

14 DAY OPPORTUNITY TO COMMENT

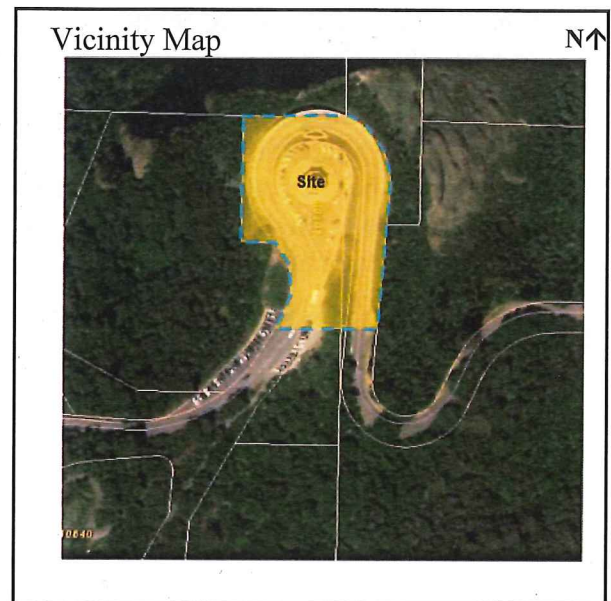
Application for National Scenic Area Site Review

This notice serves as an invitation to comment on the application cited and described below.

Case File: T2-2017-8199

Location: 40700 E. Historic Columbia River
Hwy, Corbett
Tax Lot 100, Section 30CB,
Township 1N, Range 5E, W.M.
R832304680

Applicant: Kelly Gillard
Architectural Resources Group



Proposal: Applicant is proposing to alter two bays of the Vista House in the GS-PR zone in an attempt to waterproof the structure. The proposed work will include new concrete apron with waterproof membrane underneath, sidewalk skylights, storm windows and waterproofing membrane behind the existing stone from the first floor up to the main roof gutter. The balcony will also receive a new roofing membrane at the east and west stair enclosures. If the work is successful, the repairs will be applied to all other bays at a future point in time.

Applicable Approval Criteria: MCC 38.2825(C)(6)- The following uses are allowed on all lands designated GS- Public Recreation (PR) pursuant to MCC 38.0530 (B) and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied. (6) Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation, and/or natural resources subject to MCC 38.7345. The approval criteria for this review includes: MCC 38.2825(C)(6), MCC 38.7040, MCC 38.7050, MCC 38.7075, MCC 38.7085, and MCC 38.7345.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or on our website at www.multco.us/landuse/zoning-codes under the link *Chapter 38 - Columbia River Gorge National Scenic Area*.

Comment Period: Written comments regarding this application will be accepted if received at the address above by **4:00 p.m., Wednesday, February 28, 2018**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm*) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application, contact Katie Skakel, Staff Planner at 503-988-0213 or katie.skakel@multco.us.

Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties to the case, any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.



Architectural
Resources Group

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Portland, Oregon 97205

arg-pnw.com

VISTA HOUSE – EAST SIDE WATERPROOFING MOCK-UP

PROJECT NO. 16186

PROJECT NARRATIVE

Vista House Background:

Construction on the Vista House was completed in 1917 and the building was dedicated on May 5th, 1918. The building is situated on an elevated platform and is constructed of cast in place concrete with a veneer of gray sandstone. The main entry point is from the south. The building is comprised of one large double-height space on the main floor and a finished basement which includes support spaces such as restrooms, offices and a gift shop. Access to the basement is via a staircase on the east and west sides of the main floor, as well as an elevator that was recently installed. Access to the roof which serves as a look-out is also via stairs on the east and west sides of the main floor.

By 1931 the building was already leaking. In addition to several repairs to stop leaks at various locations around the building, a major repair project was implemented in 1941/1942 with extensive work to the roofs, entry apron, doors and windows. The most recent repair project took place in 2009 at the West Staircase where significant leaking was occurring into the building. The repairs have kept water out of the building at this location, however the tile on and around the stair penthouse currently is failing. A chronological list of the various projects and changes that have occurred at the Vista House is included at the end of the narrative for reference.

Current Project Scope:

The scope of this project is to identify the appropriate repair procedure at the Vista House and implement the recommended repair procedure in two bays. The goal of the "mock-up" is to identify and implement repair solutions to all building closure elements that have been identified as contributing to water intrusion: deck, stone cladding, staircase, windows and entry apron. A summary chart of the water infiltration items is included as part of this narrative. The end result will be the appropriate water-proofing of two bays of the Vista House that can be observed for a period of time to make sure that the repairs are effective. Assuming the mock-up is successful, the recommended repairs will be applied to all other bays at a future point in time.

The Project Team is as follows:

- Architectural Resources Group, Preservation Architect and Conservators
- DCI Engineers, Structural Engineers
- RDH Building Science, Waterproofing and Mechanical Consultant

Mock-up to include the following elements:

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New water-resistant barrier

A new water-resistant barrier will replace the historic barrier (now deteriorated) which was applied onto the concrete structure behind the stone veneer originally. The new barrier will tie into the current roof flashing above the dome gutter (where no leaks have been reported since the re-roofing project), extend down the second level wall, horizontally across the balcony, down the first level wall, and horizontally below the concrete apron topping slab, two steps past the basement wall below grade. (See section on A-300). This will require:

- The existing stone to be removed and reinstalled in the same location once the water-resistant barrier has been installed and tested. When the stone veneer is reinstalled, it will be properly anchored to the substrate to meet current code requirements.
- Integrating new flashing systems with the water-resistant barriers at all openings as well as a new cap flashing to direct water away from the walls. Visual impact will be minimal.
- Removal of the existing balcony roof system at the east and southeast bays.
- Removal of the existing windows to properly terminate the water-resistant barrier at the full perimeter. This will also provide an opportunity to restore the existing windows as required.
- Removal and replacement of the existing topping slab at the surrounding concrete apron for installation of the water-resistant barrier below.

New balcony roof system

A PMMA fluid-applied coating is recommended for the balcony roof surface. Two other options that we considered were a similar tile system with a better membrane underneath and a raised paver system above a hot rubberized asphalt coating (similar to a green roof system). Each of these systems had various downfalls including complicated detailing and flashing issues, height issues (added roof height would require adding railings to the current parapet walls to meet code), wind uplift issues, and neither seemed to be suited for all of the various balcony conditions. The PMMA fluid-applied coating can be seamlessly installed over the balcony surface and easily transition down the steps to the landing as well as around the entire stair entry enclosure. The coating may also be installed with a similar color and tile pattern to the one on the balcony so the visual impact would be minimal. The surface will also have a much better slip-resistance than the current tile. A full sized mock-up of the PMMA roofing system of the proposed Vista House roof configuration is being prepared by the roofing manufacturer for review and approval by the project team.

New storm windows & window restoration

The existing non-historic steel sash (installed in 2006) will be removed and restored. They will be integrated into a new custom aluminum storm window system that will match the existing frame configuration and profile. The new exterior storm window system will be installed at the first and second floor windows. Visual impact will be minimal as shown on sheet A-600.

New topping slab and sidewalk skylights

The existing concrete apron will be removed and reinstalled over new waterproofing that ties into the water-resistant barrier system on the building. The current non-historic skylights (which are leaking heavily) will be replaced with a custom sidewalk skylight which will look similar to the historic

skylight system (still in storage at Vista House). ARG has been working with Circle Redmont, a company that designs and manufactures historic sidewalk skylight systems. The skylight will be delivered to the site as a pre-manufactured item. DCI Engineers will design the skylight supports. ARG and RDH will detail the perimeter sealant condition to ensure it ties in with the concrete apron waterproofing. The existing vent location will be water tight to eliminate the need for a gutter below (at the ceiling of the basement) and corresponding pipe to the exterior.

East stairs to roof level

The east stair will be updated to match the west stair waterproofing project from 2009 (Case File T2-09-021). The existing landing will be removed and be re-built to include a trench drain which will keep water from the balcony surface from flowing into the building at the door. The existing downspout and scupper will be lowered approximately 14" to provide proper drainage from the trench drain and match the west side configuration. A new hurricane resistant door will be installed which will also match the west side.

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VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

STATE ID#: R26723B
SITE SIZE: 0.75 ACRES
ALT. ID: R9J32304580
ZONE: GS-PR

NO.	DESCRIPTION	DATE
REVISIONS		

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

CONSTRUCTION DOCUMENTS
60%

7/20/2017

PROJ NO.
161B6

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KE

CHECKED
KG

DRAWING NO.
A-001