


CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
April 9, 2012	

TO: Chair Gene Melton and Board Members

FROM: Joyce Jansen, Economic Development Administrator 

Through: Rodger Craddock, City Manager 

ISSUE Review of the Façade Grant for Jon and Patricia Webster

BACKGROUND

On March 20, 2012 the Urban Renewal Agency approved a façade grant for Jon and Patricia Webster to remodel their building located at 165 South 5th Street (previously the location of the Art Connection). The project was reviewed by the Design Review Committee on March 5, 2012 and their recommendation was to retain the 1960s design of the building. The property owner's proposed project was to remodel the façade of the building to match the adjacent building which they also own. The Agency approved a grant not to exceed \$25,000 for the project as proposed by the property owners. In days following the Agency's decision, Board Member Mike Vaughan contacted the building owner and discussed options for retaining the original 1960s design of the building. Mr. Vaughan prepared concept drawings at no charge for the owners and the Webster's accepted the design and now wish to change their project. Staff met Michelle Turner, representative for the owners, to review the process for revisiting the Agency's decision on the grant. The revised project is significantly different than approved in March and will require review by the Agency. A copy of the concept drawing is attached to this report.

The project still includes replacement of exterior lighting, windows and door. The change in the project is the style of the building. The concept plan retains the original façade design and would replace the soffit with cedar and add cedar accents around the windows and door. The actual color of the exterior has not been chosen at this time and will be determined after removal of current paint to uncover the original color of the building. The owners then will decide whether to go with the original color or remove all color down to the concrete. Either way, the diamond (argyles) would be painted in accent colors. When the final color scheme has been selected, the owner will present the colors to the Design Review Committee for final approval.

The concept for the "new" project was represented to the Design Review Committee on April 5th and was unanimously recommended for approval by the Urban Renewal Agency.

The Webster's have been through the process of obtaining bids for the original project and because they have already purchased materials and started on the revised plan, staff is requesting the Agency consider waiving the requirement for three bids and allow the low bidder to provide a detailed bid for the revised project.

ADVANTAGES

The revised project significantly enhances the building and also maintains the original design of the structure.

DISADVANTAGES

None identified.

BUDGET IMPLICATIONS

The amount of the grant would be 50% of the cost of eligible work up to a maximum of \$25,000. Mr. Webster has indicated the revised project would be close to the same cost as the previously approved plan. The grant would be funded from the Downtown Urban Renewal District façade program budget.

ACTION REQUESTED

Staff is requesting the Agency's direction on proceeding with the façade project. If the Agency agrees with the proposal, approve the revised façade project and award a grant for up to 50% of the eligible project cost not to exceed \$25,000, and waive the requirement for obtaining three bids contingent upon submission of a detailed bid for the revised project.

Attachment: DRC April 5, 2012 meeting minutes

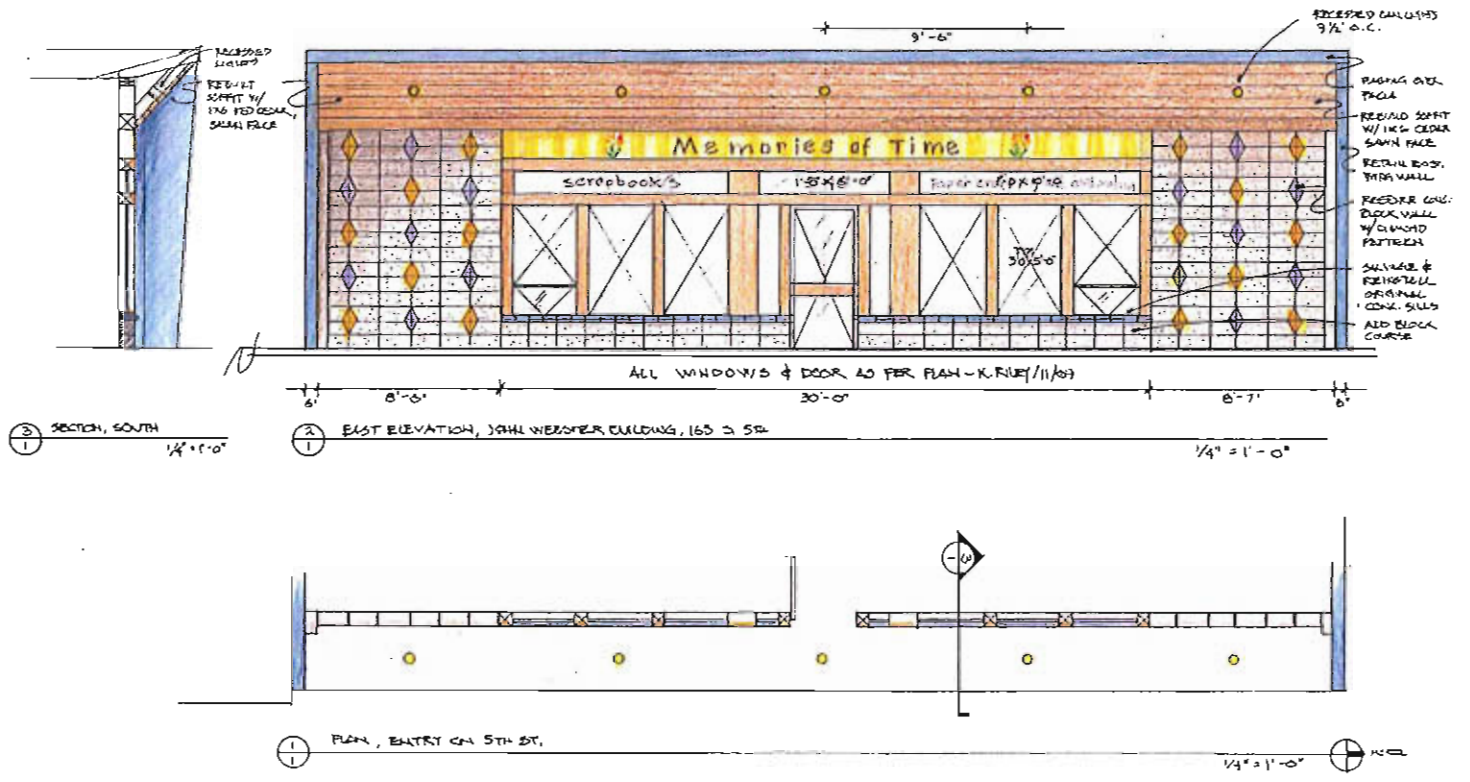


Partial view of the adjacent building. Location of Outlaw Photography



Front of the building when the Art Connection was in this location

Revised Design



PROPOSED PLAN FOR REMODEL OF 165 S 5TH, JOAN WEBSTER BUILDING (FORMER ART CONNECTION)
 MIKE VANDERKAM LANDSCAPE DESIGN • 373 N. 72ND, COSSUTON • C: 54 471 152L • dsqind@frontier.com

4/2/12

**CITY OF COOS BAY
DESIGN REVIEW COMMITTEE**

**Thursday, April 5, 2012 at 12:00 PM
City Hall, 500 Central Avenue – Public Works Conference Room**

MEMBERS: Chairman Hilary Baker, Andy Locati, Ariann Lyons, Bob Sasanoff and Planning Commissioner Bruce Harlan

STAFF: Joyce Jansen, Economic Revitalization Administrator
Laura Barron, Planning Administrator
Debbie Erler, Planner 1

DRAFT

GUEST: Michelle Turner
Mike Vaughan

Façade Improvement Grant – 165 South 5th Street

Chairman Hilary Baker and Ariann Lyons declared exparte contact. They indicated Mike Vaughan contacted them and discussed the revised drawings.

Mike Vaughan spoke on behalf of the applicants, Michelle Turner and John Webster; he stated that after the City Council meeting he talked with the applicants about retaining the existing façade. He said the façade improvements as submitted in the 2009 drawings are already outdated ("*7-11 Architecture*") and the existing façade has some historic value. He said he reviewed the proposed revisions with Mrs. Turner. He said he knows signage is not eligible for funding but he wanted Mrs. Turner and the DRC to see how signage would look on the façade. He said the soffits will be Red Cedar 1x6 ban saw/face so it will be a little rough; tongue/grove so it will be tight; and the tongue up so it will drain. The Cedar will have a protective finish that will be a good enhancer of natural color. He said the canned lights will be located in a similar location, but will be evenly spaced above the windows. The one-foot wide columns by the door will be clad with Cedar and the framing will also be Red Cedar paneling. The aluminum frame windows will be replaced with white vinyl double pane windows. He stated he designed the sign area to match the "Memories of Time" logo with a Comic San Font. Mr. Vaughan stated he researched the style and found that the style of the building and found the building is not "Bebop" but "Googie" (named by a famous photographer from the 50's and 60's). Mr. Vaughan stated with this remodel there will not be any changes to the structural loads or bearings. The entire soffit will be removed and rebuilt with new wood. The block will be taken down to discover the original paint color. They will take it down to the bare concrete, maybe even sandblast.

Laura Barron asked if there will be two color options. Mr. Vaughan stated the block wall will remain bare concrete with paint in the diamonds or the grey color of the abutting building with painted diamonds. He said they don't know until they expose the block. If they run into problems (like they can't get paint out of the texture or mortar joints are compromised), they will just paint the block the grey color of the abutting building with the blue of the trim being one of the diamonds colors.

Chairman Baker stated the Committee can approve the proposed façade improvement and once they have the block exposed and know more what direction they want to go with the color, the Committee could hold a meeting to review the color selections.

Joyce Jansen stated the Urban Renewal Agency may hold a special meeting to review the revised request. The meeting could be as early as Monday, April 9, 2012.

Andy Locati asked about the soffit lights. He asked if the lights can be angled to focus the light on the façade and the ground in front of the business. Mr. Vaughan stated swivels on a gimbal can be installed to help focus the light.

Mr. Locati stated the proposed sign area would be enhanced if the Red Cedar trim would be extended to include the signage area. Mr. Vaughan stated he agrees it would look good and he thinks it is possible.

- MOTION:** Hilary Baker – Recommend the City Council approved the proposed façade improvements as submitted in the April 5, 2012 renderings submitted by Mike Vaughan and the DRC will review the proposed color scheme once the applicants have exposed the original block color.
- SECOND:** Ariann Lyons
- VOTE:** Unanimous

Hilary Baker, Chairman
City of Coos Bay
Coos County, Oregon

ATTEST: _____
Debbie Erler, Planner