

1819 NW EVERETT ST. & 1880 NW FLANDERS ST.

Design Advice Request Presentation
October 10th, 2022



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Owner:

Gaia Ventures III LLC

Contact: Tanya Toby

6655 S. Eastern Ave.

Las Vegas, NV 89119

Site Description

Site

The site totals 29,997 square feet with the southern parcel consisting of an existing building listed on the National Register of Historic Buildings, First Church of Christ Scientist, and a surface parking lot in the northern parcel. Two distinct buildings are planned, one adaptive reuse of the historic landmark building and another new construction hotel on the adjacent parking lot . The site requires reconstruction of the adjacent public right-of-way, new utility services, and exterior landscaping for both parcels.

Zoning

The site is zoned as Commercial Mixed-Use and allows for the proposed primary uses as-of-right. Due to it’s historic landmark status a Type III Design Review approval is required for the project,. Additionally, the new hotel project is seeking approvals for two zoning height bonuses and a zoning variance for additional building height.

Architect:

Hartshorne Plunkard Architecture LLC

Contact: Andrew Becker

315 West Walton Street

Chicago, IL 60610

Development Summary

1819 NW Everett St. - Adaptive Reuse

Founders Developments is honored to take on the restoration and adaptive re-use of Solon Spencer Beman’s historic 1909 First Church of Christ, Scientist, most recently the Northwest Neighborhood Cultural Center. The project goal is to maintain the property’s National Landmark status and through preservation, ensure longevity of the building for the public to enjoy for generations to come.

Founders Developments intends to convert the historic property into an exceptional social club, while preserving and restoring the architectural features of the exterior facade’s intricate Beaux-Arts design. The adaptive reuse of the historic landmark building includes event spaces, food and beverage, wellness, spa, social amenities and other and back-of-house uses.

The existing building currently consists of two stories with a full basement partially below grade. Rennovations include the addition of a new third floor, minor rooftop additions, seismic upgrade, façade and window restoration according to National Park Service historic standards, landscaping and new mechanical systems throughout.

1880 NW Flanders St. - New Hotel

The new construction hotel is five stories plus a rooftop penthouse. The ground floor includes food and beverage use, approximately 80 hotel rooms on floors 2-5, roof terrace amenity, and a full basement with amenity and back-of-house uses. The basement is anticipated to be cast-in-place concrete and wood framed construction above grade.

Metrics (Historic):

South Parcel

Address: 1819 NW Everett Street Portland, OR 97209

Site Area : 29,997 SF (Both parcels)

Gross Building Area : 35,114 SF

Primary Use : Retail Sales and Service (A-2/3)

Metrics (New Construction):

North Parcel

Address: 1880 NW Flanders Portland, OR 97209

Site Area : 29,997 SF (Both parcels)

Gross Building Area : 38,654 SF

Primary Use : Hotel (R-1) & Retail Sales and Service (A-2/3)

DEVELOPMENT SUMMARY

	REQUIREMENT	SECTION	1819 NW Everett (Historic)	1880 NW Flanders (New)
Existing Zone	CM2d (MU-U) - Commercial Mixed Use - Urban Center D - Design Overlay AB - Alphabet Historic District NP - Northwest Plan District	Portland Zoning Map d - 33.420	No Change	No Change
FAR	2.5:1 Base with Bonus to 4:1; Existing Site = 29,997sf Allowable FAR	33.130.205 / Table 130-2	Historic FAR = 35,114sf New Construction FAR = 38,654sf Total FAR = 73,768sf < 74,992sf Allowable FAR 2.46	
Zoning Height	45' max with bonus up to 60' max height Bonus height +10' affordable commercial space +5' first floor height	33.130.210 / Table 130-2	T/ROOF =	T/ROOF = *Variance for rooftop and corner parapet
Zoning Height Exceptions	4' parapet & railings 16' elevator equipment / 10' mech & stair* ** <i>*setback 15' at street facade</i> <i>** 10% max road coverage</i>	33.130.210.C	N/A	
Primary Uses	Retail Sales, & Service	33.130.100/ Table 130-1	Retail Sales and Service	Retail Sales and Services
Building Lines	75% of the building must extend to the street lot line or be within 12' of lot line and have active uses		Complies	Complies
Building Setbacks	0' min. @ street lot line 10' max. @ street facing facades	33.130.215	Complies, no change to existing historic bldg	Complies
Max Building Coverage	100% of site area (Inner Pattern Area)	33.140.225 Table 140-2	100% Coverage	
Parking	No minimum parking requirement	33.562.280	Complies	Complies
Loading Access	1 standard A (35' x 10' x 13' clear) or 2 standard B (18' x 9' x 10' clear)		Existing no change to historic bldg	Complies, (1) Type A Loading Zone
Bicycle Parking	Resteraunt and Bar Temporary Lodging long term / short term 2 or 1 per 2,300 sf net / 2 or 1 per 1,000 sf net 2 or 1 per 20 rent. rms. / 2 or 1 per 40 rent. rms.	33.266.210 / Table 266-6	Complies Complies Complies	Complies Complies Complies
Design Review	Alphabet Historic District and existing building listed on National Register of Historic Places	Portland Citywide Design Guidelines for overlay outside of Central City	Refer to Guideline pages in presentation for compliance	Refer to Guideline pages in presentation for compliance
Windows (Ground Floor) Windows (Above Ground Floor)	40% coverage of wall area (2'-10') 15% of facade area to be glazed	33.140.230 / Map 510-8	Complies Complies Complies	Complies Complies Complies
Ground Floor Active Uses	required. 50% of ground floor wall fronting sidewalks, plazas or open space Standards: 12' clear from FF to B/structure 25' deep (space) minimum		Complies Complies Complies	Complies Complies Complies
MIn. Landscaped Area	15% of site area required 29,997sf site area x 15% = 5,000 sf	33.130.225 table 130-2	Complies	

ZONING SUMMARY

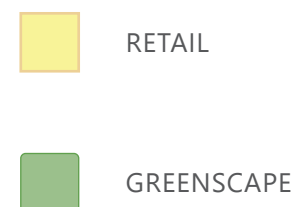




DISTRICT CONNECTION

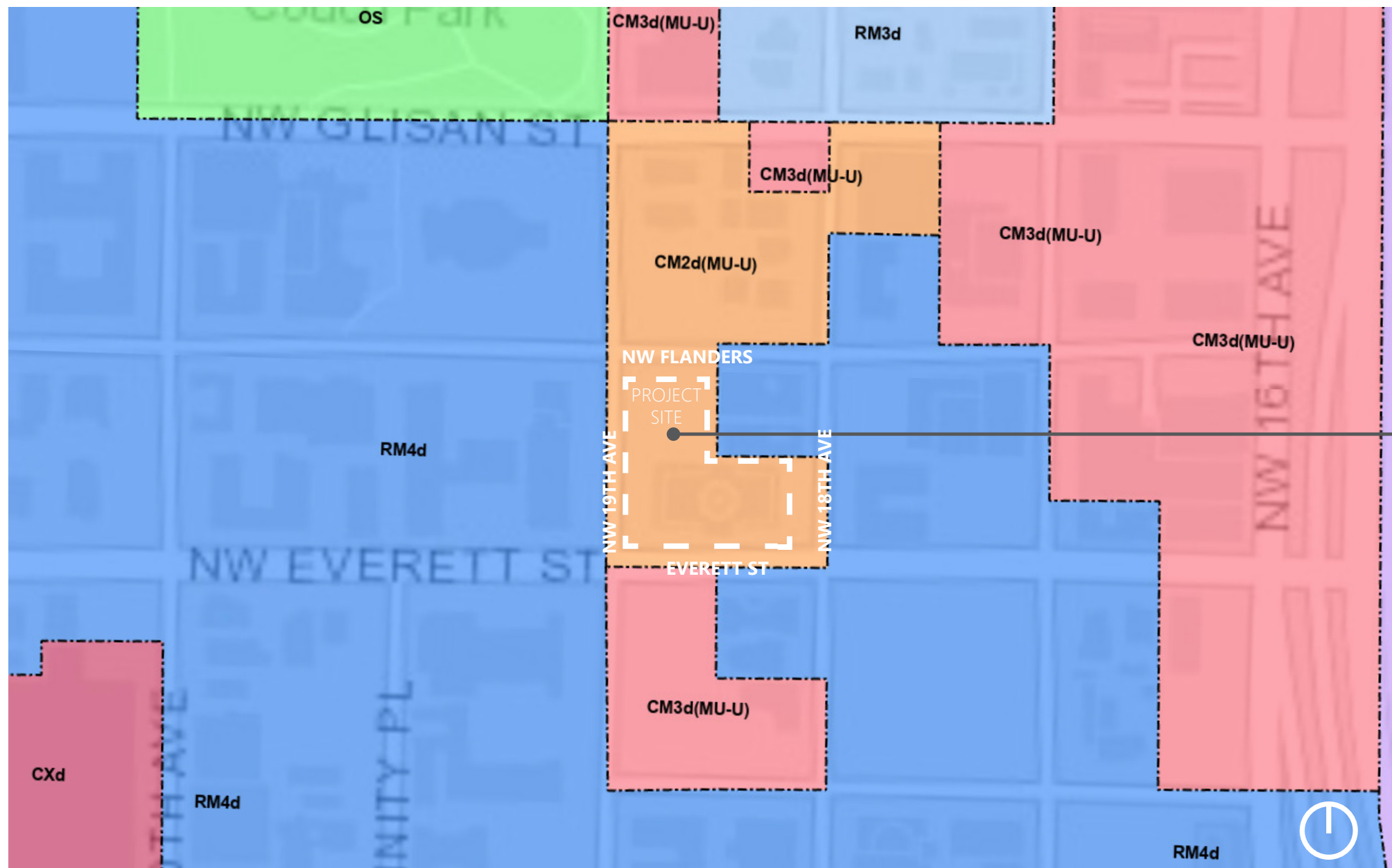


LANDMARK DIAGRAM



AREA CONTEXT





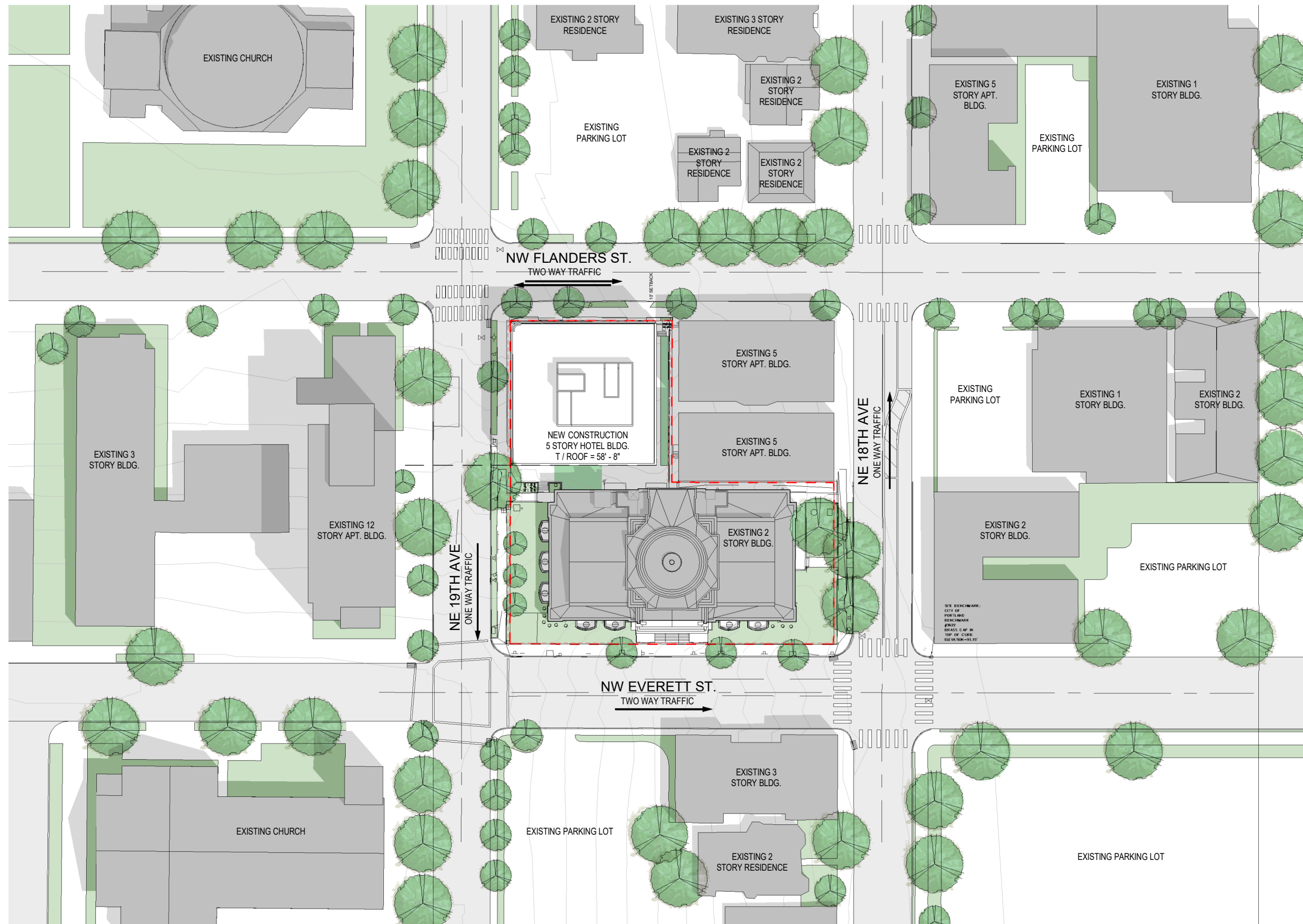
BASE ZONE:

- CM2d (MU-U) COMMERCIAL MIXED USE - URBAN CENTER

OVERLAY ZONES:

- d (DESIGN)
- AB (ALPHABET HISTORIC DISTRICT)
- NP (NORTHWEST PLAN DISTRICT)

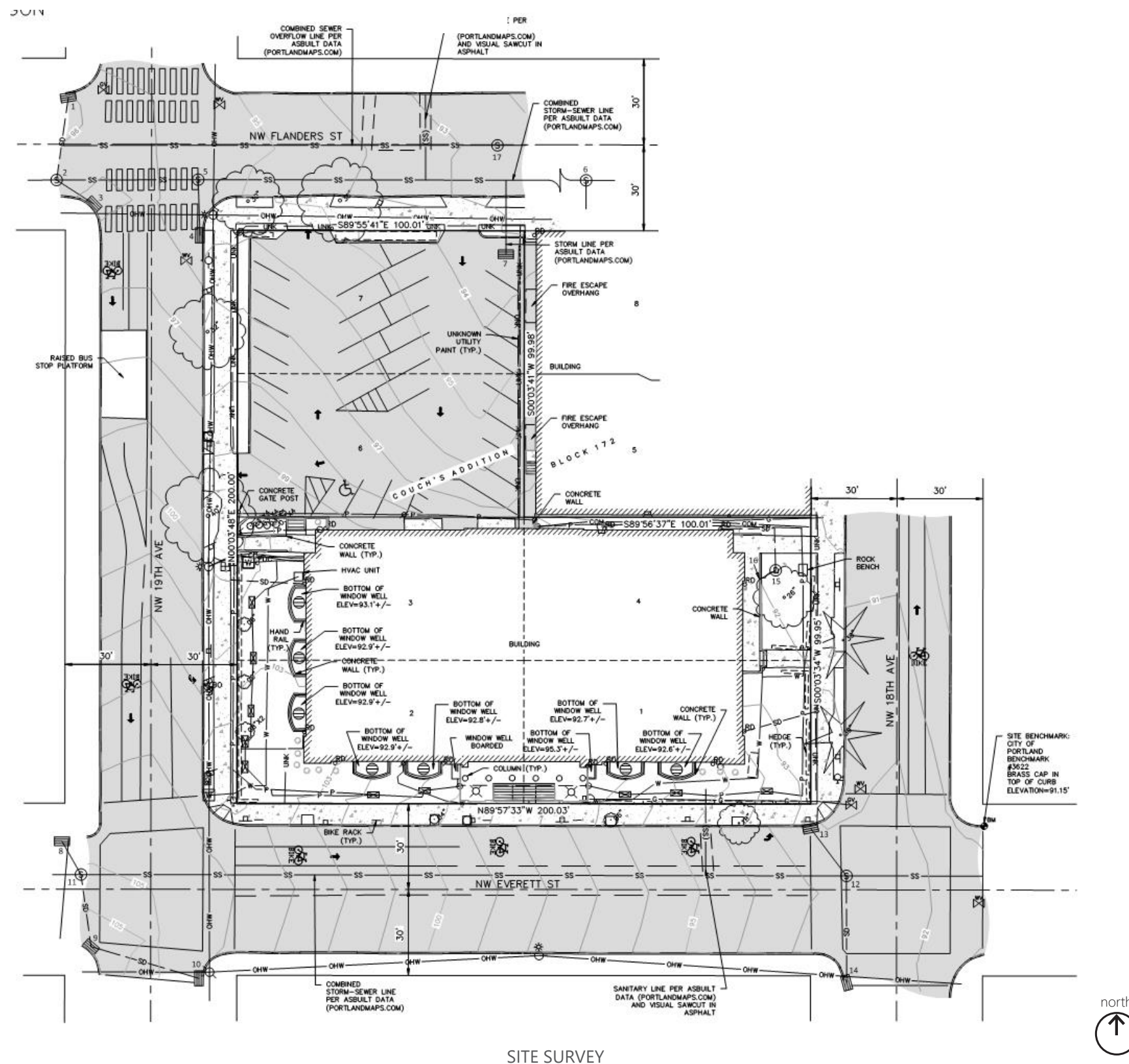
ZONING SUMMARY

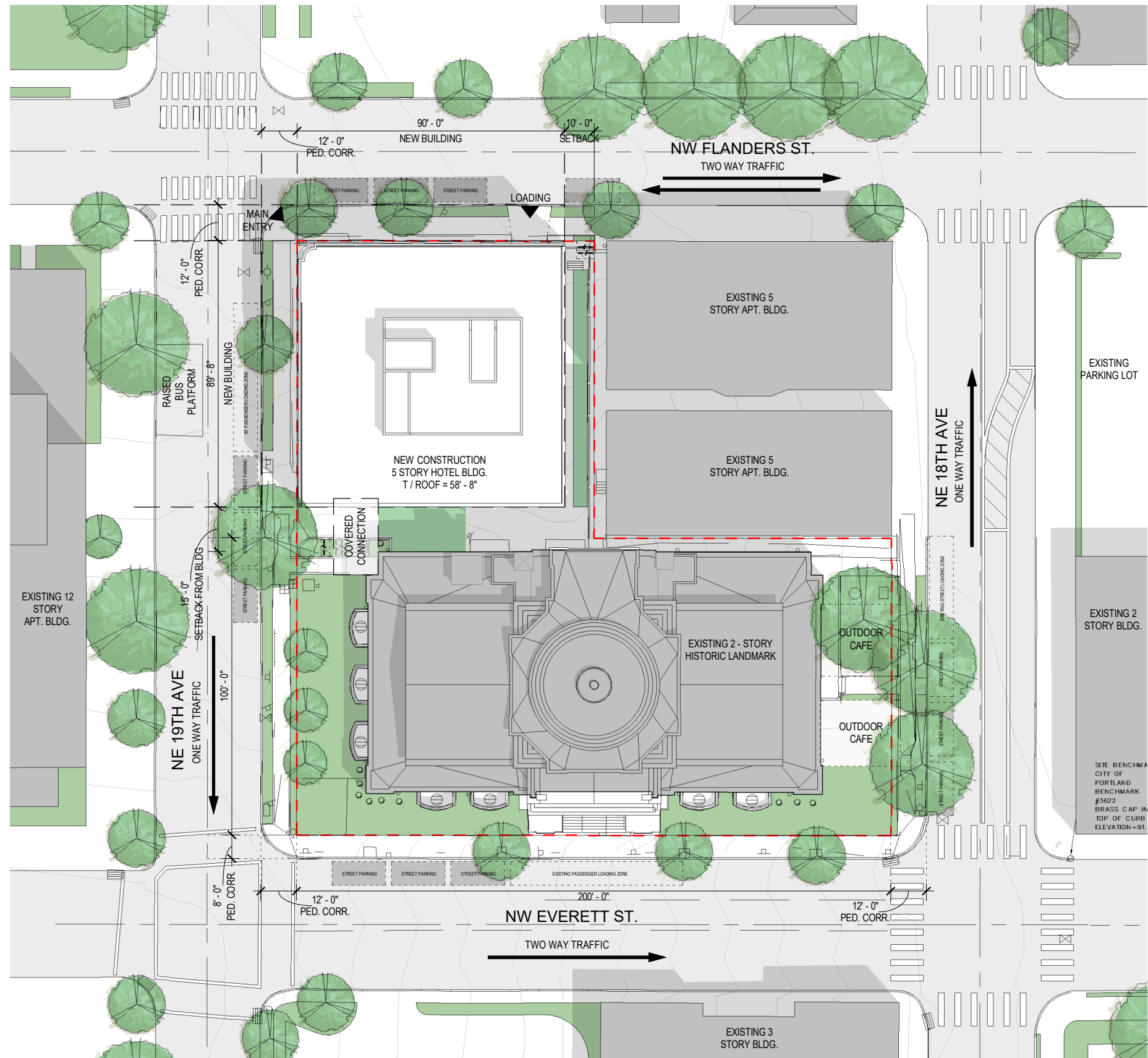


SITE PLAN



SCALE: 1"=64'-0"





ENLARGED SITE PLAN



SCALE: 1"=64'-0"

Historical District Guidelines

Historical Change

Most properties change over time; those changes that have acquired historic significance will be preserved.

Differentiate New from Old

New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement

Hierarchy of Compatibility

Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Preserve the Form and Integrity of Historic Resources

New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired

Archaeological Resources

Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken;

Historic Materials

Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used

Historic Features

Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence

Record of its Time

The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided;

Historic Character

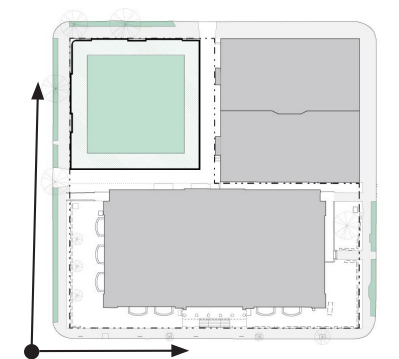
The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided

Architectural Compatibility

Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource’s massing, size, scale and architectural features. When retro-fitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource



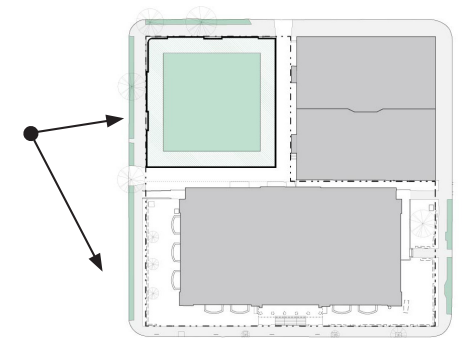
3D PERSPECTIVE FROM THE INTERSECTION OF NW EVERETT ST. AND NW 19TH AVE.



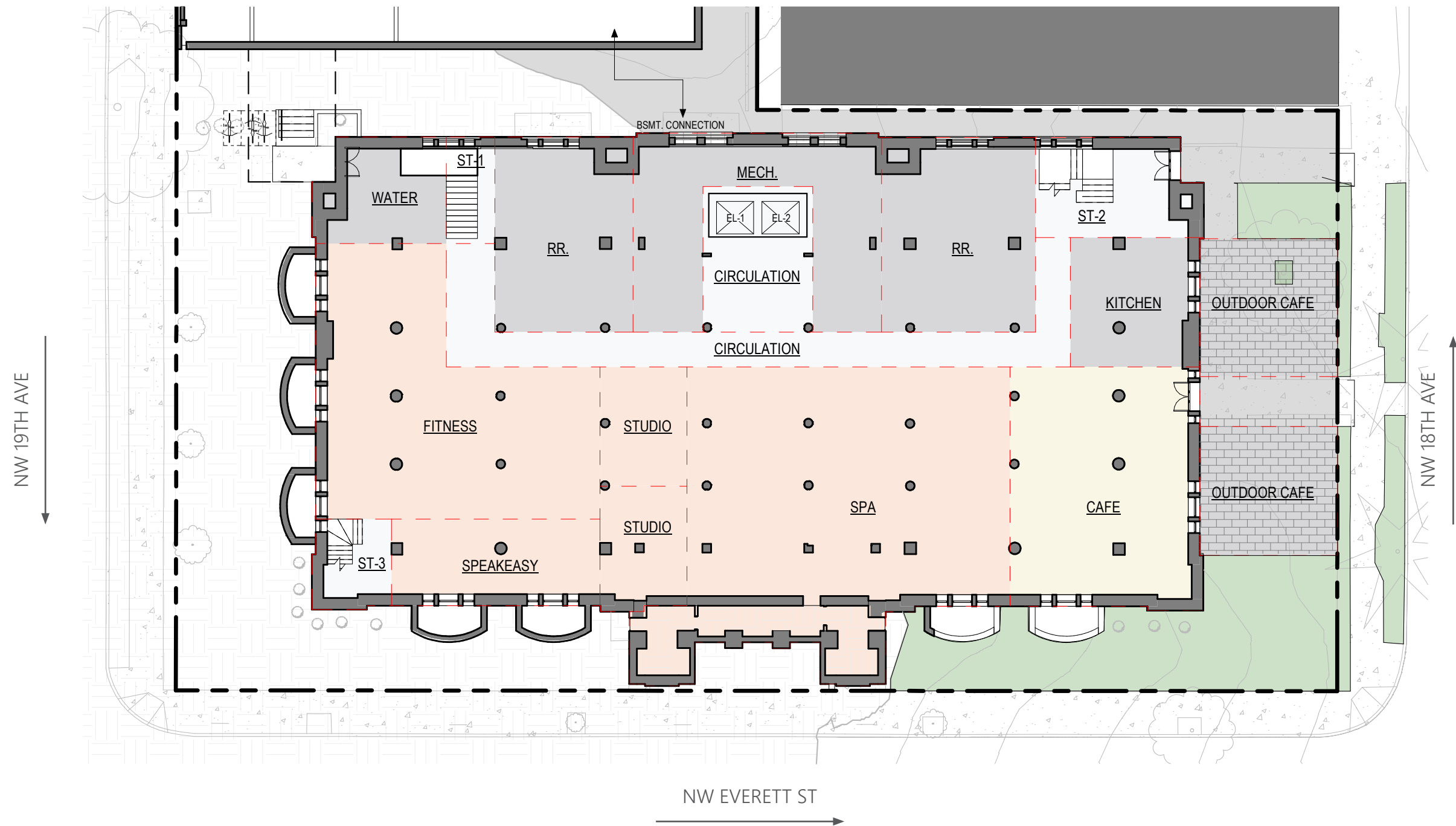
3D PERSPECTIVES (HISTORIC)



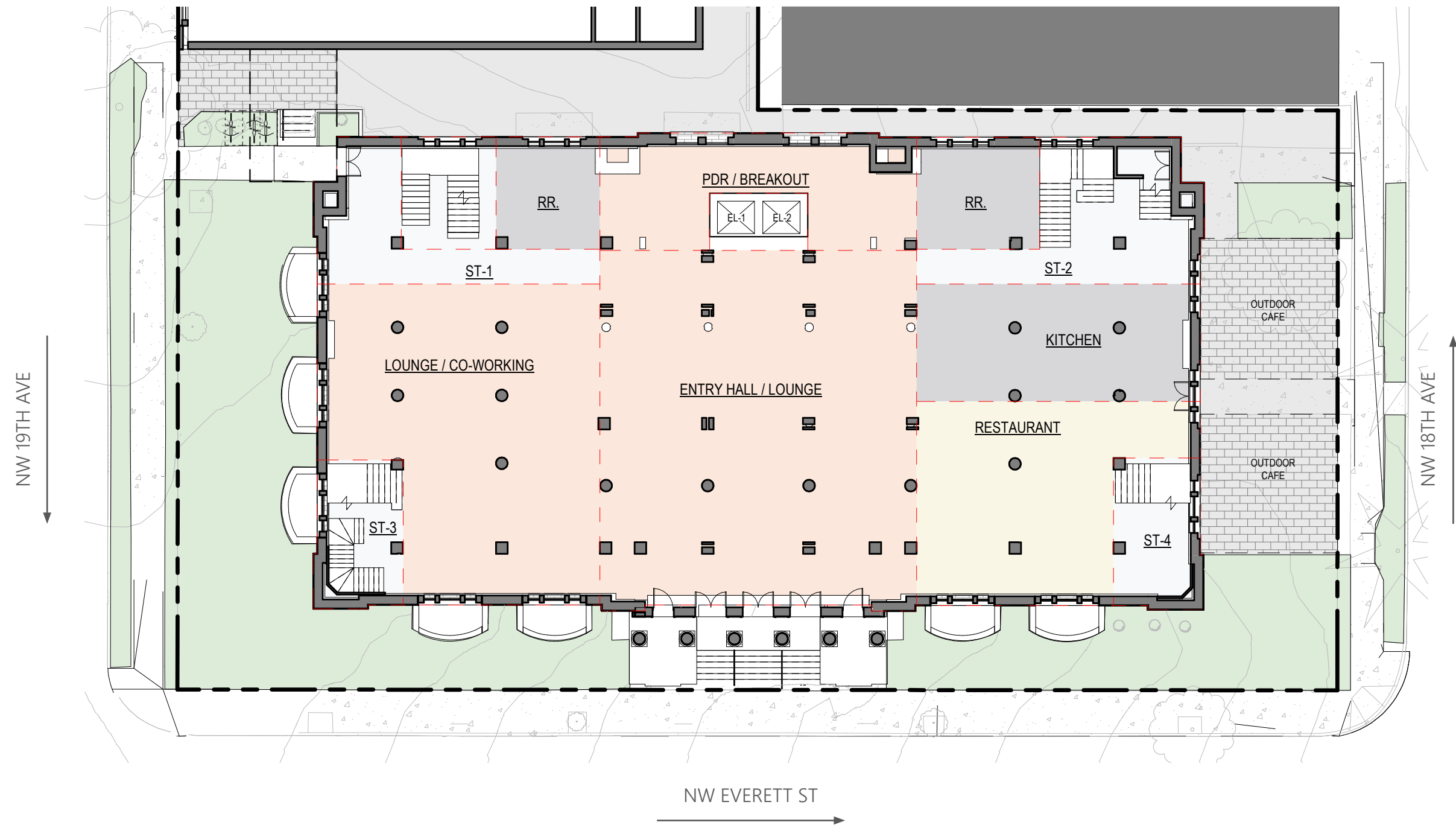
3D PERSPECTIVE FROM NW 19TH AVE.



3D PERSPECTIVES (HISTORIC)



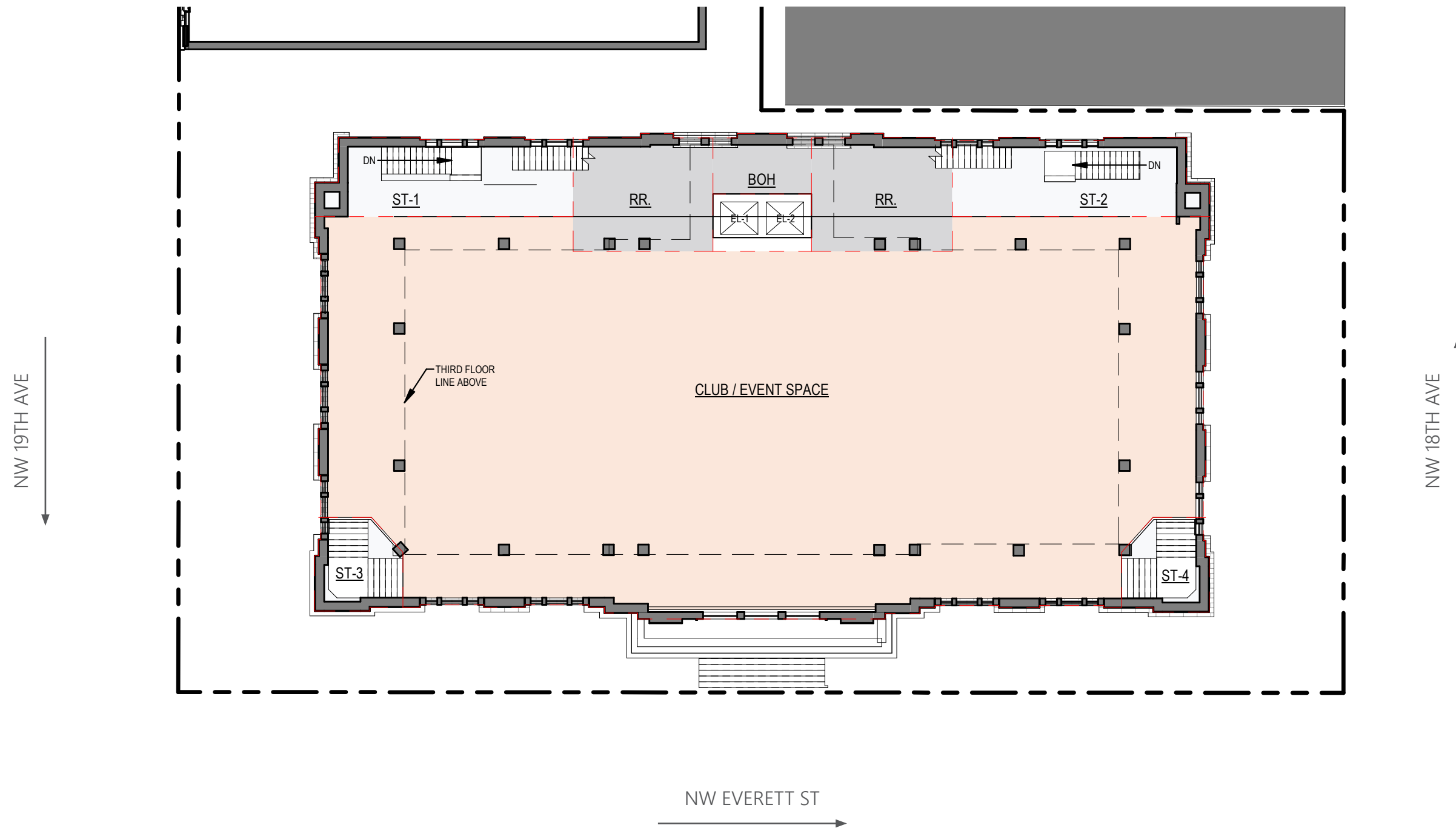
BASEMENT FLOOR PLAN (HISTORIC)



FIRST FLOOR PLAN (HISTORIC)



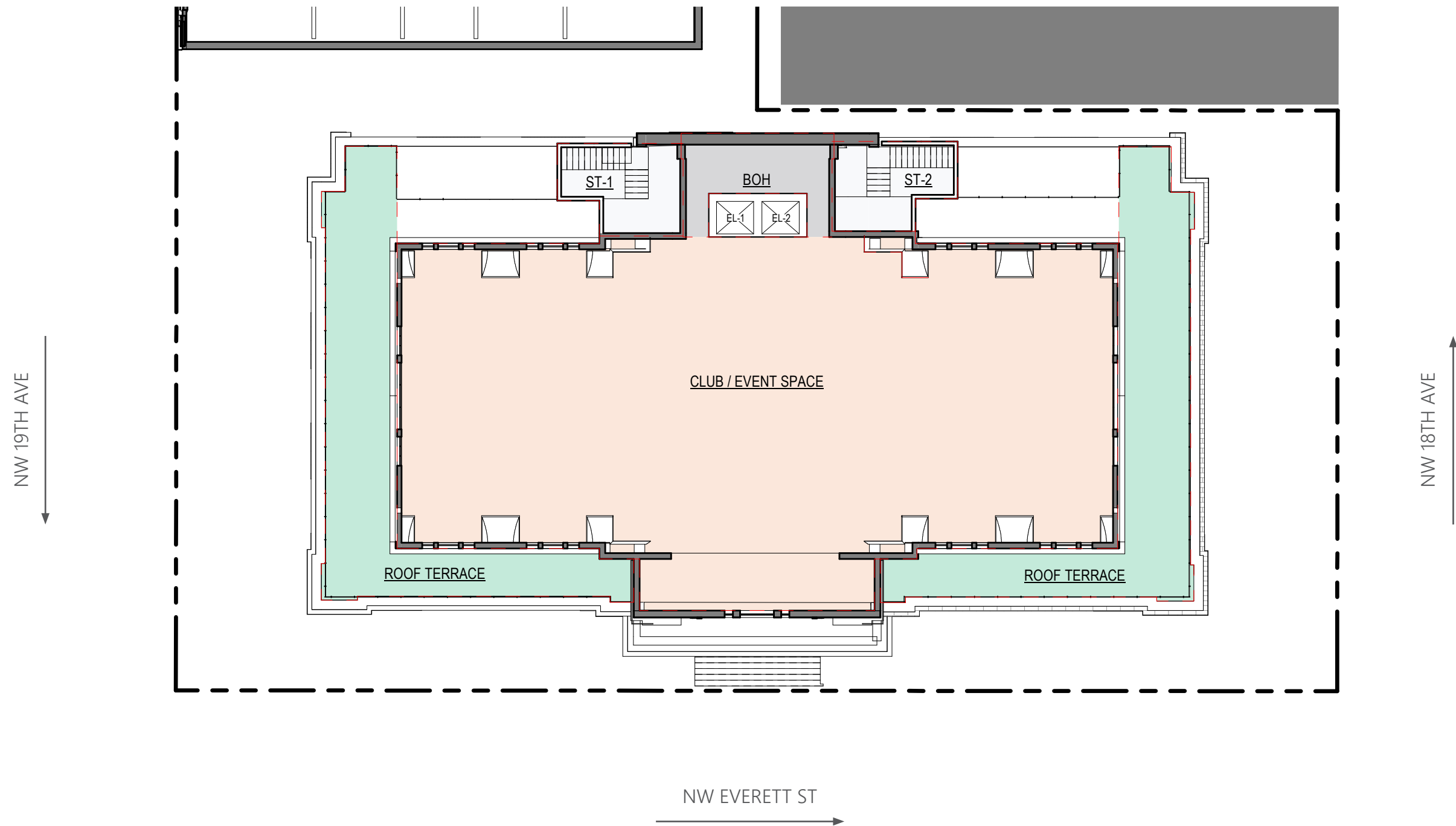
SCALE: 1"=20'-0"



SECOND FLOOR PLAN (HISTORIC)



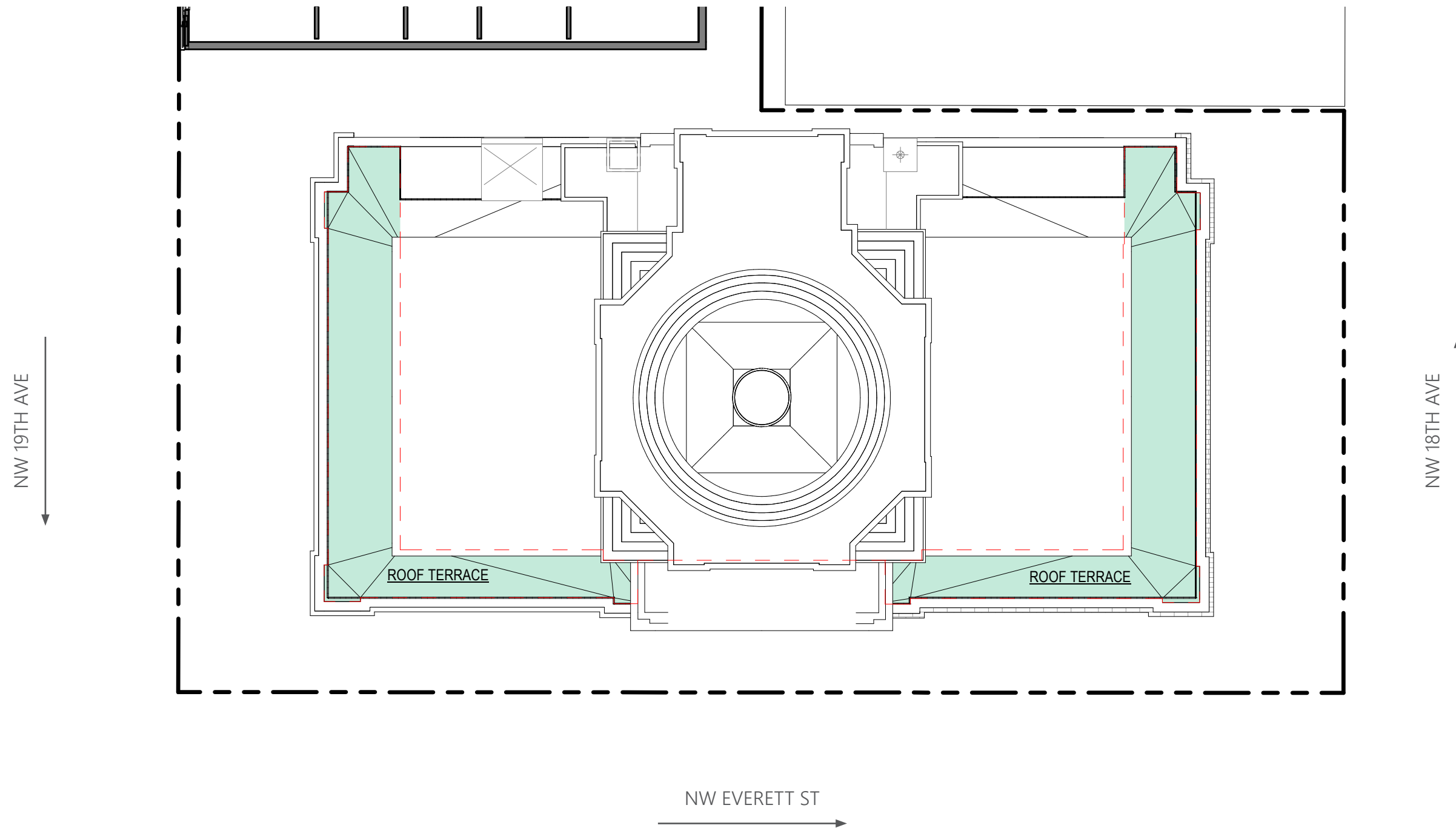
SCALE: 1"=20'-0"



THIRD FLOOR PLAN (HISTORIC)



SCALE: 1"=20'-0"



ROOF PLAN (HISTORIC)



SCALE: 1"=20'-0"



SOUTH ELEVATION

ELEVATIONS (HISTORIC)

SCALE: 1/16"=1'-0"



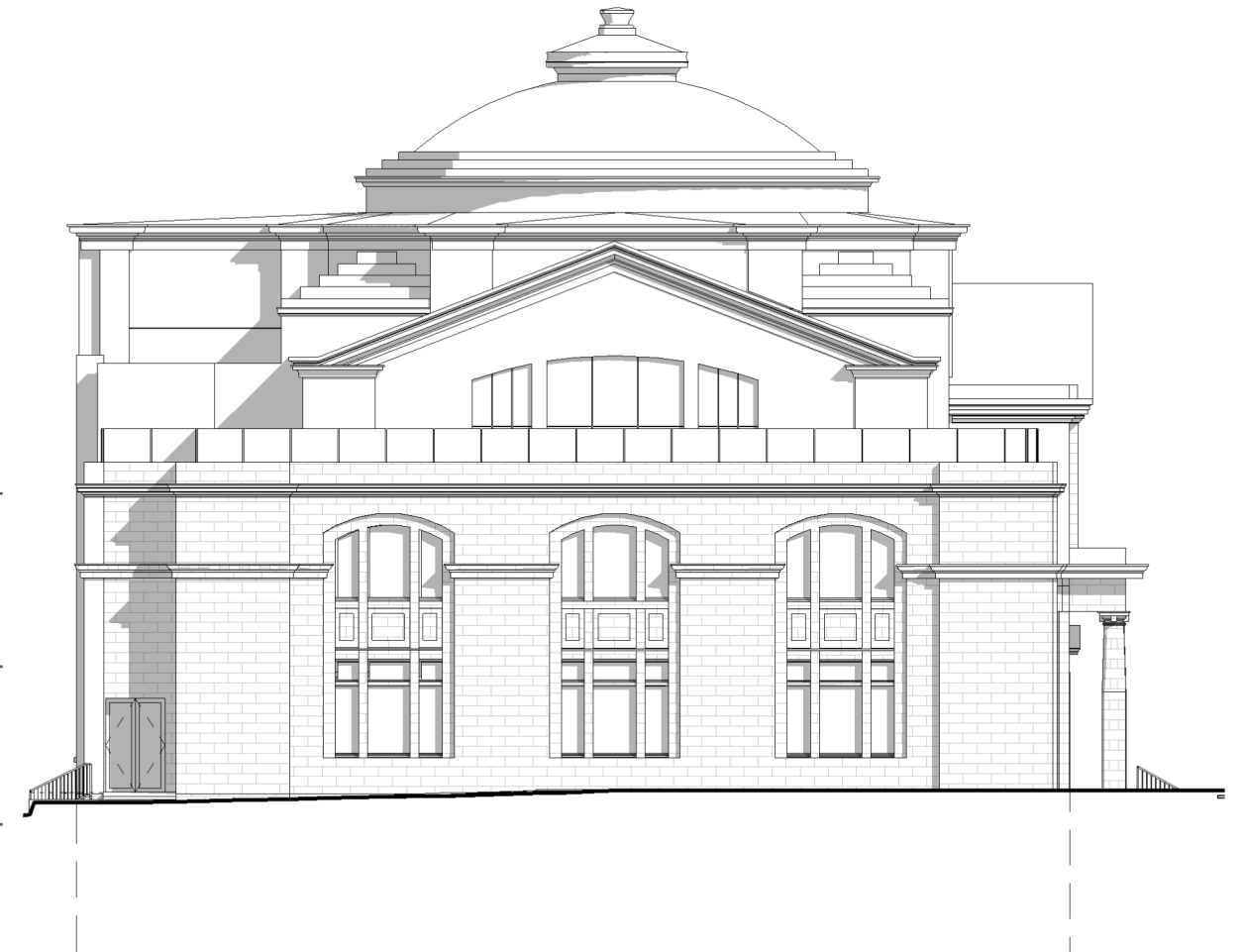
EAST ELEVATION

THIRD FLOOR (HISTORIC)
EL: +34'-10"

SECOND FLOOR (HISTORIC)
EL: +20'-4"

FIRST FLOOR (HISTORIC)
EL: +7'-0"

BASEMENT (HISTORIC)
EL: -4'-3"



WEST ELEVATION

ELEVATIONS (HISTORIC)

SCALE: 1/16"=1'-0"



ELEVATIONS (HISTORIC)

SCALE: 1/16"=1'-0"



EXISTING NORTHEAST CHIMNEY - PROPOSED TO BE REMOVED AND REPLACED WITH STAIR ADDITION



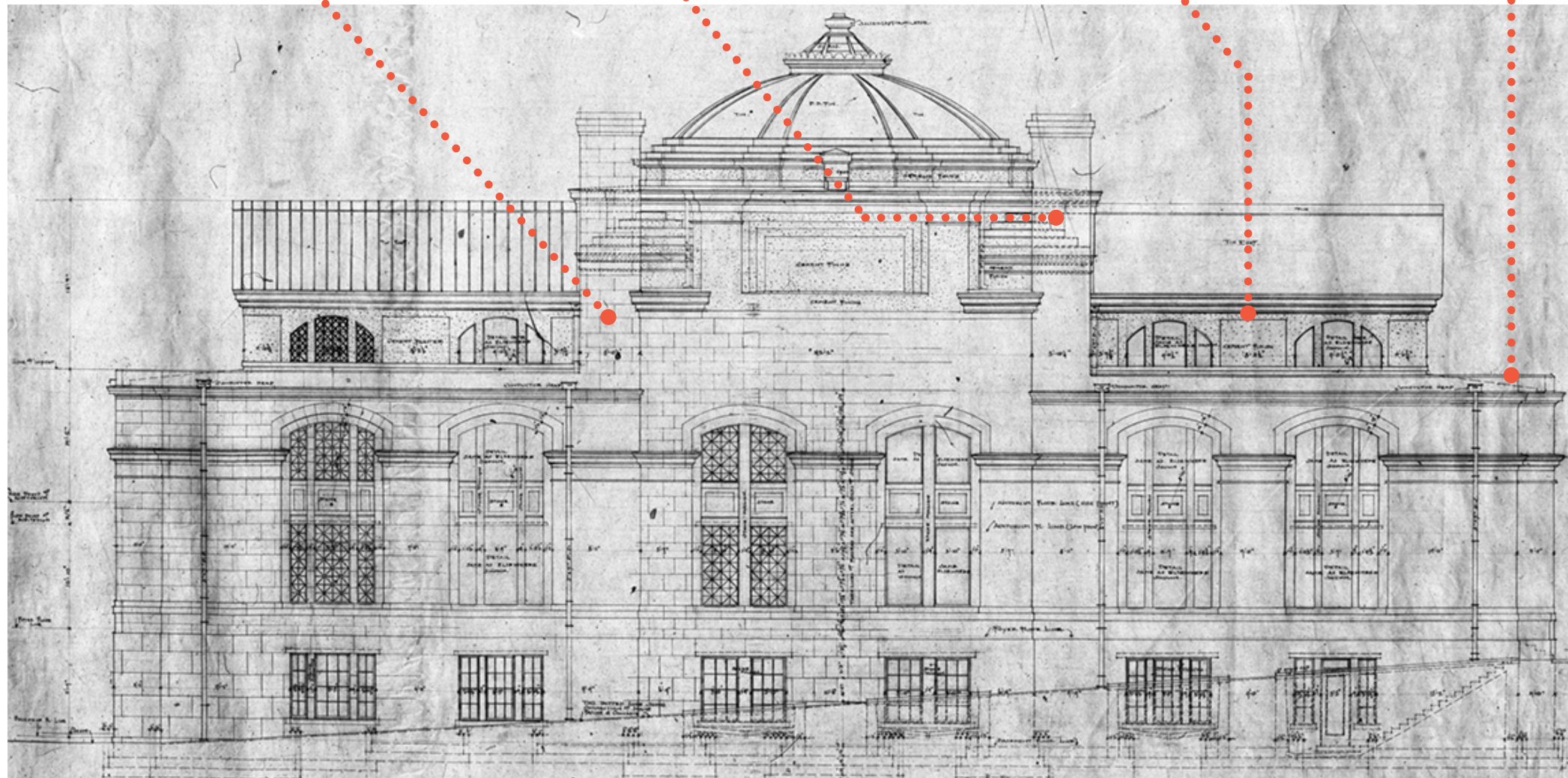
EXISTING NORTHWEST CHIMNEY - PROPOSED TO BE REMOVED AND REPLACED WITH STAIR ADDITION



EXISTING, NON-HISTORIC, ELEVATOR OVERRUN TO BE DEMOLISHED



12" HIGH EXISTING PARAPET CONDITION



ORIGINAL NORTH ELEVATION DRAWING

EXISTING CONDITIONS (HISTORIC)



EXISTING FACADE CONDITION



NORTH WINDOW BAY/FACADE MATERIAL



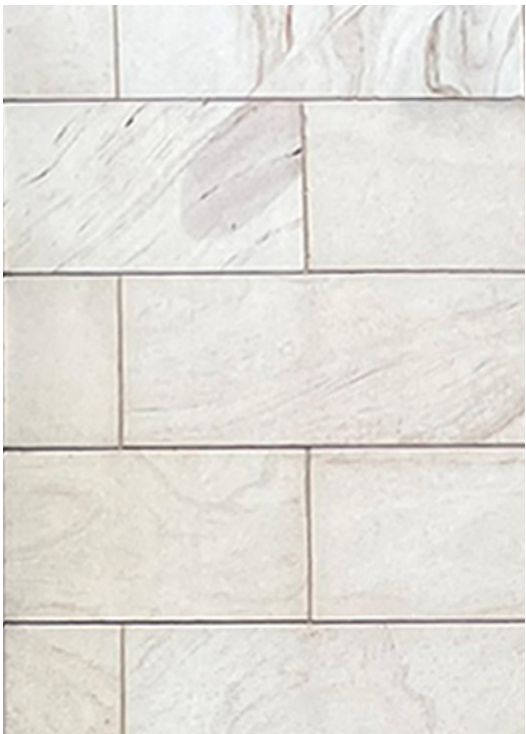
EXISTING METAL SHEET
CLADDING OVER HISTORIC
CEMENTITIOUS FINISH



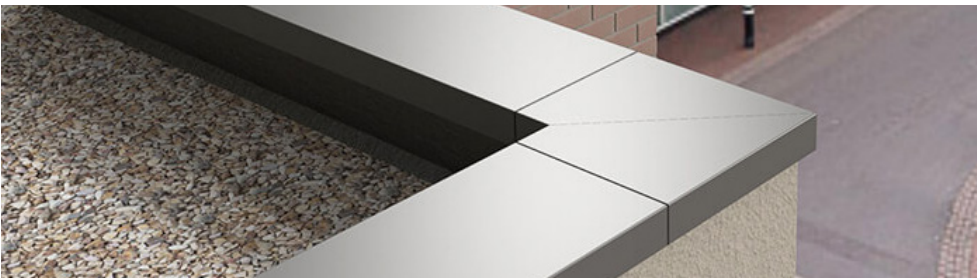
WINDOW CONDITION EXAMPLE



ENLARGED WINDOW DETAIL



EXISTING STONE TO REMAIN

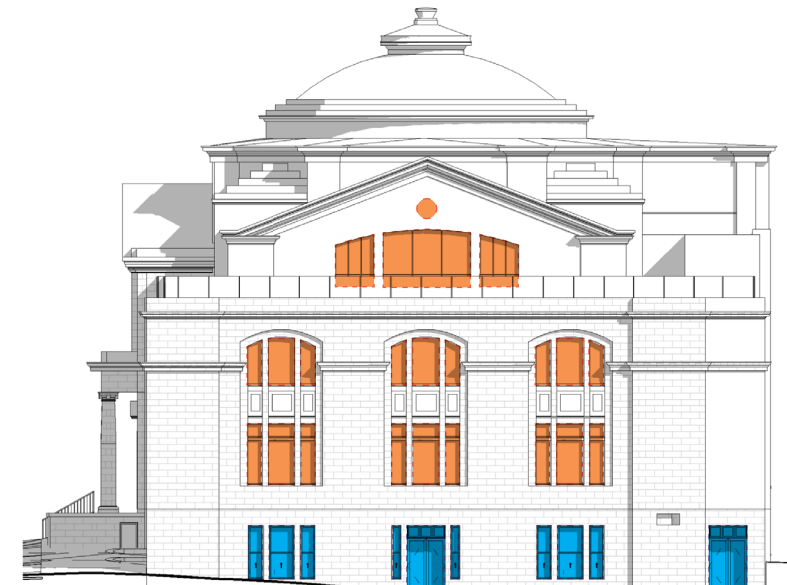


STAIR TOWER ADDITIONS - STUCCO AND METAL COPING

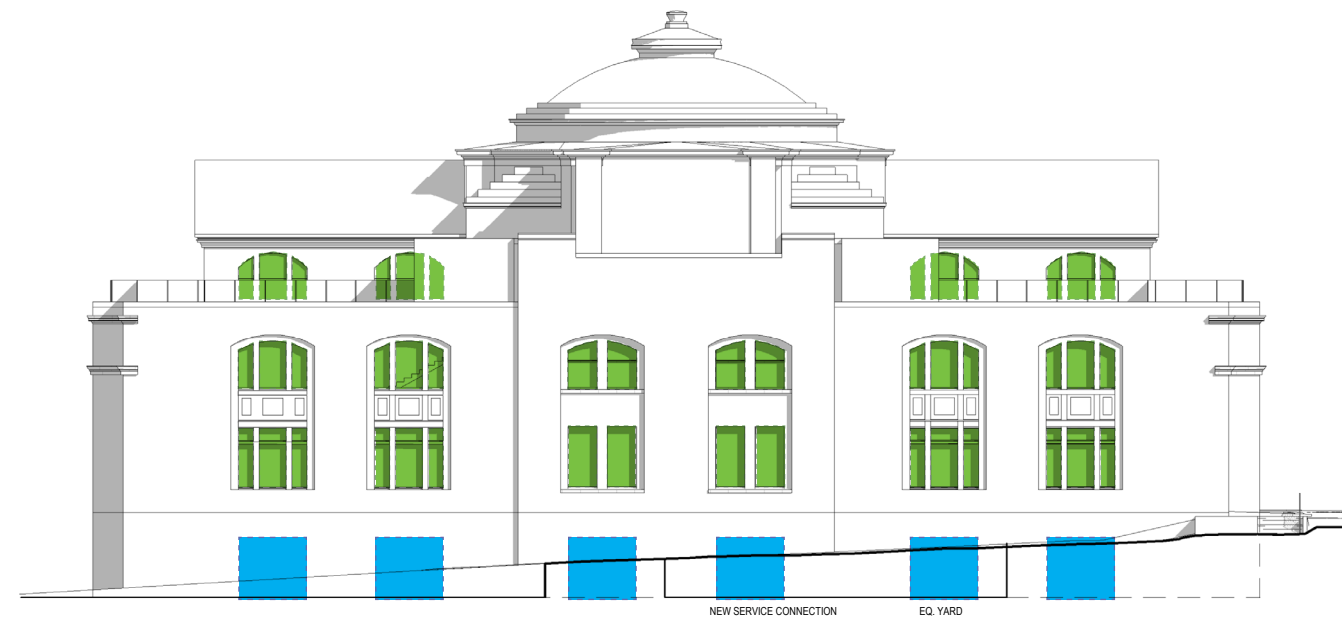
EXTERIOR MATERIALS (HISTORIC)



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXISTING WINDOW TO BE REPLACED WITH CLEAR GLASS IN GEOMETRIC PATTERN TO MATCH HISTORIC LAYOUT. EXISTING FRAME AND MULLIONS TO BE REPAIRED AND/OR REPLACED IN KIND IN HISTORIC CONFIGURATION.

EXISTING GLASS AND FRAME TO BE REPAIRED AND/OR REPLACED IN KIND TO MATCH HISTORIC CONDITION (CLEAR GLASS)

EXISTING WINDOW TO BE REPLACED WITH SEMI-TRANSPARENT PRIVACY GLASS WITHOUT GEOMETRIC GLASS LITE DIVISIONS. FRAME AND MULLIONS TO BE REPLACED WITH NEW IN HISTORIC CONFIGURATION

WINDOW REPAIR AND REPLACEMENT SCOPE

1880 NW FLANDERS ST. -
NEW CONSTRUCTION HOTEL

Featured Guidelines - Key

D2 Make the main entrances to buildings prominent, interesting, pedestrain accessible, and transit-oriented

D3 Enhance site and building design through appropriate placement, scale , and variety of landscape features

D4 Design parking garage exteriors to visually respect and integrate with adjacent buildings and environments

D7 Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials

D8 All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition

E3 Create a sense of enclosure to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering spaces, and differentiating street level facades

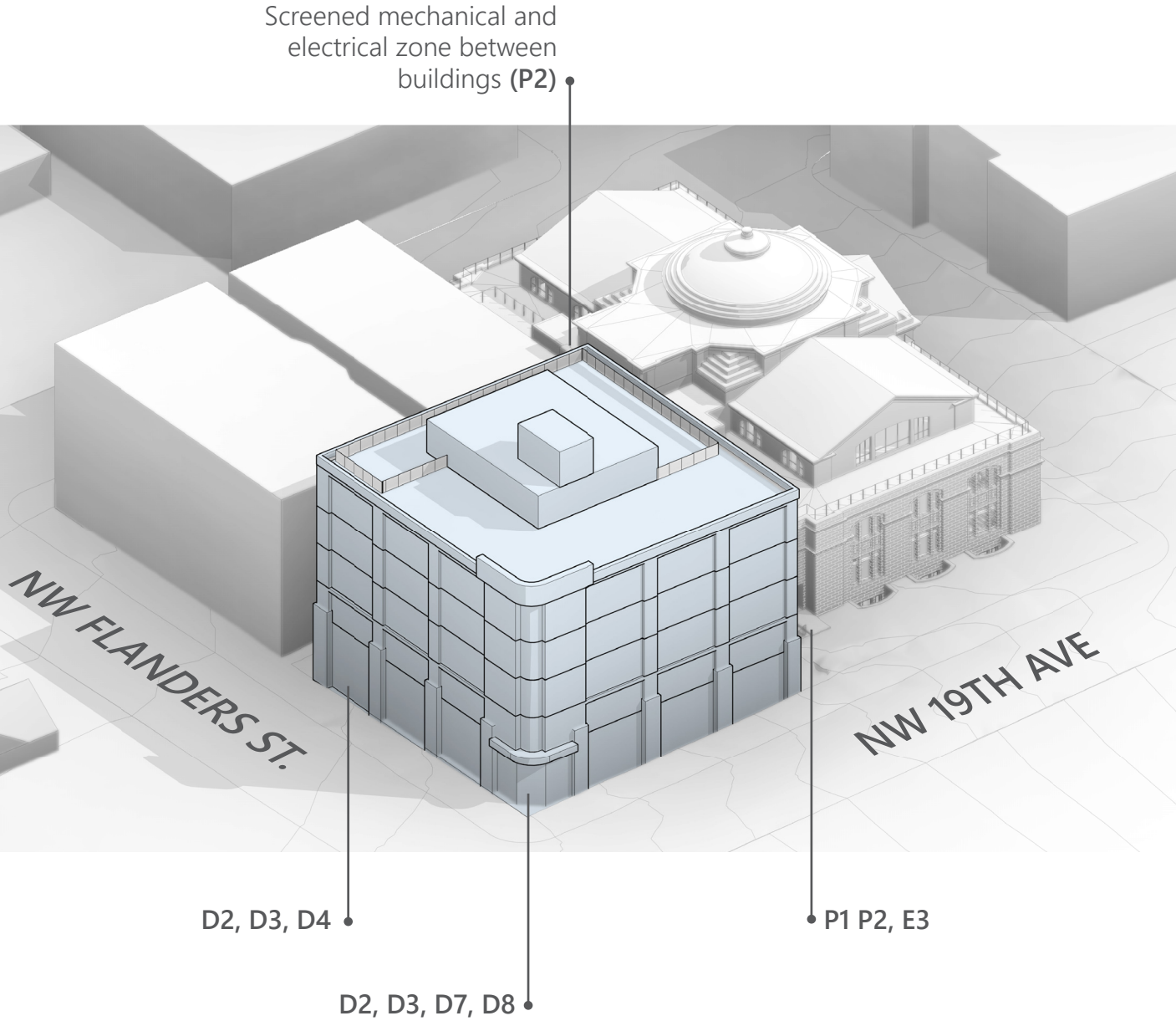
E4 Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances

E5 Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind and rain

P1 Enhance the sense of place and identity by incorporating site and building design features that respond to the areas desired characteristics and traditions

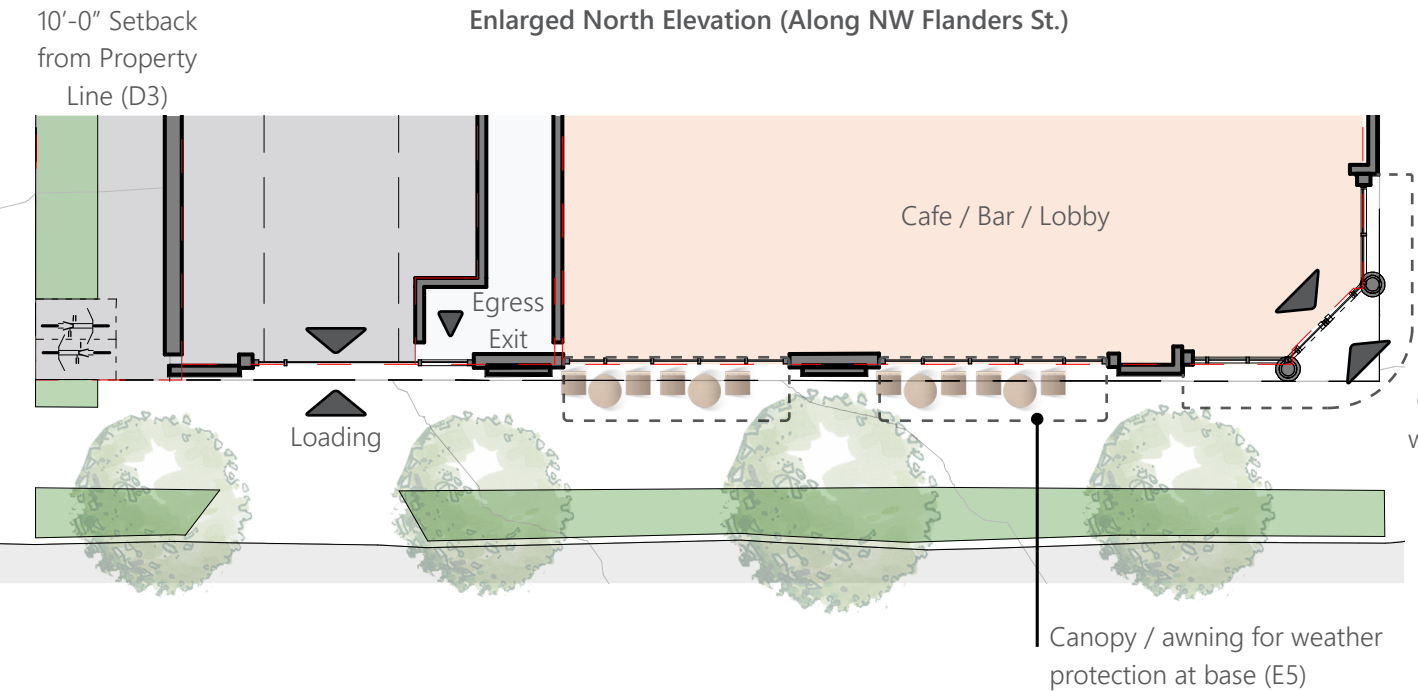
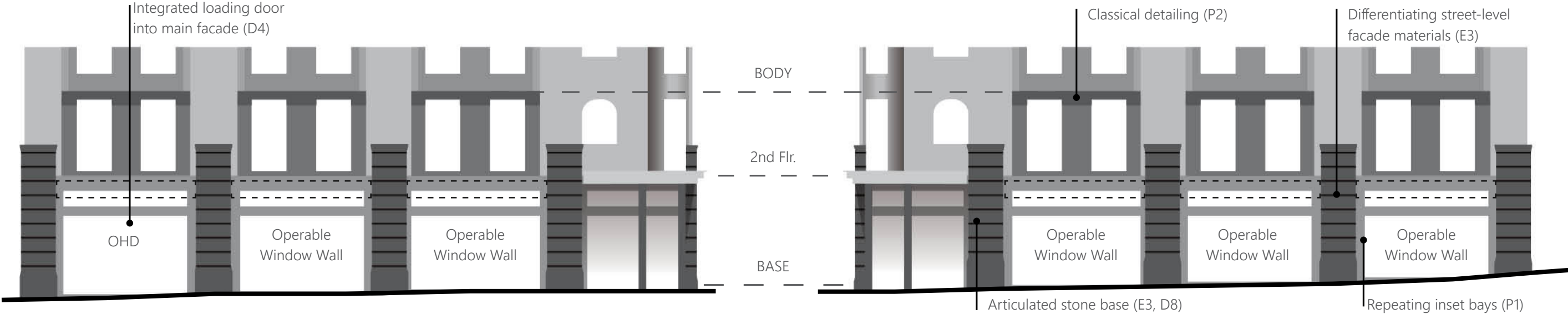
P2 Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the areas historic significance

P3 N/A

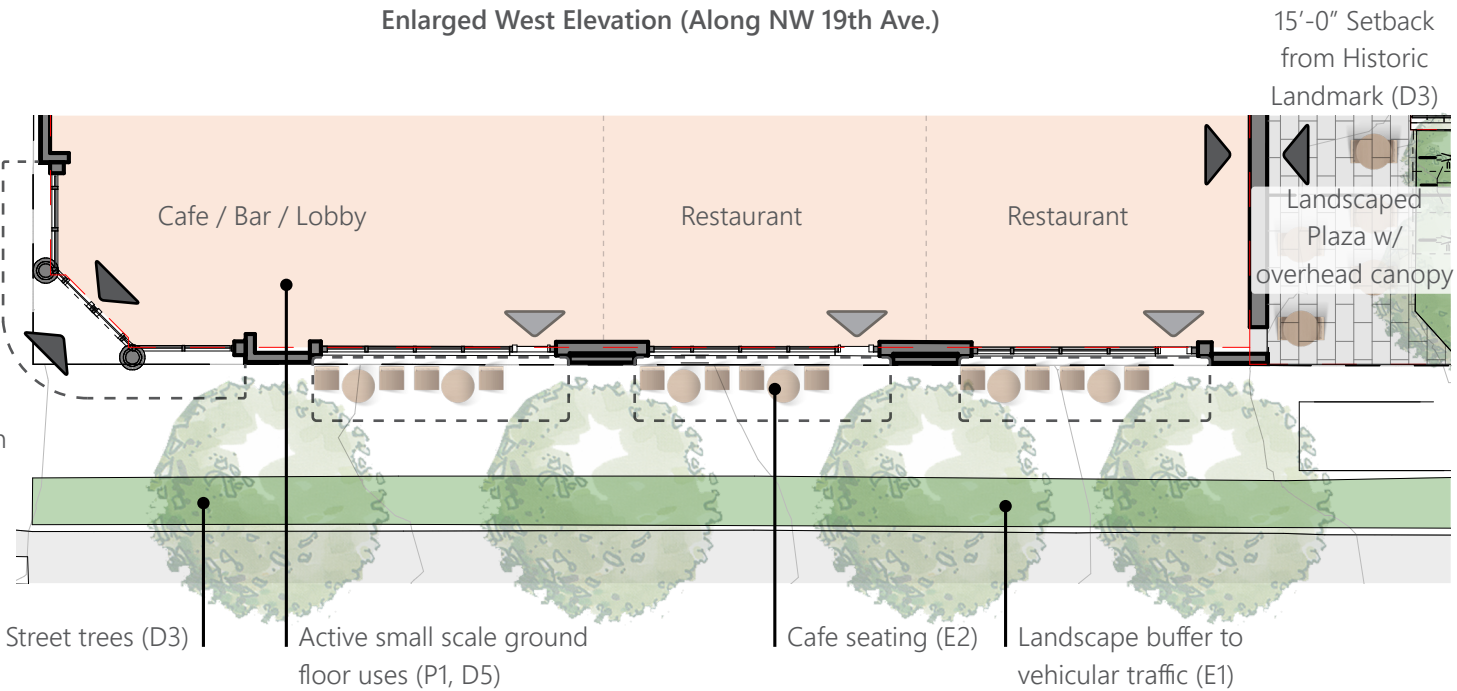


FEATURED GUIDELINES

- Featured Guidelines -**
- D2** Make the main entrances to buildings prominent, interesting, pedestrian accessible, and transit-oriented
 - D3** Enhance site and building design through appropriate placement, scale, and variety of landscape features
 - D4** Design parking garage exteriors to visually respect and integrate with adjacent buildings and environments
 - D8** All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition
 - E3** Create a sense of enclosure to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering spaces, and differentiating street level facades
 - E4** Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances
 - E5** Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind and rain
 - P1** Enhance the sense of place and identity by incorporating site and building design features that respond to the areas desired characteristics and traditions
 - P2** Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the areas historic significance



Partial Plan - North (Along NW Flanders St.)



Partial Plan - West (Along NW 19th Ave.)

FEATURED GUIDELINES

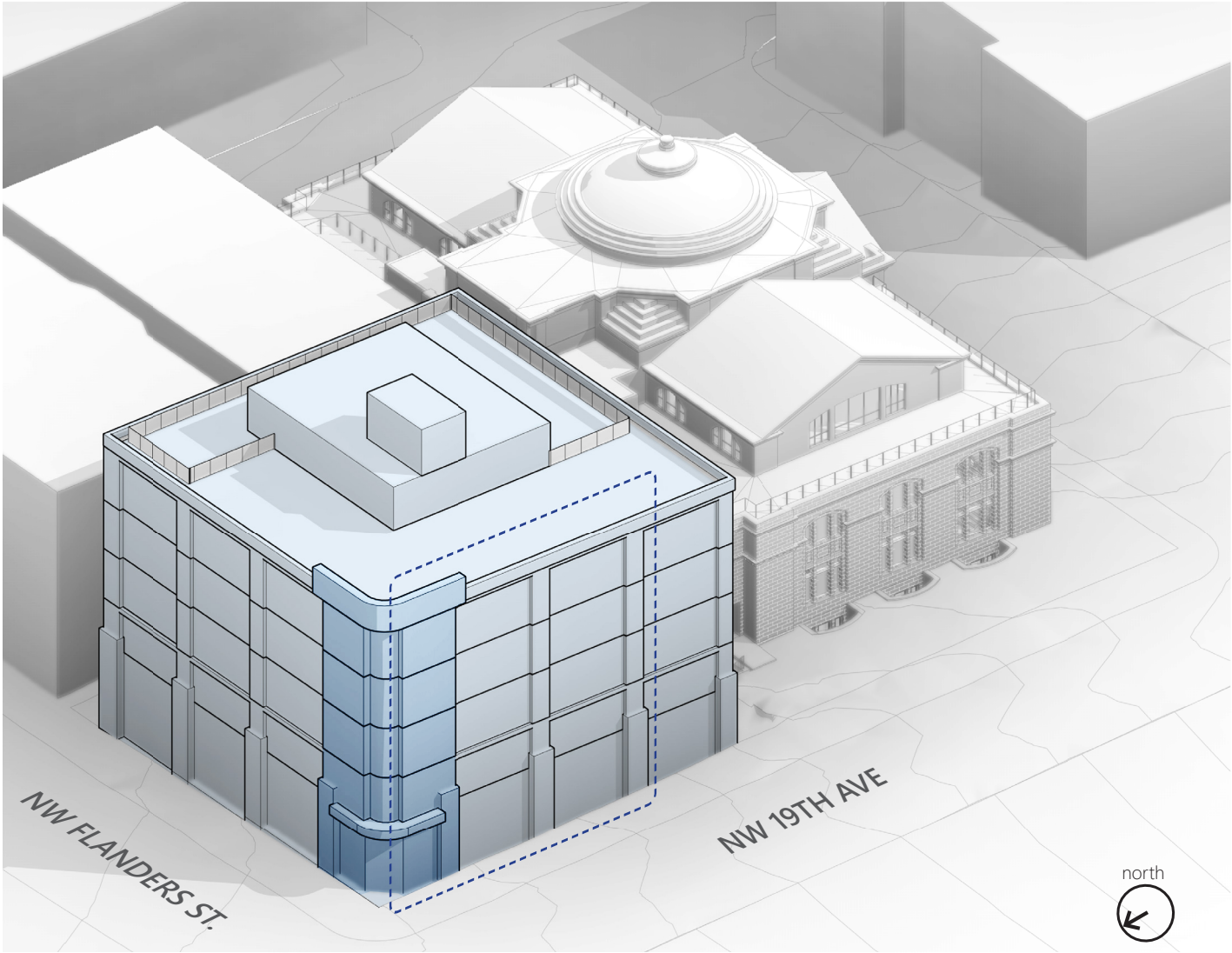
- Featured Guidelines -
- D2

Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented
- D7

Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials
- D8

All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition
- P1

Enhance the sense of place and identity by incorporating site and building design features that respond to the areas desired characteristics and traditions

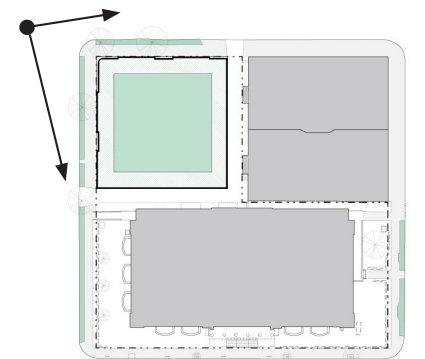


West Elevation Diagram (Along NW 19th Ave.)

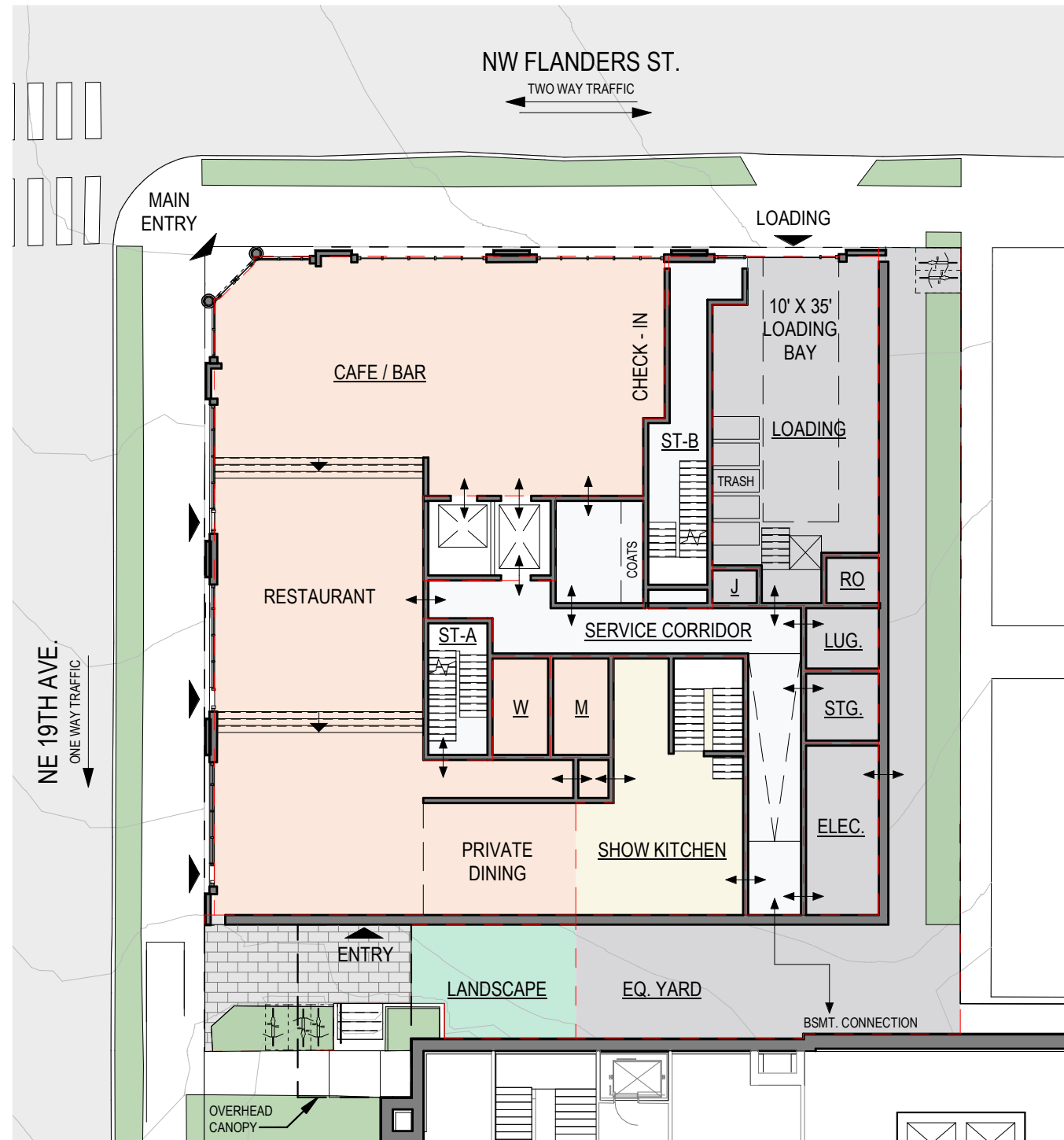
FEATURED GUIDELINES



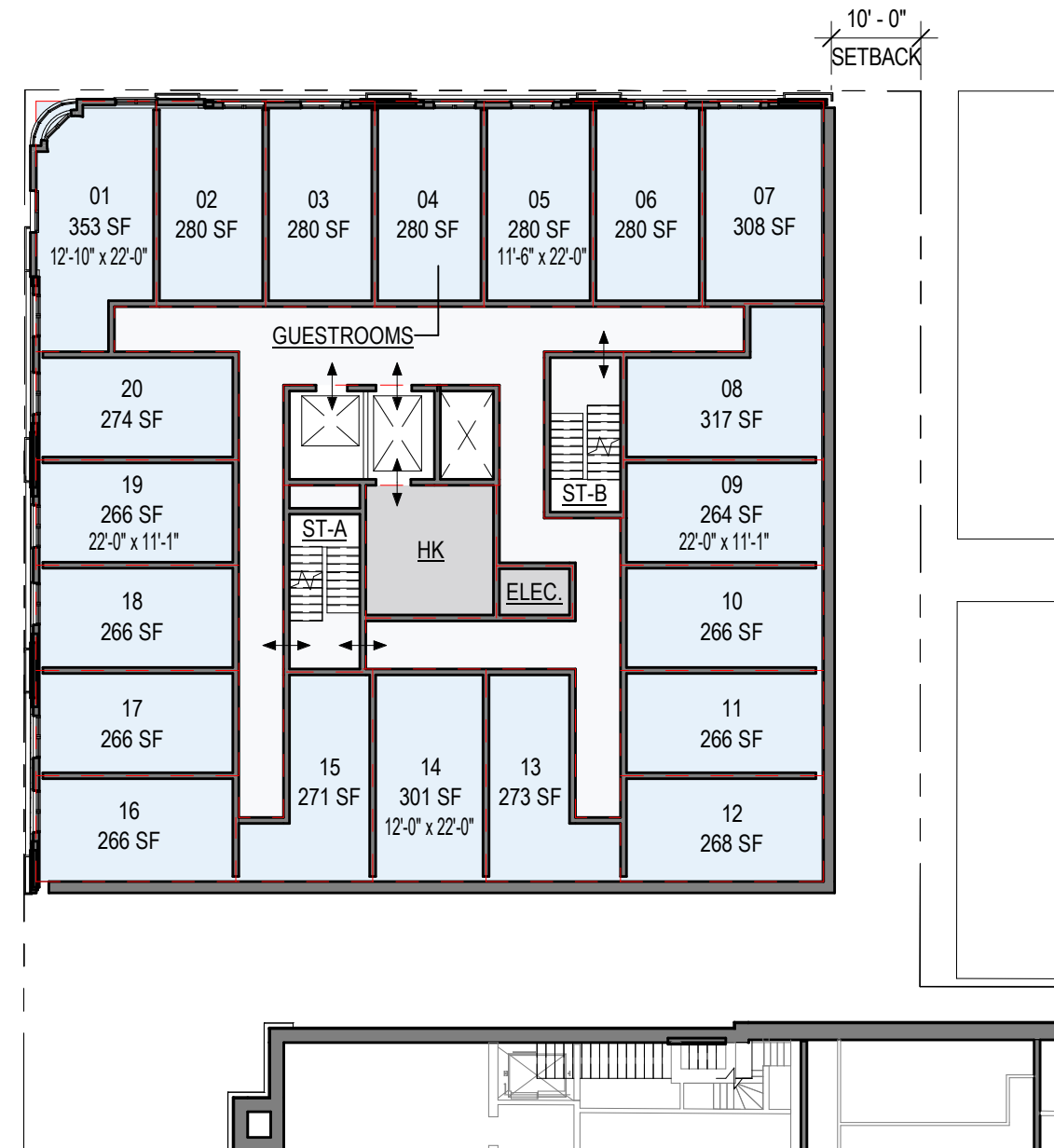
3D PERSPECTIVE FROM THE INTERSECTION OF NW 19TH AVE. AND NW FLANDERS ST.



3D PERSPECTIVES (NEW)



FIRST FLOOR PLAN

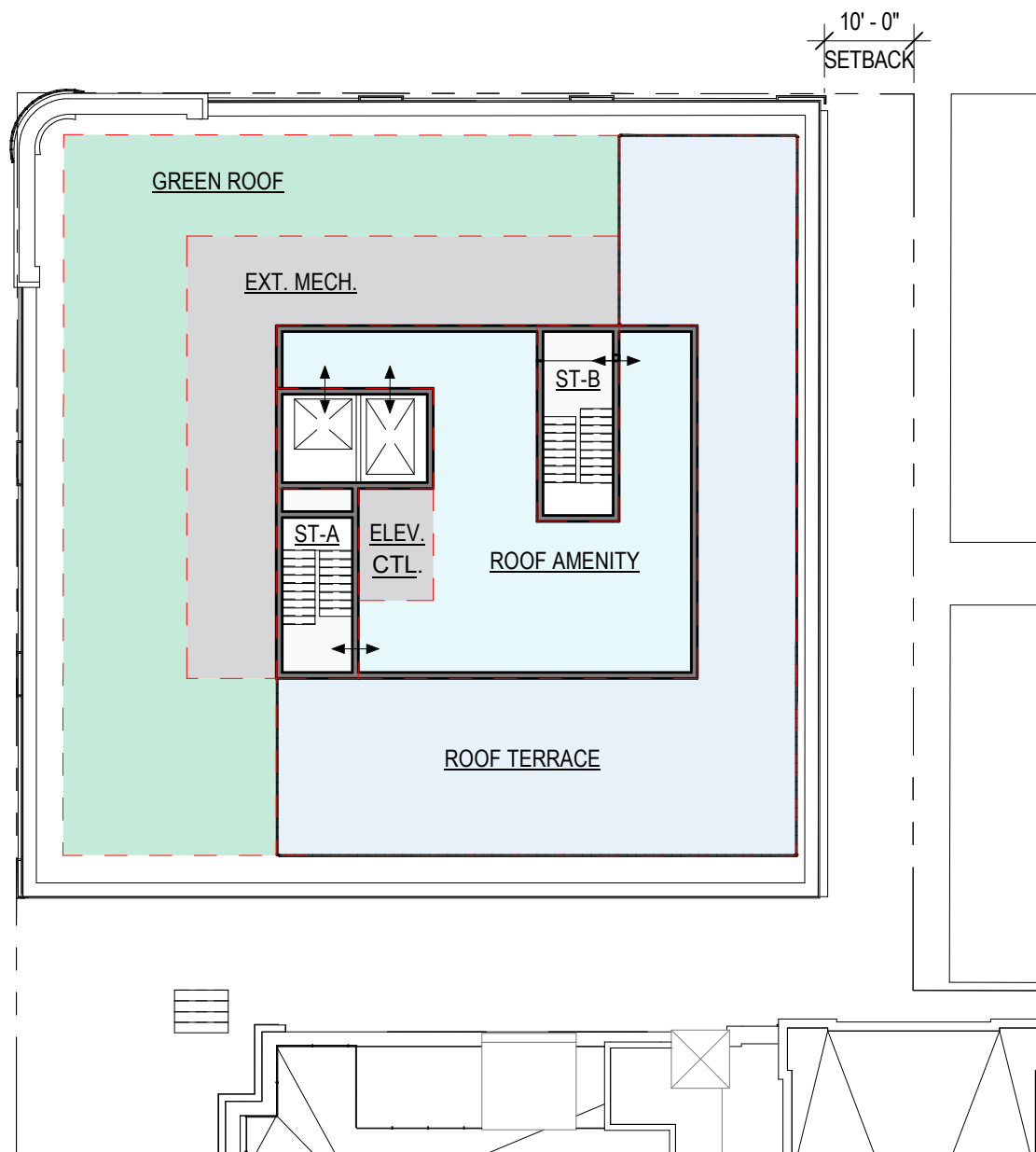


TYPICAL FLOOR PLAN

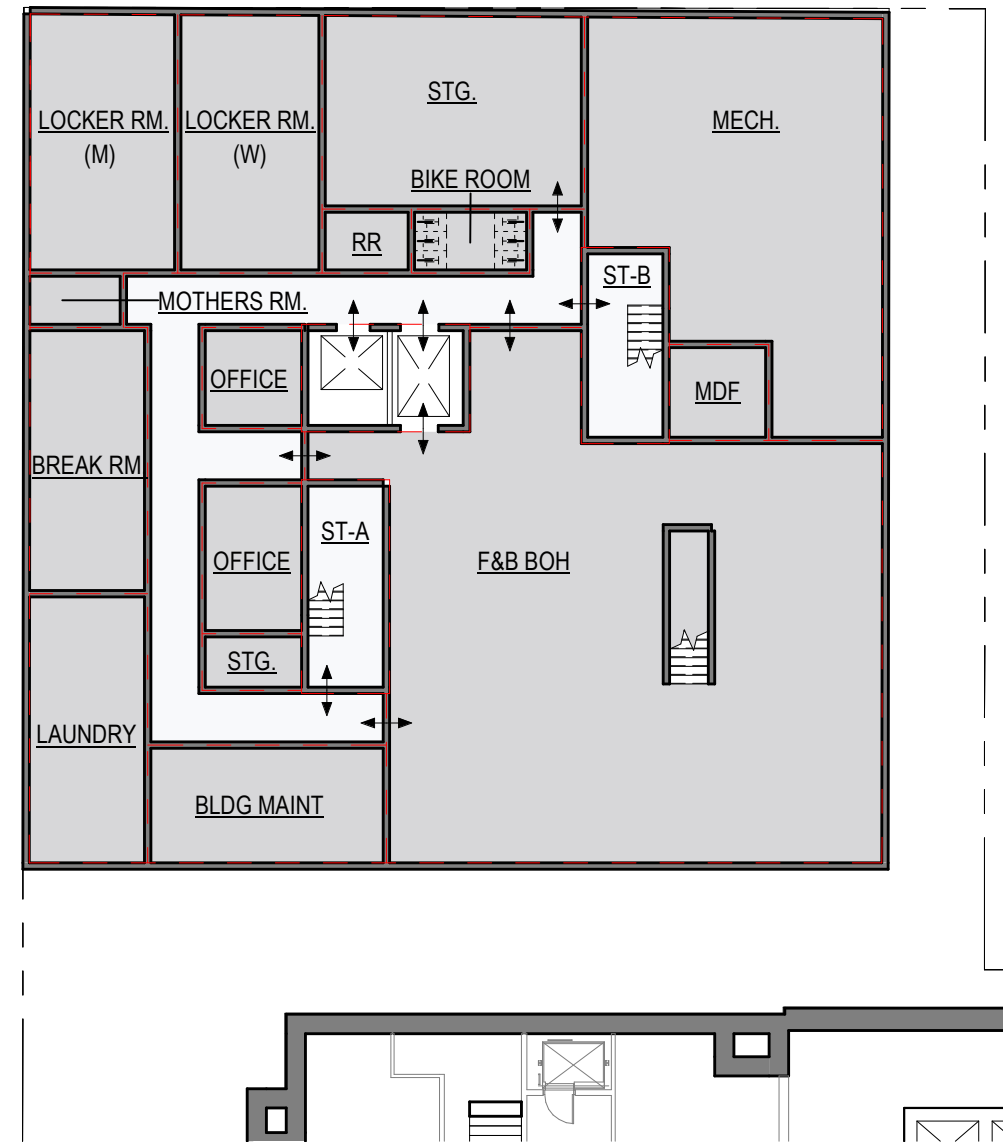
FLOOR PLANS (NEW)



SCALE: 1"=20'-0"



ROOF PLAN



BASEMENT PLAN

FLOOR PLANS (NEW)



SCALE: 1"=20'-0"

ELEV. OVERRUN
EL: +84'-0"

PENTHOUSE - EL: +74'-0"

ROOF
EL: +64'-0"

FIFTH FLOOR
EL: +51'-6"

FOURTH FLOOR
EL: +40'-0"

THIRD FLOOR
EL: +28'-6"

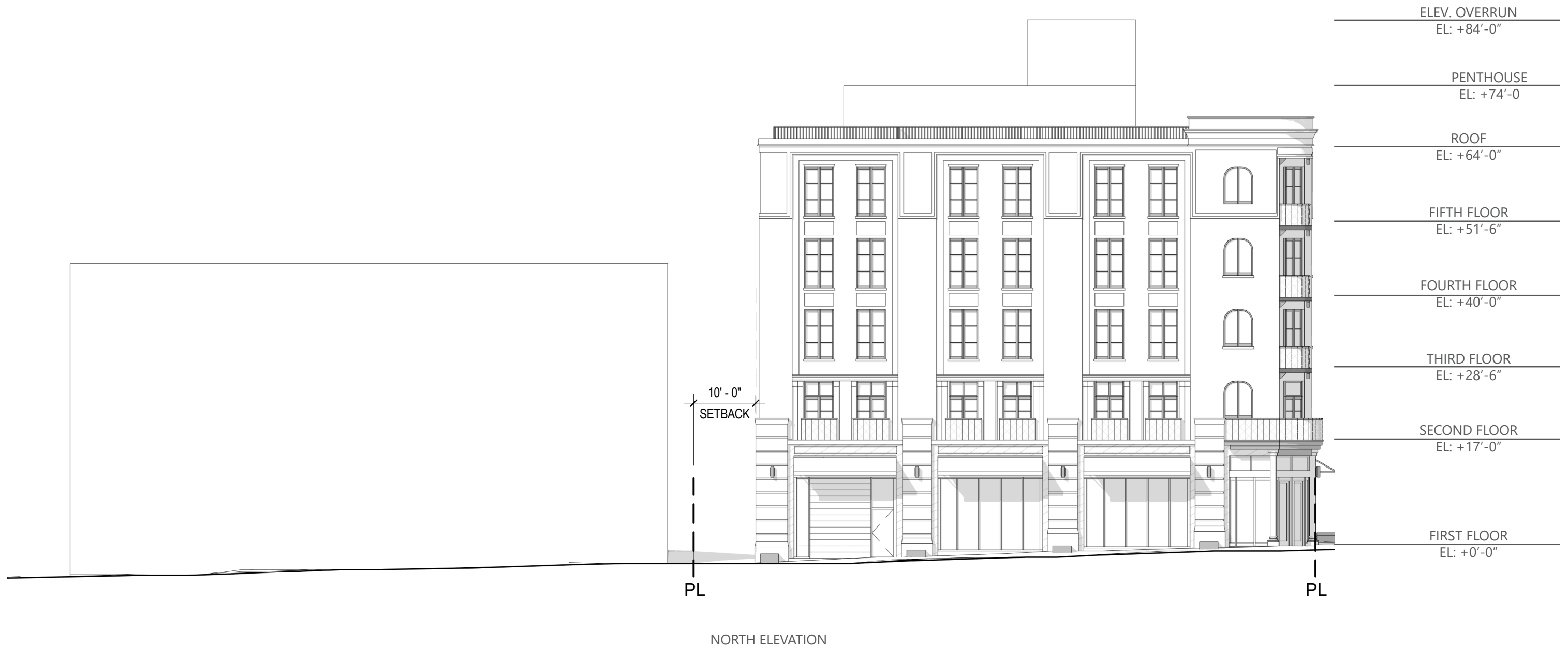
SECOND FLOOR
EL: +17'-0"

FIRST FLOOR
EL: +0'-0"



ELEVATIONS (NEW)

SCALE: 1/16"=1'-0"



SCALE: 1/16"=1'-0"

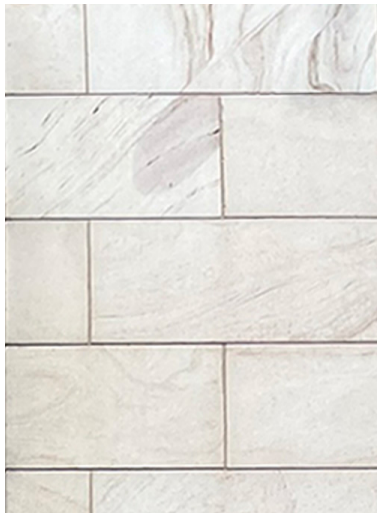




RAILING EXAMPLE



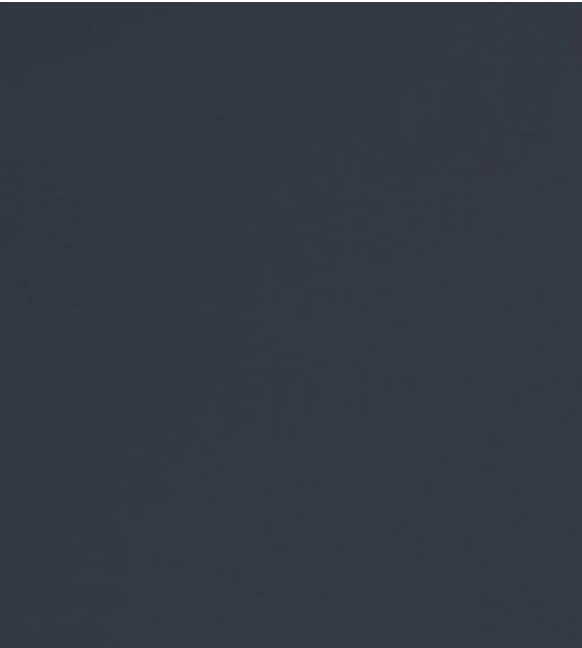
DIRECT APPLIED EXTERIOR FINISH



PENTHOUSE CONCEPT



METAL

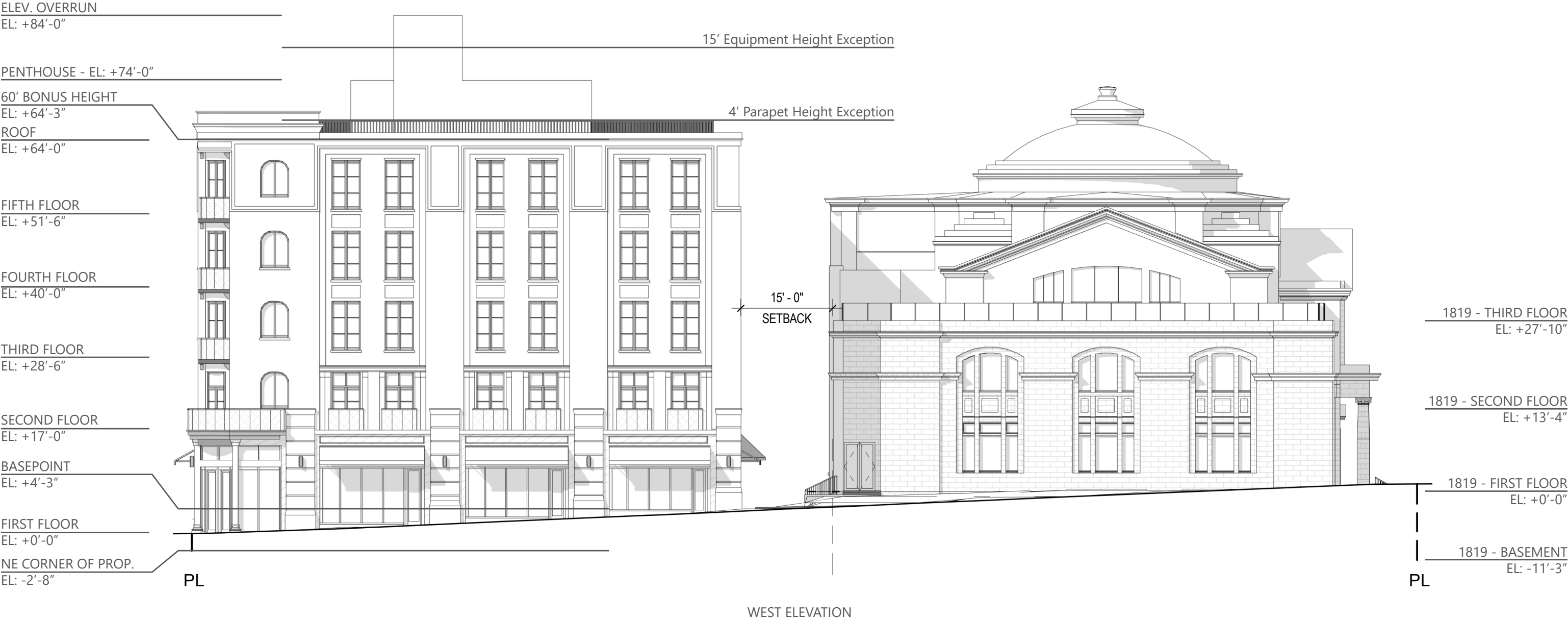


WOOD STOREFRONT SURROUND



STONE

EXTERIOR MATERIALS (NEW)



ZONING HEIGHT

SCALE: 1/16"=1'-0"



1819 NW EVERETT ST. & 1880 NW FLANDERS ST.

Design Advice Request Presentation
October 10th, 2022

