



SG ARCHITECTURE, LLC

15 August, 2023

DESIGN REVIEW APPLICATION | DESIGN ADJUSTMENTS

JOHN FLOYD

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SGA PROJECT NO. 20-119

Design Review Application **DR-23-01**
Design Adjustments in Response to
Comments from June 13th HRB Meeting

DEAR MR. FLOYD,

Please find the following written narrative description of design changes we are proposing in response to comments received at the June 13th Historic Review Board Meeting. These concerns were expressed by members of the public and the HRB, as well as from the City Engineering Department. The concerns are paraphrased in **gray** below. Our narrative responses follow each comment in **black** and are represented on the enclosed revised plans/elevations.

Per our email discussion we would appreciate your adding this narrative and the attendant drawings to the original drawings as part of your submittal package to the Planning Commission.

COMMENTS:

1. *CONCERN: While the IBC does not consider a mezzanine to be a separate floor, the HRB was not clear if the Willamette Falls Drive Commercial Design District Code (Chapter 58) (WFDCD) would allow for a mezzanine level above the second floor as shown in the 6/13 presentation. Further, the upper row of windows along 12th Street in the original presentation was seen by some as an indication of a 3rd floor that would not be permitted under the standards.*

DESIGN RESPONSE:

- **The windows along 12th Street have been replaced with a redesigned cornice and vertical trim pilaster detail that matches closely to the design details along the front Willamette Falls Drive elevation. This was modified to break up and fill in the wall area where the windows were originally shown. Note that the uppermost windows at the northwest corner of the building remain, shedding natural light into a double height atrium-style space above the second floor.**
 - **We have repurposed the enclosed rooftop spaces to be used for storage and mechanical equipment use.**
 - **The outdoor roof deck remains for general use.**
2. *CONCERN: There was concern from the residential neighbors across Knapps Alley that the 2nd floor windows on the alley elevation were too large.*

DESIGN RESPONSE:

- **The windows along the Knapps Alley elevation have been re-designed to match the size and spacing of those on the existing building (1969 Willamette Falls Drive). Those windows were found by these same neighbors to be acceptable during the HRB and Planning Commission review for the 1969 building.**

3. CONCERN: The Board was concerned that the drawing showing the Willamette Falls Drive elevation did not show clearly enough that the building elevation meets the 35' height limit required by the Standards. Per Section 41.005 "Determining Height of Building" and Section 58.080.C.3 of the WFDCD:

SECTION 41.005: "...where there is less than a 10-foot difference in grade between the front and rear of the building, the height of the building shall be measured from grade five feet out from the exterior wall at the front of the building..."

SECTION 58.080.C.3: "Building height limitations. Maximum building height shall be 35 feet (as measured by this code), and two stories. A false front shall be considered as the peak of the building if it exceeds the gable roof ridgeline."

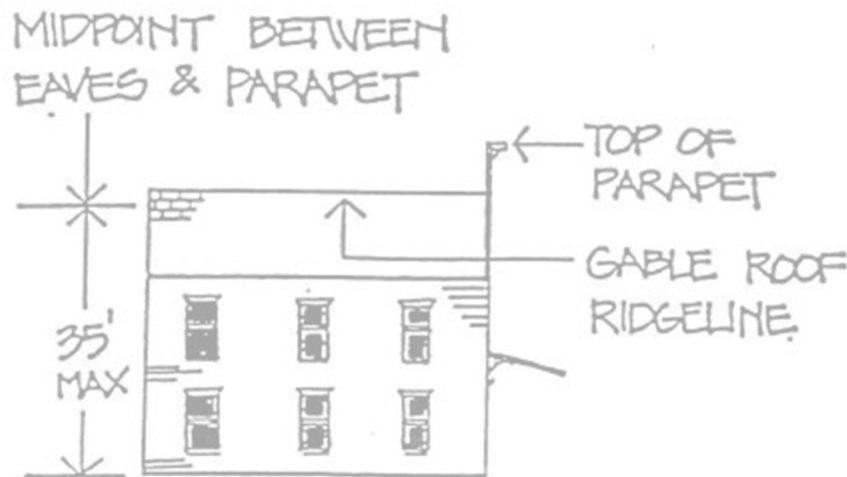


Figure from Section 58.080.C.3

DESIGN RESPONSE:

- The above Code sections establish that the 35' maximum height occurs at a point midway between the eave and the top of the parapet (in our case, without a gable roof, the flat roof is the eave line). A heavy dashed red line is shown on the Willamette Falls Drive elevation 35' above the adjacent sidewalk grade 5' from the building. As shown, this line is at the top of the parapet across the entire elevation, and therefore is well above the allowable midpoint between eave and parapet. For clarity, we have also shown a heavy dashed red line indicating the flat roof (eave) line behind the parapet to further emphasize that we are fully in compliance with the standard.
4. CONCERN: The City Engineering Department expressed concern that cast iron columns shown supporting the canopy that wraps the northwest corner of the building could conflict with utilities located beneath the sidewalk and could perhaps create an accessibility issue for pedestrians using the sidewalk.

DESIGN RESPONSE:

- The canopy has been redesigned to be supported by tie-back rods connecting the top of the canopy to the building. This style of canopy support is the same as those used on the existing 1969 Willamette Falls Drive building. By using these supports, we were able to eliminate the cast iron columns.

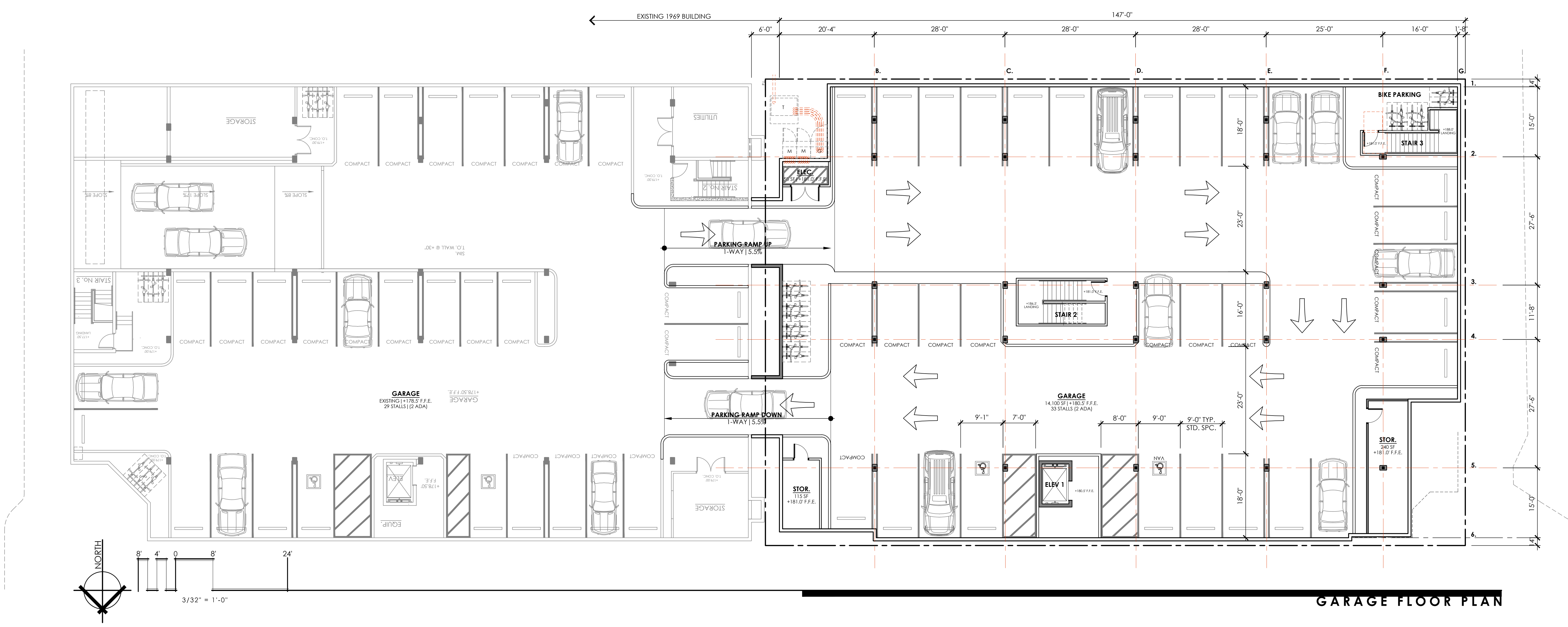
Please note that the color palette for the revised elevation is the same as what was originally approved by the HRB. Due to time constraints, it is necessary for us to submit our revisions in black and white rather than color renderings as originally presented. We would ask that the Commissioners refer to the original renderings to understand where colors will be applied on the building, including on the revised elevation.

John, thank you for your review and consideration, we look forward to any comments you may have. Please let me know if you have any questions, or if you need any additional information.

Sincerely,

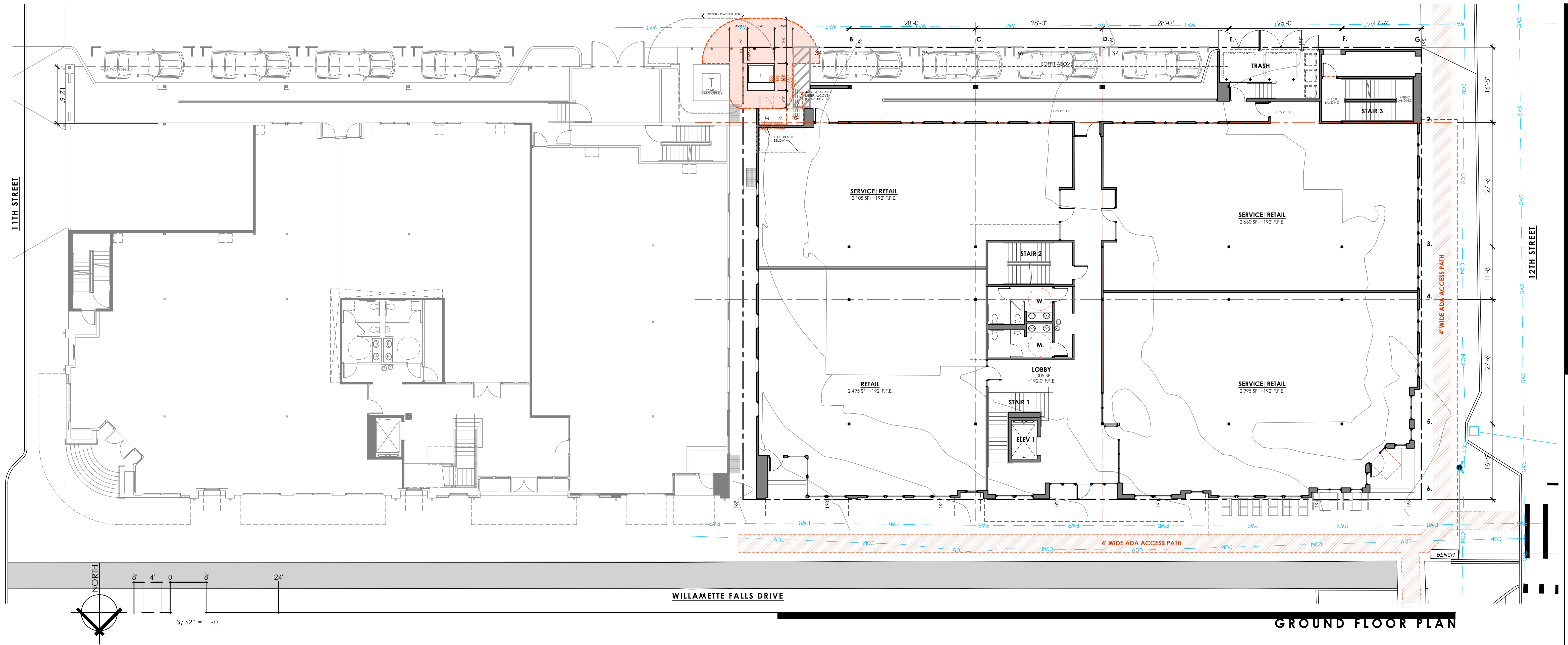
A handwritten signature in red ink, appearing to read 'SCOT SUTTON', with a long horizontal line extending to the right.

SCOT SUTTON | SG Architecture, LLC
503-347-4685 | ssutton@sg-arch.net



GARAGE FLOOR PLAN

G GARAGE FLOOR PLAN

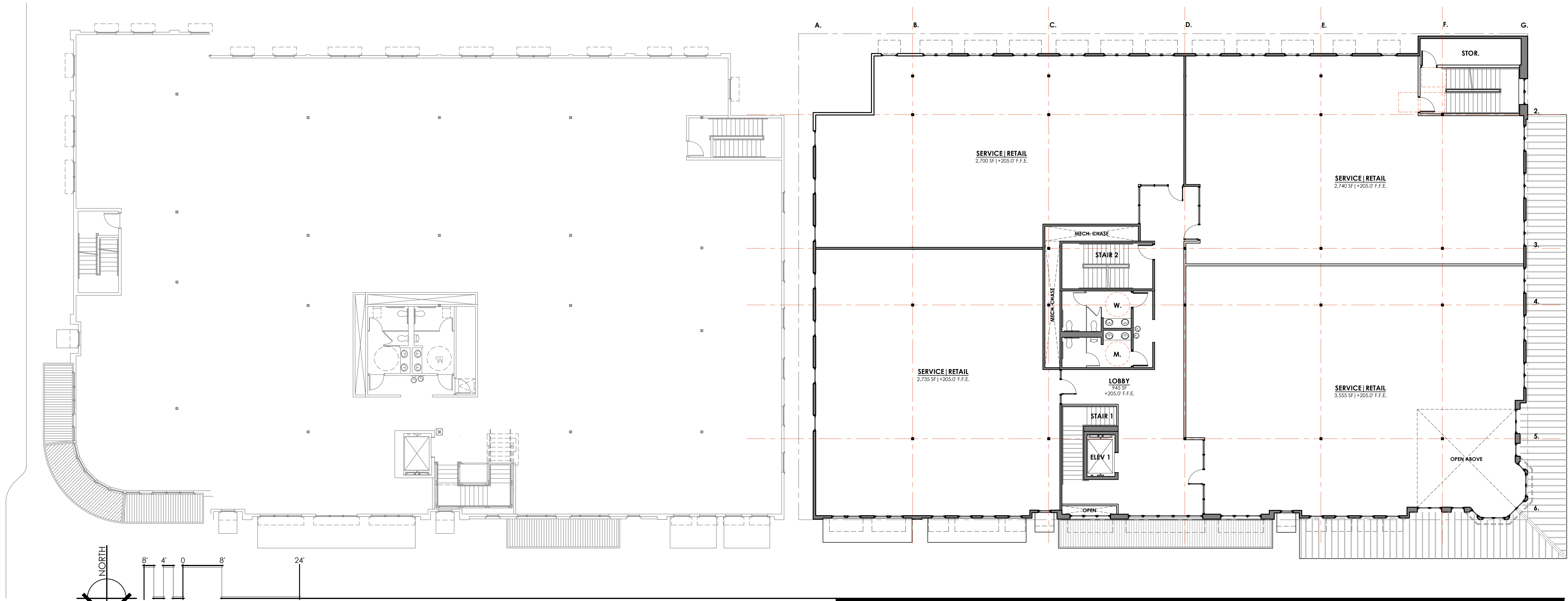


GROUND FLOOR PLAN

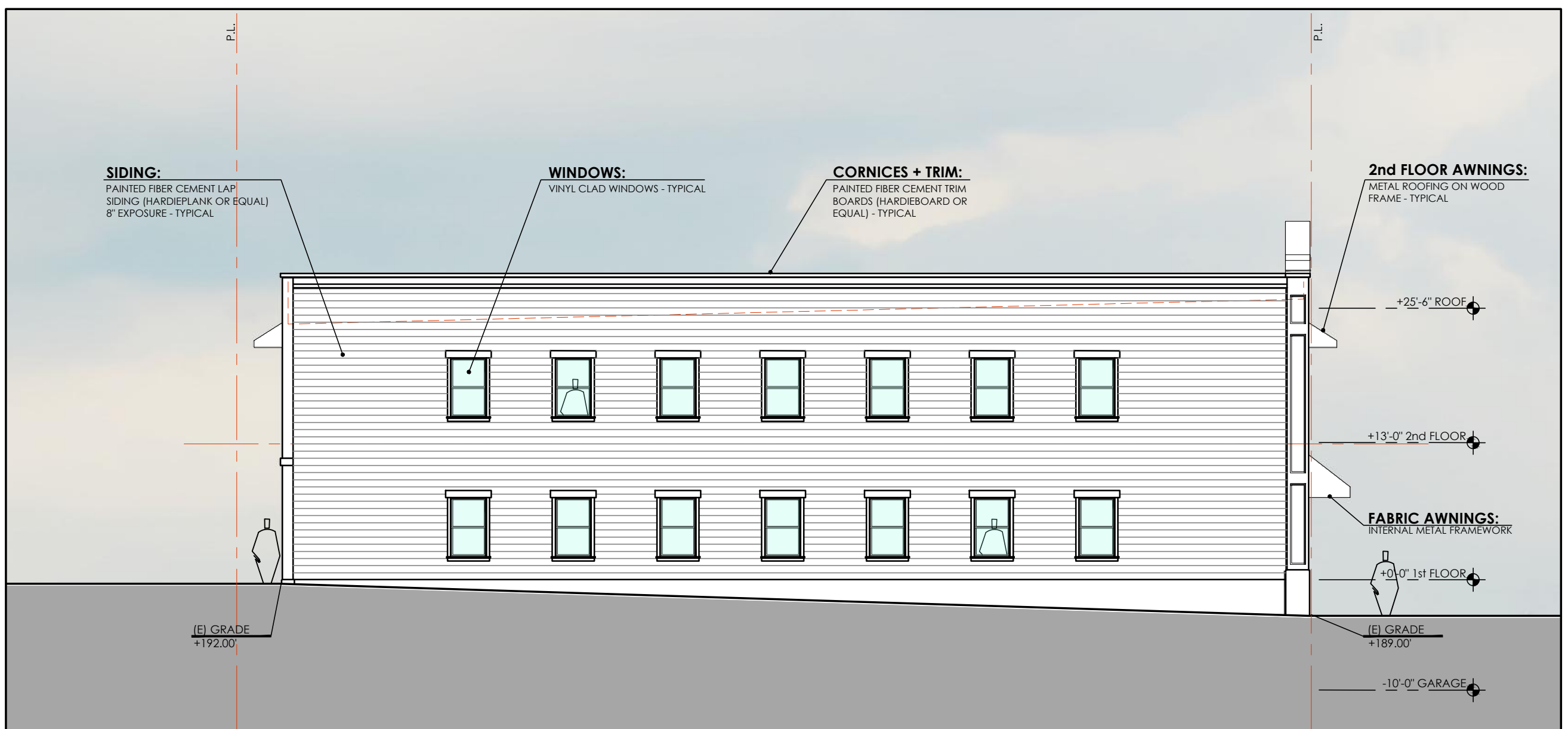


WILLAMETTE FALLS DRIVE ELEVATION

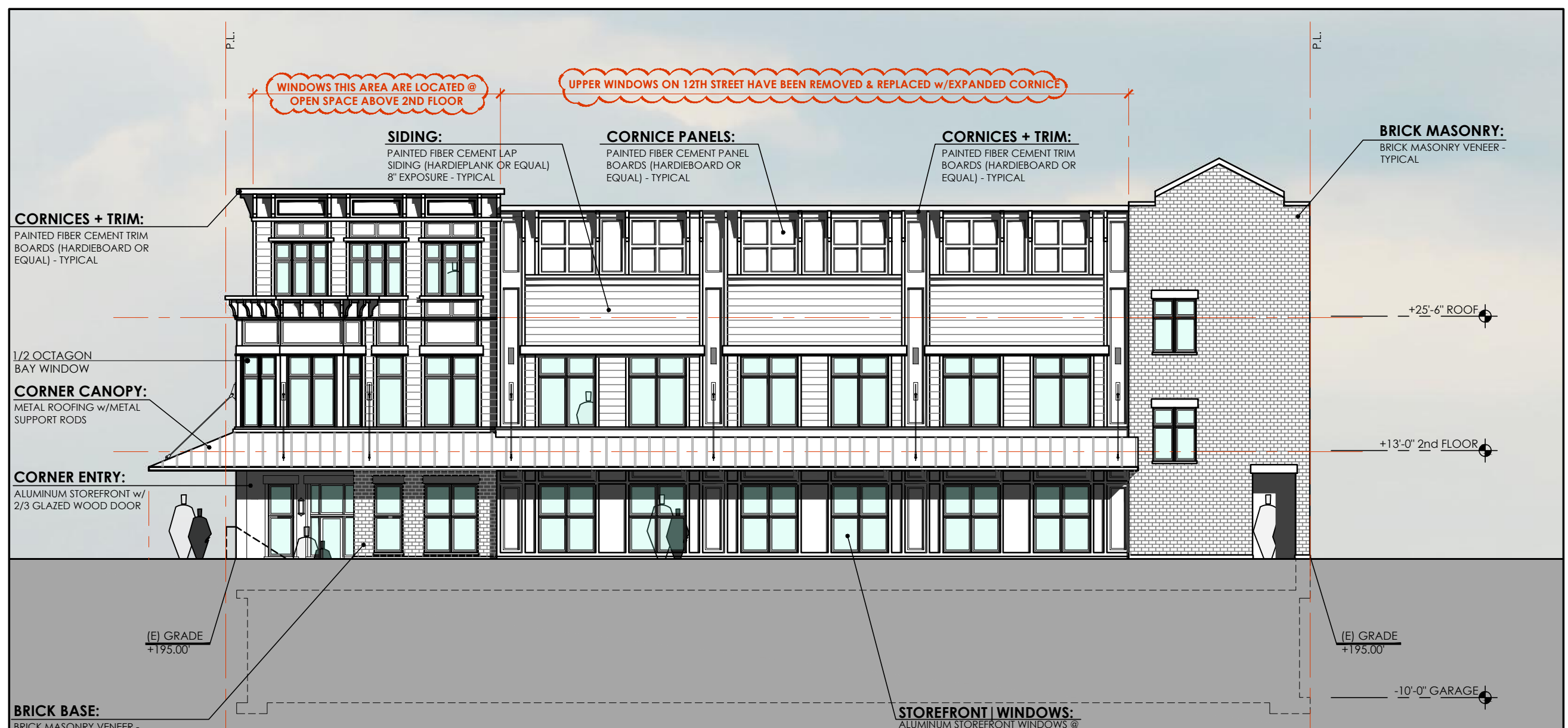
1 GROUND FLOOR PLAN + WILLAMETTE FALLS DRIVE ELEVATION



SECOND FLOOR PLAN

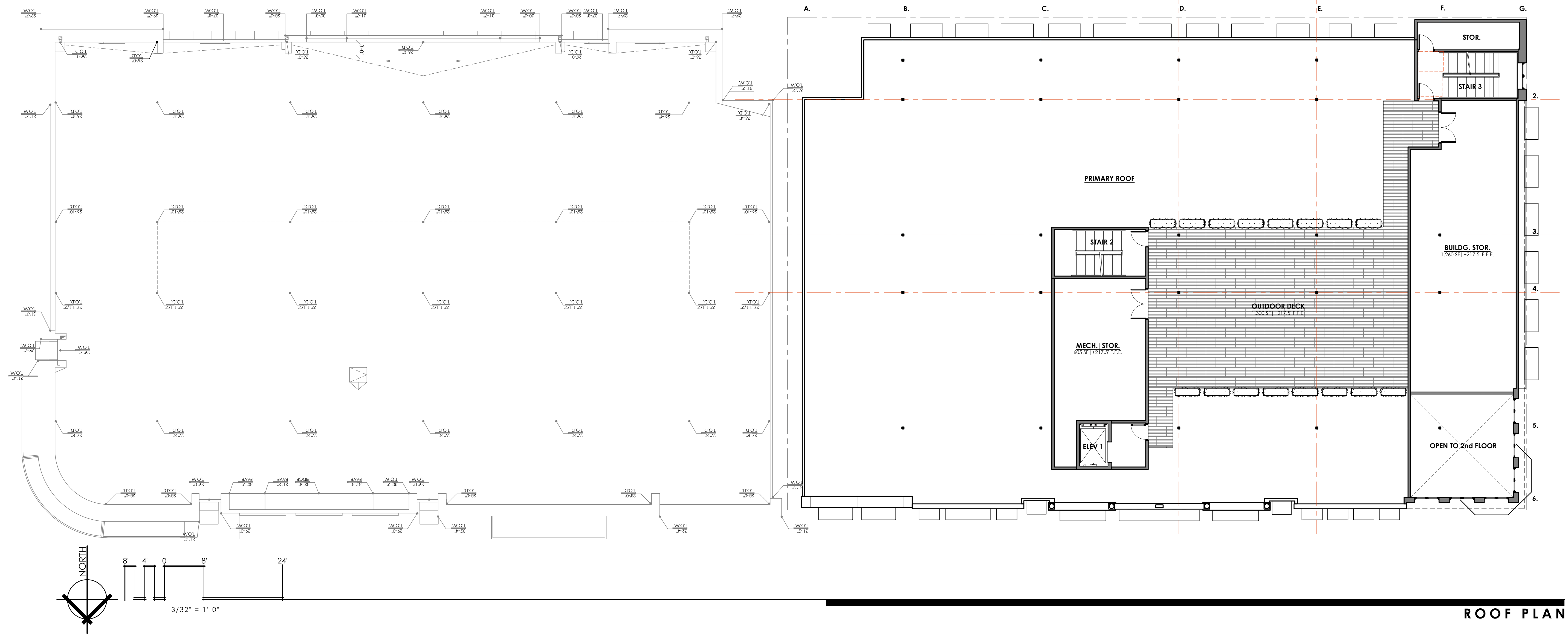


EAST (INTERIOR P.L.) ELEVATION



WEST (12th STREET) ELEVATION

2 SECOND FLOOR PLAN + EAST & 12th STREET ELEVATIONS



ROOF PLAN



KNAPPS ALLEY ELEVATION

3 ROOF PLAN + KNAPPS ALLEY ELEVATION

1949 WILLAMETTE FALLS DRIVE - AREA CALCULATIONS

	ORIGINAL	REVISED	DELTA
GARAGE	14,100	14,100	0
GROUND FLOOR	12,295	12,295	0
2ND FLOOR	13,920	13,920	0
MEZZANINE (ORIGINAL)	2,893	0	(2,893)
ROOF (REVISED)	0	2,607	2,607
TOTAL ABOVE GRADE	29,108	28,822	(286)
GARAGE	14,100	14,100	0
TOTAL BUILDING	43,208	42,922	(286)
TOTAL CONDITIONED SPACE	29,108	26,215	(2,893)



SG ARCHITECTURE, LLC

15 SEPTEMBER, 2023

DESIGN REVIEW APPLICATION | DESIGN ADJUSTMENTS – PART 2

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SGA PROJECT NO. 20-119

Design Review Application **DR-23-01**
PART 2: Design Adjustments in Response to
Comments from June 13th HRB Meeting

DEAR MR. FLOYD,

Please find written narrative description (PART 2) of additional design changes we are proposing in response to our discussion of August 25th. I have paraphrased your concern about the roof top storage areas in **gray** below, with our narrative response following in **black**. I have also attached exhibits to illustrate our position.

As with our previous submittal, we would appreciate your adding this narrative and the attendant drawings to the original drawings as part of your submittal package to the Planning Commission.

COMMENTS:

1. *ORIGINAL CONCERN: While the IBC does not consider a mezzanine to be a separate floor, the HRB was not clear if the Willamette Falls Drive Commercial Design District Code (Chapter 58) (WFDCD) would allow for a mezzanine level above the second floor as shown in the 6/13 presentation. Further, the upper row of windows along 12th Street in the original presentation was seen by some as an indication of a 3rd floor that would not be permitted under the standards.*

PART 2: In the previous submittal, the windows along 12th were removed and the cornice line adjusted, and the enclosed roof top spaces were revised to be un-conditioned and unoccupied storage and mechanical spaces. Nonetheless, Staff remains concerned that those enclosed spaces still constitute a third floor.

DESIGN RESPONSE:

Section 58.090 'Design Exception Procedures', allows that *"The applicant can demonstrate by review of historical records or photographs that the alternative is correct and appropriate to architecture in the region, and especially West Linn, in 1880 – 1915."*

The proposed roof top spaces are not visible to the public, making the Chapter 58 criteria of period design and materials difficult to apply or evaluate. However, we feel that the existence of several buildings in the area with similar roof top spaces, including 1672, 1880, 1849, 1914, & 1980 Willamette Falls Drive should qualify the 1949 proposal for an exception to the 2-story standard.

The five buildings above each have covered roof top spaces for roof access and storage as is proposed for the 1949 project. As with the proposed project, the existing examples of covered spaces are hidden from view behind their western false front facades.

The existing buildings demonstrate that these spaces have been deemed by the City as appropriate in the region along Willamette Falls Drive.

In the proposed 1949 building, the enclosed spaces will be un-conditioned and unoccupied. They will house mechanical equipment, store furnishings from the outdoor deck, and provide needed additional general building storage. The spaces will be fully hidden from view behind the Willamette Falls Drive and 12th Street facades. The stairs and elevator extend from the lower floors to allow roof and deck use, maintain the roof and roof equipment, and provide Code required access to exit routes.

Staff have expressed concern that if approved, these unoccupied spaces could be converted to occupied space in the future. However, per the Code no improvements may be constructed without a building permit. As well, in the case of the 1949 project converting the unoccupied un-conditioned storage spaces to occupied conditioned space would constitute a change of use affecting more than 5% of the existing building area - thereby triggering a Type 2 design review. The applicant is a respected builder in the community and would never jeopardize license or reputation by building without proper approvals and permits.

John, thank you for your review and consideration, we look forward to any comments you may have. Please let me know if you have any questions, or if you need any additional information.

Sincerely,



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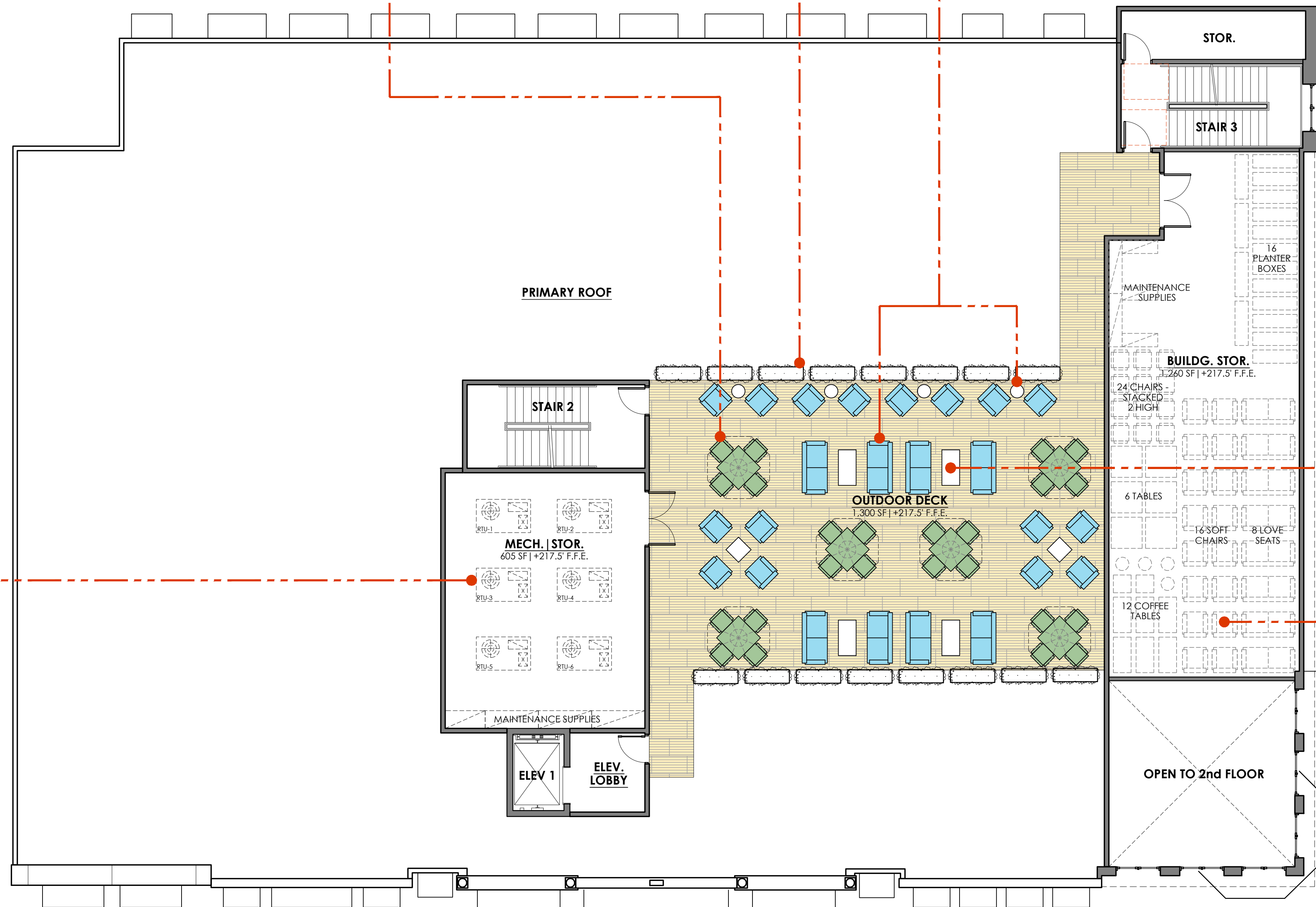
UMBRELLA TABLES



PERIMETER PLANTERS



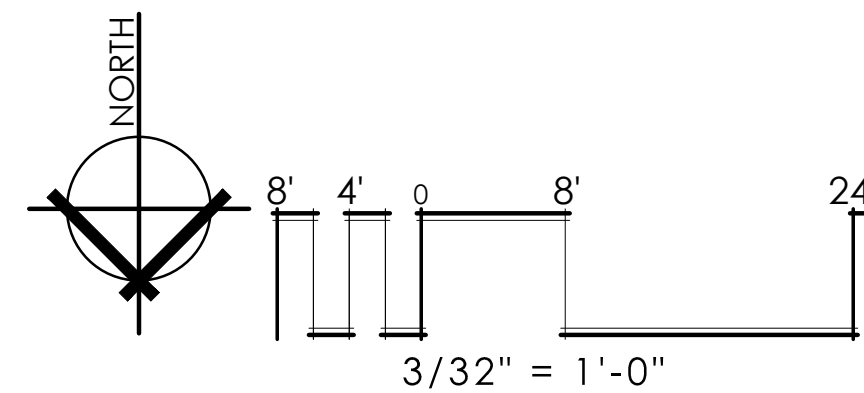
SOFT FURNISHINGS



DASHED ITEMS IN MECHANICAL | STORAGE REPRESENT A POTENTIAL LAYOUT OF HVAC EQUIPMENT + GENERAL BUILDING STORAGE SHELVING

FURNISHINGS SHOWN ON DECK IS A POSSIBLE LAYOUT FOR TENANT USE DURING NICE WEATHER

DASHED ITEMS IN BUILDING STORAGE REPRESENT DECK FURNITURE STORED DURING WINTER MONTHS + GENERAL BUILDING STORAGE SHELVING



ROOF PLAN - DECK + MECH. | STORAGE LAYOUT

02 WILLAMETTE FALLS DRIVE - 1949 WFD ROOF DECK PLAN



1672 WFD: 3rd FLOOR
1,040 SF ROOF SPACE



1672 WFD: 3rd FLOOR
VIEW FROM REAR



1849 WFD: 3rd FLOOR
1,710 SF ROOF SPACE



1880 WFD: 3rd FLOOR
530 SF ROOF SPACE



1914 WFD: 3rd FLOOR
200 SF ROOF SPACE



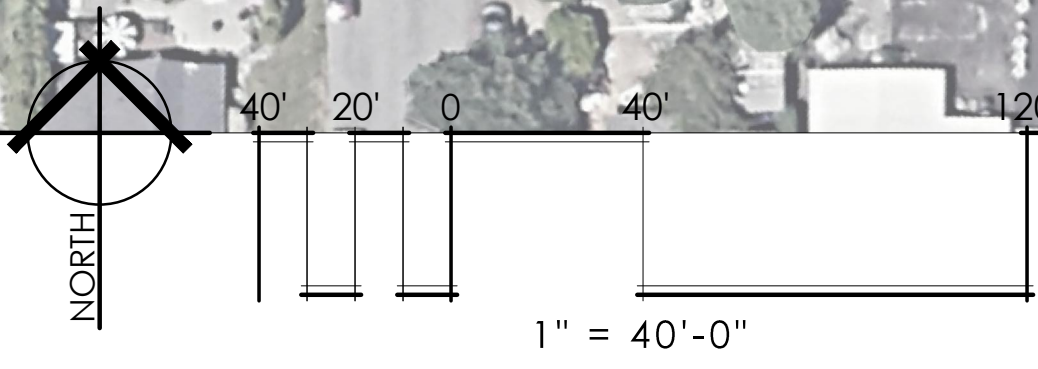
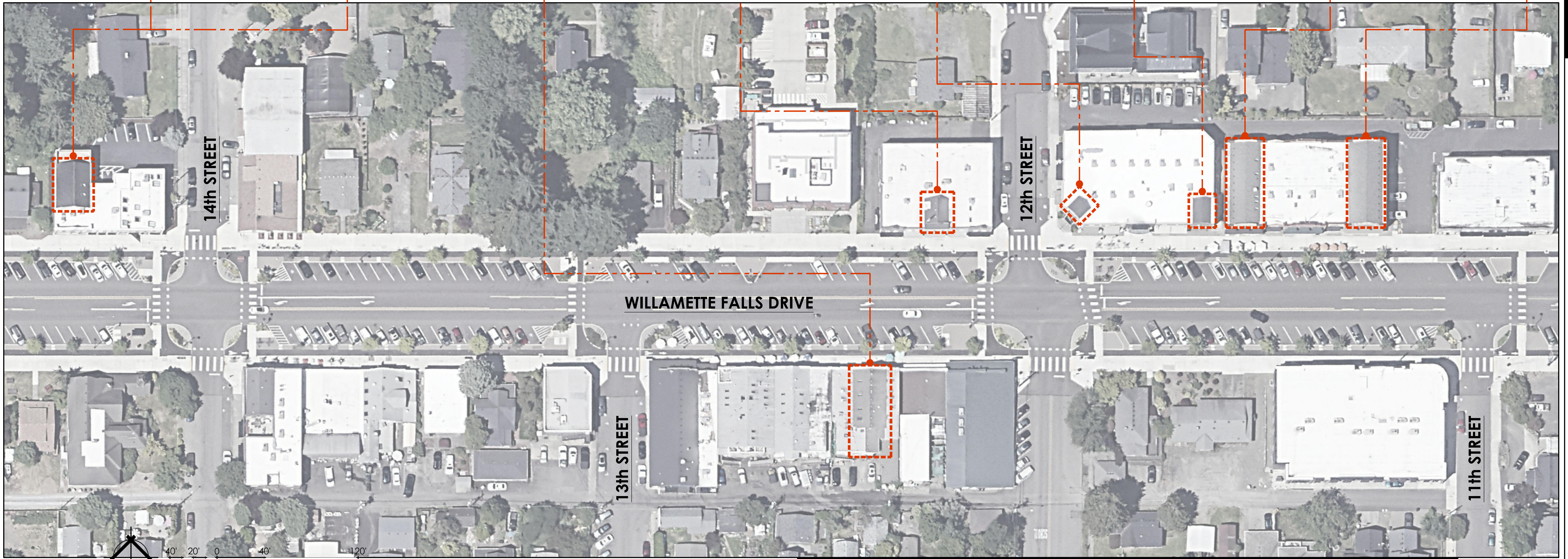
1914 WFD: 3rd FLOOR
330 SF ROOF SPACE



1980 WFD: 3rd FLOOR
1,735 SF ROOF SPACE



1980 WFD: 3rd FLOOR
1,940 SF ROOF SPACE



ENCLOSED ROOF SPACES

01 WILLAMETTE FALLS DRIVE - ROOFSCAPE