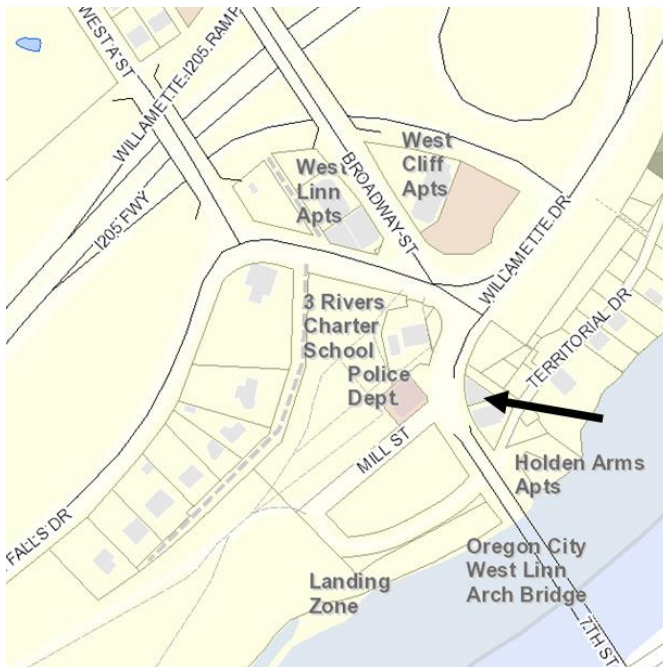


City of West Linn
PRE-APPLICATION CONFERENCE MEETING
May 16, 2013

SUBJECT: Exterior remodel of historic landmark structure at 22820
Willamette Drive #6.

ATTENDEES: Applicant: Dave Newton
Staff: Peter Spir (Planning Department)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.



Project Details

The applicant would like to make exterior changes to a portion (see arrow) of the mixed use building at 22820 Willamette Drive to increase its value as an office use. (The majority of the building is currently used for apartment rentals.) The applicant proposes to remove the wood/drivet that covers the pedestrian level windows, install pedestrian level windows, add a 6-8 foot deep awning, replace the door, and add a sign plus other changes to be more consistent with the original architecture. The building is listed as an historic landmark structure so any exterior modification requires a design review

hearing with the Historic Review Board (HRB) who will consider the application per the provisions of CDC Chapter 26 with some deference to Chapter 58.



Background

The building is north of the Fred Berard Building which was built in 1925 and is identified in the Clackamas County Cultural Survey (March 1984). Both buildings were likely built within five years of each other and reflect the “Modern” style of architecture.

Prominent original features include brick construction in the upper half of the building, flat roof with a crenellated parapet with cornice. The brick construction was believed to have extended down to grade covering all the front elevation. For whatever reason, drivet or stucco was later applied over the lower half of the building. The current color scheme negatively contrasts and amplifies the difference in materials.

The original windows on the second floor were most likely one over one double hung but have since been modified. Indeed, the drivet or stucco was extended so far up that it eliminated most of the original lower window sills (which can be seen on side elevation windows). Pilasters flank some of the doors and identify the corners of the building. The original construction would have included large pedestrian level windows. Unfortunately, those features were covered with wood cladding. The original door would have comprised transparency in at least the upper two-thirds. It was replaced

with a stock door with no transparency. An awning or overhang would have extended across all of the building elevation. That too has been removed but anchor hooks remain in the upper portion of the elevation.

In total, these changes confound and confuse the building's architectural integrity and historic value.







Zoning

The current zone is General Commercial (GC). The proposal to occupy this space as an office is consistent with the GC zone.

Discussion

The proposal is to strip off the cladding on the pedestrian level window area and install appropriately sized windows (see option 1). Staff supports this proposal. Sloped aluminum or solid horizontal awnings, extending 6-8 feet from the building face, are proposed. Staff would support either option.

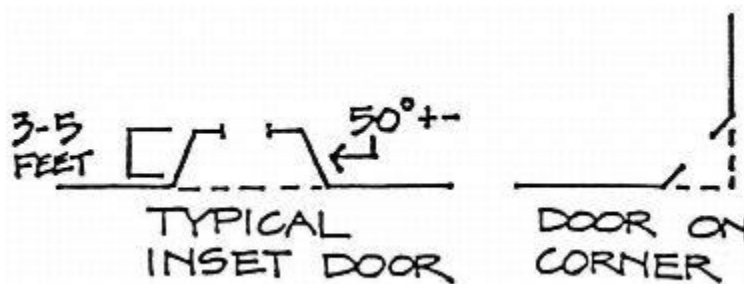
Signs could be painted on the windows or placed above the awning. The signs may constitute up to 10% of the building elevation. No more than three signs are allowed. Signs hung in the awning valance area would require specific review.

The applicant is encouraged to select a door design with ½ to 2/3rds transparency in the upper panels. (Please refer to Chapter 58 item 13 below re: “Doors and entryways”.)

These exterior changes will require review by the Historic Review Board (HRB). The provisions of CDC Chapter 26 would be applicable. Although it is legally only applicable

to the Willamette area, the following excerpts from the Willamette Falls Drive Commercial District Design Standards of CDC Chapter 58 provide useful direction:

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.

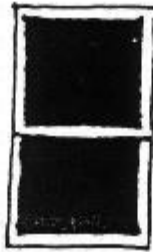


14. Glazing. Clear glass only. No mirrored or tinted glass. No films applied to glass. Lettering on glass is permitted (see subsection (C) (25) (b) of this section).

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.

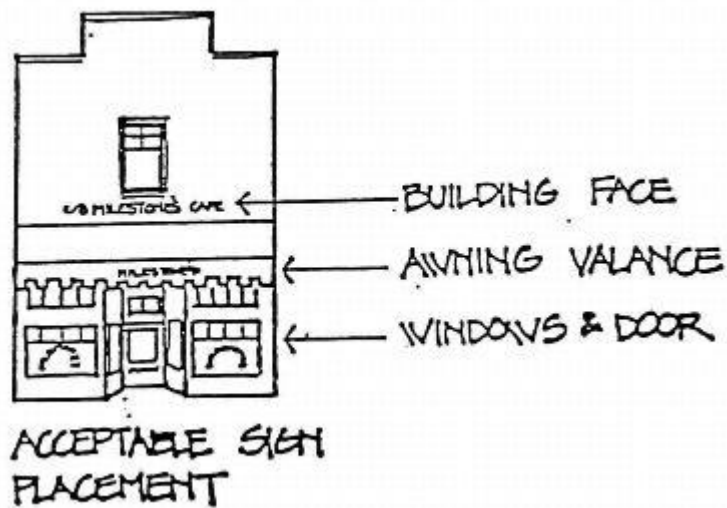


MULTI-PANED
PEDESTRIAN
LEVEL WINDOWS



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.



The drivet, and especially the color, are particularly unflattering to this building. A more complimentary color scheme of darker hues, as is seen in the photo below, could make the building more attractive and marketable. It would also set a good example for future exterior work on this building.



Here's a link to the Portland Main Street Design Handbook – it could give you some additional ideas -

[http://www.pdc.us/Libraries/Document Library/Main Street District Design Handbook_pdf.sflb.ashx](http://www.pdc.us/Libraries/Document%20Library/Main%20Street%20District%20Design%20Handbook_pdf.sflb.ashx)



Tax Incentives

National Park Service info on the 20% and 10% Tax Credits -

<http://www.nps.gov/tps/tax-incentives.htm>

The alterations would likely be eligible for the 10% Tax Credit, but the 20% [Tax Credit](#) would be difficult, if not impossible. The 10% tax credit applies to non-historic buildings built before 1936 and the building must be rehabbed for a non-residential use. Since the building is designated locally and not part of a certified historic district, this would probably still work. The 20% tax credit would require a Determination of Eligibility from the State Historic Preservation Office (SHPO) and significant work to rehab the structure so it could be listed on the National Register of Historic Places.

SHPO info on the 20% Tax Credit and Special Assessment program -

<http://www.oregon.gov/oprd/HCD/SHPO/pages/tax.aspx>

These are mostly provided for your information. Both of them would be very difficult because the building would have to be listed on the National Register of Historic Places.

PROCESS

Apply for Historic Landmark Design Review per Chapter 26. Because this is a minor commercial remodel involving no structural modifications the fee is \$250. Submit a completed Development Review application form. The submittal requirements are listed

in 26.090. Provide a written discussion that addresses each of the approval criteria of section 26.060(C) (1)-(9) below:

C. Alterations and relocations.

1. Retention of original construction. Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.
2. Time period consistency. Structures shall be recognized as products of their own time. Alterations which have no historical basis or which seek to create an earlier appearance shall be avoided.
3. Visual integrity/style. Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored as far as is practicable.
4. Replacement or addition materials. Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary or an addition is proposed, new materials should match those of the original structure to the extent possible in composition, design, color, texture, and other visual qualities.
5. Building height. Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a structure's permanent elevation when constructing a foundation shall be avoided, except as required by building code or floodplain overlay zone.
6. Horizontal additions. The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building. Contemporary construction for alterations and additions is acceptable if the design respects the building's original design and is compatible with the original scale, materials, and window and door opening proportions of the structure.
7. Windows. Window replacements shall match the visual qualities of original windows as closely as possible. Wood window frames are preferred in meeting this standard. However, if non-wood replacements exhibit similar visual qualities as their wooden counterparts, they may be acceptable. The original number of window panes shall be maintained or restored when replacements are required.
8. Restoration possible. Except where the building code precludes it, 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.

9. Signs, lighting. Signs, lighting, and other appurtenances, such as walls, fences, awnings, and landscaping, shall be visually compatible with the scale and traditional architectural character of the historic building.

As stated earlier, the HRB may also use the Willamette Falls Drive Commercial District Design Standards of CDC Chapter 58 for additional guidance.

No neighborhood meetings are required per section 99.038.

Once the application is found to be complete, the HRB hearing will be noticed and subsequently held. The applicant should plan on attending the hearing. Any decision by the HRB is appealable to City Council.

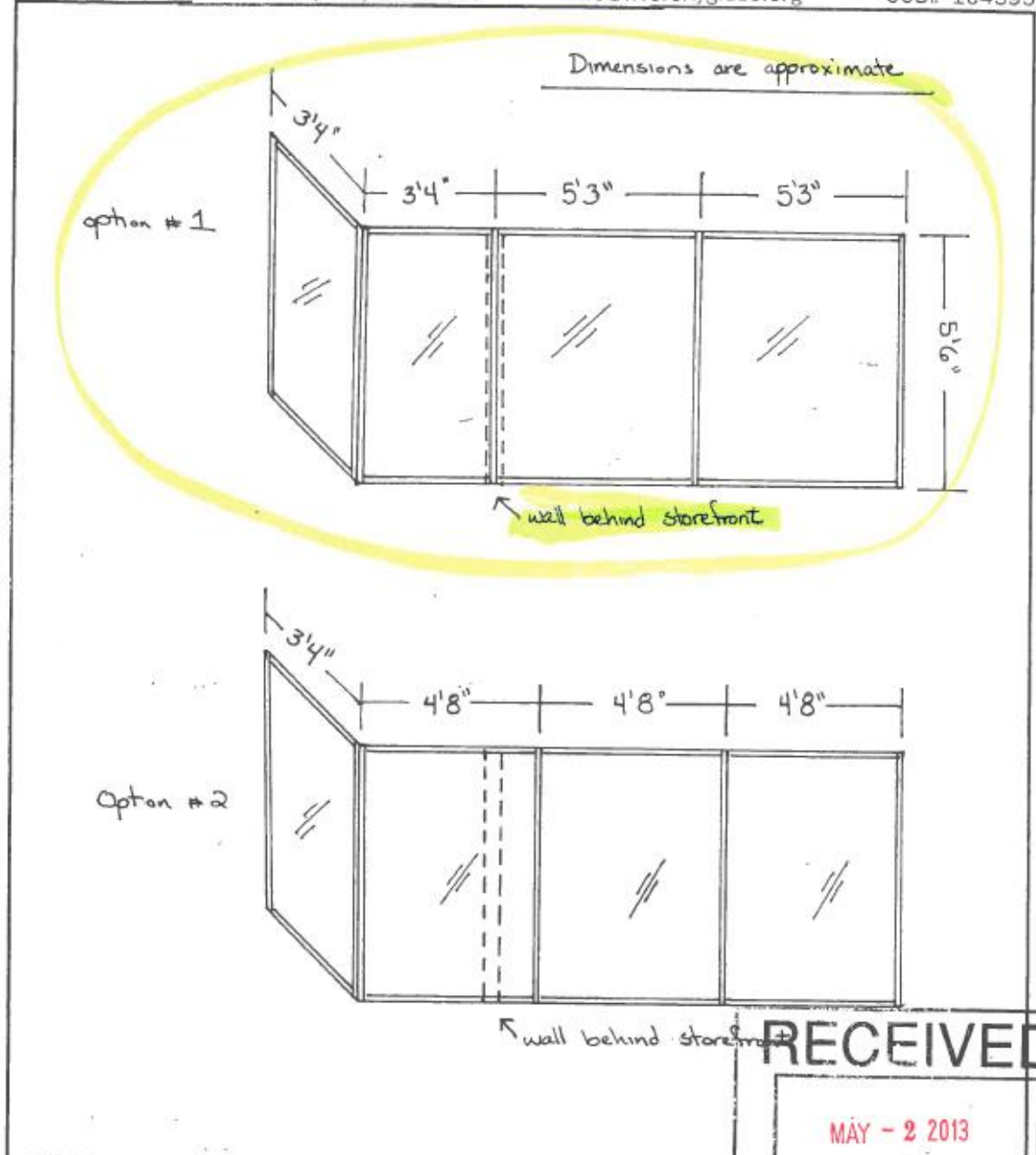
Subsequent appeals go to LUBA.

The applicant was considering phasing the work per section 99.125. The applicant should include the proposed phases in the application. It will be up to the HRB to decide if the phasing is appropriate. Historically, the City has never allowed more than six years and that was for a large multi-phased subdivision.

Alternately, under section 99.330, the applicant is assured of three years from date of approval to satisfy the conditions of approval before the approval is voided.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Also note that these notes have a limited “shelf life” in that changes to the CDC standards may require a different design or submittal. Pre-application reviews are only valid for 18 months. A new pre-application conference would have to be scheduled once that period lapses.

Preap-sumry- 22830 Willamette Drive-HRB



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INT. _____ TIME _____