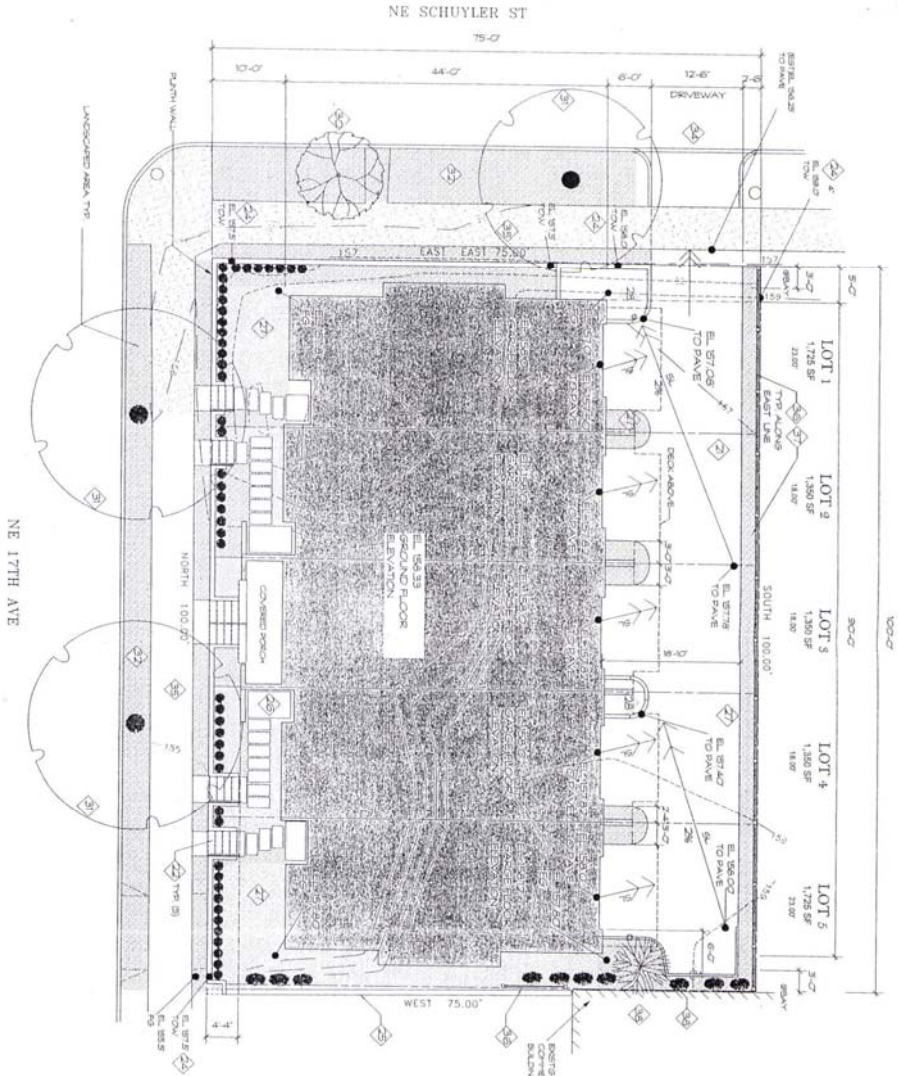
NORTH

This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No.	<u>EA 12-175067 DAR</u>
1/4 Section	<u>2832</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E26DC 5500</u>
Exhibit	<u>B</u> (Aug 30, 2012)



SITE PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

SITE INFORMATION SUMMARY

SITE AREA = 7500 SF
FOOTPRINT = 4000 SF
PERVIOUS DRIVEWAY = 1805 SF
LANDSCAPED AREAS = 1502 SF
SITE COVERAGE = LESS THAN 60%

SITE PLAN KEY NOTES

- 1 AC PAVED DRIVEWAY
- 2 EXTERIOR STAIRS
- 3 CONC. CURB WALL, NON-ENGINEERED
- 4 EXISTING NON-STRUCTURAL RETAINING WALL
- 5 PRECAST PAVING WALKWAY, WASHED ASR
- 6 PLANTING BED
- 7 FLOW THROUGH PLANTER
- 8 APPROVED STREET TREE
- 9 EXIST. TREE
- 10 EXIST. PLANTING STRIP
- 11 NEW CURB CUT CITY OF PORTLAND STANDARDS APPLY.
- 12 EXIST. SIDEWALK
- 13 6 FOOT HIGH FENCE STEPPING DOWN TO 5'4" WITHIN 10' OF STREET PROPERTY LINE
- 14 CLIPPING CAPELIA PLANTED AT 15' O.C. ALONG FENCE
- 15 T1 TREE PLANTING 3' INCH FOR SINGLE TREE, 2' INCH FOR PAIR OF TREES
- 16 CLIPPING MICROMYIA
- 17 PROPERTY LINE

IRVINGTON ROW
PORTLAND, OREGON

DRAWING
TITLE

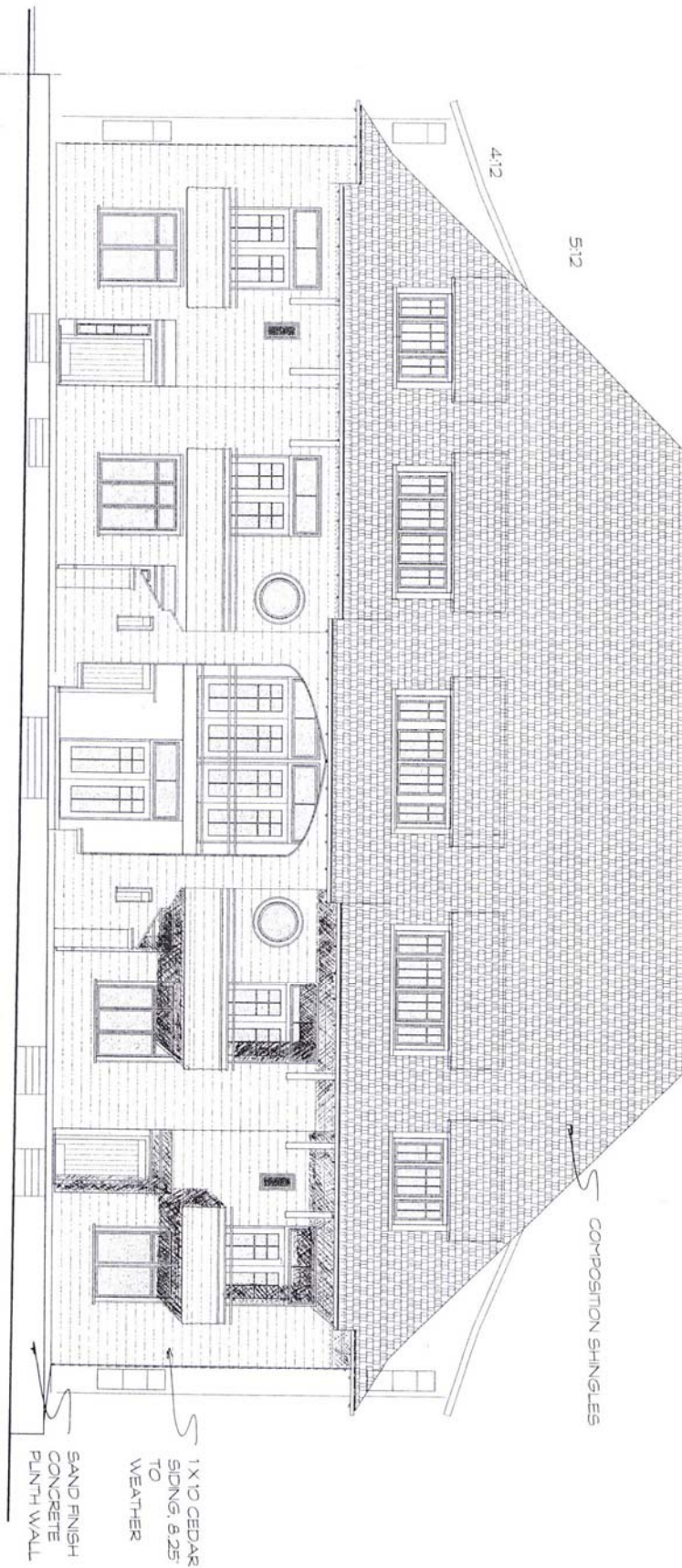
SITE & LANDSCAPE PLAN

REV	DATE	DESCRIPTION
1	XX JULY 12	ISSUE FOR REVIEW

A1.1

DRAWING NUMBER
PI 11-40-16

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ELEVATION WEST

1

SCALE 1/4" = 1'-0"

IRVINGTON ROW
PORTLAND, OREGON

DRAWING
TITLE BUILDING ELEVATIONS

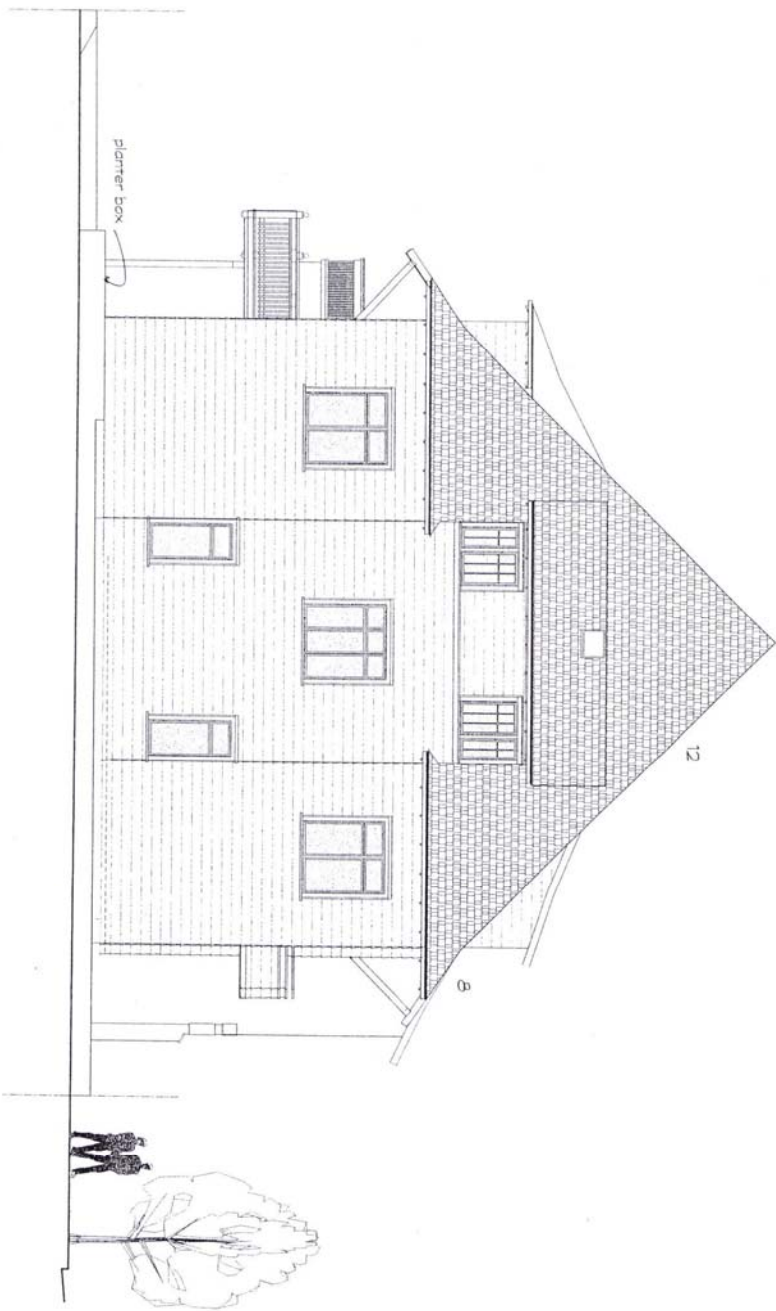
REV	DATE	DESCRIPTION
	XX AUG 12	ISSUE FOR REVIEW

A5.1

DRAWING NUMBER
PM 12-40-18

1

ELEVATION NORTH - SOUTH SIMILAR



SCALE: 1/4" = 1'-0"

PRELIMINARY
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CONSTRUCTION)

<div> <div> A5.3 </div> <div> DRAWING NUMBER PN 12-01-15 </div> </div>	REV	DATE	DESCRIPTION
		XX AUG 12	ISSUE FOR REVIEW
<div> <div>IRVINGTON ROW</div> <div>PORTLAND, OREGON</div> </div>			
<div> <div>DRAWING</div> <div>TITLE</div> </div>			
BUILDING ELEVATIONS			

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1

ELEVATION EAST

SCALE 1/4" = 1'-0"



PRELIMINARY
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A5.2

DRAWING NUMBER
PA 12-40-15

REV	DATE	DESCRIPTION
	XX AUG 12	ISSUE FOR REVIEW

IRVINGTON ROW
PORTLAND, OREGON

DRAWING
TITLE

BUILDING ELEVATIONS

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