



CITY OF West Linn

Memorandum

Date: April 7, 2022

To: West Linn Historic Review Board

From: John Floyd, Associate Planner

Subject: DR-22-01 and Structural Stabilization During Construction

On March 15, 2022, the Historic Review Board (HRB) opened a public hearing to discuss exterior alterations to the West Linn Saloon. As part of the hearing, members of the HRB expressed concern at the potential consequences of removing all of the front siding from the structure without proper shoring. The item was then continued to April 19th to give Planning and Building staff time to work with the applicant on addressing HRB concerns.

In response to these concerns, the applicant has met with planning staff and the Building Official which resulted in the attached memorandum by the project architect. This document details a series of protocols to ensure the building is properly stabilized during construction. To ensure the recommendations of this memorandum are followed, staff recommends four additional conditions be added to the two recommended in the March 15th staff report:

3. No exterior demolition or construction may occur prior to the issuance of building permits.
4. Prior to issuance of building permits for exterior alterations, the applicant shall submit construction documents that comply with conditions 2 through 4 of the March 30, 2022 memorandum from Iselin Architects regarding structural stabilization during construction.
5. Prior to issuance of building permits for exterior alterations, the applicant shall hold a pre-construction meeting with the project architect, contractor, and representatives of the City of West Linn Planning and Building Departments.
6. The project contractor and project architect shall adhere to the phasing and oversight protocols set forth in condition 5 of the March 30, 2022 memo from Iselin Architects.



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In addition to the memorandum, the applicant has submitted material samples illustrating two siding options for HRB consideration. Photos are below, and the materials will be available for inspection at the April 19th hybrid meeting at City Hall.



Please feel free to contact me at jfloyd@westlinnoregon.gov or 503-742-6058 with any questions regarding the materials or process.

MEMO

Date: March 30, 2022

Project: West Linn Saloon Improvements
1731 Willamette Falls Drive
West Linn, OR 97068

To: City of West Linn / Historic Review Board
John Floyd, Associate Planner

Re: Structural Stabilization of Building During Construction

The proposed improvements to the West Linn Saloon include exterior modifications to existing doors, replacement of the existing canvas awning and replacement of all of the various styles of siding currently on the front façade. Interior modifications include expansion of the dining area into an adjacent tenant space, ADA upgrades and associated structural work related to the removal and/or relocation of interior walls. As required due to the modifications of interior walls, lateral force resisting systems will be improved with the addition of shear walls on the interior and exterior of the building. This will include the addition of plywood to the front façade of the building and to a portion of the back wall.

During the Historic Review Board meeting on March 1, 2022, the HRB expressed concern regarding the protection and stabilization of the building during construction and, particularly, the removal of siding on the front façade. While the Contractor is responsible for construction means, methods, techniques, sequences and procedures, the Architect and Owner can require measures to help ensure the protection of the structure during construction.

The following conditions are proposed:

1. Pre-construction Meeting

Prior to the start of construction, Contractor, Architect, Owner and representatives from the city of West Linn Building and Planning departments will meet to review the overall construction process and proposed methods of siding removal and replacement. At this meeting, HRB concerns will be conveyed to the Contractor and the need for additional precautions and wall shoring will be discussed.

2. Phasing of Siding Removal

Construction Documents shall require that siding replacement on the front façade be undertaken in at least three distinct phases. Each phase shall include the removal of trim and

siding, installation of new plywood sheathing and installation of new siding for that section, ensuring that no more than one-third of the façade will be unsheathed/unbraced at any point.

3. Installation of Interior Plywood Sheathing Prior to Siding Removal

Construction Documents shall require that interior plywood sheathing, noted to be installed on the front façade, be installed prior to the removal of any exterior siding.

4. Reference to OSSC Chapter 33, Safeguards During Construction

Construction Documents shall specifically identify the requirements of Oregon Structural Specialty Code Chapter 33, Safeguards During Construction and the need to provide adequate temporary shoring, bracing and support of existing structural systems during construction.

5. Increased Construction Oversight

During construction work involving the removal and replacement of siding, Architect and/or Owner will visit the site on a regular basis to observe construction and ensure that agreed upon procedures are being followed.

The implementation of these procedures will dictate a more cautious approach to the completion of the proposed improvements.

Both the Owners and Tenant appreciate the value of the building and are committed to its protection during construction as well as its preservation and continued viability over time. We hope the proposed measures will provide the HRB and city with the assurances desired and will allow them to approve the building modifications as proposed.

Respectfully submitted,



Jessica Iselin, Project Architect