

## Memorandum

Date: June 14, 2016

To: West Linn Historic Review Board

From: Darren Wyss, Associate Planner

Subject: DR-16-01 – Supplemental Staff Report

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The Historic Review Board (HRB) held a public hearing on May 18, 2016. The purpose of the public hearing was to make a recommendation to the West Linn Planning Commission on DR-16-01 compliance with Chapter 58 of the Community Development Code. The HRB continued the hearing to June 21, 2016 and requested the applicant provide additional documentation to support their five variance requests. The applicant has submitted a narrative addendum, additional documentation, and some alternative design elements, which are all attached.

The original five variance requests:

1. Allowing a brick masonry base and partial elevation (CDC 58.090.C(10));
2. Extending the awnings to seven feet and not to eight feet six inches to outer edge of sidewalk (CDC 58.090.C(11));
3. Entryway doors being full glass light style (CDC 58.090.C(13));
4. Allowing greater than 30 inches between grade and start of first floor windows because of the elevation change on the site (CDC 58.090.C(15));
5. Allowing second story windows to not meet the 3:1 height to width ratio (CDC 58.090.C(16)).

The applicant has eliminated the need for requested variance 3 through the use of doors that comply with the code. The applicant has also redesigned the front elevation to bring all but the eastern most windows into compliance with the maximum 30 inch sill height of pedestrian level windows. Variance 4 is still needed, but only for two windows. The applicant has proposed changing some of the brick masonry base to concrete to break up the front façade. Additionally, differing brick blends will be used to further divide the front façade. Please see the revised findings below.

The HRB also requested the applicant either change the siding to wood or request a variance for the Hardiplank siding that was originally proposed (CDC 58.090.C(10)). The applicant has proposed a change to wood siding and will not need to request a variance for the Hardiplank.

Please feel free to contact me at [dwyss@westlinnoregon.gov](mailto:dwyss@westlinnoregon.gov) or 503-722-5512 with any questions regarding the materials or process.

Revised findings for DR-16-01:

58.090. STANDARDS

*C. The following standards shall apply to new construction and remodels.*

*(...)*

*10. Building materials and orientation. Wood shall be the principal building material. Horizontal wood siding in one-inch by eight-inch dimensions shall be used for siding. Brick and certain concrete configurations are permitted only by a variance under CDC [58.090](#).*

**Staff Finding 9:** The applicant has proposed 1"x8" horizontal wood siding and wood trim. The applicant is requesting a variance for a partial brick masonry base and partial concrete masonry base that will provide defense against errant drivers, which was not a concern during the 1880-1915 era. The variance also includes the applicant's request for a brick masonry partial elevation. Subject to the approval of the variance request, this criterion is met.

*13. Doors and entryways. The entryway shall be centered in the middle of the building at grade. The buildings on street corners may position their doors on the corner at an angle as depicted in the illustration. The doors may be single or double doors. The doors shall be recessed three to five feet back from the building line. Doors shall have glazing in the upper two-thirds to half of the door. Panels should decorate the lower portions. The entryway shall have windows all the way around at the same level as the other display windows. Wood doors are preferable although alternatives with a dark matte finish may be acceptable.*

**Staff Finding 12:** The applicant is proposing three foot recessed double entrance doors at the northeast corner of the building and five foot recessed double doors along the front façade near the northwest corner. Both entryways have windows all the way around at same level as other display windows. The doors will be wood with the lower one-third having a panel. This criterion is met.

*15. Display or pedestrian level windows. Shall extend across at least 80 percent of building front. The windows shall start one and one-half to two and one-half feet above grade to a height of seven to eight feet, and shall be level with the top of the height of the adjacent entryway area, excluding transom. A single sheet of glass is not permitted. The window shall be broken up into numerous sections, also known as lights. From 1880 onwards, the number of lights was generally no more than six in a pedestrian-level window. The frames may be wood or vinyl-clad wood, or other materials so long as a matte finish is possible.*

**Staff Finding 14:** The applicant has proposed pedestrian level windows that extend 121 feet along 148 feet of building elevation for 81.7 percent of the building front. The windows are broken up into not more than six sections. The windows are proposed to be wood or vinyl-clad wood. The sidewalk along the Willamette Falls Drive elevation slopes down approximately 5 feet from west to east. At the west end of the elevation, and extending to the most eastward two windows of the main entry alcove, all windows start between 18 inches and 30 inches above the adjacent grade. The two windows adjacent to the main entry alcove on the east end

of the building elevation are 36 to 38 inches above the adjacent grade, thus requiring a variance. Subject to the approval of the variance request, this criterion is met.

*16. Second floor and other windows. Double- and single-hung windows proportionately spaced and centered should be used. Smaller square shaped windows may be permitted (one and one-half feet to two feet per side). A typical window should have a 3:1 height to width ratio for the glass area. There should be a minimum of two lights: “one over one” of equal size. “Two over one” or “four over one” is appropriate.*

**Staff Finding 15:** The applicant has proposed double-hung second floor windows. The predominant second floor windows are 7’ tall and 2’ 4” wide, for a ratio of 3:1. The applicant is requesting a variance from the height to width ratio for three of the thirty front façade second story windows that have a ratio of 1.75:1. The applicant has provided historic photographs showing varying window sizes during the 1890-1915 era, including windows with less than a 3:1 ratio. Subject to the approval of the variance request, this criterion is met.

#### **58.100 VARIANCE PROCEDURES**

*In those circumstances where a design proposal cannot meet the standards, or proposes an alternative to the standard, the Historic Review Board may grant a variance in those cases where one of the following criteria is met:*

*A. The applicant can demonstrate by review of historical records or photographs that the alternative is correct and appropriate to architecture in the region, and especially West Linn, in 1880 – 1915.*

*B. The applicant is incorporating exceptional 1880 – 1915 architecture into the building which overcompensates for an omission. The emphasis is upon superior design, detail, or workmanship.*

**Staff Finding 20:** The applicant is requesting four variances: 1. Allowing brick/concrete masonry base and partial brick elevation; 2. Extending the awnings to seven feet and not to the eight feet six inches to outer edge of sidewalk; 3. Allowing greater than 30 inches between grade and start of first floor windows for the easternmost two windows of the front elevation; and 4. Allowing three of thirty second story windows to not meet the 3:1 height to width ratio..

The applicant has submitted historical photographs (attached) to support the request for four variances. Subject to approval by the Historic Review Board, these criteria are met.

**JUNE 13, 2016**

**ADDENDUM TO NARRATIVE OF APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS DR-16-01, CHAPTER 58, WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT, PRESENTED AT MAY 17TH HISTORIC REVIEW BOARD MEETING**

**58.100 VARIANCE PROCEDURES**

In those circumstances where a design proposal cannot meet the standards, or proposes an alternative to the standard, the Historic Review Board may grant a variance in those cases where one of the following criteria is met:

1. The applicant can demonstrate by review of historical records or photographs that the alternative is correct and appropriate to architecture in the region, and especially West Linn, in 1880-1915.
2. The applicant is incorporating exceptional 1880-1915 architecture into the building which overcompensates for an omission. The emphasis is upon superior design, detail, or workmanship.

**58.90 STANDARDS**

C. The following standards shall apply to new construction and remodels.

1. Dimensional standards.

c. Rear: 20-foot setback. Setbacks between zero and 20 feet are permitted only if the applicant can demonstrate that he can successfully mitigate any impacts associated with the building in current and future uses as they would relate to abutting residential and other properties.

*May 17th Response: South (rear) building elevation is on the property line, and fronts onto Knapp's Alley. The alley provides the separation from adjacent properties to mitigate the impact of this project. Access to employee parking and the trash enclosure will occur from Knapp's Alley as well.*

**June 13th, Amended Response: As noted in the May 17th submittal, the subject site is separated from the residential zone by a public way (Knapp's Alley), and as such does not abut the residential zone, so no mitigation should be required.**

**Nonetheless, the subject building design incorporates several features to help to reduce the impact of the building on the neighbors to the south. These include: using the building to cover the parking spaces; dividing the facade into six distinct pieces to reduce the overall scale of the building; the inclusion of detailed cornices and pilasters to further divide the facade and add visual interest; the addition of windows and awnings to make the south wall more inviting; and fully enclosing the trash area. The developer has also reached out to the neighbors for the purpose of discussing alternate "features" that may help reduce the visual impacts.**

10. Building materials and orientation: Wood shall be the principal building material. Horizontal wood siding in 1" X 8" dimensions shall be used for siding. Brick and certain concrete configurations are permitted only by a variance under Section 58.090.

*May 17th Response: That the building exterior would be constructed with only "wood materials" to keep with the vernacular context of the historical era.*

**June 13th, Amended Response: The hardi-plank siding has been eliminated for the proposed 1x8 siding.**

**ACTION: All proposed siding/trim materials will be wood:  
Siding: 1x8 horizontal siding minimum (cedar or equiv.)**

	<b>1x board and batten - painted</b>
<b>Cornices:</b>	<b>2x wood trim - painted</b>
<b>Trim:</b>	<b>2x wood - painted</b>
<b>Vents:</b>	<b>wood louvers</b>
<b>Ornamental trim:</b>	<b>painted wood - painted</b>

**Therefore, a variance is no longer requested for this Standard.**

11. Awnings: All buildings shall have awnings extending out from building face...

*May 17th Response: Building awnings will be a combination of fabric awnings and metal canopies that extend beyond the building and above the existing sidewalk. However, due to the possibility of vehicles damaging the awnings, the applicant would petition to reducing the awnings depth to 7'-0" instead of the full sidewalk width of 8'-6". All supports will be fastened to the building by metal supports and have a minimum clearance height of 7'-0". Each building window facade will have a separate awning with a slope between 10 - 40 degrees (see elevations.)*

**June 13th, Amended Response: At the May 17th Historic Review Board meeting, the Board agreed to allow the variance proposed to allow the 7'-0" depth of the awnings.**

**We are requesting that this variance for this minor deviation from compliance to the Standard continue to be allowed.**

13. Doors and entryways: The entryway shall be centered in the middle of the building at grade...

*May 17th Response: Recessed double entrance doors have been provided at the center of the building along with additional recessed entry doors at each end of the building (see elevation and floor plan). The door styles will be full glass light style and will meet the intent of the code.*

**June 13th, Amended Response: It should be noted that in the attached exhibit of historic photos, full-light doors as requested in the original design appear in exhibits H2, H3, and H4. However, the entry doors on the proposed design have been revised to have solid panels for their lower 1/3rd, in compliance with the standard. This change has been reflected on the elevations.**

**Therefore, a variance is no longer requested for this Standard.**

15. Display or pedestrian level windows: Shall extend across at least 80 percent of building front. The windows shall start 1-1/2 - 2-1/2 feet above grade...

*May 17th Response: The proposed street level windows and storefronts extend across the entire front elevation and meets or exceeds the intent of the code (see elevation sheet).*

**June 13th, Amended Response: It should be noted that in the attached exhibit of historic photos, full-light doors as requested in the original design appear in exhibits H3, H5, and H7.**

**in the original design, the windows at the western-most portion of the elevation were already in compliance, and have not been changed. The windows in the western masonry facade have been lengthened to bring the sills into compliance with the Standard.**

**The remaining pedestrian level windows on the proposed design have been lengthened to have the sills lowered to the finished floor line. This as succeeded in bringing all but the windows in the eastern-most rounded corner portion of the building into compliance.**

Thus, only two windows that front directly onto Willamette Falls Drive are out of compliance, and only by about 6-8 inches.

The proposed floor slab is of post-tensioned construction, and as such cannot be stepped. Further, even if steps in the slab could be constructed, a step in the slab would make it impossible to provide the underground parking, which would cause those cars to compete for the already limited public surface parking. This makes it both necessary and desirable to maintain the proposed sill height at the floor line.

**We are requesting a variance to allow this minor deviation from compliance to the Standard.**

16. Second floor and other windows: Double and single hung windows proportionately spaced and centered should be used. Smaller square shaped windows may be permitted (1-112' - 2' per side). A typical window should have a 3:1 height to width ratio for the glass area...

*May 17th Response: The proposed upper level windows have a double-hung appearance that meets or exceeds the intent of the code (see elevation sheet).*

**June 13th, Amended Response: It should be noted that, in all 11 of the attached historic photo exhibits, second floor windows appear that are wider than the prescribed 3:1 height to width standard.**

**However, the second floor windows on the proposed design have been revised to have a 3:1 height to width ratio, in compliance with the standard. This change has been reflected on the elevations.**

**Therefore, a variance is no longer requested for this Standard.**

29. New materials: Permitted where it is demonstrated that new material visually replicates originally required material, except siding, which must be wood.

*May 17th Response: The only 'new' material being proposed is the brick masonry on the north and east walls of the building. This material will help provide longevity to the building for years to come due to the amount of pedestrian traffic, and is consistent with similar materials on buildings along Willamette Falls Drive.*

**June 13th, Amended Response: It should be noted that, in 10 of 11 of the attached historic photo exhibits, brick masonry and/or concrete has been used as a primary building material.**

**The proposed design has been revised to alternate brick and concrete at the building base, which serves to break up the continuous brick wainscot that raised concerns at the May 17th HRB meeting. Further, this has allowed us to provide a different brick blend at each of the brick facades, which will help to further divide the facade into multiple 'buildings'.**

**As well, the Owner has requested the brick and concrete as a defense against errant drivers - more that one of his other buildings on Willamette Falls Drive have been hit by cars that were driven up over the curb. Had the building bases been wood, the buildings would have suffered significant damage, and the occupants might have been injured. It is unlikely that buildings in the 1880-1915 era had to face this particular modern day threat.**

**We are requesting a variance to allow this deviation from compliance to the Standard.**

End of document

# WILLAMETTE FALLS

PROFESSIONAL BUILDING  
Willamette Falls Drive & 11th Street West Linn, Oregon



510 NW 3rd AVENUE - PORTLAND

HISTORIC BUILDING IMAGE - IN SUPPORT OF  
**HISTORIC REVIEW BOARD VARIANCE:**

**NAME:**  
PORTLAND FIRE DISTRICT  
ENGINE COMPANY NO. 2

**LOCATION:**  
510 NW 3RD AVENUE, PORTLAND

**DATE OF CONSTRUCTION:**  
1912

**USE:**  
FIRE STATION

**PRIMARY CONSTRUCTION MATERIALS:**  
BRICK MASONRY

SHOWN IN SUPPORT OF THE FOLLOWING  
**REQUESTED VARIANCES:**

**V1** **STANDARD 58.090.C.10**  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE PRIMARY BUILDING MATERIAL IS BRICK MASONRY

**V5** **STANDARD 58.090.C.16**  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

**H1**

**HISTORIC REVIEW BOARD**

WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT  
REQUEST FOR VARIANCE | CHAPTER 58 STANDARDS | CLASS 2  
HISTORIC REVIEW BOARD MEETING CONTINUANCE | JUNE 21st, 2016

**SGA**  
SG ARCHITECTURE, LLC

# WILLAMETTE FALLS

## PROFESSIONAL BUILDING

Willamette Falls Drive & 11th Street West Linn, Oregon



10 NW BROADWAY - PORTLAND

### HISTORIC BUILDING IMAGE - IN SUPPORT OF HISTORIC REVIEW BOARD VARIANCE:

**LOCATION:**

10 NW BROADWAY, PORTLAND

**NAME:**

HELEN M. SWINBELLS APARTMENTS

**DATE OF CONSTRUCTION:**

1913

**USE:**

APARTMENTS

**PRIMARY CONSTRUCTION MATERIALS:**

BRICK MASONRY

### SHOWN IN SUPPORT OF THE FOLLOWING REQUESTED VARIANCES:

- V1** **STANDARD 58.090.C.10**  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE PRIMARY BUILDING MATERIAL IS BRICK MASONRY
- V2** **STANDARD 58.090.C.11**  
AWNINGS:  
AWNINGS DO NOT EXTEND TO THE EDGE OF THE SIDEWALK
- V3** **STANDARD 58.090.C.13**  
DOORS AND ENTRYWAYS:  
PANELS DO NOT MAKE UP THE LOWER 1/3 TO 1/2
- V5** **STANDARD 58.090.C.16**  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

# WILLAMETTE FALLS

## PROFESSIONAL BUILDING

Willamette Falls Drive & 11th Street West Linn, Oregon



SW ALDER ST. & PARK AVE. - PORTLAND

HISTORIC BUILDING IMAGE - IN SUPPORT OF  
**HISTORIC REVIEW BOARD VARIANCE:**

**LOCATION:**

SW ALDER STREET & SW PARK AVENUE, PORTLAND

**NAME:**

UNKNOWN  
(FORMERLY THE CORNELIUS HOTEL)

**DATE OF CONSTRUCTION:**

1907

**USE:**

UNKNOWN  
(FORMERLY HOTEL)

**PRIMARY CONSTRUCTION MATERIALS:**

BRICK MASONRY

SHOWN IN SUPPORT OF THE FOLLOWING  
**REQUESTED VARIANCES:**

- V1** **STANDARD 58.090.C.10**  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE PRIMARY BUILDING MATERIAL IS BRICK MASONRY
- V3** **STANDARD 58.090.C.13**  
DOORS AND ENTRYWAYS:  
PANELS DO NOT MAKE UP THE LOWER 1/3 TO 1/2
- V4** **STANDARD 58.090.C.15**  
DISPLAY OR PEDESTRIAN LEVEL WINDOWS  
CONTINUOUS SILL STARTS MORE THAN 30" ABOVE GRADE
- V5** **STANDARD 58.090.C.16**  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

# H3

### HISTORIC REVIEW BOARD

WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT  
REQUEST FOR VARIANCE | CHAPTER 58 STANDARDS | CLASS 2  
HISTORIC REVIEW BOARD MEETING CONTINUANCE | JUNE 21st, 2016

**SGA**  
SG ARCHITECTURE, LLC

# WILLAMETTE FALLS

## PROFESSIONAL BUILDING

Willamette Falls Drive & 11th Street West Linn, Oregon



CORNER OF MAIN & 7th STREETS - OREGON CITY

### HISTORIC BUILDING IMAGE - IN SUPPORT OF HISTORIC REVIEW BOARD VARIANCE:

#### LOCATION:

CORNER OF MAIN & 7th STREETS, OREGON CITY

#### NAME:

L. ADAMS DEPARTMENT STORE

#### DATE OF CONSTRUCTION:

1912

#### USE:

DEPARTMENT STORE

#### CONSTRUCTION MATERIALS:

BRICK MASONRY  
WOOD SIDING

### SHOWN IN SUPPORT OF THE FOLLOWING REQUESTED VARIANCES:

**V1** STANDARD 58.090.C.10  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE PRIMARY BUILDING MATERIAL IS BRICK MASONRY

**V2** STANDARD 58.090.C.11  
AWNINGS:  
AWNINGS DO NOT EXTEND TO THE EDGE OF THE SIDEWALK

**V3** STANDARD 58.090.C.13  
DOORS AND ENTRYWAYS:  
PANELS DO NOT MAKE UP THE LOWER 1/3 TO 1/2

**V5** STANDARD 58.090.C.16  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

# H4

### HISTORIC REVIEW BOARD

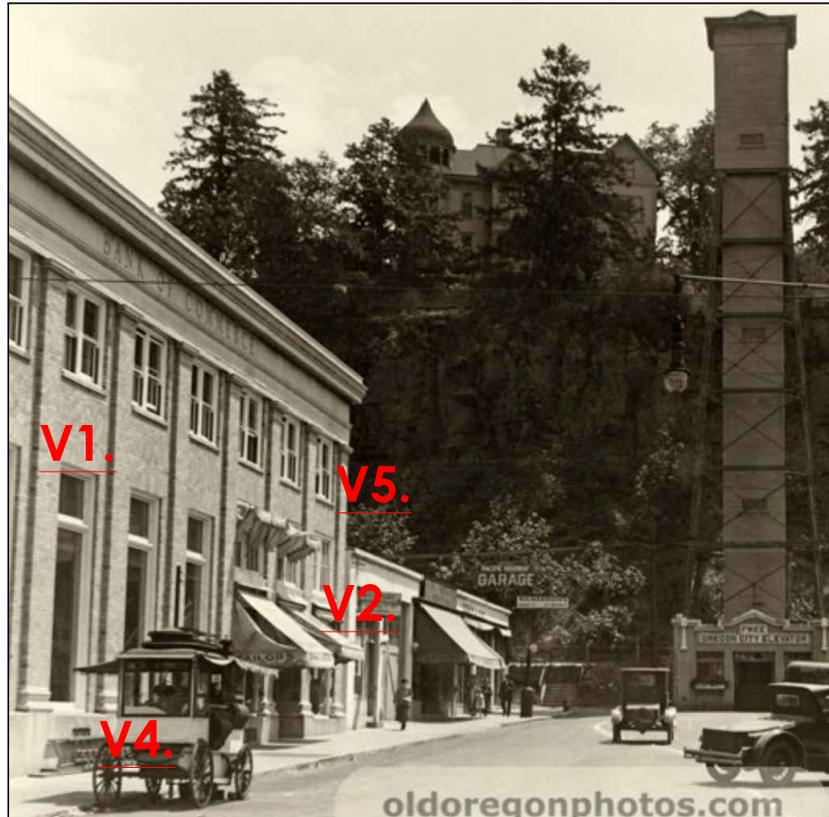
WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT  
REQUEST FOR VARIANCE | CHAPTER 58 STANDARDS | CLASS 2  
HISTORIC REVIEW BOARD MEETING CONTINUANCE | JUNE 21st, 2016

**SGA**  
SG ARCHITECTURE, LLC

# WILLAMETTE FALLS

## PROFESSIONAL BUILDING

Willamette Falls Drive & 11th Street West Linn, Oregon



702 MAIN STREET - OREGON CITY

### HISTORIC BUILDING IMAGE - IN SUPPORT OF HISTORIC REVIEW BOARD VARIANCE:

#### LOCATION:

702 MAIN STREET, OREGON CITY

#### NAME:

BANK OF COMMERCE

#### DATE OF CONSTRUCTION:

1921

#### USE:

BANK  
(CURRENTLY COMMERCIAL RETAIL)

#### CONSTRUCTION MATERIALS:

BRICK MASONRY

### SHOWN IN SUPPORT OF THE FOLLOWING REQUESTED VARIANCES:

- V1** **STANDARD 58.090.C.10**  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE PRIMARY BUILDING MATERIAL IS BRICK MASONRY
- V2** **STANDARD 58.090.C.11**  
AWNINGS:  
AWNINGS DO NOT EXTEND TO THE EDGE OF THE SIDEWALK
- V4** **STANDARD 58.090.C.15**  
DISPLAY OR PEDESTRIAN LEVEL WINDOWS  
CONTINUOUS SILL STARTS MORE THAN 30" ABOVE GRADE
- V5** **STANDARD 58.090.C.16**  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

# H5

### HISTORIC REVIEW BOARD

WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT  
REQUEST FOR VARIANCE | CHAPTER 58 STANDARDS | CLASS 2  
HISTORIC REVIEW BOARD MEETING CONTINUANCE | JUNE 21st, 2016

**SGA**  
SG ARCHITECTURE, LLC

# WILLAMETTE FALLS

PROFESSIONAL BUILDING  
Willamette Falls Drive & 11th Street West Linn, Oregon



STREET UNKNOWN - OREGON CITY

HISTORIC BUILDING IMAGE - IN SUPPORT OF  
**HISTORIC REVIEW BOARD VARIANCE:**

**LOCATION:**  
OREGON CITY, STREET ADDRESS UNKNOWN

**NAME:**  
UNKNOWN

**DATE OF CONSTRUCTION:**  
1884

**USE:**  
COMMERCIAL (ASSUMED)

**CONSTRUCTION MATERIALS:**  
BRICK MASONRY

SHOWN IN SUPPORT OF THE FOLLOWING  
**REQUESTED VARIANCES:**

**V1** **STANDARD 58.090.C.10**  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE PRIMARY BUILDING MATERIAL IS BRICK MASONRY

**V5** **STANDARD 58.090.C.16**  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

**H6**

**HISTORIC REVIEW BOARD**  
WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT  
REQUEST FOR VARIANCE | CHAPTER 58 STANDARDS | CLASS 2  
HISTORIC REVIEW BOARD MEETING CONTINUANCE | JUNE 21st, 2016

**SGA**  
SG ARCHITECTURE, LLC

# WILLAMETTE FALLS

PROFESSIONAL BUILDING  
Willamette Falls Drive & 11th Street West Linn, Oregon



SECOND AVENUE & OAK STREET - HOOD RIVER

HISTORIC BUILDING IMAGE - IN SUPPORT OF  
**HISTORIC REVIEW BOARD VARIANCE:**

**LOCATION:**  
SECOND AVENUE & OAK STREET, HOOD RIVER

**NAME:**  
MULTIPLE

**DATE OF CONSTRUCTION:**  
MULTIPLE, PHOTO TAKEN 1910

**USE:**  
COMMERCIAL

**CONSTRUCTION MATERIALS:**  
BRICK MASONRY

SHOWN IN SUPPORT OF THE FOLLOWING  
**REQUESTED VARIANCES:**

- V1** **STANDARD 58.090.C.10**  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE PRIMARY BUILDING MATERIAL IS BRICK MASONRY
- V4** **STANDARD 58.090.C.15**  
DISPLAY OR PEDESTRIAN LEVEL WINDOWS  
CONTINUOUS SILL STARTS MORE THAN 30" ABOVE GRADE
- V5** **STANDARD 58.090.C.16**  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

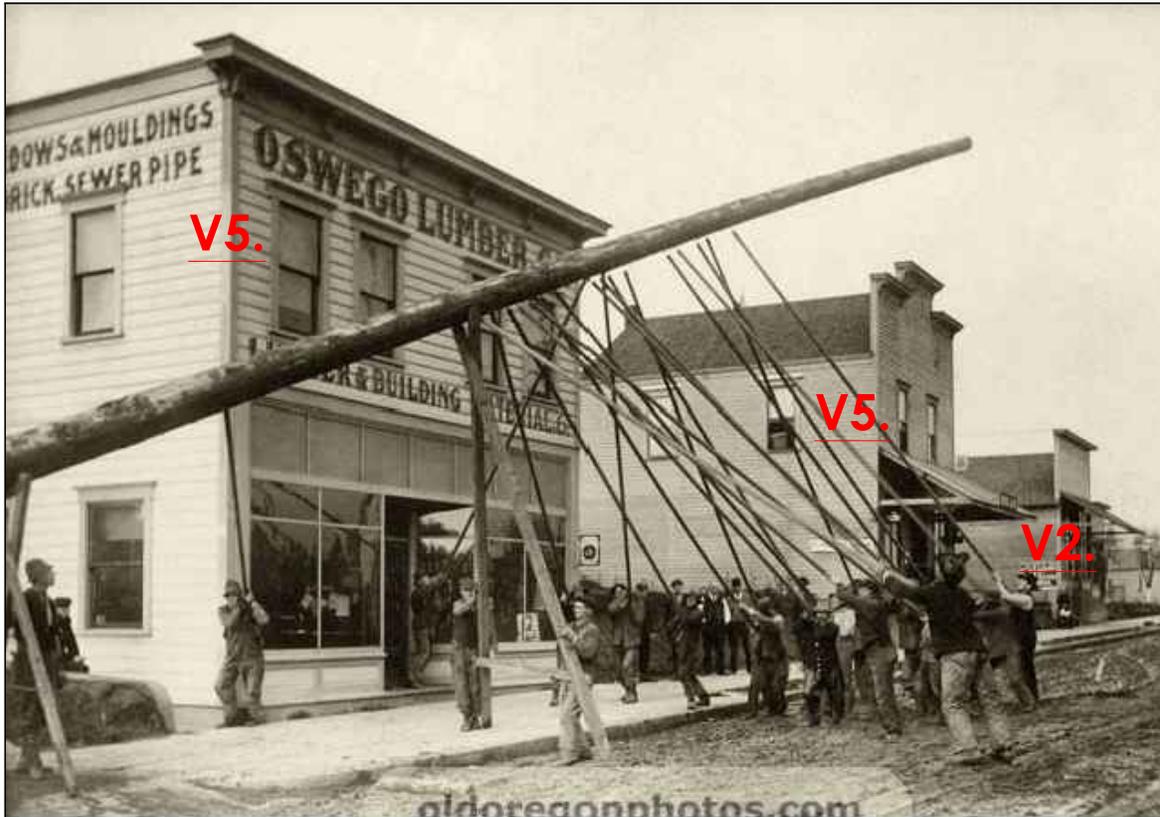
**H7**

**HISTORIC REVIEW BOARD**  
WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT  
REQUEST FOR VARIANCE | CHAPTER 58 STANDARDS | CLASS 2  
HISTORIC REVIEW BOARD MEETING CONTINUANCE | JUNE 21st, 2016

**SGA**  
SG ARCHITECTURE, LLC

# WILLAMETTE FALLS

PROFESSIONAL BUILDING  
Willamette Falls Drive & 11th Street West Linn, Oregon



STATE STREET - LAKE OSWEGO

HISTORIC BUILDING IMAGE - IN SUPPORT OF  
**HISTORIC REVIEW BOARD VARIANCE:**

**LOCATION:**  
STATE STREET, LAKE OSWEGO

**NAME:**  
OSWEGO LUMBER CO.

**DATE OF CONSTRUCTION:**  
1913

**USE:**  
COMMERCIAL

**CONSTRUCTION MATERIALS:**  
WOOD SIDING

SHOWN IN SUPPORT OF THE FOLLOWING  
**REQUESTED VARIANCES:**

**V2** STANDARD 58.090.C.11  
AWNINGS:  
AWNINGS DO NOT EXTEND TO THE EDGE OF THE SIDEWALK

**V5** STANDARD 58.090.C.16  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

**H8**

## HISTORIC REVIEW BOARD

WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT  
REQUEST FOR VARIANCE | CHAPTER 58 STANDARDS | CLASS 2  
HISTORIC REVIEW BOARD MEETING CONTINUANCE | JUNE 21st, 2016

**SGA**  
SG ARCHITECTURE, LLC

# WILLAMETTE FALLS

## PROFESSIONAL BUILDING

Willamette Falls Drive & 11th Street West Linn, Oregon



WILLAMETTE FALLS - OREGON CITY

HISTORIC BUILDING IMAGE - IN SUPPORT OF  
**HISTORIC REVIEW BOARD VARIANCE:**

**LOCATION:**  
WILLAMETTE FALLS, OREGON CITY

**NAME:**  
UNKNOWN

**DATE OF CONSTRUCTION:**  
1915

**USE:**  
MILLS

**CONSTRUCTION MATERIALS:**  
BRICK MASONRY

SHOWN IN SUPPORT OF THE FOLLOWING  
**REQUESTED VARIANCES:**

**V1** **STANDARD 58.090.C.10**  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE PRIMARY BUILDING MATERIAL IS BRICK MASONRY

**V5** **STANDARD 58.090.C.16**  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

# WILLAMETTE FALLS

PROFESSIONAL BUILDING  
Willamette Falls Drive & 11th Street West Linn, Oregon



815 MAIN STREET - OREGON CITY

HISTORIC BUILDING IMAGE - IN SUPPORT OF  
**HISTORIC REVIEW BOARD VARIANCE:**

**LOCATION:**  
815 MAIN STREET, OREGON CITY

**NAME:**  
LIBERTY THEATER

**DATE OF CONSTRUCTION:**  
1921

**USE:**  
THEATER

**CONSTRUCTION MATERIALS:**  
BRICK MASONRY

SHOWN IN SUPPORT OF THE FOLLOWING  
**REQUESTED VARIANCES:**

- V1** **STANDARD 58.090.C.10**  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE PRIMARY BUILDING MATERIAL IS BRICK MASONRY
- V2** **STANDARD 58.090.C.11**  
AWNINGS:  
AWNINGS DO NOT EXTEND TO THE EDGE OF THE SIDEWALK
- V5** **STANDARD 58.090.C.16**  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

## H10

### HISTORIC REVIEW BOARD

WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT  
REQUEST FOR VARIANCE | CHAPTER 58 STANDARDS | CLASS 2  
HISTORIC REVIEW BOARD MEETING CONTINUANCE | JUNE 21st, 2016

**SGA**  
SG ARCHITECTURE, LLC

# WILLAMETTE FALLS

PROFESSIONAL BUILDING  
Willamette Falls Drive & 11th Street West Linn, Oregon



812 MAIN STREET - OREGON CITY

HISTORIC BUILDING IMAGE - IN SUPPORT OF  
**HISTORIC REVIEW BOARD VARIANCE:**

**LOCATION:**  
815 MAIN STREET, OREGON CITY

**NAME:**  
WEINHARD BUILDING

**DATE OF CONSTRUCTION:**  
1895

**USE:**  
COMMERCIAL

**CONSTRUCTION MATERIALS:**  
BRICK MASONRY

SHOWN IN SUPPORT OF THE FOLLOWING  
**REQUESTED VARIANCES:**

**V1** **STANDARD 58.090.C.10**  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE PRIMARY BUILDING MATERIAL IS BRICK MASONRY

**V5** **STANDARD 58.090.C.16**  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

# WILLAMETTE FALLS

## PROFESSIONAL BUILDING

Willamette Falls Drive & 11th Street West Linn, Oregon



1860 WILLAMETTE FALLS DRIVE - WEST LINN

### WILLAMETTE FALLS DRIVE BUILDING - IN SUPPORT OF HISTORIC REVIEW BOARD VARIANCE:

#### NAME:

TUALATIN VALLEY FIRE & RESCUE  
STATION 59 WILLAMETTE

#### LOCATION:

1860 WILLAMETTE FALLS DRIVE, WEST LINN

#### USE:

FIRE STATION

#### PRIMARY CONSTRUCTION MATERIALS:

BRICK MASONRY

#### APPROVALS:

APPROVED WITH VARIANCES TO CHAPTER 58 STANDARDS BY  
HISTORIC REVIEW BOARD & PLANNING COMMISSION

### SHOWN IN SUPPORT OF THE FOLLOWING REQUESTED VARIANCES:

- V1** STANDARD 58.090.C.10  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE PRIMARY BUILDING MATERIAL IS BRICK MASONRY
- V4** STANDARD 58.090.C.15  
DISPLAY OR PEDESTRIAN LEVEL WINDOWS  
CONTINUOUS SILL STARTS MORE THAN 30" ABOVE GRADE
- V5** STANDARD 58.090.C.16  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

# WILLAMETTE FALLS

PROFESSIONAL BUILDING  
Willamette Falls Drive & 11th Street West Linn, Oregon



1880 WILLAMETTE FALLS DRIVE - WEST LINN

WILLAMETTE FALLS DRIVE BUILDING - IN SUPPORT OF  
**HISTORIC REVIEW BOARD VARIANCE:**

**NAME:**  
NONE

**LOCATION:**  
1880 WILLAMETTE FALLS DRIVE, WEST LINN

**USE:**  
COMMERCIAL

**PRIMARY CONSTRUCTION MATERIALS:**  
WOOD SIDING

**APPROVALS:**  
APPROVED WITH VARIANCES TO CHAPTER 58 STANDARDS BY  
HISTORIC REVIEW BOARD & PLANNING COMMISSION

SHOWN IN SUPPORT OF THE FOLLOWING  
**REQUESTED VARIANCES:**

**V2** **STANDARD 58.090.C.11**  
**AWNINGS:**  
AWNINGS DO NOT EXTEND TO THE EDGE OF THE SIDEWALK

**V3** **STANDARD 58.090.C.13**  
**DOORS AND ENTRYWAYS:**  
PANELS DO NOT MAKE UP THE LOWER 1/3 TO 1/2

**V5** **STANDARD 58.090.C.16**  
**SECOND FLOOR AND OTHER WINDOWS**  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

# WILLAMETTE FALLS

PROFESSIONAL BUILDING  
Willamette Falls Drive & 11th Street West Linn, Oregon



1914 WILLAMETTE FALLS DRIVE - WEST LINN

WILLAMETTE FALLS DRIVE BUILDING - IN SUPPORT OF  
**HISTORIC REVIEW BOARD VARIANCE:**

**NAME:**

1914 WILLAMETTE FALLS DRIVE BUILDING

**LOCATION:**

1914 WILLAMETTE FALLS DRIVE, WEST LINN

**USE:**

COMMERCIAL

**PRIMARY CONSTRUCTION MATERIALS:**

WOOD SIDING | CONCRETE BASE

**APPROVALS:**

APPROVED WITH VARIANCES TO CHAPTER 58 STANDARDS BY HISTORIC REVIEW BOARD & PLANNING COMMISSION

SHOWN IN SUPPORT OF THE FOLLOWING  
**REQUESTED VARIANCES:**

- V1** **STANDARD 58.090.C.10**  
BUILDING MATERIALS AND ORIENTATION (CONCRETE):  
THE BUILDING BASE IS CONCRETE
- V2** **STANDARD 58.090.C.11**  
AWNINGS:  
AWNINGS DO NOT EXTEND TO THE EDGE OF THE SIDEWALK
- V3** **STANDARD 58.090.C.13**  
DOORS AND ENTRYWAYS:  
PANELS DO NOT MAKE UP THE LOWER 1/3 TO 1/2
- V4** **STANDARD 58.090.C.15**  
DISPLAY OR PEDESTRIAN LEVEL WINDOWS  
CONTINUOUS SILL STARTS MORE THAN 30" ABOVE GRADE
- V5** **STANDARD 58.090.C.16**  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

**WL 3**

**HISTORIC REVIEW BOARD**

WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT  
REQUEST FOR VARIANCE | CHAPTER 58 STANDARDS | CLASS 2  
HISTORIC REVIEW BOARD MEETING CONTINUANCE | JUNE 21st, 2016

**SGA**  
SG ARCHITECTURE, LLC

# WILLAMETTE FALLS

## PROFESSIONAL BUILDING

Willamette Falls Drive & 11th Street West Linn, Oregon



1980 WILLAMETTE FALLS DRIVE - WEST LINN

### WILLAMETTE FALLS DRIVE BUILDING - IN SUPPORT OF HISTORIC REVIEW BOARD VARIANCE:

**NAME:**  
ICON CONSTRUCTION BUILDING

**LOCATION:**  
1980 WILLAMETTE FALLS DRIVE, WEST LINN

**USE:**  
COMMERCIAL

**PRIMARY CONSTRUCTION MATERIALS:**  
WOOD SIDING | CONCRETE BASE

**APPROVALS:**  
APPROVED WITH VARIANCES TO CHAPTER 58 STANDARDS BY HISTORIC  
REVIEW BOARD & PLANNING COMMISSION

### SHOWN IN SUPPORT OF THE FOLLOWING REQUESTED VARIANCES:

- V1** **STANDARD 58.090.C.10**  
**BUILDING MATERIALS AND ORIENTATION (CONCRETE):**  
THE BUILDING BASE IS CONCRETE
- V2** **STANDARD 58.090.C.11**  
**AWNINGS:**  
AWNINGS DO NOT EXTEND TO THE EDGE OF THE SIDEWALK
- V3** **STANDARD 58.090.C.13**  
**DOORS AND ENTRYWAYS:**  
PANELS DO NOT MAKE UP THE LOWER 1/3 TO 1/2
- V4** **STANDARD 58.090.C.15**  
**DISPLAY OR PEDESTRIAN LEVEL WINDOWS**  
CONTINUOUS SILL STARTS MORE THAN 30" ABOVE GRADE
- V5** **STANDARD 58.090.C.16**  
**SECOND FLOOR AND OTHER WINDOWS**  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

# WILLAMETTE FALLS

PROFESSIONAL BUILDING  
Willamette Falls Drive & 11th Street West Linn, Oregon



2008 WILLAMETTE FALLS DRIVE - WEST LINN

WILLAMETTE FALLS DRIVE BUILDING - IN SUPPORT OF  
**HISTORIC REVIEW BOARD VARIANCE:**

**NAME:**  
THE HANDRIS BUILDING

**LOCATION:**  
2008 WILLAMETTE FALLS DRIVE, WEST LINN

**USE:**  
COMMERCIAL

**PRIMARY CONSTRUCTION MATERIALS:**  
WOOD SIDING | BRICK BASE

**APPROVALS:**  
APPROVED WITH VARIANCES TO CHAPTER 58 STANDARDS BY HISTORIC  
REVIEW BOARD & PLANNING COMMISSION

SHOWN IN SUPPORT OF THE FOLLOWING  
**REQUESTED VARIANCES:**

- V1** **STANDARD 58.090.C.10**  
BUILDING MATERIALS AND ORIENTATION (BRICK):  
THE BUILDING BASE IS BRICK MASONRY
- V2** **STANDARD 58.090.C.11**  
AWNINGS:  
AWNINGS DO NOT EXTEND TO THE EDGE OF THE SIDEWALK
- V3** **STANDARD 58.090.C.13**  
DOORS AND ENTRYWAYS:  
PANELS DO NOT MAKE UP THE LOWER 1/3 TO 1/2
- V4** **STANDARD 58.090.C.15**  
DISPLAY OR PEDESTRIAN LEVEL WINDOWS  
CONTINUOUS SILL STARTS MORE THAN 30" ABOVE GRADE
- V5** **STANDARD 58.090.C.16**  
SECOND FLOOR AND OTHER WINDOWS  
THE HEIGHT TO WIDTH RATIO IS LESS THAN 3 : 1

## COLOR & MATERIAL SCHEDULE

\* SEE MATERIALS BOARDS FOR PROPOSED PAINT, BRICK, & FABRIC LINES (eg: SHERWIN WILLIAMS 'AMERICAN HERITAGE HISTORICAL COLORS' COLLECTION). FINAL SELECTIONS WILL BE MADE FROM THE FULL RANGE AVAILABLE WITHIN EACH LINE.

### PALETTE No. 1

- P-1a: PAINT | SIDING
- P-1b: PAINT | TYPICAL TRIM
- P-1c: PAINT | ACCENT TRIM
- P-1d: PAINT | ACCENT TRIM
- P-1e: PAINT | ACCENT TRIM
- P-1f: PAINT | ACCENT TRIM
- P-1g: PAINT | STEEL CANOPY

- B-1: BRICK | WALL FINISH

### PALETTE No. 2

- P-2a: PAINT | SIDING
- P-2b: PAINT | SIDING
- P-2c: PAINT | TYPICAL TRIM

- A-1: FABRIC | AWNING

### PALETTE No. 3

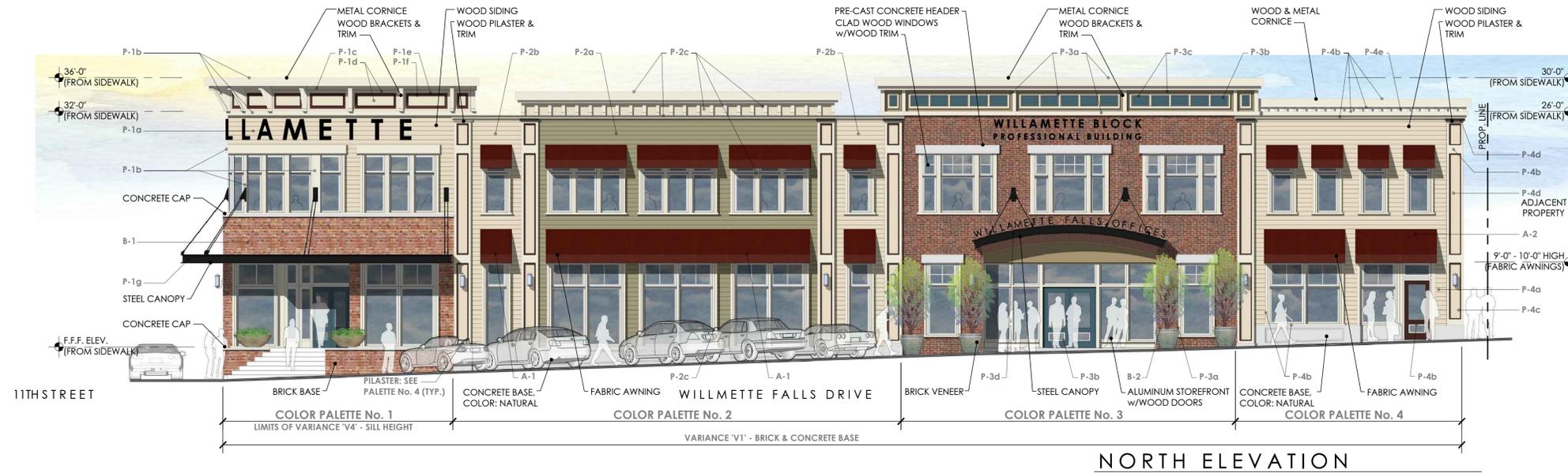
- P-3a: PAINT | TYPICAL TRIM
- P-3b: PAINT | ACCENT TRIM
- P-3c: PAINT | ACCENT TRIM
- P-3d: PAINT | STEEL CANOPY

- B-2: BRICK | WALL FINISH

### PALETTE No. 4

- P-4a: PAINT | SIDING
- P-4b: PAINT | TYPICAL TRIM
- P-4c: PAINT | ACCENT TRIM
- P-4d: PAINT | ACCENT TRIM
- P-4e: PAINT | ACCENT TRIM

- A-2: FABRIC | AWNING



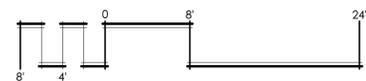
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



## WILLAMETTE FALLS

MIXED-USE BUILDING  
WILLAMETTE FALLS DR. & 11th ST.  
WEST LINN, OREGON

## ICON CONSTRUCTION & DEVELOPMENT

1980 WILLAMETTE FALLS DR., SUITE 200  
WEST LINN, OREGON 97068

## CLASS II & HISTORIC DESIGN REVIEW SUBMITTAL DRAWINGS

PROJECT NUMBER: 15-104  
ISSUE DATE: FEBRUARY, 2015  
DRAWN BY:

REVISIONS:  
6-21-2016  
HRB CONTINUANCE HEARING

SHEET NUMBER:

## COLOR & MATERIAL SCHEDULE

\* SEE MATERIALS BOARDS FOR PROPOSED PAINT, BRICK, & FABRIC LINES (eg: SHERWIN WILLIAMS 'AMERICAN HERITAGE HISTORICAL COLORS' COLLECTION). FINAL SELECTIONS WILL BE MADE FROM THE FULL RANGE AVAILABLE WITHIN EACH LINE.

**PALETTE No. 1**

P-1a:	PAINT		SIDING
P-1b:	PAINT		TYPICAL TRIM
P-1c:	PAINT		ACCENT TRIM
P-1d:	PAINT		ACCENT TRIM
P-1e:	PAINT		ACCENT TRIM
P-1f:	PAINT		ACCENT TRIM
P-1g:	PAINT		STEEL CANOPY

B-1: BRICK | WALL FINISH

**PALETTE No. 2**

P-2a:	PAINT		SIDING
P-2b:	PAINT		SIDING
P-2c:	PAINT		TYPICAL TRIM

A-1: FABRIC | AWNING

**PALETTE No. 3**

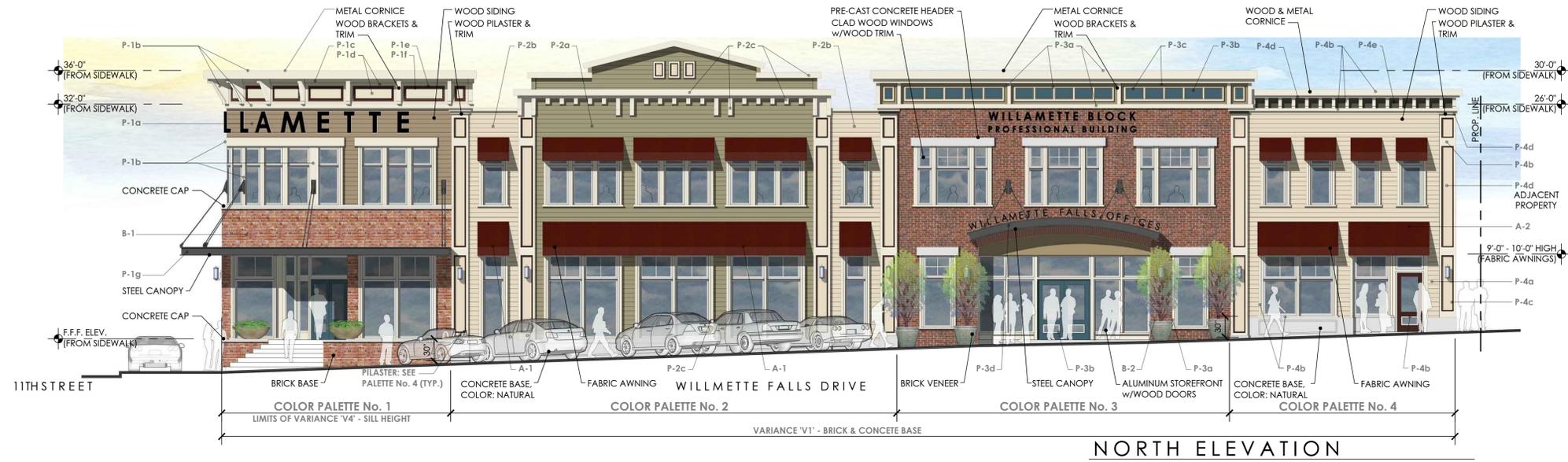
P-3a:	PAINT		TYPICAL TRIM
P-3b:	PAINT		ACCENT TRIM
P-3c:	PAINT		ACCENT TRIM
P-3d:	PAINT		STEEL CANOPY

B-2: BRICK | WALL FINISH

**PALETTE No. 4**

P-4a:	PAINT		SIDING
P-4b:	PAINT		TYPICAL TRIM
P-4c:	PAINT		ACCENT TRIM
P-4d:	PAINT		ACCENT TRIM
P-4e:	PAINT		ACCENT TRIM

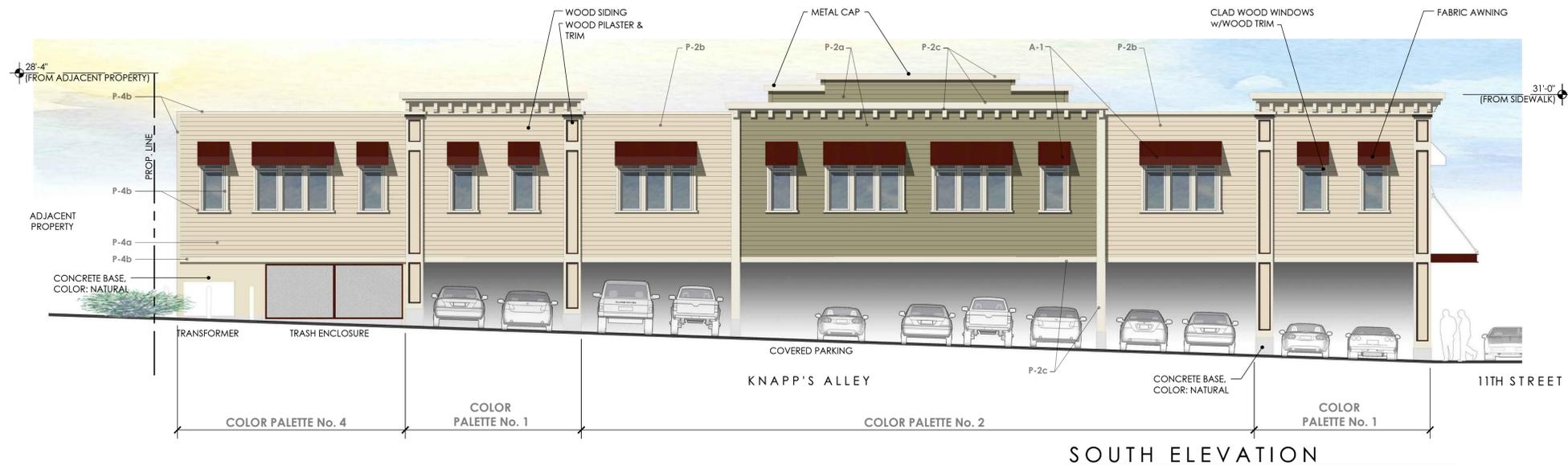
A-2: FABRIC | AWNING



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

## WILLAMETTE FALLS

MIXED-USE BUILDING  
WILLAMETTE FALLS DR. & 11TH ST.  
WEST LINN, OREGON

## ICON CONSTRUCTION & DEVELOPMENT

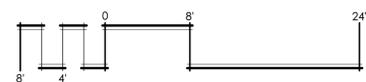
1980 WILLAMETTE FALLS DR., SUITE 200  
WEST LINN, OREGON 97068

## CLASS II & HISTORIC DESIGN REVIEW SUBMITTAL DRAWINGS

PROJECT NUMBER: 15-104  
ISSUE DATE: FEBRUARY, 2015  
DRAWN BY:

REVISIONS:  
6-21-2016  
HRB CONTINUANCE HEARING

SHEET NUMBER:



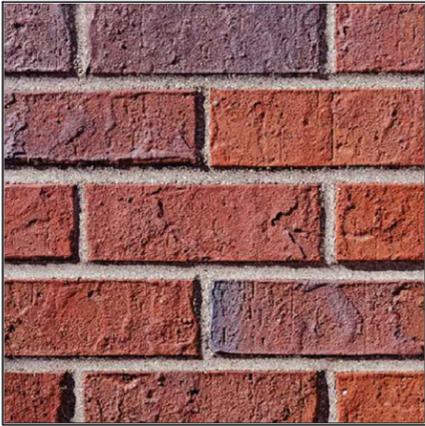
# WILLAMETTE FALLS

## PROFESSIONAL BUILDING

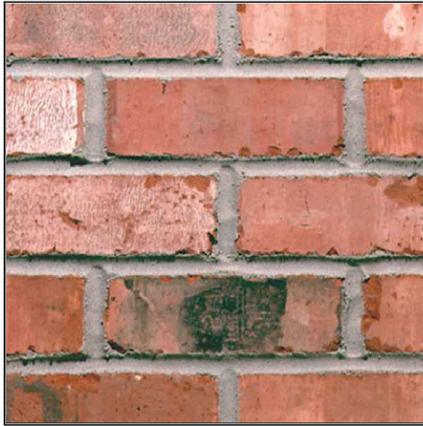
Willamette Falls Drive & 11th Street West Linn, Oregon

NOTE: THE BRICK BLENDS & AWNING FABRICS SHOWN BELOW ARE REPRESENTATIVE ONLY. THEY ARE DRAWN FROM MUTUAL MATERIALS' HISTORICAL BLEND SELECTIONS, AND FROM THE SUNBRELLA FABRIC CATALOG. BRICK BLENDS FOR THE BUILDING WILL BE SELECTED FROM THE FULL RANGE OF HISTORICAL BLENDS AVAILABLE FROM MUTUAL MATERIALS. AWNING FABRIC COLORS WILL BE SELECTED FROM THE FULL RANGE OF SUNBRELLA SELECTIONS.

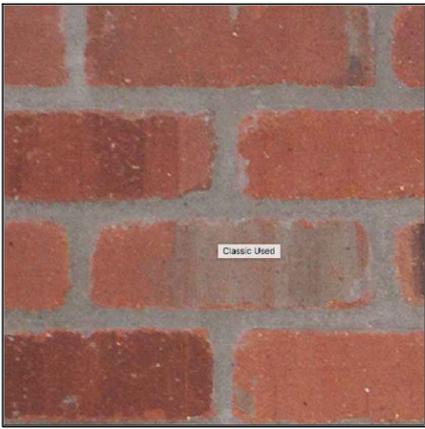
### BRICK BLENDS:



BRICK BLEND:  
**CEDAR SPRINGS**



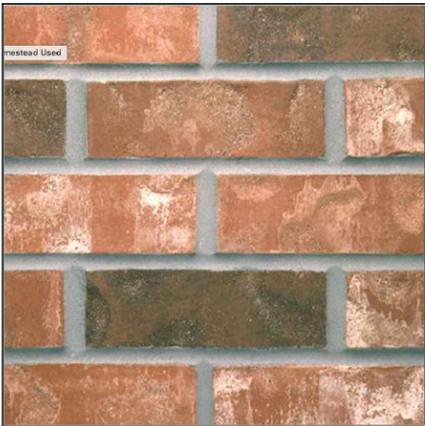
BRICK BLEND:  
**MUTUAL USED**



BRICK BLEND:  
**CLASSIC USED**



BRICK BLEND:  
**OLD UNIVERSITY**



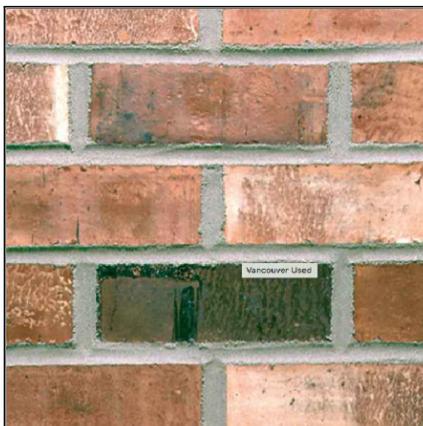
BRICK BLEND:  
**HOMESTEAD USED**



BRICK BLEND:  
**PACIFIC HANDMOLD**



BRICK BLEND:  
**MADRONA SPRINGS**



BRICK BLEND:  
**VANCOUVER USED**

### AWNING FABRICS:



AWNING FABRIC:  
**SLATE**



AWNING FABRIC:  
**FERN**



AWNING FABRIC:  
**MAHOGANY**



AWNING FABRIC:  
**MANHATTAN DUNE**

# WILLAMETTE FALLS

## PROFESSIONAL BUILDING

Willamette Falls Drive & 11th Street West Linn, Oregon

NOTE: THE COLOR PALETES SHOWN BELOW ARE REPRESENTATIVE ONLY, SELECTED FROM THE 'AMERICA'S HERITAGE HISTORICAL COLORS' COLLECTION BY SHERWIN WILLIAMS. ACTUAL BUILDING COLORS WILL BE SELECTED FROM THE FULL LINE OF THIS COLLECTION.

			<b>PALETTE: ANTIQUE WHITE</b> BODY: SW 6119   ANTIQUE WHITE TRIM: SW 2842   ROYCROFT SUEDE ACCENT 1: SW 7012   CREAMY ACCENT 2: SW 0048   BUNGLEHOUSE BLUE
			<b>PALETTE: COLONIAL REVIVAL GREEN STONE</b> BODY: SW 2826   COLONIAL REVIVAL GREEN STONE TRIM: SW 2842   ROYCROFT SUEDE ACCENT 1: SW 7012   CREAMY ACCENT 2: SW 0048   BUNGLEHOUSE BLUE
			<b>PALETTE: COLONIAL REVIVAL STONE</b> BODY: SW 2827   COLONIAL REVIVAL STONE TRIM: SW 2829   CLASSICAL WHITE ACCENT 1: SW 6258   TRICORN BLACK ACCENT 2: SW 2802   ROOKWOOD RED
			<b>PALETTE: DOWNING SLATE</b> BODY: SW 2819   DOWNING SLATE TRIM: SW 2813   DOWNING STRAW ACCENT 1: SW 2814   ROOKWOOD ANTIQUE GOLD ACCENT 2: SW 2807   ROOKWOOD MEDIUM BROWN
			<b>PALETTE: DOWNING STONE</b> BODY: SW 2821   DOWNING STONE TRIM: SW 2851   SAGE GREEN LIGHT ACCENT 1: SW 2846   ROYCROFT BRONZE GREEN ACCENT 2: SW 0050   CLASSIC LIGHT BUFF
			<b>PALETTE: NEEDLEPOINT NAVY</b> BODY: SW 0032   NEEDLEPOINT NAVY TRIM: SW 0050   CLASSIC LIGHT BUFF ACCENT 1: SW 2853   NEW COLONIAL YELLOW ACCENT 2: SW 0045   ANTIQUARIAN BROWN
			<b>PALETTE: RENWICK ROSE BEIGE</b> BODY: SW 2804   RENWICK ROSE BEIGE TRIM: SW 2805   RENWICK BEIGE ACCENT 1: SW 0023   PEWTER TANKARD ACCENT 2: SW 2838   POLISHED MAHOGANY
			<b>PALETTE: ROYCROFT MIST BEIGE</b> BODY: SW 2844   ROYCROFT MISE BEIGE TRIM: SW 2821   DOWNING STONE ACCENT 1: SW 7006   EXTRA WHITE ACCENT 2: SW 2801   ROOKWOOD DARK RED
			<b>PALETTE: SHERATON SAGE</b> BODY: SW 0014   SHERATON SAGE TRIM: SW 2822   DOWNING SAND ACCENT 1: SW 2814   ROOKWOOD ANTIQUE GOLD ACCENT 2: SW 2856   FAIRFAX BROWN