

# DeSoto Building- Information & Historical Data



**LOCATION:** 720 NW Davis, Portland, OR

**SCOPE:** The building takes up a half a block along the Eastern edge of the Pearl District and the North park Blocks and the Western edge of Old Town. It was built in 1915 and 1916. This project encompasses the historic renovation of two adjoining buildings. The East building was once home to the DeSoto car dealership, while the west building, most recently occupied by Daisy Kingdom, fronts the North Park Blocks.

**ARCHITECTS:** LRS Architects designed improvements to the core and shell, upgraded seismic conditions to current code standards, adding entry canopies, repointing the exterior brickwork and creating a rooftop deck area. They also designed the main lobby, stair and corridor areas shared by the first and second floor tenants

**BUILDER:** R & H Construction **MEP ENGINEERS:** Glumac, Inc.

**STRUCTURAL:** Catana Consulting Engineers

**HISTORIC STATUS:** Historic Landmark Status

**BUILDING TYPE:** LRS' offices occupy the third floor, providing a consolidated home for the firm's current staff of 76.

**OWNERSHIP:** LRS joined with several art organizations to purchase the building, and consequently design improvements. The main lobby, stair and corridor areas are shared by the first and second floor co-owners. LRS is in the third floor with five established Portland art galleries occupying the retail street front: Augen, Froelick, Contemporary Crafts, Charles Hartman Fine Arts, and Blue Sky

**SIZE:** 58,000sf (LRS Offices 17,608sf at \$1,150,000)

**LEED RATING:** The LRS offices have been awarded a USBGC LEED Gold Certification for Commercial Interiors.

**DISCUSS PRESERVATION ASPECTS OF BUILDING AND HOW ADDRESSED:** As much of the existing building was preserved as possible in this reuse project. The design maximizes the use of existing materials found in the original building, salvaging beams and re-milling for the wall slat accents walls, and retaining the flywheel from the historic auto elevator as a design feature. The building has high ceilings, skylights and large windows that make it perfect for universal day lighting and views. In order to seismic ally upgrade the buildings, new internal shear walls were placed at the core of the floor plan, preserving maximum perimeter window access. Individual offices are at internal locations, and use glazing to provide privacy. The offices' conference room features rolling doors and curtain systems to provide configurations accommodating groups of five to 100.

## SOURCES:

Alison Titus, LRS Architect

DeSoto Building

[http://www.rhconst.com/portfolio/pdfs/Desoto\\_Building.pdf](http://www.rhconst.com/portfolio/pdfs/Desoto_Building.pdf)

LRS Office at the DeSoto

[http://www.lrsarchitects.com/PDFs/Sustainable\\_Desoto.pdf](http://www.lrsarchitects.com/PDFs/Sustainable_Desoto.pdf)

LRS Website

[http://www.lrsarchitects.com/EE/index.php/site/project\\_detail/4d](http://www.lrsarchitects.com/EE/index.php/site/project_detail/4d)

R&H Construction Portfolio

<http://www.rhconst.com/portfolio/projects.php?plD=648953>



# DeSoto Building- Sustainability Tactics

Cost Impact Report for Proposed LEED-CI Credits

39		18		Total Project Score		Possible Points		57	
Certified 21 to 26 points				Silver 27 to 31 points		Gold 32 to 41 points		Platinum 42 or 57	
<b>4</b>				<b>3</b>		<b>Sustainable Sites</b>		<b>Possible Points 7</b>	
Y	?	N							
1			3	Credit 1	Site Selection	3	Melissa Bagg	?	5/23/2007
1				Credit 2	Development Density & Community Connectivity	1	Jason Tand	None	4/27/2007
1				Credit 3.1	Alternative Transportation, Public Transportation Access	1	Jason Tand	None	1/4/2007
1				Credit 3.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1	Jason Tand	Minimal	1/4/2007
1				Credit 3.3	Alternative Transportation, Parking Availability	1	Jason Tand	None	1/4/2007
<b>2</b>				<b>Water Efficiency</b>		<b>Possible Points 2</b>			
1				Credit 3.1	Water Use Reduction, 20% Reduction	1	Glumac	Minimal	2/23/2007
1				Credit 3.2	Water Use Reduction, 30% Reduction	1	Glumac	Minimal	2/23/2007
<b>9</b>				<b>Energy &amp; Atmosphere</b>		<b>Possible Points 12</b>			
Y				Prereq 1	Fundamental Building Systems Commissioning		Glumac	\$6,500	11/7/2006
Y				Prereq 2	Minimum Energy Performance		Glumac	?	11/7/2006
Y				Prereq 3	CFC Reduction in HVAC&R Equipment		Glumac	None	11/13/2006
2		1		Credit 1.1	Optimize Energy Performance, Lighting Power	3	Glumac/ Mary Fitzpatri	Minimal	11/6/2006
1		1		Credit 1.2	Optimize Energy Performance, Lighting Controls	1	Glumac	Minimal	5/23/2007
1		1		Credit 1.3	Optimize Energy Performance, HVAC	2	Glumac/ Mary Fitzpatri	?	2/23/2007
2				Credit 1.4	Optimize Energy Performance, Equipment & Appliances	2	Mary Fitzpatrick	Minimal	1/4/2007
1				Credit 2	Enhanced Commissioning	1	Glumac/Trish	\$4,000	2/23/2007
2				Credit3	Energy Use, Measurement & Payment Accountability	2	Trish Nixon	?	5/23/2007
1				Credit 4	Green Power	1	Trish Nixon	\$2,535	5/23/2007
<b>8</b>				<b>Materials &amp; Resources</b>		<b>Possible Points 14</b>			
Y				Prereq 1	Storage & Collection of Recyclables		Janice	None	2/19/2007
1				Credit 1.1	Tenant Space, Long-Term Commitment	1	Trish Nixon	None	11/13/2006
1		1		Credit 1.2	Building Reuse, Maintain 40% of Non-structural components	1	Jennifer Wright	None	1/4/2007
1		1		Credit 1.3	Building Reuse, Maintain 60% of Non-structural components	1	Jennifer Wright	None	1/4/2007
1				Credit 2.1	Construction Waste Management, Divert 50% from Landfill	1	Contractor/Janice	None	11/13/2006
1				Credit 2.2	Construction Waste Management, Divert 75% from Landfill	1	Contractor/Janice	None	11/13/2006
1				Credit 3.1	Resource Reuse, Specify 5%	1	Jennifer Wright	Minimal	6/23/2006
1		1		Credit 3.2	Resource Reuse, Specify 10%	1	Jennifer Wright	Minimal	6/23/2006
1				Credit 3.3	Resource Reuse, 30% Furniture & Furnishings	1	Jennifer Wright	?	11/13/2006
1				Credit 4.1	Recycled Content, 10% (post-consumer + 1/2 post-industrial)	1	Anne Stende	Minimal	6/23/2006
1				Credit 4.2	Recycled Content, Specify 20% (post-consumer + 1/2 post-industrial)	1	Anne Stende	Minimal	6/23/2006
1				Credit 5.1	Regional Materials, 20% Manufactured Regionally	1	Jay Fesler	Minimal	2/23/2007
1				Credit 5.2	Regional Materials, 10% Manufactured & Harvested Regionally	1	Jay Fesler	Minimal	2/23/2007
1				Credit 6	Rapidly Renewable Materials	1	NA	?	2/19/2007
1				Credit 7	Certified Wood	1	Trish Nixon	?	5/23/2007
<b>11</b>				<b>Indoor Environmental Quality</b>		<b>Possible Points 17</b>			
Y				Prereq 1	Minimum IAQ Performance		Glumac	None	11/13/2006
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control		Trish Nixon	None	5/23/2007
1				Credit 1	Outdoor Air Delivery Monitoring	1	Glumac	?	2/23/2007
1		1		Credit 2	Increased Ventilation	1	Glumac	NA	2/19/2007
1				Credit 3.1	Construction IAQ Management Plan, During Construction	1	Contractor/Monica	Minimal	5/23/2007
1		1		Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1	Contractor/Monica	\$3,000	5/23/2007
1				Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1	Michael Jones	None	8/23/2006
1				Credit 4.2	Low-Emitting Materials, Paints & Coatings	1	Michael Jones	None	8/23/2006
1				Credit 4.3	Low-Emitting Materials, Carpeting Systems	1	Michael Jones	Minimal	8/23/2006
1				Credit 4.4	Low-Emitting Materials, Composite Wood & Laminate Adhesives	1	Michael Jones	Minimal	8/23/2006
1				Credit 4.5	Low-Emitting Materials, Systems Furniture & Seating	1	Michael Jones	Minimal	8/23/2006
1				Credit 5	Indoor Chemical & Pollutant Source Control	1	Anne Stende	?	5/23/2007
1				Credit 6.1	Controllability of Systems, Lighting	1	Eeshoo	?	2/23/2007
1				Credit 6.2	Controllability of Systems, Temperature & Ventilation	1		?	2/23/2007
1				Credit 7.1	Thermal Comfort, Compliance	1	Glumac	?	2/23/2007
1				Credit 7.2	Thermal Comfort, Monitoring	1	Eeshoo/Payal	None	2/23/2007
1				Credit 8.1	Daylight & Views, Daylight for 75% of Spaces	1	Mary FB/Payal	?	11/13/2006
1				Credit 8.2	Daylight & Views, Daylight for 90% of Spaces	1	Mary FB/Payal	\$5,000	11/13/2006
1				Credit 8.3	Daylight & Views, Views for 90% of Seated Spaces	1	Mary FB/Payal	Minimal	11/7/2006
<b>5</b>				<b>Innovation &amp; Design Process</b>		<b>Possible Points 5</b>			
1				Credit 1.1	Innovation in Design: Exceedence Credit	1	Glumac	Minimal	5/23/2007
1				Credit 1.2	Innovation in Design: Green Housekeeping	1	Trish Nixon	Minimal	7/5/2007
1				Credit 1.3	Innovation in Design: Exceedence Credit/ Alternatate Transportation	1	Jason Tand	None	2/19/2007
1				Credit 1.4	Innovation in Design: Exceedence Credit	1	Jay Fesler	None	7/5/2007
1				Credit 2	LEED™ Accredited Professional	1	Trish Nixon	None	10/31/2006
<b>Innovation &amp; Design Process-Alt</b>				<b>Possible Points 2</b>					
1				Credit 1.3	Innovation in Design: Education	1	Trish Nixon	Minimal	2.23.07
1				Credit 1.4	Innovation in Design: Paper Reduction Program	1	Michael Roberts	?	2/23/2007

Project currently meets minimum score for:

GOLD



Several measures were taken to reuse the building sustainably while keeping the integrity of the historic DeSoto structure. For example, to maintain the historic status on the National Register, the existing windows, which are inoperable, could not be replaced. To address this, the HVAC systems are carefully zoned and supported through occupancy sensors, variable air distribution and CO2 sensors.

## SITE & DESIGN:

- Building location allows for convenient access to exiting alternative transportation networks
- Bike storage, shower and locker facilities are provided within the buildings
- Low workstation partitions and an open floor plan allow exterior views from 99% of work spaces

## MATERIALS & RESOURCES CONSERVATION:

- Re-use of existing building shell
- 49% of all materials used were manufactured regionally
- 10% materials used were regionally extracted
- More than 80% of construction waste was diverted from landfills through recycling
- Salvaged beams from the existing building were re-milled to create wood slat accent walls
- 50% of the furniture is salvaged, refurbished or reused
- Interior glazing system can be retrofitted for future change and are easily deconstructed and recyclable
- In-house recycling center includes mixed recycling, alternative plastics and compost
- A green janitorial service meeting Green Seal Standards, services the office and the buildings

## ENERGY CONSERVATION:

- 90% of all equipment and appliances are ENERGY STAR rated
- Daylight sensors adjust indirect lighting in the main office
- Occupancy sensors are provided in private offices, and support spaces
- High windows, high ceilings, skylights and non-perimeter private offices provide daylight to 99% of work spaces
- Green power was purchased

## WATER CONSERVATION:

- Dual flush toilets and ultra low flow urinals use less water
- Ultra low flow faucets use .5gpm aerators and infrared sensors
- Low flow faucets with aerators are installed in the kitchen and break rooms

## INDOOR AIR QUALITY:

- Carpet systems exceed the Carpet and Rug Institute's Green Label plus requirements
- Architectural casework, baseboard and wood doors are formaldehyde-free
- All carpet tile and linoleum adhesives are free of VOCs
- Smoke free environment
- Developed and implemented an indoor air quality plan to prevent air quality problems resulting from construction
- CO2 monitoring

Danielle Meyers - Historic Preservation & Sustainability - 4/24/09