



**URBAN RENEWAL DISTRICT BOARD  
Resolution 2004-006**

**A RESOLUTION APPROVING BLIGHT REMOVAL GRANT FOR OUTBUILDING  
FOR CLANCY'S RESTAURANT AND BAR**

**WHEREAS**, the Urban Renewal District created the Blight Removal Program by URA Resolution 2004-005, on April 27, 2004; and

**WHEREAS**, property owners Emily Helenius and Norma Borchers have submitted an application for a grant shown as Exhibit A to this document; and

**WHEREAS**, the Sherwood Urban Renewal Planning and Advisory Commission (SURPAC), was advised of this transaction at their regular April 21, 2004 meeting; and

**WHEREAS**, the District Manager and District Administrator recommend approval of the Grant;

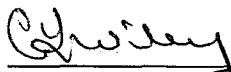
**NOW, THEREFORE, THE URBAN RENEWAL DISTRICT BOARD  
RESOLVES AS FOLLOWS:**

The District Administrator is authorized to distribute up to \$15,000 in accordance to the terms and conditions of the Blight Removal program adopted in April of 2004, to owners Emily Helenius and Norma Borchers.

**Duly passed by the City of Sherwood Urban Renewal District this 11th day  
of May 2004.**

  
Mark G. Cottle, Board Chair

ATTEST:

  
C.L. Wiley, District Recorder

RECEIVED

APR 19 2004



City of Sherwood Oregon

Home of the Tualatin River National Wildlife Refuge

CITY OF SHERWOOD

Old Town "Blight Removal & Re Build" Grant Application

Date of Application: 4-19-04

Review Date: \_\_\_\_\_

Business Information

"Clancy's Building" Garage/storage building  
Name of Business

185 NW First Ave  
Physical Business Address

Mailing Address (if different from physical address)

Business Phone

Business Fax

Web site

Emily Helenius, Norma Borchers  
Business Owner(s) Name(s)

Building 185 NW First Ave  
Address of Property to be Improved

Phone

Larry Helenius 503 245 0517  
Application being submitted by Phone

Mr.Scada@aol.com  
E-mail

Project Information

Please describe scope of project. Attach quote, photos or other information as appropriate. (Please attach additional sheets as required).

Attached

Est. Project Start Date: 5-1-04

Est. Project Completion Date: 6/04

Budget

Total Project Cost:  
Dollar Amount Requested:  
(Please see attached Guidelines)

\$ estimate \$25,000  
\$ 50% above net to exceed 15k  
\$12,500 max (CP)

Authorization

5/3/04  
UR District Manager

District Board President

Date Awarded

**Scope of project:**

The replacement of an existing garage/storage building located behind the brick building on the corner of First and Washington streets. The brick building currently houses Clancy's. The current garage/storage structure will be demolished just prior to new construction.

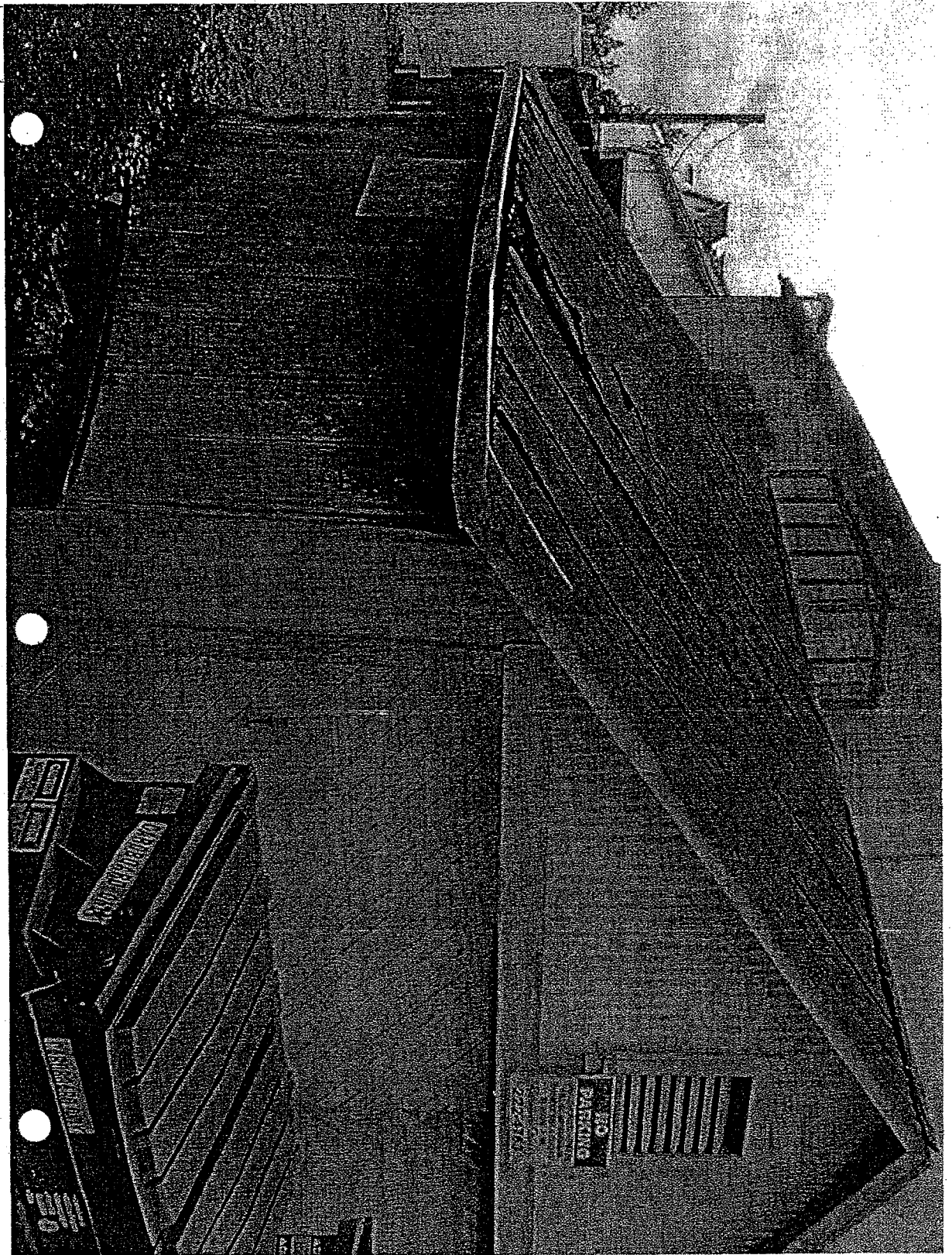
**Current structure:**

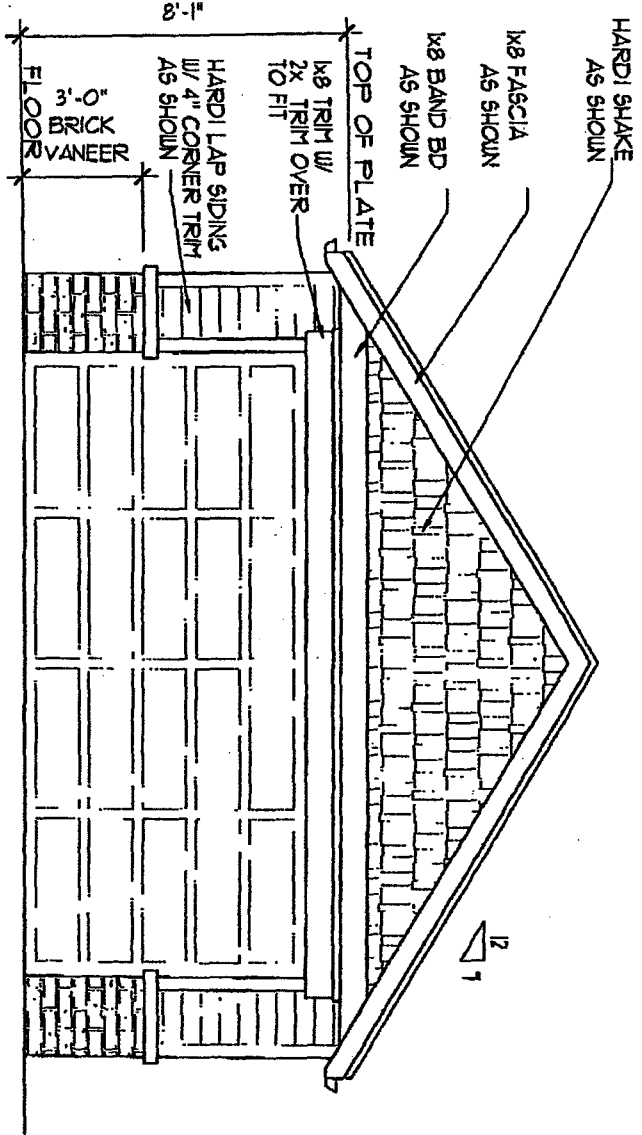
A 18' x 20' tin roofed and sided garage/storage shed that was built in the 1920's. Pictures attached. The recent removal of the adjacent theater building has increased the visibility of the poor state of this structure.

**Proposed Structure:**

A new 20' x 20' foot garage/storage building built to current building standards and will meet the City of Sherwood's Old Town standards. This replacement building will be contractor built on site. This building will be complete with a concrete foundation and floor. Building will have a standard 16' x 7' roll up garage style door with a steel man door on the right side. No windows will be installed. The building will be a standard Hip roof structure. On the front and left sides, building will have a brick "wainscot" that will match the current brick building. The rest of the siding will be painted Hardy plank lap siding. Complete plans and scope of project will be supplied with the building permit application.

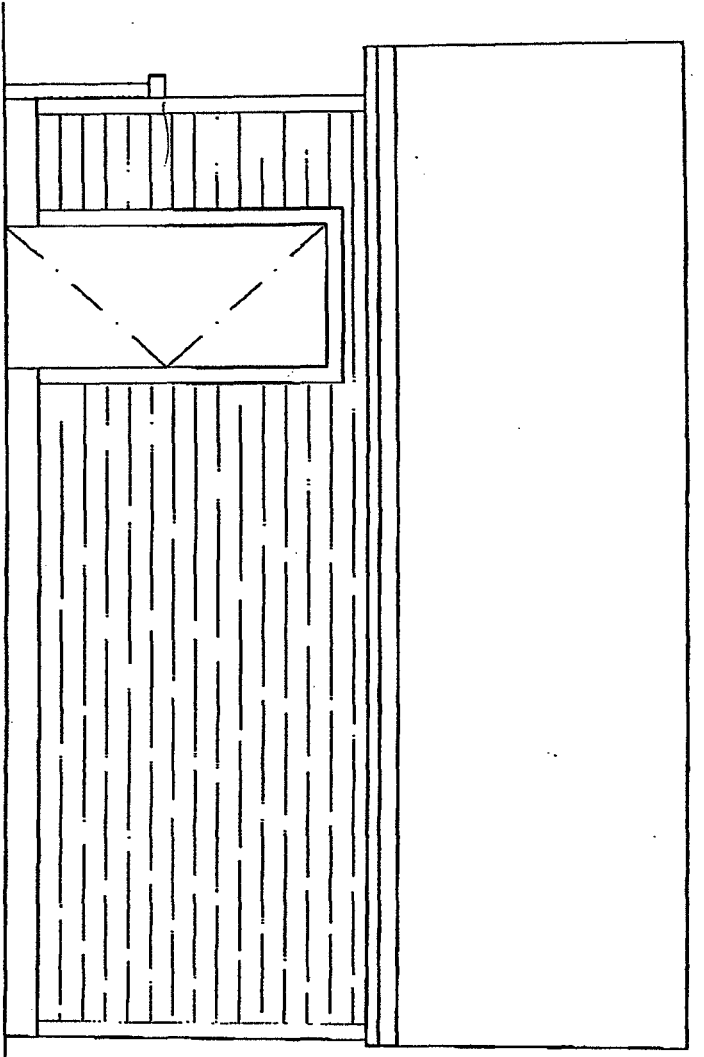
The current blacktop driveway will be removed being replaced with a compacted gravel base and then a new concrete driveway.





**FRONT ELEVATION**

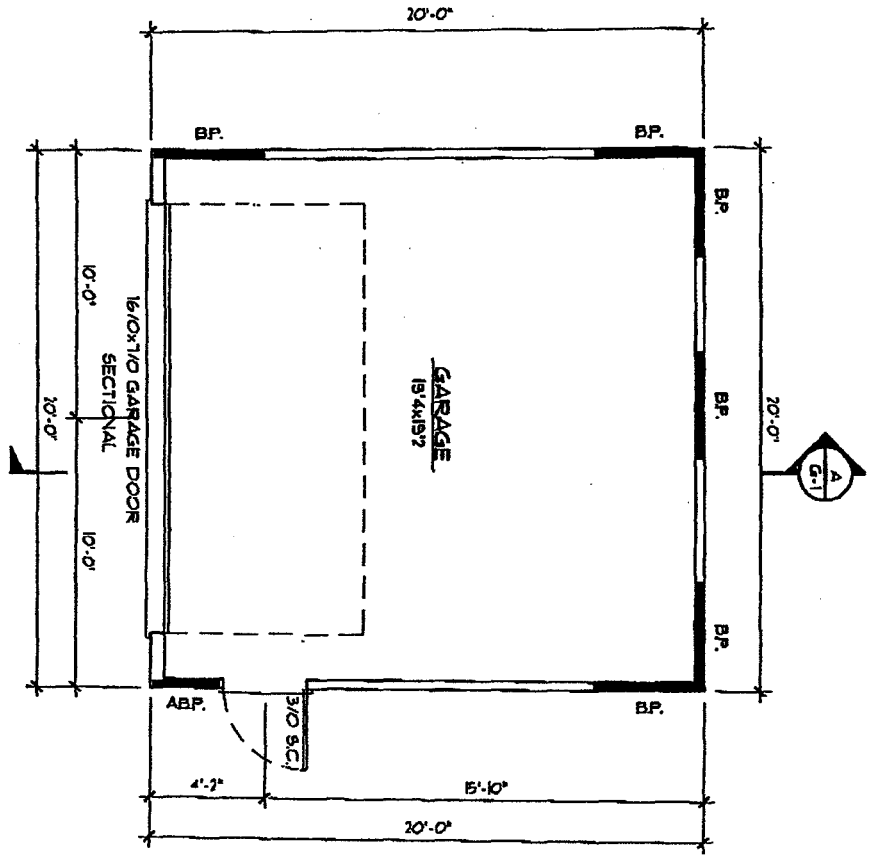
1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

(A)  
Build to  
wrap building  
on side  
to Parkin Hood  
Lot.



**GARAGE FLOOR PLAN**

1/4" = 1'-0"

**Jim Patterson**

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**From:** Dave Wechner  
**Sent:** Wednesday, April 28, 2004 10:08 AM  
**To:** Jim Patterson  
**Cc:** Ross Schultz  
**Subject:** RE: Clancy's Blight Removal Grant

Jim -

I find the exterior of this building as proposed does not entirely meet the Old Town standards for design (though as far as materials and construction go, it is certainly consistent in some categories). However, those standards address new commercial and institutional buildings in Old Town, but are directed to *principal* buildings - defined by the zoning code in Section 1.202.121. I do find that the proposed building can be *exempt* from Site Plan review, as we would normally not require Site Plan review for an accessory structure. Therefore, because this is not a principal building, and it is exempt from site plan review, the Old Town Design standards will not be applicable to the project.

No land use review will be required for this structure, and the applicant may apply for a building permit. The Building Official will determine if the structure can be approved per the UBC.

- Dave

-----Original Message-----

**From:** Jim Patterson  
**Sent:** Wednesday, April 28, 2004 9:22 AM  
**To:** Terry Keyes; Dave Wechner  
**Cc:** Ross Schultz  
**Subject:** Clancy's Blight Removal Grant

Gentlemen:

With URA Board approval last night of the Blight Removal and Rebuild Grant program, I'd like to ask that you take a look at the application for the Clancy's garage and the attached design information. I can tell you that the Board was anxious to get this done. The applicant has hired a local Sherwood homebuilder to do the construction and they are ready to go.

I'll deliver the information to you this morning. If you could provide feedback prior to Friday, that will allow me to get my material to Chris on Monday so we can get this done at the May 11, URA meeting.

Thanks for your help.

**Jim Patterson**  
Urban Renewal District Manager  
City of Sherwood  
503-625-4245

4/28/2004



## Jim Patterson

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**From:** Terry Keyes  
**Sent:** Wednesday, April 28, 2004 12:13 PM  
**To:** Jim Patterson  
**Cc:** Ross Schultz; Dave Wechner  
**Subject:** RE: Clancy's Blight Removal Grant

Jim,

Thanks for leaving the application on my chair this morning. My comments are:

- The proposed building looks pretty good. I especially like the shake siding in the hip area above the garage door. I hope this will be duplicated on the back side of the garage.
- While the brick veneer may meet the Old Town regs, it does not meet the architectural guidelines that are now in draft. The architectural guidelines frown on stone veneer and prefer the real stuff. For this type of building the veneer is probably okay, but the next guy will probably then want to do veneer also, so we are setting a precedent.
- I also noticed the brick veneer is only used in the two small areas next to the garage door. While this is a common technique used by builders, it always looks cheap. I suggest the brick be wrapped around the sides of the building an equivalent distance so the brick areas look like the bases of columns. For example, if the brick veneer is 2-feet wide on each side of the garage door, it should be 2-feet wide on the adjoining building sides.
- The side of the garage facing the parking lot on the Robin Hood Theater site has only Hardiplank siding. This probably does not fully comply with the Old Town design standards that call for 2 different materials on the side of the building. However, since this side will eventually be hidden by another building, an argument could probably be made that 2 materials are not necessary.
- My major concern is that the garage door faces 1<sup>st</sup> Street. This means we will have to design the streetscape in that area to accommodate a driveway into the garage. That means no street trees in that area, no benches, etc. I suggest turning the building so the large garage door faces the alley. The site is now accessible by vehicles from the alley and it will be even more accessible when we fully open the alley to service vehicles as part of the downtown streets work.

In conclusion, the proposed building will be a vast improvement over the existing "shed" and is much better than the tuff-shed alternative. However, I fear that Hardiplank siding, a steel garage door, and some of the other materials proposed will not meet the Old Town Design Standards. While I don't think that it is critical that this building fully comply with the standards, because it will eventually be replaced with a higher value use, I worry about the next developer who wants to use the same materials on their new building that we allowed on this one. Maybe we can call this a temporary building to avoid setting a precedent that will come back and bite us.

**Terry Keyes, P.E.**

City of Sherwood  
City Engineer  
keyest@sherwood.or.us

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