

OLDTOWN HOLDINGS LLC

TYPE III HISTORIC REVIEW: Alteration of a Landmark

January 20, 2022

City of Beaverton Planning Division

12725 SW Millikan way

Beaverton, OR 97005

Site Address: 12400 SW Broadway St, Beaverton, OR, 97005 “Kiels Grocery Building”

Background:

We are proposing exterior enhancements to the building located at 12400 SW Broadway St in Beaverton, OR, also known in the *Beaverton Inventory of Historic Resources* as “Kiels Grocery Building” (KGB) to accommodate two new restaurant users. Proposed improvements to the structure include: adding a new approx. 8-foot x 14-foot storefront window along the East façade and replacing an infilled door on the East façade with new storefront window for improved visual connection to the public realm along SW Hall Street; adding a new, 5-foot deep x 20-foot long sidewalk canopy along the North façade that is integral to the building, and new screening for rooftop mounted mechanical equipment, if sight distance rules require.

Per the City of Beaverton development code **Section 40.3.15**, there are (4) potential tracks for proposed changes to Historic Landmarks, as follows:

*“(1)Alteration of a Landmark; (2)Emergency Demolition of a Landmark;
(3)Demolition of a Landmark; and (4)New Construction in a Historic District.”*

In addition, if we look at the threshold requirements for “Alterations to a Landmark” in **Section 40.35.15.1**, a **Type 3 Historic Review** is required when:

“Changes to any aspect of the exterior appearance, including but not limited to, exterior finish materials, architectural detailing, and changes to window and door locations or dimensions.”

Based on our scope of work described above, the proposed exterior modifications best fit into the “Alteration of a Landmark” category. This narrative is thus provided in support of the **Type 3 Historic Review** submittal.

Design Narrative:

The *Statement of Significance* in the original Inventory of Historic Resources relates solely to the significance of the KGB’s ownership history and that the building was originally constructed by Otto

Kiel to house Kiel's grocery store, and although the building is called out for not being significant as a "...notable example of an architectural style" it is important for its:

"...contribution to the downtown commercial core and street scape. It maintains the pattern and scale of the district and its corner entrance calls attention to the important pedestrian intersection. In addition, the display window emphasizes the pedestrian nature of the commercial core."

The alterations to the KGB that we are proposing have been carefully considered to be architecturally consistent with the historic period of the original construction and seek to preserve and strengthen the essential historic character of this building while enhancing the visual connection between interior tenant space, and the public pedestrian realm. We are not proposing any changes that would detract from its contribution to the "*pattern and scale of the district*" noted in the Statement of Significance.

The addition of the approx. 8-foot x 12-foot storefront window along the East façade will improved the visual connection to the public realm along SW Hall Street and the replacement of the existing infilled door on the East façade with new storefront will serve to strengthen and codify the architectural language of the building while also improving the pedestrian experience for people walking along SW Hall Blvd and SW Broadway St.

Screening rooftop mechanical equipment will be accomplished using a stained wood / painted metal product similar to what we installed on the Dr. Mason building and Bank of Beaverton Buildings- and will complement the material palette used elsewhere on the building.

Section 40.35.15.1.C – Development Code Compliance

Approval Criteria:

Per City of Beaverton Development Code Section 40.35.15.1.C:

"In order to approve an Alteration of a Landmark application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:"

1. *The proposal satisfies the threshold requirements for an Alteration of a Landmark application.*

Response: Per Development Code Section 40.35.15.1.A.1, the threshold requirement for the "Alteration to a Landmark" review includes "*changes to any aspect of the exterior appearance, including, but not limited to, exterior finish materials, architectural detailing, and changes to window and door locations or dimensions.*"

Proposed alterations to the existing building façade include changes to window size and placement, signage, removal of the existing chimney, rooftop HVAC screening (if required). Thus, the threshold requirements for this review are met.

- All City application fees related to the application under consideration by the decision-making authority have been submitted.*

Response: At the time of submittal, the required land use review fees for a Type III Historic Review have been paid to the City of Beaverton. Thus, this requirement has been met.

- The distinguishing original historic or architectural qualities or character of a building, structure, or site and its environment are being preserved.*

Response: As stated above in the design narrative, all proposed changes to the building façade have been considered in the context of the original historic significance of the building and will serve to enhance and preserve the historic character. We are proposing to keep the main elements of the building intact, and enhance the façade with a simpler, cleaner design and window line. New windows, signage and rooftop screening elements will also complement the existing façade and keep the palette simple and clean.

- Any alteration to buildings, structures, and sites are in keeping with the time period of the original construction.*

Response: Typical buildings from this era (late 1930s) and style featured either simple or planar geometry. Often, overhanging building masses or linear canopies were used at building entries to enhance the geometric approach to building design. Our proposed enhancements are entirely consistent with the original time period.

- Any distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site have been preserved unless said features are a threat to public health and safety or are in violation of building, fire, or access regulations.*

Response: Although there are no listed signature features which distinguish the Keils Grocery Building, our proposed alterations to the building will not impact its contributions to the street scape in any meaningful way. In fact, we feel that the cleaner sweeping window line on the East façade will augment and strengthen the signature building geometry and accents. Additionally, the installation of a wood clad screen to hide rooftop mechanical equipment, will also serve to strengthen the lines of the building.

- Deteriorating architectural features will be repaired rather than replaced, wherever possible.*

Response: The existing building façade appears to be in good condition relative to its age. During the construction process, however, all façade materials will be evaluated and repaired where needed to ensure the building maintains its integrity for many years to come. We will endeavor to repair rather than replace where at all possible, consistent with current building and zoning code requirements.

7. *New material used for replacement will match the material being replaced in terms of composition, design, color, texture, and other visual qualities.*

Response: As stated above, the existing building façade appears to be in good condition relative to its age. Nevertheless, there may be some elements found during the renovation that may require replacement. If this is the case, we will ensure that a similar material and finish is used, with careful attention to detail to keep the original historic character of the building intact.

8. *The repair or replacement of missing architectural features is based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence.*

Response: As stated above, we do not anticipate substantial replacement of existing materials with unique decorative features or elements. Thus, and repair / replacement of original building materials ought to be achieved without extensive period photo documentation. Nevertheless, we will endeavor to exercise care where repairs are made to keep the original historic character intact in every regard.

9. *The design of the proposed addition or alteration does not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood, or environment.*

Response: As stated above, proposed alterations to the existing building façade will not detract from, nor destroy the architectural elements that contribute to the historic character of the building and/or the buildings contribution to the central . Proposed alterations seek to support, strengthen and enhance the geometry and material palette for the building, while also enhancing the pedestrian experience, consistent with the goals of this emerging vibrant mixed-use district. As stated in the Design Narrative, we feel the proposed changes are appropriate and warranted, given the City's interest in this street / intersection becoming a primary retail experience for the City's residents.

10. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an adjustment, planned unit development, or variance which shall be already approved or considered concurrently with the subject proposal.*

Response: Applicant has reviewed all applicable provisions of Chapter 20, specifically *Section 20.20.10.2 RC-OT Downtown Regional Center -Old Town District*, and the proposed use of the building as mixed retail is consistent with the allowable uses for this zone.

11. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.*

Response: Applicant has reviewed all applicable provisions of Chapter 60, specifically the following sections, and the proposed alterations are either consistent with or bring the building closer to conformance with the design requirements for each subsection, and the section as a whole:

Section 60.05.15.1 Building Articulation and Variety:

This section calls for building facades that face a public street to incorporate a variety of materials, maximize glazing, recess entries, contain multiple entries, and other strategies to give the building variety and visual interest.

- Our proposed alterations add more window area to the façade, enhance the existing architecture, and generally unify the building façade architecturally. Thus, the proposed alterations meet the intent of this code section.

Section 60.05.15.5 Roof Mounted Equipment:

This section calls for all roof mounted mechanical equipment to be screened from public view with either a parapet wall, large setback, or with a screening material consistent with material used elsewhere on the building.

- This building has existing mechanical equipment located within public view, hence our proposal will include alterations to construct a mechanical screen using material consistent with stained wood we have used on other projects. Thus, the proposed alterations meet the intent of this code section.

Section 60.05.15.8 Ground Floor Elevations:

- Ground Floor Windows:

This section calls for all ground floor elevations visible from a public street to utilize relatively larger areas of glazing for a better pedestrian experience, and minimum percentages of window to wall ratios are stated, depending on building location.

The existing SW Broadway façade contains 46% total glazed area and 75% glazed area between 2 and 10 feet in height from sidewalk grade. We are not proposing any alterations that will impact the glazed area on this façade (other than replacing existing glazing with new, double-paned, thermally broken storefront with UV coating). Thus, this façade meets the intent of the code.

The existing SW Hall façade contains 11% total glazed area and 19% glazed area between 2 and 10 feet in height from sidewalk grade. The proposed alteration will add a large 161 SF opening that will increase these percentages to 27% and 51% respectively which is moving closer to conformance with the intent of trying to meet code.

Section 60.05.20.3 C & D Pedestrian Circulation:

This section is primarily directed at multi building developments adjacent to parking areas, and generally calls for a developed system of pedestrian connections from parked areas to all buildings, good pedestrian connections between buildings in such a development, to and from all main entrances, and to the public pedestrian right(s) of way.

- This building is located directly adjacent to public pedestrian ways on both major street facing facades (East and North), and all main building entries have a direct connection to the public right of way. Thus, the intent of the code section is met.

Section 60.05.30 (and 60.05.50) Lighting Design Standards (& Guidelines):

These sections encourage lighting design that provides for pedestrian safety and visual comfort through the selection and placement of lighting fixtures that provide adequate lighting at all pedestrian circulation zones, minimize glare onto adjacent properties / areas and that are kept at a scale appropriate for pedestrians.

- Most of the street facing facades abut public rights of way and are lit from overhead street lighting. Proposed alterations will include building lighting in a style is architecturally neutral and will not detract from the significant historic elements of the building.

12. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.*

Response: Applicant has reviewed all applicable submittal requirements as specified in Section 503.25.1, and we have included all required documents with this submittal package.

13. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

Response: Applicant has reviewed the sequence of document submittal and meeting requirements related to the *Type III Historic Review* process and we have complied with all requirements to the best of our professional ability and judgment.

70.15.25 - Active Ground-floor Land Use Regulations

3. *Active ground floor uses shall have a minimum depth of 25 feet measured from the street-facing façade*

Response: The proposed alterations to the building and proposed uses (two new restaurant users) will allow for ground floor plans with greater than 25 feet of depth measured from the street-facing façade. Thus, this criterion is met.

Section 70.20.05 - Downtown Design Guidelines and Standards

Section 70.20.05 7A: Parking, Loading and Service Areas (S8 & S9)

- The intent of this section is to minimize the visual impact of parking, loading and service areas, support pedestrian interest along public rights of way and other pedestrian ways, and minimize conflicts between pedestrians and vehicles along key streets. The proposed

alterations do not include any changes to existing parking, loading or service areas. Thus, the intent of the code section is not applicable.

Section 70.20.05 9A: Lighting (S1)

- The Intent of this section is to create safe, welcoming, well-lighted areas including building entries, pedestrian pathways and plazas, parking lots and vehicle maneuvering areas; and to minimize excessive illumination on adjoining properties. As stated above in Section 60.05.30, the street facing facades abut public rights of way and are lit from overhead street lighting. Proposed alterations will include building lighting in a style is architecturally neutral and will not detract from the significant historic elements of the building. Thus, the intent of the code section is met.

70.20.10.4A: Facade Design (S4, S5, S6, S8, S9 & S10)

- The intent of this section is to create cohesive and well-crafted building facades with human-scaled details that provide visual interest to pedestrians, incorporate passive green design elements, and promote high-quality design.
 - S4 -The proposed alterations include replacing all existing single-pane storefront windows with new, double-paned, thermally broken aluminum storefront windows, which will be recessed a minimum of 2 inches. Thus, the intent of the code is met
 - S5 – As stated above in Section 60.5.15.8, the proposed alterations will either meet the minimum glazing standards or move them closer to conformance with current code.
 - S6 – We are not proposing any alterations to the southern façade of the building. Thus, this section is not applicable.
 - S8 – The proposed alterations include new, double paned glazing will be UV coated. Thus, the intent of the code is met.
 - S9 – The existing building entrances face primary frontages and are not being altered. Thus, the intent of the code is met.
 - S10 - The existing building entrance is located on the back of the sidewalk grade and located on the public right of way and meet individual non-residential minimum of 6 feet in width. Thus, the intent of the code is met.

70.20.10.8A: Design Guidelines and Standards: Roof Elements (S2)

- The intent of this section is to create rooftops that integrate sustainability features and, screen mechanical equipment. As stated above, this building has existing mechanical equipment located within public view, hence our proposal includes alterations to employ a mechanical screen. We intend to clad the screen with stained ship-lapped cedar which is a finish material allowed in Section 70.20.10.10 (similar to the stained wood clad screens we have used successfully on Dr. Mason Building

and Bank of Beaverton Building). Thus, the proposed alterations meet the intent of this code section.

70.20.10.10A: Materials (S1 & S2)

- The intent of this section is to promote the use of high quality, durable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community.
 - S1 - As stated above, the existing building façade appears to be in good condition relative to its age and our proposed alterations are minimal. And pursuant to Table 70.20.10.10B, where changes are made, we will be in conformance with the percentage standards and ensure that high quality, durable, and similar materials and finishes are used, with careful attention to detail to keep the original historic character of the building intact. Thus, the intent of the code is met.
 - S2 – We are not proposing the use of any materials that are prohibited in Table 70.20.10.10.B. Thus, this section is not applicable.

70.20.10.6.A: Active Ground Floor (S1b, c & d)

- The Intent of this section is to create inviting and interesting ground floors that enhance the pedestrian realm and to create places for people to gather and spend time outdoors. As stated above in Section 70.20.10.4A S5 and in Section 60.5.15.8, the proposed alterations will either meet the minimum glazing standards or move them closer to conformance with current code.
 - *S1.b* - The existing North façade (facing SW Broadway St) contains 46% total glazed area and 75% glazed area between 2 and 10 feet in height from sidewalk grade. We are not proposing any alterations that will impact the glazing on this façade (other than replacing existing glazing with new, double-paned, thermally broken storefront with UV coating). Thus, this façade meets the intent of the code.

The existing East façade (facing SW Hall) façade contains 11% total glazed area and 19% glazed area between 2 and 10 feet in height from sidewalk grade. The proposed alteration will add a large 161 SF opening that will increase these percentages to 27% and 51% respectively. Although the SW Hall façade improvements does not meet minimum requirements, it is moving considerably closer to conformance with the intent of this code section.

The proposed alternations include new windows and the replacement of all existing glazing with thermally broken, and insulated glass that shall have a minimum Visible Transmittance (VT) value of 0.60 to help create unobstructed views into the commercial space for more than 50 percent of the combined storefront window width on each storefront on primary frontages and on the entirety of secondary frontages. This, this criterion is met.

- *SI.c* – The proposed steel canopy on the North façade (facing SW Broadway St) will project off the face of building approximately 5 feet and will be approximately 20 feet long creating weather protection to the public and customers. Thus, this criterion is met.

- *SI.d* - The proposed alterations to the building will create new openings on the East façade (facing SW Hall) that will reduce the existing blank wall section of over 50 feet in length to 17.5 feet in length. Although the proposed improvements do not strictly meet minimum requirements, it is moving considerably closer to conformance with the intent of this code section.