



STAFF REPORT

Architectural Design Review

HEARING BODY: Planning Commission
DATE & TIME: Tuesday, June 14, 2016 at 6:00 p.m.
LOCATION: Coos Bay Council Chambers, 500 Central Ave, Coos Bay

APPLICANT/OWNER: Shawn Frost, 1254 N 6th Street, Coos Bay, Oregon 97420

LOCATION: 640 Newmark Avenue, Coos Bay, Oregon 97420
(T.25, R.13, S.20BB Tax Lot 2200/2300)

SUBJECT: **ARCHITECTURAL DESIGN REVIEW APPLICATION #187-ZON16-018**
Façade improvements on the south and east elevations of the existing structure. Proposed improvements include refinish and paint concrete shell, replace Three windows on south elevation, adding a marquee over south entrance and adding exterior lighting on the Wall Street elevation.

I. APPLICANT'S REQUEST

The applicant is requesting approval of an Architectural Design Review application for façade improvements to the south and west elevations of the existing structure. Proposed improvements to the south elevation include replacement of existing canopy with a new metal canopy that extend out about 12-inches and extend the canopy about 20-feet on the west elevation past the existing window; Replacement of the existing ledger stone rock work with new cultured ledger stone; returning the colored cement to original color; Replace the three large vertical windows with three smaller horizontal windows; and replace existing T-111 siding with a James Hardie siding and trim. On the west elevation, the recessed areas will be framed in and covered with Hardie Stucco sheets. The proposed color scheme is a "Dark Grey" canopy; "Black Rundle" Alpine Ledge stone and a medium warm Grey for the body of the building.

The property is located in the Empire Waterfront Settlement Design Review area; therefore, approval of an Architectural design Review application is required prior to completing exterior improvements or changes.

II. BACKGROUND/HISTORY

According to County Assessment records the main structure (on Tax Lot #2200) was constructed in 1930 and the addition (on Tax Lot #2300) was constructed in 1973/1974. The structure is one story and it located in the Empire Urban Renewal District and the Empire Waterfront Settlement Design Review District.

III. DESIGN ASSISTANCE TEAM RECOMMENDATION

The Design Assistance Team (DAT) first met with the applicant on July 10, 2014 for a Pre-application to discuss a project for a Façade Improvement Grant. The applicant planned to remove all deteriorated T1-11 on the south elevation and replace it with a Hardie product that resembles stucco; extend the existing canopy about 20 feet on to the west elevation (past the existing window); remove three windows on the south elevation to allow an inside display area; frame in the recessed area on the west elevation for a streamline appearance; replace the existing stone work (painted green) on the south elevation with dark gray LedgeStone. After a discussion the DAT suggested the canopy on the south elevation (that is even with the face of the structure and slanted back slightly) be extended out from the building about 12-inches and remove the slant to provide a cleaner look and provide protection from the weather for pedestrians. They suggested a color scheme of grays tones. It was also discussed that an Architectural Design Review application would be required prior to approval to address the standards and goals of the Empire Waterfront Settlement Design Review district.

The DAT met again with the applicant on May 16, 2016 to review the revised façade improvements and Architectural Design Review as discussed at the July 10, 2014 meeting. They agreed with the applicant's plan to extend the re-designed canopy onto the west elevation about 20-feet to the end of the existing window; removing three windows to provide more inside display area; remove the existing T1-11 on the south elevation and replace it with a Hardie product that resembles stucco; replace the existing painted stone on the south elevation (below the windows) with an updated LedgeStone and removing the painted concrete from the sidewalk area. The DAT discussed the color scheme of dark gray and made the suggestion to paint the trim the same color as the body for a cleaner appearance. The applicant plans to paint the existing stucco on the west elevation (Wall Street side). They discussed that the proposed changes to the façade would bring the building more in compliance with the standards and goals of the Empire Waterfront Settlement Design Review District than the existing.

The DAT had a final meeting with the applicant on May 24, 2016 to review the revised color scheme of dark gray metal roof; a medium gray for the siding and Black Rundle Pre-Fit Alpine LedgeStone. They discussed the façade improvements project and recommended that the project be approved as revised.

IV. APPLICABLE REGULATIONS

Coos Bay Municipal Code Chapter 17.230 Commercial District (C)

Coos Bay Municipal Code Chapter 17.265 Empire Waterfront Settlement Design Review

V. STAFF RECOMMENDATION

Staff prepared the following report based on the applicant's submittal, City of Coos Bay Land Development Code. These findings shall be used by the Commission to justify their final decision.

Staff finds there is sufficient evidence in the record upon which an approval can be based; therefore, staff is recommending approval of #187-ZON16-018, with the noted condition found on page 7 of this staff report.

VI. DESIGN REVIEW GOALS AND STANDARDS / FINDINGS AND CONCLUSION

The purpose of the Architectural Design review is to guide the construction of private and public development to insure that structures, landscaping, and other improvements are consistent with the architectural design review goals and standards specified by the Empire Waterfront Settlement Design Review Zoning District (CBMC Chapter 17.265). The final decision by the Planning Commission may be appealed to the City Council as provided in Chapter 17.130.130.

In order to be approved, a design proposal must comply with both the architectural design review goals and standards. However, one or more of the architectural design review standards may be waived as part of the design review process if the applicant can demonstrate the proposal satisfies the architectural design review goals for the design area.

The following Goals and Standards are applicable to façade improvements and the placement of any signage. “Findings” to justify a conclusion follow each standard and are based on the municipal Code, the applicant’s proposal and the Design Assistance Team’s recommendation.

GOAL #1: Building Design – Massing. Design should result in buildings with a perceived size that maintains a human scale that is comfortable for and attractive to pedestrians; quality street environment that is attractive to pedestrians and development; buildings of historic significance and merit should be preserved. Buildings should have consistent visual identity from all sides visible to the general public.

Standard: Use articulation on building façade to reduce the bulk of the building. Use architectural features such as cornices or other details that lower the apparent height of the building. Pattern and proportion of windows, doors and other glazed area is important in determining the buildings architectural character.

Continue exterior materials, architectural detailing, and color scheme around all sides of the building visible to the public from Newmark Avenue. Buildings must present an equivalent level of quality of materials, detailing and fenestration on all sides visible to the general public from Newmark Avenue.

STATEMENTS OF FACT AND FINDINGS:

Design should result in buildings with a perceived size that maintains a human scale that is comfortable for and attractive to pedestrians; quality street environment that is attractive to pedestrians and development; buildings of historic significance and merit should be preserved. Buildings should have consistent visual identity from all sides visible to the general public.

- A1. According to County Assessment records the main structure was constructed in 1930 (on Tax Lot 2200) and the addition (on tax lot 2300) was constructed in 1973/1974. The original exterior finish was stucco over concrete. No changes are proposed to the footprint of the building.

- A3. The existing wood canopy (on the south elevation) will be removed and replaced with a “Dark Grey” metal canopy that extends about 12-inches away from the structure. The canopy will be extended onto the west elevation about 20-feet (past the existing window). The green paint will be removed from the cement abutting the sidewalk. These changes will provide a human scale that is comfortable for and attractive to pedestrians.



- A4. The existing painted rock façade on the south elevation will be removed and replaced with the “Black Rundle” Alpine Ledge stone.



- A5. The deteriorated T1-11 siding on the south elevation will be removed and a Hardie product that resembles stucco will be installed.



- A6. The recessed area on the west elevation (Wall Street) will be framed in and sided with the same Hardie product as the south elevation. The south and west elevations will be painted a medium warm Grey.



- A7. Three windows on the south elevation will be removed and the area will be framed in to provide an indoor display area with a three small windows added at the top for lighting.



- A5. The existing building is not on the City list of “cultural resources” and is not designated as a “Historic Building” by the State Historic Preservation Office. The building is not across from, abutting or adjacent to buildings of historical significance. The nearest cultural resource/historic building is the “Tower-Flanagan House” one full block west at 476 Newmark Avenue

CONCLUSION: The proposed project will replace deteriorated siding and update windows. The proposed redesigned and extended canopy will provide a human scale and improve the street environment that is attractive to pedestrians and development. The removal of the painted rock work and painted cement abutting the sidewalk and the new color scheme for the structure will provide a visual identity from all sides visible to the general public. The building is not a cultural resources or historic building.

GOAL #2: Building Design – Articulation. Building Design – Articulation. “Articulation” is defined as the emphasis given to architectural elements (such as, windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

Standard: Facades shall be varied and articulated to provide visual interest to pedestrians. Buildings should use wood or simulated wood products as their exterior finish material on elevations exposed to view from locations accessible by the public. Concrete or concrete block should not be exposed to view as exterior finish materials except for foundation walls not extending more than one foot above the finished grade level adjacent to the wall. Metal siding is prohibited for exterior walls. The design, detailing and trimming of the rooflines, porches, windows, doors and other architectural features should be in a manner that is in keeping with the designated historic styles. Glass should be clear, lightly tinted or ornamental stained glass. Translucent glazing should be used only for restrooms. Light fixtures should be integrated with architectural elements. Decorative light fixtures that are in keeping with the historic styles are encouraged. Exterior light fixtures must not compete with city-furnished sidewalk period lights. Building lights should be metal halide or incandescent and are to be directed away from pedestrians and street traffic so as to avoid glare.

STATEMENTS OF FACT AND FINDINGS:

- B1. The existing painted rock façade on the south elevation will be removed and replaced with the “Black Rundle” Alpine Ledge stone. The deteriorated T1-11 siding on the south elevation will be removed and a Hardie product that resembles stucco will be installed. The recessed areas on the west elevation (Wall Street) will be framed in and sided with the same Hardie product as the south elevation. The west elevation will be repainted. The south and west elevations will be painted a medium warm Grey.

The existing wood canopy will be replaced with a "Dark Grey" metal canopy that extends about 12-inches away from the structure. Three windows will be removed and the area will be framed in to provide an indoor display area with a three small windows added for lighting.

- B2. The design, detailing and trimming of the canopy, windows, doors are in keeping with the designated historic styles.
- B3. Window glass should be clear, lightly tinted or ornamental stained glass.
- B4. The proposed security lighting on the Wall Street elevation must be in keeping with the historic style. The light fixtures must not compete with city-furnished sidewalk period lights. Building lights should be metal halide or incandescent and are to be directed away from pedestrians and street traffic so as to avoid glare.

CONCLUSION: The proposed façade improvements will provide emphasis to the architectural elements that create a complementary pattern or rhythm, dividing the building into two smaller identifiable pieces, subject to the following Conditions:

- 1. *Glass in the windows shall be clear, lightly tinted or ornamental stained glass. Translucent glazing should be used only for restrooms.*
- 2. *Security lighting on the Wall Street elevation shall be integrated with architectural elements. Light fixtures must be in keeping with the historic styles are encouraged. Light fixtures must not compete with city-furnished sidewalk period lights. Building lights should be metal halide or incandescent and are to be directed away from pedestrians and street traffic so as to avoid glare.*

GOAL #3: Signage Design for signs should emulate signage that existed during the designated historic period.

Standard: Signs must be consistent with the character of the facade, the building on which they are situated and the abutting and adjacent area. Review for consistency includes, but is not limited to, evaluation of size, shape, position, materials and illumination in relationship to the facade and abutting and adjacent developments. Signs on a business front are limited to a building sign on each building face (identifying the building name), a sign for each business entry (vehicular or pedestrian), and interior painting of street front windows. Signs shall have a minimum clearance of eight feet above a pedestrian walkway and 15 feet above a public street or alley, driveway, or parking lot. Signs shall not be closer than two feet to any curb line. A projecting sign shall not project more than eight feet beyond the property line. All signs shall be of an appropriate size and design; be sited sympathetically on the building; not obscure or remove detailing on the building; be designed as part of the building and not treated as an unrelated addition; and be related to the style and character of the building or area.

STATEMENTS OF FACT, FINDINGS AND CONCLUSION:

- C1. Signage is not included in the project; therefore, Goal 3 Signage Standards, does not apply

CONCLUSION: Not applicable. Signage is not included in the proposed project.

VII. **FINAL DECISION**

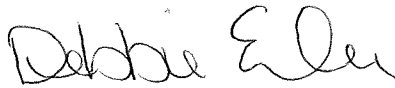
Based on the applicant's submittal, the statement of facts, findings and conclusions approve Architectural Design Review #187-ZON16-018, authorizing the proposed façade improvements, subject to the following possible condition:

1. *Prior to beginning alterations, the applicant must secure all city and state permits applicable to the project including any building, electrical or mechanical permits and a right of way use permit for work in the right of way.*
2. *Glass in the windows shall be clear, lightly tinted or ornamental stained glass. Translucent glazing should be used only for restrooms.*
3. *Security lighting on the Wall Street elevation shall be integrated with architectural elements. Light fixtures must be in keeping with the historic styles are encouraged. Light fixtures must not compete with city-furnished sidewalk period lights. Building lights should be metal halide or incandescent and are to be directed away from pedestrians and street traffic so as to avoid glare.*

EFFECTIVE DATE OF PERMIT APPROVAL:

Approval shall be withdrawn if the authorized construction or use is not commenced within one year or is not pursued diligently to completion; or, if authorized occupancy or use has been discontinued for over 120 consecutive days.

The effective date of the permit may be delayed if substantive conditions are attached to the approval. The Commission may grant an extension of time for a period not to exceed one year if circumstances beyond the control of the applicant cause delays.



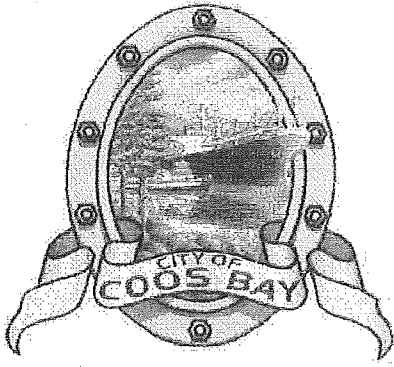
Debbie Erler, Planner

DATE MAILED: June 7, 2016

cc: Applicant/Owner
Dave Perry, DLCD

ATTACHMENTS: A - Application, including photos, drawings and color rendering
B - Property location map

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Permit No. ZON20___-000___

City of Coos Bay
Public Works and Development
500 Central Avenue, Coos Bay, Oregon 97420
Phone 541-269-8918 Fax 541-269-8916

ARCHITECTURAL DESIGN REVIEW

The purpose of the Architectural Design Review process, as set forth in Coos Bay Municipal Code, Chapter 17.390, is to guide the construction of private and public development to insure that structures, landscaping, and other improvements are consistent with the architectural design review goals and standards specified by the property development standards for the zoning district.

Where an architectural design review is required, no building or other general development permit shall be issued until plans are approved pursuant to the architectural design review goals and standards. The acceptability of proposals will be commented on by the Historical Design Review Committee (HDRC), who are available to assist the applicant with plan reviews and offer comments to the Planning Commission.

APPLICANT / OWNER(S)

Name of Applicant(s) SHAWN FROST

Address 1254 N 6TH ST, COOS BAY Telephone 541-297-8199

Name of Owner(s) Same

Address _____ Telephone _____

SUBJECT PROPERTY

Street Address 640 NEWMARK, COOS BAY OR 97420

Township _____ Range _____ Section _____ Tax lot # _____

Lot(s) _____ Block _____ Addition _____

DESCRIBE PROJECT PROPOSED FOR REVIEW (attach additional sheets if needed)

TO REBUILD DETERIORATING FACED TO THE LOOK TRATS ATTACHED.
TO RE POINT AND ADD SECURITY LIGHTING ON THE WALL ST SIDE
OF THE BUILD
Dimensions of existing structure(s) 86 x 100

Dimensions of proposed structure(s)/alterations if applicable NO MAJOR CHANGE

Please submit plans drawn to scale which are applicable to the proposed project. Staff will assist you in determining what information is applicable.

1. Site/Plot Plan:
 - A. Project name
 - B. Vicinity map
 - C. Scale (1:20' or larger)
 - D. North arrow
 - E. Date
 - F. Street names and locations abutting the development.
 - G. Location of all parking areas and spaces, ingress and egress to the site and on-site circulation.
 - H. Zoning designation
 - I. Dimensions of lots, structures and other constructed features.
 - J. Location and general use of all improvements.
 - K. Location of all free standing signs and light pole standards.
 - L. Percentage of lot coverage by structures, paving and walls, and landscaping.

2. A landscape plan drawn to scale, with:
 - A. Project name
 - B. Scale (1:20 or larger)
 - C. North arrow
 - D. Date
 - E. Location of all parking areas and spaces, ingress and egress to the site.
 - F. General use of all improvements.
 - G. Location of all free standing signs and light poles.
 - H. Location, size, type and variety of plantings and pertinent features of the landscaping.

3. The elevations and locations of:
 - A. All proposed exterior signs.
 - B. Exterior elevations of each side of all buildings on the site as they will appear after construction. Such plans shall indicate material, texture, shape and other design features of the structure(s), including all mechanical and electrical devices.
 - C. Heights of structures above street grade.
 - D. Number of stories
 - E. Datum for elevations used (MSL or MLLW).

4. A color-board illustrating the color selection for exterior project materials
A notebook of appropriate colors for the historical time period is available for review from the Planning Division. If color selection is the sole purpose of this review, the decision may be made by staff after soliciting advice/comments as necessary, from the HDRC. There are no additional requirements for the applicant.


5. **SIGNAGE** - Color rendition of (10 copies) proposed signage (10 copies). *A notebook of appropriate colors for the historical time period is available for review from the Planning Division.*

ADDITIONAL REQUIREMENTS

- A. Attach (a) a certified list of names and addresses of all owners of property within 250 feet of the exterior boundaries of the subject property according to the latest adopted County tax roles and (b) an assessor's map showing all lots and parcels of land within that area.
- B. Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application for architectural design review. In either case, include a copy of the deed for the subject property.
- C. The Planning Commission may require other data including, but not limited, to the following:
 - 1. Date construction is expected to begin.
 - 2. Estimated completion date of the total project and of individual segments.
 - 3. Anticipated future development.
- D. A meeting with the Historic Design Review Committee and a public hearing before the Planning Commission is required before approval of any changes other than paint color.

The applicant and/or their representative are expected at any meeting(s) where this request is scheduled for consideration.

The above and attached statements are true to the best of my belief and knowledge.

Signature of Applicant:  Date: 11/18/10

Filing Fee:	Date paid:
Architectural Design Review: (For Empire Waterfront Settlement Design Review, only the changes that can be seen from Newmark Avenue are calculated in the percentage of change. The design area includes lots or parcels abutting Newmark Avenue or any portion of a structure that is contiguous to a structure located on a lot or parcel abutting Newmark Avenue; the design area extends west along Newmark Avenue from the intersection of Ocean Boulevard to Empire Boulevard.)	
1. Color selection; painting exterior of building	-0-
2. Sign applications	50.00
3. 30% or less change to the exterior of the structure, with no change in the square footage of the structure (e.g., replace windows with a different style of window)	50.00
4. Greater than 30% change to the exterior of the structure, with no change in the square footage of the structure (e.g., replace more than 30% of the siding)	100.00
5. New structures, or change in the square footage of the existing structure	200.00

Revised 10/12 per Res. 12-02 77DE
Review.doc

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The project is to rejuvenate the Empire Mercantile store facade. The original building resembles a 80'x100' stucco bunker. Many years ago the canopy, shape and T-111 were added to the Newmark side of the building. The shape was definitely an improvement as it broke up that low flat block look. The canopy was a good idea that I believe was poorly executed. It is even with the face of the building and at a slight slant giving it an odd "like it's not supposed to be there" look. The T-111 is dated, rotten and in dire need of replacement.

We have been working with designer Butch Schroeder and met with the design review board to develop the plan for the new facade. The design for the new facade will address many of the issues that need repaired or updated. Over the last couple of years we have had the wiring redone from the pole through the building and to the box. Last year we were able to have a new IB roof system installed. I'm excited to move forward with the more observable facade project. Not only to rehab my building but i'm assured the design plan will add us to the list of buildings under the cities facade improvement program.

Where to jump in to the specific explanation of the project? I think from the top down and east to west might be easiest. Currently the canopy is even with the face of the building and slanted back slightly. The design assistance team suggested that this should be plumb and stand away from the building. Much like the Bank just outside city hall. That is the way it's drawn into the new plan. Jutting out about 10" for aesthetics and made plumb. The new awning will be faced with skyline roofing on 16" centers and factory painted for a new clean look. The new awning will carry around the corner from new mark onto wall st. This will give much needed depth to the design and hopefully eliminate the "after thought" look.

Moving on, or down I should say. The four big display windows in the eastern half of the building have a distinctive look. Slanting in from the top down. I'm told this is a desirable feature for the era. No changes will be made to them. Below these windows. Like most of the buildings in the neighborhood is ledgerstone type rock work. The stone has been painted many times and we opt to cover it with a new cultured ledgerstone product. The bit of the sidewalk in front of the stone has also been painted. We intend to pressure wash this. Remove the old paint and return it to a more natural stone look.

The remodel for the center section is designed to break up the "big long building" effect. My understanding is that it's more desirable to look like multiple smaller buildings under one roof. The design calls for removing the three big vertical windows that have rot in their frames. The areas will be re framed for three smaller horizontal windows.

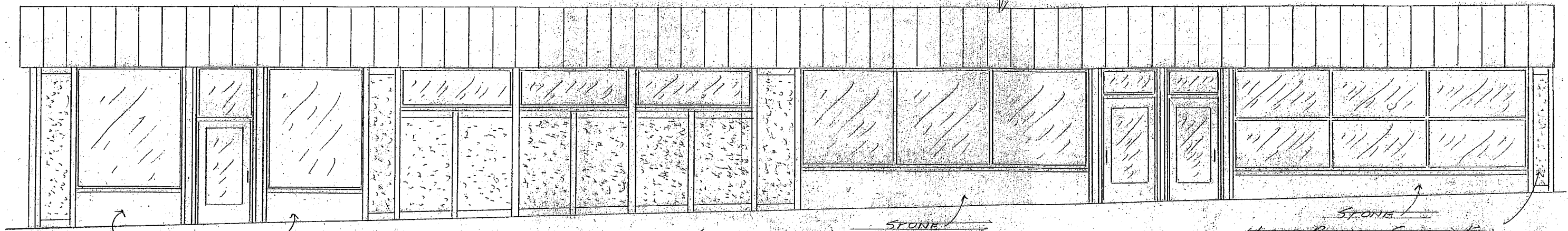
The building currently has some elements along the newmark face that are the original stucco. The stucco is in good shape. Stucco was widely used through the late 1800's for this type of building. The plan is to feature the original stucco and replace all T-111 applied to the face of the building with a James Hardie product. James Hardie products are all concrete and will not weather or rot. The Hardie is made to resemble stucco. It comes in large enough sheets to be continuous. No seams or breaks. The trim is also by Hardie and smaller in dimension than the current trim for a more balanced look.

The Wall st. side of the building is already the original stucco and just needs painted to match. The only change here is to frame in and cover with the hardie stucco sheets a recessed area. Near the center of the wall is an unused recessed area where trash and debris collect if not constantly maintained.

Finally the whole structure will need washed and painted.

This building is one of the few uninterrupted storefronts in Empire. It is in extreme need of being refurbished and as the second generation owner I am excited about overseeing this remodel. The businesses within this building have always been supporters of the Empire area and would like to thank the City of Coos Bay for their aid with the facade improvement.

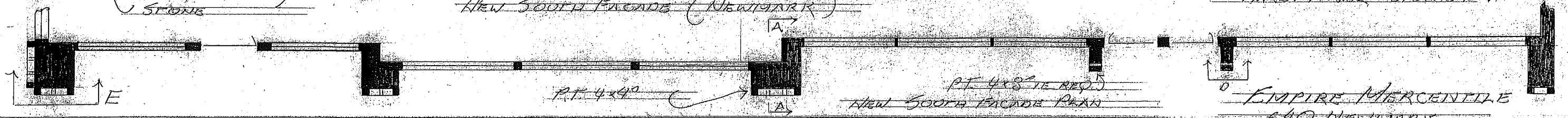
METAL ROOFING 16" MODULE



NEW SOUTH FACADE (NEWARK)

STONE

HARDY PANEL, STUCCO FIN.

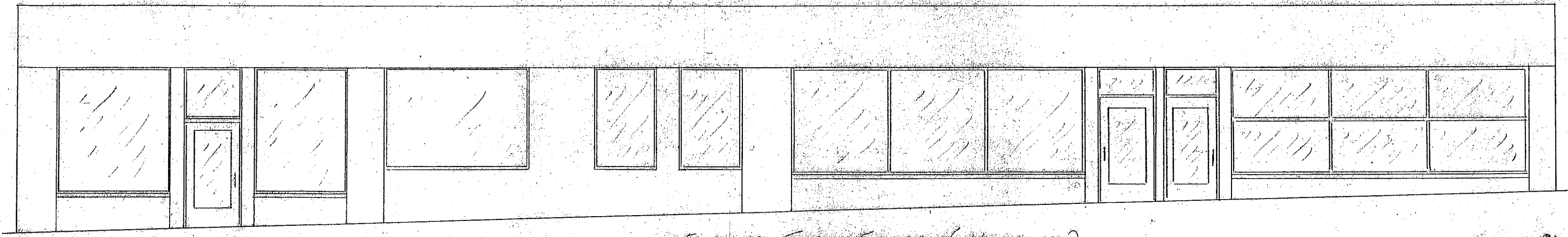


P.T. 4x4

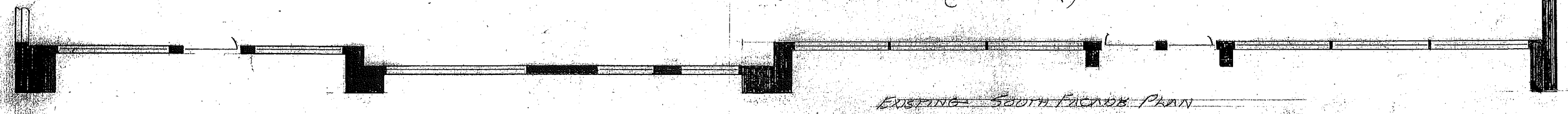
P.T. 4x8 (1/2 REQ.)
NEW SOUTH FACADE PLAN

EMPIRE MERCANTILE
640 NEWARK
FACADE REPIQUEL
SCALE 1/8" = 1'-0"

JOINT IN SIDEWALK

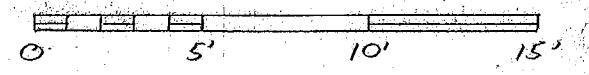


EXISTING SOUTH FACADE (NEWARK)



EXISTING SOUTH FACADE PLAN

JOINT IN SIDEWALK



BURTON SCARFORD
DESIGNED
DECEMBER 4/14
2017-756-4557



EMPIRE MERCANTILE ...Building Color Concept

Dark Grey Metal Canopy

"Black Rundle" Apilne Ledgestone

Revised drawing received June 6, 2016



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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Date: 5/18/2016

Image Date: 7/6/2010



1 inch = 105 feet