



April 24, 2017

FILE NO.: HR 17-02: Historic Review Board Review

HEARING DATE: March 24, 2017
6:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT: Hill Architects
1750 Blankenship Rd.
Suite 400
West Linn, OR 97068

OWNER: Hackett Hospitality Group LLC.
1419 W. Main St.
Suite 100
Battleground, WA

LOCATION: 415 17th St., Oregon City, OR, 97045
Clackamas County Map 25-2E-29CA, Tax Lots 1301

REQUEST: Historic Review Board review of a request to reduce the designation of an individually designated historic property outside of a historic district and construct minor pedestrian and vehicular improvements.

REVIEWER: Trevor Martin, Planner

RECOMMENDATION: Approval with Conditions

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and “MUD” Mixed-Use Downtown District in Chapter 17.34 of the Oregon City Municipal Code. The City Code Book is available on-line at www.oregoncity.org.

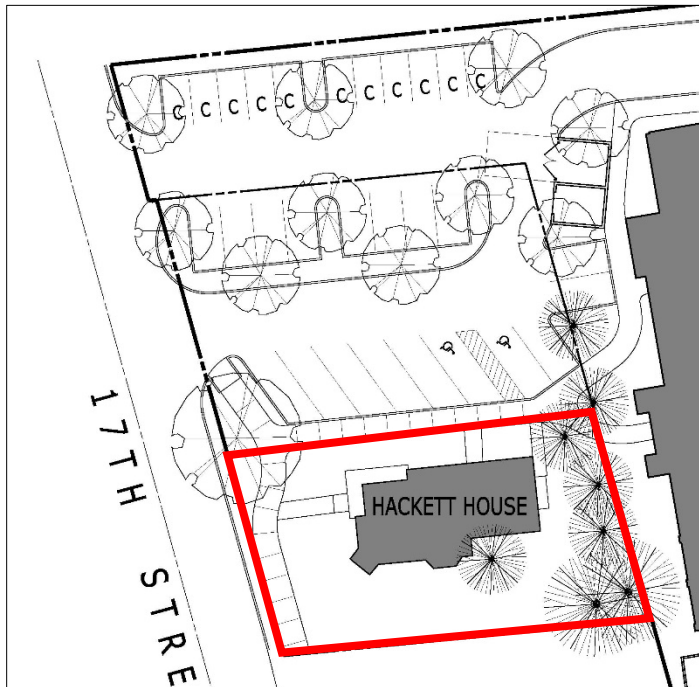
Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the

request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Recommended Conditions of Approval

(P) = Verify that condition of approval has been met with the Planning Division.

1. No physical change shall occur to the Hackett House structure. All exterior modifications to the landmark shall receive Planning Division approval. (P)
2. The applicant shall obtain all necessary permits including but not limited to compliance with a Detailed Development Plan/Site Plan and Design Review and applicable overlay districts. (P)
3. The site of the historic designation shall be reduced to only apply to the backside of any parking and walking structures. Effectively reducing the Historic site down to the physical Hackett House, the lawn and landscaping around the physical Hackett House as identified below. (P)



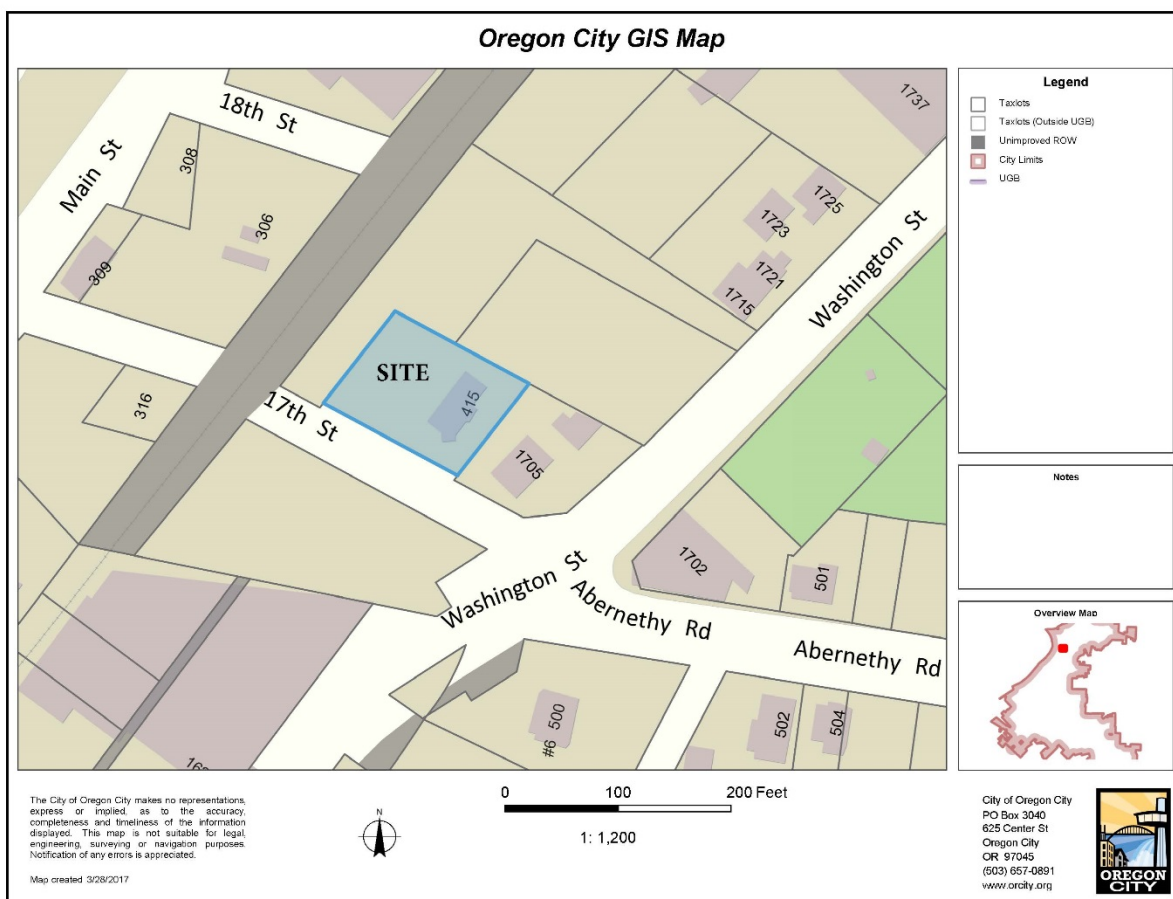
Recommended New Designation Location

4. The installation of the proposed pedestrian accessways and construction as identified in the proposed development is approved on the individual landmark.
5. The reduced landmark would retain all of the landscaping onsite.
6. The applicant shall install a minimum 2-inch caliper trees as identified on the site plan proposed between the Hackett House and the adjacent property prior to completion of any a Site Plan and Design Review or Detailed Development Plan involving alterations on the subject site. Installation of trees between the parking lot and the structure as required by any future development may be relocated onsite.

I. BACKGROUND

Site and Context

The Erwin Charles Hackett House, commonly referred to as the Hackett House, was listed to the Oregon City Local register of Historic Places in 1985. According to the nomination Statement of Significance “Erwin C. Hackett was the son of early Oregon pioneers, and who became an individual of local political prominence, serving as chief deputy of Clackamas County Sheriff's Office in 1915, and as mayor of Oregon City between 1916 and 1919; he later served as Clackamas County Recorder. The house was built by Indiana-born George Gray and his wife Dora (Smith) on land they purchased in 1893. Gray was a local teacher. The house was sold in 1908, and purchased by Erwin C. Hackett. The house is significant for its association with Erwin Hackett, a prominent local citizen and politician, and for its unusual tower.”



Vicinity Map



Aerial Photo (2016)



Aerial Photo (2012)



Photo from 17th Street Looking North



Photo from 17th Street Looking East

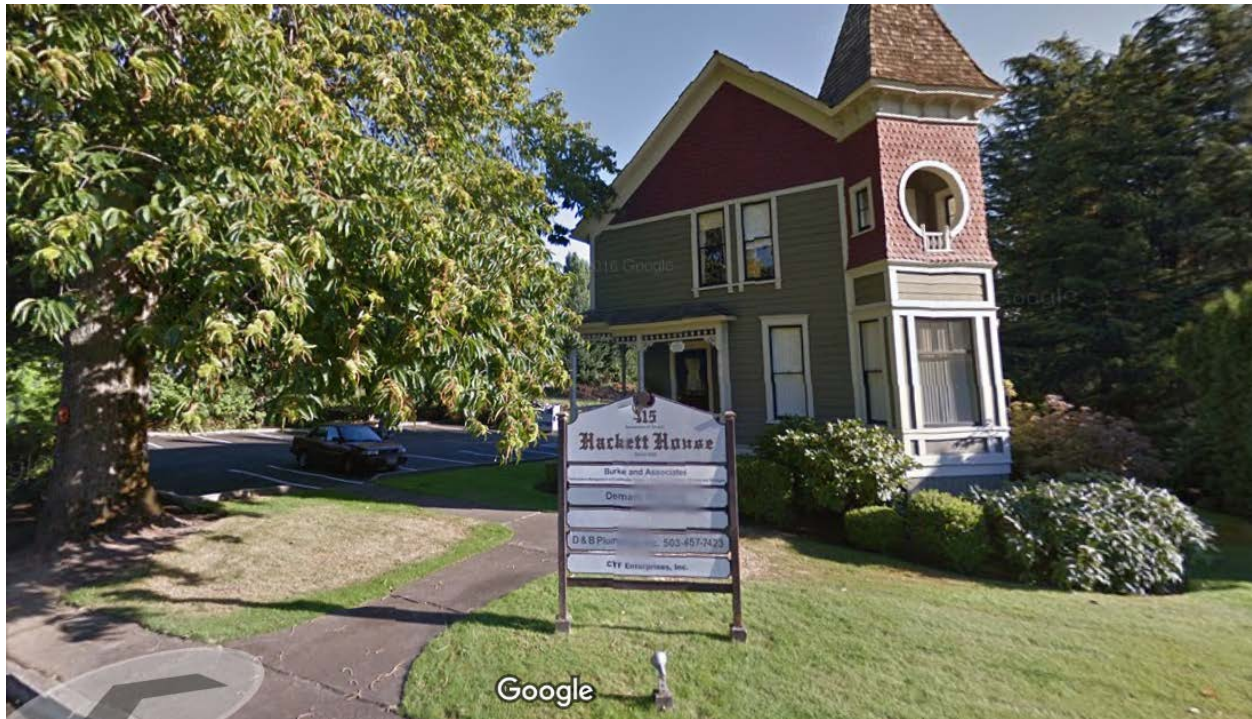
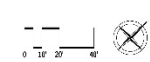
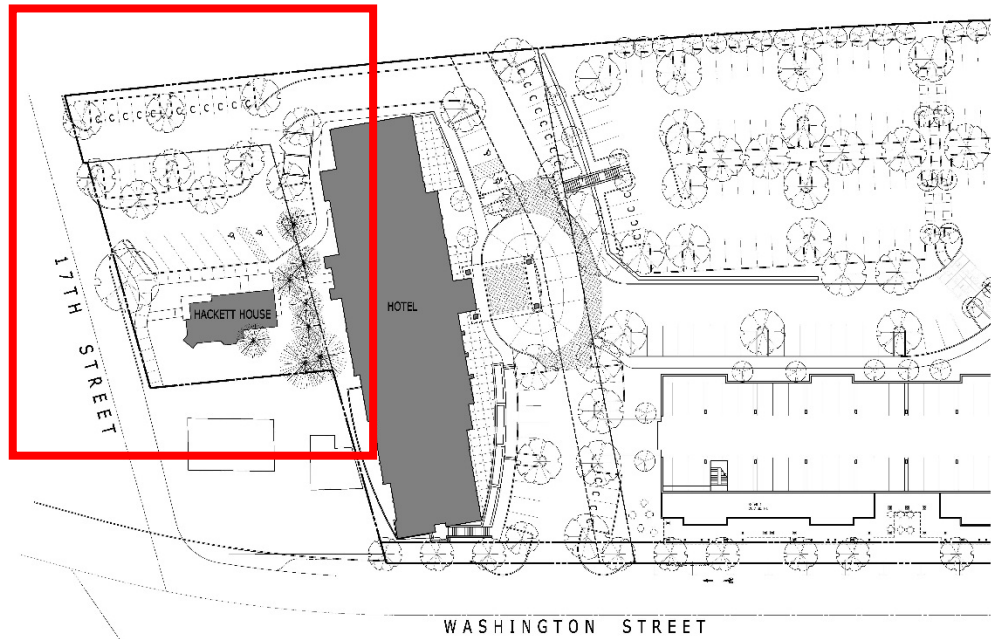


Photo from 17th Street Looking North

II. PROJECT SUMMARY

The subject site is an individually designated landmark outside of a historic district, known as the Erwin Charles Hackett House. The site is developed with an office building and an associated parking lot within the Mixed Use Downtown District. The applicant has not proposed any changes to the existing building itself, but rather to the site on which the building is located. The changes include expanding and upgrading the parking lot and providing vehicular and pedestrian connection to a proposed adjacent development which includes a 5 story, 99 room, hotel. The applicant owns both the subject site as well as the adjacent land and has proposed to highlight the historic structure and preserve its integrity with coniferous trees to provide a natural backdrop to screen the future hotel. Future development of the parking lot and adjacent development will be reviewed by the Planning Division in a separate process.

Staff has recommended reducing the size of the individually designated landmark to the structure and the adjacent landscaped area which extends to the property boundary as well as the adjacent parking lot. In addition, this analysis includes a recommendation that the Historic Review Board approve the proposed pedestrian and vehicular changes on the reduced landmark. The applicant has proposed to mitigate the reduction of the landmark with installation of additional screening measures to soften the impact of any proposed development.



ABERNETHY PLACE
OREGON CITY, OREGON

HILL ARCHITECTS

SITE PLAN 1.1
FEBRUARY 25, 2017

1750 BLAKENSHIP ROAD • SUITE 400 • WEST LINN • OREGON 97068

Site Plan



Future Development



Subject Site

Background:

Hackett house is an historic house built in 1893, and on the National Register of Historic Places for Clackamas County.

1. Existing Conditions

a. *House and grounds were restored in 1984-85.*

2. Project Description

a. *Project is to landscape the grounds to provide a natural background and screen a proposed hotel on the property to the Northeast, and to repair and renovate the existing parking lot to provide access to the future hotel to the Northwest.*

3. Basic Facts

a. *The Hackett House is an historic artifact that provides a connection to Oregon City's past.*

4. Proposed Areas

a. *See attached Site Plan.*

5. Drawings and Site Plan

a. *See attached Survey, Site Plan, Elevation with house, landscaping, and proposed future development.*

6. Building Elevations, Materials and Designs

III. Review Criteria

Oregon City Municipal Code. The applicant needs to meet OCMC 17.40.010 and the Adopted Design Guidelines for Addition and Alterations.

Regarding Criterion (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;

- A. *Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;*
- B. *Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;*
- C. *Complement any National Register Historic districts designated in the city;*
- D. *Stabilize and improve property values in such districts;*
- E. *Foster civic pride in the beauty and noble accomplishments of the past;*
- F. *Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;*
- G. *Strengthen the economy of the city;*
- H. *Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and*
- I. *Carry out the provisions of LCDC Goal 5.*

Finding: Complies as Proposed: The Hackett House is an individually listed property located outside of a historic district. The applicant indicated that the proposed landscaping and changes to the parking lot would "provide a functional improvement to the historic asset, the greater community, and to the future, adjacent development". Additional parking lot landscaping will help to mitigate from the existing structure from any proposed adjacent development, and increasing the overall size of the parking lot to include a vehicular and pedestrian connection to the adjacent development will allow for cross traffic to observe the Hackett House as well as provide safe access to the adjacent street while retaining a clear vision of the structure. The Hackett House should remain visible for visitors and passersby and the reduction of the landmark to include the adjacent lawn will assure a proper buffer from adjacent development. Over mitigating for any proposed adjacent development may create a separation and deter cross traffic, business, and visitors the site.

Regarding Criterion (2) -The provisions of the city comprehensive plan;

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Policy 5.3.8

Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

Finding: Complies with Condition: The property owner of the Hackett House also owns parcels adjacent to the subject site and has expressed interest in incorporating the House into any proposed adjacent development, such as turning the Hackett House into a meeting space for a hotel. They indicated that “by improving the look and function of the Hackett house, the future development of the area will be a more desirable destination and community experience”. The proposal would integrate the home with adjacent properties by providing additional pedestrian and vehicular access and would increase adjacent parking opportunities.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

Regarding Criterion (3) -The economic effect of the new proposed structure on the historic value of the district or historic site.

Finding: Not Applicable: No new structures have been proposed.

Regarding Criterion (4) The effect of the proposed new structure on the historic value of the district or historic site;

Finding: Not Applicable: No new structures have been proposed.

Regarding Criterion (5) - Design Compatibility: The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;

Finding: Complies as Proposed: The proposed parking lot and pedestrian accessway modifications complement the use and the longevity of the Hackett House, which is within a Mixed Use Downtown commercial zoning district. Creating an appropriately scaled landscaping plan can cohesively integrate the Hackett House into an adjacent development. There should be a degree of separation for the Hackett House, but the Hackett House should not be completely separated from the Adjacent Development. The submitted landscaping plan illustrates the proposed landscaping that will be installed on the site, which appear to be appropriate. The reduced landmark would retain all of the landscaping onsite. When the parking lot is developed, the development review will likely require additional trees on the side of the Hackett House adjacent the parking lot, this obstructs the view to the Hackett House and may be relocated onsite.

Regarding Criteria (6) -Economic, social, environmental and energy consequences

Finding: Complies as Proposed: The property owner of the Hackett House also owns parcels adjacent to the subject site and has expressed interest in incorporating the House into any proposed adjacent development, such as turning the Hackett House into a meeting space for a hotel. Creating an appropriately scaled landscaping plan can cohesively integrate the Hackett House into an adjacent development. The proposed parking lot and pedestrian accessway modifications complement the use and the longevity of the Hackett House, which is within a Mixed Use Downtown commercial zoning district.

Design Guidelines: Alterations – Additions

A. Site

1. *In addition to the zoning requirements, the relationship of new additions to the street and to the open space between buildings shall be compatible with adjacent historic buildings and with the historic character of the District.*

Finding: Complies with Condition: The Hackett House is an individually listed property located outside of a historic district. Additional trees will help to mitigate from the existing structure from any proposed adjacent development, and increasing the overall size of the parking lot will allow for cross traffic to observe the Hackett House. The Hackett House should remain visible for visitors and passersby. Over mitigating for any proposed adjacent development may create a separation and deter cross traffic, business, and visitors the site. The only location in which the Hackett House is being reduced is to the northwest of the structure where the parking lot is located. No reduction is proposed between the structure and the future hotel. The proposed development retains the open space between the building and the adjacent properties.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

2. *New additions shall be sited so that the impact to the primary facade(s) is kept to a minimum. Additions shall generally be located at the rear portions of the property or in such locations where they have the least visual impact from public ways.*

Finding: Not Applicable: No new additions have been proposed.

B. Landscape

1. *Traditional landscape elements evident in the District (grass, trees, shrubs, picket fences, etc.) should be preserved, and are encouraged in site redevelopment.*

Finding: Complies with Condition: The Hackett House is an individually listed property located outside of a historic district. Additional trees will help to mitigate from the existing structure from any proposed adjacent development, and increasing the overall size of the parking lot will allow for cross traffic to observe the Hackett House. The Hackett House should remain visible for visitors and passersby. Over mitigating for any proposed adjacent development may create a separation and deter cross traffic, business, and visitors the site. The applicant indicated “the new landscaping will be primarily along the back of the property. Any historic plant material will be preserved and a period look and palette will be maintained”. The reduced landmark would retain all of the landscaping onsite. The reduced landmark would retain all of the landscaping onsite. When the parking lot is developed, the development review will likely require additional trees on the side of the Hackett House adjacent the parking lot, this obstructs the view to the Hackett House. Any trees required in this location may be relocated onsite.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

2. *Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.*

Finding: Complies with Condition: The Hackett House should remain visible for visitors and passersby. Over mitigating for any proposed adjacent development may create a separation and deter cross traffic, business, and visitors the site. When the parking lot is developed, the development review will likely require additional trees on the side of the Hackett House adjacent the parking lot, this obstructs the view to the Hackett House. Any trees required in this location may be relocated onsite.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

C. Building Height

1. In addition to the zoning requirements, the height of new additions shall not exceed the height of the historic building, or of historic buildings in the surrounding area.

Finding: Not Applicable: No new additions have been proposed.

D. Building Bulk

1. New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.
 - a. Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.

Finding: Not Applicable: No new additions have been proposed.

E. Proportion and Scale

1. *The relationship of height to width of new additions and their sub-elements such as windows and doors and of alterations shall be compatible with related elements of the historic building, and with the historic character of the District.*

Finding: Not Applicable: No new additions have been proposed.

2. *The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building, and with the historic character of the District.*

Finding: Not Applicable: No changes to the existing building have been proposed.

F. Exterior Features

1. *General*
 - a. *To the extent practicable, original historic architectural elements and materials shall be preserved.*
 - b. *Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the District.*
 - c. *The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*

Finding: Not Applicable: No changes to the existing building have been proposed.

Secretary of Interior's Standards for Rehabilitation.

In 2001, the Historic Review Board adopted the Secretary of Interior's Standards for Rehabilitation as part of their Guidelines for Alterations and Additions.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Finding: Complies with Condition: The applicant indicated that "the new landscaping and revision to the parking area will have no change to the use or purpose of the Hackett house". The Hackett House should remain visible for visitors and passersby. Over mitigating for any proposed adjacent development may create a separation and deter cross traffic, business, and visitors the site. Staff believes the

appropriate number of trees has been proposed. The proposed parking lot as well as vehicular and pedestrian connections will allow the commercial structure to be well utilized within the Mixed Use Downtown District.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Finding: Complies with Condition: The Hackett House should remain visible for visitors and passersby. Over mitigating for any proposed adjacent development may create a separation and deter cross traffic, business, and visitors the site. Staff believes the appropriate number of trees has been proposed. The proposed parking lot as well as vehicular and pedestrian connections will allow the commercial structure to be well utilized within the Mixed Use Downtown District.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

3. *Each property shall 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 architectural elements from other buildings, shall not be undertaken.*

Finding: Complies with Condition: The Hackett House should remain visible for visitors and passersby. Over mitigating for any proposed adjacent development may create a separation and deter cross traffic, business, and visitors the site. Staff believes the appropriate number of trees has been proposed.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Finding: Not Applicable: No changes to the existing building have been proposed.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Finding: Not Applicable: No changes to the existing building have been proposed.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Finding: Not Applicable: No changes to the existing building have been proposed.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Finding: Not Applicable: No changes to the existing building have been proposed.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Finding: Complies as Proposed: No changes to the existing building have been proposed. Any future development on adjacent sites will be noticed and mitigation measures will be pursued.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Finding: Not Applicable: No changes to the existing building have been proposed.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

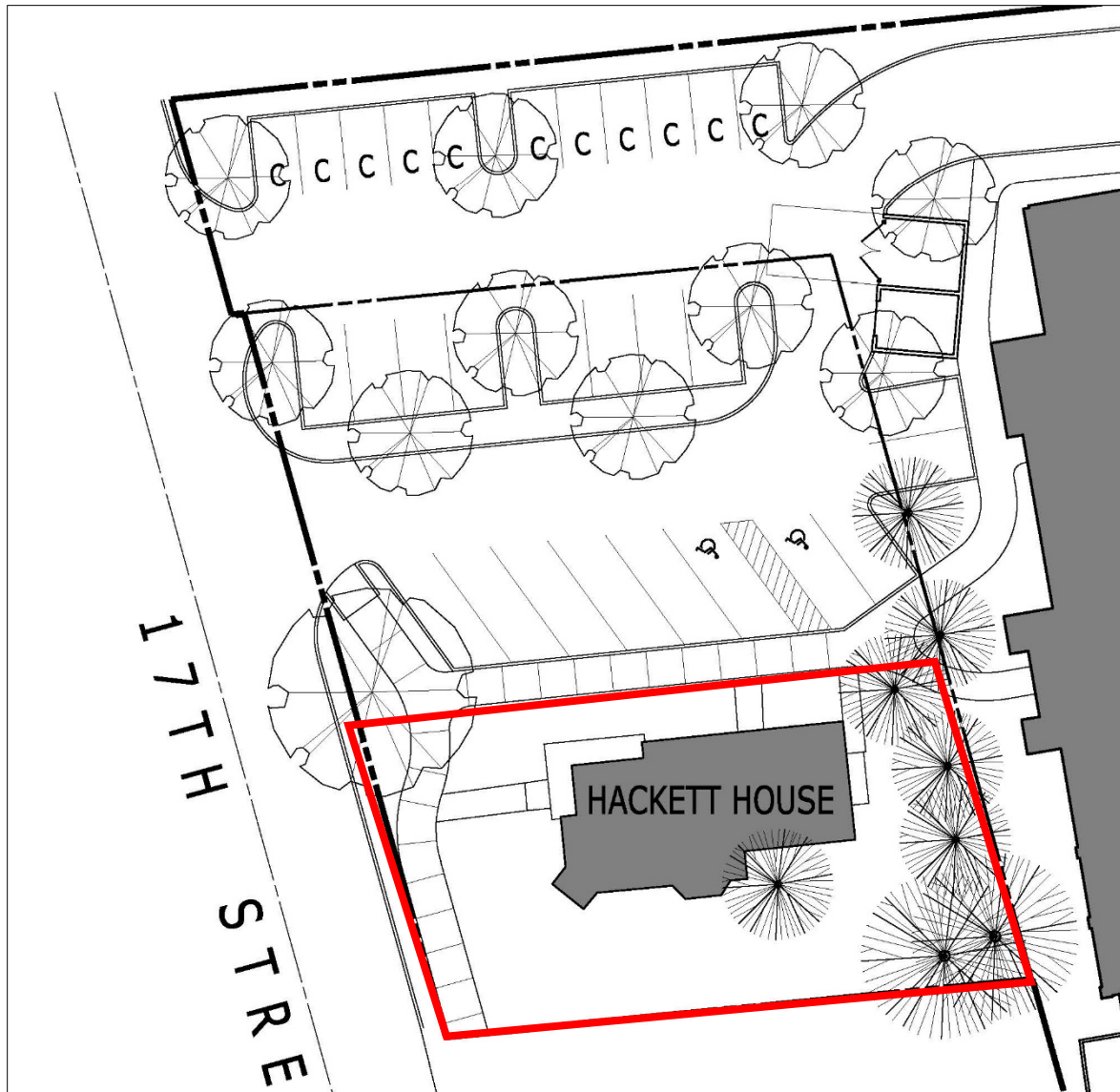
Finding: Not Applicable: No changes to the existing building have been proposed.

IV. PUBLIC NOTICE

A public notice was sent to neighbors within 300 feet of the subject property, posted on the City's website, emailed to a variety of stakeholders, a sign was posted onsite, and notice was posted in the paper. No written comments were received.

V. CONCLUSION AND RECOMMENDATION

The proposed action is requesting an alteration the parcel on which the Hackett House resides, there are no proposed changes to the Hackett House itself. The request for the alteration has to do with a reduction of the landmark and installation of pedestrian and vehicular circulation for a proposed development expected to occur adjacent to the north and west side of the subject site. Staff recommends approving the proposed development and reducing the site of the Hackett House so the designation pertains only to the site south of the backside of any parking and walking structures.



Reconfiguring the site would allow for alterations to the parking around the structure without Historic Review Board approval, while protecting the Hackett House with a landscaped buffer. The reconfiguration would also create enough space for the applicant/property owner to install appropriate landscaping to appropriately mitigate for any proposed development adjacent to the Hackett House. Any physical changes proposed to the Hackett House would still have to be forwarded through the Historic Review Board.

VI. EXHIBITS

1. Vicinity Map
2. Applicant's Submittal