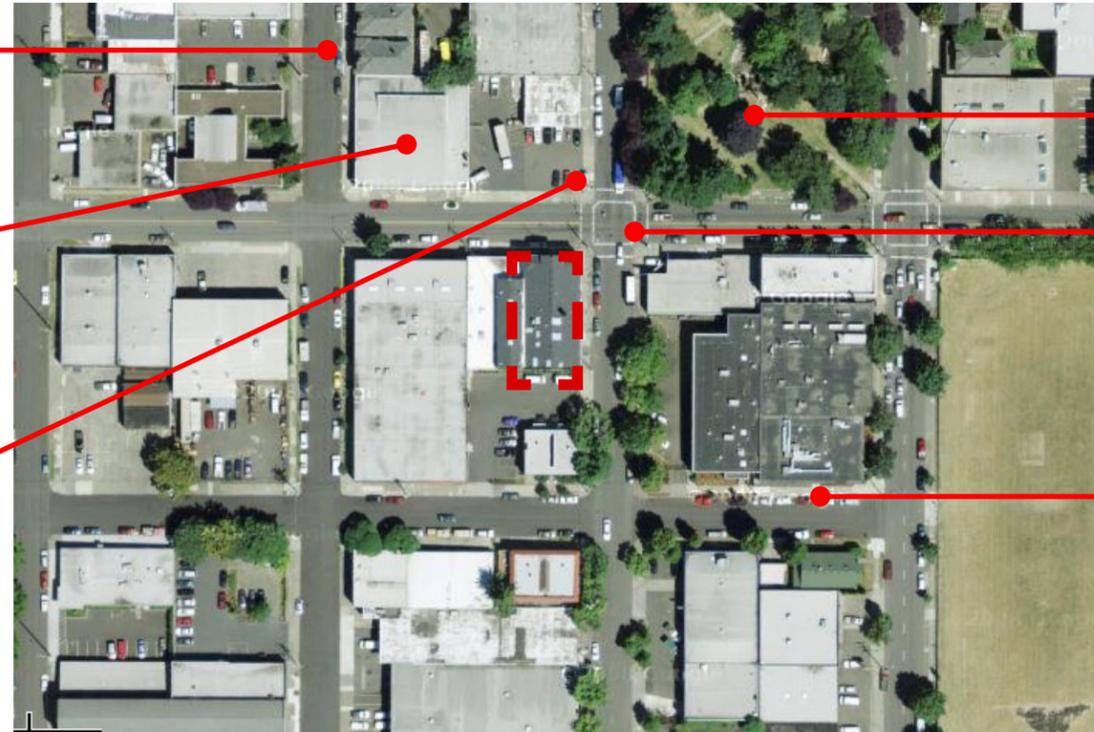


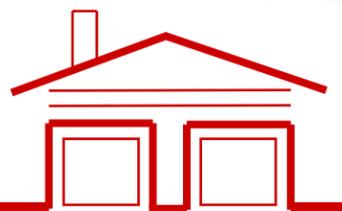


Current Name Building: Fire House No. 7
 Original Name: Fire Station No. 7
 Street Address & City: 1036 SE Stark, Portland, OR
 Date of Construction: 1927
 Architects: Lee Gray Holden
 Style: Early Modern-Byzantine
 Historic Status: National Register of Historic Places
 Construction Type: Brick and Concrete
 Footprint Size: 5,000 sf
 Approximate Gross Square Footage: 10,000



South street view on SE 11th

PROJECT INFORMATION & SITE CONTEXT





Shape

Portland Fire Station No. 7 is a privately owned building on the National Register. It is composed of a concrete foundation, brick walls and asphalt roof. It is located on the western corner of the block and is 100'-0" x 50'-0" in footprint. The north elevation is divided into three bays and the first floor has two sectional garage doors and two additional sectional doors are on the end bays on the east facade. The bays are divided by concrete pilasters with recessed panels.



Roof

The asphalt roof takes the form of a low gable roof. The northern facade has a central stuccoed gable dormer. There are small hip extensions. The roof contains six skylights that penetrate into the interior spaces. It also has a red brick chimney, a flagpole and ducts that protrude out. The southern end of the gable roof rises as a stepped parapet.



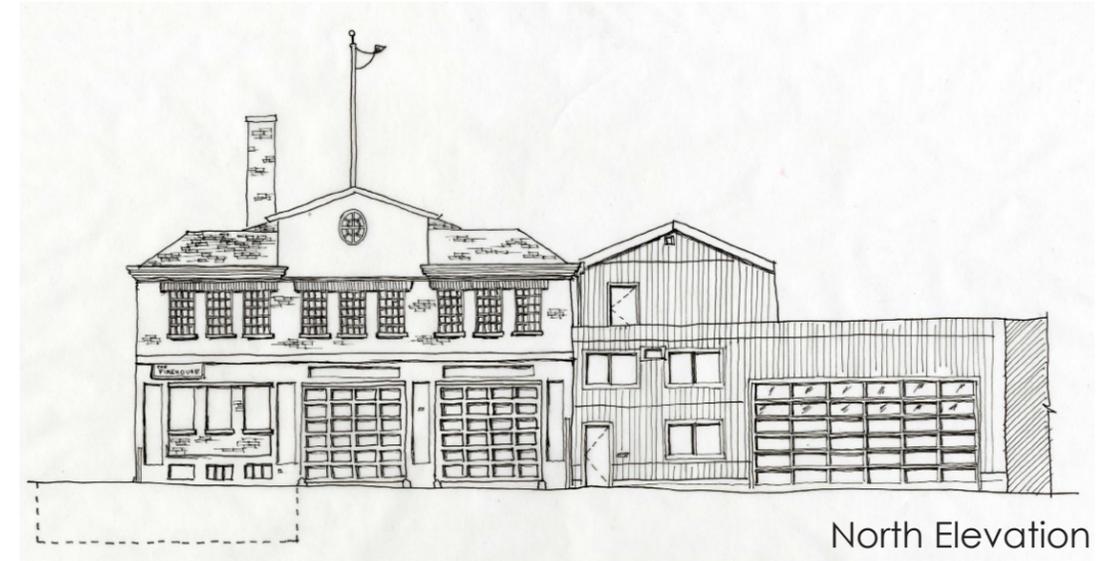
Trim & Material

The building has a concrete foundation with a full basement and the walls are made of concrete sections and combed brick laid in a common bond. The concrete forms define the north and east facades of the building as they divide the faces into bays in which the sectional doors and windows reside. The trim is slightly ornate with a heavier base and lintels. In addition, a concrete belt course divides the first and second levels. The second floor also has three bays that follow the lines of the first level, in which multi-paned casements are placed between each bay.

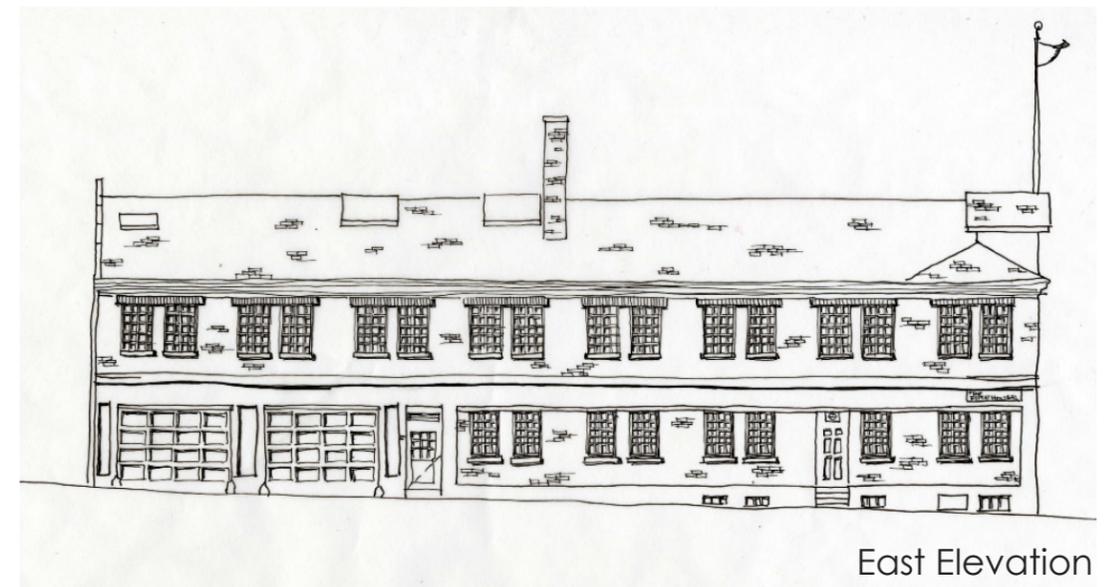


Opening

The facade is punched with multi-pane casement windows. In there center, below the stuccoed gable dormer has a six-over-six double-hung sash oval window with multi-panes. Only some of the original metal windows remain and others have been replaces with single-pane aluminum windows. The original windows are comprised of panes of glass in the casements with wire mesh within. All of the windows have concrete sills and contrast with the red brick surface. Above each window on the second level are red tile hoods held at each end by corbelled brick supports.

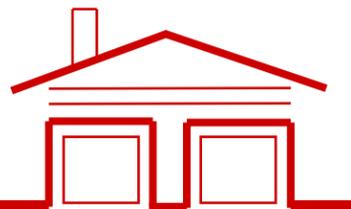


North Elevation



East Elevation

ARCHITECTURAL CHARACTER - EXTERIOR

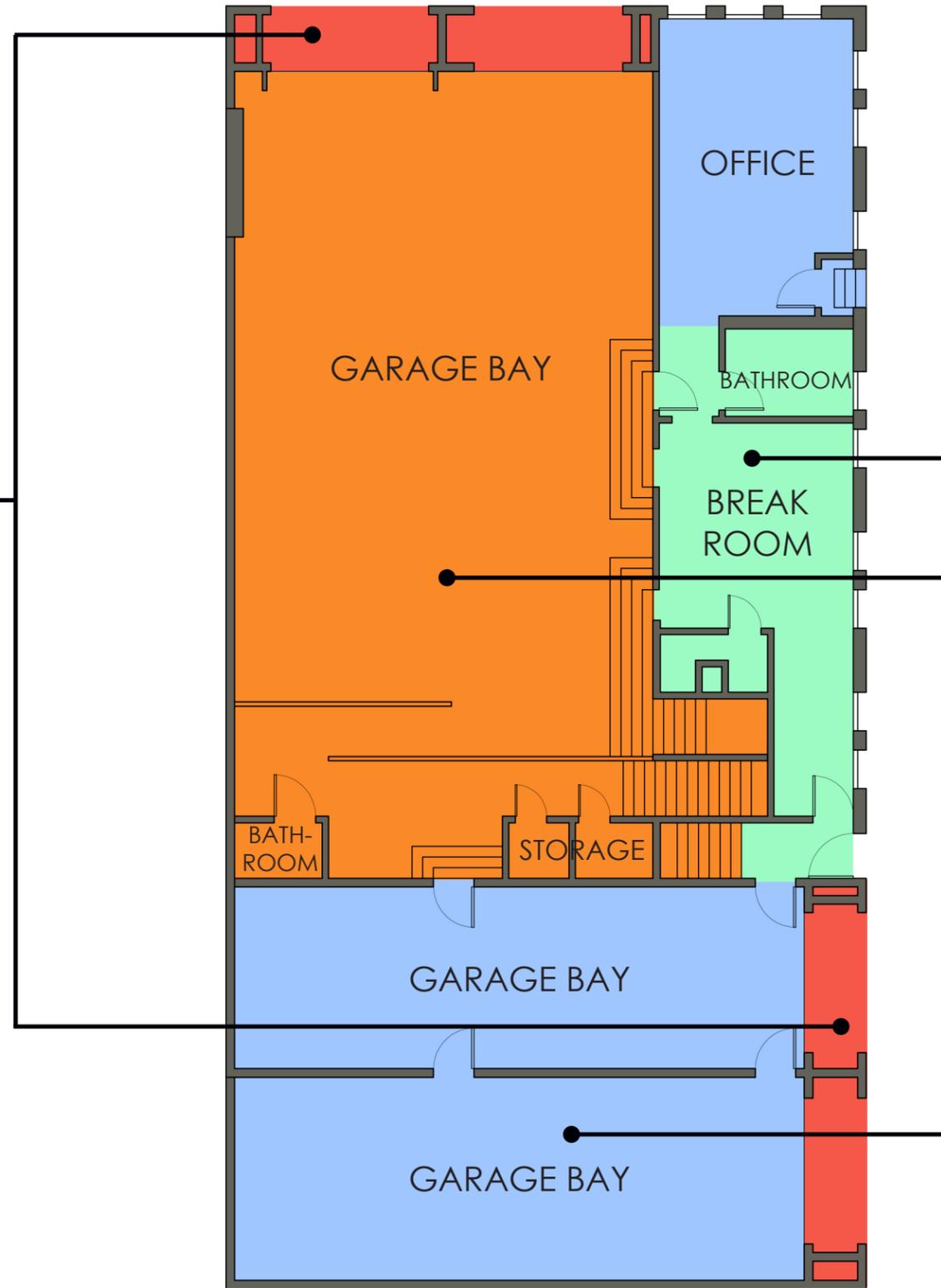




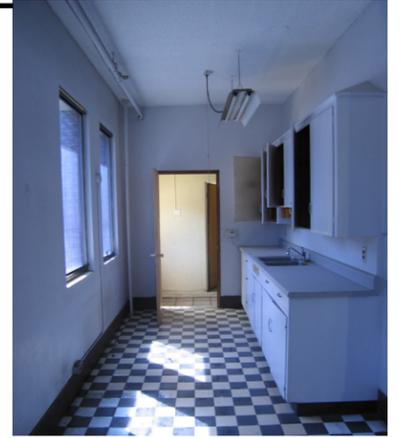
Recessed doorways create 4'x15' covered areas that highlight all the garage doors and bay entrances and provide opportunities for interaction between the interior and exterior.



1st FLOOR PLAN 



A break room connects the major garage bay to the stairs. The room is elevated above the garage due to the topography change of the site. The brick walls have been covered by drywalls while the concrete floor has been covered with vinyl flooring.



The largest garage bay is a column-free 30'x60' space with exposed ceiling beams and concrete floor. Portions of the brick wall has been covered with white boards. A distinctive blue stripe lines the east and west walls.



ARCHITECTURAL CHARACTER & PRESERVATION PLAN - INTERIOR

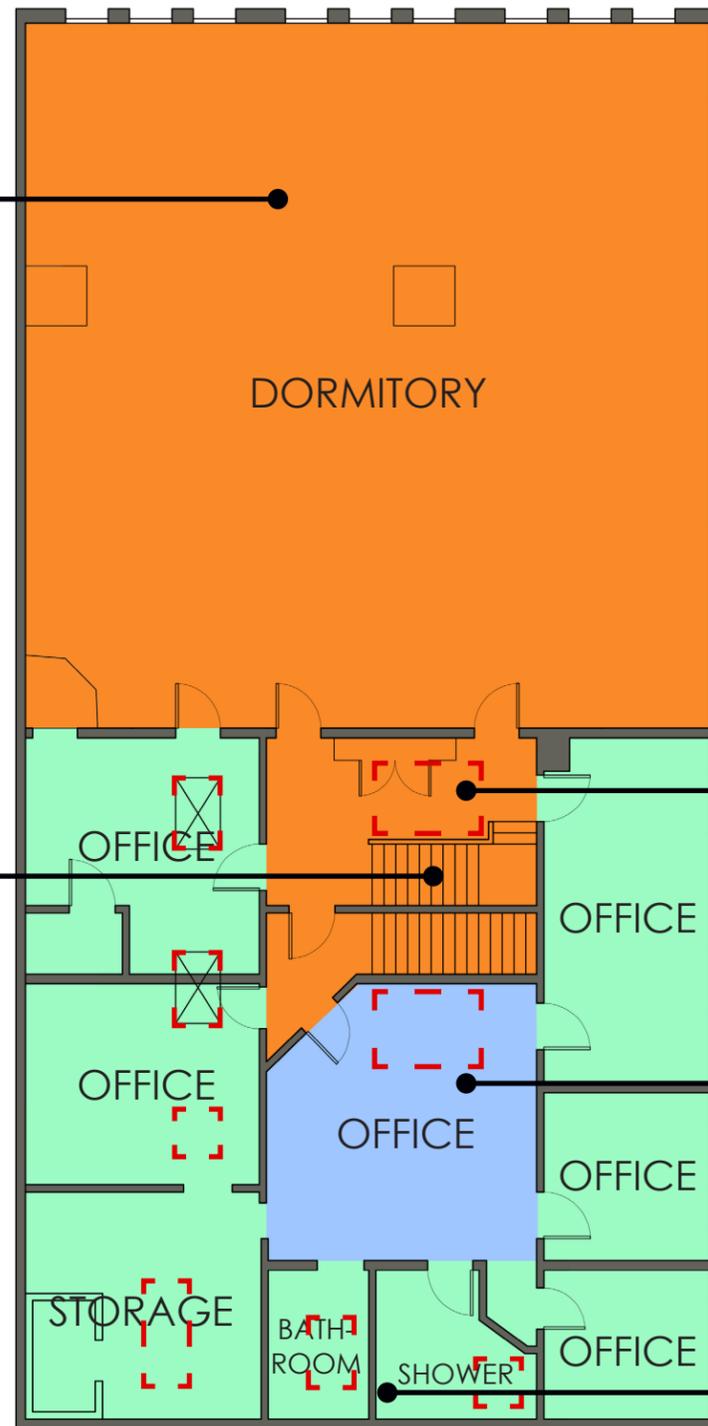




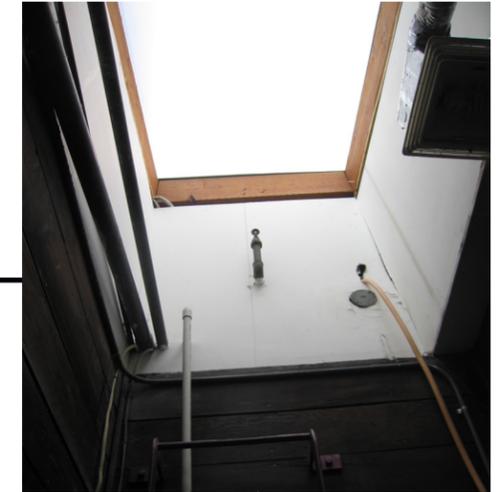
50% of the second floor is devoted to living space. The original ceiling finish and windows remain. There are three booths that enclose the firemen poles.



The original stair banisters made of wood with metal railings remain in good condition.



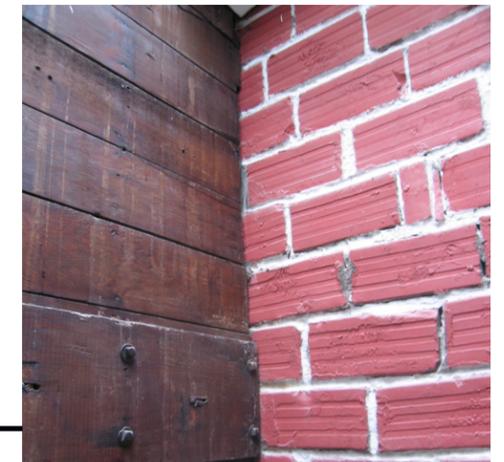
Distinctive features include the numerous skylights that allow daylight to filter into the offices, stairwell, and bathrooms.



A generous space adjacent to the stairwells provides access to the rooms along the exterior wall and serves as a central gathering place.

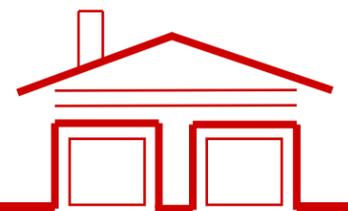


The original exterior brick wall and wooden partition walls of the shower room remain in good condition. The space is generously daylit by a skylight.



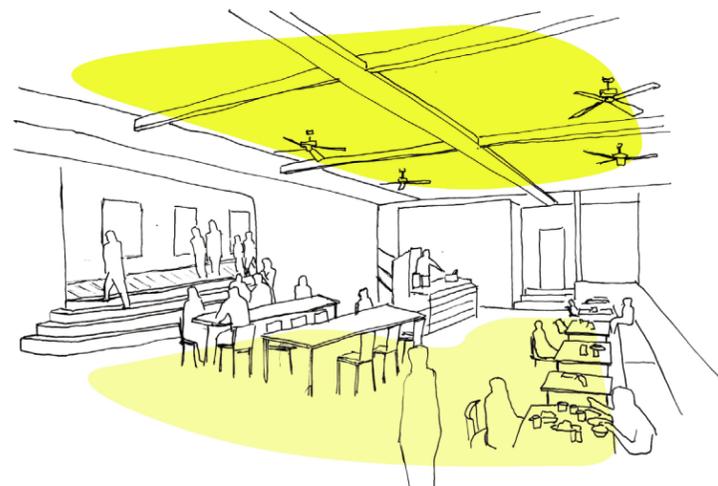
2nd FLOOR PLAN

ARCHITECTURAL CHARACTER & PRESERVATION PLAN - INTERIOR



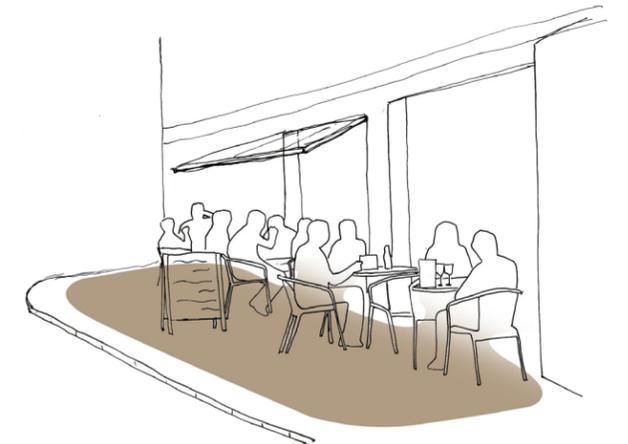
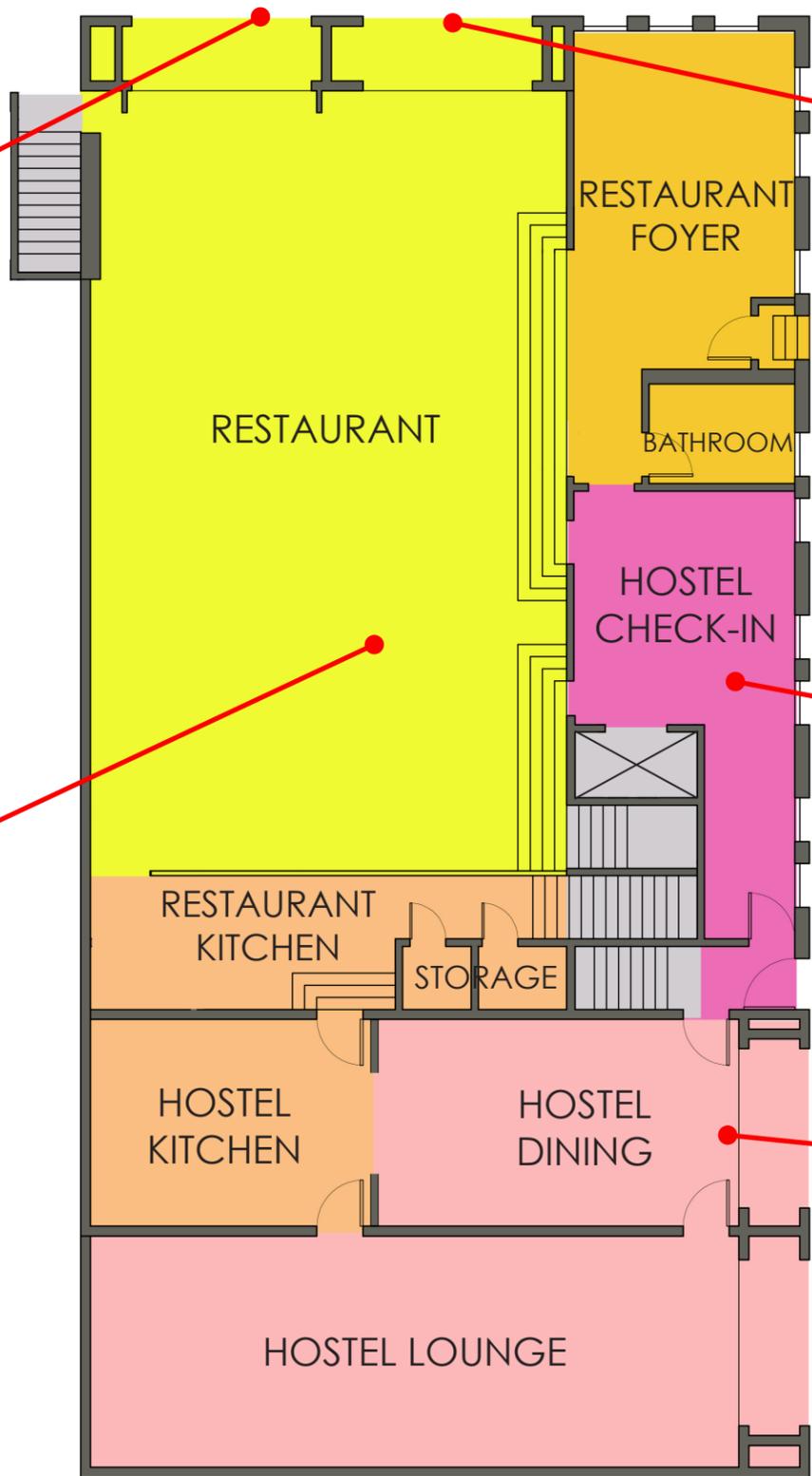


Opening to street - Garage doors and recessed spaces will be retained and restored as part of new restaurant that engages the street.

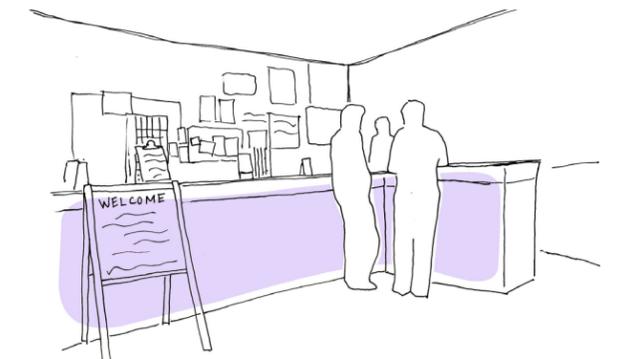


Restaurant - Ceiling beams and original fans will be retained and restored in the main indoor restaurant space. The restaurant kitchen and hostel kitchen share mechanical services.

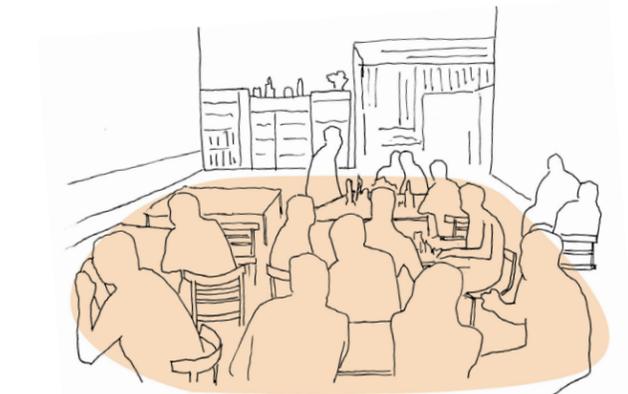
1st FLOOR PLAN 



Sidewalk tables - Restaurant tables that spill onto the street serve as transition between indoor and outdoor.



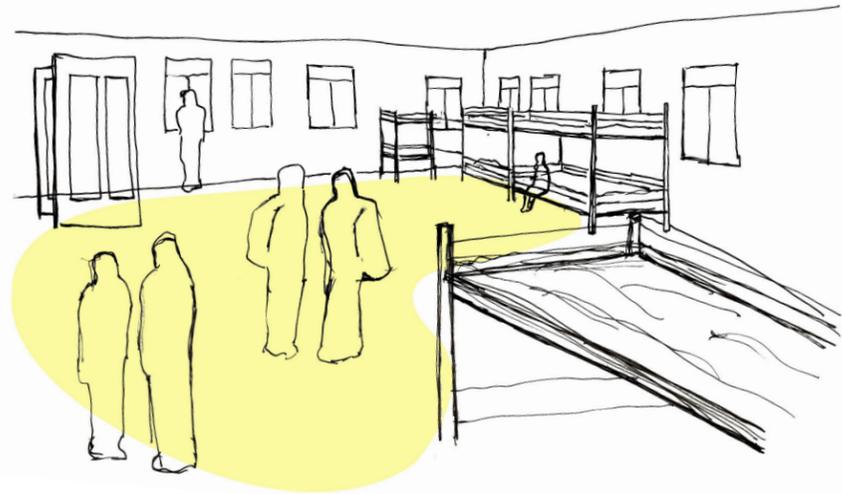
Hostel check-in area - The existing kitchen will be rehabilitated to accommodate hostel check-in services.



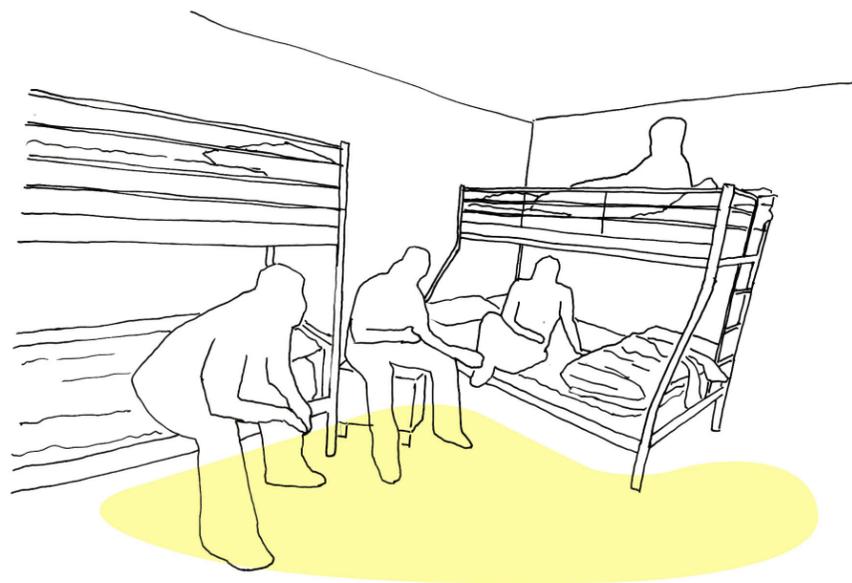
Hostel common dining - The former garage space is rehabilitated into a common dining area for hostel residents.

NEW PROGRAM PROPOSAL - RESTAURANT & HOSTEL

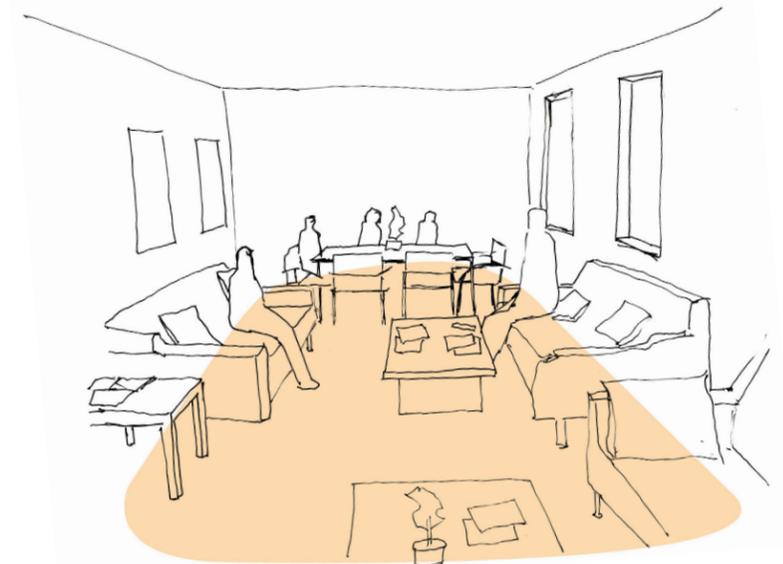
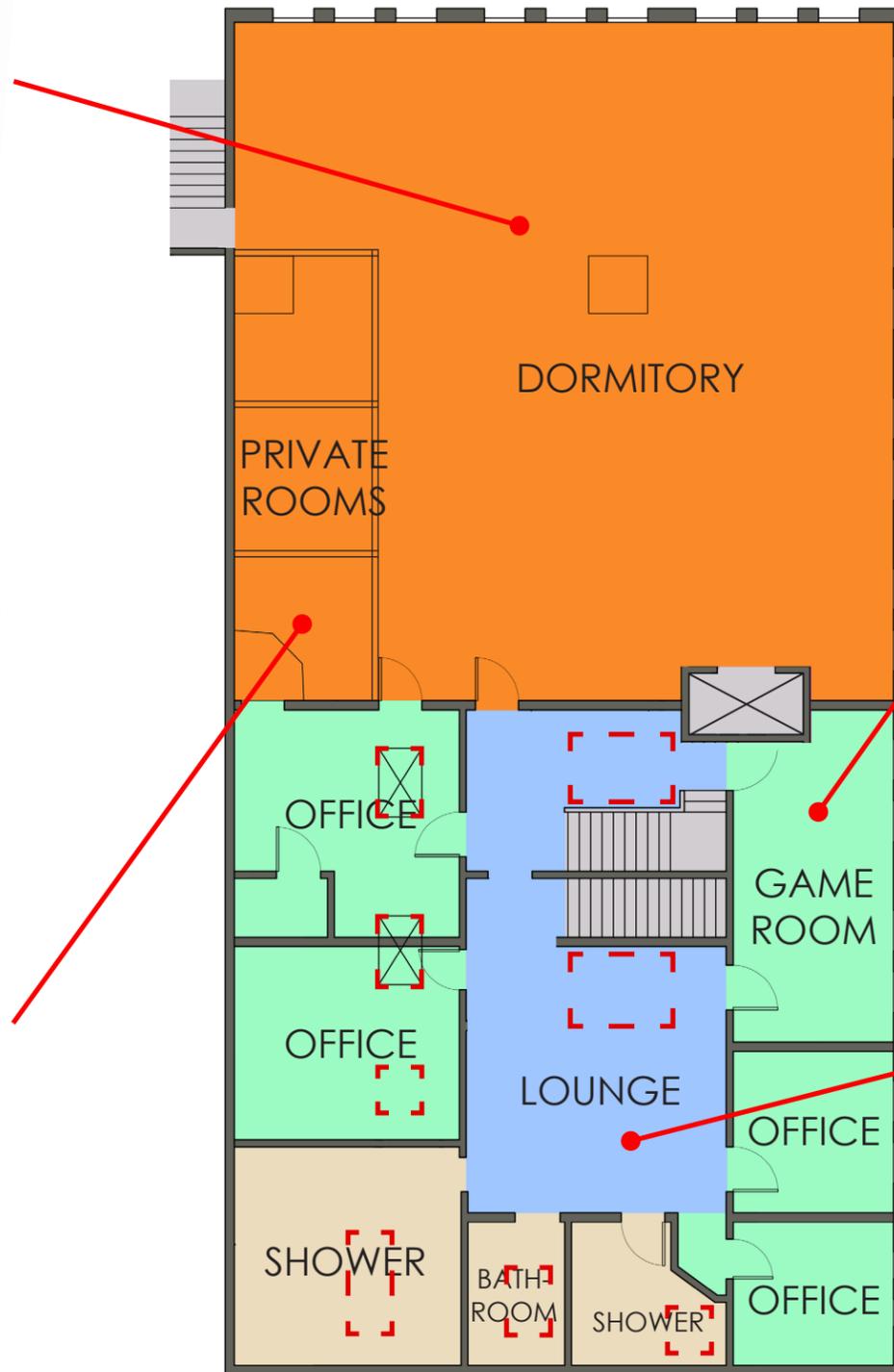




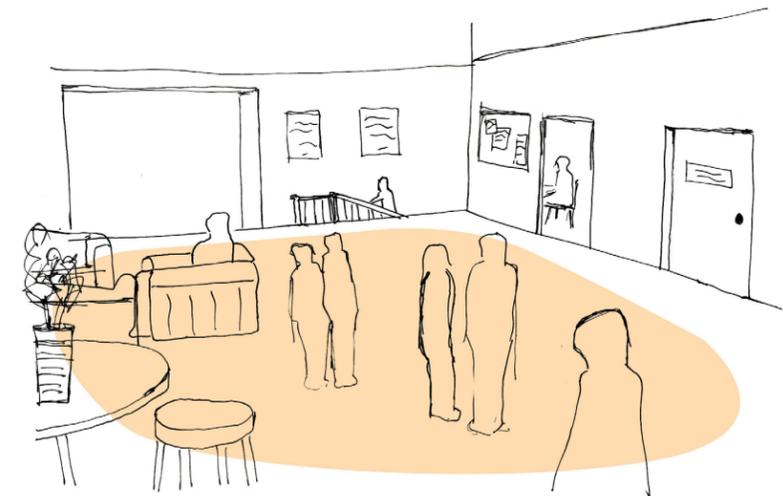
Dormitory - The former dormitory will retain its function as a new dormitory for the hostel. Ceiling beams will be restored to their original condition and non-original partition walls will be removed to create an open floor plan.



Private rooms - New private rooms will be partitioned along the west wall. The ceiling and floor will be identical to those of the dormitory space.



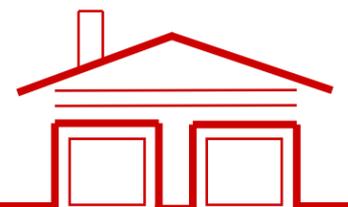
Game room - The former office space will be rehabilitated into a game room for hostel residents. The existing windows provide good daylight into the room. All walls, ceiling, and floor materials will be retained.



Lounge - Non-original partition walls will be removed to create a large lounge area adjacent to the stairs. Carpet will be removed to reveal the original flooring. Large skylights provide generous daylight for the space.

2nd FLOOR PLAN 

NEW PROGRAM PROPOSAL - RESTAURANT & HOSTEL

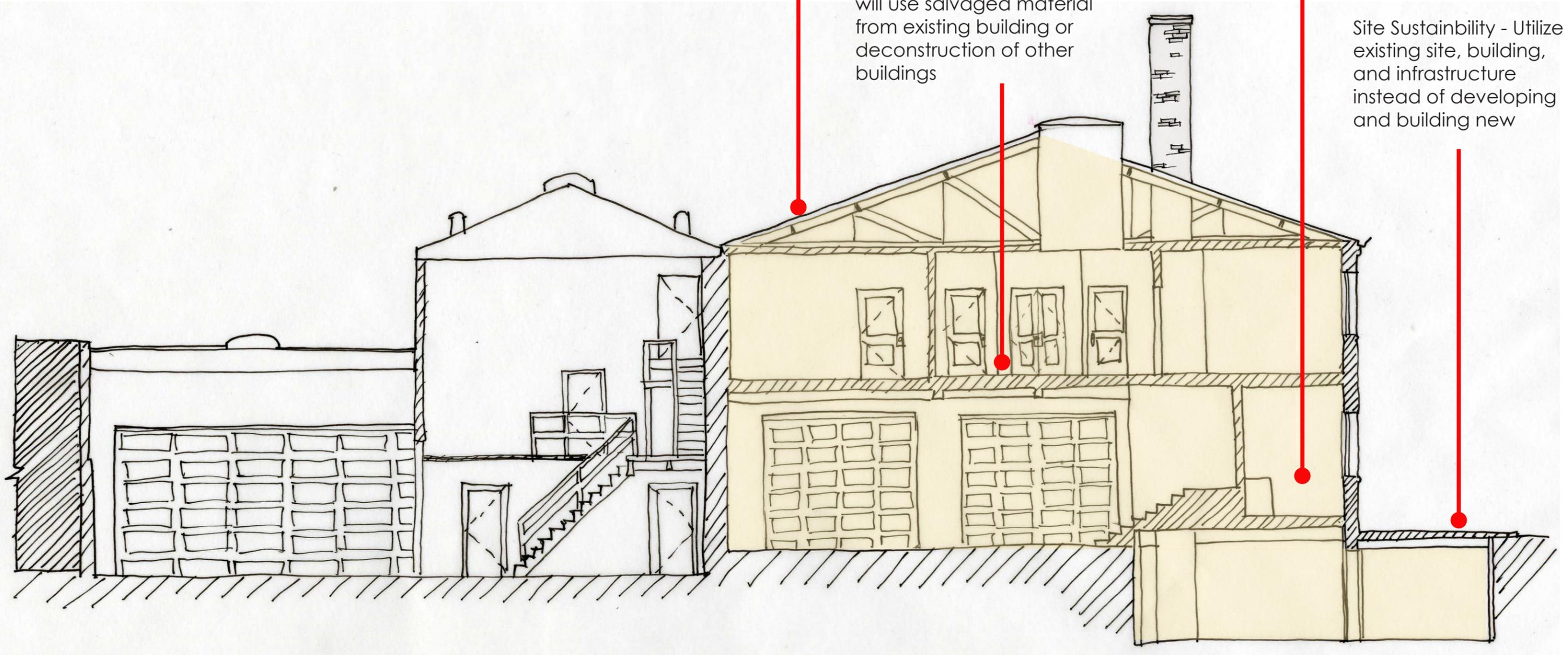


Building Reuse - All existing exterior walls and roof retained

Water Use Reduction - Dual flush toilets, ultra low flow urinal, showerhead, and faucets will be installed

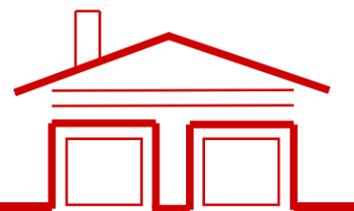
Material Reuse - New wall framing and wood furniture will use salvaged material from existing building or deconstruction of other buildings

Site Sustainability - Utilize existing site, building, and infrastructure instead of developing and building new



Cross Section

NEW PROGRAM PROPOSAL - KEY SUSTAINABILITY ITEMS





LEED for New Construction v 2.2
Registered Project Checklist

Project Name: Fire Station No. 7

Project Address: 1036 SE Stark Street, Portland, OR

Yes	?	No	Project Totals (Pre-Certification Estimates)			
56	3	0	69 Points			
PLATINUM			Certified: 26-32 points	Silver: 33-38 points	Gold: 39-51 points	Platinum: 52-69 points

Yes	?	No	Sustainable Sites			14 Points
9	1	0				
Yes			Prereq 1	Construction Activity Pollution Prevention	Required	
1			Credit 1	Site Selection	1	
1			Credit 2	Development Density & Community Connectivity	1	
		0	Credit 3	Brownfield Redevelopment	1	
1			Credit 4.1	Alternative Transportation , Public Transportation	1	
1			Credit 4.2	Alternative Transportation , Bicycle Storage & Changing Rooms	1	
1	0		Credit 4.3	Alternative Transportation , Low-Emitting & Fuel Efficient Vehicles	1	
1			Credit 4.4	Alternative Transportation , Parking Capacity	1	
			Credit 5.1	Site Development , Protect or Restore Habitat	1	
0	1		Credit 5.2	Site Development , Maximize Open Space	1	
1			Credit 6.1	Stormwater Design , Quantity Control	1	
1			Credit 6.2	Stormwater Design , Quality Control	1	
	0	0	Credit 7.1	Heat Island Effect , Non-Roof	1	
	0	0	Credit 7.2	Heat Island Effect , Roof	1	
1			Credit 8	Light Pollution Reduction	1	

Yes	?	No	Water Efficiency			5 Points
5						
1			Credit 1.1	Water Efficient Landscaping , Reduce by 50%	1	
1			Credit 1.2	Water Efficient Landscaping , No Potable Use or No Irrigation	1	
1			Credit 2	Innovative Wastewater Technologies	1	
1			Credit 3.1	Water Use Reduction , 20% Reduction	1	
1			Credit 3.2	Water Use Reduction , 30% Reduction	1	



LEED for New Construction v 2.2
Registered Project Checklist

Yes	?	No	Energy & Atmosphere			17 Points
12						
Yes			Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required	
Yes			Prereq 1	Minimum Energy Performance	Required	
Yes			Prereq 1	Fundamental Refrigerant Management	Required	
*Note for EAc1: All LEED for New Construction projects registered after June 26, 2007 are required to achieve at least two (2) points.						
5			Credit 1	Optimize Energy Performance	1 to 10	
			Credit 1.1	10.5% New Buildings / 3.5% Existing Building Renovations	1	
			Credit 1.2	14% New Buildings / 7% Existing Building Renovations	2	
			Credit 1.3	17.5% New Buildings / 10.5% Existing Building Renovations	3	
			Credit 1.4	21% New Buildings / 14% Existing Building Renovations	4	
			Credit 1.5	24.5% New Buildings / 17.5% Existing Building Renovations	5	
			Credit 1.6	28% New Buildings / 21% Existing Building Renovations	6	
			Credit 1.7	31.5% New Buildings / 24.5% Existing Building Renovations	7	
			Credit 1.8	35% New Buildings / 28% Existing Building Renovations	8	
			Credit 1.9	38.5% New Buildings / 31.5% Existing Building Renovations	9	
			Credit 1.10	42% New Buildings / 35% Existing Building Renovations	10	
3			Credit 2	On-Site Renewable Energy	1 to 3	
			Credit 2.1	2.5% Renewable Energy	1	
			Credit 2.2	7.5% Renewable Energy	2	
			Credit 2.3	12.5% Renewable Energy	3	
1			Credit 3	Enhanced Commissioning	1	
1			Credit 4	Enhanced Refrigerant Management	1	
1			Credit 5	Measurement & Verification	1	
1			Credit 6	Green Power	1	



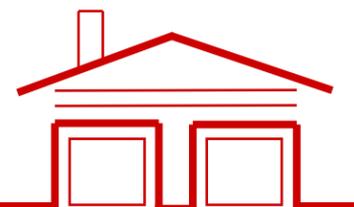
LEED for New Construction v 2.2
Registered Project Checklist

Yes	?	No	Materials & Resources			13 Points
13		0				
Yes			Prereq 1	Storage & Collection of Recyclables	Required	
1			Credit 1.1	Building Reuse , Maintain 75% of Existing Walls, Floors & Roof	1	
1		0	Credit 1.2	Building Reuse , Maintain 95% of Existing Walls, Floors & Roof	1	
1			Credit 1.3	Building Reuse , Maintain 50% of Interior Non-Structural Elements	1	
1			Credit 2.1	Construction Waste Management , Divert 50% from Disposal	1	
1			Credit 2.2	Construction Waste Management , Divert 75% from Disposal	1	
1			Credit 3.1	Materials Reuse , 5%	1	
1			Credit 3.2	Materials Reuse , 10%	1	
1			Credit 4.1	Recycled Content , 10% (post-consumer + 1/2 pre-consumer)	1	
1			Credit 4.2	Recycled Content , 20% (post-consumer + 1/2 pre-consumer)	1	
1			Credit 5.1	Regional Materials , 10% Extracted, Processed & Manufactured	1	
1			Credit 5.2	Regional Materials , 20% Extracted, Processed & Manufactured	1	
1			Credit 6	Rapidly Renewable Materials	1	
1			Credit 7	Certified Wood	1	

Yes	?	No	Indoor Environmental Quality			15 Points
14	1					
Yes			Prereq 1	Minimum IAQ Performance	Required	
Yes			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	
1			Credit 1	Outdoor Air Delivery Monitoring	1	
1			Credit 2	Increased Ventilation	1	
1			Credit 3.1	Construction IAQ Management Plan , During Construction	1	
1			Credit 3.2	Construction IAQ Management Plan , Before Occupancy	1	
1			Credit 4.1	Low-Emitting Materials , Adhesives & Sealants	1	
1			Credit 4.2	Low-Emitting Materials , Paints & Coatings	1	
1			Credit 4.3	Low-Emitting Materials , Carpet Systems	1	
1			Credit 4.4	Low-Emitting Materials , Composite Wood & Agrifiber Products	1	
1			Credit 5	Indoor Chemical & Pollutant Source Control	1	
1			Credit 6.1	Controllability of Systems , Lighting	1	
1			Credit 6.2	Controllability of Systems , Thermal Comfort	1	
1			Credit 7.1	Thermal Comfort , Design	1	
1			Credit 7.2	Thermal Comfort , Verification	1	
1			Credit 8.1	Daylight & Views , Daylight 75% of Spaces	1	
	1		Credit 8.2	Daylight & Views , Views for 90% of Spaces	1	

Yes	?	No	Innovation & Design Process			5 Points
3	1	0				
1	1		Credit 1.1	Innovation in Design: Education	1	
1		0	Credit 1.2	Innovation in Design: Green housekeeping	1	
		0	Credit 1.3	Innovation in Design: Provide Specific Title	1	
		0	Credit 1.4	Innovation in Design: Provide Specific Title	1	
1			Credit 2	LEED Accredited Professional	1	

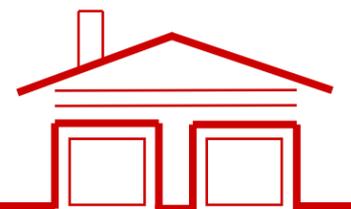
LEED NEW CONSTRUCTION PLATINUM CHECKLIST



Sustainable Sites		
1	Site Selection	Utilize existing site, building, and infrastructure instead of developing and building new
2	Development Density & Community Connectivity	Restoring ground floor storefronts and storefront activity contributes to urban regeneration of neighborhood
4.1	Alternative Transportation, Public Transportation	Site is located across the street from Tri-Met bus stop. Bus schedules will be provided to encourage usage.
4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	In addition to providing bicycle storage and changing rooms, bicycles will be purchased for shared use.
4.3	Alternative Transportation, Low-Emitting & Fuel Efficient Vehicles	Shared low-emitting & fuel efficient vehicles will be available for rental
4.4	Alternative Transportation, Parking Capacity	Provided in back parking lot
6.1	Stormwater Design, Quantity Control	Stormwater will be managed onsite and infrastructure shared with St. Francis Park across the street
6.2	Stormwater Design, Quality Control	Francis Park across the street
8	Light Pollution Reduction	No exterior lights except for emergency lighting
Water Efficiency		
1.1	Water Efficient Landscaping, Reduce by 50%	No landscaping onsite; instead, use of St. Francis Park across the street will be encouraged
1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	
2	Innovative Wastewater Technologies	Wastewater will be treated onsite in the basement
3.1	Water Use Reduction, 20% Reduction	Dual flush toilets, ultra low flow urinal, showerhead, and faucets will be installed
3.2	Water Use Reduction, 30% Reduction	
Energy & Atmosphere		
1.5	17.5% Existing Building Renovations	New mechanical equipment will be installed in the attic, including high-efficiency HVAC and gas units.
2.3	12.5% Renewable Energy	
3	Enhanced Commissioning	Commissioning agent will be hired
4	Enhanced Refrigerant Management	Refrigerant will be stored onsite and sent for professional treatment
5	Measurement & Verification	Energy modeling will be used throughout construction. Post Occupancy Evaluation will be conducted to verify energy results with assumptions.
6	Green Power	100% green power purchased from wind, geothermal, and low impact hydroelectric
Materials & Resources		
1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	All existing exterior walls and roof retained
1.2	Building Reuse, Maintain 95% of Existing Walls, Floors & Roof	
1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	
2.1	Construction Wasted Management, Divert 50% from Disposal	Construction waste will be recycled, reused, or donated
2.2	Construction Wasted Management, Divert 75% from Disposal	
3.1	Materials Reuse, 5%	New wall framing will use salvaged material from existing building or deconstruction of other buildings
3.2	Materials Reuse, 10%	
4.1	Recycled Content, 10%	Work closely with construction material manufacturers to maintain level of recycled content
4.2	Recycled Content, 20%	
5.1	Regional materials, 10% Extracted, Processed & Manufactured	Purchase lumber and other construction material from local manufacturers
5.2	Regional materials, 20% Extracted, Processed & Manufactured	

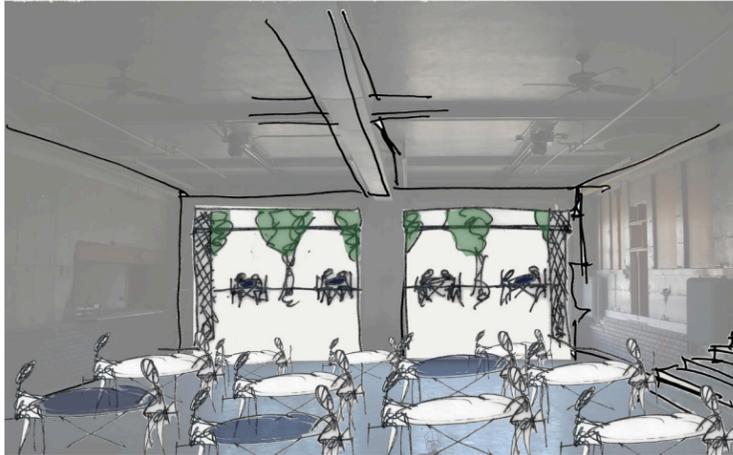
6	Rapidly Renewable Materials	Work closely with construction material manufacturers to use rapidly renewable materials
7	Certified Wood	FSC certified structural plywood will be used
Indoor Environmental Quality		
1	Outdoor Air Delivery Monitoring	Monitoring will be installed and regularly monitored
2	Increased Ventilation	Increased fresh air ventilation from open ground floor storefronts
3.1	Construction IAQ Management Plan, During Construction	Will work with contractors to provide management plan
3.2	Construction IAQ Management Plan, Before Occupancy	
4.1	Low-Emitting Materials, Adhesives & Sealants	Work with manufacturers to ensure usage of low/no VOC paints, adhesives, sealants, and carpet
4.2	Low-Emitting Materials, Paints & Coatings	
4.3	Low-Emitting Materials, Carpet Systems	
4.4	Low-Emitting materials, Composite Wood & Agrifiber Products	Work with manufacturers to ensure usage of low-emitting composite wood and agrifiber products
5	Indoor Chemical & Pollutant Source Control	Indoor chemical and pollutants will be monitored
6.1	Controllability of Systems, Lighting	Install energy efficient light fixtures with daylight sensors that regulate uplight when adequate daylight is available, occupancy sensor that shuts off downlight when user is away, dimming ballasts that allow individuals to adjust light levels
6.2	Controllability of Systems, Thermal Comfort	Install thermal controls that regulate thermal comfort by program zones
7.1	Thermal Comfort, Design	Thermal comfort designed according to Portland climate
7.2	Thermal Comfort, Verification	Conduct post occupancy evaluation on thermal comfort and verify with ASHRAE standards
8.1	Daylight & Views, Daylight 75% of Spaces	Generous amount of windows provided on north and east facades
Innovation & Design Process		
1.1	Innovation in Design: Education	Comprehensive signage program and project manual will be created to inform occupants and visitors of the benefits of implemented measures and materials used.
1.2	Innovation in Design: Green Housekeeping	Comprehensive green housekeeping program using local, socially responsible, and ecologically aware company to provide cleaning service

LEED NEW CONSTRUCTION PLATINUM DESCRIPTION

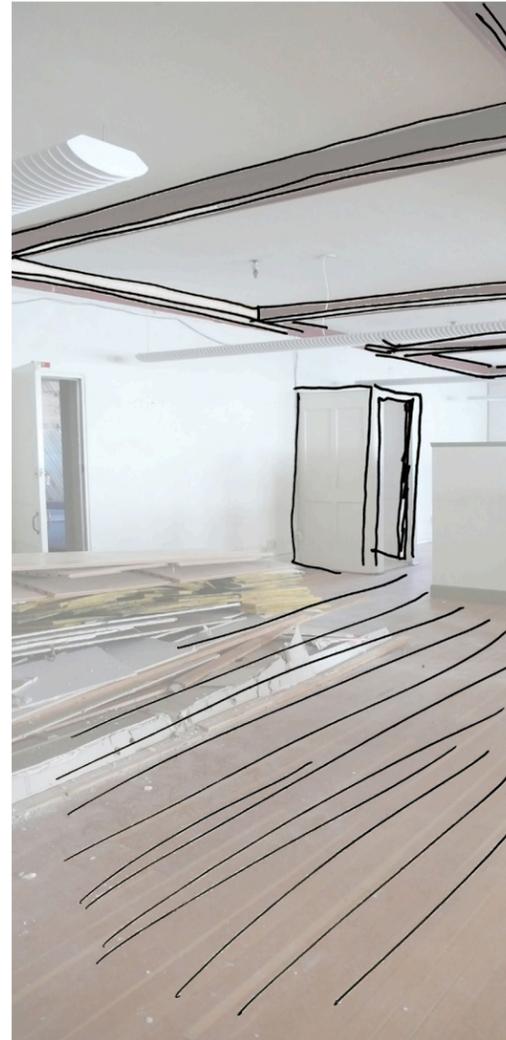




Spatial Flexibility - Existing



Spatial Flexibility - Proposed



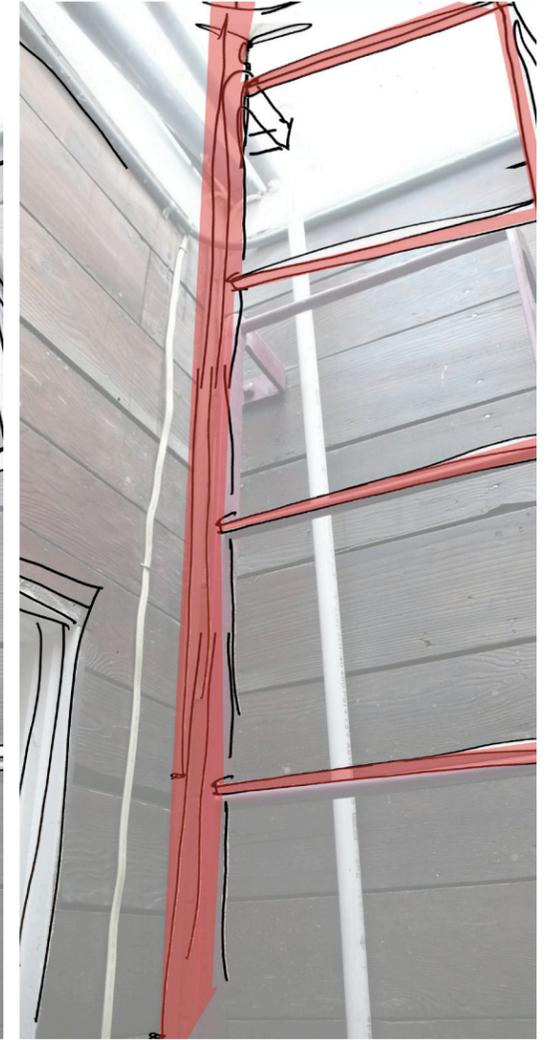
Material Reuse - Existing



Material Reuse - Proposed



Daylighting - Existing



Daylighting - Proposed

Spatial Flexibility

Spaces that can accommodate new programs without major changes to structure or introduction of new materials

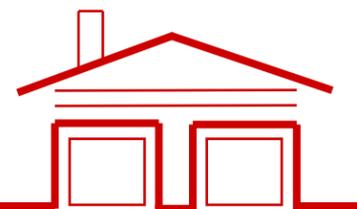
Material Reuse

Reusing wood from framing and floor to make new furniture

Daylighting

Placing major programs in spaces with existing skylights to take advantage of daylighting

PRESERVATION & LEED - SUPPORT





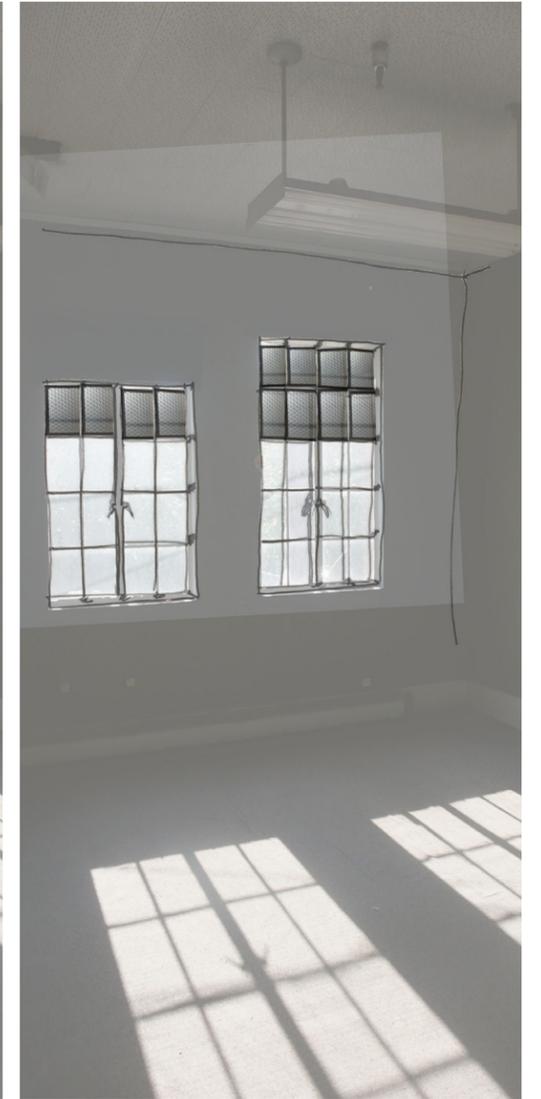
Open Space - Existing



Roof - Existing



Windows - Existing



Windows - Vision



Open Space - Vision



Roof - Vision

Open Space

New open spaces cannot be created without compromising existing building since the entire footprint of the site has been used

Roof

As a distinguishing feature of the building, the roof cannot be altered to accommodate sustainable strategies such as the installation of PV panels or new roofing materials that reflect sunlight

Windows

The patterned, single pane original windows are distinctive but not sustainable. Ideally, the glass panes should be replaced by low-e, high R-value glass that strengthens the thermal enclosure of the building envelope

PRESERVATION & LEED - CONFLICT

