



SG ARCHITECTURE, LLC

18 OCTOBER, 2023

HRB REMAND | DESIGN ADJUSTMENTS – PART 3

**JOHN FLOYD**

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Community Development Department | Planning  
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**SGA PROJECT NO. 20-119**

Design Review Application **DR-23-01**  
PART 3: Design Adjustments in Response to Comments  
from October 4th Planning Commission Meeting –  
Remanded to Historic Review Board for Review

**DEAR MR. FLOYD,**

Please find enclosed our written narrative in response to the Planning Commission's decision to remand our application to the Historic Review Board for further review. Below I have summarized the process thus far, then have provided an updated Design Exception request to allow the rooftop mechanical equipment enclosure and building storage with exhibits attached.

We would greatly appreciate your including this narrative and its attendant exhibits with the submittal package for the Historic Review Board.

**THE PROCESS SO FAR – A SUMMARY:**

**13 JUNE 2023 – HISTORIC REVIEW BOARD HEARING**

At the Historic Review Board (HRB) hearing, our application was well received, with the Board in agreeing with Staff's findings and recommendations, including design exceptions for brick masonry, fiber cement siding, and canopy columns. Via public testimony and Board deliberation, the following were discussed:

1. The Board deferred the question of the mezzanine for review by the Planning Commission for their decision.  
**(SEE EXHIBIT EL05/3, dated 12-2022)**
2. There was concern that the uppermost windows along 12<sup>th</sup> Street suggested a third story that might be out of the norm for the WFD Design District.  
**(SEE EXHIBIT EL05/2, dated 07-13-2022)**
3. Some Knapps Alley neighbors were concerned the windows on that elevation were larger than on the adjacent existing 1969 WFD building.  
**(SEE EXHIBIT EL05/3, dated 12-2022)**
4. The Board felt that the exhibits did not show clearly enough that the north (WFD) building complies with the 35' height limit in the District.  
**(EL05/1, dated 04-20-2023)**
5. West Linn Engineering was concerned that the canopy columns at near the 12<sup>th</sup> Street intersection would conflict with the utility lines running beneath the sidewalks.  
**(SEE EXHIBITS EL05/1, dated 04-20-2023, and EL05/2, dated 07-13-2022)**

#### **15 AUGUST 2023 – INITIAL DESIGN ADJUSTMENTS**

In preparation for the October 4<sup>th</sup> Planning Commission hearing, we proposed to Staff several design concessions as a gesture of goodwill in response to concerns from the HRB hearing:

1. The enclosed rooftop space was repurposed from lounge to building storage, and the restrooms and western elevator deleted. An HVAC equipment space was added near the remaining elevator. Both spaces will also be *unoccupied and unconditioned*. The outdoor roof deck remains for general use by tenants and guests.  
**(SEE EXHIBIT EL05/3, dated 08-15-2023)**
2. The windows along 12<sup>th</sup> Street were removed and replaced with a redesigned cornice, painted panels, and painted vertical pilasters, breaking up the facade into vertical components. Windows remain at the corner as a clerestory to the second floor.  
**(SEE EXHIBIT EL05/2, dated 08-15-2023)**
3. The windows on the Knapps Alley elevation were re-designed to match the size and spacing of the same 1969 WFD elevation. These were deemed acceptable during that building's HRB and Planning Commission reviews.  
**(SEE EXHIBIT EL05/3, dated 08-15-2023)**
4. Per Chapter 58, the 35' height limit occurs midway between eave and top of parapet (without a gable, the flat roof line serves as the eave). Per Chapter 41, height is measured at grade, 5' from the front elevation. A heavy dashed red line shows the 35' height on the WFD elevation. A second red line was added, indicating the flat roof/eave behind the parapet.  
**(SEE EXHIBIT EL05/1, dated 08-15-2023)**
5. The canopy support columns have been eliminated. The canopy will be supported by tie-back rods matching those approved on the 1969 WFD building.  
**(SEE EXHIBITS EL05/1, dated 08-15-2023 and EL05/2, dated 08-15-2023)**

#### **15 SEPTEMBER 2023 – DESIGN ADJUSTMENTS, PART 2**

Per Staff recommendation, we generated a Chapter 58 Design Exception for the rooftop storage and HVAC enclosures to be reviewed by the Planning Commission. The narrative and exhibit supported our application with examples of similar spaces existing in the District and an illustration of how the proposed spaces be used.

**(SEE EXHIBITS EX01 & EX02, dated 09-15-2023)**

#### **04 OCTOBER 2023 – PLANNING COMMISSION HEARING**

At the Planning Commission Hearing, there was no official testimony from either Applicant or Public. However, the following topics were discussed by the Commissioners:

1. In response to neighbors' submitted concerns about the proposed outdoor deck the commission noted that the deck, by definition, does not constitute a third floor, as it is not enclosed and has no roof. They agreed with Staff that the deck is allowed in the District.
2. The neighbors also raised the concern regarding noise emanating from users of the proposed deck. We and the Commissioners noted that any users will be required to observe the City's existing noise ordinances.
3. The Commission did not make a determination regarding the question of whether the storage and HVAC spaces constitute a third story, or the design exception.
4. The Commission agreed that the HRB should have the opportunity to rule on the proposed design exception, and remanded the exception for their evaluation.

### **REQUEST FOR DESIGN EXCEPTION**

Section 58.090 'Design Exception Procedures', allows that the applicant can either:

- a. "...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." OR
- b. "...incorporate[e] exceptional 1880 – 1915 architecture into the building which overcompensates for an omission, deviation, or use of non-period materials. The emphasis is upon superior design, detail, or workmanship."

### **EXISTING CONDITIONS IN THE DESIGN DISTRICT**

1. At least 5 of 24 (20%) existing buildings in the WFD Commercial Design District have rooftop spaces, including 1672, 1880, 1849, 1914, & 1980 WFD. There are 7 spaces on the 5 buildings, where 5 appear to be for storage, and 2 (1672 & 1849) appear to house habitable space. These existing examples are mostly hidden from view from WFD by their western false front facades, although they can be seen from some angles.

(SEE EXHIBIT EX01, dated 09-15-2023)

### **PROPOSED DESIGN EXCEPTION**

1. We are proposing a design exception to allow the two roof top spaces shown on the roof plan: one for housing building HVAC systems and one for critically needed building storage. They serve only as support spaces and will be *un-occupied* and *un-conditioned*.  
(SEE EXHIBIT EX02, dated 09-15-2023)
2. Maintaining modern buildings and systems requires substantial amounts of storage – likely more than was commonly needed on buildings built between 1880 and 1915. Onsite storage is also a green alternative, reducing built space, material and fuel consumption, traffic, and other impacts. As well, the HVAC enclosure will reduce noise from the roof.
3. The elevator and stairwells extend from the lower floors to the roof to allow for roof maintenance, access to the rooftop deck, and required exiting from the outdoor patio.
4. Small portions of the proposed roof top spaces are visible in 2D elevation views. The top of the elevator shaft is also visible, but that is expressly allowed under Chapter 41 and does not require a design exception.  
(SEE EXHIBITS EX03, EX04, and EX05, dated 11-14-2023)
5. However, a 2D elevation view does not represent what can be seen at street level. We have included sections showing that the proposed rooftop spaces *are not visible* from WFD, 12<sup>th</sup> Street, or Knapps Alley – *nor even from the second stories across Knapps Alley and WFD*.  
(SEE EXHIBIT EX06, dated 11-14-2023)

**We respectfully ask the HRB to approve this Chapter 58 design exception, based upon the precedence of comparable rooftop spaces existing on 20 percent of the buildings in the District. This is by definition a historical record that these spaces are recognized by the City to be appropriate to the architecture in the region along Willamette Falls Drive. Thank you for your consideration.**

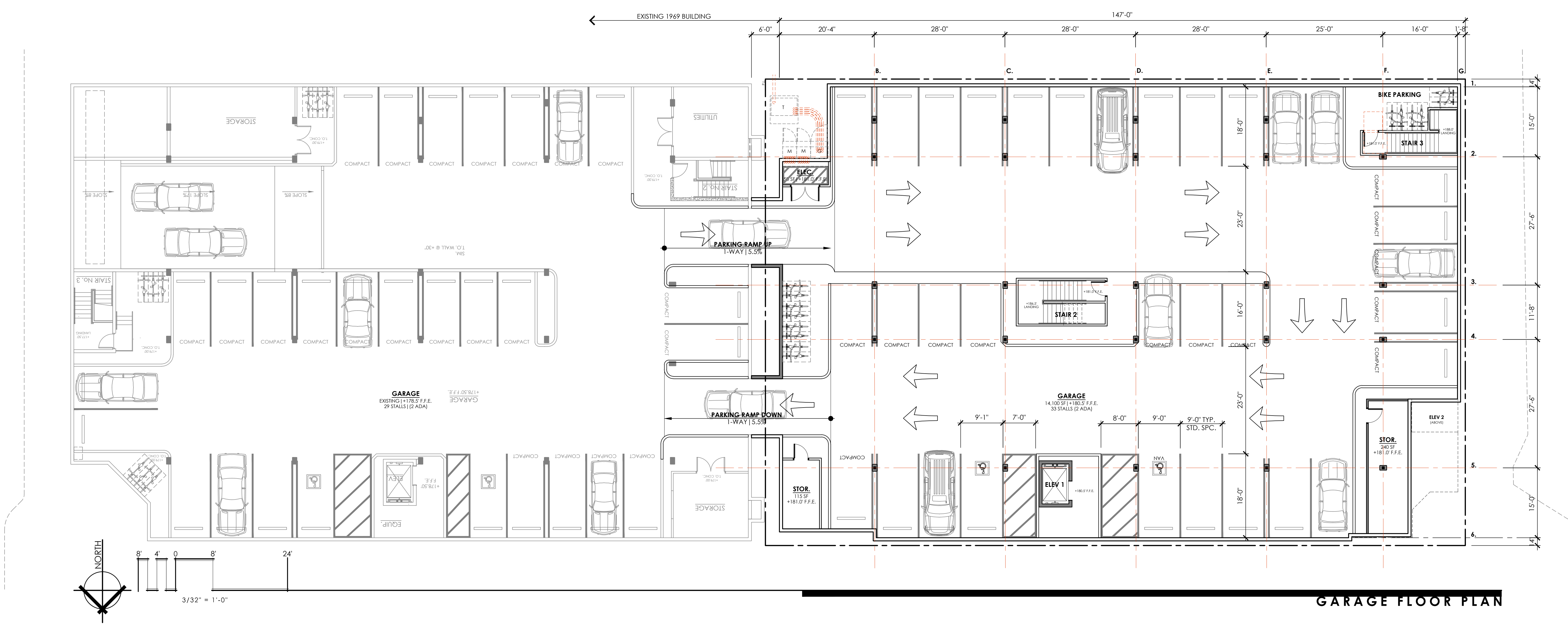
John, thank you for your review and consideration, we look forward to any comments you may have. Please let me know if you have any questions, or if you need any additional information.

Sincerely,



SCOT SUTTON | SG Architecture, LLC  
503-347-4685 | [ssutton@sg-arch.net](mailto:ssutton@sg-arch.net)

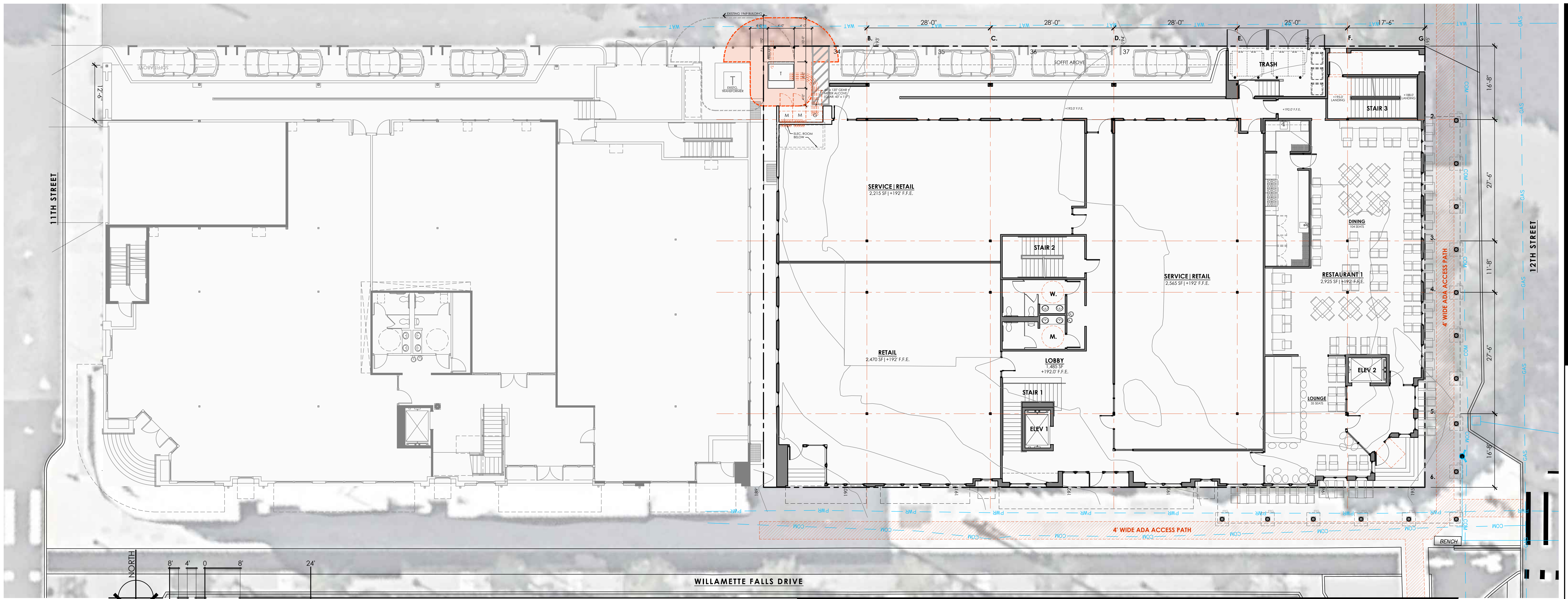
Enc: Exhibits as noted in the text.



GARAGE FLOOR PLAN

**G** GARAGE FLOOR PLAN

**ORIGINAL SUBMISSION TO HISTORIC REVIEW BOARD**



GROUND FLOOR PLAN



WILLAMETTE FALLS DRIVE ELEVATION

**1** GROUND FLOOR PLAN + WILLAMETTE FALLS DRIVE ELEVATION

**ORIGINAL SUBMISSION TO HISTORIC REVIEW BOARD**

CONCEPTUAL PLANS + ELEVATIONS

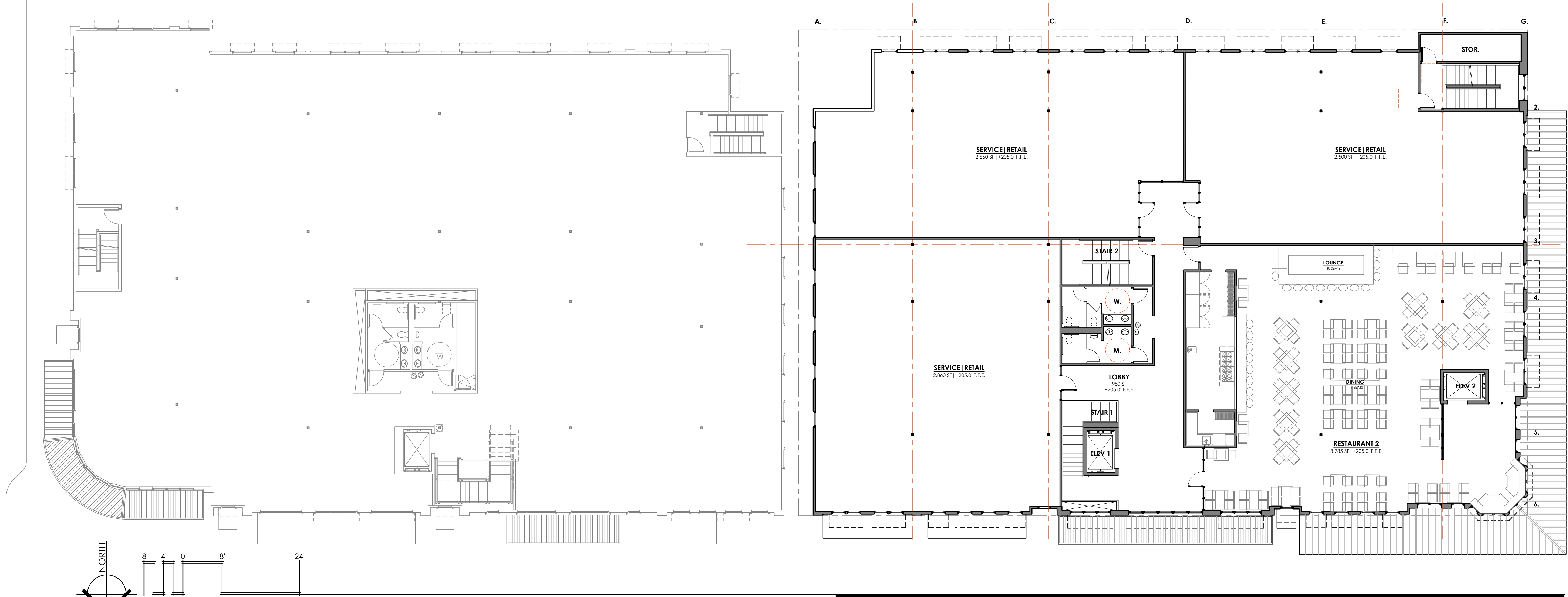
JULY 13th, 2022  
REVISED APRIL 20, 2023

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**EL 05**  
1949 WILLAMETTE FALLS DRIVE  
WEST LINN, OREGON





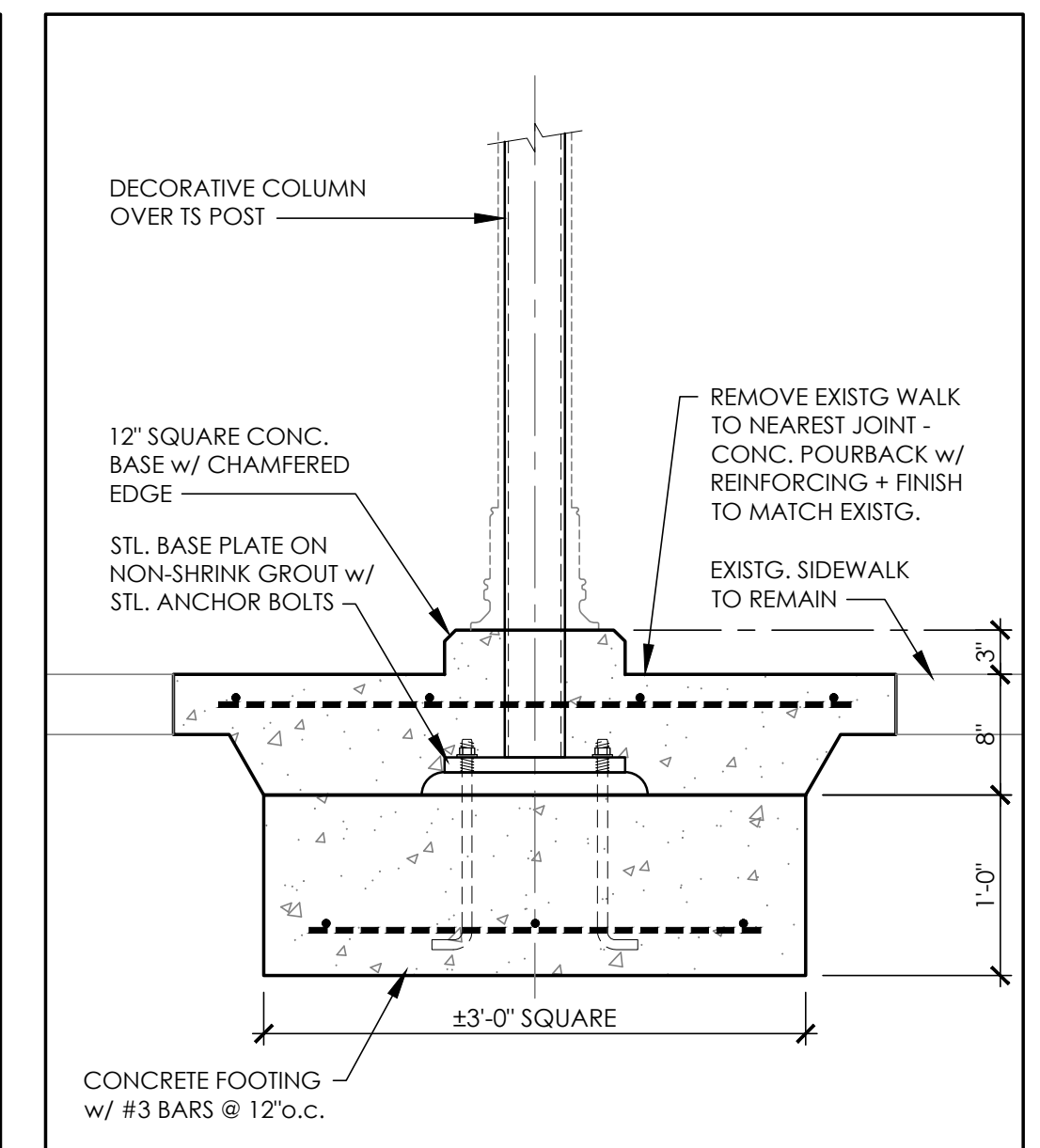
SECOND FLOOR PLAN



EAST (INTERIOR P.L.) ELEVATION



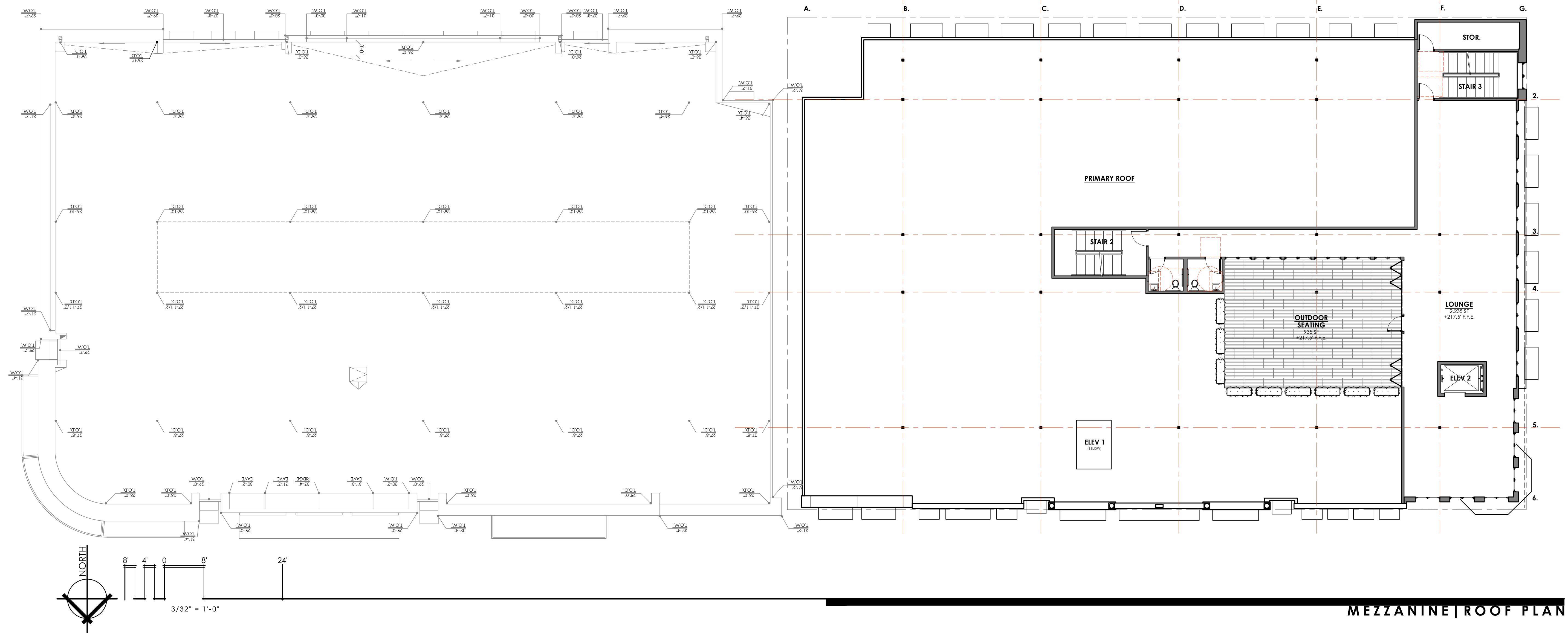
WEST (12th STREET) ELEVATION



DECORATIVE COLUMN DETAIL  
1" = 1'-0"

**2** SECOND FLOOR PLAN + EAST & 12th STREET ELEVATIONS

**ORIGINAL SUBMISSION TO HISTORIC REVIEW BOARD**



MEZZANINE | ROOF PLAN



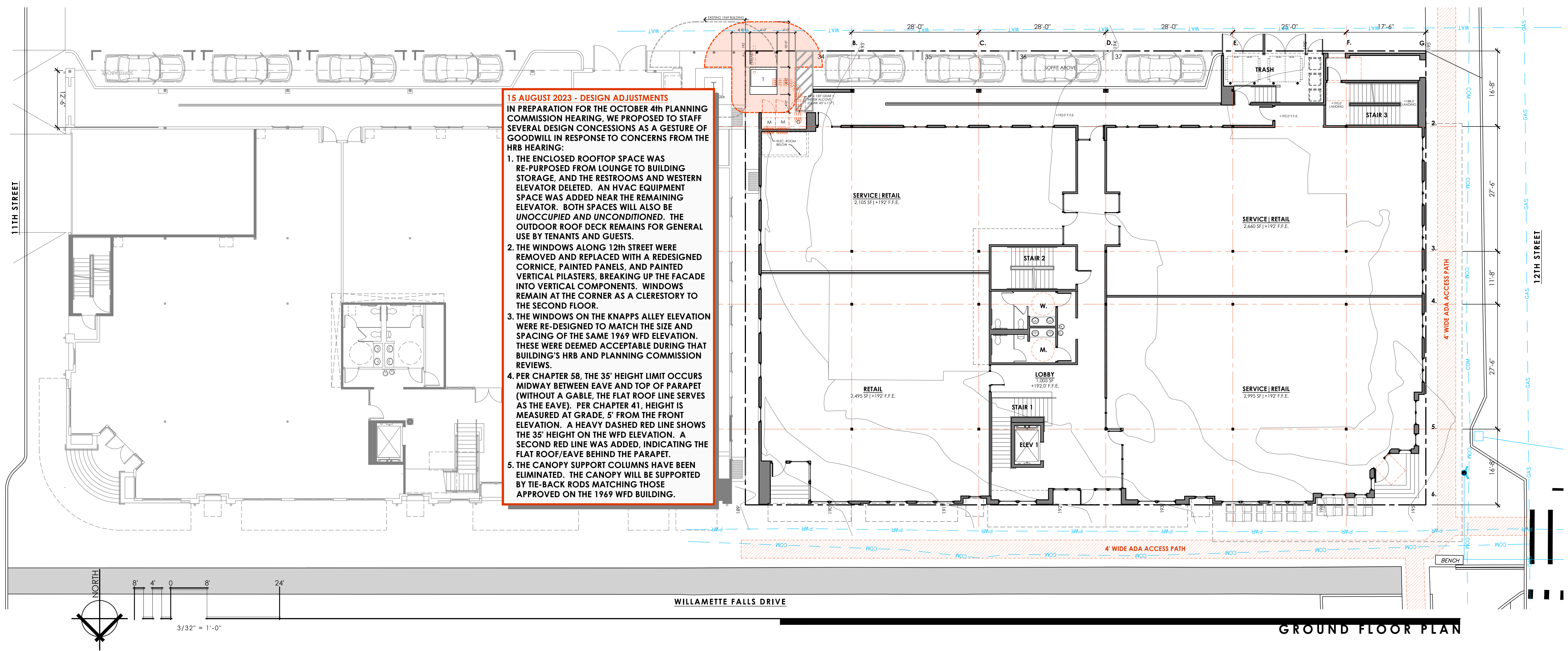
KNAPPS ALLEY ELEVATION

**3** MEZZANINE FLOOR PLAN | ROOF PLAN + KNAPPS ALLEY ELEVATION

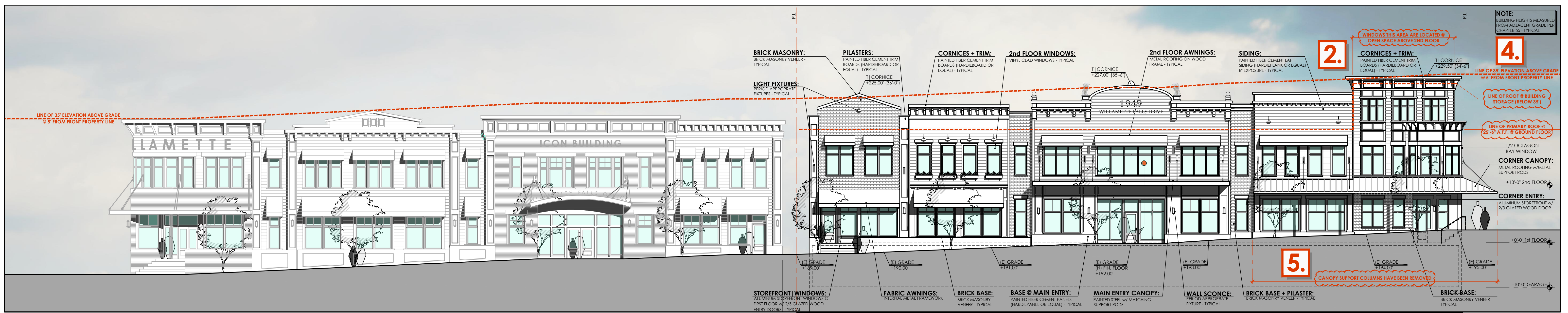
**ORIGINAL SUBMISSION TO HISTORIC REVIEW BOARD**

**15 AUGUST 2023 - DESIGN ADJUSTMENTS**  
 IN PREPARATION FOR THE OCTOBER 4th PLANNING COMMISSION HEARING, WE PROPOSED TO STAFF SEVERAL DESIGN CONCESSIONS AS A GESTURE OF GOODWILL IN RESPONSE TO CONCERNS FROM THE HRB HEARING:

1. THE ENCLOSED ROOFTOP SPACE WAS RE-PURPOSED FROM LOUNGE TO BUILDING STORAGE, AND THE RESTROOMS AND WESTERN ELEVATOR DELETED. AN HVAC EQUIPMENT SPACE WAS ADDED NEAR THE REMAINING ELEVATOR. BOTH SPACES WILL ALSO BE UNOCCUPIED AND UNCONDITIONED. THE OUTDOOR ROOF DECK REMAINS FOR GENERAL USE BY TENANTS AND GUESTS.
2. THE WINDOWS ALONG 12th STREET WERE REMOVED AND REPLACED WITH A REDESIGNED CORNICE, PAINTED PANELS, AND PAINTED VERTICAL PILASTERS, BREAKING UP THE FACADE INTO VERTICAL COMPONENTS. WINDOWS REMAIN AT THE CORNER AS A CLERESTORY TO THE SECOND FLOOR.
3. THE WINDOWS ON THE KNAPPS ALLEY ELEVATION WERE RE-DESIGNED TO MATCH THE SIZE AND SPACING OF THE SAME 1969 WFD ELEVATION. THESE WERE DEEMED ACCEPTABLE DURING THAT BUILDING'S HRB AND PLANNING COMMISSION REVIEWS.
4. PER CHAPTER 58, THE 35' HEIGHT LIMIT OCCURS MIDWAY BETWEEN EAVE AND TOP OF PARAPET (WITHOUT A GABLE, THE FLAT ROOF LINE SERVES AS THE EAVE). PER CHAPTER 41, HEIGHT IS MEASURED AT GRADE, 5' FROM THE FRONT ELEVATION. A HEAVY DASHED RED LINE SHOWS THE 35' HEIGHT ON THE WFD ELEVATION. A SECOND RED LINE WAS ADDED, INDICATING THE FLAT ROOF/EAVE BEHIND THE PARAPET.
5. THE CANOPY SUPPORT COLUMNS HAVE BEEN ELIMINATED. THE CANOPY WILL BE SUPPORTED BY TIE-BACK RODS MATCHING THOSE APPROVED ON THE 1969 WFD BUILDING.



**GROUND FLOOR PLAN**



**WILLAMETTE FALLS DRIVE ELEVATION**

**1 GROUND FLOOR PLAN + WILLAMETTE FALLS DRIVE ELEVATION**

**REVISED SUBMISSION FOR PLANNING COMMISSION**

CONCEPTUAL PLANS + ELEVATIONS

REVISED FOR PLANNING COMMISSION  
 AUGUST 15, 2023



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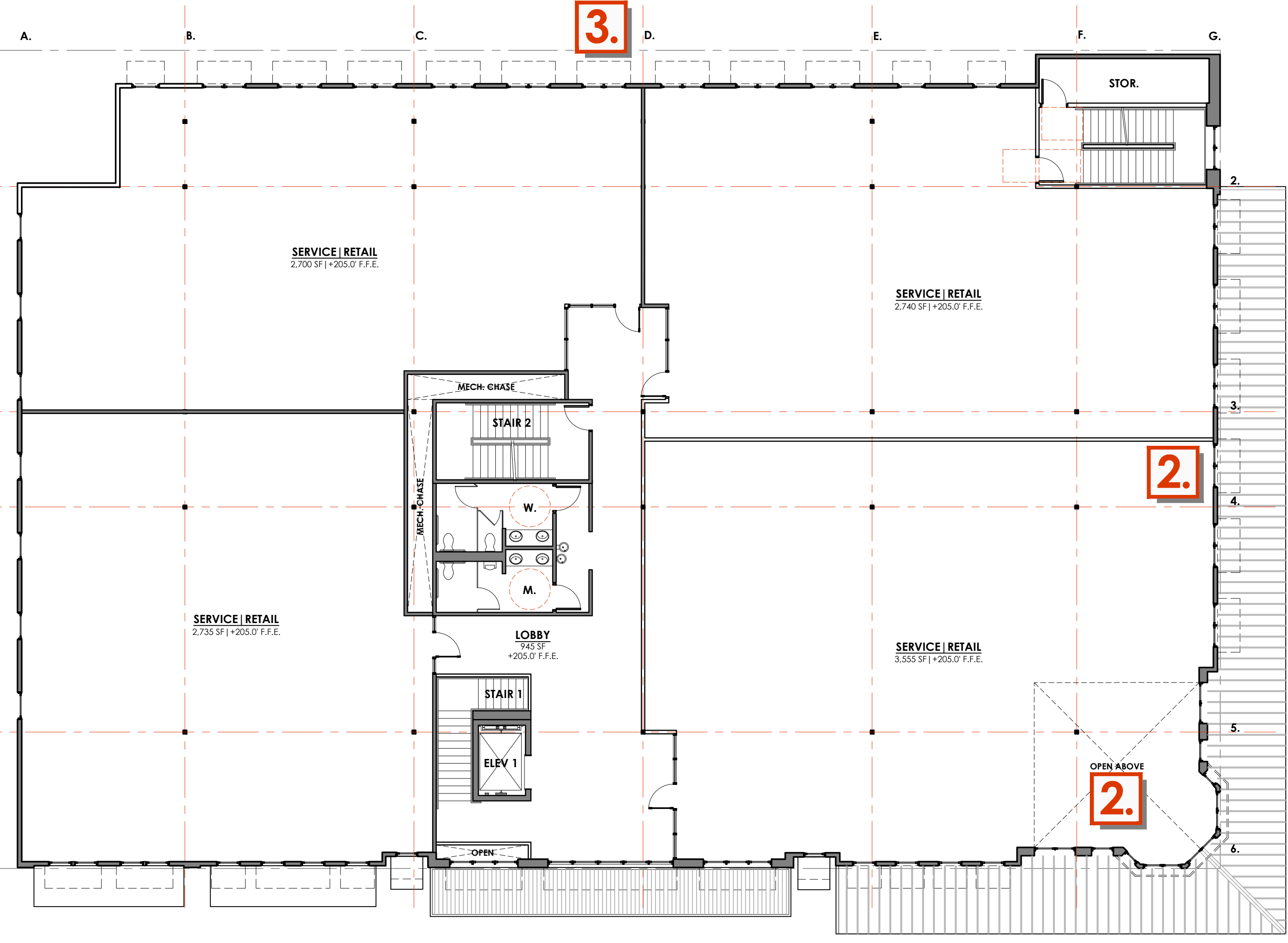
**EL 05**  
 1949 WILLAMETTE FALLS DRIVE  
 WEST LINN, OREGON



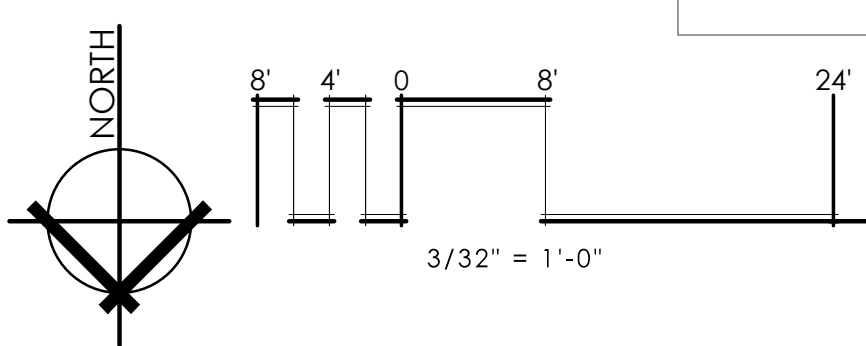


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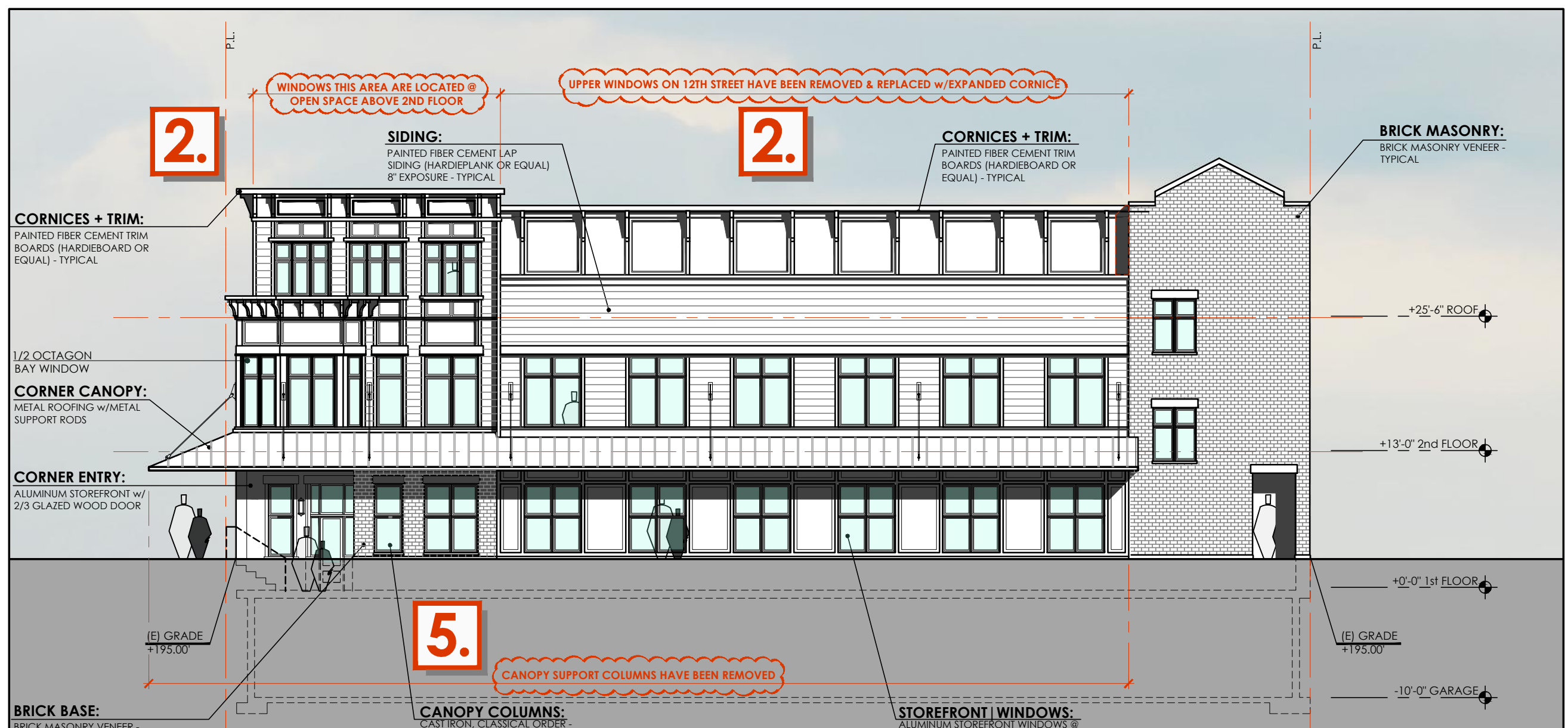
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SECOND FLOOR PLAN



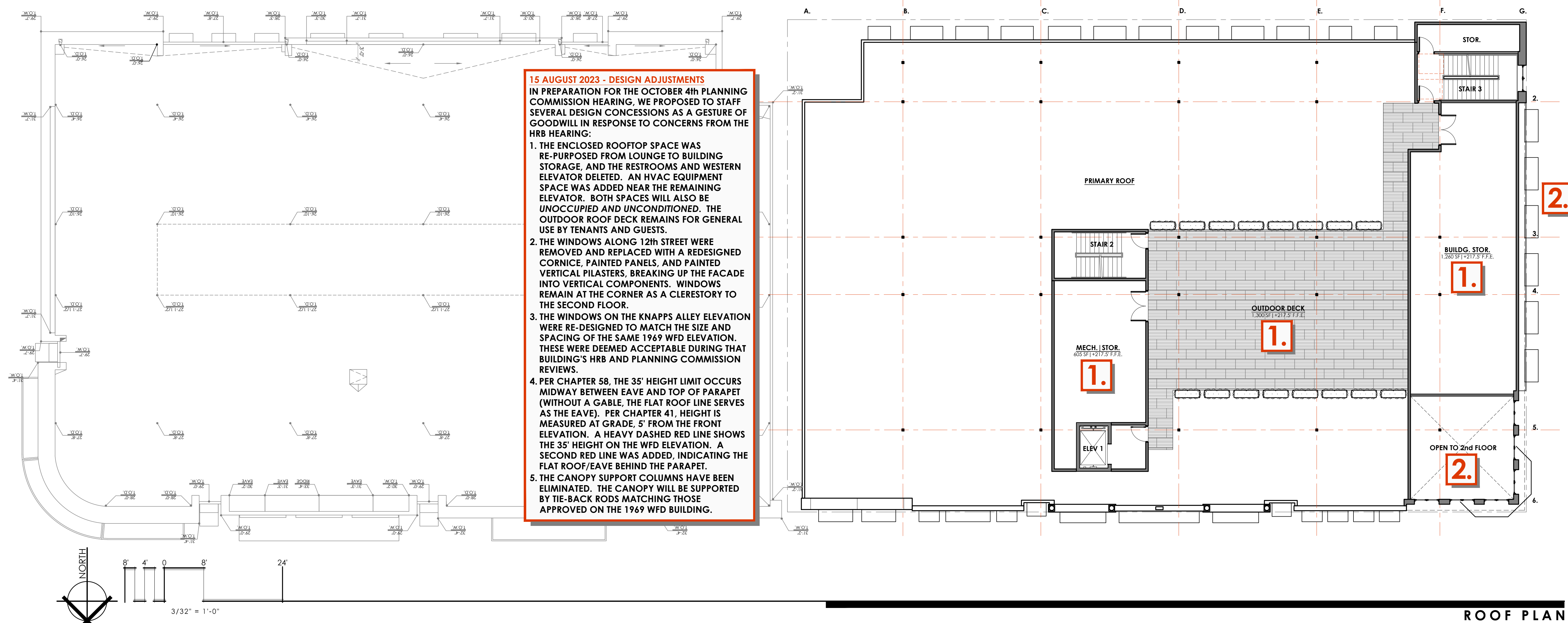
EAST (INTERIOR P.L.) ELEVATION



WEST (12th STREET) ELEVATION

2 SECOND FLOOR PLAN + EAST & 12th STREET ELEVATIONS

REVISED SUBMISSION FOR PLANNING COMMISSION



**REVISED SUBMISSION FOR PLANNING COMMISSION**



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



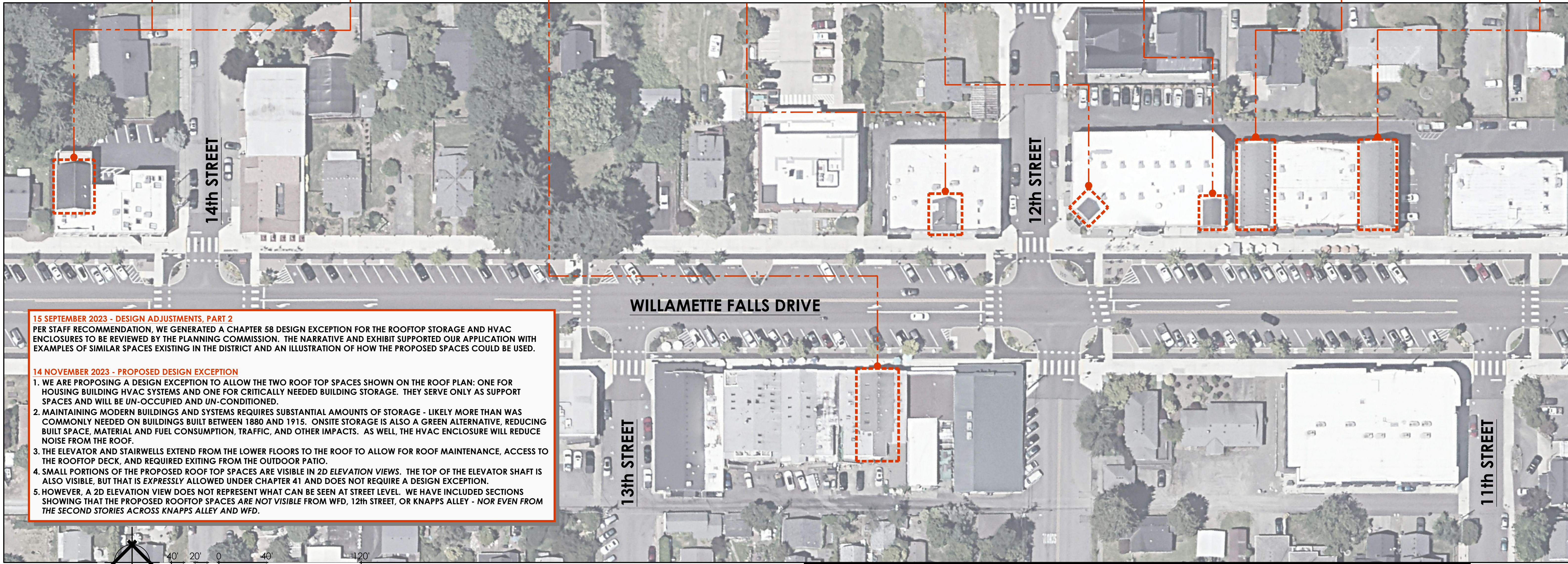
1914 WFD: 3rd FLOOR  
330 SF ROOF SPACE



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



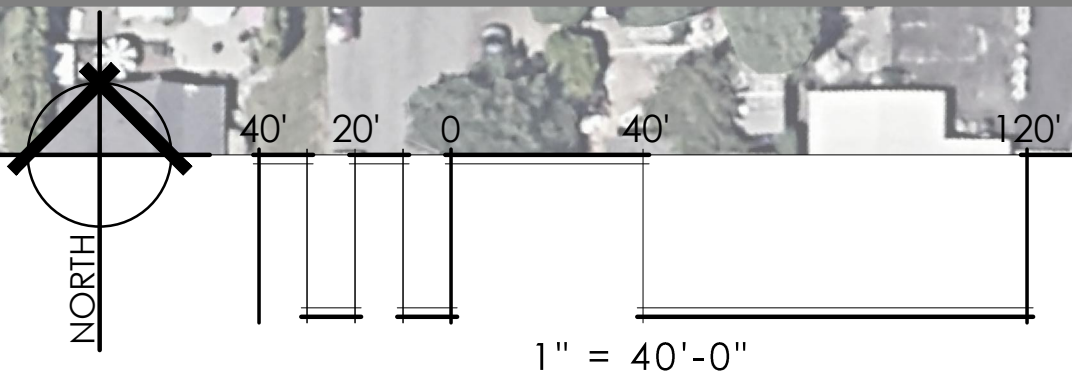
1980 WFD: 3rd FLOOR  
1,940 SF ROOF SPACE



**15 SEPTEMBER 2023 - DESIGN ADJUSTMENTS, PART 2**  
 PER STAFF RECOMMENDATION, WE GENERATED A CHAPTER 58 DESIGN EXCEPTION FOR THE ROOFTOP STORAGE AND HVAC ENCLOSURES TO BE REVIEWED BY THE PLANNING COMMISSION. THE NARRATIVE AND EXHIBIT SUPPORTED OUR APPLICATION WITH EXAMPLES OF SIMILAR SPACES EXISTING IN THE DISTRICT AND AN ILLUSTRATION OF HOW THE PROPOSED SPACES COULD BE USED.

**14 NOVEMBER 2023 - PROPOSED DESIGN EXCEPTION**

1. WE ARE PROPOSING A DESIGN EXCEPTION TO ALLOW THE TWO ROOF TOP SPACES SHOWN ON THE ROOF PLAN: ONE FOR HOUSING BUILDING HVAC SYSTEMS AND ONE FOR CRITICALLY NEEDED BUILDING STORAGE. THEY SERVE ONLY AS SUPPORT SPACES AND WILL BE UN-OCCUPIED AND UN-CONDITIONED.
2. MAINTAINING MODERN BUILDINGS AND SYSTEMS REQUIRES SUBSTANTIAL AMOUNTS OF STORAGE - LIKELY MORE THAN WAS COMMONLY NEEDED ON BUILDINGS BUILT BETWEEN 1880 AND 1915. ONSITE STORAGE IS ALSO A GREEN ALTERNATIVE, REDUCING BUILT SPACE, MATERIAL AND FUEL CONSUMPTION, TRAFFIC, AND OTHER IMPACTS. AS WELL, THE HVAC ENCLOSURE WILL REDUCE NOISE FROM THE ROOF.
3. THE ELEVATOR AND STAIRWELLS EXTEND FROM THE LOWER FLOORS TO THE ROOF TO ALLOW FOR ROOF MAINTENANCE, ACCESS TO THE ROOFTOP DECK, AND REQUIRED EXITING FROM THE OUTDOOR PATIO.
4. SMALL PORTIONS OF THE PROPOSED ROOF TOP SPACES ARE VISIBLE IN 2D ELEVATION VIEWS. THE TOP OF THE ELEVATOR SHAFT IS ALSO VISIBLE, BUT THAT IS EXPRESSLY ALLOWED UNDER CHAPTER 41 AND DOES NOT REQUIRE A DESIGN EXCEPTION.
5. HOWEVER, A 2D ELEVATION VIEW DOES NOT REPRESENT WHAT CAN BE SEEN AT STREET LEVEL. WE HAVE INCLUDED SECTIONS SHOWING THAT THE PROPOSED ROOFTOP SPACES ARE NOT VISIBLE FROM WFD, 12th STREET, OR KNAPPS ALLEY - NOR EVEN FROM THE SECOND STORIES ACROSS KNAPPS ALLEY AND WFD.



ENCLOSED ROOF SPACES

# 01 WILLAMETTE FALLS DRIVE - ROOFSCAPE

## REVISED SUBMISSION FOR PLANNING COMMISSION

HRB DESIGN EXCEPTION EXHIBIT

REVISED FOR PLANNING COMMISSION  
SEPTEMBER 15, 2023

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UMBRELLA TABLES



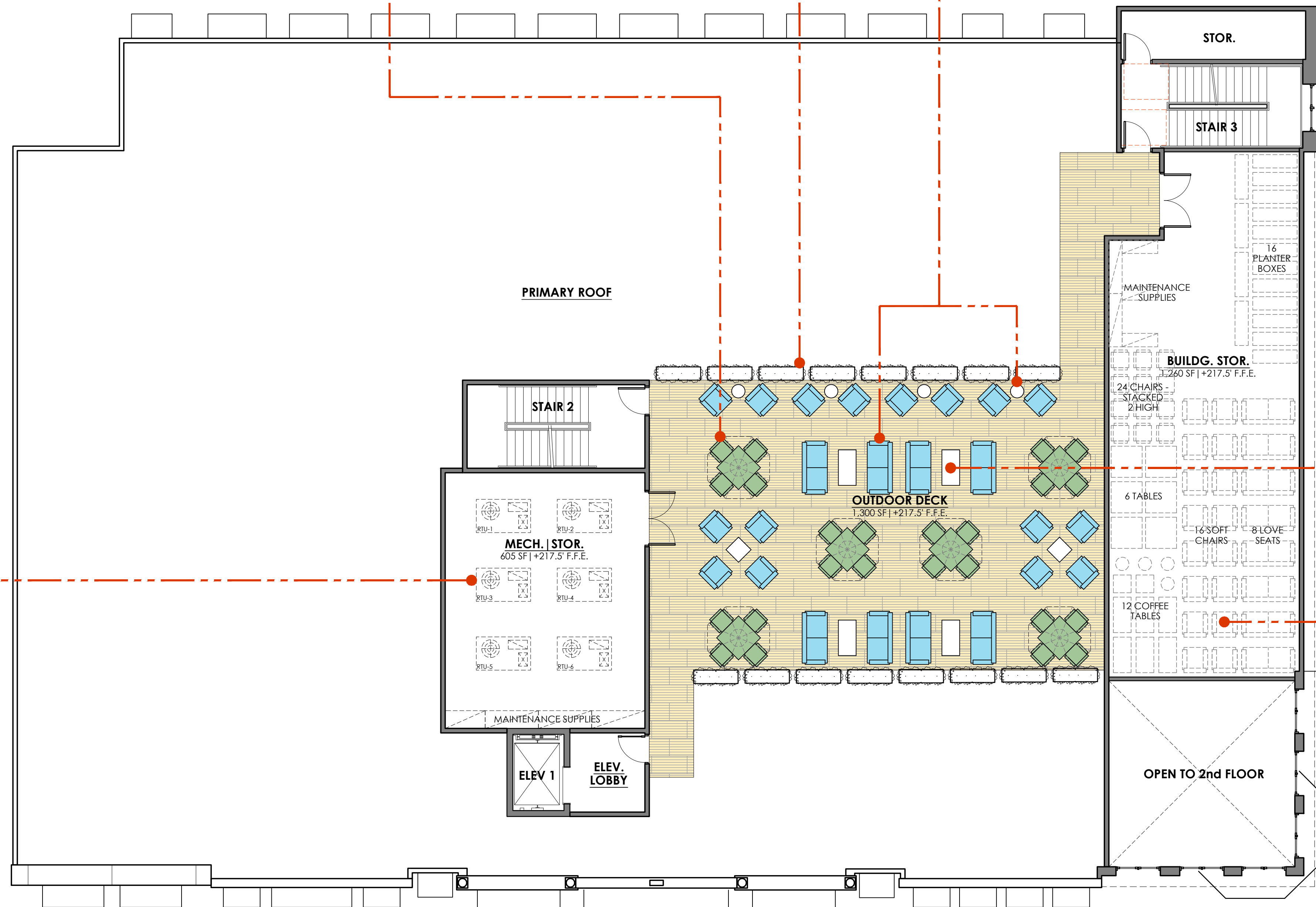
PERIMETER PLANTERS



SOFT FURNISHINGS

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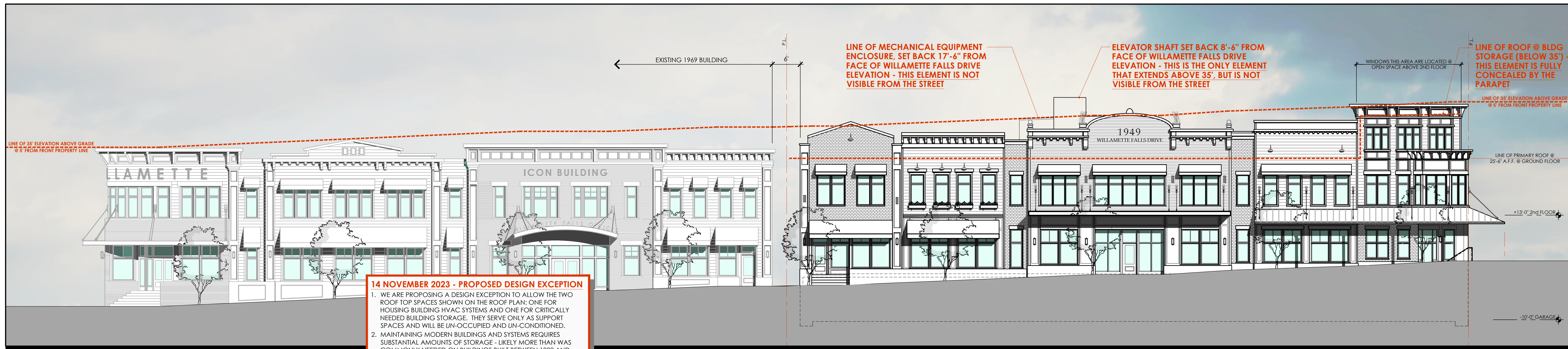
FURNISHINGS SHOWN ON DECK IS A POSSIBLE LAYOUT FOR TENANT USE DURING NICE WEATHER

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

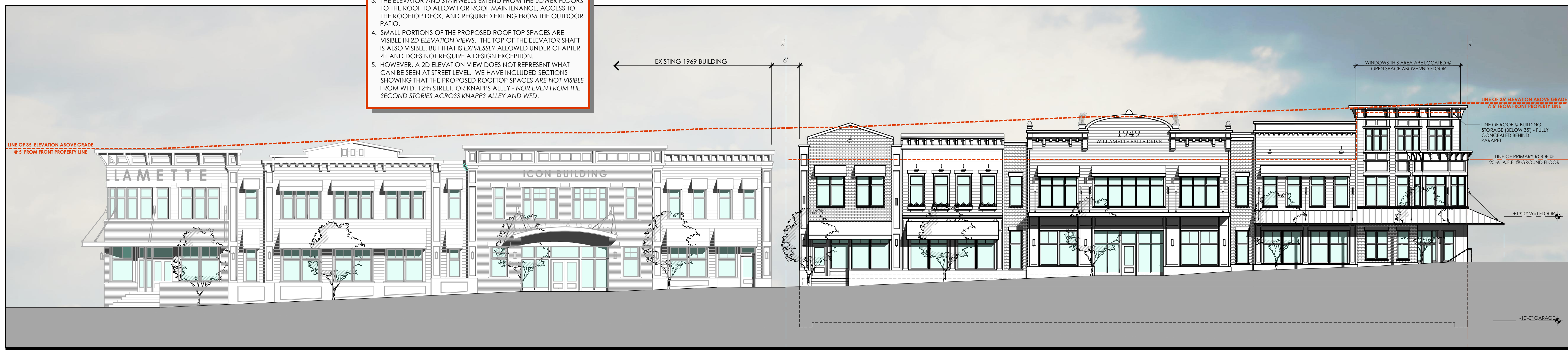
REVISED SUBMISSION FOR PLANNING COMMISSION



WILLAMETTE FALLS DRIVE ELEVATION w/PROJECTIONS

**14 NOVEMBER 2023 - PROPOSED DESIGN EXCEPTION**

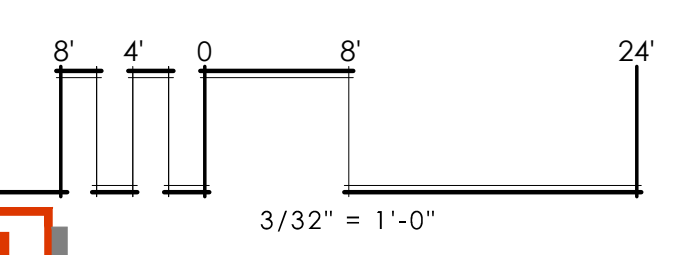
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WILLAMETTE FALLS DRIVE ELEVATION w/o PROJECTIONS

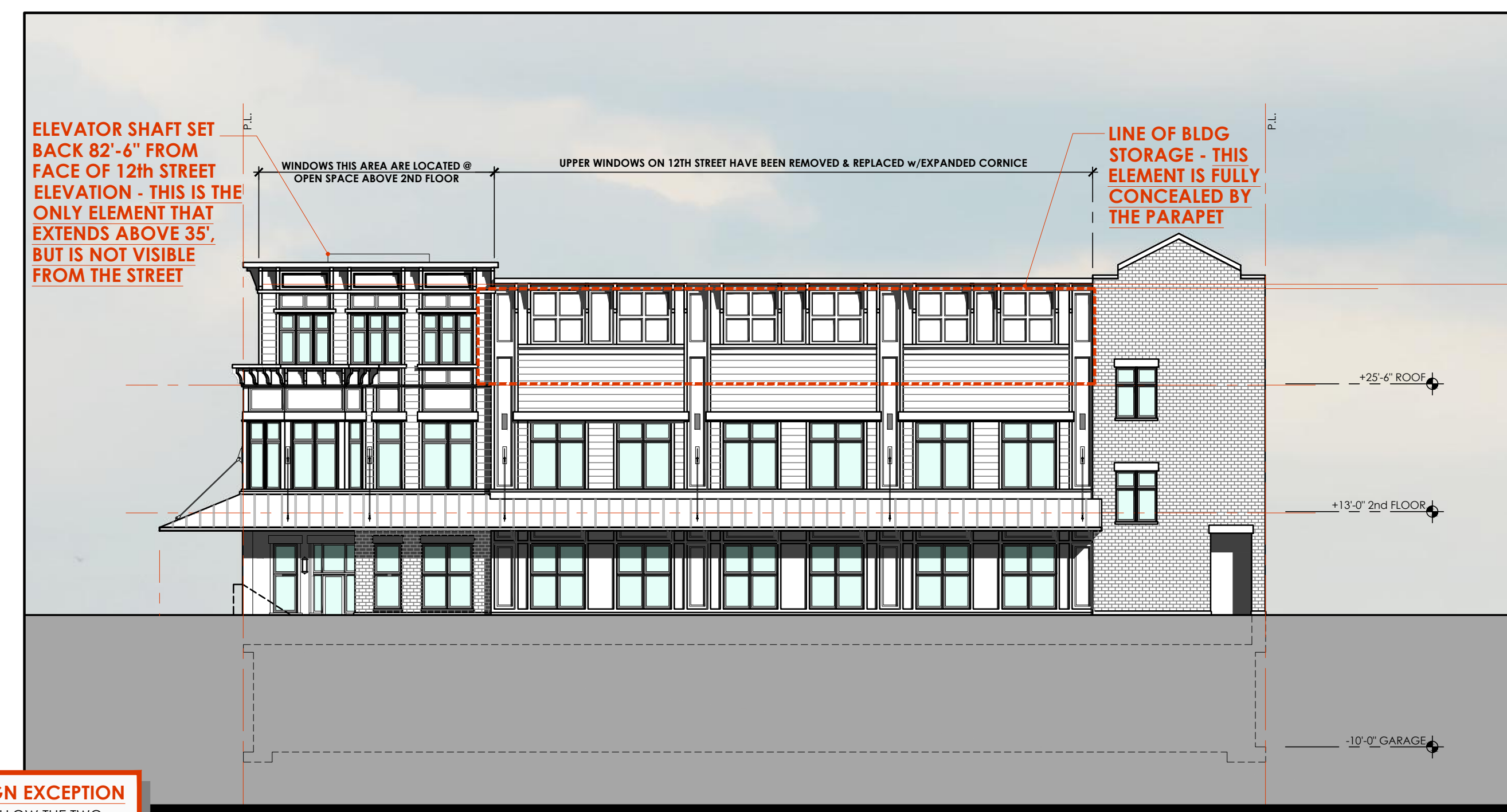
**1** ELEVATION COMPARISONS

**SUBMISSION FOR REMAND TO HRB: DESIGN EXCEPTION**





12th STREET ELEVATION w/o PROJECTIONS



12th STREET ELEVATION w/ PROJECTIONS



EAST ELEVATION w/o PROJECTIONS



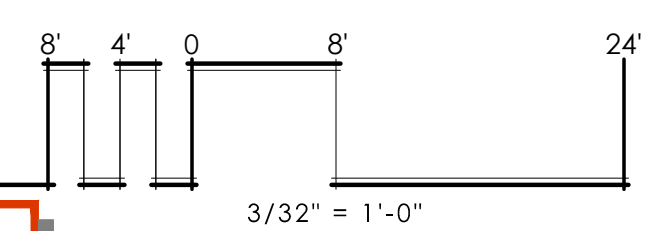
EAST ELEVATION w/ PROJECTIONS

**14 NOVEMBER 2023 - PROPOSED DESIGN EXCEPTION**

1. WE ARE PROPOSING A DESIGN EXCEPTION TO ALLOW THE TWO ROOF TOP SPACES SHOWN ON THE ROOF PLAN; ONE FOR HOUSING BUILDINGS HVAC SYSTEMS AND ONE FOR CRITICALLY NEEDED BUILDING STORAGE. THEY SERVE ONLY AS SUPPORT SPACES AND WILL BE UN-OCCUPIED AND UN-CONDITIONED.
2. MAINTAINING MODERN BUILDINGS AND SYSTEMS REQUIRES SUBSTANTIAL AMOUNTS OF STORAGE - LIKELY MORE THAN WAS COMMONLY NEEDED ON BUILDINGS BUILT BETWEEN 1880 AND 1915. ONSITE STORAGE IS ALSO A GREEN ALTERNATIVE, REDUCING BUILT SPACE, MATERIAL AND FUEL CONSUMPTION, TRAFFIC, AND OTHER IMPACTS. AS WELL, THE HVAC ENCLOSURE WILL REDUCE NOISE FROM THE ROOF.
3. THE ELEVATOR AND STAIRWELLS EXTEND FROM THE LOWER FLOORS TO THE ROOF TO ALLOW FOR ROOF MAINTENANCE, ACCESS TO THE ROOFTOP DECK, AND REQUIRED EXITING FROM THE OUTDOOR PATIO.
4. SMALL PORTIONS OF THE PROPOSED ROOF TOP SPACES ARE VISIBLE IN 2D ELEVATION VIEWS. THE TOP OF THE ELEVATOR SHAFT IS ALSO VISIBLE, BUT THAT IS EXPRESSLY ALLOWED UNDER CHAPTER 41 AND DOES NOT REQUIRE A DESIGN EXCEPTION.
5. HOWEVER, A 2D ELEVATION VIEW DOES NOT REPRESENT WHAT CAN BE SEEN AT STREET LEVEL. WE HAVE INCLUDED SECTIONS SHOWING THAT THE PROPOSED ROOFTOP SPACES ARE NOT VISIBLE FROM WFD, 12th STREET, OR KNAPPS ALLEY - NOR EVEN FROM THE SECOND STORIES ACROSS KNAPPS ALLEY AND WFD.

**2** ELEVATION COMPARISONS

**SUBMISSION FOR REMAND TO HRB: DESIGN EXCEPTION**



**14 NOVEMBER 2023 - PROPOSED DESIGN EXCEPTION**

1. WE ARE PROPOSING A DESIGN EXCEPTION TO ALLOW THE TWO ROOF TOP SPACES SHOWN ON THE ROOF PLAN: ONE FOR HOUSING BUILDING HVAC SYSTEMS AND ONE FOR CRITICALLY NEEDED BUILDING STORAGE. THEY SERVE ONLY AS SUPPORT SPACES AND WILL BE UN-OCCUPIED AND UN-CONDITIONED.
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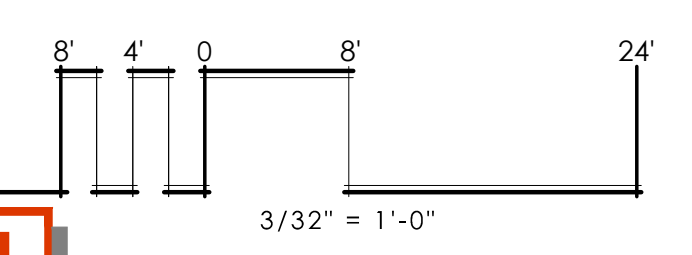
KNAPPS ALLEY ELEVATION w/PROJECTIONS



KNAPPS ALLEY ELEVATION w/o PROJECTIONS

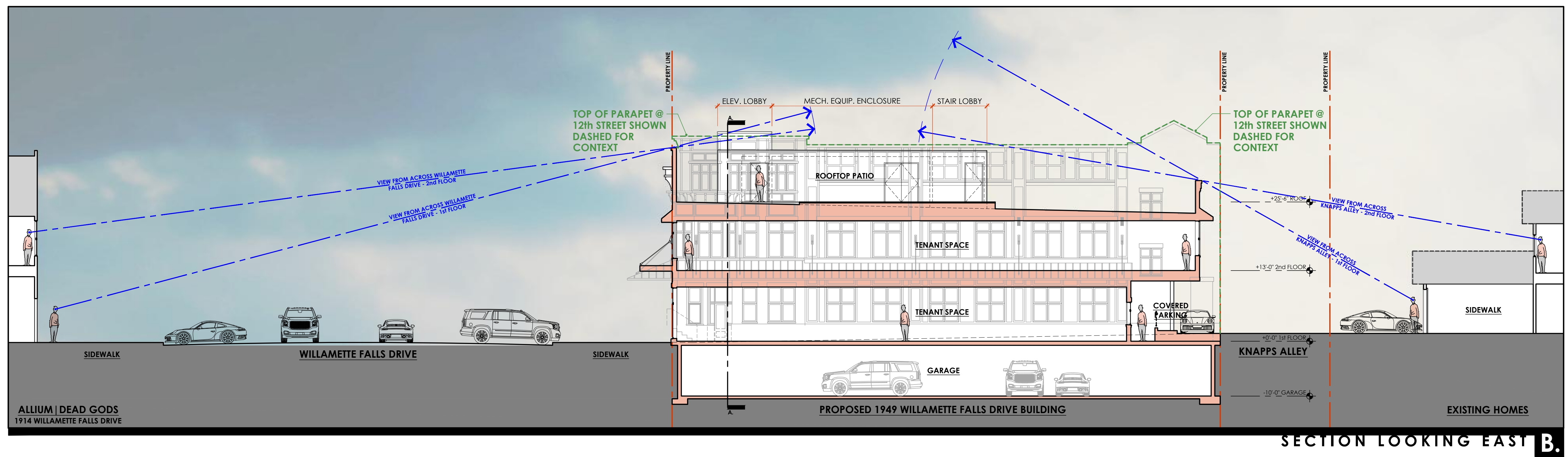
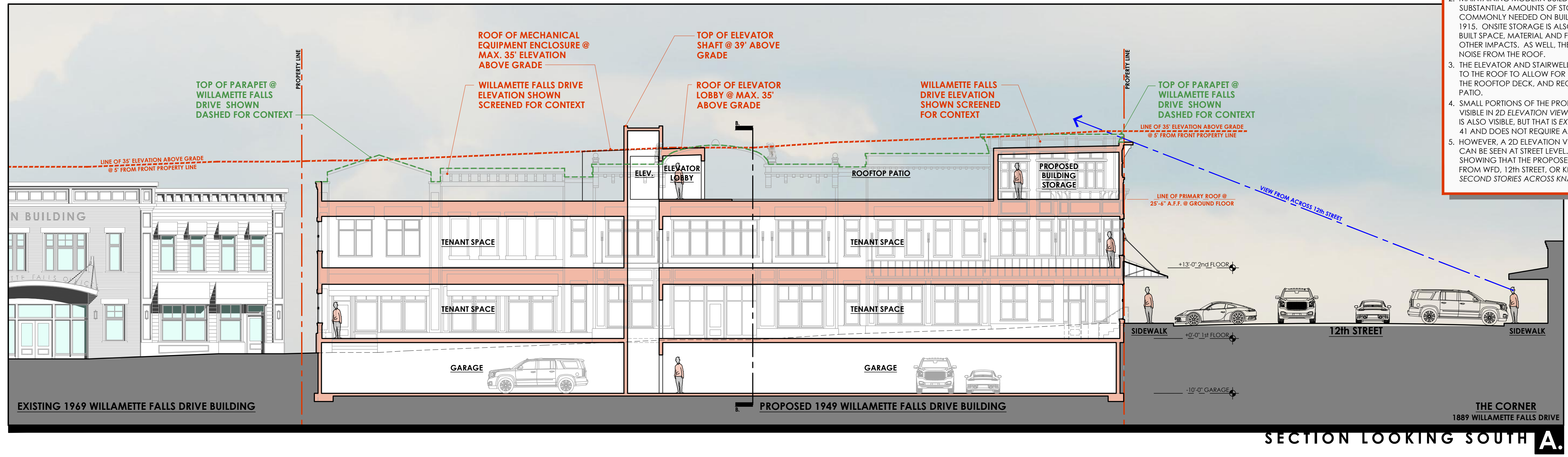
**3** ELEVATION COMPARISONS

**SUBMISSION FOR REMAND TO HRB: DESIGN EXCEPTION**



**14 NOVEMBER 2023 - PROPOSED DESIGN EXCEPTION**

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**4** SECTION | VIEW PROJECTIONS

**SUBMISSION FOR REMAND TO HRB: DESIGN EXCEPTION**

