



STAFF REPORT FOR THE HISTORIC REVIEW BOARD

FILE NUMBER: DR-11-07

HEARING DATE: June 7, 2011

REQUEST: Commercial Minor Remodel

APPROVAL

CRITERIA: Community Development Code (CDC) Chapter 25, Historic District and Chapter 58, Willamette Falls Drive Commercial District

STAFF REPORT

PREPARED BY: Sara Javoronok, Associate Planner

Planning Director's Initials

EXECUTIVE SUMMARY

The Lil' Cooperstown restaurant and bar, located at 1817 Willamette Falls Drive, is expanding and the bar will be located in the adjacent property, 1823 Willamette Falls Drive (the former location of the Mirage Salon). Consequently, the applicant is proposing changes to the front façade of the structure located at 1823 Willamette Falls Drive and the side façade of the structure located at 1817 Willamette Falls Drive.

The site is a single tax lot with two buildings and is located at the intersection of 13th Street and Willamette Falls Drive. It is within the boundaries of the locally designated Willamette Historic District. It is also in the Willamette Falls Drive Commercial District. The project is subject to the criteria in CDC Chapter 25, Historic District, and Chapter 58, Willamette Falls Drive Commercial District. The structure located at 1823 Willamette Falls Drive was constructed in the late 1990s and reviewed by the West Linn/Clackamas County Historic Review Board in 1997.

Staff finds that the applicant's proposal, supplemented with conditions of approval, meets the applicable criteria. Therefore, staff recommends approval.

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GENERAL INFORMATION

APPLICANT: Darren Gusdorf, 1980 Willamette Falls Drive, #200, West Linn, OR 97068

OWNER: Mark Handris, 1980 Willamette Falls Drive, #200, West Linn, OR 97068

SITE LOCATION: 1817 & 1823 Willamette Falls Drive

LEGAL DESCRIPTION: Clackamas County Assessor's Map 31E-02BA, Tax Lot 3600

SITE SIZE: 5,000 square feet

ZONING: GC (General Commercial)

COMP PLAN DESIGNATION: Commercial

120-DAY PERIOD: The application was complete on May 16, 2011. Therefore, the 120-day application processing period ends on September 13, 2011.

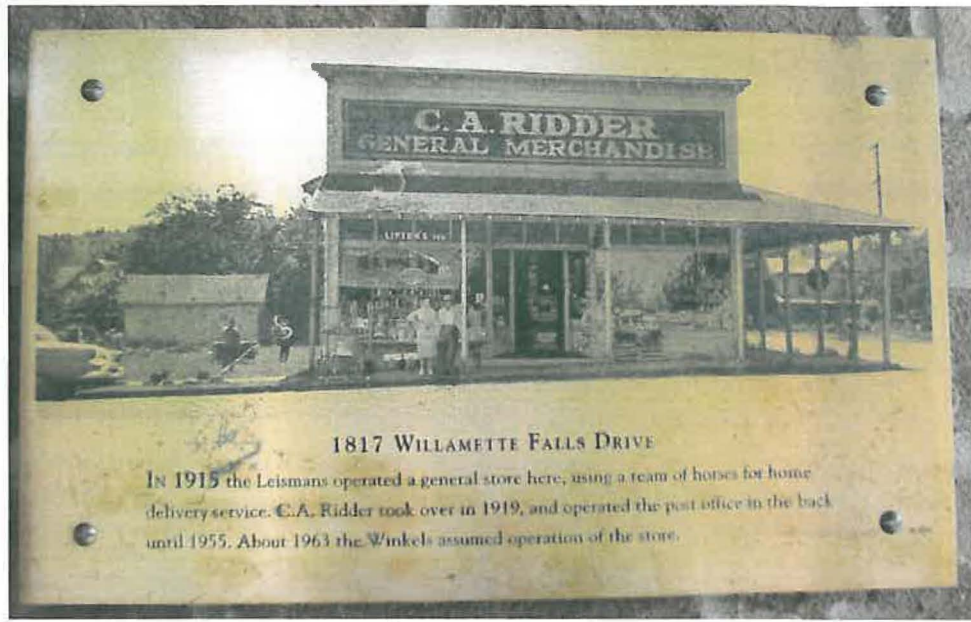
PUBLIC NOTICE: Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on May 23, 2011 and the application was been posted on the City's website. Therefore, notice requirements have been satisfied.

BACKGROUND

As previously noted, the property is located in the Willamette neighborhood at 1817 and 1823 Willamette Falls Drive, at the southeast corner of the intersection of 13th Street and Willamette Falls Drive. 1817 Willamette Falls Drive is home to the Lil' Cooperstown restaurant and the bar is expanding to 1823 Willamette Falls Drive, the former home of the Mirage Salon. The site is in the City's Willamette Neighborhood, the local Willamette Historic District, and the Willamette Falls Drive Commercial District.



Site Conditions. The subject lot accommodates two structures. The structure to the west, 1817 Willamette Falls Drive, is a single story commercial building that was constructed c. 1915. The structure to the east, 1823 Willamette Falls Drive, was constructed in the late 1990s. Both were included in the 2007-2008 reconnaissance level survey of the Willamette area. The survey forms are attached (see Exhibit HRB-4). The building at 1817 Willamette Falls Drive appears on the 1925 and 1950 Sanborn maps. There are no changes to the site from 1925 to 1950. It is shown as a single story building that occupies the entire length, but not width, of the lot. The front, roughly two-thirds is noted to be a general store and post office, and the rear is storage. Per the survey, it was owned by C.A. Ridder in 1919, it served as a post office until 1955, and it became Winkels in 1963. The structure at 1823 Willamette Falls Drive was constructed in the late 1990s. The Sanborn maps do not show a structure on this site.



1817 Willamette Falls Drive c. 1960

Both structures were designed as commercial buildings and continue to serve that use. The structure at 1817 Willamette Falls Drive is a single story with a gabled roof that overhangs the west side elevation and is supported by wood posts. The overhang extends as an awning supported by wood posts across the front façade (see below). There is a parapet or false-front roof with a single step down. The façade was modified c. 1960. The door was moved from the center of the structure to the west side façade and the historic windows were replaced with aluminum windows. Brick covers roughly the bottom 1/4 of the front façade. The remainder of the exterior is sided with shiplap.



1817 Willamette Falls Drive – front elevation



1817 Willamette Falls Drive – side elevation



1823 Willamette Falls Drive – front elevation



1823 Willamette Falls Drive – front elevation

The structure located 1823 Willamette Falls Drive, shown above, is also a single story building. It has a flat roof and parapet, or false-front, on the front façade. The parapet comes to a point at the center. The entry is a single door with sidelights on either side of the entry. The windows are aluminum with internal grilles. There are transom windows across the front façade and an awning shelters the entryway.

Project Description:

1817 Willamette Falls Drive. The applicant is proposing opening the boarded door and milk chute/window openings on the side façade. The proposed door would match the existing wood door with 8 divided lights and 1 bottom panel at the main entry of Lil’ Cooperstown. The proposed window has four divided lights.

1823 Willamette Falls Drive. The applicant is proposing to alter the entryway from a single door with sidelights to two doors and install a steel awning across the entire front façade and above the transom windows. The proposed doors will replicate the doors at 1889 Willamette Falls Drive (Oregon Dogs). The proposed awning is steel and would be located above the transom windows. The underside of the awning would be finished in cedar similar to the awning at 1889 Willamette Falls Drive (Option A) or with a box beam/panel soffit and lighting (Option B).

Surrounding Land Use. There are General Commercial uses located generally to the north, east and west of the parcel along Willamette Falls Drive. A single-family residential property is located to the south on 6th Avenue.

DIRECTION FROM SITE	LAND USE	ZONING
North	Commercial	GC
East	Commercial	GC
South	Single-family residential	R-5
West	Commercial	GC



Public comments. Staff has not received any comments from the public.

Comments from outside agencies. Staff has not received comments from outside agencies.

ANALYSIS

CDC Chapter 25, Historic District, and Chapter 58, Willamette Falls Drive Commercial District, apply to this property. Specifically, the criteria in Sections 25.060, 25.080, and 58.090 are applicable.

RECOMMENDATION

Staff recommends approval of the application subject to the following conditions:

1. Elevations. With the exception of modifications required by these conditions, the project shall conform to the elevation A1 dated April 21, 2011 in Exhibit HRB-3.
2. Entryway. The restored entrance at 1817 Willamette Falls Drive shall match the door depicted in Photo #2 in Exhibit HRB-3.
3. Lighting. The lighting shall not create off-site glare.

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR-11-05

CHAPTER 25, HISTORIC DISTRICT

25.060 CRITERIA FOR EXTERIOR ALTERATION AND NEW CONSTRUCTION

- A. *Except as provided pursuant to CDC 25.100, no person may alter the exterior of any structure in an Historic District in a manner as to affect its exterior appearance, nor may any new structure be constructed in an Historic District, unless the site and evaluation drawings are approved by the Historic Review Board.*
- B. *Exterior remodeling as governed by this chapter shall include any change or alteration in design or other exterior treatment excluding painting.*
- C. *For new home construction or exterior alterations of structures in an Historic District, the criteria to be used by the Historic Review Board in reaching the decision shall include the following:*
 - 1. *The purpose of the Historic District as set forth in CDC 25.040.*
 - 2. *The policies of the West Linn Comprehensive Plan.*
 - 3. *The economic use of the structure in an Historic District and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation. (Applicable to commercial only.)*
 - 4. *The value and significance of the structure or landmark in an Historic District. (Applicable to remodeling only.)*
 - 5. *The physical condition of the structure or landmark in an Historic District. (Applicable to remodeling only.)*
 - 6. *The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with an existing structure in an Historic District.*
 - 7. *Pertinent aesthetic factors as designed by the Historic Review Board.*
 - 8. *Economic, social, environmental and energy consequences related to LCDC Goal No. 5.*

FINDING NO. 1: The applicant's proposal will be reviewed by the Historic Review Board. Staff finds that the value, significance, physical condition, compatibility, and aesthetic impacts will not be compromised by the proposed changes. The criteria are met.

25.080 ADDITIONAL ARCHITECTURAL SPECIFICS FOR NEW CONSTRUCTION AND REMODELING

Many houses in Willamette are rich in architectural detail. Certain architectural components are used in fairly specific ways. Standards:

- A. *Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic (i.e., original) materials or distinctive architectural features should be avoided when possible.*
- B. *Houses and other structures shall be recognized as products of their own time. Alterations that have no historical basis or which seek to create an earlier appearance shall be avoided.*
- C. *Distinctive stylistic features, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored, if possible.*
- D. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible.*
- E. *In the event replacement is necessary, new materials should match the material being replaced in composition, design, color, texture, and other visual qualities.*
- F. *Alterations to the rear of a house, or to other portions not visible from the public right-of-way (exclusive of alleys), need not adhere to the design standards contained herein.*

- G. *Contemporary designs for alterations and additions would be acceptable if the design respects the building's original design, and it is compatible with the original scale, materials, window and door opening proportions of the structure.*
- H. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure could be restored. (Ord. 1594 § 1 (Exh. A), 2010)*

FINDING NO. 2: The proposed modifications will not destroy distinguishing original qualities of the structure at 1817 Willamette Falls Drive. The changes to 1823 Willamette Falls Drive are respectful of the character of the structure and the Commercial District.

CHAPTER 58, WILLAMETTE FALLS DRIVE COMMERCIAL DISTRICT

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.*

FINDING NO. 3: The applicant is not proposing to change the exterior siding. The millwork on 1817 and 1823 Willamette Falls Drive will be wood. The criteria are met.

- 11. *Awnings. All buildings shall have awnings extending out from building face. Awnings are preferred for micro-climate benefits. Ideally, the building will have both transom and awnings, although transoms are not required.*

Awnings shall be either canvas or vinyl, or similar approved material, supported by an internal metal framework or metal or wood supported by a curved metal support, either attached to the building or a simple four-inch by four-inch wood post extending down to the outside of the sidewalk.

Awnings shall, therefore, extend beyond the front property line to the outside edge of the sidewalk, and shall possess a seven-foot clearance to the valance or any other part. The pitch of the awning shall be 10 to 40 degrees. No "bubble-type" awnings are permitted. No backlit awnings are permitted. Canvas or matte-finish vinyl, or similar approved material awnings, may be one-color or striped and shall have a free-hanging plain or crenelated valance. Canvas or matte-finish vinyl, or similar approved material awnings, should not be shared between two structures. Each structure should have its own awning.

FINDING NO. 4: For 1823 Willamette Falls Drive, the applicant is proposing a steel awning above the transom windows that will extend across the entire façade of the building. The criteria specify that the awning shall be canvas, vinyl, or similar approved material. There are other steel awnings that have been approved in the Willamette Falls Drive Commercial District. Examples include 1705, 1877, and 1914 Willamette Falls Drive. The applicant is proposing two different options for the underside of the awning. Option A is tongue and groove 1x6 cedar with recessed can lighting similar to 1889 Willamette Falls Drive. Option B is a box beam with cedar soffits and surface mount lighting (Photo #4 in the applicant's submittal). Both proposed awning Option A and Option B meet the criteria.

The applicant is not proposing changes to the awning/overhang at 1817 Willamette Falls Drive.

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.

FINDING NO. 5: For 1817 Willamette Falls Drive, the applicant is proposing to open a boarded entryway and install a wood door that will match the existing doors at the main entry to Lil' Cooperstown. The above criteria are not applicable as this is a side entry rather than a main entry.

For 1823 Willamette Falls Drive, the applicant is proposing to alter the existing single door entry to an entry with two doors. The doors will be wood and will match the existing doors at 1889 Willamette Falls Drive. The applicant will not alter the existing setback of the doors which is 2'6". The doors will have glazing in the upper 2/3 of the door. There is a single panel on the lower 1/3 of the door. There will be windows on the side of the entry doors. The criteria are met.

14. *Glazing.* Clear glass only. No mirrored or tinted glass. No films applied to glass. Lettering on glass is permitted (see subsection (C)(25)(b) of this section).

FINDING NO. 6: The proposed glass at 1817 and 1823 Willamette Falls Drive is clear. The criteria are 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.

FINDING NO. 7: For 1817 Willamette Falls Drive, the applicant will be uncovering a small former window or milk chute on the side façade and installing a single 4-divided light window.

For 1823 Willamette Falls Drive, the applicant is not proposing to change the height or location of the display windows other than to change the entry to two doors rather than a single door at 1823 Willamette Falls Drive by removing the existing sidelights on the entry.

The criteria are met.

23. *Exterior lighting fixtures.* Any lighting fixtures that can be traced to 1880 – 1915 period are permitted. Simple modern fixtures that are screened and/or do not attract attention are acceptable. Overly ornate fixtures of the Victorian era are to be discouraged.

FINDING NO. 8: No additional lighting is proposed for 1817 Willamette Falls Drive. For 1823 Willamette Falls Drive, uplighting is proposed for sign lighting. As mentioned above, can lighting (Option A) or surface mount lighting (Option B) are proposed for the underside of the awning. The

can lighting is modern, simple, and does not attract attention. The surface mount lighting is more aligned with the historic period of the Commercial District. The criteria are met.

25. Signs.

- a. *Signs shall not exceed 10 percent of the square footage of the front elevation. The calculation of allowable signage is explained in CDC 52.300. The sign(s) shall be proportionate to buildings and signs on adjacent buildings. The "10 percent" shall be broken up into multiple signs. The sign(s) shall be mounted or painted on the second floor, on the valance of the awning, on the windows at pedestrian level, or on four-by-four awning posts. Signs shall not be of the internally lit can type or channel light type. No backlit awnings are allowed. Illumination by spotlight is permitted. Neon signs are permitted only inside the windows. No flashing signs are allowed. By temporary sign permit only, neon colored lettering or designs painted on windows or on paper or banners in the windows are allowed, but discouraged. Small signs or plaques which describe the building in a historical sense are exempt from the allowable square footage restrictions. Signs cannot project out from building face.*

- b. Sign type face. *Antique lettering as shown in the illustration is required. Variations are permitted where the lettering would not clash with the predominant font or style. "Gay Nineties" or "P.T. Barnum" type styles and other exaggerated styles are discouraged. Lettering may be horizontal, vertical, or slanting up from lower left to upper right. Semi-circle designs on windows are permitted. Window lettering should be either white, black, or gold with black shading.*

- c. Temporary signs. *Temporary sandwich board signs are permitted and shall be designed to be consistent with the aforementioned sign and type face provision.*

FINDING NO. 9: The applicant is not proposing signage as part of this process. A separate sign application will be submitted for any signage.

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. DR-11-07 Applicant's Name Darren Gusdorf, ICON Constr.
Development Name _____
Scheduled Meeting/Decision Date 6/7/11

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A _____

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) _____ (signed) _____
- F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) _____ (signed) _____
City's website (posted date) _____ (signed) _____

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) _____ (signed) _____

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B

- A. The applicant (date) 5/23/11 (signed) SR
- B. Affected property owners (date) 5/23/11 (signed) SR
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 5/23/11 (signed) SR
FALL

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: 5/23/11 (signed) S. Shroyer

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

PUBLIC NOTICE CHECKLIST

MAILED
5/23/11 SP

FILE NO.: DR-11-07 SITE ADDRESS: 1817 + 1823 Willamette Falls Dr.

PROJECT MANAGER: Sara Javoronok DATE: 5/17/11

MAILING DEADLINE DATE (14)-day or 20-day (circle one): 5/23/11

PUBLISH IN LOCAL PAPER (10 days prior): Yes _____ No X

SEND TO (check where applicable):

Applicant: Name: Darren Busdorf, Icon Const. Applicant Address: 1980 Willamette Falls Dr. #200 WL, 97068

If Applicant Representative or Owner to receive please list in others below:

- School District/Board _____
- Metro _____
- Tri-Met _____
- Clackamas County _____
- ODOT (if on State Hwy. or over 40 dwelling units) _____
- Neighborhood Assn(s). _____
(please specify) Willamette + All
- Division of State Lands _____
- US Army Corps of Engineers _____
- Stafford-Tualatin CPO _____
- City of Lake Oswego _____
- Dept. of Fish & Wildlife _____
- Other(s): _____

Other(s): Owner: Mark Handris
1980 Willamette Falls Dr. #200
WL, 97068

Other(s): property owners w/in
100 ft. of site address

Other(s): _____

CITY OF WEST LINN HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-11-07

The City of West Linn Historic Review Board (HRB) will hold a public hearing on Tuesday, June 7, 2011, at 7 p.m. in the Council Chambers of City Hall at 22500 Salamo Road, West Linn regarding an application for a minor remodel to the front elevation of 1823 Willamette Falls Drive and side elevation of 1817 Willamette Falls Drive, also known as Lil' Cooperstown. The property is Tax Lot 3600 on the Assessor's Map 31E-02BA in the Willamette Historic District. The hearing will be based upon the provisions of Chapters 25 and 58 of the West Linn Community Development Code (CDC). Approval or disapproval of the request by the HRB will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

All documents and applicable criteria for DR-11-07 are available for inspection at no cost at the Planning Department at City Hall and also via the City's web site at <http://westlinnoregon.gov/planning/1817-1823-wfd-design-review-historic-district-commercial-exterior-alterations>, or copies can be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Sara Javoronok, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR, (503) 722-5512, or sjavoronok@westlinnoregon.gov.

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the HRB will receive a staff presentation, and invite both oral and written testimony. The HRB may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application.

If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals based on that issue.

SHAUNA SHROYER Administrative Assistant

WILLAMETTE CAPITAL INVESTMENTS
LLC
24979 SW QUARRYVIEW DR
WILSONVILLE, OR 97070

POPE BARBARA L
1790 6TH AVE
WEST LINN, OR 97068

KIM BYONG
10354 HALFHITCH DR
ANCHORAGE, AK 99515

TRO LLC
1868 KNAPPS ALLEY #208
WEST LINN, OR 97068

HANDRIS MARK
2008 WILLAMETTE FALLS DR #B
WEST LINN, OR 97068

PETERSEN ADAM A
1818 6TH AVE
WEST LINN, OR 97068

LORIAUX D LYNN & TERESA CHOATE
1830 6TH AVE
WEST LINN, OR 97068

MCFADDEN THOMAS A & SHARON L
1850 6TH AVE
WEST LINN, OR 97068

DARREN GUSDORF
ICON CONSTRUCTION
1980 WFD #200
WL OR 97068

ALL NA'S

A04TXPAYER
WILLAMETTE CAPITAL INVESTMENTS LLC
POPE BARBARA L
KIM BYONG
TRO LLC
HANDRIS MARK
PETERSEN ADAM A
LORIAUX D LYNN & TERESA CHOATE
MCFADDEN THOMAS A & SHARON L

A05MAILADD
24979 SW QUARRYVIEW DR
1790 6TH AVE
10354 HALFHITCH DR
1868 KNAPPS ALLEY #208
2008 WILLAMETTE FALLS DR #B
1818 6TH AVE
1830 6TH AVE
1850 6TH AVE

A06MAILCIT	A07 A08M/
WILSONVILLE	OR 97070
WEST LINN	OR 97068
ANCHORAGE	AK 99515
WEST LINN	OR 97068
WEST LINN	OR 97068
WEST LINN	OR 97068
WEST LINN	OR 97068
WEST LINN	OR 97068

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
PROJECT NO. DR-11-07	STAFF CONTACT Safa J		
NON-REFUNDABLE FEE(S) 100 \$500	REFUNDABLE DEPOSIT(S) N/A	TOTAL \$500	

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation
<input type="checkbox"/> Appeal and Review *
<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Design Review
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan
<input type="checkbox"/> Flood Plain Construction
<input type="checkbox"/> Hillside Protection and Erosion Control | <input checked="" type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment * / **
<input type="checkbox"/> Minor Partition (Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> One-Year Extension *
<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Pre-Application Conference * | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change
<input type="checkbox"/> Street Vacation
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Temporary Uses *
<input type="checkbox"/> Tualatin River Greenway
<input type="checkbox"/> Variance
<input type="checkbox"/> Water Resource Area Protection/Wetland
<input type="checkbox"/> Willamette River Greenway |
|--|--|--|

Home Occupation, Pre-Application, Sidewalk Use Application*, Sign Review Permit Application*, and Temporary Sign Permit Application require different or additional application forms, available on the City Website or at City Hall.

Site Location/Address	Assessor's Map No.
1817 & 1823 WILLAMETTE FALLS DR. WEST LINN, OR 97068	Tax Lot(s)
	Total Land Area

Brief Description of Proposal
PROPOSE EXTERIOR ALTERATIONS TO BUILDINGS: ③ TRIM IN STAIN GRADE ALDER
 ① NEW AWNING ② REPLACE SINGLE DOOR W/ PAIR ④ REINSTALL PRE-EXISTING ^{DOOR} WINDOW

Applicant Name: (please print) **DARREN GUSDORF** Phone: **503-657-0406**
Address: **1980 WILLAMETTE FALLS DR #200** Email: **DARREN@ICONCONSTRUCTION.NE**
City State Zip: **WEST LINN, OR 97068**

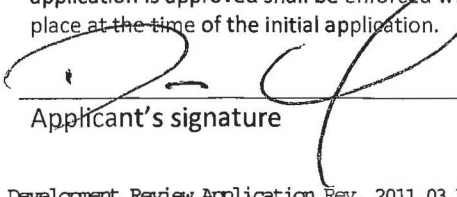
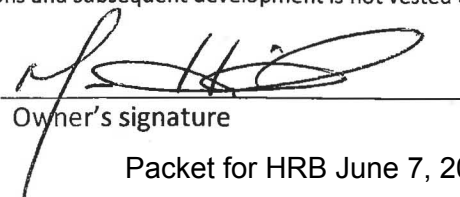
Owner Name: (please print) **MARK HANFRIS** Phone: **503-657-0406**
Address: **1980 WILLAMETTE FALLS DR #200** Email:
City State Zip: **WEST LINN, OR 97068**

Consultant Name: (please print) _____ Phone: _____
Address: _____ Email: _____
City State Zip: _____

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one copy needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. The applicant waives the right to the provisions of ORS 94.020. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 Applicant's signature	5/5/11 Date	 Owner's signature	5-5-11 Date
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CITY OF WEST LINN
 22500 Salamo Rd.
 West Linn, OR. 97068
 (503) 656-4211

PLANNING INVOICE
 INVOICE: # 936587
 Date : 05/06/2011
 Project: #DR-11-07
 BY: SJ

NAME : Darren Gusdorf
 ADDRESS : 1980 Willamette Falls Dr. #200
 CITY/STATE/ZIP: West Linn, OR 97068
 PHONE # : 503-657-0406

SITE ADD. : 1817 & 1823 Willamette Falls Dr.

TYPE I HOME OCCUPATIONS		HO	\$	
PRE-APPLICATIONS	Level I (), Level II ()	DR	\$	
HISTORIC REVIEW	Residential Major (), Minor (), New ()	DR	\$	500.00
	Commercial Major (), Minor (x), New ()			
SIGN PERMIT	Face (), Temporary (), Permanent ()	DR	\$	
SIDEWALK USE PERMIT		DR	\$	
APPEALS	Plan. Dir. Dec. (), Subdivsion (),	DR	\$	
	Plan Comm./City Coun. (), Nbhd ()			

LOT LINE ADJUSTMENT		LA	\$	
CITY/METRO BUSINESS LICENSE		BL	\$	

The following items are paid by billing against the up-front deposit estimate.
 If the amount of time billed to your project exceeds the amount covered by the
 deposit, additional payment may be required.

DESIGN REVIEW	Class I (), Class II ()	RD	\$	
VARIANCE	Class I (), Class II ()	RD	\$	
SUBDIVISION	Standard (), Expedited ()	RD	\$	
ANNEXATION	"Does Not Include Election Cost"	RD	\$	
CONDITIONAL USE		RD	\$	
ZONE CHANGE		RD	\$	
MINOR PARTITION		RD	\$	
MISCELLANEOUS PLANNING		RD	\$	
Boundry Adjustments	()			
Modification to approval	()	Water Resource		
Code Amendments	()	Area Protection	()	
Comp. Plan Amendments	()	Street Vacations	()	
Temporary Permit Admin.	()	Easement Vacations	()	
Temporary Permit Council	()	Will. River Greenway	()	
Flood Management	()	Tualatin River Grwy.	()	
Inter-Gov. Agreements N/C	()	Street Name Change	()	
Alter Non-Conforming Res.	()	Code Interpretations	()	
Alter Non-Conforming Comm.	()	Type II Home Occ.	()	
Measure 37 Claims	()	Planned Unit Dev. PUD	()	

TOTAL REFUNDABLE DEPOSIT		RD	\$	0.00
GENERAL MISCELLANEOUS Type:		PM	\$	

TOTAL	Check #	Credit Card ()	Cash	\$	500.00
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MAY 06 2011
 BY: 

1817 and 1823 Willamette Falls Dr. - Exterior Alteration Narrative
Response to Staff's Summary of May 5, 2011 Pre-Application Meeting
Prepared for Sara Javoronok, West Linn Associate Planner and the West Linn HRB
Applicant: Darren Gusdorf, Icon Construction and Development
Date submitted: May 6th, 2011

In response to Sara Javoronok's pre-application summary, I am writing this narrative, on behalf of Icon Construction, the applicant, to identify and better describe the proposed improvements to the 1817 and 1823 buildings located on Willamette Falls Drive.

We are proposing 3 main exterior alterations to the exterior of these two buildings.

- 1) We propose to install a new door and window to the west side of the 1817 building that faces 13th street. As seen in photograph #1, these pre-existing openings have been enclosed from what used to be an access door and window into this building. It is speculated that original uses served as a possible milk chute and/or postal delivery station. We propose to re-open this door and window location back to what was previously there utilizing the existing openings. The door would replicate the existing entry door system into this building, located at the corner of 13th St. and Willamette Falls Drive. The door would be one 8-light Fir wood door with 1-bottom panel as seen in photograph #2. The window would be a 4-light, true divided window with the same sticking and mullions as seen in photograph #2 (see cut sheet "A" for design specs). Door and window glass would be clear, low-E. Both the window and door shall be finished in the same natural clear-coat finish to match the existing doors.
- 2) We propose to install an 18' wide, 6' deep, 1' high steel awning located on the 1823 building that faces Willamette Falls Dr. As seen in the "A1" proposed elevation, this awning would be full width of the building and placed above the transom windows. The underside soffit would be finished in either 1x6 tongue and groove cedar with recessed can lighting as seen in photograph #3 (replicating 1889 Willamette Falls Dr. – Oregon Dogs) OR a wood box beam/panel soffit with surface mount fixtures as seen in photograph #4 (see cut sheet "B" for design specs on the proposed exterior lighting). Two small 3" surface mount light fixtures will be affixed on top of the awning to provide up-lighting on the sign above (see cut sheet "D").
- 3) We propose to replace the existing black painted entry door located on the 1823 building that faces Willamette Falls Dr., with a pair of two stain grade alder doors (see cut sheet "C"), to replicate what is shown in photograph #5 (replicate 1889 Willamette Falls Dr. – Oregon Dogs). All window and door trim will be completed in alder as seen in photograph #5. Stain colors and door hardware will match.

Per section 25.060 of the CDC, we recognize that these alterations require HRB approval via the criteria set forth within this chapter of the code. We feel our proposed improvements will not

only greatly enhance the appearance of these two buildings, but will compliment our historic community as a whole. We see no conflicts within this chapter of the code.

Per sections 25.080 and 25.090 of the CDC, we are not altering any of the architectural design of either building, only enhancing specific components. As proposed, all existing door and window openings/locations shall remain the same. The architectural envelopes for each building will remain unaltered. We see no conflicts within these two chapters of the code.

Per section 58.070 of the CDC, we have completed the pre-application conference with staff. Items requested by staff, via the summary letter, have been addressed within this narrative and affiliated documents.

Per section 58.090, all proposed building materials are either identified as acceptable within this chapter or can be supported by continuity within the surrounding historic neighborhood.

- Door and window replacement as proposed on building 1817 meet the criteria set forth in sections 58.090.C.13-14-15.
- Door replacement as proposed on building 1823 met the criteria set forth in section 58.090.C.13.
- Millwork around doors/windows as proposed on building 1823 meet the criteria set forth in section 58.090.C17.
- Steel awning as proposed on building 1823 meets the criteria set forth in section 58.090.C.11 and is consistent with other structures within the historic commercial district.
- Surface mount light fixtures as proposed meet the criteria set forth in section 58.090.C.23.

Other items requested in the pre-application conference summary letter:

Staff Comment: *Please note if the siding will be replaced as part of the proposed alterations.*

Applicant Response: *The existing siding will not be replaced. Only the millwork around the doors and windows underneath the proposed awning on the 1823 will be changed from painted material to stain grade alder wood (per picture #5).*

Staff Comment: *There is precedence for steel/metal awnings in the Historic District and Commercial District. The awning at 1705 Willamette Falls Drive is a good example of a steel awning.*

Applicant Response: *Yes, there are other steel awnings in the commercial historic district. As seen at 1705, 1877 and 1914 Willamette Falls Dr. (per pictures #6, #7 and #8).*

Staff Comment: *For 1823 Willamette Falls Drive, the code requires the doors to be recessed three to five feet back from the building line. Please show or state how much the doors will be recessed.*

Applicant Response: *The existing doors are currently recessed 2'-6". The recessed alcove will not be altered (currently constructed on foundation wall).*

Staff Comment: *Please specify the type of glass to be used.*

Applicant Response: *All glass will be clear, with no grids, LOW E.*

Staff Comment: *Please provide cut sheets for the proposed pedestrian level windows.*

Applicant Response: *The cut sheet for the 1817 proposed window replacement (milk chute) is seen in cut sheet "A"*

Staff Comment: *For 1817 Willamette Falls Dr. if evidence of the original milk chute is found staff would encourage the applicant to restore it to a historic appearance. If not found, the proposed four true divided light windows are acceptable.*

Applicant Response: *We do not have evidence for what this window was used for. I have provided the cut sheet for the four true divided light window in cut sheet "A" – SAME AS ABOVE.*

Staff Comment: *Please provide cut sheets/photos for the can lighting and up lighting.*

Applicant Response: *Proposed can lights are shown in picture #3. Proposed surface mount fixtures are shown in picture #4 and cut sheet "B." (2) 3" proposed up lights are proposed at the top of the awning to illuminate the sign above. See cut sheet "D".*

Staff Comment: *Please provide cut sheets for the proposed transom windows.*

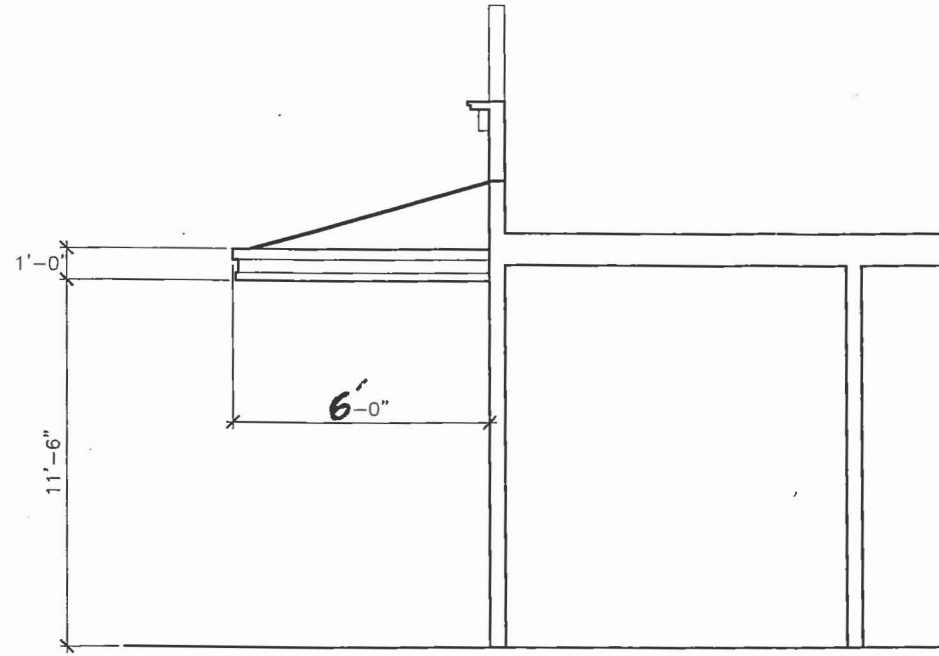
Applicant Response: *N/A No longer part of this application.*

Staff Comment: *The sign location is noted on the elevation drawing. The size and location will not be approved as part of this process, a separate sign application will be required. Staff notes that signage is limited to 10 percent of the square footage of the front elevation.*

Applicant Response: *We will seek sign approval through a separate process.*

Thank you,
Darren Gusdorf
Production Manager
Icon Construction and Development, LLC

REVISED 5-6-11



1 STEEL AWNING
A2 SCALE: 1/4"=1'-0"



Proposed 18' x 6' x 12" steel framed awning

(2) 3" up lights proposed on awning. See cut sheet "D"

Trim windows and doors under awning in stain grade alder.
Trim. See photo #5. All millwork and doors shall be stained
To replicate color as seen in photo #5.

COOPERSTOWN

Bottom side of awning to be finished in either tongue and groove 1x6 cedar with recessed can lighting as seen in photo #3 (option A) OR box beam with cedar soffits and surface mount lighting as seen in photo #4 (option B).
Lighting specs are on cut sheet "B"

Replace existing wood door with pair of alder stain grade wood
Doors ¾-light with raised bottom panel and oil rubbed bronze hardware. See photo #5 & cut sheet "C"

1 PROPOSED ELEVATION
A2 SCALE: 1/4"=1'-0"

REV.	DATE	REVISION DESCRIPTION
◀		
◀		
◀		
◀		
◀		

Diamond Engineering, LLC
121 Jefferson Street
Oregon City, Oregon 97045
971-235-4301

TITLE: Lil' Cooperstown Pub & Grill
1817 Willamette Falls Drive
West Linn, Oregon 97068
CLIENT: Icon Construction & Development LLC
2008 Willamette Falls Drive, Suite B
West Linn, Oregon 97068
503-657-0068

FILE NAME: 11015
PRINT DATE:
PLOT DATE: 4/21/2011 10:17 AM
DRAWN BY: DKG
CHECKED BY: DKG
PROJECT NO. 11015

SHEET NO. **A1**

Existing 1823 Facade



Photo #1 – 1817 side existing door and window openings

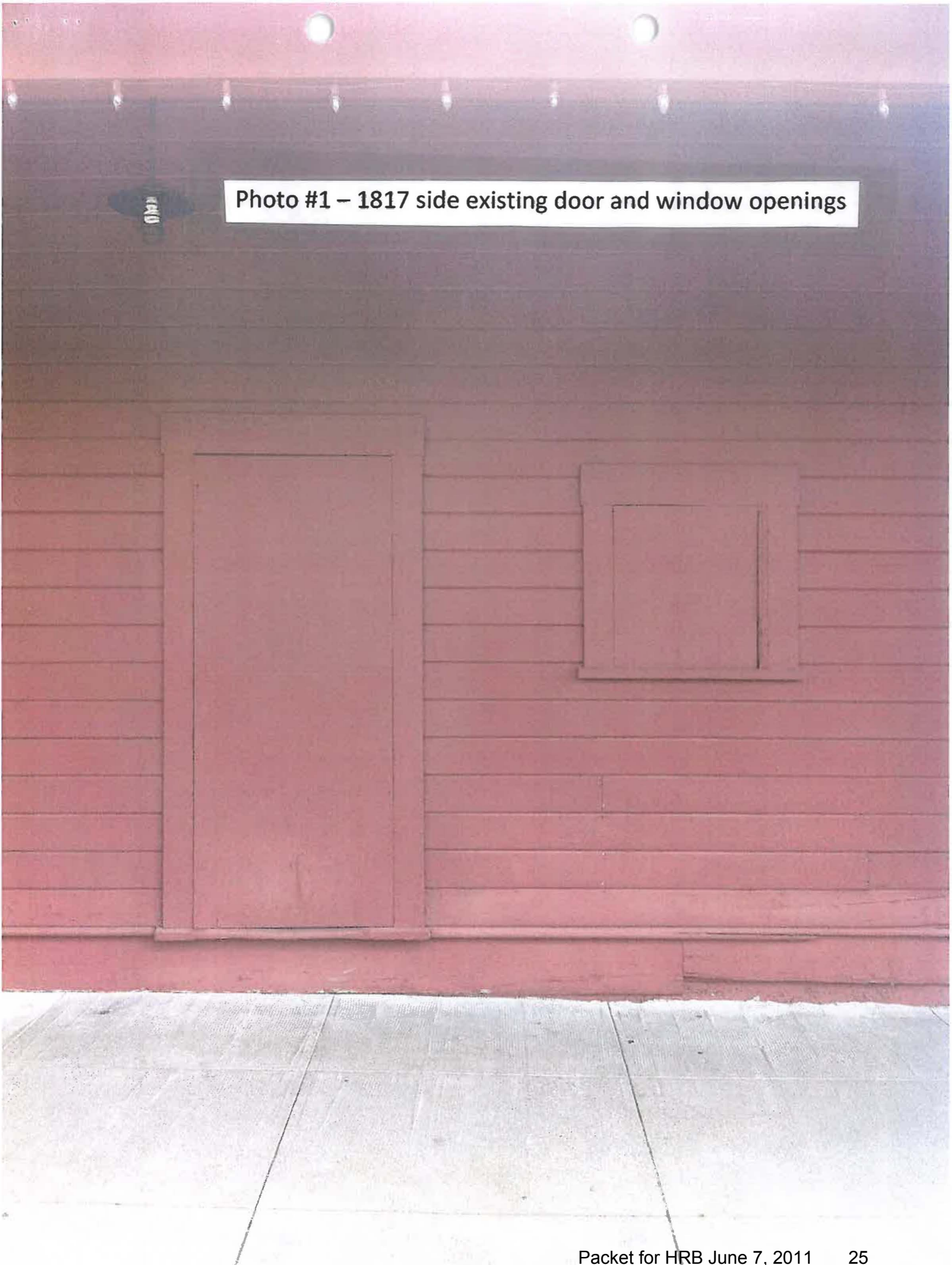
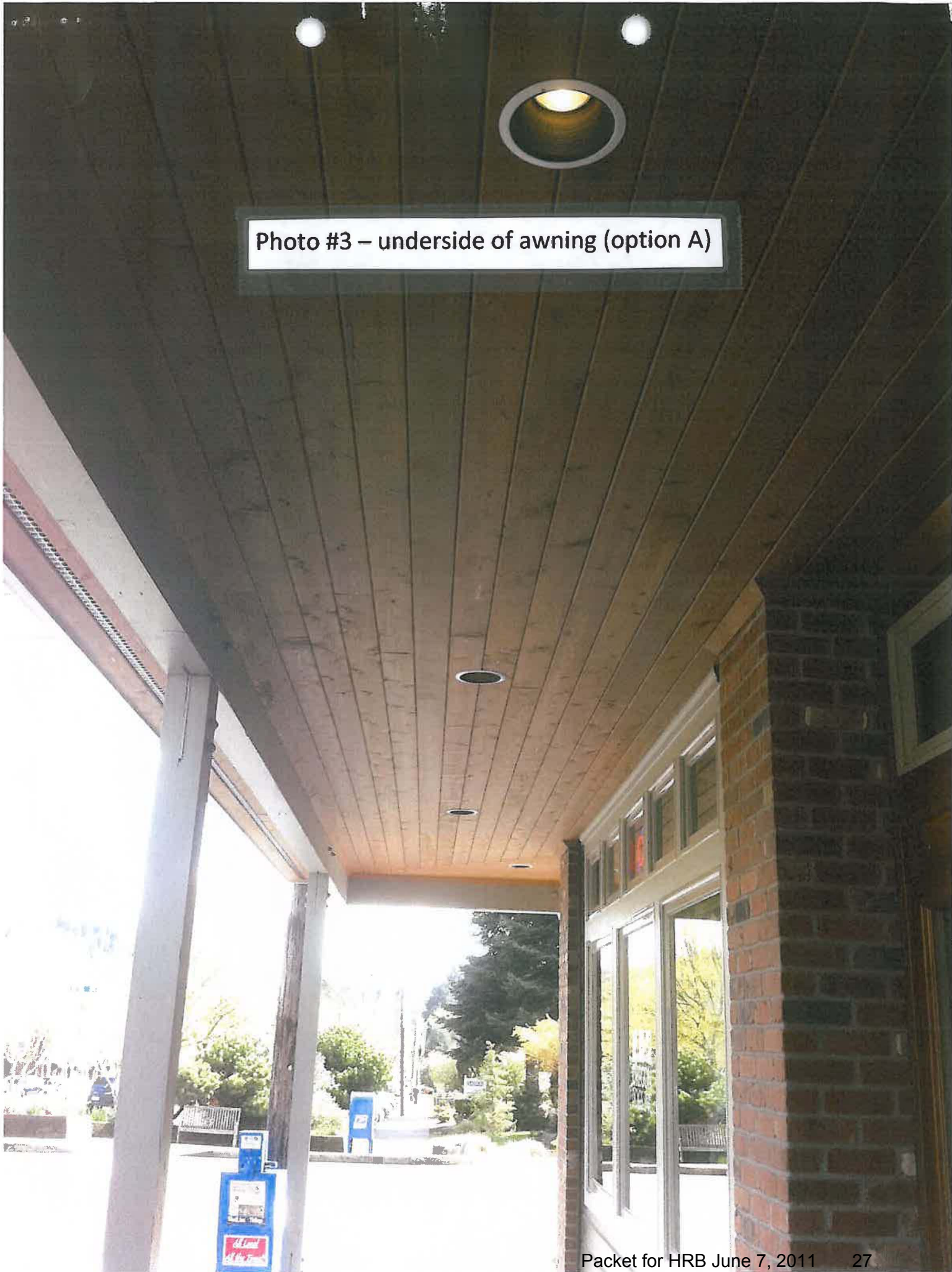


Photo #2 – 1817 existing doors

1817



Photo #3 – underside of awning (option A)



A photograph showing the underside of a dark-stained wooden awning. The awning features a grid of recessed panels, each containing a single, glowing, octagonal-shaped light fixture. The structure is supported by a dark wooden frame. In the background, a brick building and a window are visible. The left edge of the image shows a rough, light-colored surface, possibly a wall or concrete. A white text box is overlaid on the image, containing the caption.

Photo #4 – underside of awning (option B)

Photo #5 – 1823 proposed doors and stained window/door trim



Photo #6 – Historic District steel awning 1705



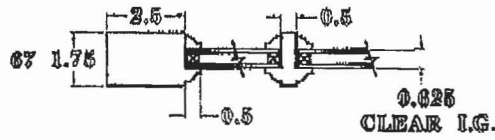
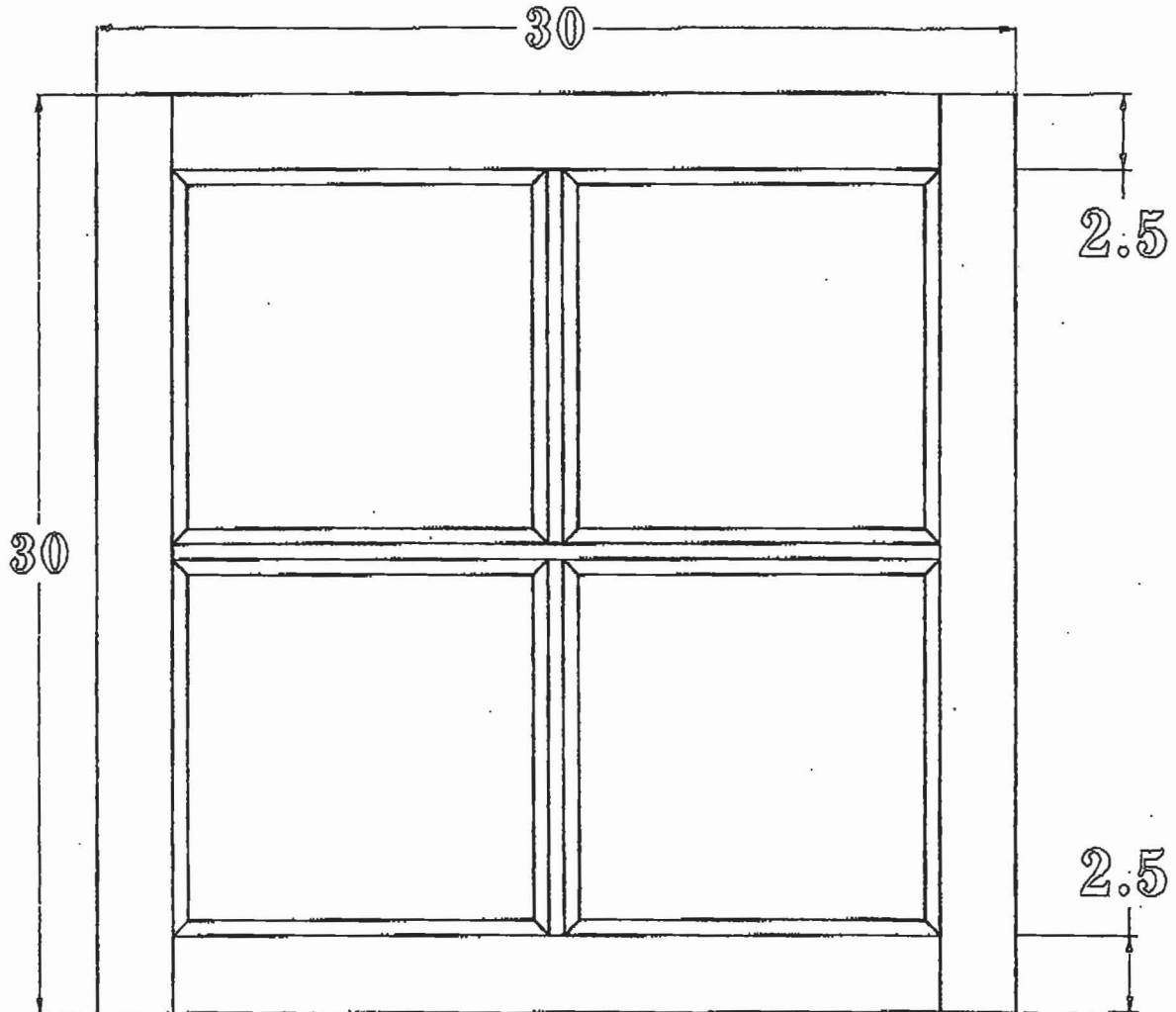
Photo #7 – Historic District steel awning 1877



Photo #8 – Historic District steel awning 1914



CUT SHEET "A"



	<p>Summit Woodworking</p>	<p>Customer: Medallion</p>	
<p>Summit Invoice</p>		<p>Date: 5/5/11</p>	

CUT SHEET "B"



HUDSON VALLEY LIGHTING

[Close this window](#)

EDISON COLLECTION
SEMI FLUSH
PRODUCT ID: 1609F



Available Finishes:

OB (Old Bronze)
PB (Polished Brass)
PN (Polished Nickel)
SB (Satin Brass)
SN (Satin Nickel)

Dimensional Information

Height:	10"	Canopy/Backplate:	5" D
Length:	0"	Width:	0"
ADA Compliant:	N	Diameter:	9"
Chain Length:	0"	Min Height:	10"
Stem Kit:	N/A	Max Height:	10"
		Ext:	0"

Lamping Information

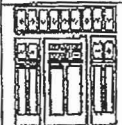
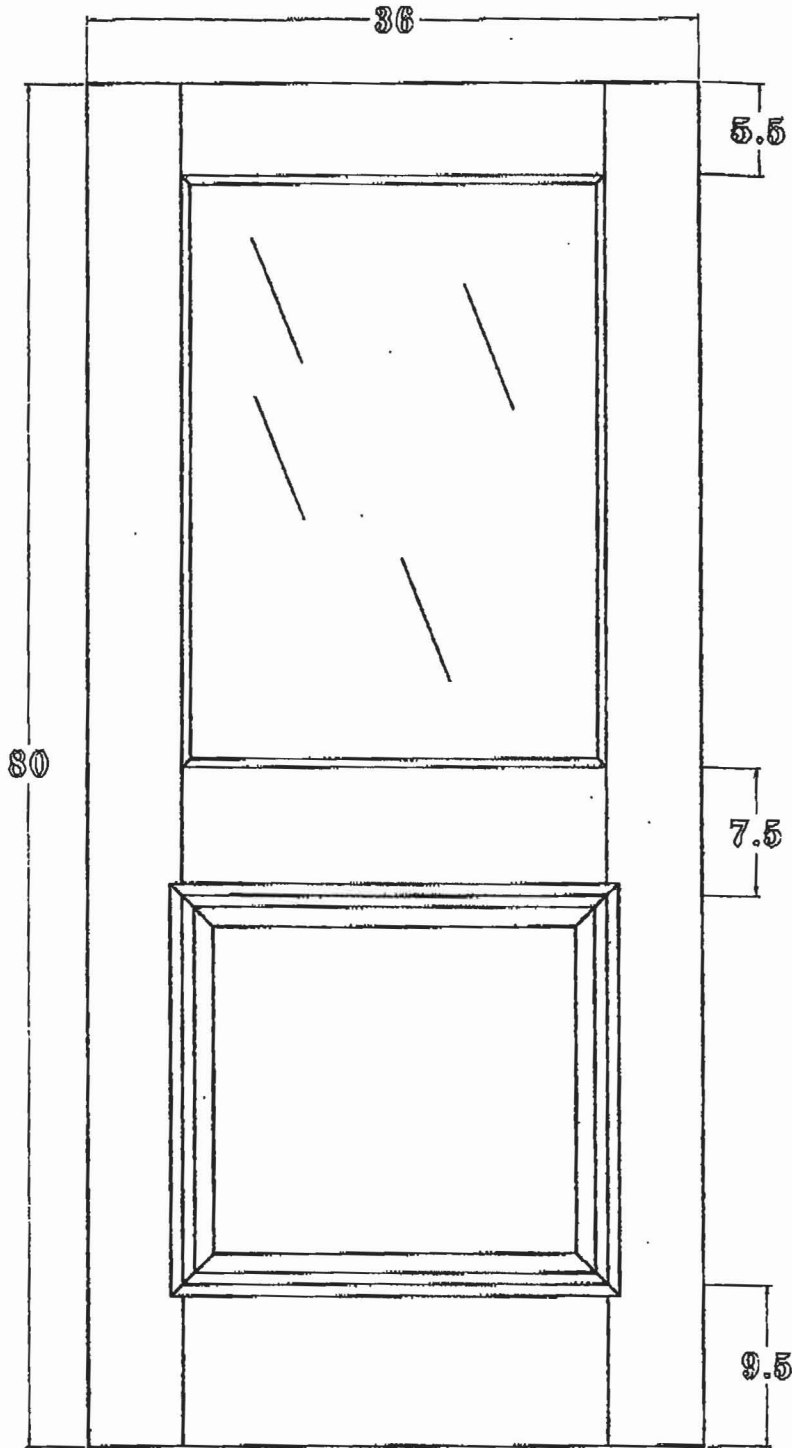
(1) 75 Watt max 120V
Socket Type: E26 Medium Base

Bulb Included: N

Shade Information

Shade Top:	3.75"	Shade Attachment:	Thumb Screw
Shade Bottom:	3.75"	Shade Material:	Glass

CUT SHEET "C"



Summit Woodworking



Customer: Medallion

Summit Invoice

Date: 5/5/11



Proposed 3"
UP LIGHT
(2 TOTAL)

CUT SHEET
"D"

Destination
LIGHTING
WWW.DESTINATIONLIGHTING.COM

Destination
LIGHTING

ASSISTANCE | 800-653-6556

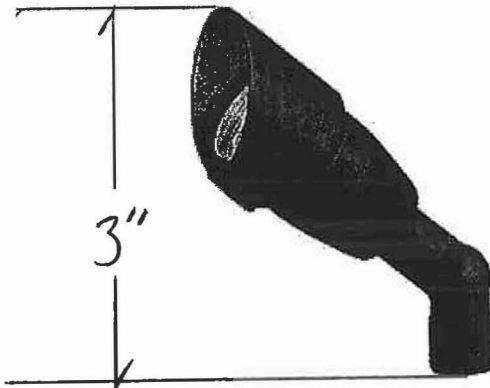
MY ACCOUNT | WISH LIST |

Search

Product Detail

The *Destination* Difference | Huge inventory In-Stock & ready to ship
Free Shipping on orders \$50.00 or more*
*EXCLUDES ALASKA & HAWAII ORDERS

ADD TO WISH LIST | SEND TO A FRIEND | PRINT THIS PAGE



Shown in black finish
ZOOM VIEW

PRODUCT NUMBER: 251706
MANUFACTURER: Kichler
MODEL NUMBER: 15374BKT
FINISH: Black
Optional Finishes
HEIGHT: 3 in.
WIDTH: 3 in.
LENGTH: 7-1/2 in.
VOLTAGE: 12 v

Adjustable Low Voltage Landscape Accent Light

Textured black finish with glass lens

\$58.00

IN STOCK & IN OUR WAREHOUSE

Quantity:

Add to Cart

(0 Ratings)









Write a Review

This adjustable low voltage landscape accent light features a heat resistant clear flat glass diffuser and a textured black finish. Includes a quick disc connector and an 8-inch ground stake. Takes one 50-watt MR16 bulb (not included).

This fixture is approved for wet location use as defined by the National Electric Code. Please consult your local electrical code for details.

This product is a component of a system. Further components will be needed for a complete installation. If you know which components you need, use the "Search" box above; otherwise, click on the Support link above for further assistance.

You may also like

-  Adjustable Low Voltage Landscape Accent Light
\$60.00 ea. View
-  Adjustable Low Voltage Landscape Accent Light
\$49.00 ea. View
-  Adjustable Low Voltage Landscape Accent Light
\$58.00 ea. View
-  Adjustable Low Voltage Landscape Accent Light
\$49.00 ea. View
-  Adjustable Low Voltage In-Ground Light
\$54.00 ea. View
-  Adjustable Low Voltage Landscape Accent Light
\$28.00 ea. View
-  Adjustable Low Voltage Landscape Accent Light
\$84.00 ea. View
-  Adjustable Low Voltage Landscape Accent Light
\$62.00 ea. View

REVIEW SNAPSHOT® by PowerReviews Express

Be the first to review this product. Write a Review

Oregon Historic Site Form

Leisman Store
1817 Willamette Falls Dr
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1817 Willamette Falls Dr <input type="checkbox"/> apprx. addr	historic name: Leisman Store
West Linn <input type="checkbox"/> vcnt Clackamas County	current/ other names: Winkels
Optional Information assoc addresses: (former addresses, intersections, etc.) location descr: (remote sites)	block nbr: _____ lot nbr: _____ tax lot nbr: _____ township: _____ range: _____ section: _____ 1/4: _____ zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1	total # eligible resources: _____ total # ineligible resources: 1
elig. evaluation: eligible/contributing	NR status: _____ (indiv listed only; see Grouping for hist dist)
primary constr date: 1915 (c. <input checked="" type="checkbox"/>) secondary date: _____ (c.) <input type="checkbox"/> (optional--use for major addns)	NR date listed: _____
primary orig use: COMMERCIAL: General	orig use comments: _____
secondary orig use: _____	prim style comments: _____
primary style: Commercial (Type)	sec style comments: _____
secondary style: Vernacular	siding comments: _____
primary siding: Horizontal Board	architect: _____
secondary siding: Brick:Other/Undefined	builder: _____
plan type: Other Commercial/Public	
comments/notes: C.A. Ridder owned in 1919; post office until 1955; Winkels in 1963	

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	West Linn, Willamette Falls Neighborhood, RLS 2008, 2008	Survey & Inventory Project
--	--	----------------------------

farmstead/cluster name: _____ external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____
ILS survey date: _____
RLS survey date: **10/1/2007**
Gen File date: _____
106 Project(s)

Oregon Historic Site Form

1823 Willamette Falls Dr
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1823 Willamette Falls Dr apprx. addr

West Linn vcnt Clackamas County

Optional Information
assoc addresses:
(former addresses, intersections, etc.)
location descr:
(remote sites)

historic name:
current/
other names: The New Mirage Salon

block nbr: _____ lot nbr: _____ tax lot nbr: _____
township: _____ range: _____ section: _____ 1/4: _____
zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

elig. evaluation: not eligible/out of period

primary constr date: 2000 (c.) secondary date: _____ (c.)
(optional--use for major addns)

primary orig use: Specialty Store

secondary orig use: _____

primary style: Commercial (Type)

secondary style: Vernacular

primary siding: Horizontal Board

secondary siding: _____

plan type: 1-Part Block

total # eligible resources: 0 total # ineligible resources: 1

NR status: _____
NR date listed: _____ (indiv listed only; see Grouping for hist dist)

orig use comments: _____

prim style comments: _____

sec style comments: _____

siding comments: _____

architect: _____

builder: _____

comments/notes:

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: West Linn, Willamette Falls Neighborhood, RLS 2008, 2008 Survey & Inventory Project

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 10/29/2008

Gen File date: _____

106 Project(s)