



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
**FROM CONCEPT TO CONSTRUCTION**

Carmen Rubio, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7310  
TTY: (503) 823-6868  
[www.portland.gov/bds](http://www.portland.gov/bds)

Date: May 24, 2023

From: Tim Heron, Land Use Services  
503-823-7726 / [Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File:** LU 23-027335 HR – The Philip/ Honeyman  
**Hardware**  
**Pre App:** PC # 22-110786

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. *Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.*

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, please e-mail your comments to me at my e-mail address identified above. You may also write to Tim Heron at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please note regarding USPS mail: USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: Month/Day/Year – 28 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: June 30, 2023**
- **A public hearing before the Landmarks Commission is tentatively scheduled for July 10, 2023 at 1:30 pm**

**Applicant:** Robert Thompson, John Jamiel, TVA Architects Inc  
920 SW 6th Ave Ste 1500  
Portland OR 97204  
[bobt@tvaarchitects.com](mailto:bobt@tvaarchitects.com)

**Owner:** FH Honeyman Lofts LLC  
2251 Linda Flora Dr  
Los Angeles, CA 90077

**Owners Agent:** Eran Fields, The Philip Pearl LLC  
2337 Roscomare Road, #2-227  
Los Angeles CA 90077

**Site Address:** 555 NW Park Avenue

**Legal Description:** BLOCK 73 LOT 1-8, COUCHS ADD  
**Tax Account No.:** R180206680  
**State ID No.:** 1N1E34BC 07600  
**Quarter Section:** 2929,3029

**Neighborhood:** Pearl District, contact David Dysert and Reza Farhoodi at [planning@pearldistrict.org](mailto:planning@pearldistrict.org).

**Business District:** Downtown Retail Council, contact at [lfrisch@portlandalliance.com](mailto:lfrisch@portlandalliance.com), Pearl District Business Association, contact at [info@explorethepearl.com](mailto:info@explorethepearl.com)

**District Coalition:** Neighbors West/Northwest, contact Darlene Urban Garrett at [darlene@nwnw.org](mailto:darlene@nwnw.org)

**Plan District:** Central City - Pearl District

**Other Designations:** Historic Landmark, listed on the National Register of Historic Places as the *Honeyman Hardware Company Building* on November 16, 1989.

**Zoning:** CXd, Central Commercial

**Case Type:** HR, Historic Resource Review

**Procedure:** Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

**Proposal:**

The applicant is requesting Historic Resource Review Approval for a new ½ block 8-story addition to the existing Historic Honeyman Hardware Lofts building. The addition will include full removal of the NE corner quarter block Stables Building, and the near full removal of the SE corner quarter block two-story + penthouse Bindery Building, retaining only the original two-story historic brick facades fronting NW Park Avenue and NW Glisan Street. The remaining western half of the block will be retained and restored. This includes the one-story portion of the Bindery Building at the SW corner, and the 8-story + penthouse Cotter Building at the NW corner of the block.

The proposed new 8-story building, called The Philip, will be approximately 172,000 SF multi-family apartment building with 165 units over ground floor retail and residential lobby. Building height is 85' from grade plane to the average height of the highest roof surface. Construction is five levels of Type IIIA (wood) over three levels of Type IA (concrete). Two levels of sub-grade parking with 105 parking stalls provided with access on NW Hoyt. Two Type B required loading stalls provided in parking garage. Underground parking is also proposed to project under the NW Hoyt Street ROW and the NW Park Avenue ROW.

Existing materials for the SE Bindery Building and the Cotter Building will be repaired and repainted. New materials for new ½ block Philip Building will include aluminum and glass storefront systems at the ground levels, composite metal panels, brick cladding, dark grey commercial grade vinyl window systems for upper story residential units.

No Modifications or Adjustments to the Zoning Code are anticipated at this time.

Infrastructure Bureau's Note:

- [Revised Package submittal here](#) in G-Drive for this case.
- A Public Works Alternative Review has been submitted and approved for associated work with the NW corner ¼-block Cotter Building [2023 034271 000 00 PW Public Works Appeal].
- A second Public Works Permit has been submitted for the eastern ½ of the block for underground parking to project into the NW Hoyt Street ROW and NW Park Avenue ROW.
- PBOT: The applicant is no longer pursuing a Design Exception for a transformer vault in the ROW, and planning to locate on private property [accessed via NW Hoyt].
- BES: Updated Ecoroof information has been provided. Please confirm adequate information provided to meet required Eco-Roof documentation at the Land Use Stage/ Public Hearing [to be scheduled for July 10, 2023].

**Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- [33.846.060.G.1-10 Other Historic Approval Criteria](#)
- [Central City Fundamental Design Guidelines](#)
- [River District Design Guidelines](#)

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on March 30, 2023 and determined to be complete on **May 22, 2023**.

Enclosures: Zoning Map, Utility Plan, Site Plan, Ground Floor Plan, Underground Plan, Roof Plan, Elevations.