RDH BUILDING SCIENCE

LAND USE REVIEW | LU 19-169717

Hoyt Commons 11-01-2019 Revised 12-12-2019

Prepared For:
618 NW 12th Avenue
Portland, OR 97209

Prepared by:
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I - Project Data

Owner:

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Project Address: 618 NW 12th Ave. Portland, OR. 97209
County: Multnomah
Zoning: EXd Central Employment
Map: **2929 OLD**
Legal Description: Portland, Block
Property ID: **R184207**
SID: **1N1E34BC 70000**
Parcel Size: 24,600 sq. ft.
Plan District(s): Central City Plan District and River District

Early Assistance Case File: EA 19-128957

II - Project Narrative

Hoyt Commons is located at 618 NW 12th Avenue in Portland, OR and was built in 1996. It is a four-story, 69,861 sq. ft. residential building of concrete frame and steel stud construction. The building includes balconies, decks and terraces in various configurations. The building is mixed use and generally consists of the following:

- Ground Level – Parking with retail space fronting Hoyt street and 12th Avenue.
- Floors 2 through 4 – 48 dwelling units.
- The buildings construction type is Type III – one hour and is fully sprinklered.

Currently the façade of the lower 2 floors of the building are of brick with aluminum storefront windows and doors at the ground floor and vinyl residentials windows at second floor. The upper 2 floors (3 and 4) of the building utilize EIFS over gypsum board with vinyl windows and doors.

This project proposes the replacement of only the top 2 floors of the buildings exterior EIFS cladding: including flashings, windows, parapet copings and deck rails and just the replacement of the 2nd floor windows and doors.

The existing systems are in various stages of failure and are allowing water intrusion into the building and structural system. The proposed replacement assemblies will bring improved energy savings, minimize exterior maintenance and provide the owners with revitalized asset value. The new materials proposed include a rain screen cement board stucco system, aluminum railings and VPI vinyl windows and doors. The new materials and design will better reflect district design character. This is achieved by removing the over stylized trim elements and parapet and providing a simpler façade of smooth planes and parapet line. The parapet maintains a stepped line consistent with reflecting the varied interior volumes. The windows will retain the original configuration as much as possible. Unit owners rejected changing windows to include more mullions for a more industrial character. They want to maintain the amount of vision glass and sightlines they have enjoyed for the past 23 years.

Cement Board rain screen Stucco is a high-quality option to traditional stucco. It utilizes a cement board backing as a base to apply cement based base coat and a polymer finish coat. Finish texture matches typical stucco options. Advantages over traditional stucco is that it looks like traditional stucco but has better crack control, less moisture management during install, better cavity drainage, and simpler overall application leading to better quality control. The products are produced and warranted by companies that supply both traditional and cement board stucco system. We are proposing to use products provided by Sto Corp. Examples of rain screen cement board stucco are provided in the drawing appendix.

All flashings are of 24 Ga galvanized steel shop painted with Kynar paint. A high-performance resin based coating commonly used due to its long-lasting finish.

Railings are of aluminum components as part of an overall system as provide by railing manufacturer. All components to have a powder coated finish for long lasting durability.

Windows and doors are by VPI. A high-quality manufacture of Vinyl window and door systems. Exterior finish is a fully integrated co extruded acrylic finish for long lasting durability. VPI is a very common product used on many projects throughout Portland.

III – Project Background

Early Assistance Meeting – April 4th, 2019 – EA 19-128957

Staff Notes on Design Review Issues:

> *Context* - Staff noted that it would be acceptable to remove the EIFS cladding and over scaled decorative trim as it does not contribute to the industrial character of the neighborhood. It was encouraged that the design team consider replacing the white vinyl windows with a black finished

industrial sash style window. They also noted that it would be critical to understand the depth of the windows in the wall plane as well as the window detailing.

Quality and Permanence – Staff noted that the new materials would need to be well detailed and compatible with the concrete, stucco and brick faced facades in the immediate area. They noted that if a rain screen system was used that it would have to be well detailed. Detailing of the window systems into the rain screen system would have to be well thought out as well.

Pre-Application Conference – June 27th, 2019 – EA 19-169717

Staff Notes on Design Review Issues

Context - Staff notes did not differ from the early assistance meeting.

Quality and Permanence – The main item stressed in this meeting was the detailing of the rainscreen as it relates to the architectural features – brick, windows, doors, parapet.

III - Central City and River District Design Guideline Responses

As per pre-application conference the following guidelines must be addressed for the remodel/renovation of the upper two floors: A2, A4, A5, A5-1-1, A6, C2, C3, C4, C5.

A – Portland Personality

A2: Emphasize Portland Themes

Guideline:

When provided, integrate Portland-related themes with the developments overall design concept.

Response:

The immediate neighborhood is comprised of buildings that express the industrial character of the district with simple massing and palate of materials, brick, stucco, metal panels. The remodeling of the upper two floors (3-4) of Hoyt Commons removes the overly expressive ornamental EIFS detailing in favor of simplified wall planes utilizing Stucco at primary wall elements. Recessed planes will receive a darker tone to help create depth and texture. The new windows will be black to match the existing retail windows on the ground floor. All of this will help the building to better align with the more industrial theme of the immediate neighborhood.

The Criterion is met.

A4: Use Unifying Elements:

Guideline:

Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

Response:

The ground level of the building will not be altered. The upper two floors have been designed to better respond to design features of nearby buildings primarily at the building cornice and use of simple wall planes. The replacement windows will have a black finish and, due to rainscreen thickness, will be recessed further into the wall than the original design creating a deeper shadow line more in keeping with district design features. Existing top mounted balcony railings are being replaced with a similar" look" inside face mounted black metal (pre-fabricated aluminum) railing.

The Criterion is met.

A5: Enhance, Embellish, and Identify Areas

Guideline(s):

- Enhance and area by reflecting the local character within the right-of-way.

-Embellish an area by integrating elements in new development that build on the area's character

-Identify an area's special features or qualities by integrating them into new development.

Response:

No changes to the ground floor and public ROW are being proposed.

The redesign of the upper two floors takes its cue from the materials and details of adjacent buildings and those in the immediate neighborhood.

While this is not a new development the re-design works to better integrate with the qualities of the general area though colors, materials and details.

The Criterion is met.

A5-1-1: Reinforce the Identity of the Pearl District Neighborhood (River District Design Guideline)

Guideline:

Reinforce the identity of the Pearl District neighborhood.

Response:

While the extent of the work is limited to the upper two floors of the project the use of stucco and metal railings and the overall scale of building elements is compatible with and reinforces the architectural language of the area.

The Criterion is met.

A6: Reuse/Rehabilitate/Restore Buildings

Guideline:

Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Response:

Hoyt Commons was built in 1996 and has been experiencing envelope related failures due to age of systems. The goal is to repair and restore the building so that it can continue to be a viable place to live for decades to come.

The Criterion is met.

C - Project Design

C2: Promote Quality and Permanence in Development

Guideline:

Use design principles and building materials that pro-mote quality and permanence.

Response:

We are replacing failed direct applied EIFS system with rain screen stucco. This approach leads to improved performance and reduced maintenance. We are replacing failed vinyl windows with fiberglass and aluminum windows and doors. That will improve energy efficiency, occupant comfort and reduced maintenance.

The Criterion is met.

C3: Respect Architectural Integrity

Guideline:

Respect the original character of an existing building when modifying its exterior.

Develop vertical and horizontal additions, that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

Response:

Over-scaled trim bands and parapet treatments are being removed and replaced with more appropriately scaled elements creating a more cohesive relationship between the buildings base and its top.

The Criterion is met.

C4: Compliment the Context of Existing Buildings

Guideline:

Complement the context of existing buildings by using and adding to the local design vocabulary.

Response:

The removal of the over-scaled decrative trim bands and parapet treatment and replacing it with simple wall planes and parapet coping contributes to the overall fabric in a more complimentary way while still maintaining its identity.

The Criterion is met.

C5: Design for Coherency

Guideline:

Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Response:

The simplification of the upper floor skin, (removal of over-scaled trim) change to black framed windows and an updated color palate better tie the upper floors of the building with its base for a more integrate expression. It no longer looks like one building stacked on top of another.

The Criterion is met.

D Special Areas

D1: Design for Coherency

Guideline:

Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Response:

The simplification of the upper floor skin, (removal of over-scaled trim) change to black framed windows and an updated color palate better tie the upper floors of the building with its base for a more integrated expression. It no longer looks like one building stacked on top of another.

The Criterion is met.