



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.

TABLE OF CONTENTS

STAFF ANALYSIS AND RECOMMENDATION

EXECUTIVE SUMMARY	1
GENERAL INFORMATION.....	3
BACKGROUND.....	4
ANALYSIS	7
RECOMMENDATION.....	7

ADDENDUM

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS	8
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EXHIBITS

HRB-1 AFFIDAVIT OF NOTICE.....	12
HRB-2 NOTICE MAILING PACKET.....	13
HRB-3 APPLICANT SUBMITTAL	18
HRB-4 HISTORIC SITE INVENTORY FORM.....	38

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.

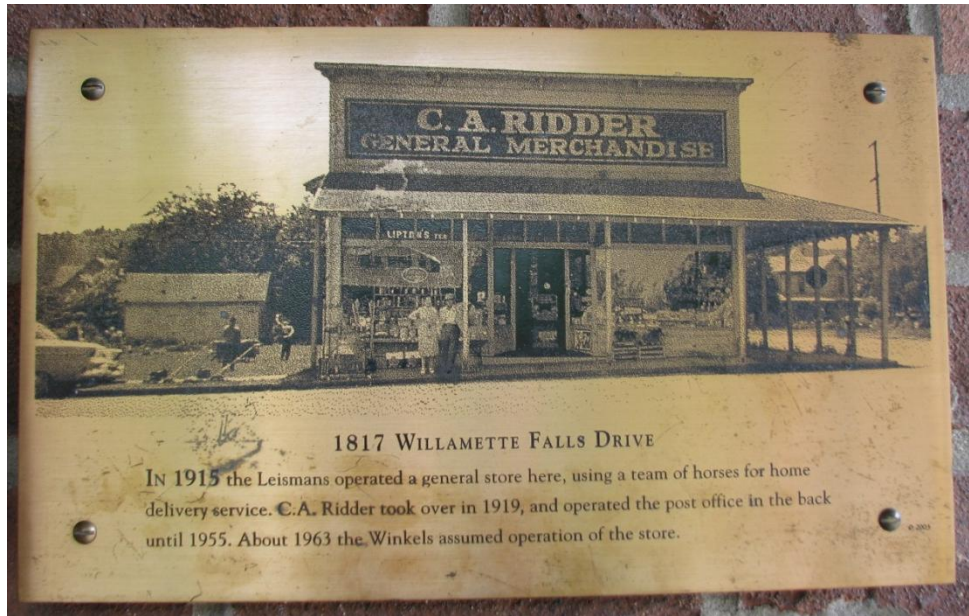
PUBLIC NOTICE: Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on May 23, 2011 and the application was been posted on the City's website. Therefore, notice requirements have been satisfied.

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.