

DEVELOPMENT REVIEW APPLICATION

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

Type of Review (Please check all that apply):

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

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 1817 & 1823 WILLAMETTE FALLS DR. WEST LINN, OR 97068	Assessor's Map No.
	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 WINDOW ^{Decor}

Applicant Name: DARREN GUSDORF <small>(please print)</small> Address: 1980 WILLAMETTE FALLS DR #200 City State Zip: WEST LINN, OR 97068	Phone: 503-657-0406 Email: DARREN@ICONCONSTRUCTION.NE
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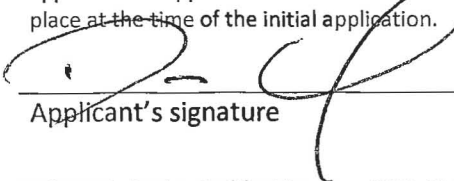
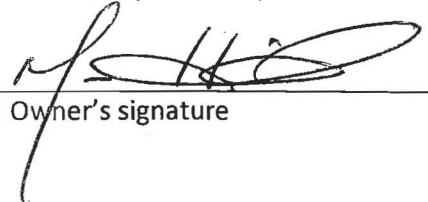
Owner Name: MARK HANCRIS <small>(please print)</small> Address: 1980 WILLAMETTE FALLS DR #200 City State Zip: WEST LINN, OR 97068	Phone: 503-657-0406 Email:
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Consultant Name: <small>(please print)</small> Address: City State Zip:	Phone: Email:
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- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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.

	5/5/11		5-5-11
Applicant's signature	Date	Owner's signature	Date

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.*

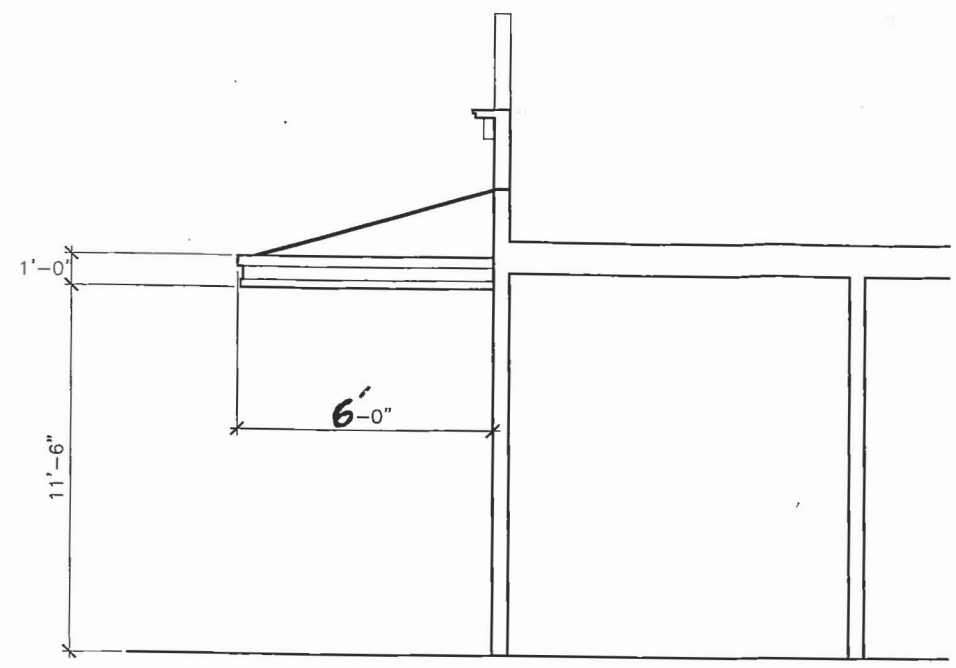
Applicant Response: *N/A No longer part of this application.*

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 3/4-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
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Diamond Engineering, LLC
121 Jiffy Lane Street
Oregon City, Oregon 97045
971-233-4201

TITLE: **Lil' Cooperstown Pub & Grill**
1817 Willamette Falls Drive
West Linn, Oregon 97068
CLIENT: **Icon Construction & Development LLC**
2000 Yamnatta Falls Drive, Suite B
West Linn, Oregon 97068
503-637-0484

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

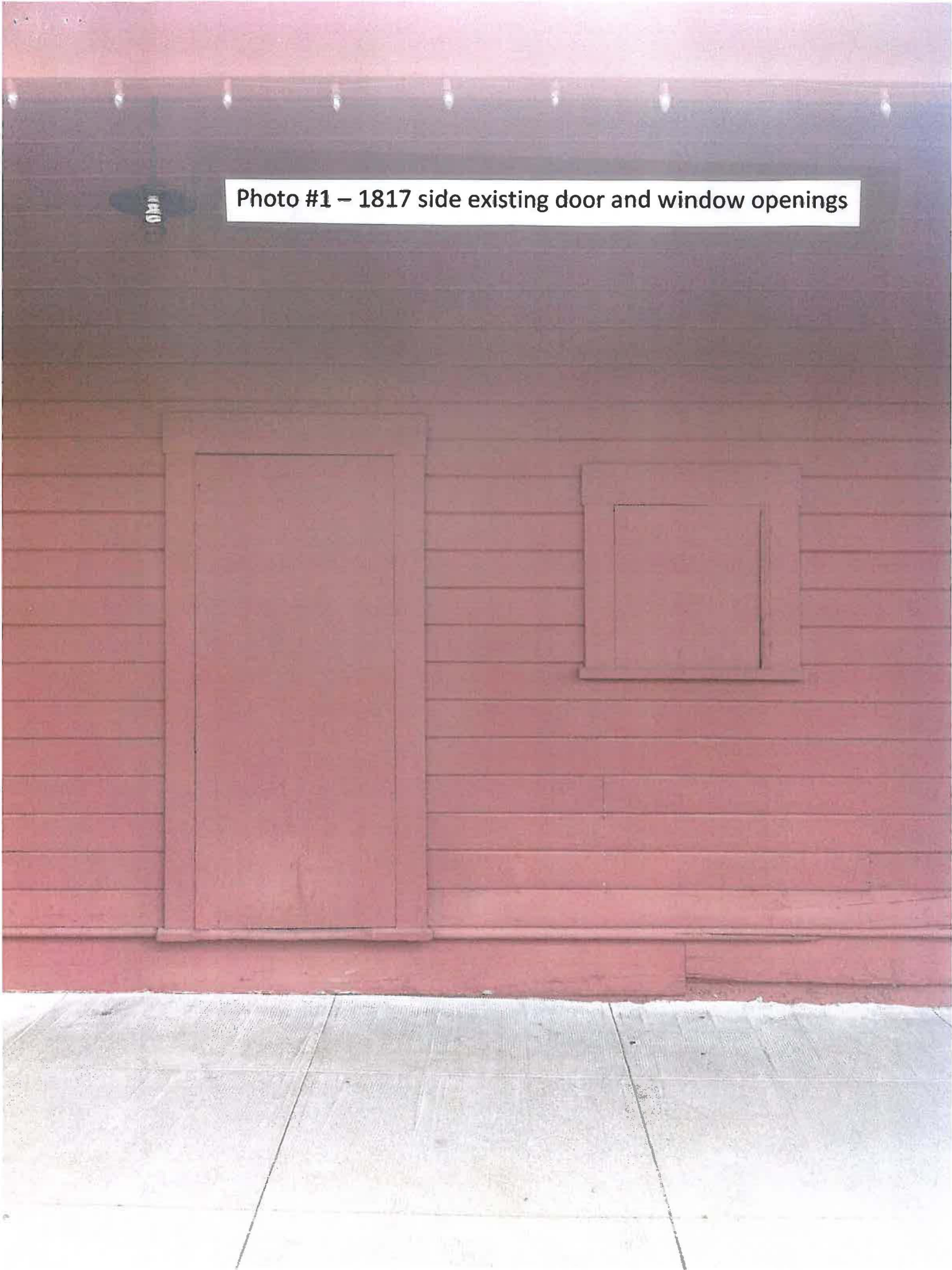
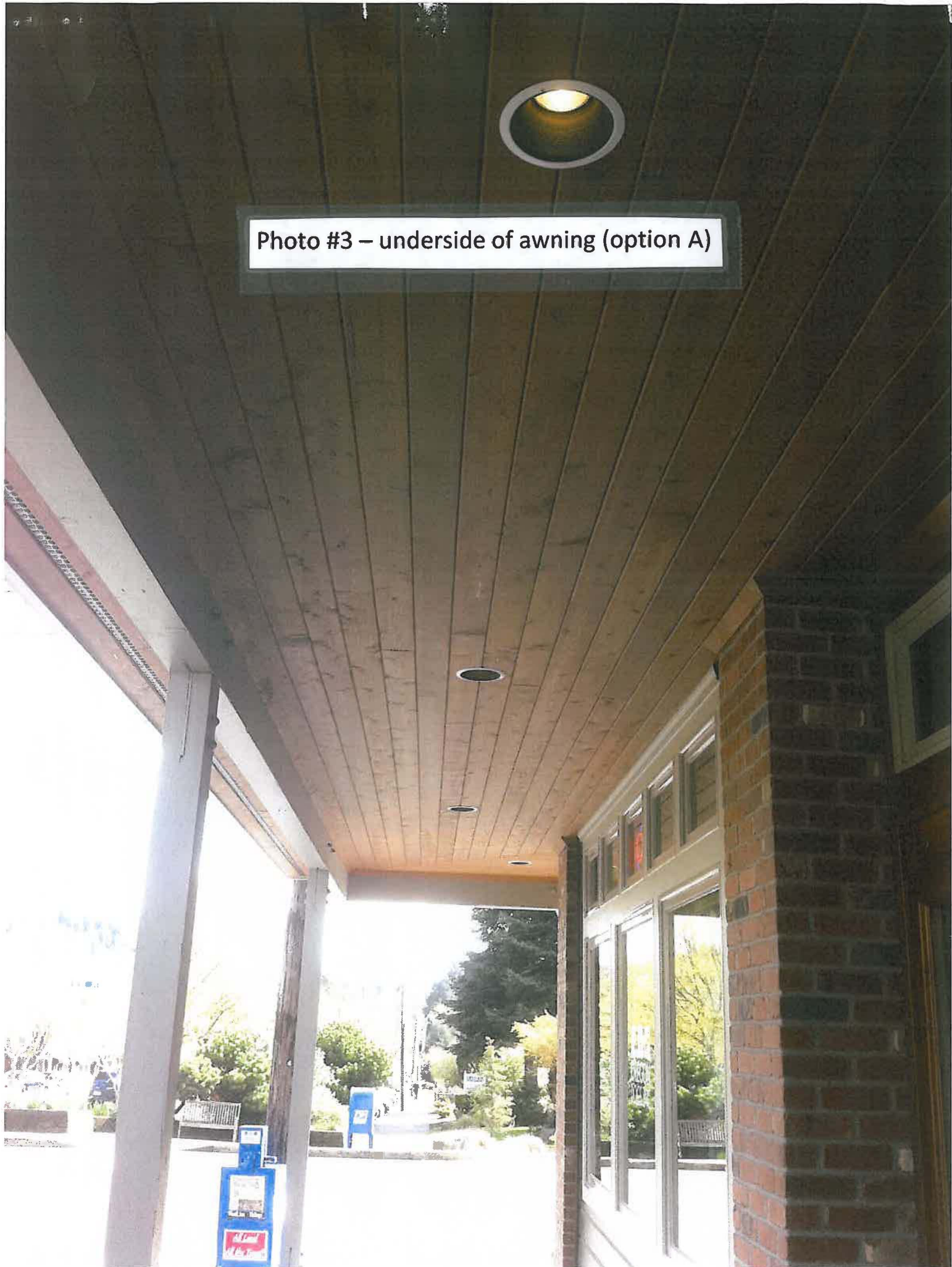


Photo #2 – 1817 existing doors

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 lighting is warm and evenly distributed across the structure. The awning is attached to a building with a brick facade, visible at the top. To the left, a rough, light-colored wall or ledge is partially visible. The overall scene is captured from a low angle, looking up at the underside of the awning.

Photo #4 – underside of awning (option B)

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



Photo #6 – Historic District steel awning 1705



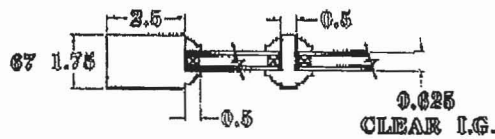
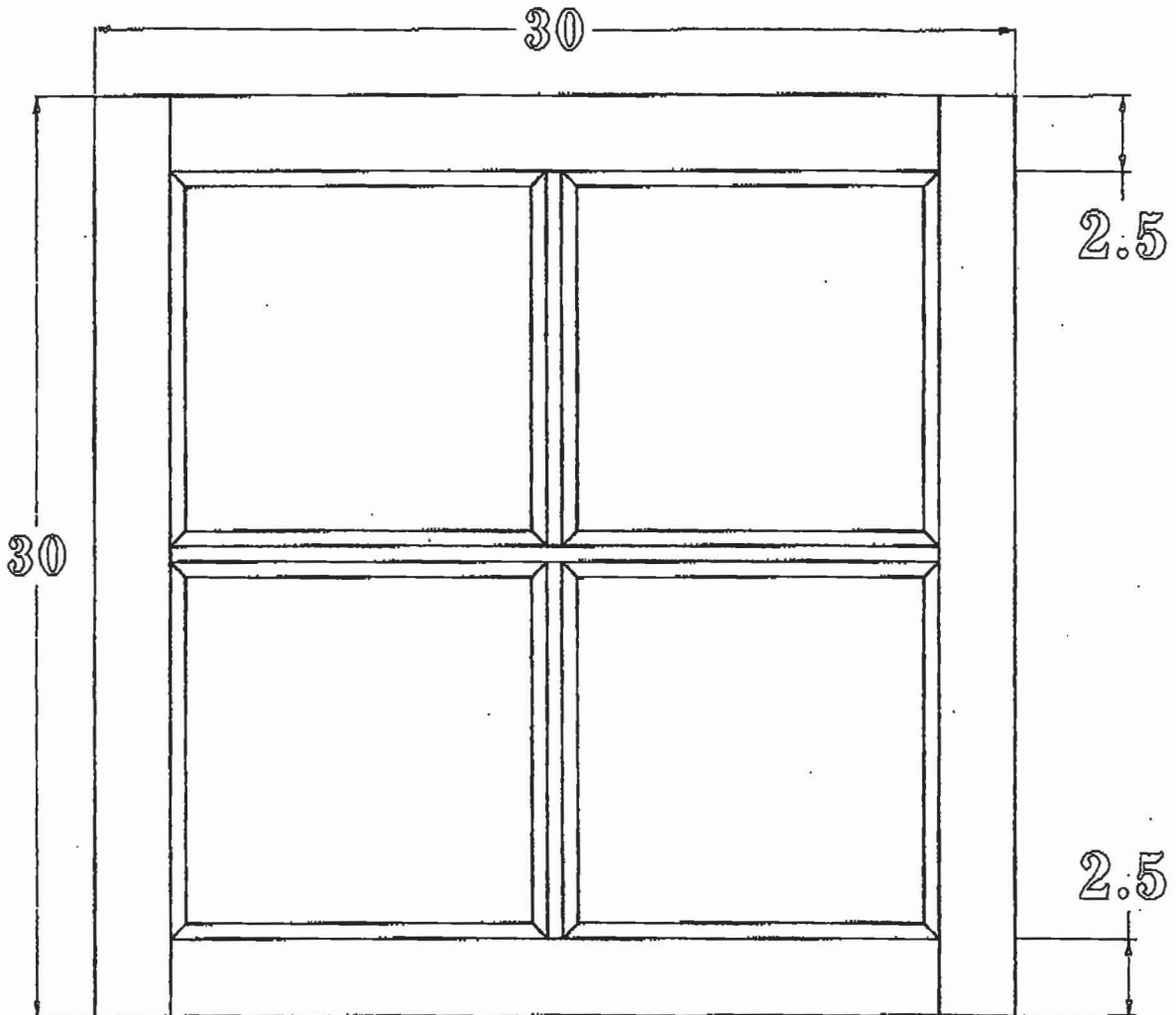
Photo #7 – Historic District steel awning 1877



Photo #8 – Historic District steel awning 1914



CUT SHEET "A"



Summit Woodworking



Customer: Medallion

Summit Invoice

Date: 5/5/11



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

Shade Height: 6"

Shade Color: Opal/Glossy

Shipping Information

Carton Length: 15"

Gross Weight: 4 lb.

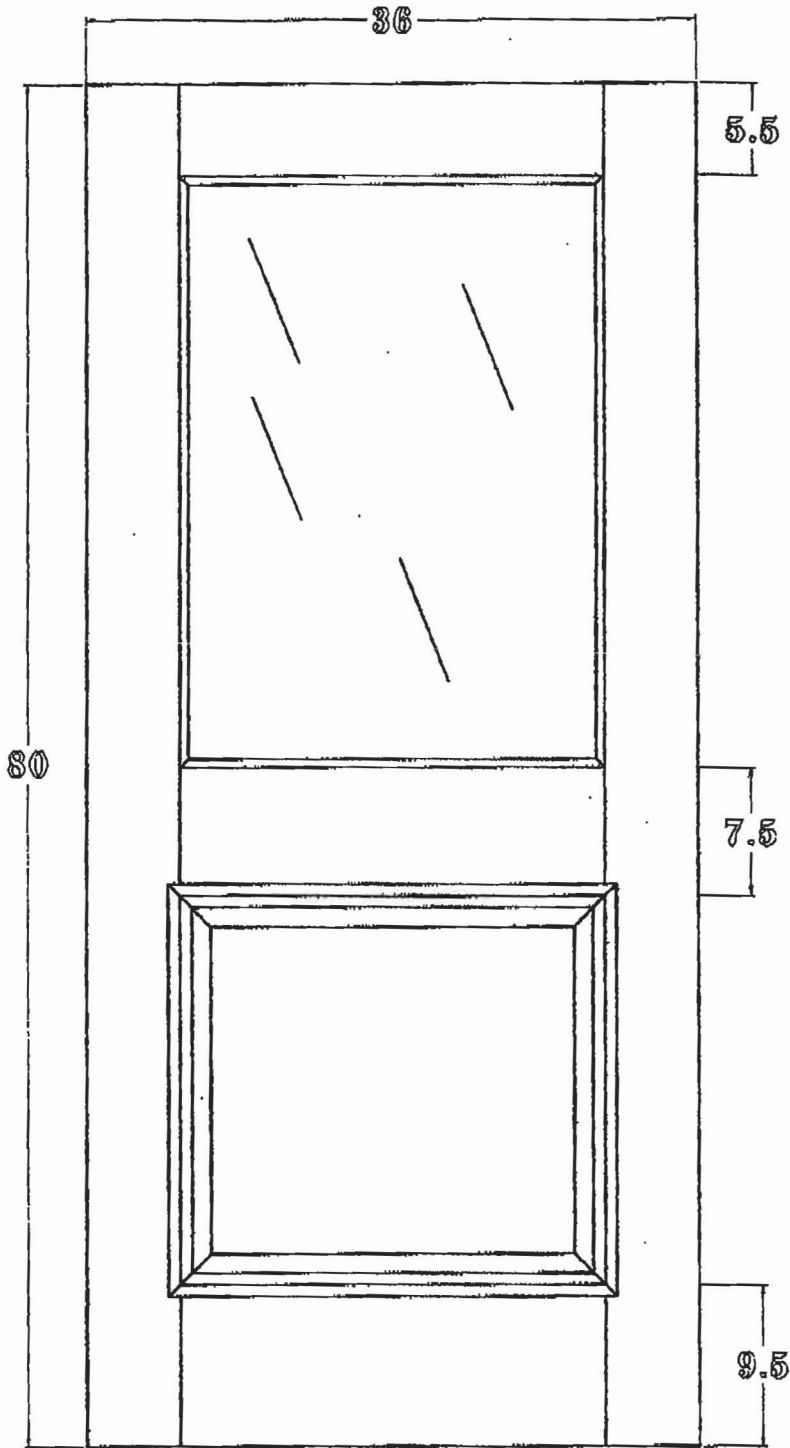
Carton Width : 15"

Shipping Method: UPS

Carton Heigth: 9"

Qty. Per Carton: 1

CUT
SHEET
"C"



Summit Woodworking



Customer: Medallon

Summit Invoice

Date: 5/5/11



Proposed 3"
UP LIGHT
(2 TOTAL)

Destination
LIGHTING
WWW.DESTINATIONLIGHTING.COM

CUT SHEET
"D"

Destination
LIGHTING

MY ACCOUNT | WISH LIST |

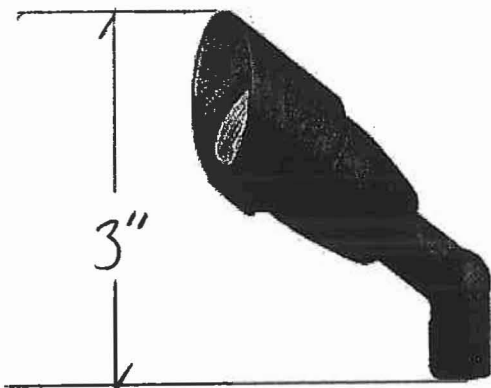
ASSISTANCE | 800-653-6556

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 Product Detail

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

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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:

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(0 Ratings)









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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.

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\$60.00 ea. [View](#)
-  Adjustable Low Voltage Landscape Accent Light
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\$54.00 ea. [View](#)
-  Adjustable Low Voltage Landscape Accent Light
\$28.00 ea. [View](#)
-  Adjustable Low Voltage Landscape Accent Light
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