



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

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MEMORANDUM

Date: May 27, 2011
To: Erik Winter, Myhre Group Architects
From: Land Use Services, Dave Skilton 503-823-0660
dave.skilton@portlandoregon.gov
Re: 10-179937 DA – 2124 NW Flanders, Alphabet Historic District
Design Advice Summary Memo May 9, 2011

Thank you for taking advantage of the second opportunity to hold a Design Advice meeting with the Historic Landmarks Commission regarding your project. I hope you will find the response 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 May 9, 2011 meeting. 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 503-823-0625.

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 May 9, 2011. As the project evolves, Commission views may also evolve or may no longer be pertinent.

Design Advice meetings 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 meetings are complete, if formal approval for specific elements of your project is desired.

At the end of the meeting, it was understood that you would not return for further Design Advice. 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 Comments - EA 10-179937 DA, 2124 NW Flanders

Commissioners Present: Art DeMuro (Chair), Carrie Richter (Vice-Chair), Brian Emerick, Harris Matarazzo, Kirk Ranzetta, Paul Solimano, Carin Carlson

Topics of Discussion:

1. Supportability of Modifications to side setback and facade height standards
2. Aesthetic, massing, and materials response to Alphabet Historic District context.

General Discussion: With some reservations the Commission was supportive of the revised proposal. Commissioner Matarazzo expressed concern that approving this denser, bulkier proposal on a site, where the actual historic massing remains extant, might set a problematic precedent in future cases. He said that while he found the proposal much improved he still had reservations about supporting any denser development, and especially in light of neighborhood opposition.

Supportability of Modifications: There was general agreement on the Commission that the height modification at the front facade was supportable because of the development pattern for similar building types in the historic district. Commissioner Richter, however, expressed the opinion that the first floor level seemed too high above grade, and that the whole facade was therefore somewhat too tall.

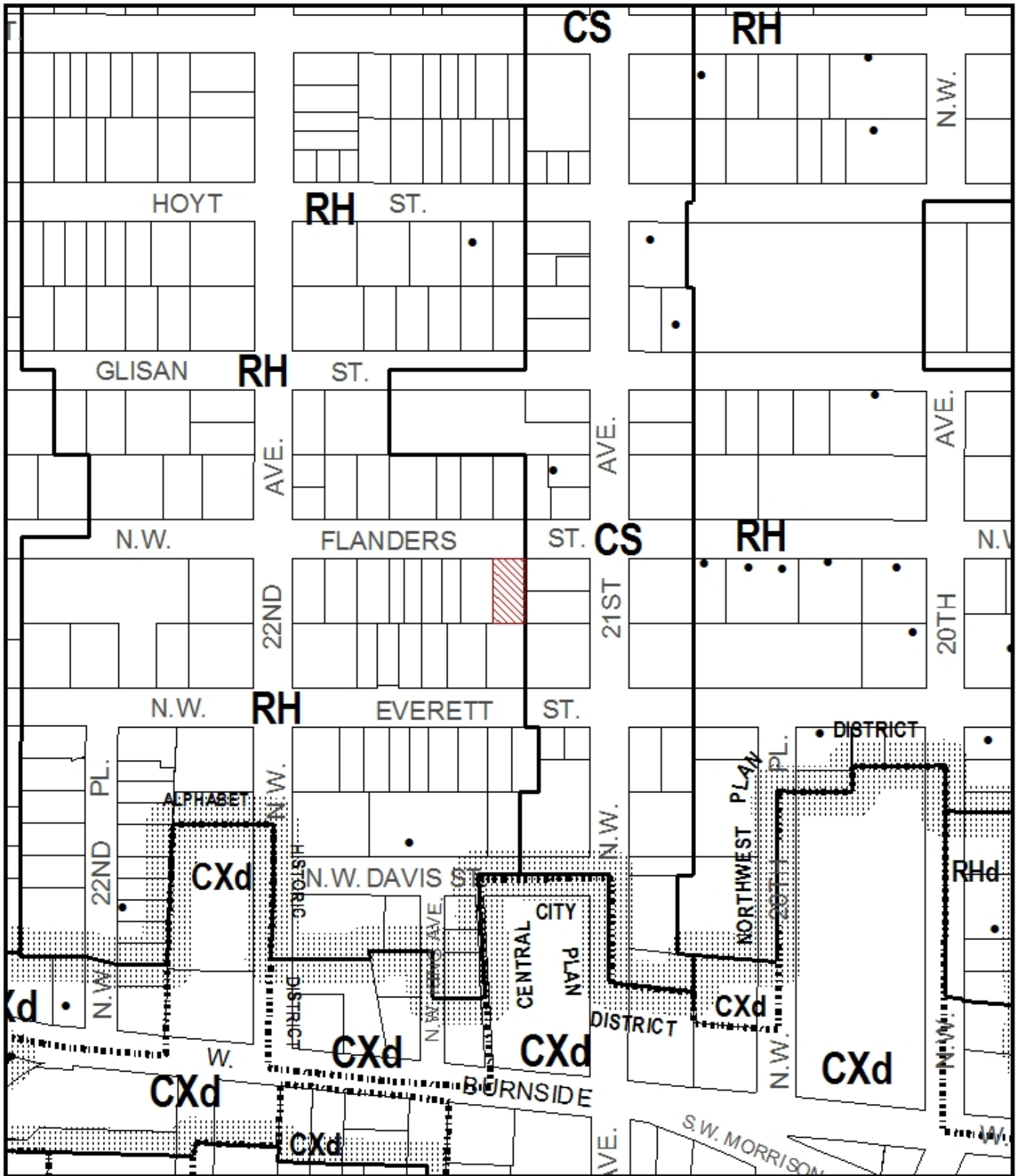
There was general support for the side setback modification, based on the historic pattern of similar buildings set close together in the district. This was tempered with advice that, as mitigation the side walls should use high quality materials and detailing, and that the design should go to extra lengths to maximize property-to-property privacy. Suggestions included intentional misalignment with the windows on the neighboring properties and use of obscure glass in lower window sashes.

Aesthetics, Massing, and Materials: Noting the already-cited concerns about precedent and privacy, the Commission was much more supportive of the aesthetics, massing, and materials of the proposal than it had been with the previous iteration. There was some specific discussion about the proposed canopy, entry, and doors, with some commissioners favoring more elaboration while others felt the proposal was appropriate as presented. In summing up, Chairman De Muro reminded the applicants to bring samples of all proposed exterior materials, including windows, to the eventual hearing and to illustrate all conditions with adequate detail in the drawing set.

Exhibit List

- A. Applicant's Narrative
- B. Zoning Map
- C. Drawings
 1. Table of Contents
 2. Context Map
 3. Overview and Guidelines
 4. Overview and Guidelines
 5. Overview and Guidelines
 6. Overview and Guidelines
 7. Overview and Guidelines
 8. Site Zoning Map
 9. Existing Site Plan
 10. Existing Site Photographs
 11. Existing Site Photographs
 12. Local Development Pattern Map
 13. Historic District Boundary Map
 14. Historic Resource Evaluation Map
 15. Project Goals and Criteria
 16. Northwest District Plan Goals

17. Alphabet Historic District Addendum
18. Community Design Guidelines
19. Pedestrian Network
20. Project Design Guidelines
21. Base Zone Summary
22. Neighborhood Character
23. Multi-Dwelling Residential Patterns
24. Multi-Dwelling Building Patterns
25. Multi-Dwelling Building Patterns
26. Large Scale Multi-Dwelling Residential Patterns
27. Large Scale Multi-Dwelling Patterns – "H" Shape Typology
28. Large Scale Multi-Dwelling Patterns – "U" Shape Typology
29. Large Scale Multi-Dwelling Patterns – Reverse "U" Shape Typology
30. Mid-Scale, Type A, Multi-Dwelling Residential Patterns
31. Mid-Scale, Type B, Multi-Dwelling Residential Patterns
32. Mid-Scale, Multi-Dwelling Patterns – "C" Shape Typology
33. Mid-Scale, Multi-Dwelling Patterns – "L" Shape Typology
34. Mid-Scale, Multi-Dwelling Patterns – "Bar" Shape Typology
35. Typology Configuration Examples
36. Responding to a Typology
37. Massing Option 1 – Large House Concept
38. Massing Option 2a – Masonry Block Building
39. Massing Option 2b – masonry Block Building
40. Proposed Perspective View (attached)
41. Proposed Perspective View
42. Proposed Perspective View
43. Proposed Site Plan (attached)
44. Proposed Basement Plan
45. Proposed Main Floor Plan
46. Proposed Second and Third Floor Plan
47. Proposed North Elevation
48. Proposed East Elevation
49. Proposed South Elevation
50. Proposed West Elevation
51. Proposed Exterior Materials
52. Bird's Eye Perspective
53. Bird's Eye Perspective
54. Bird's Eye Perspective
55. Bird's Eye Perspective
56. Proposed Context Perspective
57. Proposed Context Perspective
58. Proposed Context Perspective
59. Proposed Context Perspective
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- D.
 1. Mailing list
 2. Mailed notice
- E.
 1. Public Testimony
- F.
 1. Application form
 2. Land use history
 3. Other



ZONING



Site



Historic Landmark

This site lies within the:
 ALPHABET HISTORIC DISTRICT
 NORTHWEST ST PLAN DISTRICT



File No.	EA 10-179937 DA
1/4 Section	3027
Scale	1 inch = 200 feet
State_Id	1N1E33CA 9400
Exhibit	B (Oct 14, 2010)

Section 4: Design Proposal

Site Data

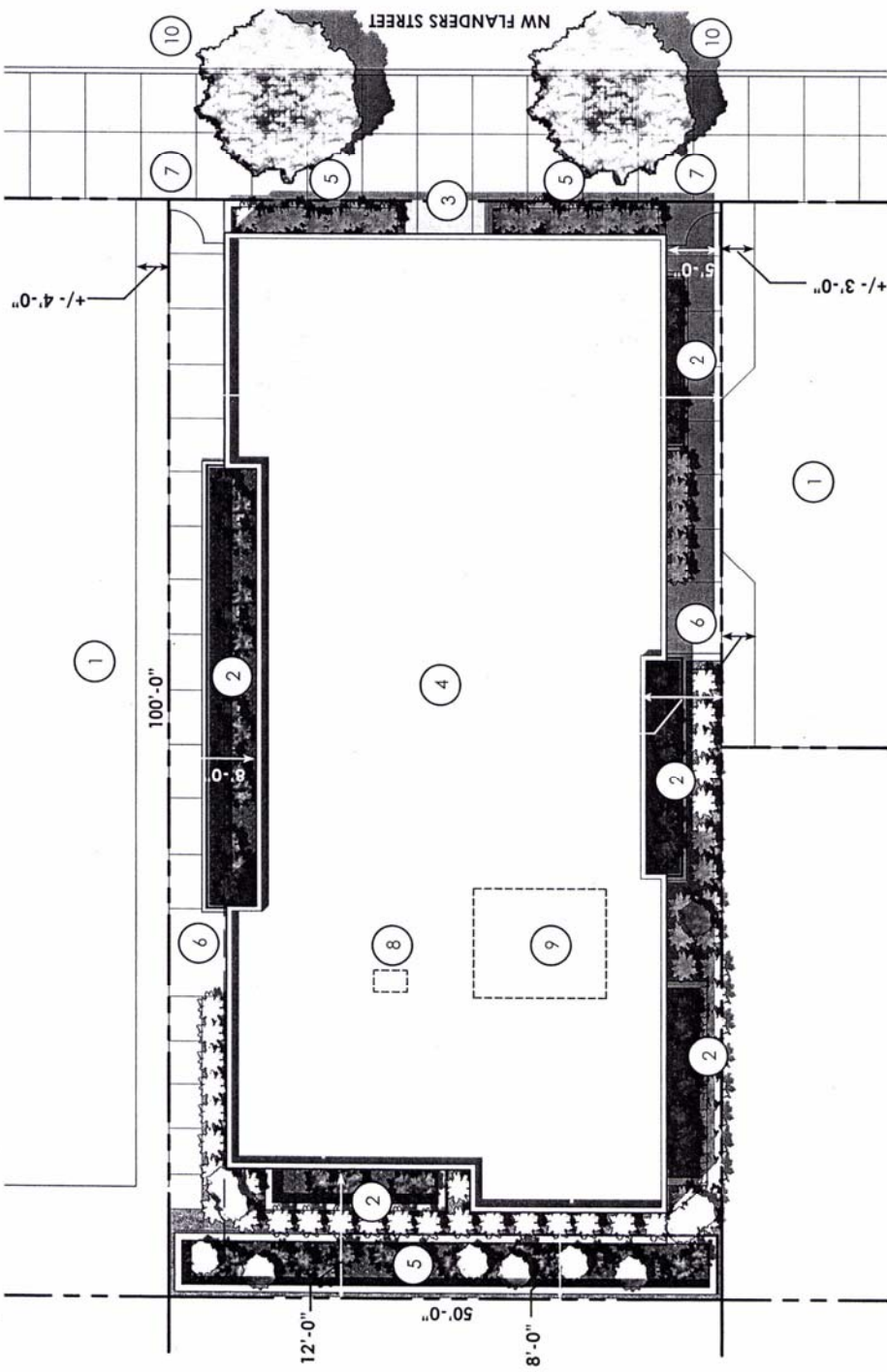
Site Area: 10,000 sf
 Building Footprint: ±3,330 sf
 Total Impervious Area: ±4,405 sf
 Total Landscaping Area: ±595 sf
 Proposed Parking: 0 stalls



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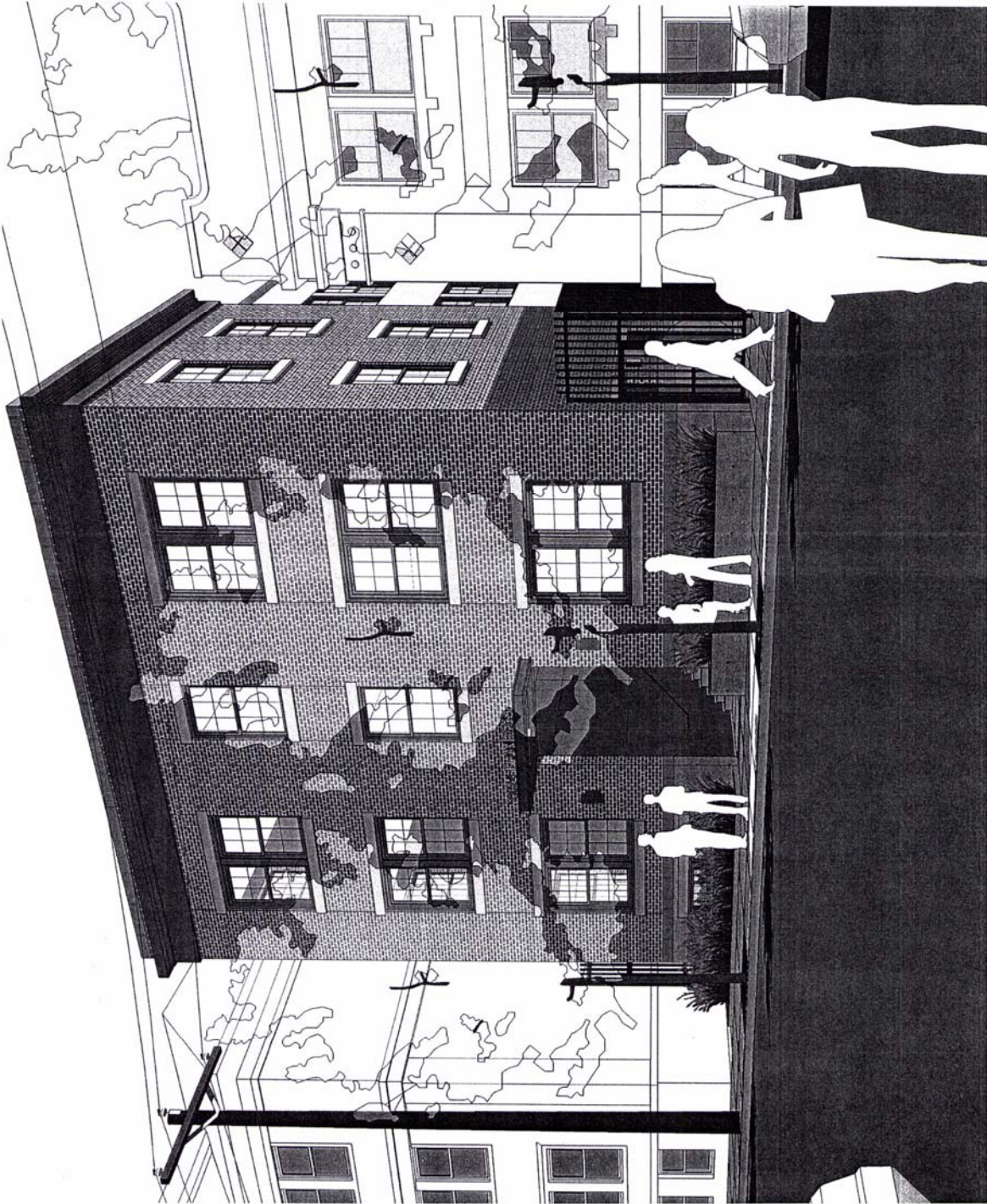
- 1. Existing building.
- 2. Window well.
- 3. Main entry.
- 4. Proposed new building.
- 5. Flow-through planter.
- 6. Emergency egress path.
- 7. Security gate.
- 8. Roof hatch.
- 9. Mechanical equipment.
- 10. New street trees.

Proposed Site Plan



Myhre Group Architects, Inc. 808 SW 3rd Avenue Suite 500 Portland, Oregon 97204 503.236.6000 www.myhregroup.com

Section 4: Design Proposal



Perspective image illustrates the relationship with the proposed building's immediate neighbors. Careful attention to existing window proportions, entry patterns and overall massing allows the proposed building to fit within the existing context.