

# FINAL DECISION NOTICE

FILE NO. DR-08-07

## IN THE MATTER OF A REMODEL OF A COMMERCIAL BUILDING AT 1889 WILLAMETTE FALLS DRIVE WITHIN THE WILLAMETTE FALLS DRIVE COMMERCIAL OVERLAY ZONE

At their meeting of September 25, 2008, the Clackamas County Historic Review Board (HRB) held a public hearing to consider the request by Steve Teakander to remodel the Berlin Bear restaurant and Marks Tavern at 1889 Willamette Falls Drive. The exterior will be stripped away and a traditional 1900 era storefront will be re-established. A solid awning will also wrap around the building providing pedestrian protection. The decision was based upon the approval criteria of Chapter 26 of the West Linn Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

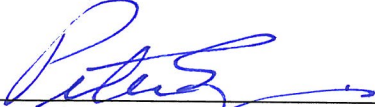
Staff made a brief presentation. The applicant provided comments. The public hearing was opened. There was no public testimony. The public hearing was closed.

In discussion, all HRB members declared support for the remodel. The HRB found that incorporating original brick pilasters into the design will not only preserve elements of the original structure but will break the building up into smaller elements and provide a counterpoint to the wood found on most other buildings in this district. There was discussion about diagonal wainscoting and that it could be replicated and restored if it was uncovered when the exterior cladding is removed but that was never made part of a final motion. The motion was made to approve the application with amended conditions. The motion was seconded and unanimously approved with the following conditions:

1. All HVACs shall be visually screened and acoustically muffled.
2. No off-site glare is permitted. Security lighting shall not direct glare off-site. Hoods or shields may be required. All lighting products and locations shall be reviewed first by the Planning Director prior to installation.
3. The applicant shall achieve lineal transparency of 80% per code for the Willamette Falls Drive elevation and 35% transparency on the 12<sup>th</sup> Street elevation.
4. Applicant shall meet all City Engineering standards.
5. Applicant shall ensure that the posts along both street frontages are not vulnerable to impacts by cars being parked by installing wheel stops or by appropriate placement of the posts. The proposed solution to this issue shall be reviewed first by the Planning Director prior to construction/installation. There shall be at least 5 feet of sidewalk between the posts and the building elevation on both street frontages.
6. All signage and building color (paint) shall require approval by the Planning Director. Signs require separate permits. No signs shall hang down or be suspended from the outside edge/valence of the awnings.

7. Siding on Willamette Falls Drive and 12<sup>th</sup> Street elevations shall be horizontal/channel cedar siding.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require payment of fee and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.

  
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PETER SPIR, ASSOCIATE PLANNER  
CITY OF WEST LINN

9-25-08  
\_\_\_\_\_  
DATE

Mailed this 25 day of September, 2008.

Therefore, this decision becomes final at 5 p.m., October 9, 2008.