
The future of

Oregon City Library

City Commission Meeting

June 19, 2013







THA Architecture West Portal Library, San Francisco, CA





STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

standards for rehabilitation

34 SPR

GUIDELINES
The Approach
Exterior Materials
Materials
Wood
Architectural Metals
Exterior Features
Sculpture
Windows
Entrances & Porches
Rooflines
Interior Features
Structural Systems
Staircases, Fireplaces, Chimneys
Mechanical Systems
Site
Setbacks
Special Requirements
Erosion, Slopes
New Additions
Accessibility
Health & Safety

THE STANDARDS

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitation ->

HISTORICAL OVERVIEW - PRESERVING - **REHABILITATING** - RESTORING - RECONSTRUCTING

main | code | email

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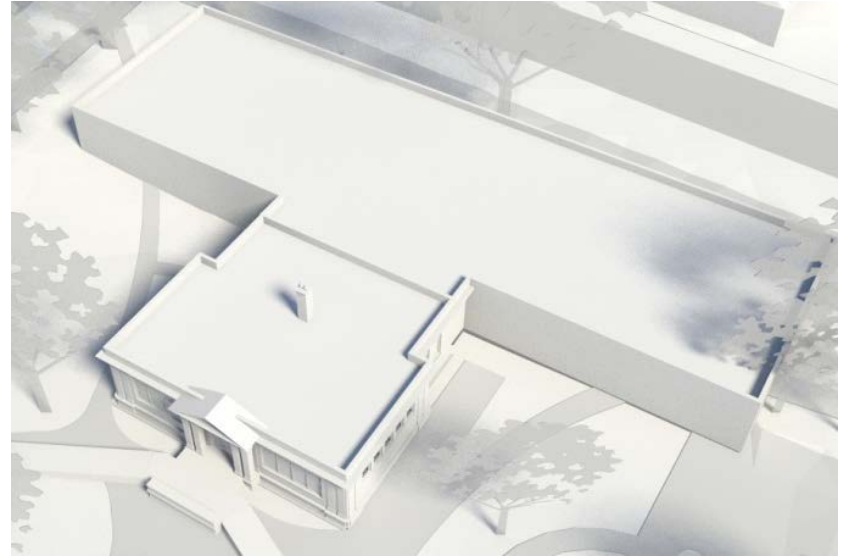




A Civic Building in the Park



Concept A



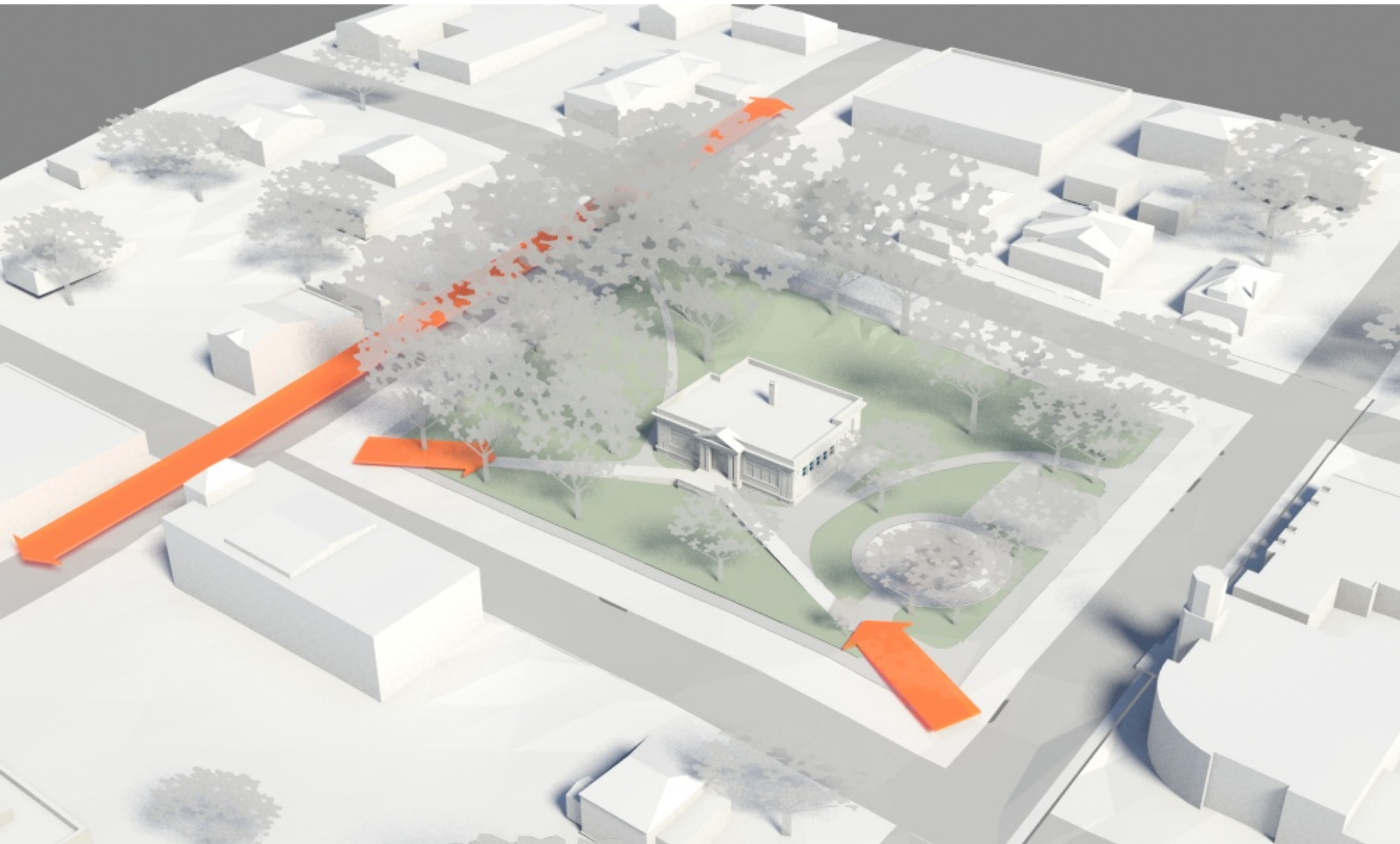
Concept B

Concept A

Two Floors



Emphasize Entry from Corners



Create ramped entries



Concept A – Massing



Concept A – Approach from 7th and John Adams



Maple Valley Library, WA



Hillsdale Public Library, OR



First Unitarian, Portland OR

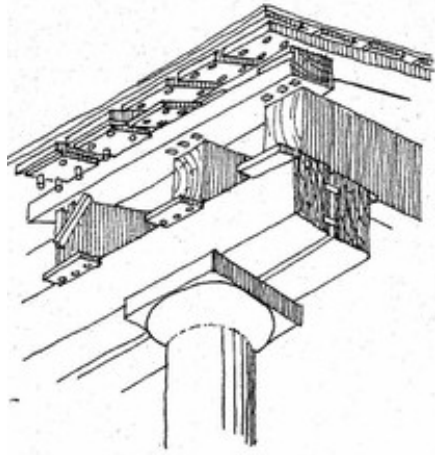


Milton Public Library, MA

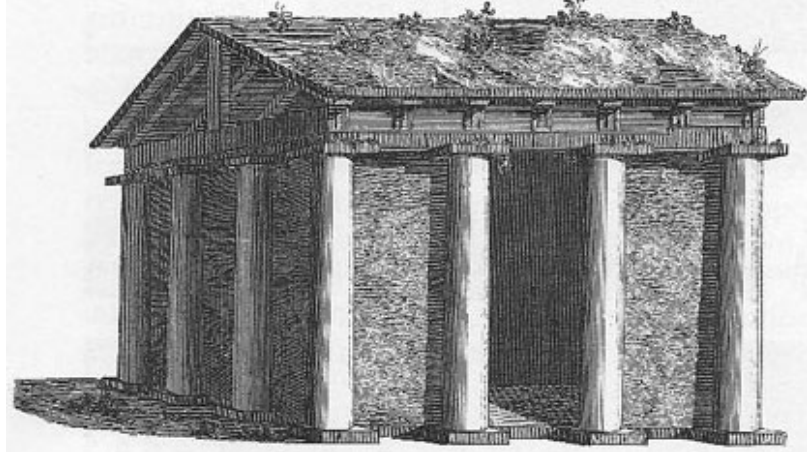
Concept A – Two Story

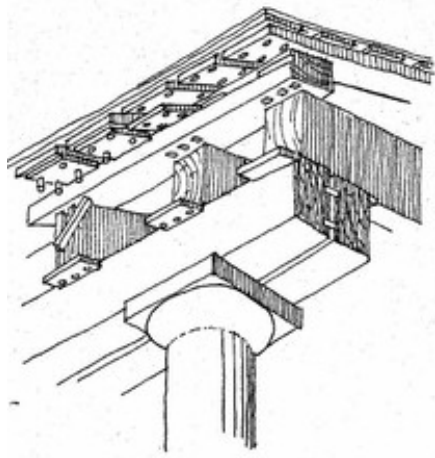


Concept A – Two Story



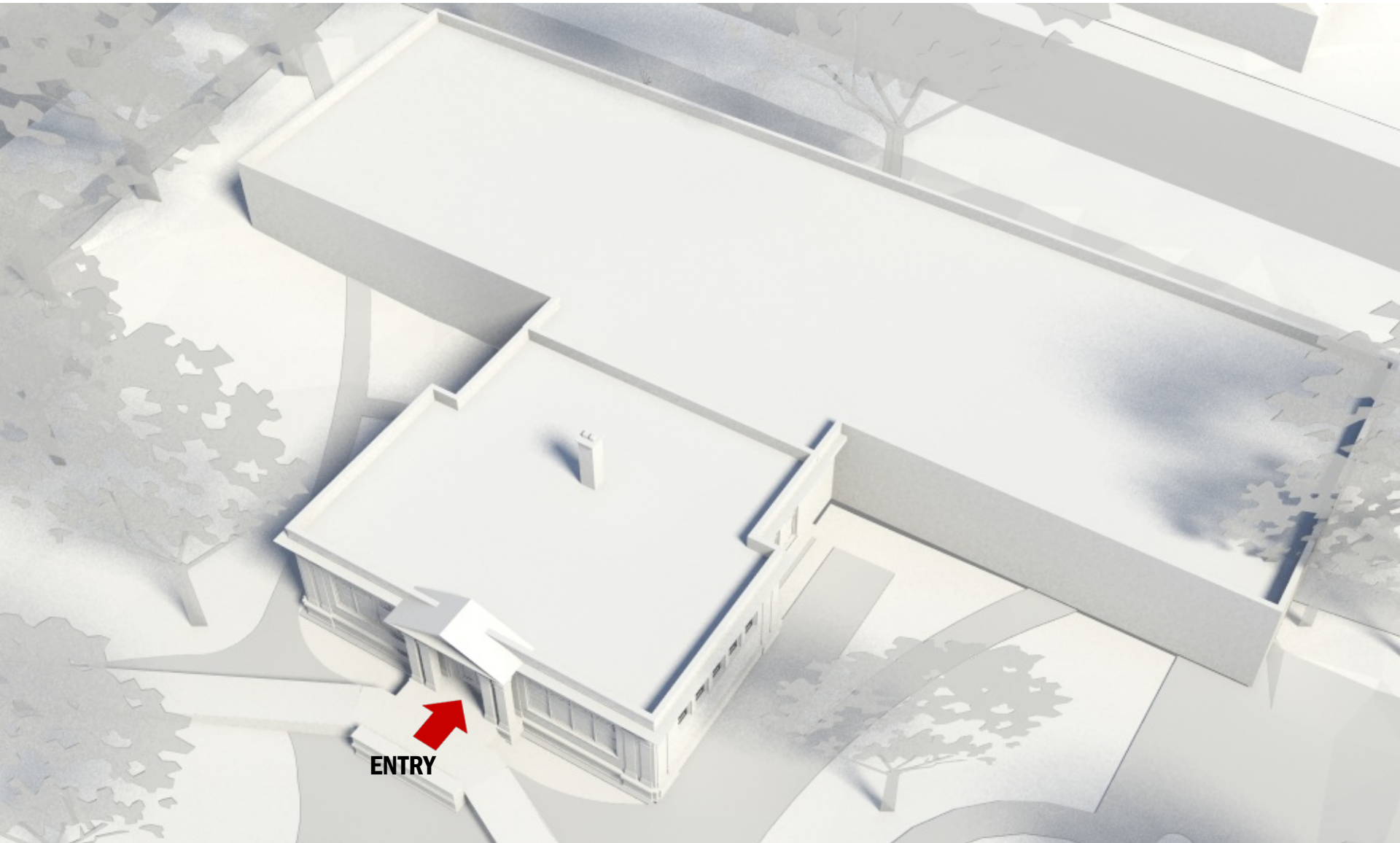
*The Third sort of Huts which gave birth
to the Doric ORDER.*





Concept B

One Story



Concept B - Massing

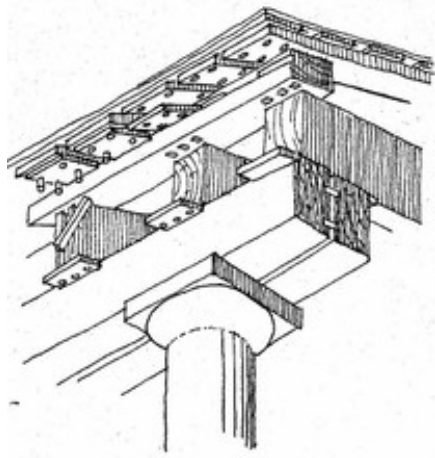


Concept B – Approach from 7th and John Adams



Hyde Park Public Library, Boston, MA

Concept B – One Story





East Asian Library, Berkeley, CA



Cambridge Public Library, MA



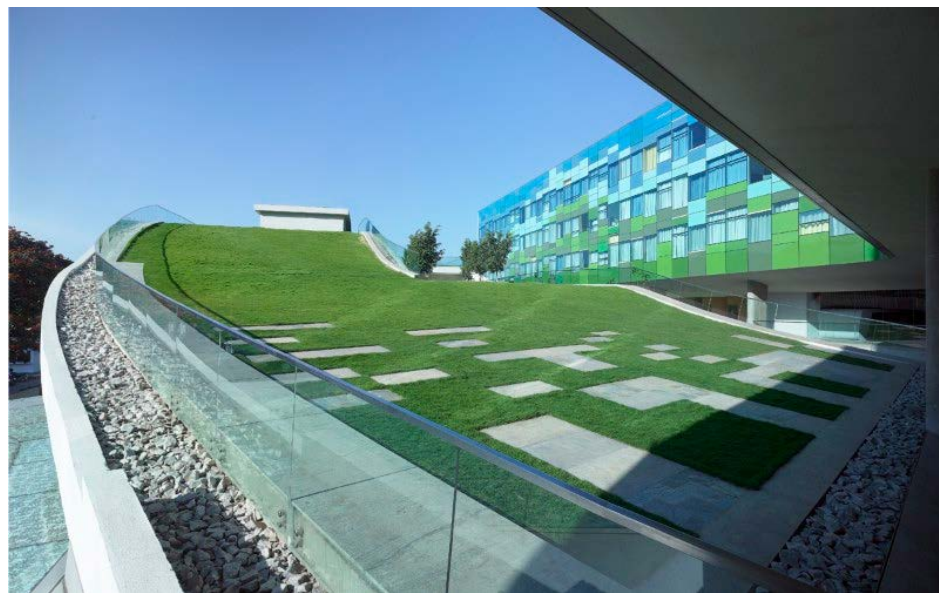
Concept B- One Story

Concept C

One Story



Concept C – One Story with Green Roof



Concept C - One Story with Green Roof



Concept C – One Story with Green Roof



Concept A



Concept B



Concept C

End