



BLOCK 162 APARTMENTS

CITY COUNCIL APPEAL HEARING

11.29.2018



1/8/2018



8/10/2018

TIMELINE



NWDA
11/10/2016



NWDA
1/4/2018



DAR 1
1/8/2018



Neighbors
2/13/2018



NWDA
2/15/2018



DAR 2
2/26/2018



DAR 3
4/23/2018



LANDMARKS
8/10/2018



LANDMARKS
8/27/2018

HISTORIC ALPHABET DISTRICT

Statement of Significance

The district’s multi-family dwellings are noteworthy for their appearance in an area that retains buildings from its early development period. Grand single-family homes sit next to first-class apartment buildings in a physical representation of the sociocultural transition experienced by one of Portland’s oldest neighborhoods.

HISTORIC ALPHABET DISTRICT:
COMMUNITY DESIGN GUIDELINES ADDENDUM



City of Portland
Bureau of Planning
Portland, Oregon
September 5, 2000

Historic Alphabet District Interim Design Guidelines

A. Statement of Significance

The Historic Alphabet District, located in the northwest area of Portland, Oregon, is locally significant under Criterion A as the birthplace of important local institutions. It is additionally significant under Criterion A as the secondary center of Portland’s Jewish and Scandinavian population in the early twentieth century. It also satisfies Criterion B as a residential district in which a large number of locally prominent merchants, professionals, civic leaders, and politicians lived.¹ The Historic Alphabet District is further eligible under Criterion C for its expression of early residential architecture in the city of Portland, characterized by buildings of various types, styles, and eras. Indeed, the Historic Alphabet District is unique in Portland for its concentration of early twentieth century multi-family structures—many of which were designed and constructed by the city’s premier architects and developers. The district’s multi-family dwellings are noteworthy for their appearance in an area that retains buildings from its early development period. Grand single-family homes sit next to first-class apartment buildings in a physical representation of the sociocultural transition experienced by one of Portland’s oldest neighborhoods.

The irregularly shaped district is roughly bounded by NW Lovejoy Street to the north, with a northern extension to NW Marshall Street; by NW 17th Avenue to the east; by W. Burnside Street to the south; and by NW 24th Avenue to the west. The period of significance begins in 1880, the earliest date of construction for the oldest remaining resources in the district. It ends in 1940 with the beginning of World War II. The war induced a national mobilization effort that included Portland. As a leader in the shipbuilding industry, Portland became a war production center, an identity that significantly affected the city’s growth. Consequently, 1940 marks a turning point in the city’s and, by extension, the district’s history.

¹ See Appendix D for a short biography of significant persons and a list of associated properties.

B. Settlement: 1845 – 1869



Capt. John H. Couch

The Historic Alphabet District contains a total of six originally platted additions to the city of Portland. The lion’s share of the district (about 50%) is located in Couch’s addition to the city of Portland, recorded in 1865. As such, the district’s development is rightfully attributed to Captain John Heard Couch.

Couch was a successful mariner from Newburyport, Massachusetts. He began his naval career at the tender age of fifteen on a voyage to the West Indies upon the brig *Mars*. By the age of twenty-eight, Couch was commanding the brig *Maryland*, which he safely navigated to the mouth of the Columbia River in June 1840. It was the first vessel to enter the Willamette River.² Couch returned to the Oregon Territory three more times before finally settling in Oregon City in 1844. There, he began a promising career as a landsman and became director of the publishing company that organized the *Spectator*, Oregon’s first newspaper. Couch was also Oregon’s Treasurer under the Provisional Government. He quickly became a popular and respected citizen. It was observed of Couch: “His gentlemanly deportment has won him a host of friends, who esteem him for his high moral worth.”³ A prosperous career in Oregon City seemed certain for Couch, but he had other plans.

In 1847, Couch traveled back to New England. One year later, he set sail from New York as captain of the brig *Madonna*. He traveled with George F. Flanders, his brother-in-law, as chief mate. They were journeying to San Francisco and Oregon with a

² Eugene E. Snyder, *We Claimed This Land: Portland’s Pioneer Settlers* (Portland, OR: Binford & Mort, 1989) 39.
³ Eugene E. Snyder, *Portland Names and Neighborhoods: Their Historic Origins* (Portland, OR: Binford & Mort, 1979) 23.

IMMEDIATE CONTEXT



A. Looking west on NW Irving Street at NW 18th Avenue



B. Looking north on NW 18th Avenue at Irving Street



C. Looking east on NW Irving Street NW at 18th Avenue



D. Looking east on Hoyt Street at NW 18th Avenue



E. Looking south on NW 18th Avenue at Hoyt Street

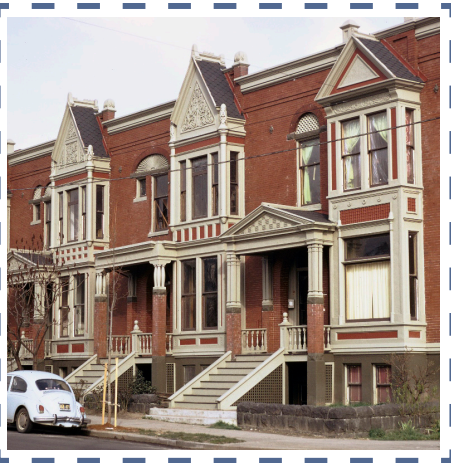


F. Looking west on Hoyt Street at NW 18th Avenue



- BIKE ROUTE
- - - - - BUS ROUTE
- - - - - STREET CAR

ARCHITECTURAL DIVERSITY



CAMPBELL TOWNHOUSES



ASSOCIATED OIL BUILDING



WORTHINGTON APARTMENTS



FIRST METHODIST EPISCOPAL CHURCH



OLYMPIC APARTMENTS



LOOMIS & DAY HOUSE



HIGHLAND COURT APARTMENTS



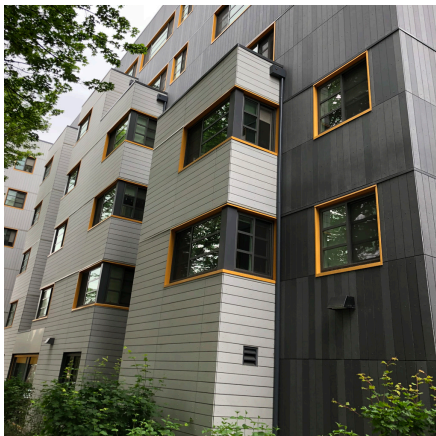
WICKERSHAM APARTMENT BUILDING



BUCK APARTMENT BUILDING



AMERICAN APARTMENT BUILDING



GALLAGHER PLAZA



THE EMBASSY CONDOS



ST. FRANCIS APARTMENTS



ADDISON CONDOS



BUCK-PRAGER



BARCELONA APARTMENTS



IRVING MANOR



ZENABE COURT

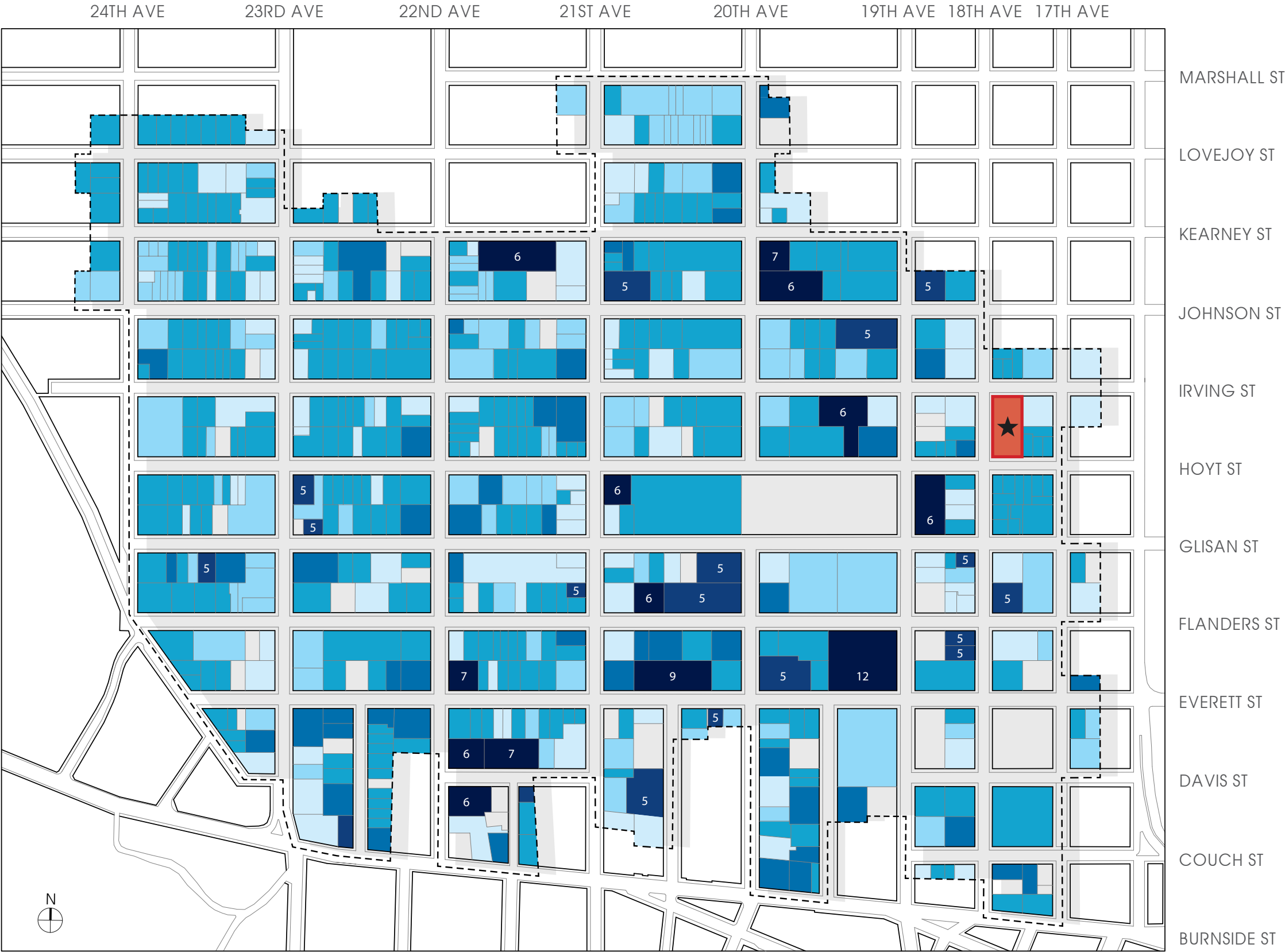
DESIGN INFLUENCE

KEY

BUILDING HEIGHTS

Another defining characteristic of the District is its variation in building heights. From 1-story commercial buildings to a 12-story multifamily building, the variation adds to the pedestrian experience and augments the unique qualities of each building.

BUILDING HEIGHT MAP



HEIGHT VARIATIONS

Five and six story multifamily buildings adjacent to and across the street from two and three story residential buildings are found throughout the District. The Everett Apartments is an example of a historic five story structure directly adjacent to a historic two story single family residence, showing historic precedent for height variation in the Historic Alphabet District.



EVERETT APARTMENTS
20TH AND EVERETT
57' MULTIFAMILY NEXT TO 26' HOUSE *
ZONED: RH - HIGH DENSITY RESIDENTIAL



WILLIAMS PLAZA APARTMENT TOWER
20TH AND EVERETT
75' MULTIFAMILY NEXT TO 32' HOUSE *
ZONED: RH - HIGH DENSITY RESIDENTIAL



KEARNEY HOUSE APARTMENTS
20TH AND KEARNEY
67' MULTIFAMILY NEXT TO 44' HOUSE *
ZONED: RH - HIGH DENSITY RESIDENTIAL



AMERICAN APARTMENT BUILDING
21ST AND JOHNSON
60' MULTIFAMILY NEXT TO 32' HOUSE *
ZONED: RH - HIGH DENSITY RESIDENTIAL
CS - STOREFRONT COMMERCIAL



WORTHINGTON APARTMENTS
19TH AND IRVING
50' MULTIFAMILY NEXT TO 32' HOUSE *
ZONED: RH - HIGH DENSITY RESIDENTIAL



THE WIKERSHAM APARTMENTS
18TH AND FLANDERS
60' MULTIFAMILY ACROSS FROM 26' HOUSE *
ZONED: RH - HIGH DENSITY RESIDENTIAL



THE INTERNATIONAL HOSTEL
18TH AND GLISAN
47' HOSTEL NEXT TO 25' HOUSE *
ZONED: EX - CENTRAL EMPLOYMENT

* All heights are approximate

MULTIFAMILY BUILT TO PROPERTY LINES

Multifamily buildings in the Historic Alphabet District adhere to classic urban design principles by creating well defined street edges. These buildings are often built up to, or close to, the property line. In some cases, small landscape strips act as a buffer for basement units.



THE CHESTERBURY APARTMENTS
20TH AND KEARNEY
TO EDGE OF LOT LINE



THE EMBASSY CONDOS
20TH AND FLANDERS
NARROW STRIP OF LANDSCAPING



THE BILTMORE APARTMENTS
20TH AND GLISAN
TO EDGE OF LOT LINE



PREMIER APARTMENTS
20TH AND FLANDERS
TO EDGE OF LOT LINE



CARLTON COURT CONDOMINIUMS
17TH AND EVERETT
TO EDGE OF LOT LINE



THE WICKERSHAM
18TH AND GLISAN
TO EDGE OF LOT LINE



WORTHINGTON APARTMENTS
19TH AND IRVING
NARROW STRIP OF LANDSCAPING

NEW BUILDINGS IN HISTORIC DISTRICT

Since the Alphabet District was designated a Historic District, the Historic Landmarks Commission has approved several multifamily buildings that are five stories or taller. Each of these buildings is adjacent to and/or across the street from shorter buildings, several of which are District contributing resources. These previously approved buildings demonstrate compatibility with the District in terms of general design, height, mass, siting, and pedestrian experience.



THE ADDISON (2003)
19TH AND IRVING



CORDELIA 1&2 (2013)
19TH AND JOHNSON



PARK 19 (2009)
19TH AND GLISAN



THE INTERNATIONAL HOSTEL (2017)
18TH AND GLISAN



CORDELIA 1&2 (2014)
19TH AND JOHNSON

BUILDING DESIGN

DESIGN OVERVIEW

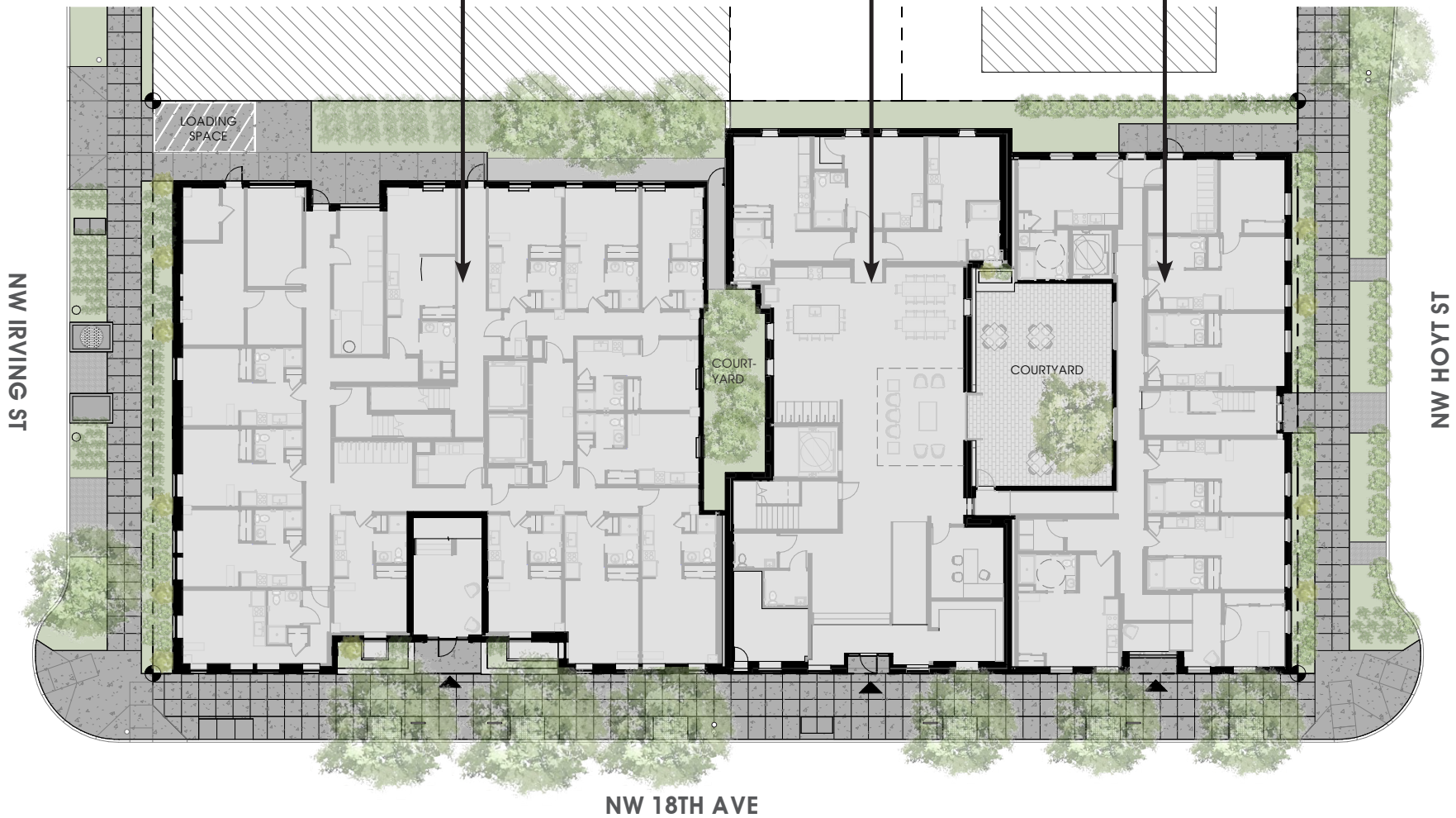


WEST ELEVATION

NORTH
BUILDING

BUCK-PRAGER
BUILDING

SOUTH
ADDITION



SITE PLAN

BUCK-PRAGER BUILDING

PROPOSED RENOVATION WORK:

1.

Perform full seismic and fire, life safety upgrade, including new internal concrete shear walls
2.

New rooftop stair access at wetern stair adjacent to existing elevator shaft
3.

New metal parapet cap to replace existing
4.

Construct metal parapet eyebrow, based on historic photo
5.

Restore and repoint existing brick
6.

Remove fixed aluminum windows and replace with custom single-hung wood windows with one over one configuration
7.

Construct Metal entry canopy with diagonal bracing, based on historical photo
8.

Reconstruct rough openings and install custom single-hung wood windows with one-over-one configuration
9.

Restore and repaint existing parge coating at base
10.

Construct new recessed wood entrance door and sidelights
11.

New window graphic with historical information on Buck-Prager



HISTORIC

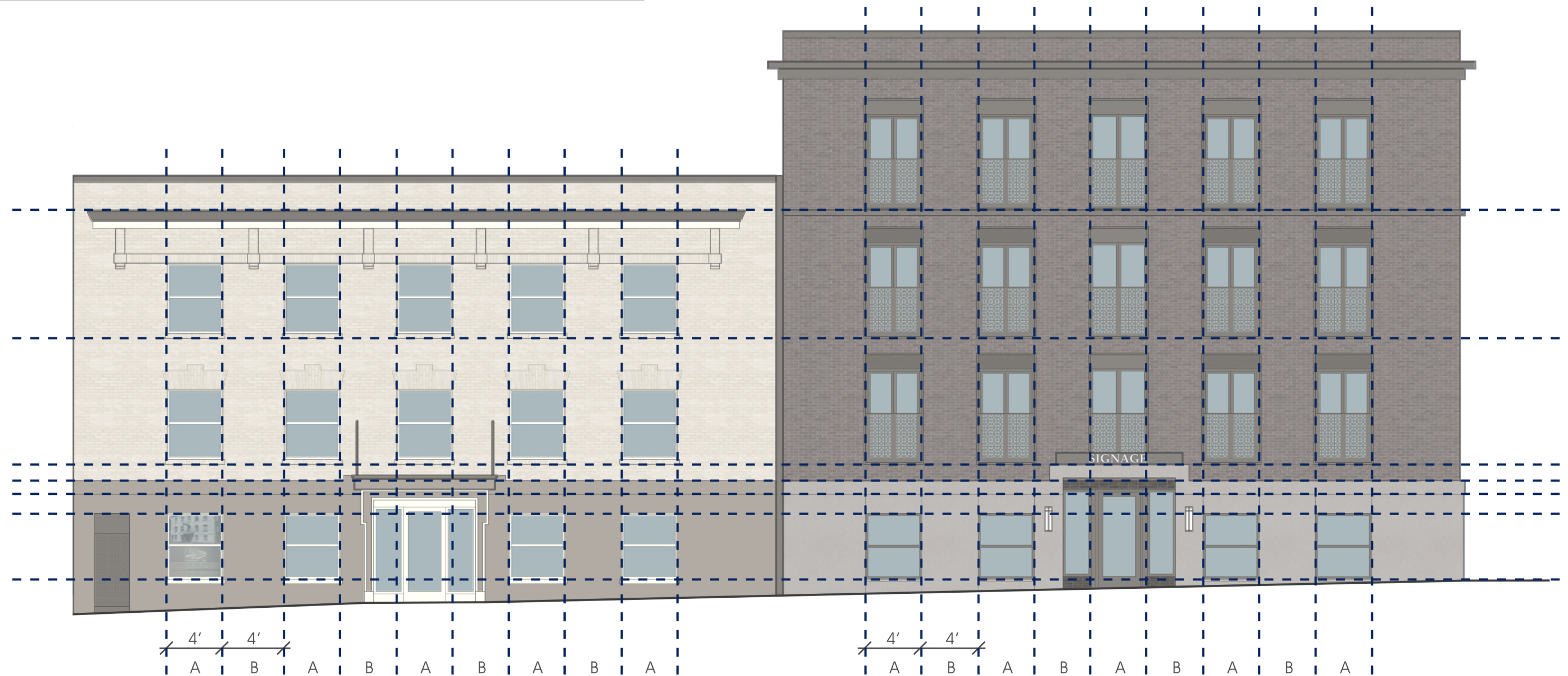


CURRENT



PROPOSED

BUILDING ELEVATION - BUCK-PRAGER/SOUTH ADDITION ANALYSIS



COMPATIBILITY NOTES

- Horizontal continuity is maintained across the elevations through the alignment of banding, coursing and sills.
- Vertical continuity is maintained across the elevations through the use of alternating bays of solid and void of the same widths.
- Both elevations employ a symmetrical façade, with a centered main entry.
- Both buildings provide a strong base in a contrasting (smooth) texture to the brick above.
- The South Addition uses ordering principles common of the street car era aesthetic (of which the Buck-Prager belongs) such as a simply ordered façade and masonry with punched openings. Street-car era inspired detailing, such as thin metal frames provide subtle ornamentation.



NW 18TH AND HOYT

NORTH BUILDING - DESIGN INFLUENCE



AMERICAN APARTMENT BUILDING
NW 21st Avenue & Johnson Street
Five-story residential

- NOTABLE FEATURES:
- I. Base-middle-cap massing
 - II. Vertical oriel windows in contrasting material
 - III. Basement level
 - IV. Rusticated base
 - V. Small landscape strip for basement unit buffer



THE EMBASSY CONDOS
NW 22nd Avenue & Glisan Street
Five-story residential

- NOTABLE FEATURES:
- I. Base-middle-cap massing
 - II. Vertical window grouping
 - III. Strong cornice
 - IV. Decorative elements in contrasting material and color
 - V. Inset main entry
 - VI. Rusticated base



WICKERSHAM APARTMENT BUILDING
NW18th Avenue & Flanders
Five-story residential

- NOTABLE FEATURES:
- I. Base-middle-cap massing
 - II. Vertical oriel windows in contrasting material
 - III. Basement level
 - IV. Inset main entry



THE CAMPBELL TOWNHOUSES
NW 18th Avenue & Irving Street
Three-story residential

- NOTABLE FEATURES:
- I. Vertical bays in contrasting material
 - II. Decorative elements in contrasting texture and color
 - III. Basement level
 - IV. Vertical one over one single-hung windows



NW 18TH AND IRVING

APPROVAL CRITERIA

HISTORIC ALPHABET DISTRICT DESIGN REVIEW CRITERIA

Historic Alphabet District Guideline 1:

Historic changes.

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

BDS STAFF & HLC APPROVAL



Historic Alphabet District Guideline 2:

Differentiate new from old.

New addition, 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.



Historic Alphabet District Guideline 3:

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.



Community Design Guidelines:

	DESIGN GUIDELINES	PROJECT TYPE	MULTI - DWELLING	BDS STAFF & HLC APPROVAL
		PORTLAND PERSONALITY		
P1	Community Plan Area Character		❖	✓
P2	Historic and Conservation Districts		❖	✓
P3	Gateways		❖	✓
PEDESTRIAN EMPHASIS				
E1	The Pedestrian Network		❖	✓
E2	Stopping Places		❖	✓
E3	The Sidewalk - Level of Building		❖	✓
E4	Corner that Build Active Intersections		❖	✓
E5	Light, Wind, Rain		❖	✓
PROJECT DESIGN				
D1	Outdoor Areas		❖	✓
D2	Main Entrances		❖	✓
D3	Landscape Features		❖	✓
D4	Parking Areas and Garages		❖	✓
D5	Crime Prevention		❖	✓
D6	Architectural Integrity		❖	✓
D7	Blending into the Neighborhood		❖	✓
D8	Interest, Quality and Composition		❖	✓

HISTORIC ALPHABET DISTRICT DESIGN REVIEW CRITERIA

	Historic Alphabet District Guideline 1: <i>Historic changes.</i> <i>Most properties change over time; those changes that have acquired historic significance will be preserved.</i>	BDS STAFF & HLC APPROVAL ✓
▶	Historic Alphabet District Guideline 2: <i>Differentiate new from old.</i> <i>New addition, 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.</i>	✓
▶	Historic Alphabet District Guideline 3: <i>Hierarchy of Compatibility.</i> <i>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.</i>	✓

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D3	Landscape Features	❖	✓
D4	Parking Areas and Garages	❖	✓
D5	Crime Prevention	❖	✓
▶ D6	Architectural Integrity	❖	✓
▶ D7	Blending into the Neighborhood	❖	✓
D8	Interest, Quality and Composition	❖	✓

Historic Alphabet District Guideline 2

Differentiate new from old.

New addition, 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.

◀ Criterion specific to the Buck-Prager and South Addition

◀ Criterion specific to the Buck-Prager

◀ Criterion specific to the North Building

GUIDELINE MET BY:

South Addition:

- Taking design cues from the original resource (Buck-Prager)

Buck-Prager Building:

- Carefully researched restoration of main facade
- Conducting extensive seismic upgrade work with minimal exterior disruption

North Building:

- Utilizing design influences from similar buildings found throughout the District

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APPEAL ISSUES

- Both new structures are too big
- South Addition does not pickup sufficient design elements from the Buck-Prager
- Focus should be on the immediate area

RESPONSE

- Focus is on building materials and design detailing, not scale
- South Addition takes numerous cues from the Buck-Prager
- Appropriate frame of reference is the Historic Alphabet District as a whole

Historic Alphabet District Guideline 3

Hierarchh 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.

◀ Criterion specific to the South Addition

◀ Criterion specific to the North Building

GUIDELINE MET BY:

South Addition:

- Taking design cues from the original resource (Buck-Prager)
- South Addition designed to be compatible with adjacent properties
- South Addition designed to be compatible with the Historic Alphabet District

North Building:

- Utilizing design influences from similar buildings found throughout the District

Historic Alphabet District Guideline 3

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- South Addition designed to be compatible with adjacent properties
- South Addition designed to be compatible with the Historic Alphabet District

North Building:

- Utilizing design influences from similar buildings found throughout the District

APPEAL ISSUES

- 3-tiered hierarchy was applied in reverse order
- 3-tiered hierarchy should apply to both additions and new development
- Focus should be on the immediate area
- No consideration given to a number of design elements

RESPONSE

- 3-tiered hierarchy correctly applied to the South Addition
- Priority is compatibility with the brick, institutional, Buck-Prager, not with the wood-framed houses
- 3-tiered hierarchy not applicable with North Building
- North Building is compatible with the relevant structures (“similar buildings in the Historic Alphabet District”)
- Compatible ≠ similar

Community Design Guideline P1

Plan Area Character.

Enhance the sense of place and identity by incorporating site and building design features that respond to the area’s desired characteristics and traditions.

GUIDELINE MET BY:

- Multiple, distinct buildings along the length of a block
- Articulated facade designs incorporating Alphabet District details
- Creating an urban edge along 18th Avenue, and landscaped setbacks at Hoyt and Irving Streets
- Rehabilitation of historic Buck-Prager
- Compatible South Addition to Buck-Prager

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- Rehabilitation of historic Buck-Prager
- Compatible South Addition to Buck-Prager

APPEAL ISSUES

- Focus should be on the immediate area
- Large buildings break up sense of place in the immediate area

RESPONSE

- Focus is on the “Eastern Edge,” a defined area of approximately 50 blocks
- Project satisfies the specific “desired characteristics and traditions” as identified in the NW District Plan

Community Design Guideline P2

Historic and Conservation Districts.

Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area’s historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic area.

GUIDELINE MET BY:

- Full upgrades to Buck-Prager, and a sensitive restoration of facade elements
- Compatible South Addition to Buck-Prager
- North Building design influenced by historic buildings found in the District
- New site amenities - street trees and brick pavers that match those on Irving Street

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- New site amenities - street trees and brick pavers that match those on Irving Street

APPEAL ISSUES

- Focus should be on the immediate area
- Buck-Prager is “sandwiched” between two larger structures
- The Historic Resource Review findings aren’t the same as the previous Demolition Review findings

RESPONSE

- Frame of reference is the Historic Alphabet District
- Project design highlights the Buck-Prager
- Demolition Review was subject to different process and different approval criteria
- No requirement to replicate previous land use findings

Community Design Guideline D6

Architectural Integrity.

Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

GUIDELINE MET BY:

- Provide full systems upgrades to Buck-Prager
- Conduct a sensitive restoration of facade elements
- South Addition is compatible with Buck-Prager

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GUIDELINE MET BY:

- Provide full systems upgrades to Buck-Prager
- Conduct a sensitive restoration of facade elements
- South Addition is compatible with Buck-Prager

APPEAL ISSUES

- Both new structures are too big
- Design elements of both new structures are not compatible with the Buck-Prager and adjacent structures
- Quoins will be covered by the new structures

RESPONSE

- This guideline applies only to the Buck-Prager and the South Addition
- Project restores Buck-Prager’s architectural integrity
- Design of South Addition respects the Buck-Prager by complementing but not replicating its design elements
- The quoins were designed to be covered

Community Design Guideline D7

Blending into the Neighborhood.

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

GUIDELINE MET BY:

- Exterior wall areas divided into distinct smaller planes, especially along Hoyt and Irving Streets
- North Building incorporates details from District’s similar historic buildings
- South Addition is compatible with Buck-Prager
- Landscaped setbacks soften transition into neighborhood

Community Design Guideline D7

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- North Building incorporates details from District’s similar historic buildings
- South Addition is compatible with Buck-Prager
- Landscaped setbacks soften transition into neighborhood

APPEAL ISSUES

- Project must be similar to adjacent small scale buildings, with similar setbacks and similar roof styles
- Project based on buildings several blocks away

RESPONSE

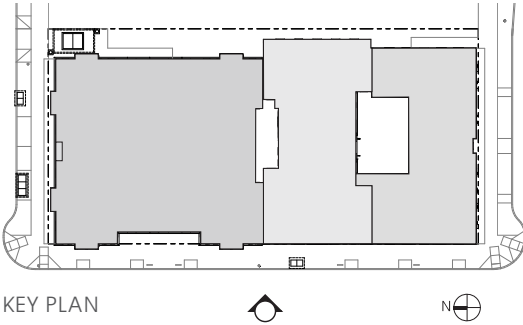
- Project design continues the established characteristics of the Historic Alphabet District
- Both new structures incorporate appropriate design elements of “nearby, quality buildings,” including the Buck-Prager and the Campbell Townhomes
- Massing of the North Building broken down by building articulation (notched façade and columns of oriel windows)
- Landscaping and street trees will be maximized to soften impact



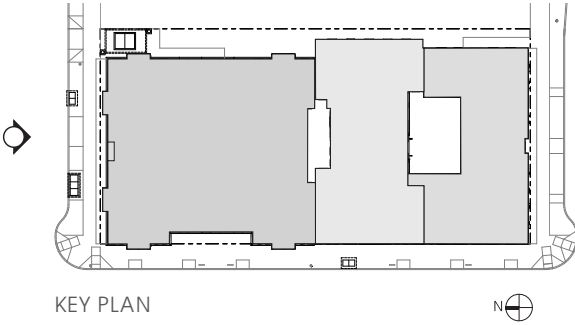
- Buck-Prager will be sensitively rehabilitated and upgraded
- South Addition is of compatible design and scale with the Buck-Prager and the neighborhood
- North Building is of compatible design and scale with buildings in the Historic Alphabet District



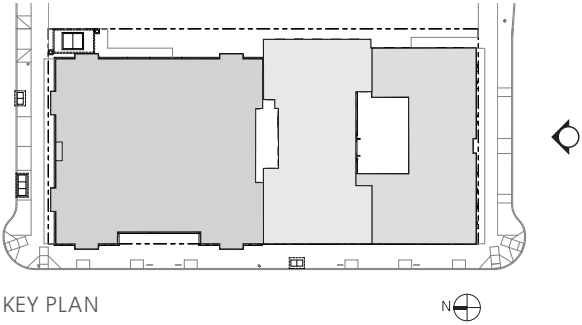
BUILDING ELEVATION IN CONTEXT - WEST



BUILDING ELEVATION IN CONTEXT - NORTH



BUILDING ELEVATION IN CONTEXT - SOUTH



BUILDING ELEVATION - WEST



KEYNOTES

1. Modular brick, running bond, color 1

2. Modular brick, running bond, color 2

3. Modular brick, stacked bond, color 3

4. Existing modular brick, running bond, color 4. Restore and repoint

5. Fiber cement panel siding, white

6. Metal panel siding, dark bronze

7. Metal trim/flashing, white

8. Metal trim/flashing, dark bronze

9. Fiberglass window, white

10. Fiberglass window, dark bronze

11. Custom wood window, painted

12. Reconstructed rough opening with custom wood windows, painted
13. Fiberglass patio door, dark bronze

14. Architectural metal grille, white

15. Architectural metal grille, dark bronze

16. Composite trim, white

17. Parge coat over brick, white

18. Parge coat over brick, light gray

19. Restore and repaint existing parge coating, dark gray

20. Steel entrance canopy

21. Metal parapet eyebrow, based on historic photo

22. Wood entrance door and sidelites, painted

23. Aluminum storefront with sidelites, white

24. Aluminum storefront with sidelites, dark bronze

25. Metal cornice

26. Decorative metal guardrail, lasercut and painted
27. Decorative metal gate

28. Wood bracketing, painted

29. Precast concrete panel

30. Precast concrete sill

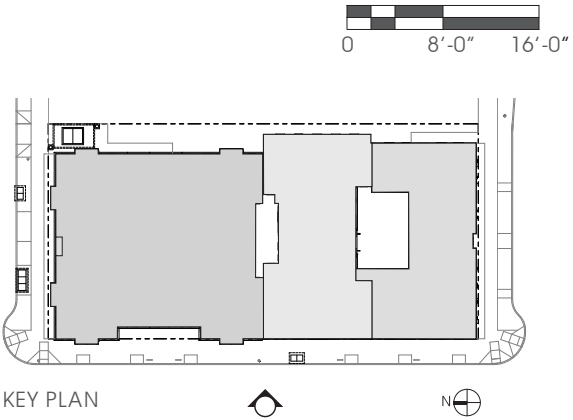
31. Wall sconce

32. Metal exhaust vent, painted to match adjacent surface

33. Roof access beyond, fiber cement panel siding, dark bronze

34. Window graphic with historical information on Buck-Prager Building

35. Generator Exhaust grille



BUILDING ELEVATION - NORTH



KEYNOTES

1. Modular brick, running bond, color 1

2. Modular brick, running bond, color 2

3. Modular brick, stacked bond, color 3

4. Existing modular brick, running bond, color 4. Restore and repoint

5. Fiber cement panel siding, white

6. Metal panel siding, dark bronze

7. Metal trim/flashing, white

8. Metal trim/flashing, dark bronze

9. Fiberglass window, white

10. Fiberglass window, dark bronze

11. Custom wood window, painted

12. Reconstructed rough opening with custom wood windows, painted
13. Fiberglass patio door, dark bronze

14. Architectural metal grille, white

15. Architectural metal grille, dark bronze

16. Composite trim, white

17. Parge coat over brick, white

18. Parge coat over brick, light gray

19. Restore and repaint existing parge coating, dark gray

20. Steel entrance canopy

21. Metal parapet eyebrow, based on historic photo

22. Wood entrance door and sidelites, painted

23. Aluminum storefront with sidelites, white

24. Aluminum storefront with sidelites, dark bronze

25. Metal cornice

26. Decorative metal guardrail, lasercut and painted
27. Decorative metal gate

28. Wood bracketing, painted

29. Precast concrete panel

30. Precast concrete sill

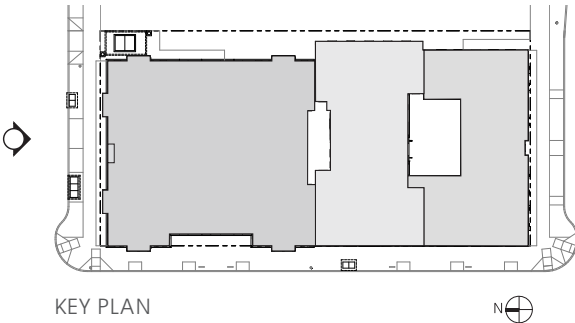
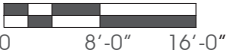
31. Wall sconce

32. Metal exhaust vent, painted to match adjacent surface

33. Roof access beyond, fiber cement panel siding, dark bronze

34. Window graphic with historical information on Buck-Prager Building

35. Generator Exhaust grille

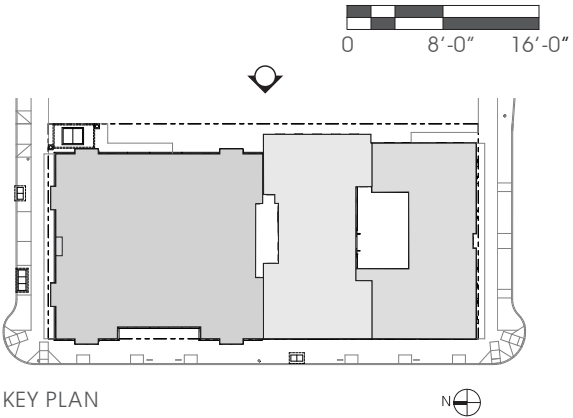


BUILDING ELEVATION - EAST



KEYNOTES

- | | | |
|---|---|--|
| 1. Modular brick, running bond, color 1 | 13. Fiberglass patio door, dark bronze | 27. Decorative metal gate |
| 2. Modular brick, running bond, color 2 | 14. Architectural metal grille, white | 28. Wood bracketing, painted |
| 3. Modular brick, stacked bond, color 3 | 15. Architectural metal grille, dark bronze | 29. Precast concrete panel |
| 4. Existing modular brick, running bond, color 4. | 16. Composite trim, white | 30. Precast concrete sill |
| Restore and repoint | 17. Parge coat over brick, white | 31. Wall sconce |
| 5. Fiber cement panel siding, white | 18. Parge coat over brick, light gray | 32. Metal exhaust vent, painted to match adjacent surface |
| 6. Metal panel siding, dark bronze | 19. Restore and repaint existing parge coating, dark gray | 33. Roof access beyond, fiber cement panel siding, dark bronze |
| 7. Metal trim/flashing, white | 20. Steel entrance canopy | 34. Window graphic with historical information on Buck-Prager Building |
| 8. Metal trim/flashing, dark bronze | 21. Metal parapet eyebrow, based on historic photo | 35. Generator Exhaust grille |
| 9. Fiberglass window, white | 22. Wood entrance door and sidelites, painted | |
| 10. Fiberglass window, dark bronze | 23. Aluminum storefront with sidelites, white | |
| 11. Custom wood window, painted | 24. Aluminum storefront with sidelites, dark bronze | |
| 12. Reconstructed rough opening with custom wood windows, painted | 25. Metal cornice | |
| | 26. Decorative metal guardrail, lasercut and painted | |



BUILDING ELEVATION - SOUTH



KEYNOTES

1. Modular brick, running bond, color 1

2. Modular brick, running bond, color 2

3. Modular brick, stacked bond, color 3

4. Existing modular brick, running bond, color 4. Restore and repoint

5. Fiber cement panel siding, white

6. Metal panel siding, dark bronze

7. Metal trim/flashing, white

8. Metal trim/flashing, dark bronze

9. Fiberglass window, white

10. Fiberglass window, dark bronze

11. Custom wood window, painted

12. Reconstructed rough opening with custom wood windows, painted
13. Fiberglass patio door, dark bronze

14. Architectural metal grille, white

15. Architectural metal grille, dark bronze

16. Composite trim, white

17. Parge coat over brick, white

18. Parge coat over brick, light gray

19. Restore and repaint existing parge coating, dark gray

20. Steel entrance canopy

21. Metal parapet eyebrow, based on historic photo

22. Wood entrance door and sidelites, painted

23. Aluminum storefront with sidelites, white

24. Aluminum storefront with sidelites, dark bronze

25. Metal cornice

26. Decorative metal guardrail, lasercut and painted
27. Decorative metal gate

28. Wood bracketing, painted

29. Precast concrete panel

30. Precast concrete sill

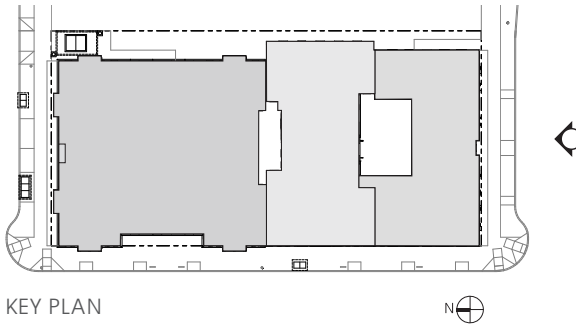
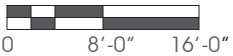
31. Wall sconce

32. Metal exhaust vent, painted to match adjacent surface

33. Roof access beyond, fiber cement panel siding, dark bronze

34. Window graphic with historical information on Buck-Prager Building

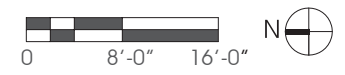
35. Generator Exhaust grille





KEYNOTES

- | | | |
|--|-----------------------------------|--|
| 1. Short term bike rack (pending PBOT approval) | 4. Street trees per landscape | 7. Power pole |
| 2. Brick paving to match existing across Irving Street | 5. Landscape buffer strip | 8. Landscape planter with integral bench |
| 3. Vault per Civil | 6. Egress well from basement unit | |



BUILDING PLAN - BASEMENT



NORTH BUILDING: 7,363 SF
BUCK-PRAGER: 0 SF
SOUTH ADDITION: 0 SF



- UNITS
- COMMON AREA
- SERVICE
- VERTICAL CIRC.
- CIRCULATION

BUILDING PLAN - GROUND FLOOR



GROUND FLOOR SUMMARY

NORTH BUILDING: 7,726 SF
BUCK-PRAGER: 4,222 SF
SOUTH ADDITION: 3,655 SF

UNITS
COMMON AREA
SERVICE
VERTICAL CIRC.
CIRCULATION

BUILDING PLAN - SECOND FLOOR



SECOND FLOOR SUMMARY

NORTH BUILDING: 7,862 SF
BUCK-PRAGER: 4,047 SF
SOUTH ADDITION: 3,680 SF



UNITS
COMMON AREA
SERVICE
VERTICAL CIRC.
CIRCULATION

BUILDING PLAN - THIRD FLOOR



THIRD FLOOR SUMMARY

NORTH BUILDING: 7,862 SF
BUCK-PRAGER: 4,245 SF
SOUTH ADDITION: 3,680 SF



UNITS
COMMON AREA
SERVICE
VERTICAL CIRC.
CIRCULATION

BUILDING PLAN - FOURTH FLOOR



FOURTH FLOOR SUMMARY

NORTH BUILDING: 7,862 SF
BUCK-PRAGER: 186 SF
SOUTH ADDITION: 3,680 SF

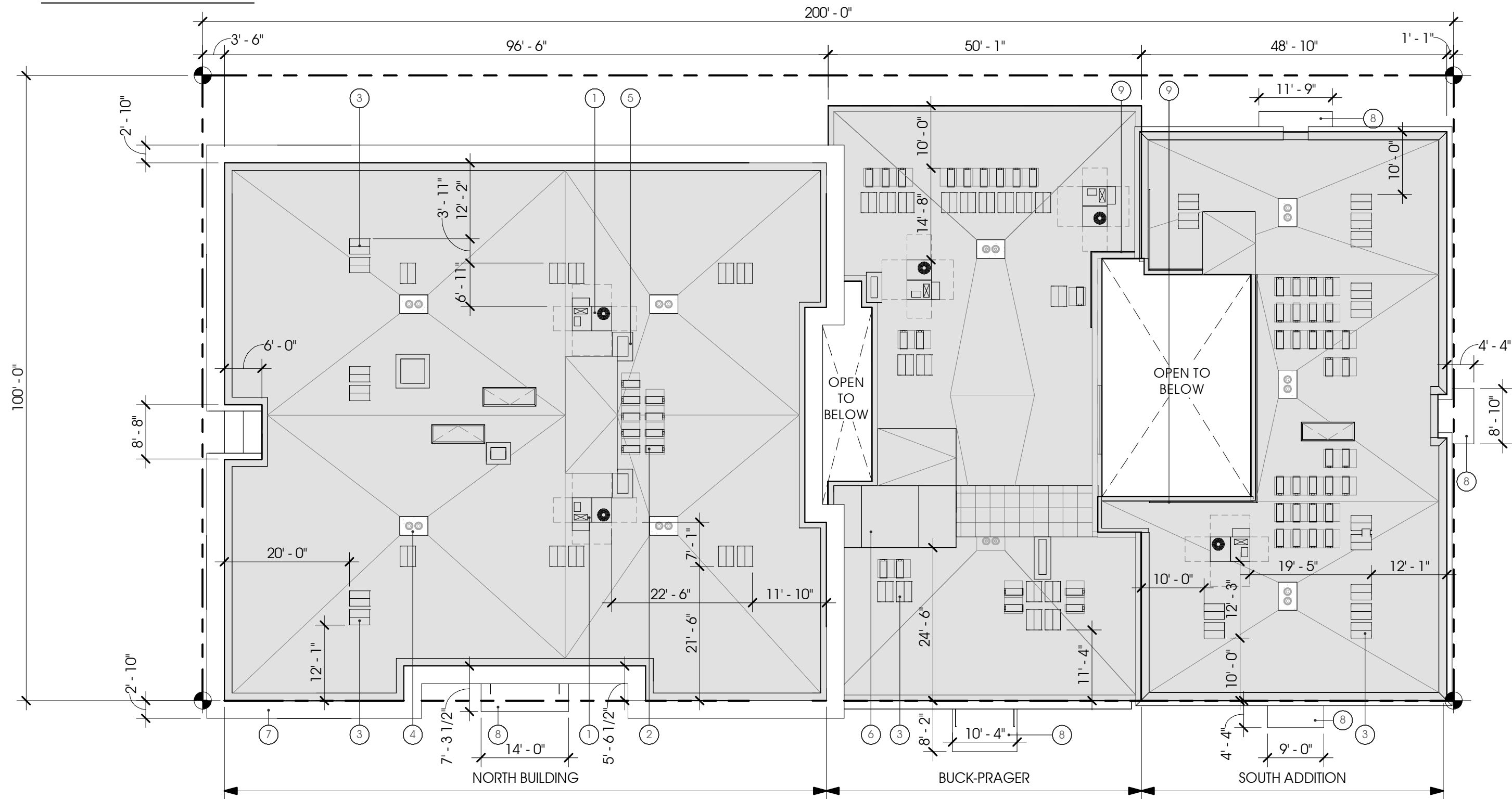
BUILDING PLAN - FIFTH FLOOR



FIFTH FLOOR SUMMARY

NORTH BUILDING: 7,670 SF
BUCK-PRAGER: 0 SF
SOUTH ADDITION: 0 SF

BUILDING PLAN - ROOF



ROOF PLAN KEYNOTES

1. RTU: 47"W x 76"L x 50"H
2. DUCTLESS MINI SPLIT: 14"W x 36"L x 36"H
3. ROOF VENT: 30"W x 39"L x 20"H
4. INTERNAL ROOF DRAIN, TYP.
5. SHAFT BELOW, TYP.
6. ROOF ACCESS
7. CORNICE
8. CANOPY BELOW
9. 42" GUARDRAIL

ROOF PLAN NOTES

- 12" MAX CURB HEIGHT ON ROOFTOP MECHANICAL EQUIPMENT

