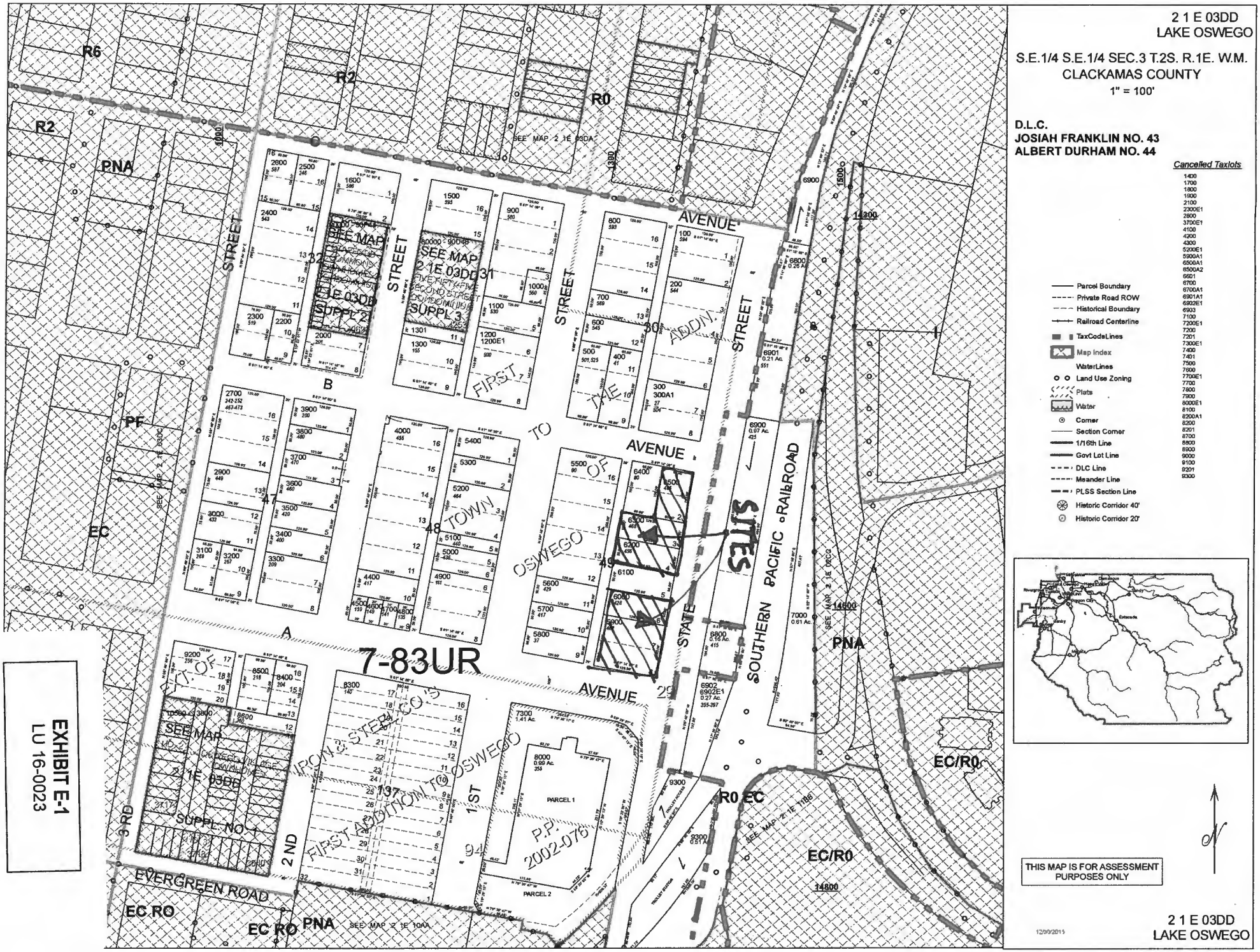
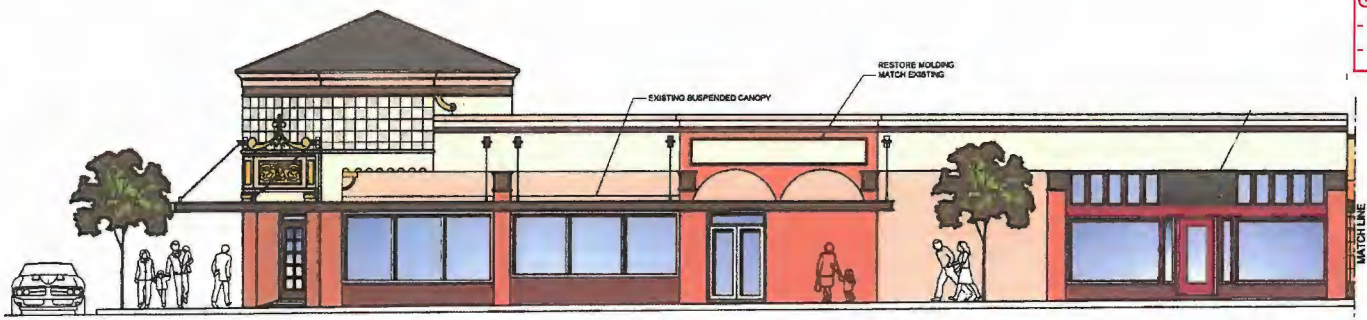


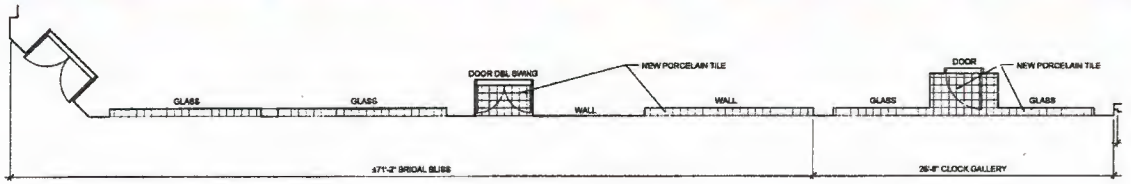
EXHIBIT E-1
LU 16-0023

EXHIBIT E-2
LU 16-0023

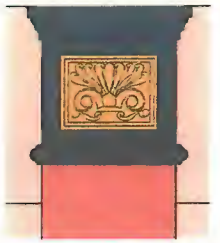
402 N. STATE ST.

Proposed Improvements:
- Paver @ Entry and Base of Building (Clock Gallery)
- Pavers @ Base of Building (Anna's Bridal)
- Painting

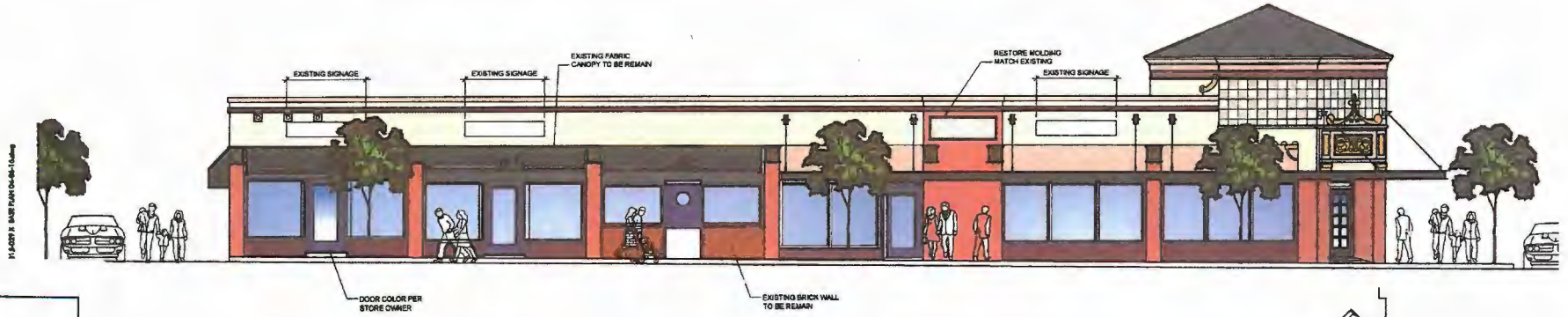


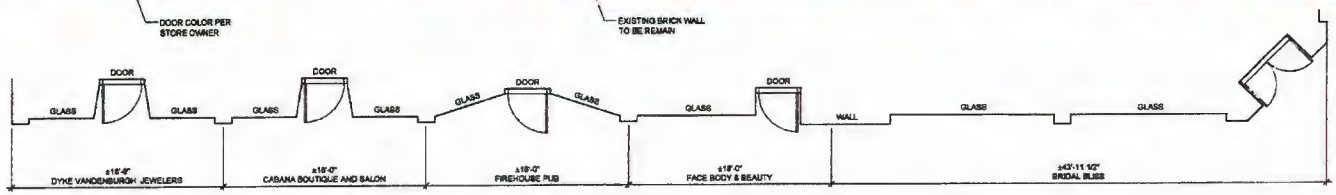


2 N. STATE STREET ELEVATION
SCALE 3/16" = 1'-0"



3 ORNAMENT DETAIL
SCALE 1 1/2" = 1'-0"





1 A AVENUE ELEVATION
SCALE 3/16" = 1'-0"

23, 25 & 27 A AVENUE

ATTACHMENT 4a
402 State Street
Landmark Designation List "Rogers Building 1"

DATE: 04-06-16

EXHIBIT E-3
LU 16-0023

REGISTERED ARCHITECT
RALPH TAHRAN
PORTLAND, OREGON
STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
t (503) 636 8802 | f (503) 697 1985 | • ralphtahran@comcast.net

CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RGM

NO	DATE	ISSUE/REVISION
0	03.13.16	PRELIMINARY

PROJ NO.
2015-029

10-25-15

SHEET CONTENTS
A AVENUE & N STATE ST ELEVATIONS

SHEET NUMBER
A2.1

(2) A AVENUE ELEVATION VIEW - 2

(4) N. STATE STREET ELEVATION VIEW - 2

(6) CORNER COLUMN ORNAMENT

(1) A AVENUE ELEVATION VIEW - 1

(3) N. STATE STREET ELEVATION VIEW - 1

(5) INTERIOR COLUMN ORNAMENT

REGISTERED ARCHITECT · RALPH TAHRAN · PORTLAND, OREGON · STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
t (503) 539 8602 | f (503) 697 1965 | e ralphtahran@comcast.net

CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RGM

NO	DATE	ISSUE/REVISION
0	03.13.16	PRELIMINARY

PROJ NO.
2015-029

10-25-15

SHEET CONTENTS
A AVENUE &
N STATE ST
ELEVATIONS

SHEET NUMBER
A2.1A

DATE: 04-06-16

ROGERS BLDG 1

SUNBURST · MILLER
CORNICE AREA

COASTAL SAND · M.
LOWER CORNICE

MAPLE · M
COLUMNS

COVERE BRIDGE · M
BASE

VOLUTE · M
COLUMN CARS W/GOLD LEAF
ACCENTS

ROGERS I BUILDING
PHOTOS

2015/2016 Photos

1. East Elevation

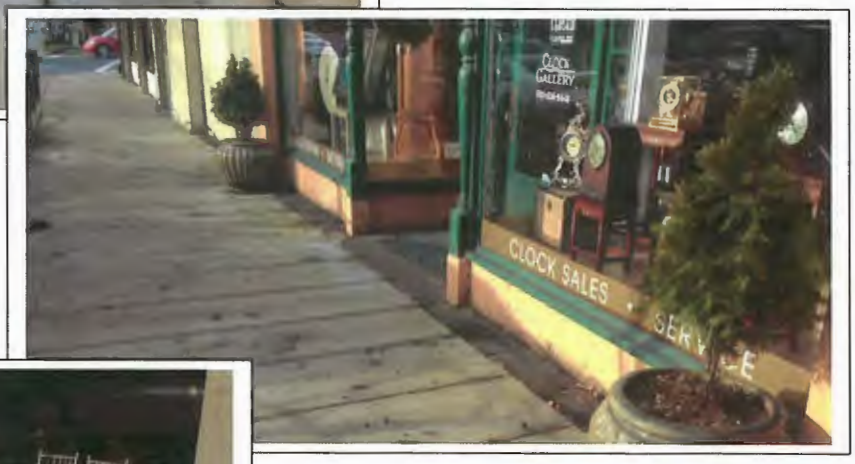
2. Southeast Elevation

3. South Elevation

4. Clock Gallery Entrance

5. West Elevation from alley

6. Damaged pavers at base of building



7. Damaged pavers at base of building

8. Close up of pavers to replaced

Historic Photos

9. Southeast Elevation
Unknown Photo Year

10. South Elevation
Unknown Photo Year

11. East Elevation. Photo Year, 1966

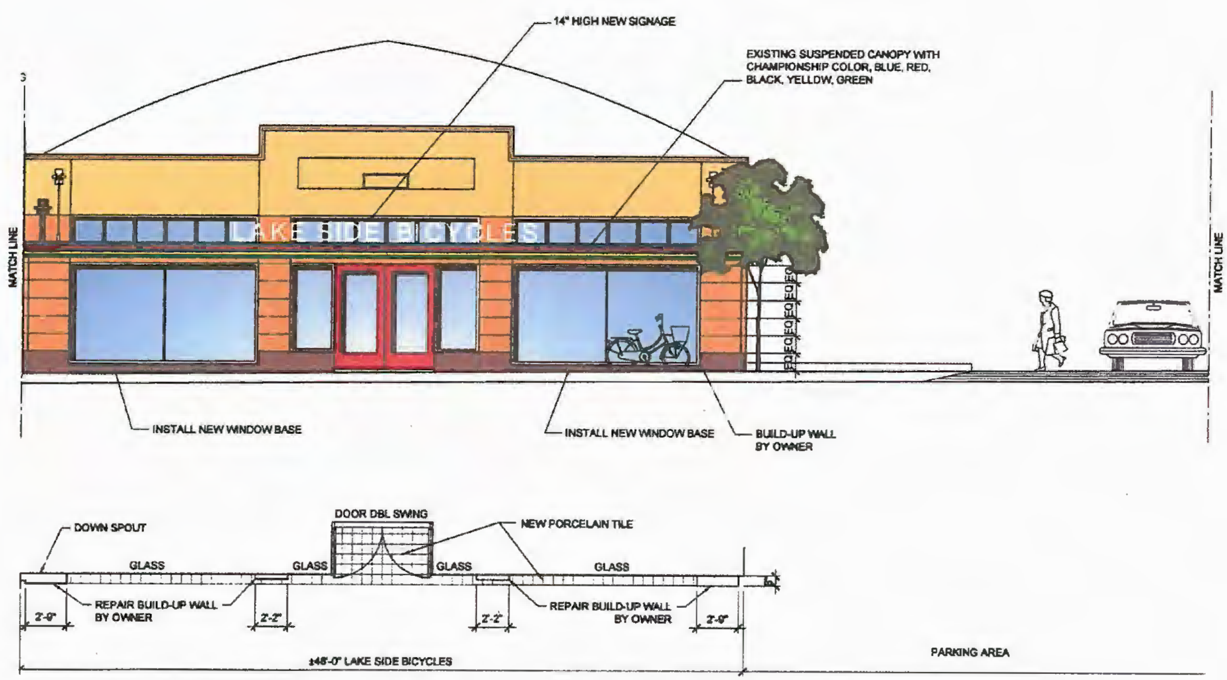
12. Photo Year, 1966 – Florist is part of Rogers I building

13. Photo Year, 1966
Florist is the current site of the Clock Gallery.

14. Photo Year, 1966

428 N. STATE ST.

Proposed Improvements:
- New Signage
- Pavers at Entry and Base of Building
- Painting



1 N. STATE STREET ELEVATION
SCALE 1/8" = 1'-0"

REGISTERED ARCHITECT · 2389 RALPH TAHRAN · PORTLAND, OREGON · STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
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CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RGU
NO DATE	ISSUE/REVISION
0 03.13.16	PRELIMINARY

PROJ NO. 2015-029

10-25-15

SHEET CONTENTS
N STATE ST ELEVATIONS

SHEET NUMBER
A2.2

ATTACHMENT 4b

428 State Street
Lakeside Bikes

DATE: 04-06-16

2 N. STATE STREET ELEVATION VIEW - 2

4 N. STATE STREET - BUILT-UP WALL

6 N. STATE STREET - ENTRANCE

1 N. STATE STREET ELEVATION VIEW - 1

3 N. STATE STREET - SIDEWALK VIEW

5 N. STATE STREET - CORNER WINDOW

DATE: 04-06-16

REGISTERED ARCHITECT
RALPH TAHRAN
PORTLAND, OREGON
STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
T (503) 639 9602 | F (503) 697 1985 | E rtahran@comcast.net

CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RGN

NO	DATE	ISSUE/REVISION
0	03.13.16	PRELIMINARY

PROJ NO.
2015-029

10-25-15

SHEET CONTENTS
N STATE ST ELEVATIONS

SHEET NUMBER
A2.2A

LAKESIDE BICYCLES

JONQUIL · MILLER
UPPER BODY

INDIA TRADE · M
LOWER BODY

COVERED BRIDGE
BASE

LAKESIDE BIKES
428 State Street
PHOTOS

2015/2016 Photos

1. East Elevation – Pre-2015 sidewalk improvement

2. Northeast Elevation – Post-2015 sidewalk improvement

3. West Elevation from alley

4. North elevation

5. Sidewalk and concrete at edge of building

6. Building entrance

Historic Photos

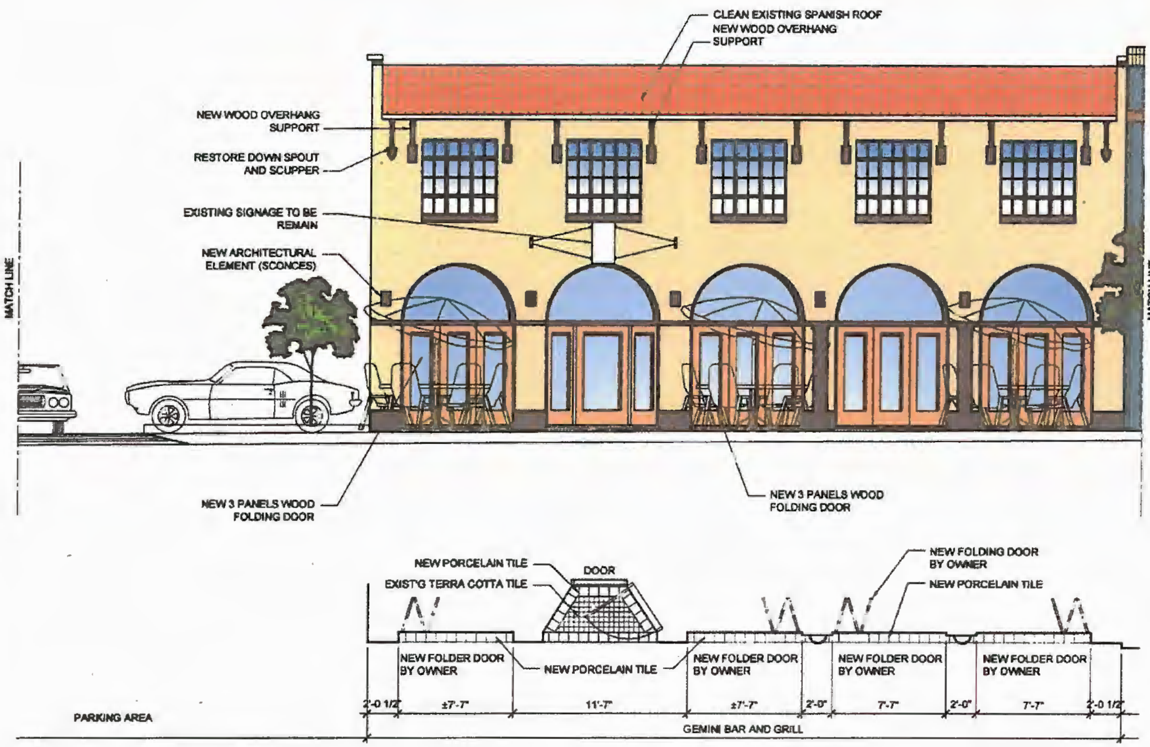
7. Photo Year, 1966 – "Oswego Hardware"

8. Photo Year, 1966.

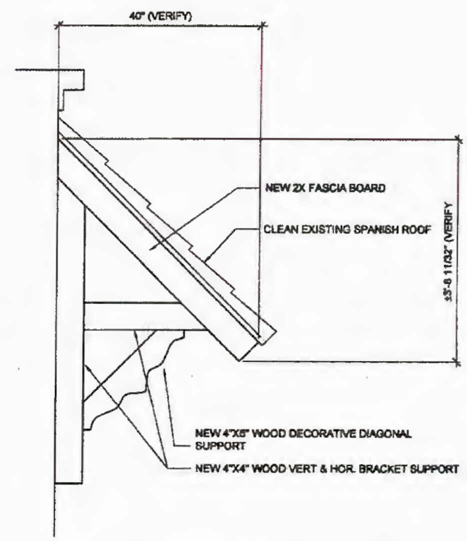
9. Photo Year, 1966.

456 N. STATE ST.

Proposed Improvements:
- Four (4) Tri-fold Door
- Six (6) Lighting Sconces
- Ten (10) Wood Braces
- Pavers @ Entry and Base of Building
- Painting



1 N. STATE STREET ELEVATION
SCALE 1/8" = 1'-0"



2 OVERHANG DETAIL
SCALE 1/2" = 1'-0"

ATTACHMENT 4c

456 State Street
Landmark Designation List "Rogers Building 2"

DATE: 04-06-16

REGISTERED ARCHITECT · 2389 · RALPH TAHRAN · PORTLAND, OREGON · STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
T (503) 539 8802 | F (503) 697 1965 | E ralphtahran@comcast.net

CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RCM
NO DATE	ISSUE/REVISION
0 03.13.16	PRELIMINARY

PROJ NO. 2015-029

10-25-15

SHEET CONTENTS
N STATE ST ELEVATIONS

SHEET NUMBER
A2.3

2 N. STATE STREET - SIGNAGE

4 N. STATE STREET - SIDEWALK

1 N. STATE STREET ELEVATION VIEW - 1

3 N. STATE STREET - ELEVATION VIEW - 2

REGISTERED ARCHITECT
STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
T (503) 636 8802 | F (503) 697 1985 | e ralphtahran@comcast.net

CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RGH

NO	DATE	ISSUE/REVISION
0	03.13.16	PRELIMINARY

PROJ NO.
2015-029

10-25-15

SHEET CONTENTS
N STATE ST
ELEVATIONS

SHEET NUMBER
A2.3A

DATE: 04-06-16

ROGERS BLDG 2 · GEMINI

KNIGHTLEY STRAW · MILLER
BODY COLOR

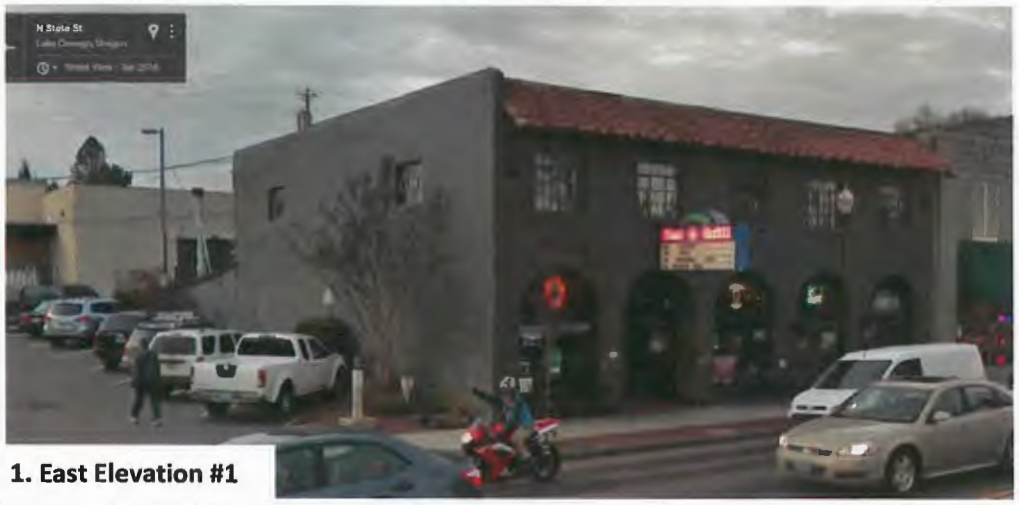
COVERED BRIDGE · M
COLUMNS, TRIM, BASE

Sconce Lighting (up & down lighting)

Tri-Door Example

ROGERS II BUILDING
456 State Street
PHOTOS

2015/2016 Photos



1. East Elevation #1

2. Southwest Elevation

3. 2016 front of building

4. 2016 Building entrance

5. Inside building entrance.

6. Existing scroll cut rafters

7. Paver pattern continues to the sidewalk

Historic Photos

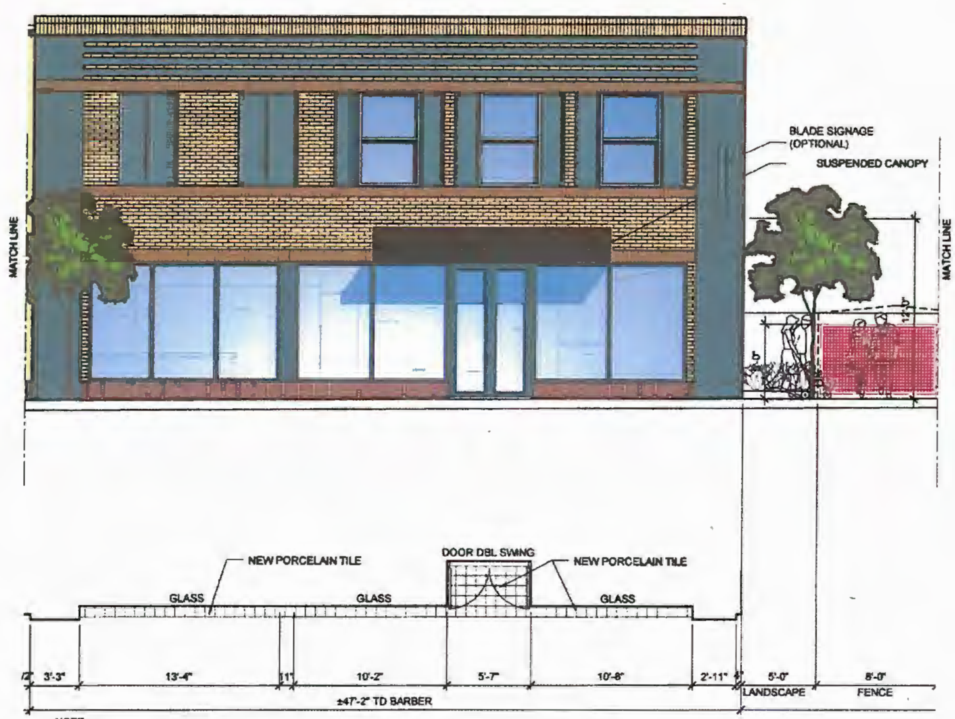
8. Rogers Building II occupied by Oswego Market and Bakery

9. c. 1920s Oswego Market & Bakery

10. East Elevation. Photo Year, 1966

468 N. STATE ST.

Proposed Improvements:
- Blade Sign
- 10 (ten) Shutters
- Pavers @ Entry and Base of Building
- Painting



NOTE: DOOR COLOR PER TENANT

1 N. STATE STREET ELEVATION
SCALE 1/8" = 1'-0"

TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
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CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RCM
NO DATE	ISSUE/REVISION
0 03.13.16	PRELIMINARY

PROJ NO. 2015-020

10-25-15

SHEET CONTENTS
N STATE ST ELEVATIONS

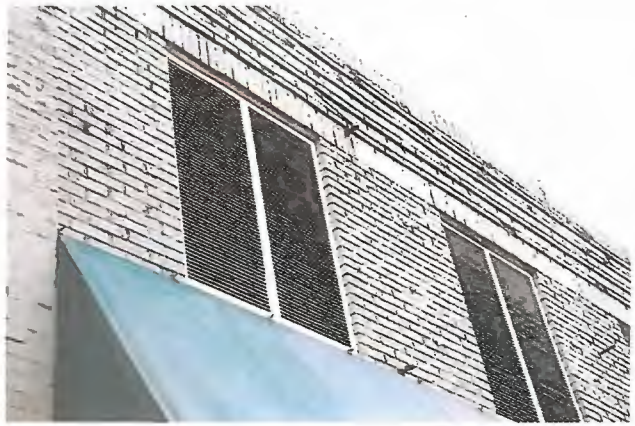
SHEET NUMBER
A2.4

ATTACHMENT 4d

468 State Street
Landmark Designation List "Bickner Building"

DATE: 04-06-16

2 N. STATE STREET - SIDEWALK VIEW



4 N. STATE STREET - WINDOW LOUVERS

1 N. STATE STREET ELEVATION VIEW - 1

3 N. STATE STREET - PARAPET

REGISTERED ARCHITECT
2386
RALPH TAHRAN
PORTLAND, OREGON
STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
13741 RINAUS ROAD LAKE OSWEGO, OREGON 97034
T (503) 539 8802 | F (503) 997 1985 | e ralphtahran@comcast.net

CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RGN

NO	DATE	ISSUE/REVISION
0	03.13.15	PRELIMINARY

PROJ NO.
2015-029

10-25-15

SHEET CONTENTS
N STATE ST
ELEVATIONS

SHEET NUMBER
A2.4A

DATE: 04-06-16

BICKNER BLDG · TD BARBER

PORTSMOUTH BLUE · M
BODY · PERIMETER

ENGLISH BARTLETT · M
ACCENT

ASIAN JUTE · M
BODY · INTERIOR · M

VOLUTE · M
SHUTTERS · STOREFRONT

COVERED BRIDGE · M
BASE

BICKNER BUILDING
486 State Street
PHOTOS

2015/2016 Photos

1. East Elevation #1

2. Northeast Elevation #2

3. Replace concrete at entry with tiles or paver

4. Apply tiles or pavers at base of building to blend new sidewalk with building edge.

5. Bickner Building – West Elevation from alley.

Historic Photos

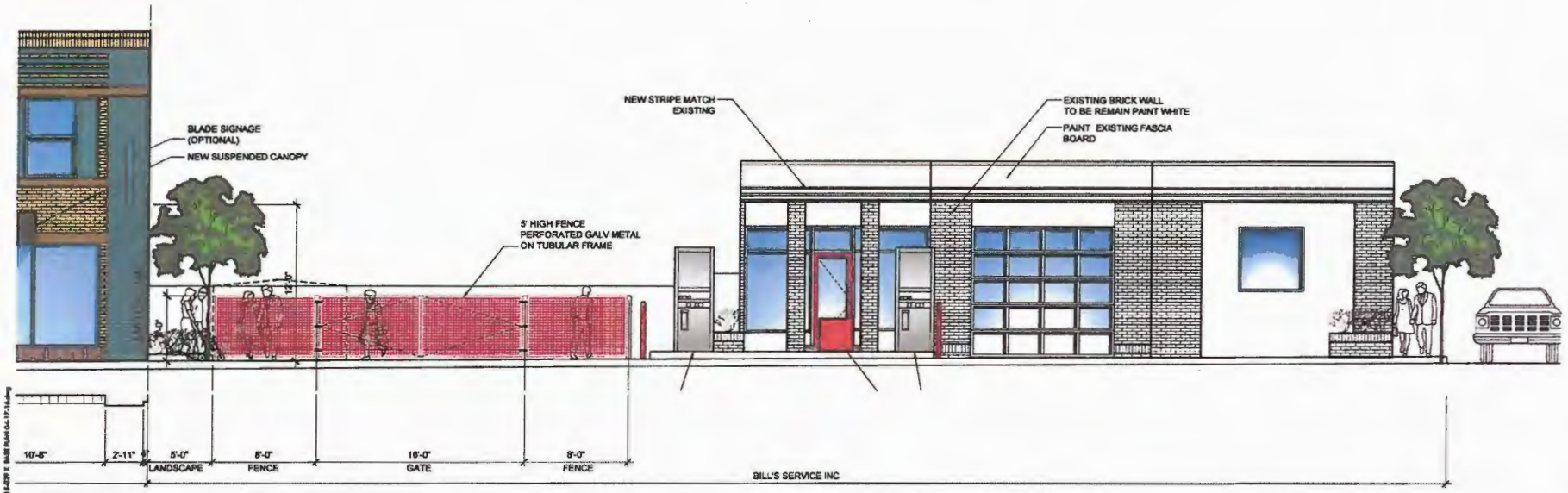
6. Above - Historic photo shows Safeway occupied the Bickner Building. Blade signs were prevelant along the street.

7. To Right - Unknown Photo Date. Shows the two south windows with shutters and a blade sign at the north corner of the building.

8. 1966 Photo Date. Shows all of the windows covered with shutters.

496 N. STATE ST.

Proposed Improvements:
- Decorative Metal Screen
- Painting



1 N. STATE STREET ELEVATION
SCALE 1/8" = 1'-0"

ATTACHMENT 4e

496 State Street
Bill's Old Fashion Service Station

DATE: 04-06-16

REGISTERED ARCHITECT
RALPH TAHRAN
PORTLAND, OREGON
STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
13741 IDAHO ROAD LAKE OSWEGO, OREGON 97034
T (503) 530 8602 | F (503) 697 1985 | e ralphtahran@qwestoffice.net

CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	BGM

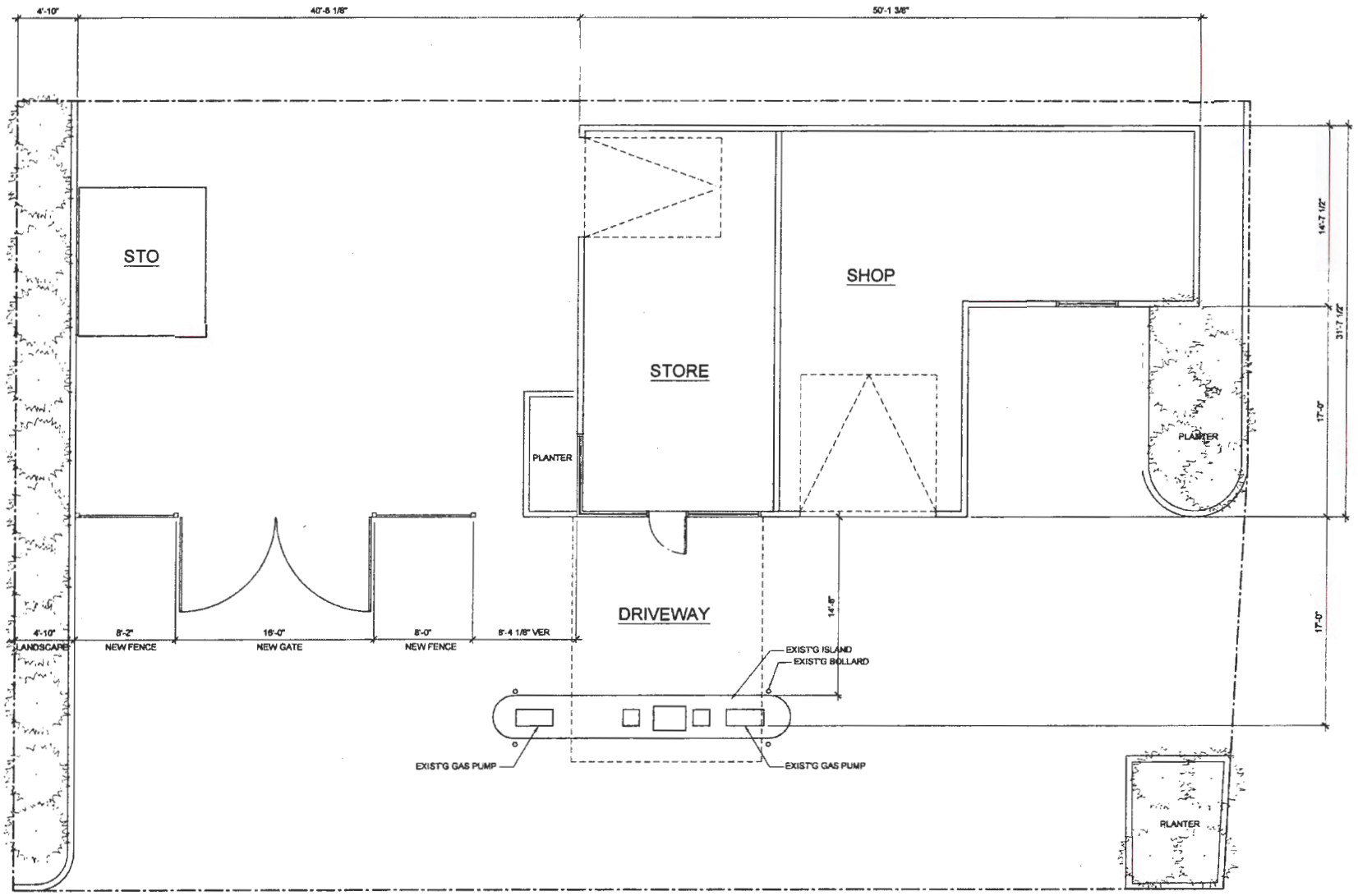
NO	DATE	ISSUE/REVISION
0	03.13.16	PRELIMINARY

PROJ NO.
2015-029

10-25-15

SHEET CONTENTS
N STATE ST ELEVATIONS

SHEET NUMBER
A2.5



1 FLOOR PLAN
SCALE 1/8" = 1'-0"

DATE: 04-06-16

REGISTERED ARCHITECT
2389
RALPH TAHRAN
PORTLAND, OREGON
STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
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CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RGM

NO	DATE	ISSUE/REVISION
0	03.13.16	PRELIMINARY

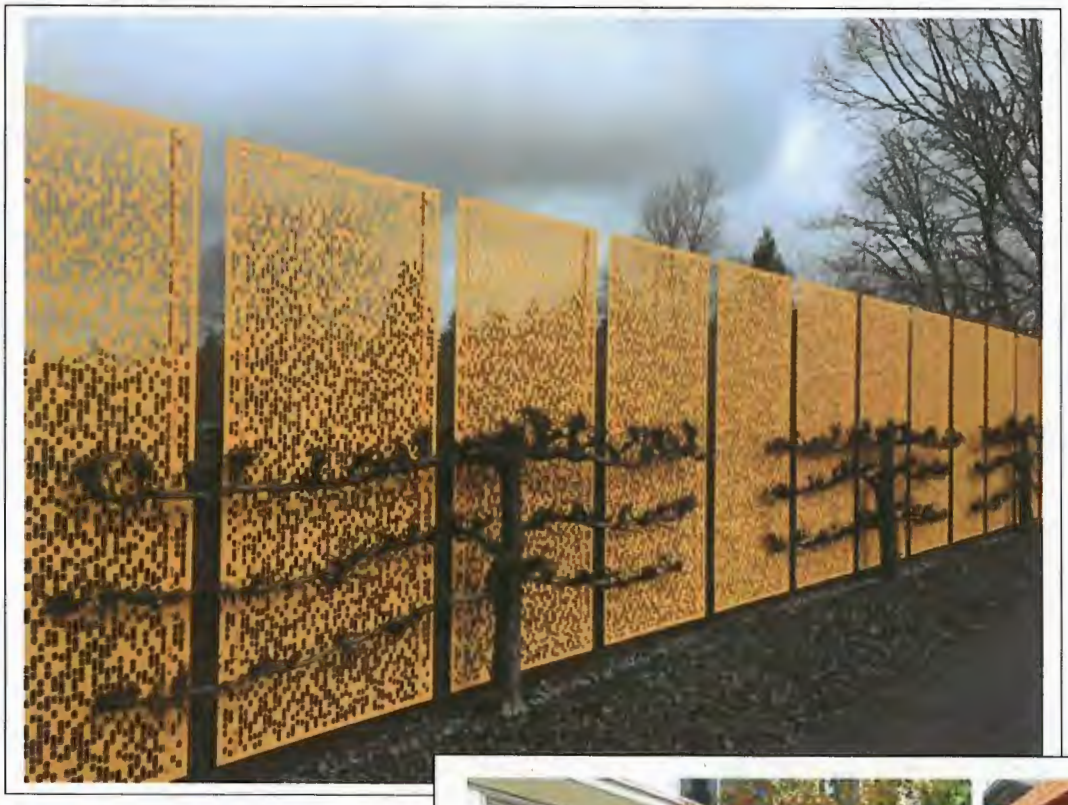
PROJ NO.
2015-029

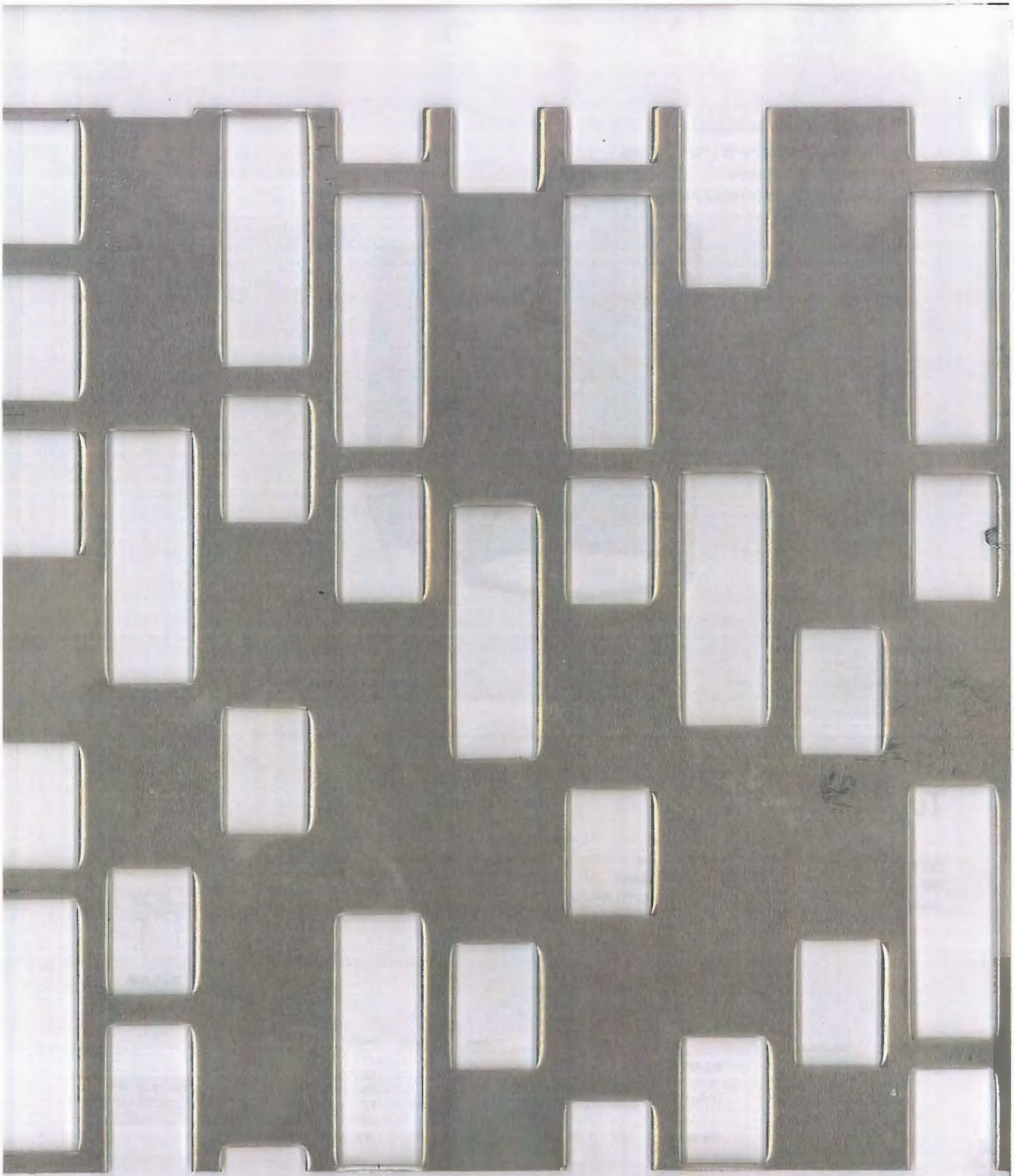
10-25-15

SHEET CONTENTS
GASS STATION
FLOOR PLAN

SHEET NUMBER
A2.6

Decorative Screen Images
Manufacturer: The Western Group
Material: Aluminum
Style: Matrix Perforated Plate



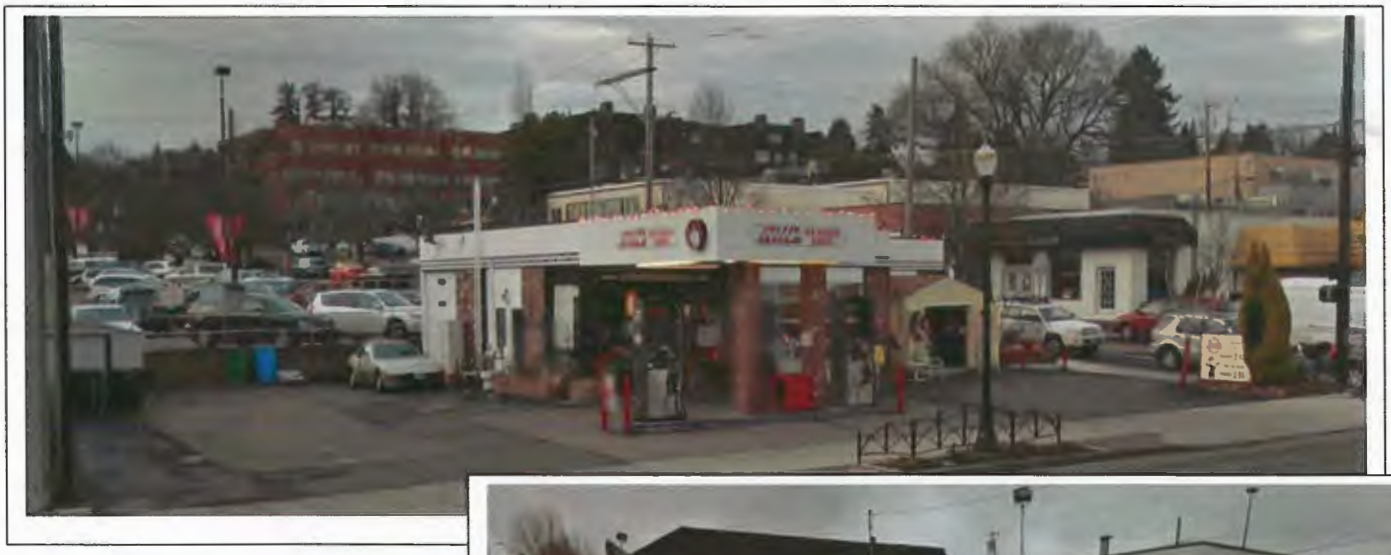


Metal Decorative Screen
Painted Red

BILL'S OLD FASHION SERVICE STATION
496 State Street
PHOTOS

2016 Photos

1. East Elevation – Post-2015 sidewalk improvement



2. East Elevation

3. North Elevation

Historic Photos

4. Photo date, 1966. East Elevation

5. North Elevation #1

6. Photo year, 1966. North Elevation #2

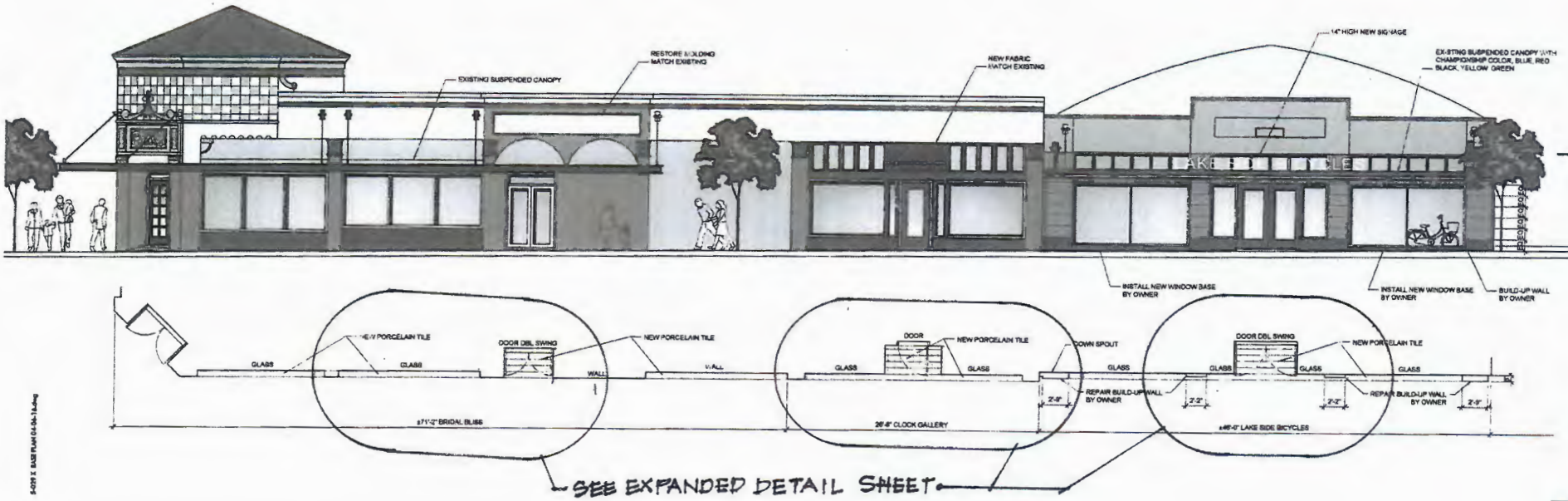
7. Photo Year, 1966 – Streetscape


ALL FOREIGN & DOMESTIC
Repair 40 years Experience

RECEIVED

JUN 02 2016

PLANNING &
BUILDING SERVICES



SEE EXPANDED DETAIL SHEET

1 A AVENUE ELEVATION
SCALE 3/16" = 1'-0"

EXHIBIT E-4
LU 16-0023

REGISTERED ARCHITECT
2309
RALPH TAHRAN
PORTLAND, OREGON
STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
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CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RGH

NO	DATE	ISSUE/REVISION
0	03.13.16	PRELIMINARY

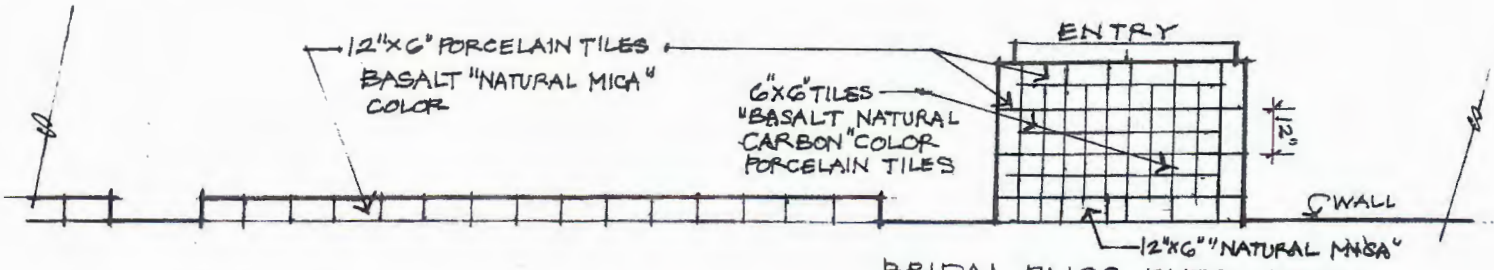
PROJ NO.
2013-029

10-25-15

SHEET CONTENTS
A AVENUE &
N STATE ST
ELEVATIONS

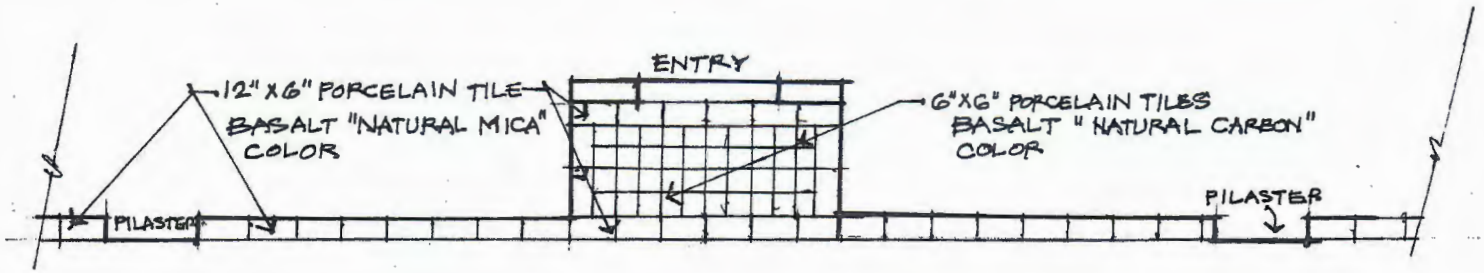
SHEET NUMBER
A2.1.1

DATE: 04-06-16



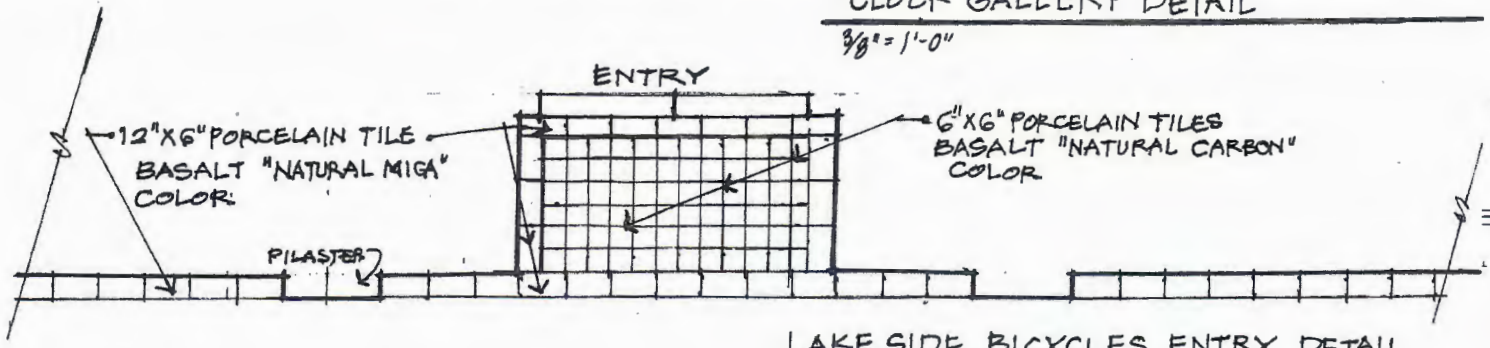
BRIDAL BLISS ENTRY DETAIL

3/8" = 1'-0"



CLOCK GALLERY DETAIL

3/8" = 1'-0"



LAKE SIDE BICYCLES ENTRY DETAIL

3/8" = 1'-0"

REGISTERED ARCHITECT
2399
RALPH TAHRAN
PORTLAND, OREGON
STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
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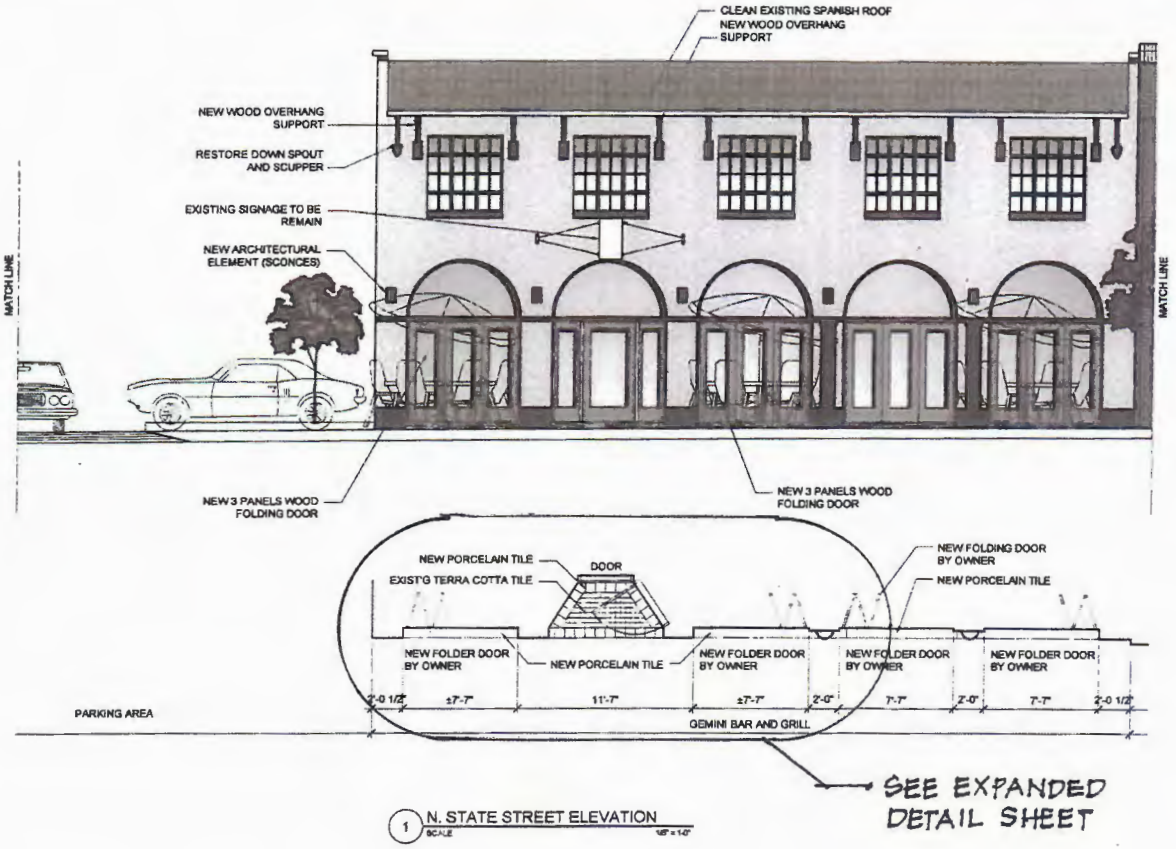
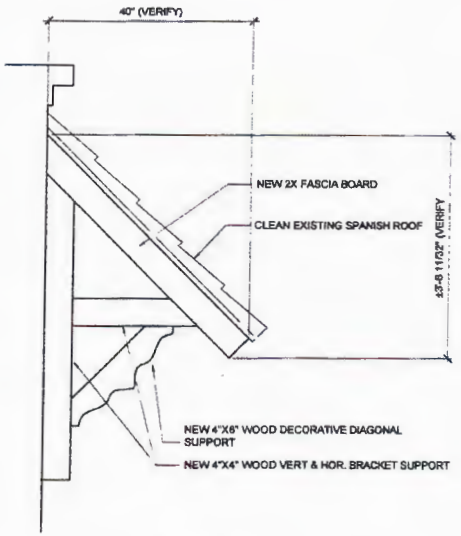
CORNER A AVE - N STATE STREET
LAKE OSWEGO



1 N. STATE STREET ELEVATION
SCALE 1/8" = 1'-0"



2 OVERHANG DETAIL
SCALE 1" = 1'-0"

REGISTERED ARCHITECT
5356
RALPH TAHRAN
PORTLAND, OREGON
STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
13741 ROANS ROAD LAKE OSWEGO, OREGON 97034
T (503) 539 8602 | F (503) 697 1885 | rtahranlo@comcast.net

CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RGM

NO.	DATE	ISSUE/REVISION
3	03.13.16	PRELIMINARY

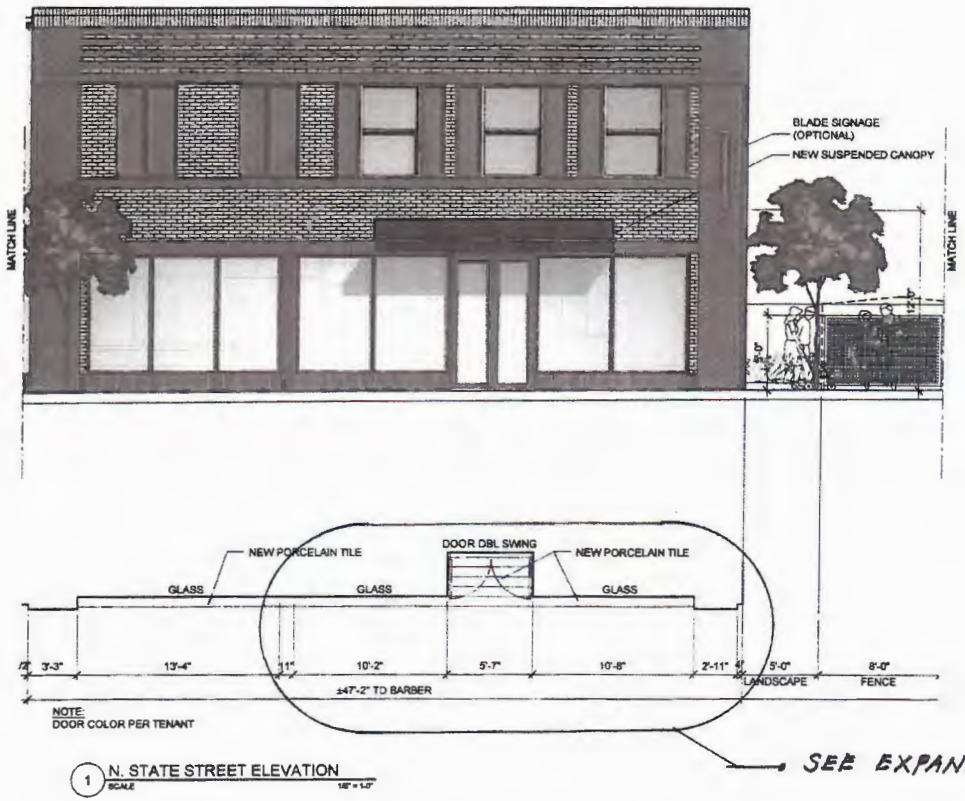
PROJ NO.
2015-028

10-25-15

SHEET CONTENTS
N STATE ST ELEVATIONS

SHEET NUMBER
A2.3

DATE: 04-06-16



1 N. STATE STREET ELEVATION
SCALE 1/8" = 1'-0"

DATE: 04-06-16

REGISTERED ARCHITECT
2388
RALPH TAHRAN
PORTLAND, OREGON
STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
t (503) 530 8802 | f (503) 897 1895 | e ralphtahran@comcast.net

CORNER A AVE - N STATE STREET
LAKE OSWEGO

CHECKED BY	RALPH TAHRAN
DRAWN BY	RCM

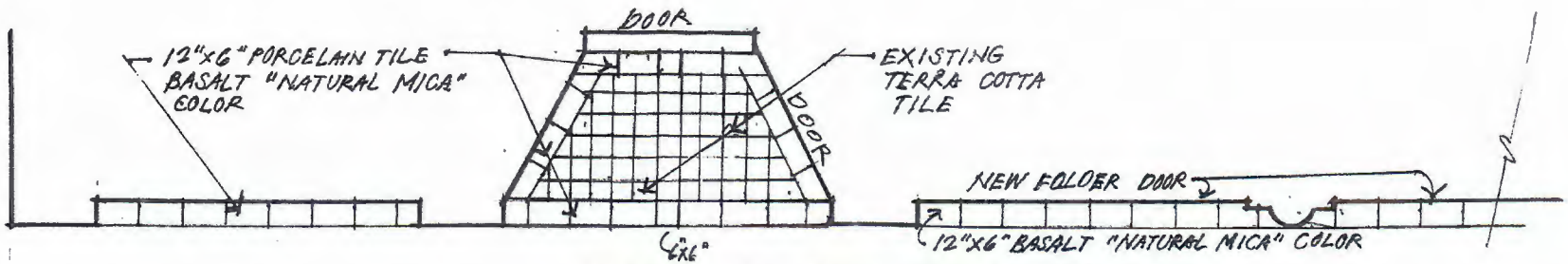
NO	DATE	ISSUE/REVISION
0	03.13.15	PRELIMINARY

PROJ NO.
2015-029

10-25-15

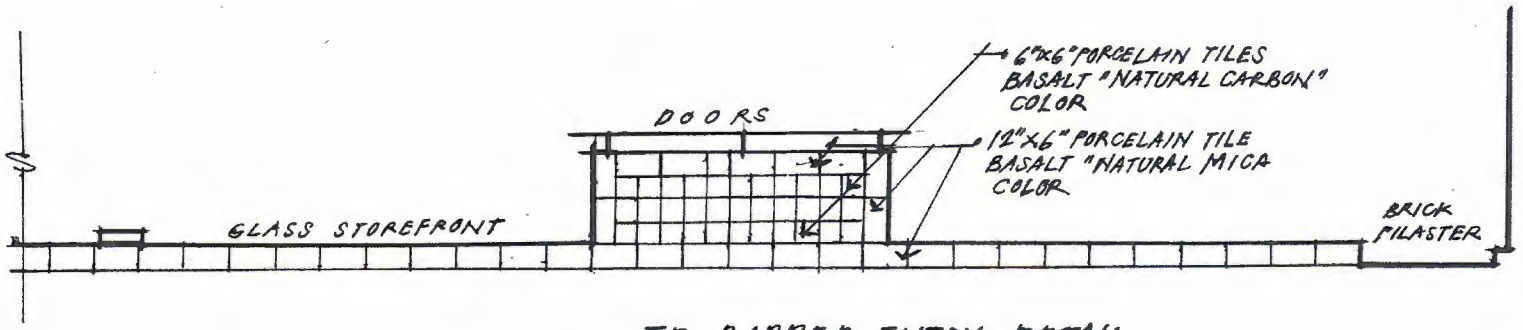
SHEET CONTENTS
N STATE ST
ELEVATIONS

SHEET NUMBER
A2.4



GEMINI BAR AND GRILL ENTRY DETAIL

3/8" = 1'-0"



JD BARBER ENTRY DETAIL

3/8" = 1'-0"

REGISTERED ARCHITECT
2389
RALPH TAHRAN
PORTLAND, OREGON
STATE OF OREGON

TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
T (503) 539 8802 | F (503) 597 1985 | rtahrancre@comcast.net

CORNER A AVE - N STATE STREET
LAKE OSWEGO

PHOTOS OF STATE STREET SIDEWALK IMPROVEMENTS

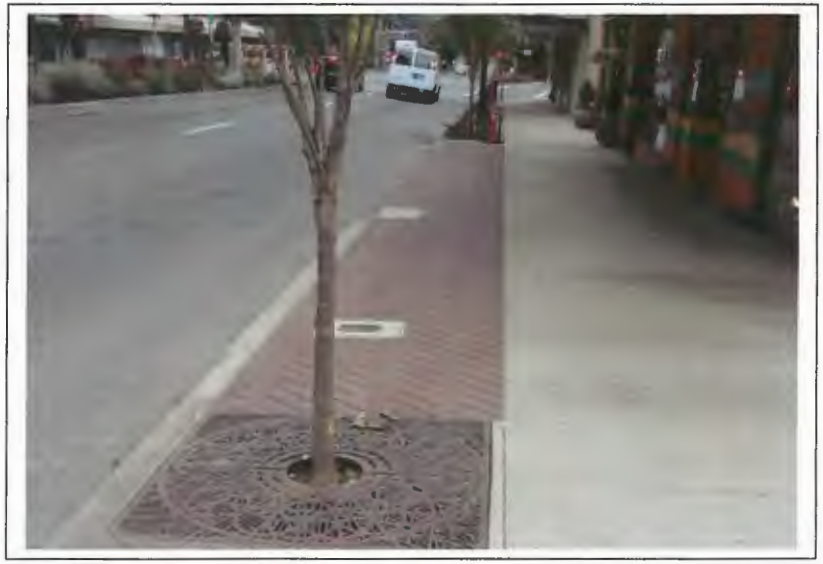
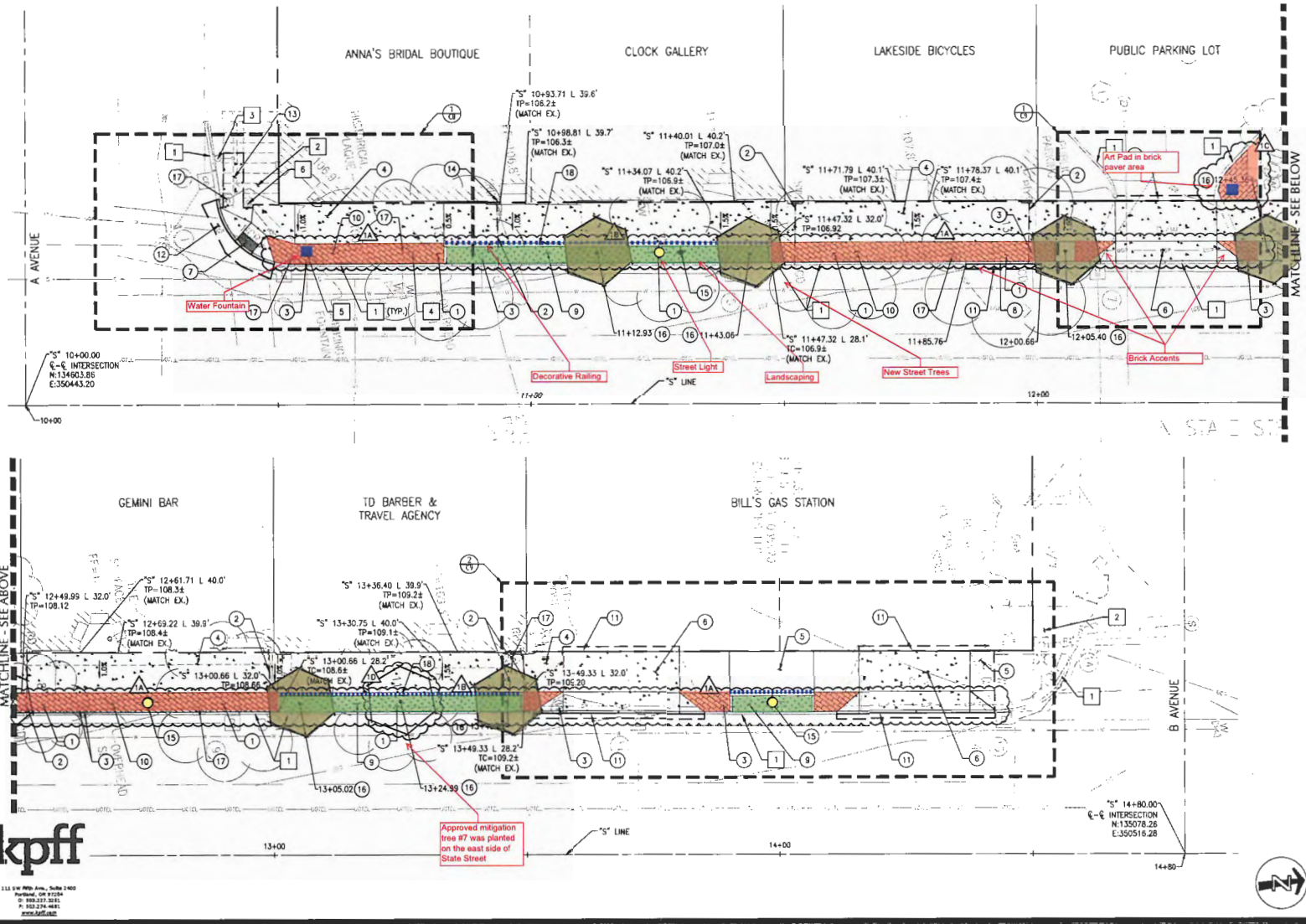


EXHIBIT E-5
LU 16-0023



SHEET NOTES

1. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
2. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIDEWALKS, TREES, OTHER THAN THOSE IDENTIFIED FOR REMOVAL, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
3. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO THE WORKS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
4. SAWCUT STRAIGHT LINES IN SIDEWALK, AND PAVEMENT AT TIE-IN LOCATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND MUD DURING DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
6. ALIGN SIDEWALK CONTRACTION JOINTS WITH EXISTING CURB JOINT WHERE SIDEWALK MEETS CURB.

[X] PROTECTION KEY NOTES

1 PROTECT CONCRETE CURB.
2 PROTECT CONCRETE SIDEWALK.
3 PROTECT STREET LIGHT.
4 PROTECT FIRE HYDRANT.
5 PROTECT DRINKING FOUNTAIN. REMOVE, SALVAGE AND RETURN COMMEMORATIVE PLAQUE TO THE CITY FOR INSTALLATION.
6 PROTECT PEDESTRIAN TRAFFIC SIGNAL.

(X) SITE KEY NOTES

1 REMOVE TREE AND TREE WELL.
2 REMOVE AND REPLACE ROOF DRAIN AND WEEPHOLE PIPE AND COUPLING PER DETAIL 3/C10 AND 1/C11.
3 REMOVE AND REPLACE WATER METER BOX PER DETAIL 5/C10.
4 CONSTRUCT 4" THICK CONCRETE SIDEWALK PER DETAIL 1/C11.
5 CONSTRUCT 6" THICK CONCRETE SIDEWALK PER DETAIL 1/C11.
6 CONSTRUCT CONCRETE DRIVEWAY WITH MESH REINFORCEMENT PER OPTION K, DETAIL 2/C11.
7 CONSTRUCT CONCRETE ADA RAMP OPTION D PER DETAIL 1/C12.
8 CONSTRUCT VERTICAL CURB PER DETAIL 4/C10.
9 INSTALL LANDSCAPE STRIP. SEE LANDSCAPE PLANS FOR DETAILS.
10 INSTALL BRICK PAVERS. SEE LANDCAPE PLANS FOR DETAILS.
11 CONSTRUCT ASPHALT CONCRETE PAVEMENT REPAIR PER DETAIL 1/C10.
12 CONSTRUCT ASPHALT CONCRETE PAVEMENT REPAIR AND LEVELING PER DETAIL 2/C10.
13 REPLACE CONCRETE SIDEWALK IN KIND AFTER CONDUIT INSTALLATION. SEE ELECTRICAL PLANS.
14 COORDINATE NEW WEEPHOLE PIPE AT PROPERTY LINE WITH PROPERTY OWNER. HOOK-UP REQUIRES ON-SITE PLUMBING IMPROVEMENTS BY OWNER. COORDINATE WITH OWNER.
15 INSTALL STREET LIGHT. SEE SHEETS IL1-IL2 FOR DETAILS.
16 INSTALL STREET TREE (7). SEE SHEETS L1-L3 FOR DETAILS.
17 ADJUST UTILITY LID TO FINISHED GRADE.
18 FOOTING FOR ORNAMENTAL RAILING, TYP. SEE SHEET C6 FOR DETAILS.

SCALE 1 INCH = 10 FEET
10 0 10 20

kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

Date	No.:	Revisions:	By:
10/30/2015	1D	TREE AND ASSOCIATED OUTLETS OMITTED.	AH
10/30/2015	1C	ADDED BRICK PAVER AREA WITH ART FOUNDATION 2'x2'x12".	AH
10/30/2015	1B	FOOTING FOR RAILING AT PLANTER MOVED 8-INCHES TO WEST.	AH
10/30/2015	1A	BRICK PAVER/CONCRETE TRANSITION MOVED 8-INCHES TO WEST.	AH

RECORD DRAWINGS
THE IMPROVEMENTS NOTED ON THESE DRAWINGS WERE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY. THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE CONSULTANT HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY RESULT FROM ERRONEOUS INFORMATION PROVIDED BY OTHERS.

Drawn: RC
Designed: AH/DG
Checked: CV

City of Lake Oswego
Engineering Division
ERICA ROONEY, P.E.
CITY ENGINEER

WORK ORDER NO. 221
STATE STREET PEDESTRIAN IMPROVEMENTS
Date: 03/12/2015

EXHIBIT 6
STREET PLAN
File Name: N:\c\p\2014\J14181-State-St-Ped-Imprvmts\CAD\PLOT\ASBUILT

Sheet C7 7 of 19

STATE STREET FAÇADE IMPROVEMENT PROJECT
MATERIALS BOARD
4/17/16

1. Surface Art Inc. tile for 402 (Clock Gallery), 428, 456 and 468 State Street:
Basalt "Natural Carbon" – accent tiles
Basalt "Natural Mica" – border tiles

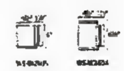
"BASALT" (6 COLORS)
12x 24
18x 36
VENETIAN ARCHITECTURAL COLLECTION

3/28/16 CPM

2. Wall Light Sconce for 456 State Street:

Tube Wall Mount

- Mounts up or down
- ADA Compliant



3. Folding Doors for 456 State Street: Sierra Pacific Windows & Doors Commercial Construction

Bi-fold Doors

- Doors available in both inswing and outswing configurations
- SFI Certified and labeled standard Douglas Fir or Ponderosa Pine
- FSC certified Pine or Fir available upon request
- Knotty Alder and other species available upon request
- Up to 8 panels wide (maximum 23' opening)
- 61 factory exterior powder coated standard clad color options
- Unlimited custom clad colors
- Head track powder coated to match clad color (clad units)
- Head track powder coated bronze for wood units
- Multitude of glass options available
- 3 widths of simulite bar, 7/8" 1 5/16" & 2"
- Ability to mix bar widths
- 4 simulite profiles, Colonial or Contemporary, 5/8" Putty, 7/8" Atherton (wood exterior only)

Sierra Pacific Bi-fold Windows and Doors glide smoothly to create large openings that transform your living spaces. With panels folding and stacking either to one or both sides of an opening, our Bi-fold products are both functional and aesthetically pleasing. The minimal panel stack widths further enhance the clear opening space.

4. Decorative Metal Screen for 496 State Street:
Manufacturer: The Western Group
Material: Aluminum/Steel
Style: Matrix Perforated Plate

EXHIBIT E-6
LU 16-0023

ES

CITY OF LAKE OSWEGO
Lake Oswego Redevelopment Agency

Development Review
Application for:

- **Minor Alterations to three Historic Landmarks**
- **Downtown Redevelopment Design Review For Five Properties**

May 5, 2016

City of Lake Oswego
380 A Avenue
Post Office Box 369
Lake Oswego, Oregon 97034

EXHIBIT F-1
LU 16-0023

TABLE OF CONTENTS

I. OWNERS / PROJECT TEAM

OWNERS / APPLICANTS:

1) AT Enterprises, LLC
Amy Thurmond, Registered Agent
1411 SW Radcliffe Road
Portland, Oregon 97219
(Owner of: 496 State Street – 21E03DD tl 6500)

2) Huffco Portland, LLC
Vince Huffstutter, Managing Member
15019 SE Rivershore Dr.
Vancouver, WA 98683
(Owner of: 468 State Street – 21E03DD tl 6300)

3) Sean P. Casey
456 N. State Street
Lake Oswego, Oregon 97034
(Owner of: 456 State Street – 21E03DD tl 6200)

4) Richard C. Didzun
Colleen L. Didzun
1423 SW Hall Street
Portland, OR 97201
(Owner of: 428 State Street – 21E03DD tl 6000)

5) The Van Buren Living Trust
Evans Van Buren, Trustee
610 SW Alder Street, Ste. 1000
Portland, Oregon 97205
(Owner of: 402 State St & 23, 25, 27 A Ave – 21E03DD tl 5900)

APPLICANT'S REPRESENTATIVE:

Lake Oswego Redevelopment Agency
Sidaro Sin, LEED AP, Development Project Manager
PO Box 369
Lake Oswego, OR 97034

ARCHITECT:

Tahran Architecture & Planning, LLC
Ralph Tahran, Architect
13741 Knaus Road
Lake Oswego, OR 97034

II. APPLICATION SUMMARY

REQUEST:
The Lake Oswego Redevelopment Agency is requesting approval for: 1) Façade improvements considered to be minor alterations to three historic landmarks and 2) design review for five properties subject to the Downtown Redevelopment Design District Standards.

LORA will also be including painting of the exterior façade as part of its grant, however painting is not subject to development review. LOC 50.07.003.12.a.v; 50.07.003.13.3.d; LOC 50.06.009.7.a.vii (Historic Landmarks).

LORA will also be making a separate grant to the property owners of 402 and 468 for awnings. This is separate from and independent from the improvements in this application.

BACKGROUND:
In April 2015, the Lake Oswego Redevelopment Agency (LORA) Board directed staff to move forward with the Façade Improvement Program. The purpose of this program is to improve the aesthetic qualities of the downtown through a comprehensive and systematic approach that would encourage economic vitality and strengthen the downtown character. This program focuses more opportunity and resources on targeted properties that will result in a greater value and more immediate visual impact in the downtown area.

The first project to be implemented by this program includes five properties on the west side of State Street between A Ave and B Ave. The properties include: 402, 428, 456, 468 and 496 State Street and are located in the East End General Commercial zone.

The improvements proposed are limited to the exterior of the building and do not expand the building footprint, are not structural in nature, and do not change the use of the building. These improvements are intended to strengthen the downtown character and complement the recently completed sidewalk improvements in front of these properties. A detailed description of the proposed improvements and illustrations are included as Exhibit 4.

As part of the implementation of the Façade Improvement Program, the property owners also receive the benefit of LORA acting as their representative in this land use application. LORA has reached out for input on the proposal to the FAN/Forest Hills Neighborhood Association (FFHNA), City's Historic Resources Advisory Board (HRAB) and Lake Oswego Preservation Society. Their input was integrated into the final design. Below is a summary of the proposal.

PROPERTY INFORMATION:

Business	Site Address	Map & Lot#	Lot Size (SF)	Landmark Designation	Proposed Improvements	Design Review Required (Partially Funded by LORA Grant)
Bill's Old Fashion Gas Station	496 State St	21E03DD tl 6500	6,000	NO	Painting and Decorative Metal Screen	YES
TD Barber, Music Store, Eagle Property Mngmt	468 State St	21E03DD tl 6300	6,000	YES - Bickner Building	Signage, Entry Pavers, Paint	YES and Minor Historic Alteration
Gemini Bar & Grill	456 State St	21E03DD tl 6200	6,000	YES - Rogers Building II	Doors, Lighting (wall sconces), Wood, Brackets, Entry Pavers, Painting	YES and Minor Historic Alteration
Lakeside Bikes	428 State St	21E03DD tl 6000	6,000	NO	Signage, Entry Pavers, Painting	YES
Clock Gallery, Anna's Bridal, Fire House Pub, Cabana Salon, Vandenburgh Jewelers	402 State St / 23, 25 & 27 A Ave	21E03DD tl 5900	12,000	YES - Rogers Building I	Clock Gallery Entry Pavers, Painting	YES and Minor Historic Alteration

IV. APPLICABLE APPROVAL CRITERIA

ZONES AND SITE SPECIFIC STANDARDS

A.	LOC 50.02	Base Zoning District
	LOC 50.02.002.2.a.i-iii	Site Specific Standards for Commercial Zones
B.	LOC 50.04	Dimensional Standards
	LOC 50.04.001.4	Commercial, Mixed Use, and Industrial Zones
	LOC 50.04.002.5	Special Street Setback
C.	LOC 50.05	Overlay and Design District
	LOC 50.05.004.5-10	Downtown Redevelopment District Design Standards
D.	LOC 50.06	Development Standards
	LOC 50.06.003.1	Access/Access Lanes
	LOC 50.06.006.3	Geologic Hazards and Stormwater Management
	LOC 50.06.009.1-10	Historic Preservation

A. LOC 50.02 BASE ZONING DISTRICT

LOC 50.02.002.2.a.i-iii Site Specific Standards for Commercial Zones

a. Standards Applicable in Commercial Zones

i. Residential Screening

All business, service, repair, processing, and storage, or the display of merchandise on property abutting or adjacent to a residential zone shall be conducted wholly within an enclosed building unless screened from the residential zone by a buffer area by either constructing a fence at least six ft. high or the buffer area is planted to create year-round sight-obscuring landscaping that will reach six ft. high within two years from the date of planting. Driveway access is permitted through the buffer area.

RESPONSE: Per section iii below, this application is not considered a unified site plan. The properties do not abut a residential zone. This standard is not applicable.

ii. Vehicle Rental or Sales Lots

Motor vehicle, recreational vehicles, boat or trailer rental or sales lots shall be drained and surfaced with pavement except in those portions of the lot maintained as landscaped areas. This standard is met.

RESPONSE: No vehicular rental or sales is proposed on any of the lots subject to this design review.

iii. Unified Site Plan

All development in any commercial zone will be developed under a unified site plan. The site plan will identify circulation patterns and access points, method of provision of public services and general placement of lots and structures, general area and type of uses. Proposals with multiple ownerships shall include a written agreement of all owners that development of the site will occur pursuant to the site plan approved.

RESPONSE: Although this application narrative applies to all of the five subject lots, the proposed development – façade alteration – does not "develop" the sites as the term is intended by this subsection. The purpose of the unified site plan is to ensure that access points, circulation patterns, public services and the location of new structures are coordinated among multiple properties under separate ownership. While this application includes five separate properties under different ownership, the scope of the application is limited to minor exterior improvements such as painting, awnings, signage, pavers, lighting, doors and the addition of architectural details. None of these improvements affect circulation patterns or access points as those are already provided and established by the existing sidewalk, alley and road abutting the developed properties.

All of the property owners concur with the proposed improvements as illustrated by their signature on the land use application. This standard is not applicable to the proposed development.

B. LOC 50.04 DIMENSIONAL STANDARDS

LOC 50.04.001.4 - Commercial, Mixed Use, and Industrial Zones

RESPONSE: This application does not affect the FAR, lot coverage, setbacks or height of any of the buildings or lots. The table below provides the necessary information to show compliance with the dimensional standards. These standards are not applicable to the proposed development.

LOC 50.04.001.4 Dimensional Standards for Commercial, Mixed Use, and Industrial Zones

Standard	Required/Max	Proposed
FAR	3.0:1	No square footage is being added
Lot Coverage	100%	There is no additional lot coverage
Setback	0 feet	No building foot print is being expanded
Setback from Lot Line to Residential zone	Varies	None of these tax lots abut a residential zone
Height	60 feet	Height is not affected by this application

LOC 50.04.002.5 - Special Street Setback

The special street setbacks set forth in Table 50.04.002-1 shall not be reduced.

TABLE 50.04.002-1: SPECIAL STREET SETBACKS

Affected Streets	From	To	Special Setback
Pilkington Road	South of Rosewood St.		Special street setback line shall be measured 30 ft. from the east line of Rosewood Plat.
Quarry Rd.	Boones Ferry Rd.	Galewood St. and extension to Carman Dr.	30 ft.
Reese Rd.	Boones Ferry Rd.	Upper Dr.	30 ft.
Rosewood St.	Pilkington Rd.	Tualatin St.	25 ft.
South Shore Blvd.			40 ft.
Stafford Rd.			40 ft.
State Street			50 ft.
Summit Dr.	Lake View Blvd.	Ridgewood Rd.	20 ft.
Sunset Dr.			20 ft.
Tualatin St.			20 ft.
Twin Fir Rd.	Boones Ferry Rd.	Upper Dr.	30 ft.
Upper Dr.			25 ft.
Waluga Dr.	South of Oakridge Rd.	North of Madrona St.	20 ft.
West Sunset Dr.	West of West Lake Grove Design District Boundary		20 ft.

RESPONSE: State Street is identified as having a 50 foot special street setback (SSS) requirement measured from the center line of State Street. No improvement is proposed that would affect the Special Street Setback. This standard is not applicable to the proposed development.

C. LOC 50.05.004 OVERLAY AND DESIGN DISTRICT / Downtown Redevelopment Design District

This section is generally applicable because of the LORA grant funding for the façade improvements. [§2.c]. However not all subsections apply due to the nature of the development – façade improvement. This narrative addresses the relevant subsections.

LOC 50.05.004.5(a-g) - Building Siting and Massing
Building siting and massing shall create a village character by compliance with the following requirements:

a. **Complex Massing Required**
b. **Pedestrian Oriented Siting**
c. **Roof Forms**
d. **Number of Stories**
e. **Height Limit**
f. **Entrances**
g. **Street Corners**

RESPONSE: Each of the referenced subsections applies only to construction of new buildings. No new building is proposed. These standards are not applicable to the proposed façade change.

LOC 50.05.004.6(a-k) - Building Design
Building elements shall be designed to create a village character through compliance with the following requirements:

a. Lake Oswego Style Required
Buildings shall be designed using building design elements of the Lake Oswego Style to create distinctive buildings which have richly textured, visually engaging facades. See LOC 50.11.001, Appendix A – Lake Oswego Style.

RESPONSE: As illustrated and described exhibits 3 and 4, two of the building are proposed to be improved with architectural details.

- The Gemini Pub is proposed to add decorative scrolled wooden roof brackets, wooden tri-fold doors and simple yet elegant wall sconce lighting.
- Bill's Gas Station will add a decorative metal screen powder coated red with random perforations on the south side of the building to screen the storage area.

These decorative architectural elements are consistent with the design principles of the Arts and Craft style in that they reflect a craftsman designer quality with attention to detailing. To the extent the buildings are nonconforming to the Lake Oswego style, the proposed development will

make them less nonconforming. LOC 50.01.006.3.a.i. They enhance the existing buildings by adding distinctiveness to their appearance, and increasing the degree that they would be considered richly textured, with visually engaging facades. This standard is met with regard to 456 and 496.

b. Storefront Appearance Required

Buildings fronting on streets or alleys designed for pedestrian use shall create a storefront appearance on the ground floor. This may be accomplished by changing buildings planes, materials or window patterns, or by creating a break in awning or canopy construction at intervals of about 25 ft. as illustrated in Figure 50.05.004-E: Break in Awning or Canopy Construction.

In addition, such design shall maximize the opportunity for window shopping through compliance with the following requirements:

i. A minimum of 80% (linear measurement) of the exterior ground floor abutting pedestrian ways shall be designed as storefront with display windows and entry features.
ii. The bottom edge of windows along pedestrian ways shall be constructed no more than 30 in. above the abutting walkway surface and shall be no closer than 12 in. above the walkway surface.
iii. Sufficient interior or soffit lighting to allow night-time window shopping shall be provided.

RESPONSE:

To the extent the buildings are nonconforming to the Storefront Appearance standard, their use may be continued. LOC 50.01.006.2.a. No structural improvements are proposed. The proposed façade alterations do not change buildings planes, materials or window patterns. All of the buildings present a pedestrian friendly storefront appearance to the maximum extent practicable. Three of the five buildings (468, 456 and 402 State St.) are on the City's Historic Landmark Designation list and therefore, no significant exterior modifications are proposed for those buildings. The other two (496 and 428 State St.) comply to the maximum extent practicable. These standards are not applicable to the proposed façade change.

c. Materials

i. Ground Floor

Buildings shall use masonry as the predominant building material for walls on the ground floor. "Masonry" includes fabricated bricks, blocks, stucco and glass. The design of these materials shall create an historic or vernacular Lake Oswego Style appearance as shown in LOC 50.11.001, Appendix A – Lake Oswego Style.

RESPONSE: These standards are not applicable to the proposed façade change. [Although the proposed improvements do not affect the ground floor material, the primary ground floor material on all of the buildings is stucco, blocks or brick.]

ii. Upper Stories

Buildings shall use wood and glass as the predominant building materials for upper stories. These materials are intended to soften the appearance of a building that sits on a heavier

appearing masonry/glass base and thereby effectively creating a mixed use village appearance. Wood siding or cedar shingles may be used.

RESPONSE: To the extent the buildings are nonconforming to the Upper Stories standard, their use may be continued. LOC 50.01.006.2.a. No changes in the buildings materials are proposed. These standards are not applicable to the proposed façade change.

[Only two buildings (468 and 456 State Street) have upper stories. They are both historic building and no improvements are proposed to the upper stories that would impact the historic nature of the buildings.]

iii. Roof

Roofs shall use the following roofing materials:

(1) Slate, tile, shakes or wood shingles, or synthetic materials (e.g., concrete, pressed wood products, metal or other materials) that are designed to and do appear to be slate, tile, shake, or wood shingles.

(2) Copper or zinc roofing materials in styles representative of period architecture in the Lake Oswego Style. Metal roofs other than copper and zinc shall only be allowed in subdued colors and on small roof sections, not as a whole roof application.

(3) If new or substantially remodeled building utilizes a flat roof, materials that will not cause roof repairs (patching) to be readily visible.

RESPONSE: There are no changes to any of the roofs. To the extent the buildings are nonconforming to the Roof standard, their use may be continued. LOC 50.01.006.2.a. This standard does not apply.

iv. Prohibited Materials

The following exterior building materials or finishes are prohibited:

(1) Plastic, except when used to replicate old styles (e.g., vinyl clad windows, polyurethane moldings, plastic columns, etc.);

(2) Metal or vinyl siding;

(3) Mirrored glass;

(4) T-111 Type plywood;

(5) Corrugated metal or fiberglass;

(6) Standard form concrete block (not including split faced, colored or other block designs that mimic stone, brick or other similar masonry); and

(7) Backlit fabrics, except that awning signs may be backlit fabrics for individual letters or logos.

RESPONSE: No change of exterior material is proposed. To the extent the buildings are nonconforming to the Roof standard, their use may be continued. LOC 50.01.006.2.a. This standard does not apply.

d. Ground Floor Design

Buildings shall have a strong ground floor cornice designed to separate the ground floor functions and materials from the upper story or stories and to provide continuity with cornice placement on abutting buildings.

Methods for compliance with this requirement include but are not limited to:

i. Use of the same or similar building materials and/or colors from storefront to storefront or building to building; or

ii. Painting the wood elements in the first floor storefront areas white, black, dark brown, dark green or gray-blue. This color range is not intended to be an exclusive list, but is recommended to create compatibility and design strength at the ground floor storefront level while encouraging diversity with multi-tenant buildings and in large lot (whole block) developments.

RESPONSE: Only two buildings (468 and 456 State Street) have upper stories and therefore this standard is not applicable to 402, 428, and 496. As to 468 and 456, they are both historic buildings and no major improvements are proposed for the ground floor that would impact the historic nature of the buildings.] The ground floor of 456 State Street will include new tri-fold doors painted in a different accent color than the upper floor which will help accentuate and distinguish it from the upper floor. The ground floor of 468 State Street creates a strong ground floor cornice through the paint scheme proposed. There is a wide horizontal band of "Asian Jute" color that separates the upper and lower floor.

e. Molding Design

Moldings, window casings and other trim elements shall be designed in a dimension and character reflecting the Lake Oswego Style. Larger dimensions may be used to exaggerate or illustrate a creative design concept or to match the scale of the new building. Moldings shall match or complement the detailing of adjacent buildings that comply with this section.

RESPONSE: To the extent the buildings are nonconforming to the Molding Design standard, their use may be continued. LOC 50.01.006.2.a. No new windows are proposed for any of the improvements, however, four new doors are proposed for 456 State St. The door casing are designed to match a dimension consistent with the Lake Oswego Style. This standard can be met.

f. Enclosure or Screening of Mechanical Equipment

Mechanical equipment shall be mounted within gable or hip roof attics where possible. Roof mounted mechanical equipment on flat roofed structures shall be screened by parapet walls to the maximum degree possible. Site located mechanical equipment shall be installed in below grade vaults where possible. Other building mounted mechanical equipment shall be screened from view to the maximum degree possible.

RESPONSE: There are no new mechanical equipment. This standard does not apply to the proposed façade change.

g. Awnings and Canopies for Weather Protection

Buildings with more than one story shall provide awnings or canopies extending six ft. from window walls. Awnings shall be shed type with opened or closed ends as shown in Figure 50.05.004-G: Awning Design and Brick Pavement Panel. Curved awnings shall not be allowed. Awnings may have a front valance.

RESPONSE: To the extent the buildings are nonconforming to the Awnings and Canopies standard, their use may be continued. LOC 50.01.006.2.a, 3.a.ii.

This standard is not applicable to the proposed development.

h. Outdoor Relationships

Buildings shall be designed to open up to outdoor seating and display areas that are intended to be accessory to an indoor use, such as a restaurant or cafe.

RESPONSE: With the exception of The Gemini Bar & Grill (456 State St.), no changes in the design of the buildings affecting any outdoor relationships are proposed. To the extent the buildings are nonconforming to the Outdoor Relationship standard, their use may be continued. LOC 50.01.006.2.a, 3.a.ii. To those lots, these standards are not applicable to the proposed façade change.

As to The Gemini Bar & Grill (456 State St.), the proposed development adds four tri-fold type doors at the "arched" windows (Exhibit 4c). There currently are doors at two of the arched windows, the other two arched windows have fixed windows. Adding these new doors will allow the pub to open the walls to provide that outdoor relationship. This standard is met.

i. Mixed Use Residential

Mixed use buildings with a residential component shall define the residential portion of the structure through the use of design elements such as decks, balconies, landscaping, chimneys, dormers, gable or hipped roofs or step backs above the second story to provide upper story deck areas as shown in Figure 50.05.004-F: Ground Floor Design and Figure 50.05.004-H: Mixed Use Residential. Masonry should be used for chimney construction.

RESPONSE: There is an existing residential use above the commercial ground floor use at 456 State Street (Gemini Bar and Grill). No new construction is proposed. This is an existing non-conforming condition. To the extent 456 State Street (Gemini Bar and Grill) is nonconforming to the Mixed Use Residential standard, its use may be continued. LOC 50.01.006.2.a, 3.a.ii. This standard does not apply.

j. Corner Buildings

Buildings located on street corners shall:

i. Be designed to complement and be compatible with other corner buildings at the same intersection by repeating or echoing the same pattern of corner treatment by creating similar focal points such as entries, towers, material or window elements, signage, etc.

ii. Reinforce building corners by repeating facade elements such as signs, awnings and window and wall treatments on both "Avenue" and "Street" sides.

iii. If the building "cuts" the corner at ground level, anchor the corner with a column supporting the upper levels or roof or with a free-standing column or obelisk. The area of the "cut" corner shall be equal to or greater than the public area in the abutting sidewalk as shown in LOC 50.11.001, Appendix A – Lake Oswego Style, Figure 2.

RESPONSE: Only 402 and 496 are buildings at street corners; to the other lots, this standard is not applicable.

- 402 State Street: The proposed development does not change the existing building design relative to the corner. This standard is not applicable to the proposed façade change. [The existing building at 402 State Street has been designed to articulate the corner by setting back the entrance.]
- 496 State Street: Bill's Old Fashion Gas Station is located at the other corner on B Avenue and is set well back from the street corner. The proposed development does not change the existing building design relative to the corner; no new construction is proposed at the gas station. To the extent 496 State Street is nonconforming to the Corner Building standard, its use may be continued. LOC 50.01.006.2.a, 3.a.ii. This standard is not applicable to the proposed façade change.

k. Alley Space

Alley space shall be designed to minimize service functions, to screen trash/storage areas and to enhance pedestrian/patron use. Outdoor cafe seating, landscaping, signage, lighting and display features shall be included in alley design where feasible.

RESPONSE: The only improvement proposed in the alley is painting to match the rest of the building. No new construction is proposed. This standard does not apply.

LOC 50.05.004.7(a-d) - View Protection

New development shall preserve and enhance any available views of Mount Hood and Lakewood Bay by compliance with the following requirements. These regulations are not intended as a guarantee that a view will be preserved or created, only to require special and significant efforts to maintain and provide views.

a. Street trees on "A" Avenue shall be selected and located to preserve views of Mt. Hood.
b. New structures shall be designed and located to preserve and enhance views of Lakewood Bay from the south end of Block 138 and from the Lakewood Bay bluff.
c. Restaurants, outdoor cafes, housing and hotels shall be oriented to available views, especially views of Lakewood Bay, where feasible. Public gathering places shall be designed to maximize any available toward Lakewood Bay.
d. Staff may require site sections, photographs, view diagrams, survey spot elevations, view easements and other similar tools in order to ensure compliance with the requirements of this section.

RESPONSE: The proposed façade work does not alter the existing views. To the extent the buildings are nonconforming to the **View Protection** standard, their use may be continued. LOC 50.01.006.2.a**, 3.a.ii**. This standard does not apply.

LOC 50.05.004.8(a-n) Landscaping and Site Design Requirements

a. Purpose. Landscaping shall be designed to enhance building design, enhance public views and spaces, define the street, provide buffers (screening) and transitions, and provide for a balance between shade and solar access.

RESPONSE: The Purpose subsection is not a criterion.

b. Amount of Landscaping Required.

i. Landscaping on the site, visible from the ground, shall comply with the following amounts:

(1) Residential and live/work: 15% of the lot.

(2) Nonresidential development: 10% of the lot.

ii. Vines on espaliers shall be placed along at least one building wall.

iii. In addition to the landscaping required in subsection 8.b.i of this section, landscaping for screening and buffering shall be required:

(1) To screen public or private utility and storage areas and parking lots.

(2) As a separation between dissimilar uses.

RESPONSE: To the extent the buildings are nonconforming to the Amount of Landscaping Required standard, their use may be continued. LOC 50.01.006.2.a, 3.a.ii. The proposed improvements do not increase the non-conformity of any of the lots. This standard is not applicable.

[All of these lots are 6,000 square feet and would require 600 square feet of landscaping, with the exception of 402 State Street which is 12,000 square feet and would require 1,200 square feet of landscaping. 402, 428, 456 and 468 State Street are primarily improved with a structure or parking. There is no landscaping on any of these lots. Bill's Gas Station at 496 State Street is the only lot with landscaping, approximately 474 sf of landscaping on the site. It is unknown when the landscaping was installed. They were not shown in the 1966 photos. All of these sites area currently non-conforming.]

c. Style and Design.

i. Landscaping shall be coordinated with the building design so that landscaping complements the building design. Landscape design shall incorporate elements such as iron/steel plant balconies, metal fences, railing and gates, masonry walls, window boxes, hanging plant brackets and other similar features that complement the character of the building design.

ii. Landscaping may be placed in pots, raised planters, or flower boxes.

iii. Courtyards visible from the street or sidewalk shall be used to break up the scale and proportion of structures. (See LOC 50.05.004.6, Building Design.) Courtyards shall contain landscaping or features that complement the design of the building and the surrounding structures and landscaping. Courtyard amenities, including art or fountains, may be required as part of the design by the reviewing authority.

iv. Landscaping design shall be compatible with abutting or adjacent properties and shall consider the relationship of plantings, site furnishings and materials on those properties and the proposed site.

RESPONSE: No landscaping or courtyard is proposed. To the extent the buildings are nonconforming to the Landscaping Style and Design standard, their use may be continued. LOC 50.01.006.2.a, 3.a.ii. This standard does not apply.

d. Street Trees. Street trees shall be planted in conformance with the Street Tree List in the Lake Oswego Plant List, and City/LORA specifications for spacing, planting, root barriers, irrigation, lighting (uplighting and holiday lighting), etc.

RESPONSE: No street trees are proposed as part of this application. To the extent the buildings are nonconforming to the Street Tree standard, their use may be continued. LOC 50.01.006.2.a, 3.a.ii. This standard does not apply.

[In the summer of 2015, LORA completed sidewalk improvements on State Street between A and B Avenues. These improvements include new 8-foot wide concrete sidewalks, landscaping, seven street trees, three street lights, brick accents, art pad and decorative railings (Exhibit 6). As part of those improvements, seven trees were removed and seven mitigation trees were replanted (See TR 499-15-01752).]

e. Ground Floor Residential Use. Residential uses at the ground floor shall be separated from sidewalks by a landscaped buffer (see LOC 50.05.004.6.d). The landscape buffer may include stairs, railings, walls, pilaster columns or other similar features.

RESPONSE: There is no ground floor residential. This standard does not apply.

f. Green Landscaping.

i. Landscape design shall incorporate the following environmentally friendly design and planting concepts to the maximum degree possible:

(1) Use plant materials that are best suited for the areas of the site, e.g., water, soil, sun and shade.

(2) Use plant materials, soils, and soil amendments which minimize the use of fertilizers, particularly ones containing phosphate.

(3) Use drought-tolerant plants, when possible, to minimize water usage.

(4) Incorporate native plantings and utilize plant materials which are grown in the Pacific Northwest; nuisance and invasive plants, as identified in the Lake Oswego Master Plant list in LOC 50.11.004, Appendix D, and the Invasive Tree Species List on file at the Planning Department are prohibited.

(5) Use plant materials that are pest and disease resistant to minimize or avoid the use of pesticides and fungicides.

(6) Irrigation shall use methods and watering schedules which minimize water consumption. These may include drip, micro-spray or bubbler emitters for trees and shrub beds. Irrigation systems shall be designed with solar powered controllers when practicable.

(7) Design tree and vine placement to provide shade on ground and wall surfaces during warm months.

ii. The landscape plans shall include instructions for the continued maintenance of the landscaping, which shall include the following:

(1) When necessary, utilize soil amendments and soil mulches to preserve moisture content.

(2) Irrigation shall avoid systems which throw water into the air especially during high wind or high temperature periods. Watering should occur between 6:00 p.m. and 9:00 a.m.

(3) Plant during seasons when plants will be less stressed and requires less initial watering.

(4) Plant trees "bare root" when possible.

(5) When possible, plant turf by seed (not sod), to promote deep root development which will make the turf more drought tolerant.

RESPONSE: No new landscaping is proposed. To the extent the buildings are nonconforming to the Green Landscaping standard, their use may be continued. LOC 50.01.006.2.a, 3.a.ii. This standard is not applicable.

g. Street Furniture and Lighting

Buildings shall incorporate street furniture and lighting within the public right-of-way and in private areas open to public pedestrian activity. Street furniture and lighting shall comply with designs approved by the City of Lake Oswego.

RESPONSE: No street furnishing or street lighting is proposed with these improvements. To the extent the buildings are nonconforming to the Street Furniture and Lighting standard, their use may be continued. LOC 50.01.006.2.a, 3.a.ii. This standard is not applicable.

[As noted above, LORA's 2015 sidewalk improvement project installed all of the required street lighting necessary. Street furnishings such as benches and trash receptacles were not installed at the time because it was determined they were not needed.]

h. Brick Paving

Where a development is proposed abutting to a sidewalk or intersection, brick paving shall be required for sidewalk surface detail panels on numbered streets and at primary building entrances as shown in the paving detail diagrams. Brick pavers shall be used to provide color and texture on north-south streets. The use of brick, cobbles or flagstones as pavement for other pedestrian ways, courtyards or parking lots is encouraged, but is not required.

RESPONSE: No new development, i.e., new construction or intensification of use, is proposed abutting to a sidewalk or intersection. To the extent the existing development is nonconforming to the Brick Paving standard, their use may be continued. LOC 50.01.006.2.a, 3.a.ii. This standard is not applicable.

[Brick was installed in the four-foot furnishing zone and on either side of driveway entrances with LORA's 2015 sidewalk project.]

i. Walls

New and substantially remodeled buildings shall use natural stone (preferably Columbia River Basalt) for retaining walls, courtyard walls or similar landscape applications.

RESPONSE: The façade change does not constitute "substantial remodeling" [exterior remodeling that changes the appearance of more than 50% of any building elevation] and this standard is not applicable. Even if applicable, this standard is only applicable to new retaining walls, courtyard walls or similar landscape applications. No retaining walls or similar landscaping applications are proposed. This standard does not apply.

j. Gates and Hangers

Decorative iron gates and hangers for signs, flags and hanging baskets shall be required as part of the landscape plan and shall be designed in the Arts and Crafts style.

RESPONSE: No landscaping is proposed, and hence no landscape plan is included as part of this façade change. This standard does not apply.

k. Hanging Baskets

Any required landscaping shall include seasonal hanging flower baskets placed within parking lots and along streets and sidewalks.

RESPONSE: No landscaping is required by this façade change. This standard does not apply.

l. Art

The site design for a new or substantially remodeled existing building shall include locations for placing public or private art.

RESPONSE: The façade change does not constitute "substantial remodeling" [exterior remodeling that changes the appearance of more than 50% of any building elevation]. The proposed improvement are minor in nature. This standard does not apply.

[An art pad and art were installed as part of the 2015 sidewalk improvements.]

m. Protecting Pedestrians

In areas of potential vehicle/pedestrian conflict, City approved street furniture or bollards (see Figure 50.05.004-I: Street Furniture and Lighting) shall be used to help create a "protected zone" for the pedestrian.

RESPONSE: To the extent the existing developments are nonconforming to the Protecting Pedestrians standard, their use may be continued. Nonconforming structures may only be expanded [or changed] if the expansion does not increase the degree of any existing nonconformity; and the expansion [or change] does not create any new nonconformity. LOC 50.01.006.2.a, 3.a.ii. i. The proposed façade changes do not intensify the use of the lots.

There are four existing driveways that might be considered areas of potential vehicle/pedestrian conflict. 496 State Street (Bill's Gas Station) has one driveway on B Ave and two on State Street. There is also one driveway to a public parking lot between 428 State St. (Lakeside Bikes) and 456 State St. Gemini Bar and Grill. The proposed building improvements do not increase the potential non-conformity of this driveway.

[When LORA finish the sidewalk improvements on State Street in 2015, it was determined that bollards or other street furnishing were too intrusive and not in keeping with open feel of the design concept (Exhibit 6). On State Street, design elements were used to help create a "protected zone" for pedestrians that were more in keeping with the character of the downtown area. Those design elements used include: brick accents on the wings of driveways, landscape strips, decorative railings and street lights (to illuminate the area). The B Ave driveway to Bill's Gas Station was outside of the sidewalk improvement and left as it.]

n. Undergrounding of Utilities
Overhead utilities shall be placed underground, unless the City Engineer determines that undergrounding is not practical based upon site conditions.

RESPONSE: Utilities on State Street are currently underground. This standard does not apply.

LOC 50.05.004.9(a-b) Parking Requirements

a. Number of Spaces
New uses shall provide the number of parking spaces required under the City of Lake Oswego Parking Standards (LOC 50.06.002), modified as follows: ****

RESPONSE: The proposed façade improvement does not result in a new use. This standard is not applicable.

b. Employee and Patron Parking Restrictions
Employee and patron parking shall be restricted to available parking within the commercial district as follows: ***

RESPONSE: To the extent the Employee and patron parking is nonconforming to the Employee and Patron Parking Restrictions standard, their use may be continued. Nonconforming structures may only be expanded [or changed] if the expansion does not increase the degree of any existing nonconformity; and the expansion [or change] does not create any new nonconformity. LOC 50.01.006.2.a, 3.a.ii. i. The proposed façade changes do not add new employees or (necessarily) new patrons. These standards do not apply.

LOC 50.05.00410 (a-c) Parking Lot Design
Parking shall be designed in compliance with the following criteria: a-c.

RESPONSE: No new parking is included in this development. These standards do not apply.

D. LOC 50.06 DEVELOPMENT STANDARDS

LOC 50.06.003.1 Access/Access Lanes

a. Definition of Access
b. Applicability
c. Standards for Approval
d. Standards for Access Lanes
e. Traffic Study
f. Expenses Borne by Developer
g. Distance between Access and Nearest Intersection

These standards are applicable to minor developments that include alternation of commercial development, and impose access design and location criteria, access from streets, shared access, access lane standards.

RESPONSE: There are three driveways on State Street and one B Avenue that have existed since the 1960 or earlier (based on photographic evidence in Exhibit 4). To the extent the access to lots is nonconforming to the Access standard, its use may be continued. Nonconforming structures may only be expanded [or changed] if the expansion does not increase the degree of any existing nonconformity; and the expansion [or change] does not create any new nonconformity. LOC 50.01.006.2.a, 3.a.i, ii. The "alteration" is limited to lighting, roof brackets, paver entryways, new doors, and decorative screening– no new development or alteration of existing driveways or access ways is proposed. This standard is not applicable due to the scope of the development.

LOC 50.06.006.3 – Geologic Hazards and Stormwater Management

The Drainage Standard, LOC 50.06.003, and the Minor Development criteria, LOC 50.07.003.14.d.ii(3), require compliance with the Stormwater Management Code, LOC Ch. 38.25. This standard is applicable to all development where i.) ≥ 1,000 square feet of impervious area is created ("small project"); or ii.) the sum of impervious surface created and/or replaced is > 3,000 square feet ("large project"). Accordingly, it is necessary for the applicant to ascertain:

- The amount of new impervious surface created on the development site, if any; and
- The amount of impervious surface that is being "replaced", if any. "Replaced" means "removal of an impervious surface *that exposes soil* followed by the placement of an impervious surface." (LOC 38.25.190.)

The basis of the determination, and the amount, of created or replaced impervious surface should be stated in the application narrative. The applicant may also be required to obtain an Erosion and Sediment Control permit if development disturbs greater than 500 square feet or is within 50 feet of waters of the state.

RESPONSE: This standard applies to a development where more than 1,000 square feet of impervious area is created. No new impervious surfaces are created by the proposed development.

LOC 50.06.009 – Historic Preservation

There are five properties associated with this design review application, three of which are on the City's Landmark Designation List and subject to the historic preservation standards: 1) Bickner Building (468 State St.), 2) Rogers II Building (456 State St.) and 3) Rogers I Building (402 State St.) This application seeks approval for minor alterations of the exterior of these buildings. Below is a summary of the overall proposed improvements and how each improvement intends to meet the approval requirement. See Exhibit 4 improvement illustrations.

Site Address	Business	Landmark Designation	Proposed Improvements	Design Review Justification
1) 402 State St / 23, 25 & 27 A Ave	Clock Gallery, Anna's Bridal, Fire House Pub, Cabana Salon, Vandenburgh Jewelers	Rogers Building I		
			a. Painting	Exempt
			b. Entry Pavers	ESEE
2) 456 State St	Gemini Bar & Grill	Rogers Building II		
			a. Painting	Exempt
			b. Tri-fold Doors	ESEE
			c. Wall Sconce Lighting	ESEE
			d. Wood Roof Brackets	ESEE
			e. Entry Pavers	ESEE
3) 468 State St	TD Barber, Music Store, Eagle Property Mgmt.	Bickner Building		
			a. Paint	Exempt
			b. Entry Paver	ESEE

3. HISTORIC DESIGNATION OR REMOVAL OF DESIGNATION
4. ADOPTION OF LANDMARK DESIGNATION LIST
5. DESIGNATION AND REMOVAL
6. MOVING OR DEMOLITION OF A LANDMARK OR CONTRIBUTING RESOURCE

RESPONSE: The above Code sections are not applicable to a façade change.

7. ALTERATIONS OF A LANDMARK OR CONTRIBUTING RESOURCE

b. Criteria of Approval for a Minor Alteration
In order to approve a request for a minor alteration, the City Manager shall find that:

> [Minor Alteration is "an exterior alteration which does not change the appearance or material of the landmark or contributing resource as it exists, or which duplicates or restores the affected exterior features and materials as determined from historic photographs, original building plans or other evidence of original features or materials." LOC 50.10.003.2, "Alteration, Minor (Historic Preservation)"].

i. There is no change in the appearance or material of the resource as it exists; **or**

RESPONSE: This criterion is not cited by the applicant to approve the proposed minor alteration.

ii. The proposed alteration duplicates or restores the affected exterior features and materials as determined from historic photographs, original building plans, or other evidence of original features or materials; **or**

RESPONSE: This criterion is not cited by the applicant to approve the proposed minor alteration.

iii. Through an ESEE analysis, it can be shown that the benefit to the community of allowing the alteration outweighs the benefit to the community of preserving the resource in its present condition.

The ESEE process is set forth in OAR 660-016.006(3)[1]:

> "Determine the Economic, Social, Environmental, and Energy Consequences: If conflicting uses are identified, the economic, social, environmental and energy consequences of the conflicting uses must be determined. Both the impacts on the resource site and on the conflicting use must be considered in analyzing the ESEE consequences. The applicability and requirements of other Statewide Planning Goals must also be considered, where appropriate, at this stage of the process. A determination of the ESEE consequences of identified conflicting uses is adequate if it enables a jurisdiction to provide reasons to explain why decisions are made for specific sites.".

RESPONSE: There are several proposed improvements that require a finding of community benefit through an Economic Social Environmental and Energy (ESEE) analysis: concrete slap entrances, pavers, doors, exterior wall sconces, and roof brackets.

- The Rogers Building I (Clock Gallery entrance only), Rogers Building II and Bickner building all currently have concrete slab entrances. These are proposed to be replaced with basalt-like pavers.
    - The pavers are proposed to be a shade of gray to complement the newly improved sidewalk.
- The second set of improvements apply solely to the Rogers Building II (Gemini Pub). Those improvements include; 1) The addition of four new tri-fold doors under the arches at the front of the building, wall sconces for outdoor lighting, and wood roof brackets.

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[1]When the Historic Preservation Chapter was enacted, it was done so to comply with LCDC Goal 5, Historic Resources. OAR 660—16-0005 describes the process to identify conflicting issues, including determination of the ESEE consequences. Based on that determination, a regulatory program is then adopted that protects the resource, fully allows conflicting uses, or limits conflicting uses. LOC 660-016-0010. The City's regulatory Goal 5 program has been adopted and as part of that program, it incorporates the ESEE analysis process. However, the final issue isn't what type of program to adopt but rather whether "the benefit to the community of allowing the alteration outweighs the benefit to the community of preserving the resource in its present condition." LOC 50.06.009.7.b.iii. http://arcweb.sos.state.or.us/pages/rules/oars_600/oar_660/660_016.html

The pavers and the Rogers Building II set of improvements are from this point on referred to as the "Improvements".

Within urban areas it is inevitable that there will be conflicts between historic preservation and new developments or alterations of existing structures. Protecting historic buildings and allowing potentially conflicting improvements plays a valuable role in the function and health of the downtown area. A community benefits the most when a balance is achieved between these values. The following is an ESEE analysis that illustrates the resulting community benefits when balancing historic preservation with the proposed improvements.

Economic:

1. Impact on Resources

The range of uses and services provided in these three historic buildings contribute to the downtown economic engine. Adaptability of a historic structure and its ability to effectively manage a range of uses is a major factor in the continued viability of a structure to ensure its continued protection. These minor exterior improvements provide the necessary upgrades to keep these historic structures attractive for business occupancy. .

If the buildings cannot attract and retain business tenants paying rents sufficient to keep the building in good repair and profitable to the owner, the buildings will suffer from a lack of maintenance, high vacancy, and face eventual demolition, with future site redevelopment with a new, more business tenant-attractive structure that is profitable for the owner. Therefore, continued improvements to keep these historic structures attractive for business occupancy should be encouraged.

2. Impact on Community

The proposed improvements to these historic buildings encourage the continued use of the downtown core and retain an element of the city's history.

3. Impact on Conflicting Uses

The Improvements will not have an impact on nearby uses because there are no conflicting uses. Other uses abutting the site and in the area will continue as they are now, regardless of whether or not the Improvements are made. The façade improvements will have no discernable economic impact on abutting and surrounding commercial uses because patrons of businesses are drawn to the type of the business and quality of service, not the exterior façade of the building. Improving the "street appeal" of the general area will improve the customer experience generally, to the benefit of all businesses in the area.

Social:

1. Impact on Resource.

The improvements will have no social impact on the buildings.

2. Impact on Community

The City has many examples of programs that benefit the community. For example, the

City's historic preservation program benefits the community because it helps preserve historic landmarks that provide a distinctive character to various neighborhoods and the downtown. Another example is LORA's Façade Improvement Program. This program was developed to enhance economic development through aesthetic improvement in the downtown. This program also provides a social benefit to the community.

Prohibiting any improvements to the buildings except as they historically existed would result in the slow decline of historic landmarks because owners would be reluctant to make any investment in the historic buildings, let alone maintaining them.

The proposed Improvements are minor in comparison to the exterior façade:

- Entrance Pavers – This is proposed for all historic properties, 468 (TD Barber), 456, (Gemini Bar & Grill), and 402 (Clock Gallery). The pavers will not generally be noticeable to the passing pedestrian or motorist because they are, obviously, a part of the ground surface at the entrance, and the observable portion would be from the sidewalk to the door, about 6 feet deep and 8 feet wide (at most). In comparison to the width of the historic structure, the entrance pavers are but a small percentage of the building's width.
- Doors, Lighting, Wood, and Brackets - This is only proposed for 456 State St (Gemini Pub). Ten wooden custom scroll brackets are proposed to be located at the top of the building, under the existing roof eave. The size and scale of the bracket are minor compared to the roof and the rest of the building and therefore only act as an accent rather than a primary structural element. The six proposed lights (6 ½" x 6") are even smaller than and less numerous than the brackets and therefore minor compared to the entire facade. The four proposed doors (approximately 7'x7') comprise 15% of the entire façade and are also minor compared to the entire façade.

These improvements, individually and in combination for each property, will not detract from the historic character of these buildings, but rather increase the cohesive historic architecture and elements of the buildings. This reinforces the sense of place and uniqueness of the downtown's urban fabric which strengthens the community's social identity.

3. Impact on Conflicting Uses.

The Improvements will not have a social impact on nearby uses because there are no conflicting uses. Other uses abutting the site and in the area will continue as they are now, regardless of whether or not the Improvements are made.

Environmental:

1. Impact on Resource.

Installation of the improvements (pavers, door, wood, brackets, and lighting) will have no direct environmental impact on the buildings.

2. Impact on Community

Protection of financially-viable historic resources in the downtown core creates a stronger incentive to rehabilitate and continue using and repurposing the existing structure. This in turn reduces the demand for new developments, thus saving the building materials, and natural resources that go into redevelopment.

3. Impact on Conflicting Uses.

The Improvements will not have an impact on nearby uses because there are no conflicting uses. Other uses abutting the site and in the area will continue as they are now, regardless of whether or not the Improvements are made. The façade improvements will have no discernable environmental impact, i.e., noise, smoke, light trespass, and visual on abutting and surrounding uses.

Energy:

1. Impact on Resource.

Historic preservation is also somewhat limited in its impact to energy. Most of the proposed improvements – pavers, doors, wood, and brackets – will have no direct energy effect on the resource. As to lighting, they are "Energy Star" rated and conserve energy.

2. Impact on Community

In so far as it does relate to energy consumption, the proposed improvements encourage the continued use and financial feasibility of these historic buildings in the downtown core. The downtown is a destination point with a compact shopping district that allows the community to meet their needs in the downtown. These buildings provide core services for the community such as a hair salon, clock shop, jewelry store and pub. Energy, specifically fuel expenditures, relate primarily to distance of travel between origin and destination and the mode of transportation available. Maintaining and enhancing the vitality of the downtown commercial core reduces the use of energy for transportation because entertainment, recreation and day-to-day needs can all be met in the downtown area, as opposed to traveling to multiple areas.

3. Impact on Conflicting Uses.

The Improvements will not have an energy impact on nearby uses because there are no conflicting uses. Other uses abutting the site and in the area will continue as they are now, regardless of whether or not the Improvements are made.

In summary, the ESEE analysis shows that there is a greater community benefits for allowing the minor improvements compared to the strict protection of the historic resource itself.

V. EXHIBITS

MEMORANDUM

LAKE OSWEGO REDEVELOPMENT AGENCY

TO: Johanna Hastay, Planning Department

FROM: Sidaro Sin, Redevelopment Agency

SUBJECT: Supplemental Narrative for LU 16-0023, Tile Entry Improvements & Accordion Folding Doors

DATE: June 13, 2016

Pursuant to your request, attached are detailed plans for the proposed tiles for the base of the buildings and entries for 402, 428, 456 and 468 State Street. Below is a narrative addressing the applicable Downtown Redevelopment District Design Standards (LOC 50.05.004.6).

6. Building Design

a. Lake Oswego Style Required

Buildings shall be designed using building design elements of the Lake Oswego Style to create distinctive buildings which have richly textured, visually engaging facades. See LOC 50.11.001, Appendix A – Lake Oswego Style.

RESPONSE: The existing buildings are not designed in the Lake Oswego Style. According to the City's Cultural resources inventory Field Form, 402 State Street was constructed in 1925 in the "Commercial" style, 456 was constructed in 1929 in the Mediterranean style and 468 was constructed in 1897, also in the "Commercial" style. There is no field form for the 428 State Street building because it is not on the City's Landmark Designation List, but it also appears to be in the "Commercial Style" and constructed in the early 1900's. It appears that all of these buildings were constructed before the Lake Oswego Style was created. In reviewing Appendix A, there is no specific direction as to what is considered appropriate flooring material.

The scope of the work includes adding porcelain tiles to enhance the building entries and the base of the buildings. Currently, the base of the buildings (as illustrated in the Exhibits 4a-d) are worn remnants of a bad concrete job with jagged edges. The entries are all concrete lacking any character, with the exception of the 456 State Street which has terra cotta tile entry.

Specifically, the work to be done only includes the frontages on State Street (and is illustrated in the attachment):

EXHIBIT F-2
LU 16-0023

- 402, 428 & 468 State St.: 12"x6" porcelain tiles Basalt "Natural Mica" color at the base of the building and around the edges of the recessed entries. The body of the recessed entries will be 6"x6" porcelain tiles Basalt "Natural Carbon".
- 456 State St.: 12"x6" porcelain tiles Basalt "Natural Mica" color at the base of the building and around the edges of the recessed entries. The body of the recessed entry is not proposed to be changed and will use the existing terra cotta tiles.

The basalt-like tiles and "Natural Carbon" and "Natural Mica" colors are intended to reflect what might typically be found with the Oregon Rustic Style[1] as this style reflects the use of materials found in the Pacific Northwest. They enhance the existing buildings by adding distinctiveness to their appearance, and increasing the degree that they would be considered richly textured, with visually engaging facades. This standard is met.

b.i. Storefront Appearance Required

i. A minimum of 80% (linear measurement) of the exterior ground floor abutting pedestrian ways shall be designed as storefront with display windows and entry features.

RESPONSE: The proposal includes installing new accordion style folding doors that will open up to outdoor seating in front of 456 State Street (Gemini Pub). This will enhance the consumer experience by provide an indoor-outdoor relationship and activate the sidewalk.

Currently there are five "arched" areas on the façade of the building. "Arch" #1, is the southern most arch, with "arch" #5 being the northern most arch. Four new folding doors that act as entries into the building are proposed; arches #1 and #3 will replace existing window panels and arches # 4 and #5 will replace existing double doors. There are no proposed changes to arch #2 where the main entry is located and the glazing in the arches for all of the arched areas will remain. The proposal is designed to continue the storefront appearance and does not increase the nonconformity of the building.

c. Materials

i. Ground Floor

Buildings shall use masonry as the predominant building material for walls on the ground floor. "Masonry" includes fabricated bricks, blocks, stucco and glass. The design of these materials shall create an historic or vernacular Lake Oswego Style appearance as shown in LOC 50.11.001, Appendix A – Lake Oswego Style.

[1] Oregon Rustic Style is a permitted style within the Lake Oswego Style. LOC Ch. 50, Appendix A, Section 3

RESPONSE: This standard is not applicable because it pertains to wall material for the ground floor.

iv. Prohibited Materials

The following exterior building materials or finishes are prohibited:

(1) Plastic, except when used to replicate old styles (e.g., vinyl clad windows, polyurethane moldings, plastic columns, etc.);

(2) Metal or vinyl siding;

(3) Mirrored glass;

(4) T-111 Type plywood;

(5) Corrugated metal or fiberglass;

(6) Standard form concrete block (not including split faced, colored or other block designs that mimic stone, brick or other similar masonry); and

(7) Backlit fabrics, except that awning signs may be backlit fabrics for individual letters or logos.

RESPONSE: No prohibited materials are proposed.

g. Awnings and Canopies for Weather Protection

Buildings with more than one story shall provide awnings or canopies extending six ft. from window walls. Awnings shall be shed type with opened or closed ends as shown in Figure 50.05.004-G: Awning Design and Brick Pavement Panel. Curved awnings shall not be allowed. Awnings may have a front valance.

RESPONSE: Awnings are not part of this application. They are only shown for illustration purposes. This standard does not apply.

h. Brick Paving

Where a development is proposed abutting to a sidewalk or intersection, brick paving shall be required for sidewalk surface detail panels on numbered streets and at primary building entrances as shown in the paving detail diagrams. Brick pavers shall be used to provide color and texture on north-south streets. The use of brick, cobbles or flagstones as pavement for other pedestrian ways, courtyards or parking lots is encouraged, but is not required. See Figure 50.05.004-J: Paving Materials and Design, below.

RESPONSE: As described above, tiles are proposed to replace the existing concrete slabs on the horizontal surfaces at the base of the buildings and at the entries. This is an existing nonconforming use and the proposed tiles do not increase the degree of nonconformity. The number of entries, size and location will remain the same.

PROPERTY DESCRIPTION AND PROPOSED IMPROVEMENT SUMMARY TABLE

Business	Site Address	Map & Lot#	Lot Size (SF)	Landmark Designation	Proposed Improvements	Design Review Required (Partially Funded by LORA Grant)
Bill's Old Fashion Gas Station	496 State St	21E03DD tl 6500	6,000	NO	Painting and Decorative Metal Screen	YES
TD Barber, Music Store, Eagle Property Mngmt	468 State St	21E03DD tl 6300	6,000	YES - Bickner Building	Signage, Entry Pavers, Paint	YES and Minor Historic Alteration
Gemini Bar & Grill	456 State St	21E03DD tl 6200	6,000	YES - Rogers Building II	Doors, Lighting (wall sconces), Wood Brackets, Entry Pavers, Painting	YES and Minor Historic Alteration
Lakeside Bikes	428 State St	21E03DD tl 6000	6,000	NO	Signage, Entry Pavers, Painting	YES
Clock Gallery, Anna's Bridal, Fire House Pub, Cabana Salon, Vandenburgh Jewelers	402 State St / 23, 25 & 27 A Ave	21E03DD tl 5900	12,000	YES - Rogers Building I	Clock Gallery, Entry Pavers, Painting	YES and Minor Historic Alteration

EXHIBIT F-3
LU 16-0023

CITY OF LAKE OSWEGO
CULTURAL RESOURCES INVENTORY
FIELD FORM 1988-1989

HIST. NAME: Rogers, George Bldg I
DATE OF CONSTRUCTION: 1925
COMMON NAME:
ORIGINAL USE: Store/Office
ADDRESS: 402 N. State Street
OWNER: VanBuren, Helene, 4273 SW Council Crest Dr., Portland 97201
PRESENT USE: Store/Office
ARCH./BLDR.: Ertz, Charles
T/R/S: 2S IE 3DD
TAX LOT: 5900

STYLE: Commercial
RESOURCE TYPE: Building
THEME: Architecture, Commerce
ADDITION: First
BLOCK: 49
LOT: 7,8
QUAD: Lake Oswego
LOT SIZE:
ZONE: EC

PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete
BASEMENT: Yes
ROOF FORM & MATERIALS: Flat with corner turret; composition material

WALL CONSTRUCTION: Masonry
STRUCTURAL FRAME: Unknown
PRIMARY WINDOW TYPE: Display
EXTERIOR SURFACING MATERIALS: Stucco; ceramic tile bulkheads
DECORATIVE FEATURES: Bas-relief panel over corner entrance; pilaster caps

OTHER: Belt course at cornice line
CONDITION: Good
EXTERIOR ALTERATIONS/ADDITIONS: Some storefronts altered, (n.d.)
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None

SETTING: Prominently sited on northwest corner of "A" Street and State Street in heart of City's commercial core
NOTES:

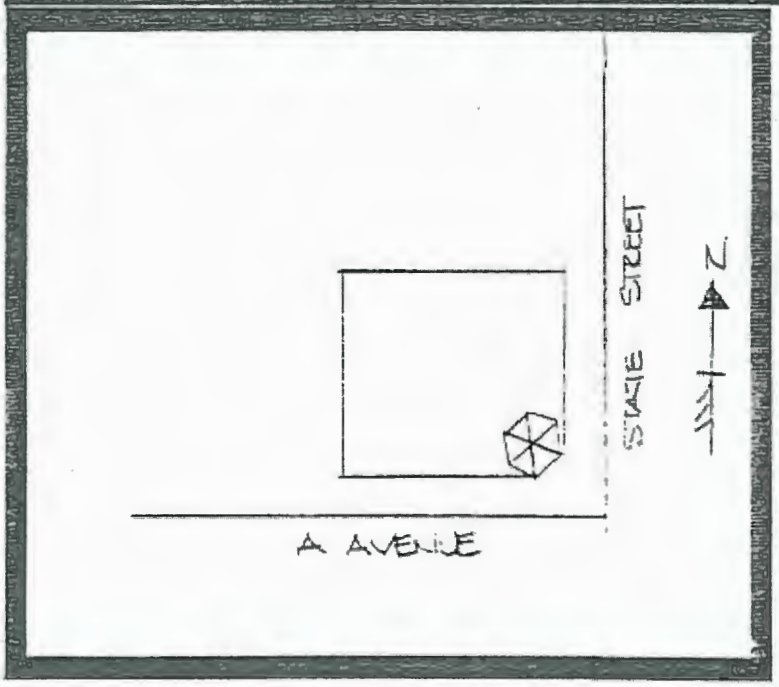
RECORDER(S): Koler/Morrison
SHPO #: 309

DATE: January 1989
FIELD#: 35

EXHIBIT F-4
LU 16-0023

CITY OF LAKE OSWEGO
CULTURAL RESOURCES INVENTORY

ADDRESS 402 N. STATE STREET
TAX MAP/LOT 2S 1E 3DD/5900
SHPO#_____ROLL/FRAME#_____



STATEMENT OF SIGNIFICANCE

Address: 402 North State Street
Historic Name: Rogers, George, Building

This Commercial style building was built in 1925 when George M. Rogers first acquired the property from the Improved Order of Redman Kesseah Tribe #39. According to oral history, Charles W. Ertz designed the building and "Tom Allen loaned money to George Rogers to buy that quarter block...to build some stores. Before that the Cochrans had a little lumber and hardware store in there, a two-story building and they lived above the store. He (Allen) turned it into a drugstore...".

Rogers (Rodrigues), a native of Portugal, transferred the property to a company which he and his brother had formed, called Lusitania Investment Company, in 192J. Lusitania leased the building to Thomas H. Allen who established the Oswego Pharmacy in 1930. The pharmacy, tucked in the corner of the building, had a lunch counter and soda fountain. Allen, in addition to running the drugstore, was a charter member of the American Legion post in Lake Oswego in 1933. The lease was renewed in 1949 under the name of Cook.

George Rogers was considered by many a leading citizen of Lake Oswego (see George Rogers House, 59 Wilbur Street). His grocery business lasted more than twenty years from the mid-twenties to the mid-forties. George and August Rogers first opened a grocery store on the corner of State Street and B Avenue in 1923. The business was successful, so two years later the brothers expanded into this location, which at the time was considered the "Washington Square" of Oswego. Situated in the northern portion of this State Street address, Roger's grocery store operated at the same time as Allen's pharmacy. Dr. Walter MacDougall, considered the "town doctor" in Oswego for many years, also occupied a suite of rooms adjacent to Allen's drugstore for two years during the late 1920s. Other businesses in the Rogers' spacious building included a bakery, barber shop, shoe store and warehouse. In 1927 the Rogers opened another store with a bakery and "cash and carry" grocery. (456 State Street).

Ertz's design reflects the popular commercial style of the day. The smooth stucco walls and cast ornamentation are typical features of a commercial building from the 1920s and 1930s. The prominent turreted corner entrance signifies the importance of the intersection and the pedestrian. The embellishment of the entrance shows inspiration from classical architecture. Griffins in bas-relief decorate a set of panels above the entrance. The panel design is repeated at the top of each pilaster. The main entrance doors have been replaced with mill-finish aluminum and the transoms over most of the display windows have been covered; ceramic tile has been applied to the pilasters and bulkheads. The transoms above the display windows at the north and west end of the major elevations retain their decorative mullions. These portions of the facade appear to be the best preserved elements of the building.

The Rogers' Building is significant as the best preserved example of early 20th century commercial architecture in the city as well as for its strong association with prominent citizen and businessman George Rogers. The building also contributes to the historic character of State Street.

Bibliography:

Baker, Lyle A., and Beckner, Mrs. William Mason, Recorded Interviews for "In Their Own Words" oral history project for L.O. Library, 1974.
Clackamas County Cultural Resource inventory. Department of Transportation and Development.1984.
Oregon's Iron Dream, Mary Goodall, 1958.
"Oswego Structures Offer Peek at Past," by H. Schouten, Oregonian, 12/11/84.
Ticor Title Company, Oregon City, OR.

CITY OF LAKE OSWEGO
CULTURAL RESOURCES INVENTORY
FIELD FORM 1988-1989

HIST. NAME: Rogers, Bros. Building II
DATE OF CONSTRUCTION: 1929
COM940N NAME:
ORIGINAL USE: Store
ADDRESS: 456 N. State Street
OWNER: Casey, Frances, 5047 SW Rosewood, Lake Oswego
PRESENT USE: Restaurant
ARCH./BLDR.: Unknown
T/R/S: 2S IE 3DD
TAX LOT: 6200

STYLE: Mediterranean
RESOURCE TYPE: Building
THEME: Commerce; architecture
ADDITION: First
BLOCK: 49
LOT: 4
QUAD: Lake Oswego
LOT SIZE:
ZONE: EC

PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 2
FOUNDATION MATERIAL: Concrete
BASEMENT: No
ROOF FORM & MATERIALS: Flat with tile-covered pent roof; composition material

WALL CONSTRUCTION: Masonry
STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: Multi-light metal casement; round-headed display
EXTERIOR SURFACING MATERIALS: Stucco
DECORATIVE FEATURES: Scroll-cut rafters

OTHER: None
CONDITION: Good
EXTERIOR ALTERATIONS/ADDITIONS: Shed roof attachment across rear elevation, (n.d.)
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None

SETTING: Located on west side of heavily trafficked State Street; in heart of City's commercial core
NOTES:

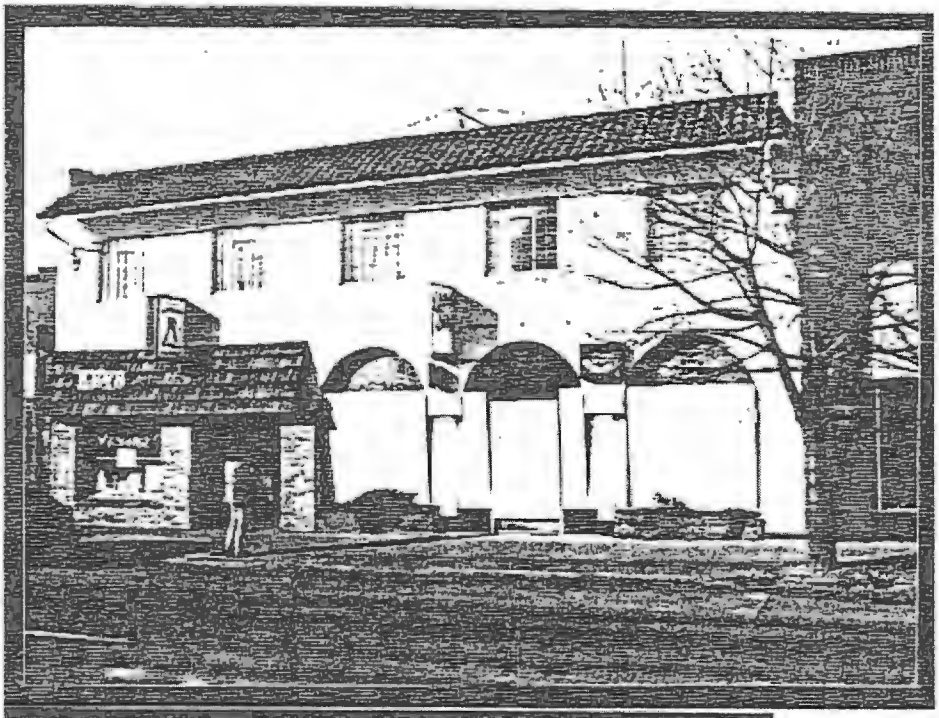
RECORDER(S): Koler/Morrison
SHPO #: 310

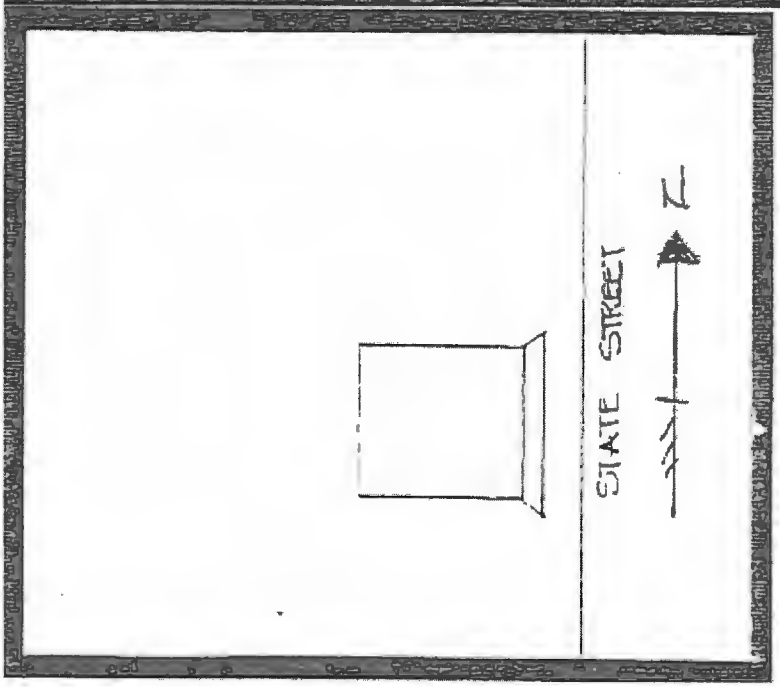
DATE: January 1989
FIELD #: 37

Exhibit 5b

CITY OF LAKE OSWEGO
CULTURAL RESOURCES INVENTORY

ADDRESS 456 N. STATE STREET
TAX MAP/LOT. 2S 1E 3DD/6200
SHPO#_____ROLL/FRAME#_____





STATEMENT OF SIGNIFICANCE

Address: 456 North State Street
Historic Name: Rogers Building II

A building was constructed on this site in 1927 for Herman Bethke. The building burned down in 1928 and this Mediterranean style structure was rebuilt by the Rogers Brothers in 1929. Bethke was also known to have a smokehouse in back of this store where he cured his ham and bacon.

In 1929 Herman and Bertha Bethke deeded the property to Lusitania Investment Corporation, a company which had been formed by longtime Oswego residents and store owners, the Rogers brothers, probably to lease out various property holdings. George and August Rogers opened a bakery and "cash and carry" grocery here for a period, although it was just three doors down from their large store. (See 402 State Street). Lusitania mortgaged the property to Matthew and Lizzie Didzun that same year, satisfying the mortgage in 1936. Charlie Didzun had the first garage, car dealership and gas pump in Oswego. His car business, started in 1919, sold Model T Fords.

The building is a good example of the Mediterranean style of architecture. The red tile roof, stucco exterior walls and round headed window openings are typical features of the Mediterranean style. This style achieved great popularity in the late 1920s and early 1930s. It was a revival style introduced at the Pan-American Exhibition held at San Diego in 1918. With the increasing use of metal lath, stucco as a surfacing material became more common. The use of metal sash windows was also a fairly novel concept in 1929. It is believed that this building was designed by prominent local architect Van Evera Bailey. Bailey's records indicate that he was designing a commercial building for the Rogers brothers in 1929.

The building has had numerous alterations; particularly noticeable are the changes to the storefront. The main entrance and most of the display windows have been covered; brick and a shake pent roof have been applied to the facade. These changes appear to be reversible.

Rogers' Building II is significant for its association with the Rogers family, as the earliest example of a commercial building designed by noted architect Van Evera Bailey, and for its contribution to the historic character of Oswego's downtown.

Bibliography:

Clackamas County Cultural Resource Inventory, Department of Transportation and Development, 1984.
Didzun, Charles, Recorded Interview for "In Their Own Words" oral history project for Lake Oswego Library, 1974.
Nelson, Greg, Bailey Collection, Salem, Oregon.
"Oswego Structures Offer Peek at Past," by H. Schouten, Oregonian, 12/11/84.
Ticor Title Company, Oregon City, Oregon.

CITY OF LAKE OSWEGO
CULTURAL RESOURCES INVENTORY
FIELD FORM 1988-1989

HIST. NAME: Bickner, Joseph, Building
DATE OF CONSTRUCTION: 1897
COMMON NAME:
ORIGINAL USE: Hotel
ADDRESS: 468 N. State Street
OWNER: Tate, Nadeen L., Same
PRESENT USE: Store
ARCH./BLDR.: Unknown
T/R/S: 2S 1E 3DD
TAX LOT: 6300

STYLE: Commercial
RESOURCE TYPE: Building
THEME: Commerce, Architecture
ADDITION: First Addition
BLOCK: 49
LOT: 3
QUAD: Lake Oswego
LOT SIZE:
ZONE: EC

PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: Two
FOUNDATION MATERIAL:
BASEMENT: Unknown
ROOF FORM & MATERIALS: Truncated hip w/brick parapet; composition shingles

WALL CONSTRUCTION: Wood/masonry
STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: Double-hung sash; display
EXTERIOR SURFACING MATERIALS: Shiplap; brick
DECORATIVE FEATURES: None

OTHER: Masonry facade; exterior brick chimney
CONDITION: Good
EXTERIOR ALTERATIONS/ADDITIONS: Facade added, (n.d.); chateau-esque full-gabled ell on rear elevation, (n.d.)
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None

SETTING: Located on w. side of heavily trafficked State Street in heart of City's commercial core
NOTES:

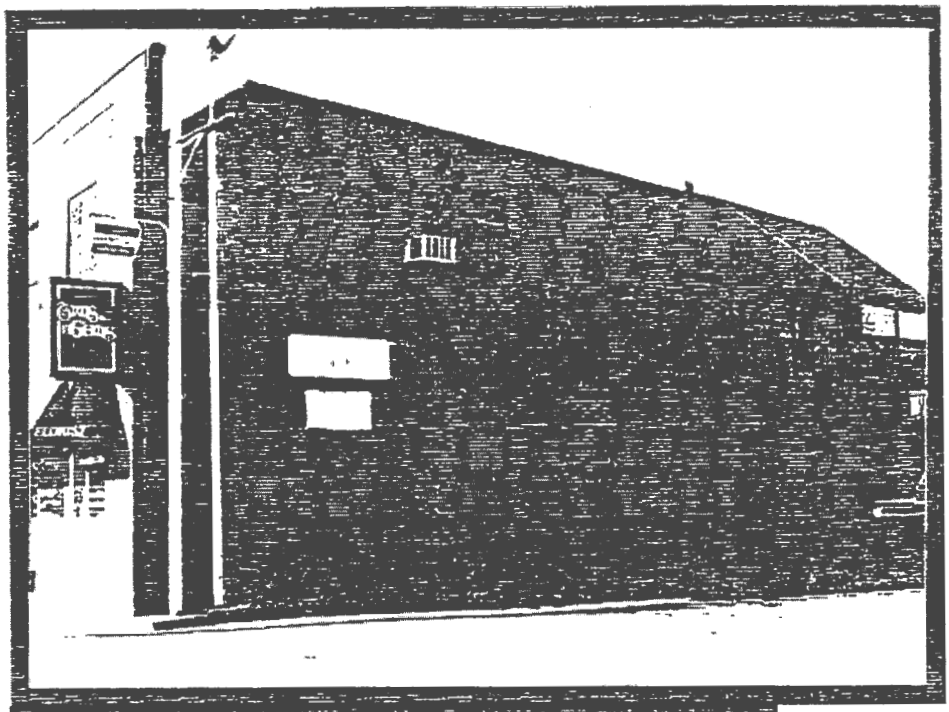
RECORDER(S): Morrison
SHPO #: 311

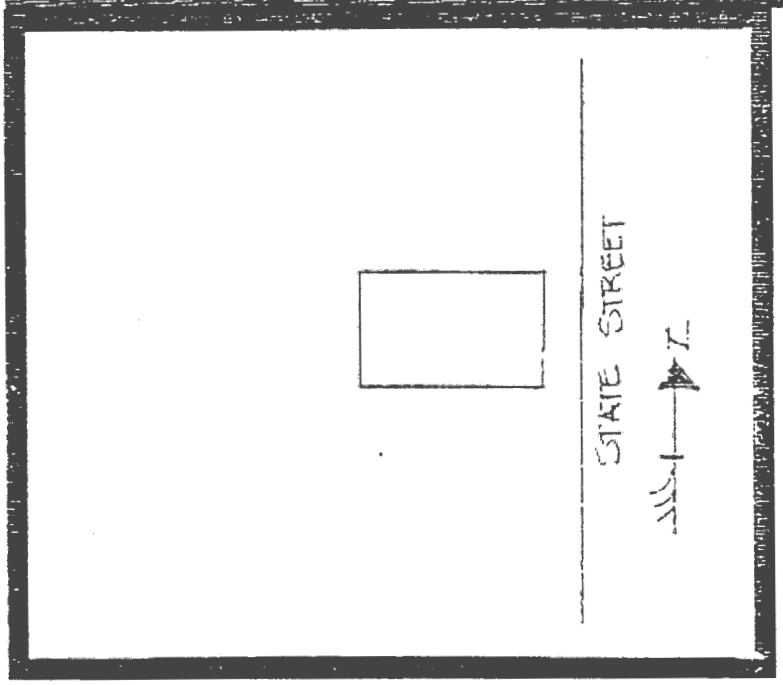
DATE: January 1989
FIELD #: 39

Exhibit 5c

CITY OF LAKE OSWEGO
CULTURAL RESOURCES INVENTORY

ADDRESS 468 N. STATE STREET
TAXMAP/LOT 2S 1E 3DD/6300
SHPO#_____ROLL/FRAME#_____





STATEMENT OF SIGNIFICANCE

Address: 468 North State Street
Historic Name: Bickner &Sons Store

The subject property is located on the southwest corner of B Avenue and State Street. It is composed of a commercial building and an adjoining residential building; the primary elevations of both buildings are covered with a brick facade.

The wood frame residential building is the only dwelling on State Street remaining from the historic period. Generally described as a Vernacular style building, it has an intersecting gable roof and horizontal lap siding that is finished with rake and corner boards. Alterations include the addition of mill-finish aluminum doors to the rear elevation and the attachment of the brick facade. Prior to 1927 the house occupied the entire lot on the south side of "B"; the commercial building was located on the north side of the intersection. It is possible that the Bickner family occupied the dwelling and operated the business in the commercial building which was for most of the historic period located on the north side of "B".

The commercial building, which now occupies the northern half of the property, is also of wood frame construction. It is a two story, rectangular volume that is covered by a truncated hip roof and clad with horizontal lap siding. The long windows have been covered, however, the openings appear to be intact. All these features are common to turn-of-the-century, and earlier, commercial buildings. In addition to the changes to the facade, a two story addition has also been made to the rear of the building.

Margarette Schroeder purchased this property from Oregon Iron and Steel in 1888. In 1896 a dispute between property owners resulted in loss of the property to the county. Joseph Bickner purchased this property from the Sheriff, in 1897. The Bickner family owned the property through much of the historic period. This Vernacular style commercial building housed the Bickner Store for many years in the early 1900s. In later years the store was the location of the Rogers Brothers business. The subject building was originally believed to house a hotel.
Mrs. Joseph Bickner lead her family west in 1887 in order to visit her sister, Clara Gans (Mrs. Henry). The Bickners went back to South Dakota but returned to Oswego to live permanently in 1894. The original Bickner store opened on the corner of McVey and Erickson Streets. Joseph had purchased the business from Henry Gans who had been running a small grocery in "South Town" for several years. The Bickners operated the south town business until about 1914. The original store was torn down to make way for a new house in 1928.

The Bickners second store on State Street, which opened in 1903, six years after Bickner had purchased the building, sold food, footwear and other goods to farmers in the area. A Bickner family history prepared by Edith Bickner Brown, states that this building originally housed "an old hotel, one of several in Oswego at the time."

The Bickners circulated around the community each morning taking grocery orders as it was the only grocery store in that part of town when it opened. Joseph and his wife, Victoria, had five sons and two daughters. Joseph B. and his sons Charles, John and William are all listed in the 1916-17 Clackamas County Directory as working at Joseph Bickner and Son's General Merchandise Store.

Bibliography:

Brown, Edith Bickner: Bickner Family History, 2/74.
Clackamas County Cultural Resource Inventory, Department of Transportation and Development, 1984.
Kyle, Nellie, Recorded Interview for "In Their Own Words" oral history project for Lake Oswego Library, 1974.
Sanborn Insurance Company maps, 1927.
Ticor Title Company, Oregon City, OR
"Oswego Structures Offer Peek at Past," Hank Schouten, Oregonian, *12/11/84.*
Perspective, "From House to Shopping Center," by B. Jamsgard, Lake Oswego Review, Feb 29 -Mar 1, 1984.

Lake Oswego Fire Department
300 B AVE - PO. Box 369
Lake Oswego, OR 97034
503-635-0275

Case File/Permit No.
LU 16-0023

Date: May 16, 2016
To: Johanna Hastay, Associate Planner
From: Gert Zoutendijk/Fire Marshal
Email: gzoutendijk@ci.oswego.or.us Phone: 503-699-7454

Fire Department - Plan Review Comments

I have received the information for the project summarized below and completed a review of the submittal on 05/16/2016. A summary of the review has been provided. Please feel free to contact me directly if you have any questions, comments or concerns regarding this information.

Case File/Permit No.: LU 16-0023
Project Location: 402 N STATE ST,
Lake Oswego, OR 97034
Scope of Project: A request for a Development Review Permit for facade improvements as part of the LORA Facade Grant Program.

FIRE DEPARTMENT ACCESS

A-0001 Fire Department Access Approved
Fire department access is adequate for emergency vehicles.

WATER FLOW FOR FIRE PROTECTION

WS-0003 Hydrant Location Approved
Hydrant location with distance and size of the structure is approved.

WS-0007 Fire Flow Approved
Fire flow for fire protection is adequate.

EXHIBIT F-5
LU 16-0023