



TYPE III –HISTORIC REVIEW BOARD SUBMITTAL

15 March 2017

APPLICANT: Name Hill Architects
Address 1750 Blankenship Road, Suite 400, West Linn, OR 97068

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

REQUEST: Description of project
Hackett House Landscape Renovation

LOCATION: Address
415 17th St., Oregon City, Oregon
Map and tax lot number
25-2E-29CA Tax Lot 1301

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

BASIC FACTS:

Site and Context

Response: *The existing historic house will not be touched. Landscape material will be an indigenous plant palette, with indigenous coniferous trees (e.g. spruce & cedar) used to provide year-round landscape structure and screening of the future planned development to the northwest (see Narrative below). The new landscaping will provide a natural background to the historic house and create continuity with the larger community.*

Narrative of Future Development on Property to the Northeast – Abernethy Place Master Plan – A master plan for the area shows the proposed future hotel will become part of the context of the Hackett House, with the house providing an historic foreground and it's landscaping providing a natural backdrop to screen the future hotel. Several hotel development alternatives were studied. One was a 4 story option that wrapped around the Hackett House, another option involved moving the Hackett House to Washington Street, and then a 5 story option allowing the Hackett House to remain in its original and historic location. The hotel would consist of 99 rooms behind the Hackett House, with a natural landscaping screen, which received compliments by the Historic Review Board.

ANALYSIS AND FINDINGS: 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.

Response: *The new landscaping and parking revision will provide visual and functional improvement to the historic asset, the greater community, and to the future, adjacent development.*

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.

Response: *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.*

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

Response: *Not Applicable.*

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

Response: *Not Applicable.*

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;

Response: *The landscaping will be at a scale that provides a backdrop to the Hackett house, the design will complement the period and indigenous plant material of the area.*

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

Response: *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.*

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.*

Response: *The new landscaping will compliment and the visual effect of the Hackett house's massing.*

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.*

Response: *Not Applicable.*

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.*

Response: *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.*

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

Response:

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.

Response: Not Applicable.

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.

Response: Not Applicable.

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.

Response: Not Applicable.

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.

Response: Not Applicable.

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.

Response: Not Applicable.

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.**

Response: *The new landscaping and revision to the parking area will have no change to the use or purpose of the Hackett house.*

- 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.**

Response: *Landscape material that is deemed of a historic value will be preserved.*

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.

Response: *The proposed, indigenous landscaping backdrop, will give a natural look.*

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

Response: *Not Applicable.*

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

Response: *Not Applicable.*

5. 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.*

6. 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.*

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

Finding: Archaeological monitoring was recently performed during soil borings of the future development to the north. A report will be pending.

8. 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.

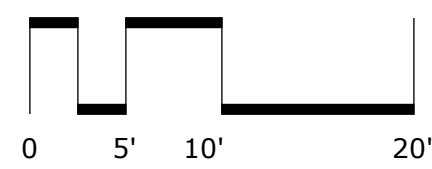
Finding: *Not Applicable.*

9. 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 as new construction on the adjacent property will be permanent.*



SOUTH ELEVATION



HAMPTON INN & SUITES BY HILTON
OREGON CITY, OREGON

ILLUSTRATIVE VIEW 3.4
FEBRUARY 28, 2017

HILL ARCHITECTS



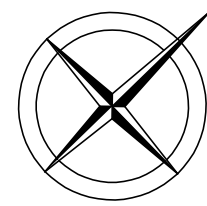
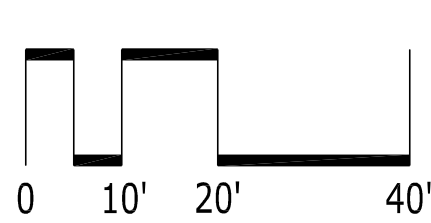
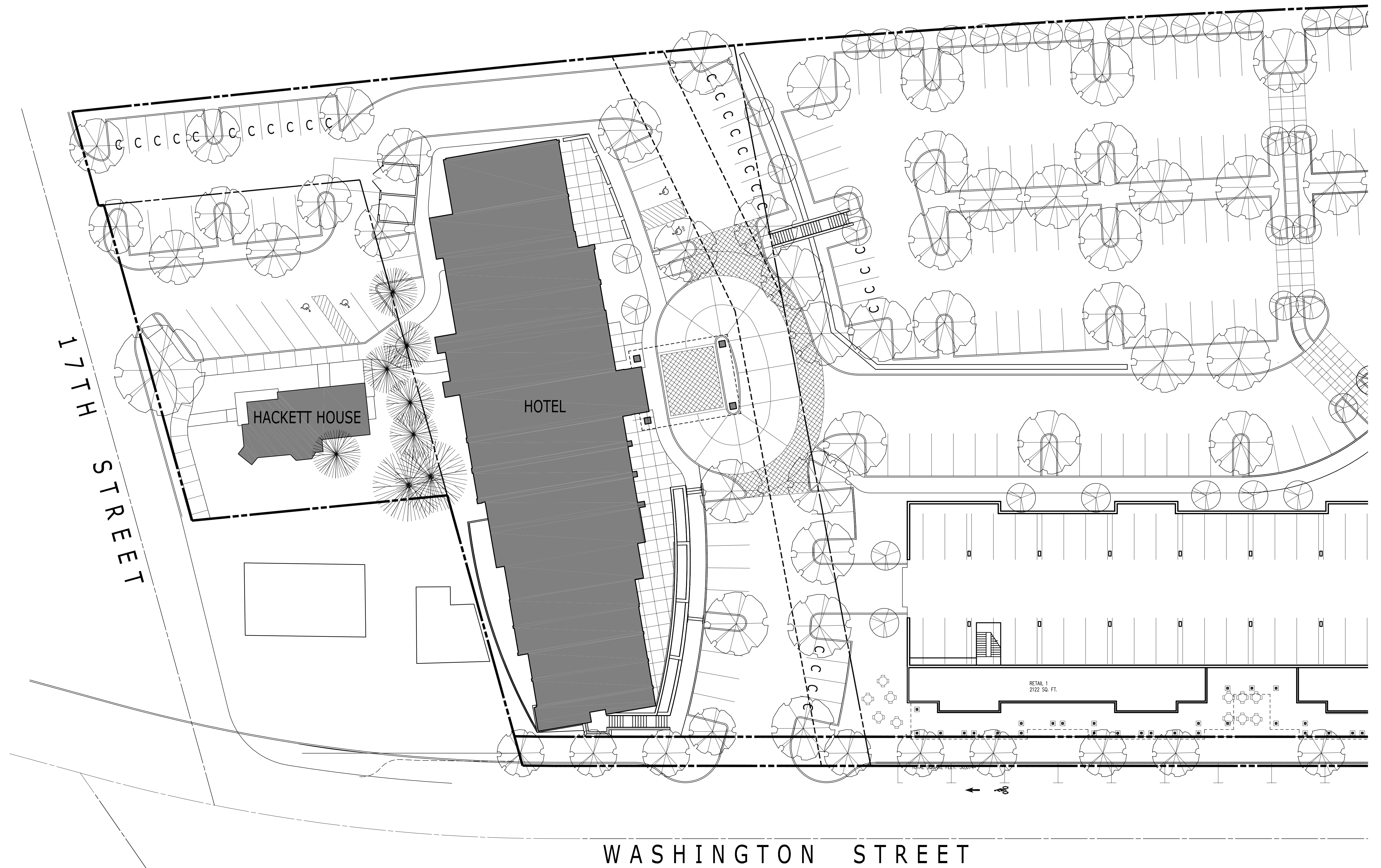
HACKETT HOUSE PERSPECTIVE

HAMPTON INN & SUITES BY HILTON

OREGON CITY, OREGON

FEBRUARY 28, 2017

HILL ARCHITECTS



ABERNETHY PLACE
OREGON CITY, OREGON
HILL ARCHITECTS

SITE PLAN 1.1
FEBRUARY 28, 2017



City of Oregon City
Permit Receipt
RECEIPT NUMBER 00035398

Account Number: 019061

Date: 3/17/2017

Applicant: HILL ARCHITECTS

Type: charge # 2

Permit Number	Fee Description	Amount
HR-17-0002	4332 Historic Review Board	50.00
Total:		\$50.00