



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

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Date: January 23, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-235479 HR: STOREFRONT ALTERATIONS

GENERAL INFORMATION

Applicant: Stewart Thompson | FFA Architecture + Interiors | 503.327.0363
520 SW Yamhill Suite 900 | Portland, OR 97204

Owner: Donna Ames
3936 Clay Street | San Francisco, CA 94118

Site Address: 306-318 NW Broadway Street

Legal Description: BLOCK 47 E 40 OF W 50' OF LOT 2&3 HISTORIC PROPERTY
POTENTIAL ADDITIONAL TAX, COUCHS ADD

Tax Account No.: R180204090, R180204090

State ID No.: 1N1E34CB 05400, 1N1E34CB 05400

Quarter Section: 3029

Neighborhood: Old Town-China Town, contact Paul Verhoeven at 503-222-6072 ext 12.

Business District: Old Town Chinatown Business Association, contact Dorian Yee at 503-224-7006.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - River District

Other Designations: Historic Landmark pursuant to listing in the National Register of Historic Places as the US Customs House on October 31, 2012.

Zoning: CXd: Central Commercial with Historic Resource Protection Overlay and Design Overlay

Case Type: HR: Historic Resource Review

Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant is seeking Historic Design Review approval for a proposal to make exterior alterations to the landmark property historically known as the Sengstake Building, as follows:

- Replace existing lower glazing with new insulated glass window units
- Repair existing decorative woodwork and concrete bulkhead
- Repaint lease space nearest the corner of NW Everett and NW Broadway, including:
 - Wood pilasters
 - Concrete bulkhead
 - Wood transom
 - Entrance alcove

The proposal is for non-exempt exterior alterations to a building designated as a Historic Landmark. Therefore, the proposal must undergo Historic Resource Review prior to the issuance of building permits.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines – River District
- River District Design Guidelines
- 33.846.060 G Other Approval Criteria

ANALYSIS**Site and Vicinity:**

Built in 1914 and located at 310 NW Broadway on the corner of Broadway and NW Everett Street the Sengstake Building stands as a valued early example of the Streetcar Era Commercial, Twentieth Century Baroque and Tudor Revival styles. Designed by the architectural firm Foulkes and Hogues stylistically and visually, the building is largely defined by its extensive cast-stone trim. These light gray elements contrast strikingly against the dark-red brick of the façade. The most apparent element is the cast-stone spandrel panel between the second and third floors in each window bay. It consists of a cartouche flanked by botanical decoration. This spandrel then is flanked by a cast-stone frame that runs from the first/second floor belt-course to the cornice; in form this frame is comparable to classical wood door or window surrounds typical of the era. The ensemble is topped by a Tudor arch. To tie the multiple window bays with the façade frame, the corners feature slight cast-stone Corinthian-style columns with cable-molded body and botanical capital. These columns rise from a simple cast-stone base that runs from the first/second floor belt course to support a second double cast-stone band just below the cornice. This band consists of a thin rectangular cast-stone panel above each window bay. This panel has a base relief with central shield over a ribbon flanked by floral decoration. To balance the design, the roofline has a slightly-overhanging, pronounced sheet-metal cornice. This cornice features a frieze of acanthus leaves surmounted by a soffit of heavy dentils and a fascia of Greek-inspired bands. Including the sheet-metal belt-course, the upper floor is intact and reflects its original design.

Regarding area amenities, the site is within a five minute walk (roughly a quarter mile) of numerous commercial, retail and open space venues. Pearl Bakery, Powell's Books and the eastern edges of the Pearl District. North Park Blocks, Chinese Garden, Roseland Theater, Greyhound bus and Amtrak train terminals and the main branch of the United States Postal Service.

Regarding transportation amenities around the site both NW Broadway and NW Everett Street are designated as Transit Access Streets by the Transportation Service Plan. The MAX line runs a block away to the east down both NW 6th and NW 5th Avenues. Bus transit is provided on NW Broadway with the #17 and on NW Everett Street with the #77. Designated Bikeways close to the site include NW Broadway and NW Flanders Street. The site is also located within the North of Burnside Pedestrian District.

Zoning:

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 61-100005: Reference File # VZ 404-61. Approval of a variance for a painted sign.
- LU 85-004749: Reference File # DZ 41-85. Design Review approval for exterior signage.
- LU 01-007895: Reference File # 01-00497 DZ. Design Review approval with conditions for storefront improvements.
- LU 05-138867: Design Review approval of an awning along the west façade.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **December 15, 2014**. The following Bureaus have responded with no issues or concerns:

- Bureau of Development Services Life Safety / Building Code Section: Nauman Quraishi: January 05, 2015. (Exhibit E-1)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 15, 2014. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is a designated Historic/Conservation Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City and the River District, the relevant approval criteria are the Central City Fundamental Design Guidelines and the River District Design Guidelines.

G. Other Approval Criteria:

1. **Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
2. **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.
3. **Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
4. **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.
5. **Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.
7. **Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

Findings for 1, 2, 3, 4, 5, and 7:

The effect of the proposed alterations to the first floor of the south and west façades of the Sengstake Building is to restore the building closer to its original 1914 form. Removing the non-original plywood wall at the corner of NW Broadway and NW Everett, replacing existing glazing and restoring and repairing existing decorative woodwork and concrete bulkhead all contribute to returning the landmark resource to its original status. Collectively, the work being proposed: restoring historic features and removing non-original architectural elements, results in the greater preservation of the historic character of the resource. The developmental changes proposed will be documented and become another chapter in the physical record of this building as it continues to evolve in its environment. Proposed changes will not create a false sense of historic development, but will help to produce a more cohesive pedestrian level environment and storefront for the resource. No historic changes of significance to the building have been made and documented requiring preservation. Historic materials will be protected throughout the proposed development and no chemical or unnecessary physical treatments will be employed. Because the intention of the proposed development is to return the Sengstake Building closer to its original character new work is intended to match existing original conditions. However, the implementation of such elements as new glazing will clearly be evident to differentiate new elements on the two elevations from old. *These criteria have been met.*

8. **Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.
9. **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.
10. **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.

Findings for 8, 9 and 10:

The proposed alterations to the first floor south and west facades on the landmark Sengstake Building include the following removal of non-original components from the building: current storefront glazing as well as the plywood trim located below these windows. Restoration work proposed in these areas will be consistent and compatible with original construction and detailing on the building. Existing original decorative woodwork and concrete bulkhead are also to be fully restored to original condition consistent with the Secretary of the Interiors Standards for Rehabilitation, further strengthening the preservation of the form and integrity of the historic landmark resource. *These criteria have been met.*

River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is planned to become a place that is remarkable within the region. The area is intended to grow rich with special and diverse qualities that are, or will become characteristic of Portland. Further, the River District will accommodate a significant portion of the region's population growth. The plan calls for the creation of a new community of dense neighborhoods, housing a resident population of over 15,000 people, and providing jobs, services, and recreation to this population and others. This area is intended to emphasize the joy of the river, connections to it, and create a sense of community. The goals frame the urban design direction for Central City and River District development.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

River District Design Goals

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

Central City Plan Design Goals

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

Findings:

The proposed storefront alterations, specifically the removal of the existing non-original plywood and glazing with have the effect of better unifying the street facing facades of this historic landmark resource. *This criteria has been met.*

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Findings:

The proposed alterations to the landmark Sengstake Building are intending to remove non-original elements such as the current glazing and plywood additions to the storefronts on the south and west and restore the original woodwork transom and pilasters and concrete bulkhead. Features and materials that are original and significant to the architectural accuracy and value of the resource will be restored. Non-original features that detract or weaken the architectural integrity and coherency of the resource are being removed. *This criteria has been met.*

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings:

The proposed alterations include the restoration of the existing west elevation entrance which is at grade and barrier-free. *This criteria has been met.*

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings:

The proposed alterations including the removal of non-original plywood and glazing on the south and west façades will provide increased visibility into and out of this portion of the historic landmark structure creating improved visual connections to adjacent public and private spaces. *This criteria has been met.*

C1-2. Integrate Signs and Awnings. Integrate signs and awnings to be complementary and respectful of a building's architecture. This guideline may be accomplished by:

- a) Placing signs and awnings to fit with and respect a building's architecture;
- b) Avoiding large, excessively illuminated or freestanding signs that contribute to visual clutter; or
- c) Integrating with a building's design, an exterior sign program/system for flexible sidewalk level space that accommodates changing tenants.

Findings:

Non-original awnings placed along the south and west portion of the building, where alterations are proposed, are being removed. The removal of this feature is a respectful gesture to the strength of the landmark's architecture and will provide improved coherency for the building as a whole. *This criteria has been met.*

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity. 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.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C5. Design for Coherency. 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.

Findings for C2, C3, C4 and C5:

The architectural integrity and coherency of the landmark resource is being improved through the removal of non-original elements, such as the ply-wood and glazing along with the restoration of existing aesthetically valuable historic features, such as the concrete bulkhead, west side entrance way, subsequent entry way porcelain tile, wood transoms and wood pilasters. The Sengstake Building will become a more cohesive architectural feature through these proposed alterations and in so will complement the local design vocabulary of buildings within the River District of the Central City Plan District. *This criteria has been met.*

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings:

The proposed alterations include the restoration of the existing west elevation entrance. This 3 foot recessed entry way provides a transition space from the sidewalk public activity to the private Sengstake Building development. *This criteria has been met.*

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings for C8:

The proposed alterations including the removal of non-original elements and restoration of original features is proposed to take place along the west and south façades of the landmark building. The south-west corner of the building will be impacted. Original features and materials such as concrete bulkhead, large sidewalk level windows, wood transom and pilasters help to differentiate the sidewalk-level and add improved coherency to the landmark resource. *This criteria has been met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Historic Design Review for exterior alterations to the landmark property historically known as the Sengstake Building, as follows:

- Replace existing lower glazing with new insulated glass window units
- Repair existing decorative woodwork and concrete bulkhead
- Repaint lease space nearest the corner of NW Everett and NW Broadway, including:
 - Wood pilasters
 - Concrete bulkhead
 - Wood transom
 - Entrance alcove

Approval per the approved site plans, Exhibits C-1 through C-5, signed and dated January 20, 2015 subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-235479 HR. No field changes allowed."

Staff Planner: Arthur Graves



Decision rendered by: _____ **on January 20, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed: January 23, 2015.

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on November 7, 2014, and was determined to be complete on December 5, 2014.

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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 7, 2014.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: Monday, April 6, 2015.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on February 6, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **Monday, February 9, 2015 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

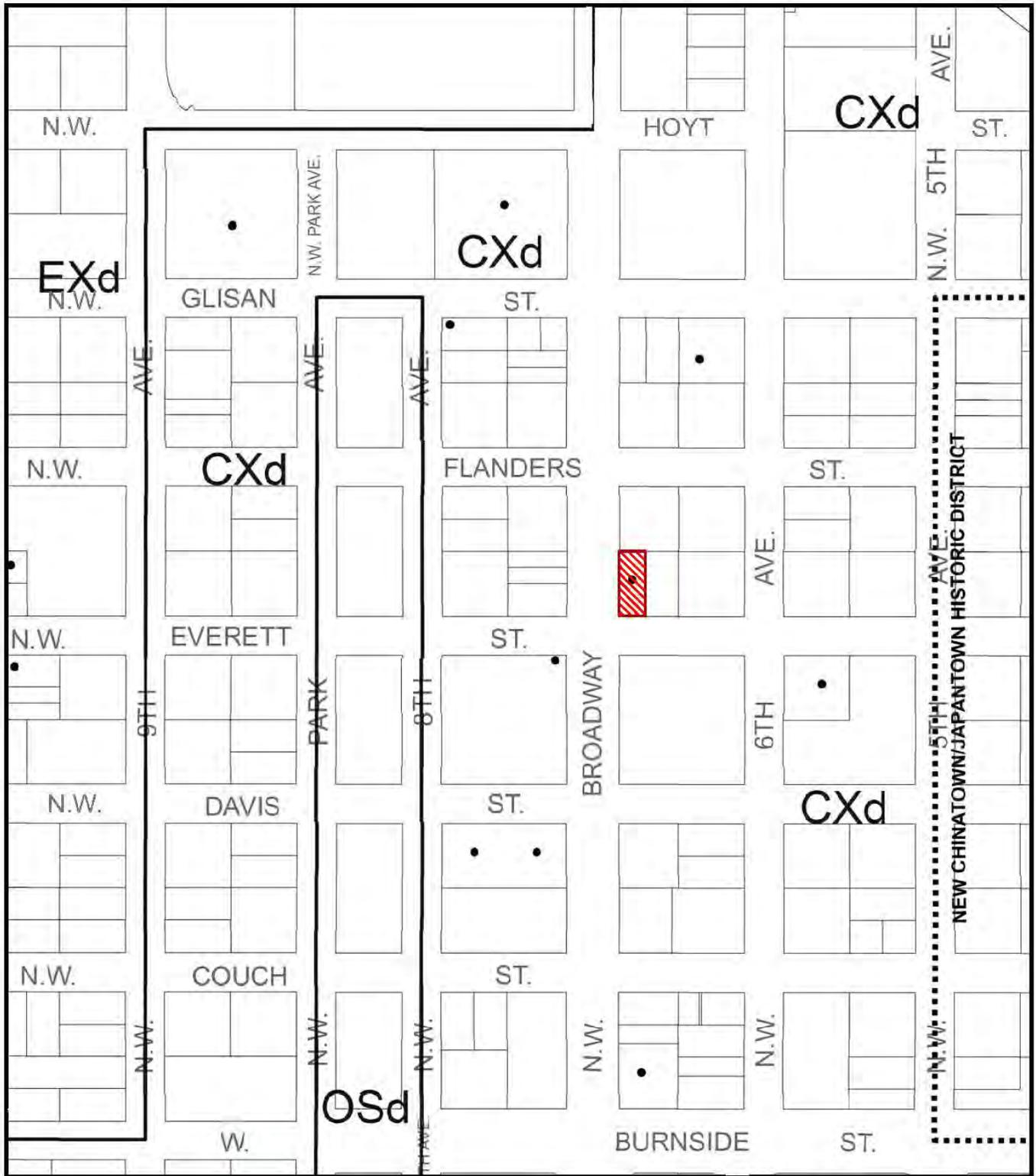
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 - 1. Applicant's Statement
 - 2. Context/ Site Photographs
 - 3. Incompleteness Response from Applicant: December 05, 2014
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Set Title Page
 - 2. Site Plans and Sections (attached)
 - 3. Site Elevations (attached)
 - 4. Details
 - 5. Manufacture's cut sheet: Mercer Industries 2.0 Commercial Sash
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety/Building Code Section of the Bureau of Development Services: January 05, 2015
- F. Correspondence: None received.
- G. Other:
 - 1. Original LU Application
 - 2. National Register of Historic Places Inventory: Nomination Form - October 31, 2012
 - 3. Historic Resource Inventory document
 - 4. Site Photograph
 - 5. Letter of Completeness ("Incomplete Letter") to Applicant: December 02, 2014

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 14-235479 HR
 1/4 Section 3029
 Scale 1 inch = 200 feet
 State_Id 1N1E34CB 5400
 Exhibit B (Nov 07, 2014)

SPECIFICATION FOR MERCER INDUSTRIES 2.0 COMMERCIAL SASH

SECTION 8520 – ALUMINUM WINDOWS

PART 1 – GENERAL

1.1 SUMMARY

A. SECTION INCLUDES:

1. Extent of each type of aluminum window is indicated on drawings and schedules
2. Windows in this section include the following:
 - a. Individual window units
 - b. Windows in continuous runs with mullions
3. Types of aluminum windows include the following:
 - a. Fixed windows
 - b. Projected windows (awning & hopper vents)
 - c. Casement windows

B. RELATED SECTIONS

1. 1300 Substitutions
2. 7900 Sealant
3. 8800 Glass and Glazing

1.2 REFERENCES

- A. AAMA/NWDA 101/I.S.2-97 Voluntary Specification for Aluminum Prime Windows and Sliding Glass Doors
- B. AAMA 611-92 Voluntary Standards for Anodized Architectural Aluminum
- C. AAMA 2603-98 Voluntary Performance Requirements and Test Procedures for Pigmented Organic Coatings on Extruded Aluminum
- D. AAMA 2604-98 or AAMA 2605-98 Voluntary Specification for High Performance Organic Coatings on Extruded Aluminum
- E. NFRC 100-91 Procedure for Determining Fenestration Product Thermal and Optical Properties
- F. ANSI/IWS 089-1990 Recommended Standards and Specifications for Wire Mesh Insect Screening
- G. ASTM D 3656-94 Standard Specification for Fiberglass Mesh Insect Screening

1.3 PERFORMANCE REQUIREMENTS

- A. General: Provide window assemblies that will perform as indicated without failure or deterioration. Failure includes the following:
1. Exterior assemblies:
 - a. Excessive deflection
 - b. Excessive water penetration
 - c. Excessive air infiltration

Approved
City of Highland
Dept. of Development Services
1.18.15

- d. Failure of glazing
- 2. Exterior and interior assemblies:
 - a. Deterioration of materials and finishes except from normal weathering and wear
- B. Performance Requirements: As specified AAMA/NWWDA 101/I.S.2-97 for window type, grade and class indicated
 - 1. Air infiltration shall not exceed 0.3 CFM when tested in accordance with ASTM E 283
- B. Component structural properties: As specified by AAMA/NWWDA 101/I.S.2-97 for specific window type.

1.4 SUBMITTAL

- A. Certification by manufacturer that products comply with requirements of contract documents
- B. Shop drawings: Show all information not fully detailed in product literature and the following:
 - 1. Elevations
 - 2. Full size section details of all typical members
 - 3. Recommended installation procedures
 - 4. Hardware description
 - 5. Accessories
 - 6. Glazing description
 - 7. Finish description
 - 8. Sealant
- C. Samples for verification and approval of coated finishes: For each color submit 12 inch long extrusion sample or 3 inch by 5 inch aluminum 'Q' panels
- D. Warranty

1.5 QUALITY ASSURANCE

- A. Qualification of installers: Aluminum sash shall be installed by persons with at least 5 years experience with systems as specified and detailed; or be certified by the manufacturer as having the necessary qualifications
- B. Aluminum windows will meet or exceed AAMA/NWWDA 101/I.S.2-97 specifications for sash type as specified. Test reports shall be available on request as noted in Section 2.2
- C. Aluminum window manufacturer shall be member of AAMA
- D. Aluminum windows shall be factory glazed by the window manufacturer unless deemed by the window manufacturer to be in conflict with safe transportation or installation practices
- E. Aluminum windows shall be manufactured by a single manufacturer

1.6 DELIVERY, STORAGE AND HANDLING

- A. Deliver, store and handle windows in a manner to avoid damage

1.7 PROJECT CONDITIONS

- A. Field Measurements: Verify field measurement prior to fabrication so as to provide adequate fabrication tolerance and coordinate with other work to allow proper fit

1.8 WARRANTY

- A. Warranty: Provide written warranty by installer and manufacturer agreeing to repair or replace any defective product failing to meet the specified performance requirements within one (1) year after substantial completion. This warranty shall be in addition to, and not a limitation of, other rights the owner may have against the contractor under the contract documents

PART 2 – PRODUCTS

2.1 WINDOWS – GENERAL

- A. Windows – General: Frame and ventilator/sash members of extruded aluminum, complete with all hardware, accessories, sub frames, mullions, sills and other components indicated or required; complying with AAMA/NWWDA 101/I.S.2-97
 1. See drawings for sizes, profiles and arrangements of window members
 2. Products which have minor differences will be acceptable when, in the architect's judgment, such differences do not detract from design concept or intended performance
- B. Window Design:
 1. Windows for this job are based on Series 2.0 sash as manufactured by Mercer Industries, Inc., Beaverton, Oregon
 2. Where glazing stops are indicated, design for reglazing without removal or dismantling of ventilator/sash or frames. Glazing stops are to be extruded aluminum unless specified otherwise
 3. Design so water entering from the outside is drained to the exterior with utilization of a proper weep system
 4. Where insulating glass or laminated glass is used, provide positive drainage to eliminate water standing in glazing channels
- C. Window Components: Designed or selected by manufacturer for strength required and compatibility with other materials
- D. Manufacturer: All aluminum windows for this project shall be the product of a single manufacturer, and shall be the sash profile upon which this design is based or an equal in all respects approved in advance by the architect. Unsolicited alternates will not be accepted
- E. Weather-stripping: Continuous double weather-stripping at all points where frame of operable ventilator/sash contacts the frame of the window
- F. Glazing Stops: Extruded aluminum finished to match windows
- G. Screens: Screen frames will be roll formed aluminum finished to match windows. Wicket traps will be provided where necessary to provide access to handles. Screen material to be fiberglass mesh

- 2.2 WINDOWS (FIXED, PROJECTED, CASEMENT)
- A. Windows (Fixed, Projected Awning or Hopper, Casements)
1. Style: Mercer Custom Series 2.0 as detailed
 2. Glazing method: Extruded aluminum glazing beads
 3. Performance class: AAMA/NWDA 101/L.S.2-97 F-HC60, P-HC60, C-HC60
 4. Finish options:
 - a. "ColorBond" (Duracron) 1 of 15 standard colors meeting AAMA 2603-98
 - b. Kynar based coatings meeting AAMA 2604-98
 - c. Class 2 Anodized AAMA10C22A34 (Clear or medium bronze) Class 1 Anodizing (0.7 mils or more if specified)

2.3 MATERIALS

- A. Aluminum Extrusions: Alloy and temper appropriate for the use, providing corrosion resistance and as required for strength. Section not less than 2 inches deep. Web thickness not less than 0.078 inches and weathering members not less than 0.078 inches
- B. Fasteners: Do not use exposed fasteners except for hardware
1. Hardware fasteners: Match finish of hardware
 2. Anchor fasteners: Same as anchors
 3. Other fasteners: Non-corrosive and corrosive resistant materials that is compatible with materials being fastened
- C. Concealed anchors (one of the following):
1. Aluminum
 2. Steel, hot dip zinc coated after fabrication in accordance with ASTM 123
 3. Stainless steel
- D. Pile weather-stripping: Woven pile of wool, polypropylene or nylon; complying with AAMA 701.2
- E. Sealant: Use only non hardening, non shrinking and non migrating materials
1. For non working, metal to metal joints within the window utilize small joint sealant complying with AAMA 803.3
 2. For joints between window units and other building components, use sealant as specified in Division 7
 3. For glazing: Provide products specified in Section 8800
- F. Dissimilar metal coating: Non conductive, non absorptive

PART 3 – EXECUTIVE

3,1 EVALUATION

- A. Inspect window openings before installation. Do not install windows if any detrimental conditions exist

3.2 INSTALLATION OF WINDOWS

- A. Comply with manufacturer's recommendations for installation of windows, hardware and other components
- B. Set units plumb, level and square without warp or rack of frames or sash
- C. Provide proper support and shims and anchor securely
- D. Separate aluminum from dissimilar metals and coat dissimilar metals that are in drainage cavities, using one of the materials specified. Stainless steel, zinc cadmium and small areas of white bronze are not considered dissimilar metals
- E. Coat all metals that come into contact with masonry, concrete and treated wood using one of the materials specified
- F. Install joint sealers between sill members and the surface below, as indicated, to provide weather tight construction
- G. Coordinate installation with wall flashing and/or weather membrane installation
- H. Comply with requirements specified in Division 7 for installation of joint sealers

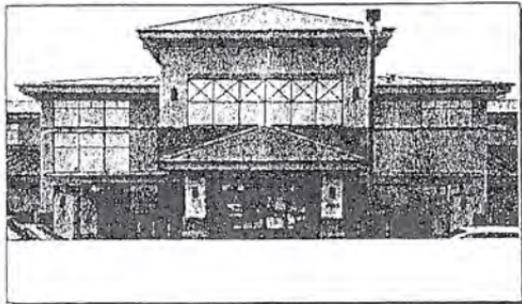
3.3 INSTALLATION OF GLAZING

- A. Installed as specified elsewhere in Division 8

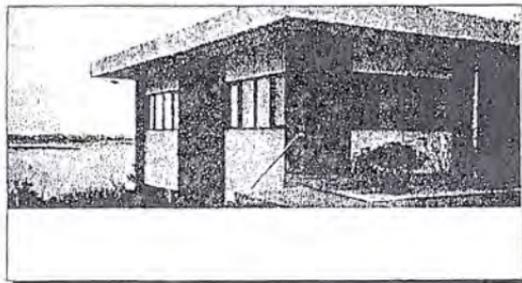
END OF SECTION 8520

MERCER INDUSTRIES, INC.

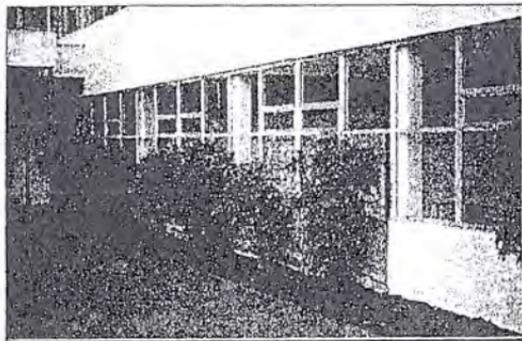
2.0 SERIES HIGH PERFORMANCE COMMERCIAL ALUMINUM WINDOWS



Barger Medical Building, Eugene, Oregon



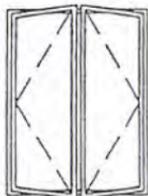
Siuslaw River Station, Florence, Oregon



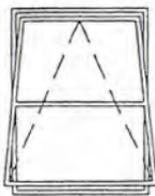
Arcata High School, Arcata, California

Offer tremendous savings to your client, spec a thermally broken window. Soaring energy costs prompt many building owners to demand energy efficient structures and windows can be major factor in lowering heating and cooling expenses. MERCER Thermal Break windows are engineered to minimize heat conduction in hot or cold climates. These thermally broken and sealed windows are fully weatherstripped to reduce air leakage. Our mullion and compensating channel systems incorporate mohair weatherstripping to ease installation and insure a tight fit. To further assist installers, our detailed shop drawings are provided to show proper procedures for installation as well as detail the appropriate window dimension point. This avoids costly delays for re-order or chancy field adjusting. Versatility is the real advantage of our 2.0 Series windows. This efficient system can accept up to 1 1/16" glazing options to accommodate all of your energy requirements or to meet your architectural requirements by utilizing decorative wall panels such as Spandrel, Panel 15. Our 2.0 Series offers a choice of clear, tinted, reflective or low emissivity glass for added control of heat conduction. Offer your client years of reduced energy and operational costs. Spec a MERCER thermally broken window.

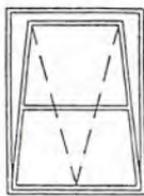
ELEVATIONS OF TYPICAL WINDOWS
CONSULT WITH MERCER INDUSTRIES FOR SPECIAL WINDOW CONFIGURATIONS



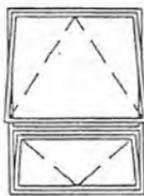
CASEMENT



PROJECT OUT
(AWNING)

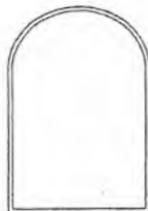


PROJECT IN
(HOPPER)



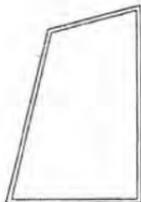
PROJECT OUT ABOVE
PROJECT IN BELOW

Maximum ventilator size is 12 sq. ft. for casement and project out ventilators using the tubular ventilator bar.

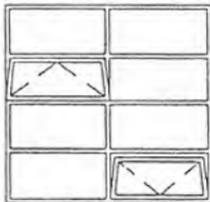


RADIUS HEAD
SASH (NOTE:
1'-3" MINIMUM
RADIUS)

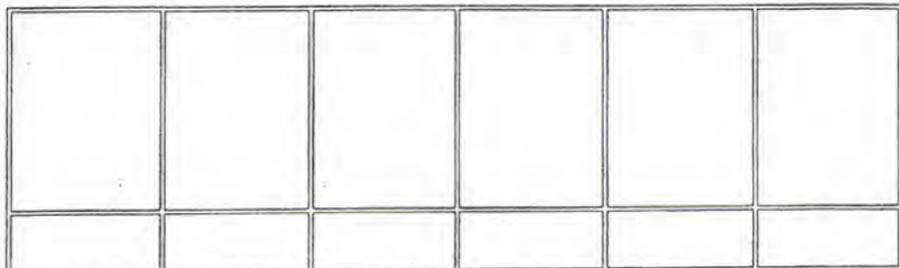
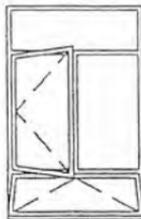
[NOTE: 410-210
FRAME BAR ONLY]



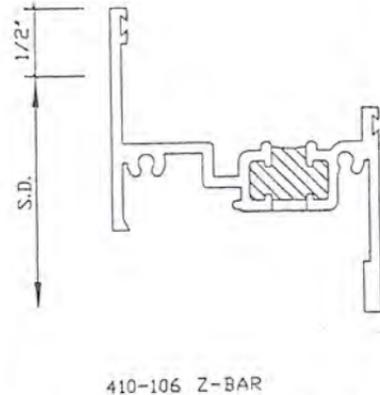
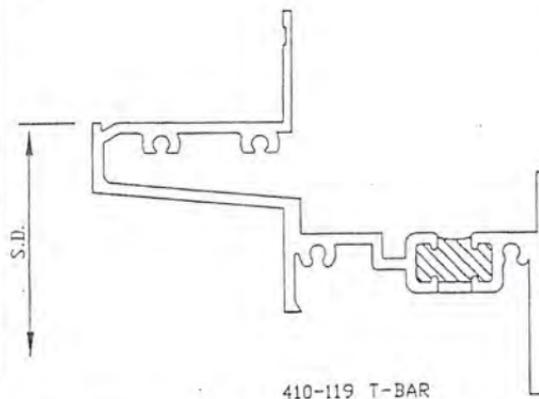
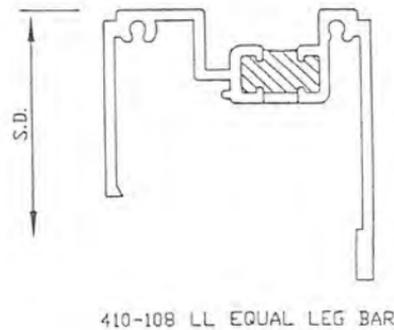
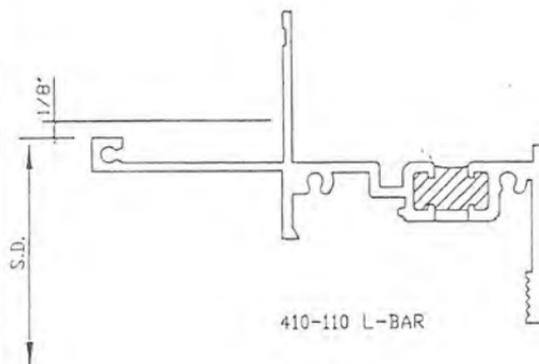
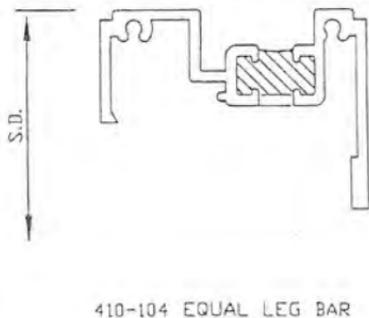
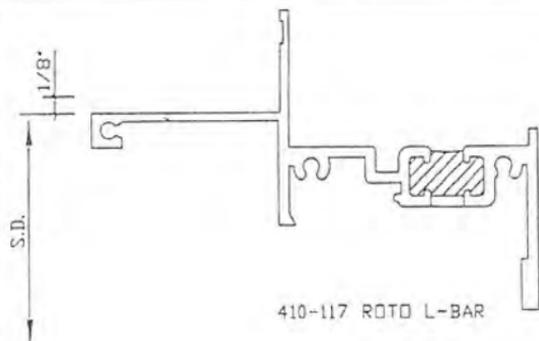
GABLE SASH
(ANY NON 90°
ANGLE AT ALL
OR ANY CORNER)



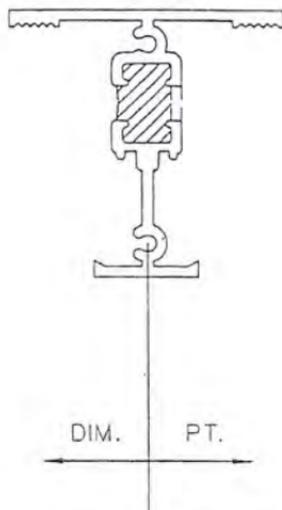
POSSIBLE COMBINATIONS WITH ABOVE VENTS



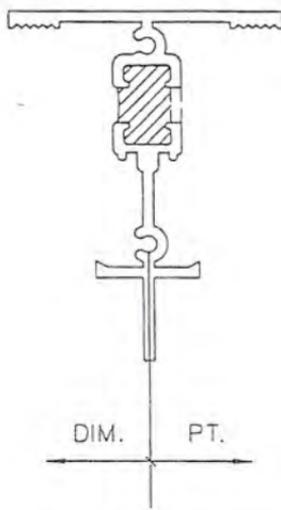
Window wall using compensating channel system-window walls may include ventilators & opaque insulating panel glazing.



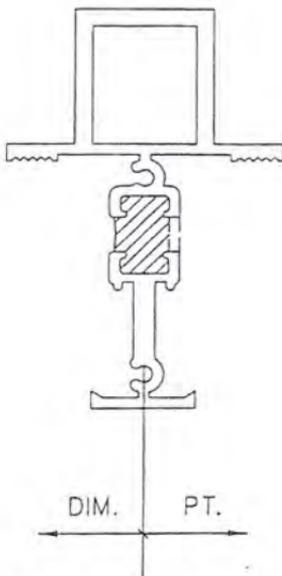
NOTE: ROTO HARDWARE USED WITH CASEMENT VENTS WORK WITH 410-117 FRAME ONLY.
ROTO HARDWARE USED WITH AWNING VENTS WORK WITH ALL FRAMES SHOWN.



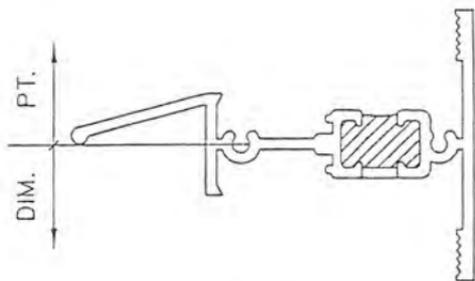
410-107 VERT. DR HORZ.



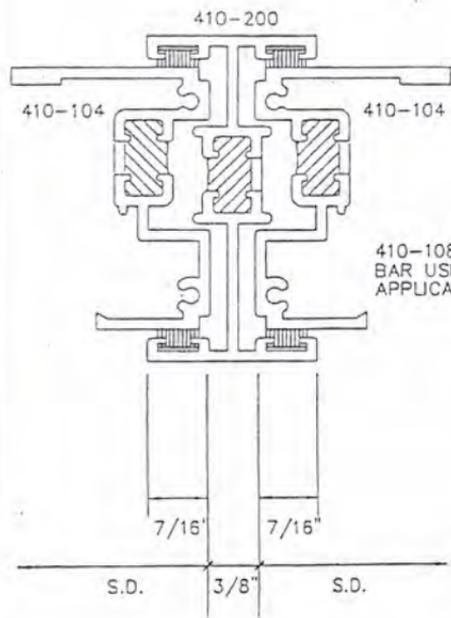
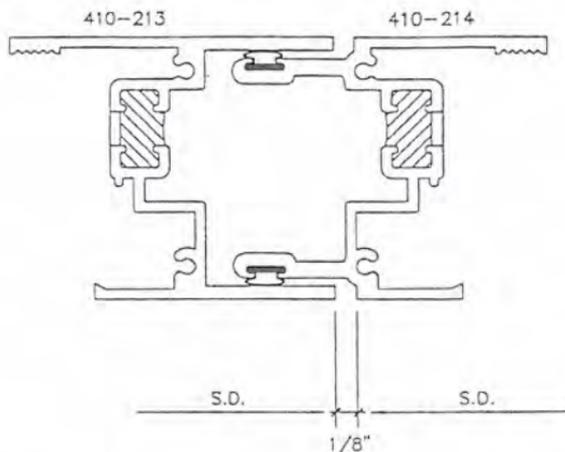
410-109 VERT. DR HORZ.



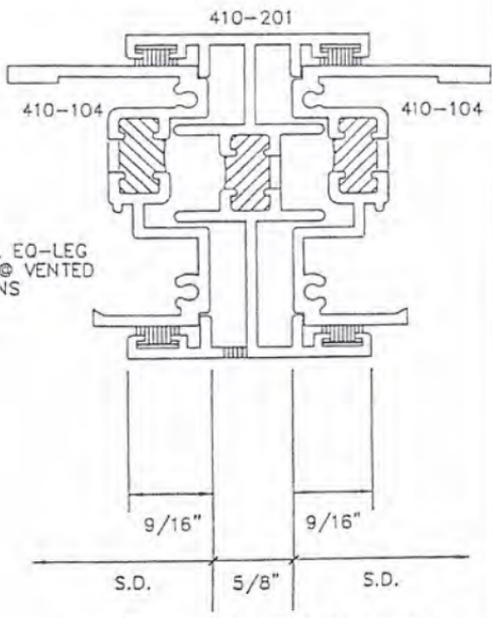
410-212 VERT. DR HORZ.



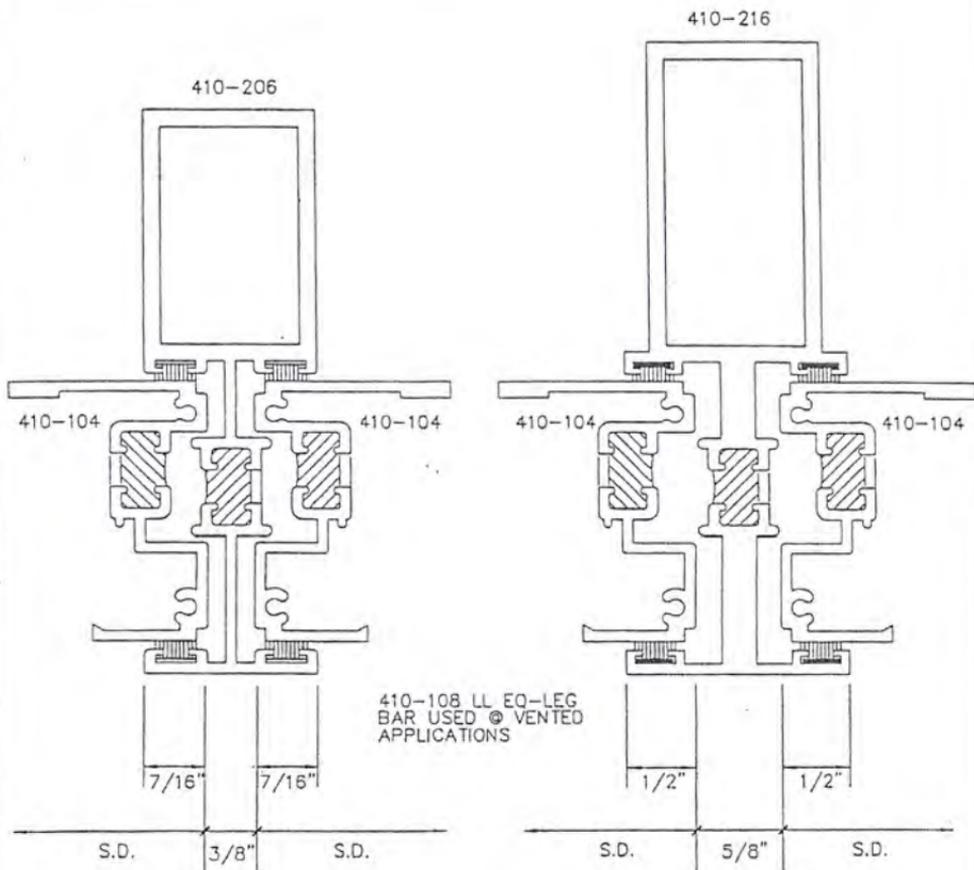
410-207 HORIZONTAL

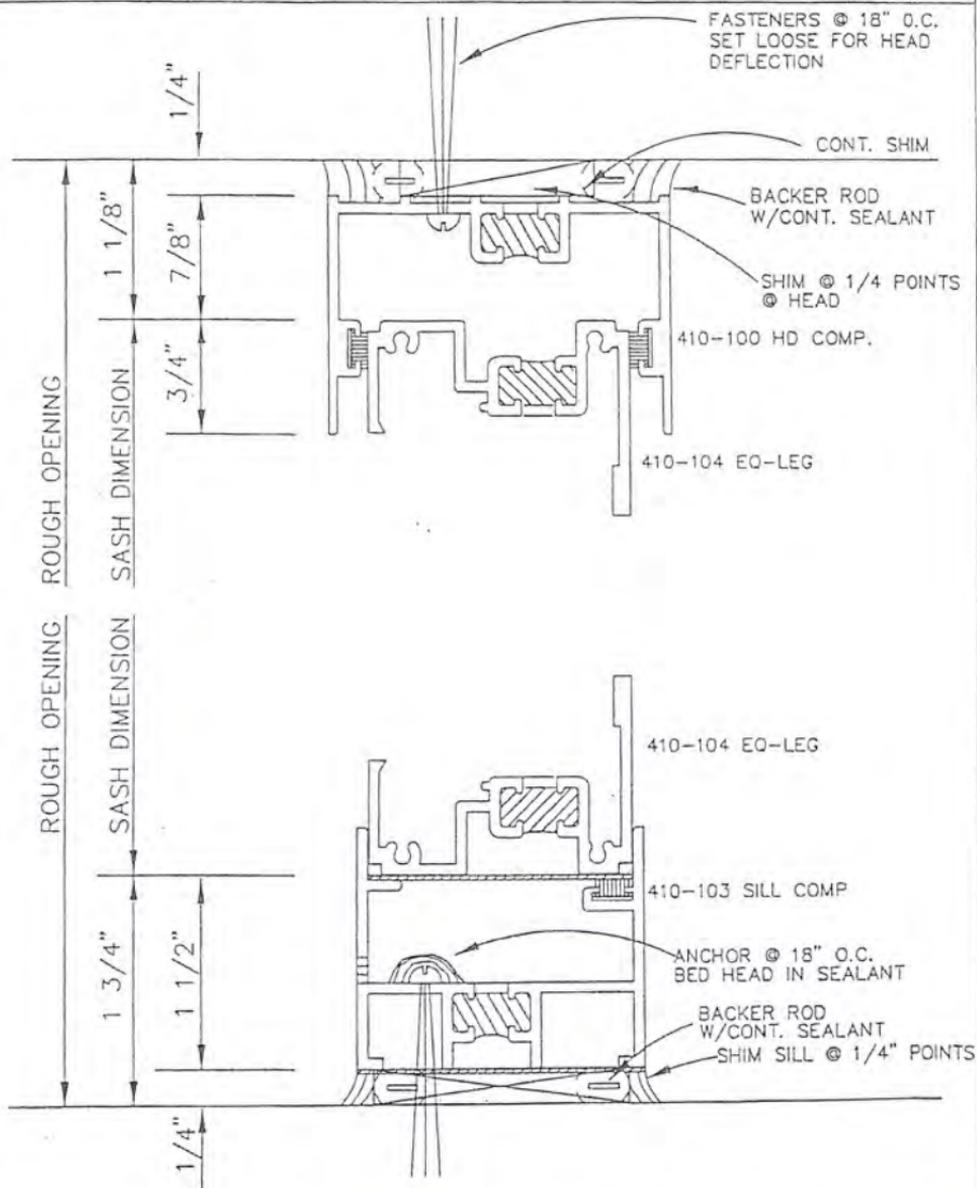


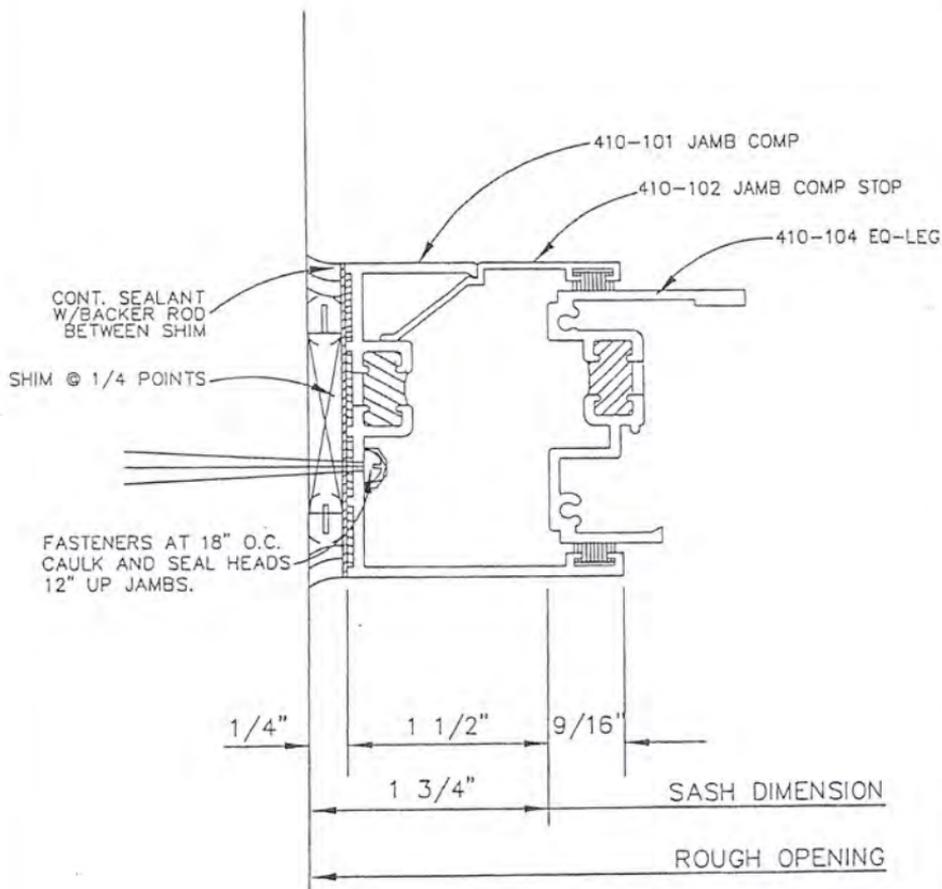
410-108 LL EQ-LEG
 BAR USED @ VENTED
 APPLICATIONS

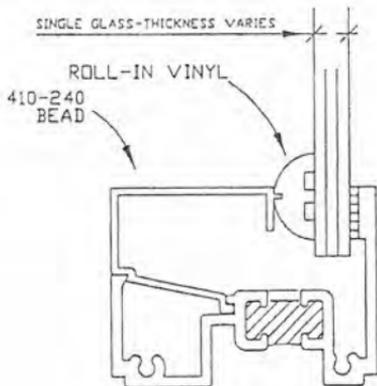
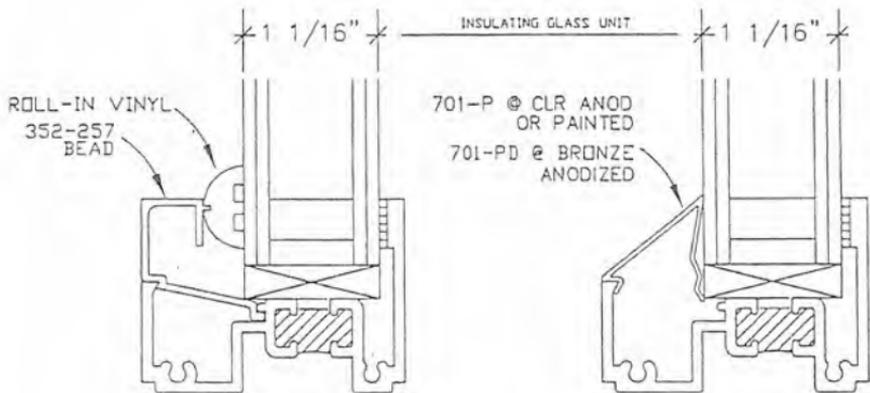


410-201 MULLION USED @ VERTICAL
 & HORIZONTAL APPLICATIONS









ANSI/AAMA/NWWDA 101/I.S.2-97 HG-60

GENERAL INFORMATION

Aluminum windows shall be Mercer 2.0 Series as manufactured by Mercer Industries, Inc., Beaverton, OR

MATERIAL

Window members shall be extruded aluminum sections of 6063T5 alloy and temper. Frame, ventilators, and mullion sections shall not be less than 2.0" deep, web thickness not less than 0.078", weathering members not less than 0.078" thick. (Can be specified in Thermal Break or Non-Thermal Break configurations)

CONSTRUCTION

Corners of frames and ventilators shall be coped and mechanically fastened together. Intersecting meeting rails shall be coped and mechanically fastened to the frame.

VENTILATORS

Ventilators shall be standard solid section. Double weatherstripping is standard. Windows shall be designed for extruded rectangular glazing bead. Roll formed slope glazing bead also available. Maximum standard vent size is 10 square feet. Consult your Mercer representative for restrictions on sizes greater than 10 sq ft.

HARDWARE

Side hinged casement and projected awning ventilators shall have Anderberg heavy duty slide shoe hardware. Egress hardware available for casement ventilators. All casement and awning ventilators shall be standard with white bronze US25 Simplex handles and strikes. Ventilators out of reach from floor shall have hardware suitable for pole operation. Roto operators available, consult your Mercer representative for restrictions and frame options.

ANODIZED FINISHES

Mercer Industries stocks a Class II (0.4 - 0.7 mils) commercial bronze which is a medium bronze tone. Class I (0.7 mils or more) finishes and clear, other bronze tones, black, and special colors are available. A sample may be required for matching, consult your Mercer representative for more information.

PAINTED FINISHES

Painted finishes available in sixteen (16) standard "DURACRON" thermoset coatings meeting AAMA 2603-98 specifications. Also available in high performance paints meeting AAMA 2604-98 and 2605-98 specifications. Contact your Mercer representative for more information on these painted finishes.

UNFINISHED

Mill finish is available if specified in non thermal break configuration only.



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