

Historic Review Board

April 25, 2017

HR 17-04 Public Works Operations

- ◆ Proposal for new Public Works facility in the Mcloughlin Conservation District.

Description of Project

- ◆ The site currently has an existing approved Master Plan (CP 09-01) for redevelopment of the site; the Notice of Decision was issued on August 13, 2009. The applicant has filed a request to amend this 2009 Master Plan approval, which will be considered by the Planning Commission. Phase I of the amended master plan includes primarily changes to the “upper yard.” This staff report will analyze the proposal for compliance with the applicable sections of the Oregon City Municipal Code as well as the Design Guidelines for New Construction, which includes an analysis of the overall impact of the proposed design on the McLoughlin Conservation District. Proposed Work includes, but is not limited to: demolishing all of the building in the “upper yard” except the armory, rehabilitating an existing 13,850 square foot armory building, construction of a new 15,033 square foot office building to serve as the Oregon City Public Works Operations Center, a new elevator connecting upper and lower property sites, a new 5,200 square foot tool storage building, a new 7,520 square foot truck storage shelter with a capacity of parking 40 vehicles, and 147 total parking spaces for additional service vehicles and public parking. The buildings adjacent South Center Street will be redeveloped during Phase II of the redevelopment, and the design of those building will be reviewed by the Historic Review Board prior to construction.

HRB Roles in this Project

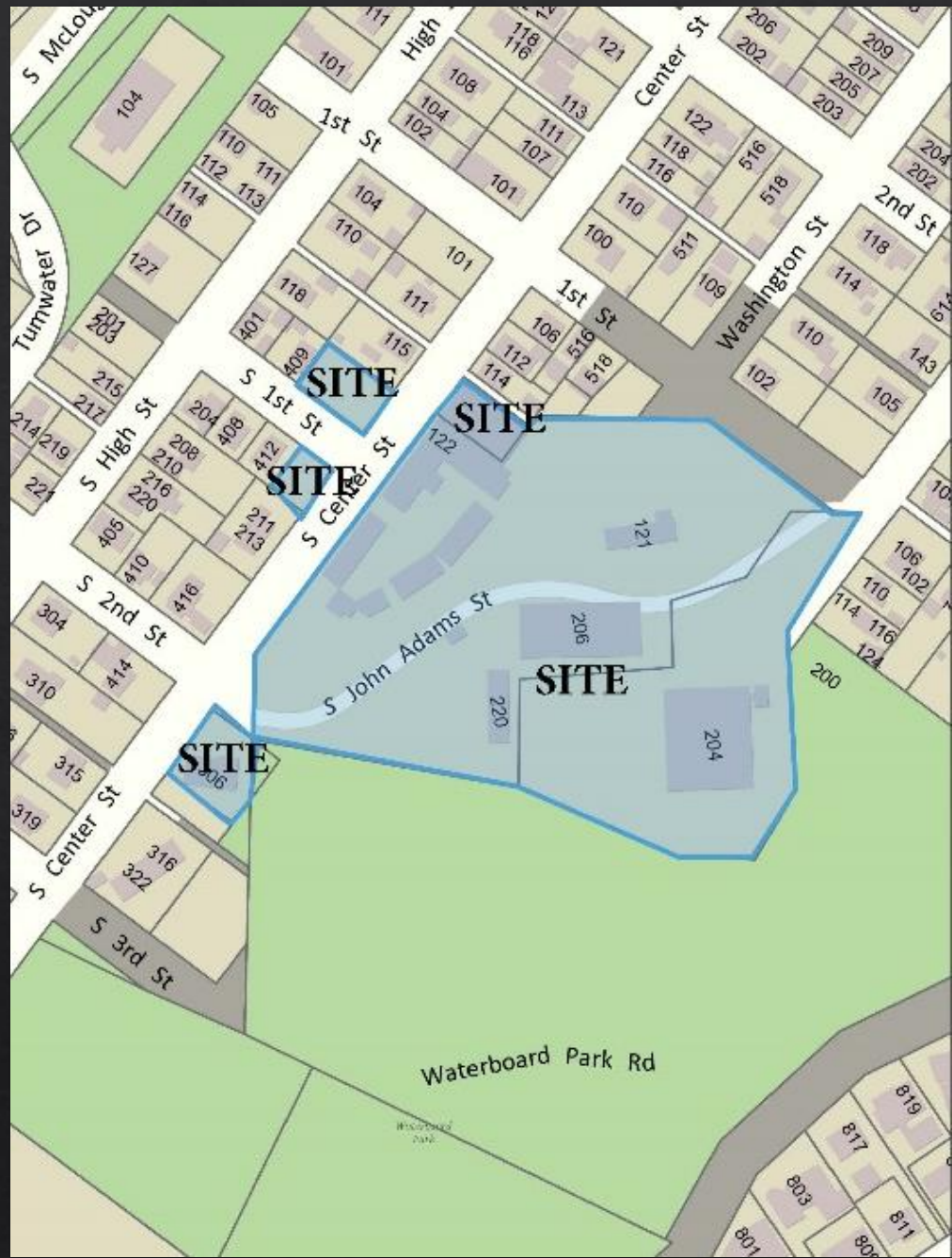
- ◆ HRB's review in this project is limited to a certificate of appropriateness for the demolition and new construction necessary to accomplish Phase I of the Master Plan. Further, the Historic Review application is for the Historic Review Board to review the design of the proposed structures, and not determine whether or not the use is appropriate for the zoning district.

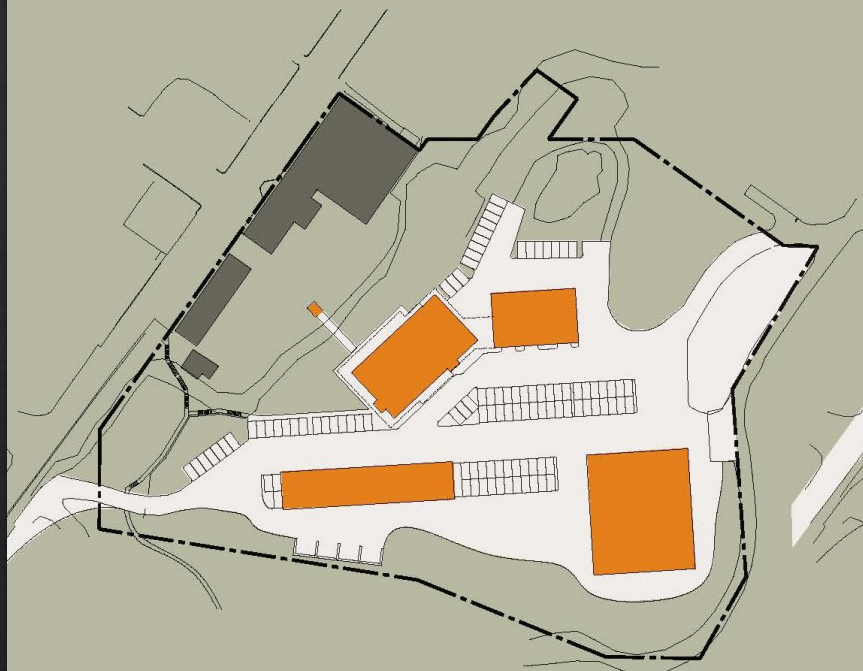
Background

- ◆ The McLoughlin District is referred to as the “second level,” reflecting its topography and relationship to the original town of Oregon City, which lies just below at the base of a steep basalt cliff. In the 1850’s few people built homes on the second level but as the downtown area became more crowded, and after completion of the Oregon & California railroad in late 1869, more residents moved up the hill, to what is now called the McLoughlin neighborhood...
- ◆ Beginning in 1982 the McLoughlin neighborhood sought designation as an Oregon City Historic Conservation District, which was achieved in 1986. Following a survey of 971 buildings, 305 were identified as architecturally or historically significant properties.
- ◆ There are approximately 153 blocks in the McLoughlin Conservation District of which 121 are from the original plat of Oregon City. The blocks are approximately 200 x 200 feet square, and generally divided into 50x100 foot lots.

Background Continued

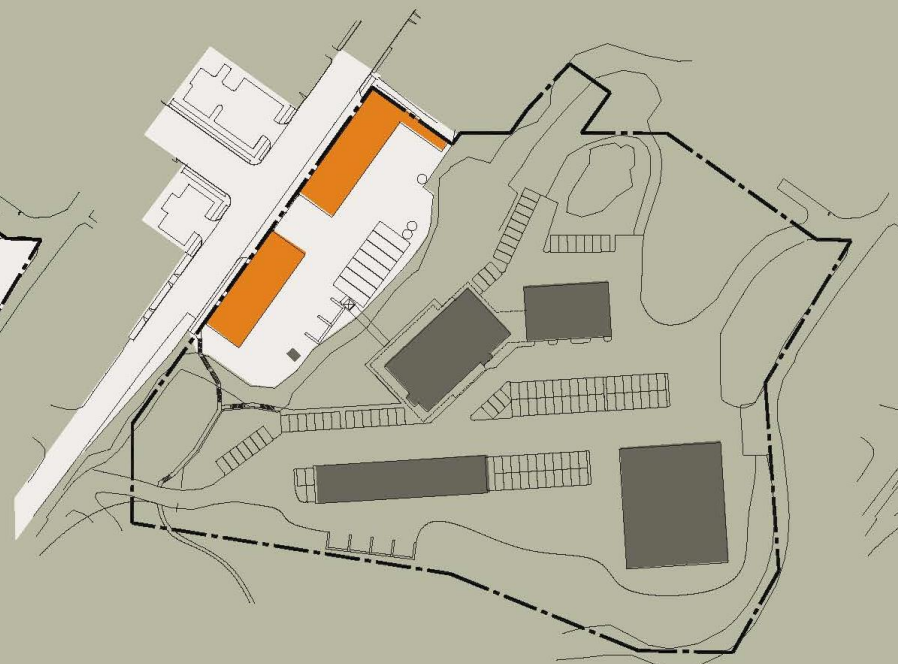
- ◆ Waterboard Park is located along the south and southeast portion of the “upper yard” component of the public works site. Improved and unimproved public right-of-way is located adjacent to the east and northeast portion of this site. There are a few residential homes along located along the property lines adjacent the northern property lines of the primary site, and the public right-of-way for South Center Street abuts the west side of the primary site. There are a few surrounding parcels, not directly attached to the primary site, that are a part of the overall redevelopment projects. Theses parcels include the two parking lots located across the street from 122 South Center Street and the parcel with the building located at 306 South Center Street. These sites will not change from their current uses, but will be improved as part of the overall project.





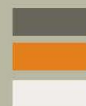
PHASE I

EXISTING STRUCTURES
NEW BUILDING CONSTRUCTION
NEW PARKING CONSTRUCTION



PHASE II

EXISTING STRUCTURES
NEW BUILDING CONSTRUCTION
NEW PARKING CONSTRUCTION



PHASE III

EXISTING STRUCTURES
NEW BUILDING CONSTRUCTION



Lower Yard



Upper Yard





View into NE Corner of upper site from John Adams Street



Facility maintenance shelter in the old "Cannery Building"



Existing armory building to remain



Existing facility maintenance building

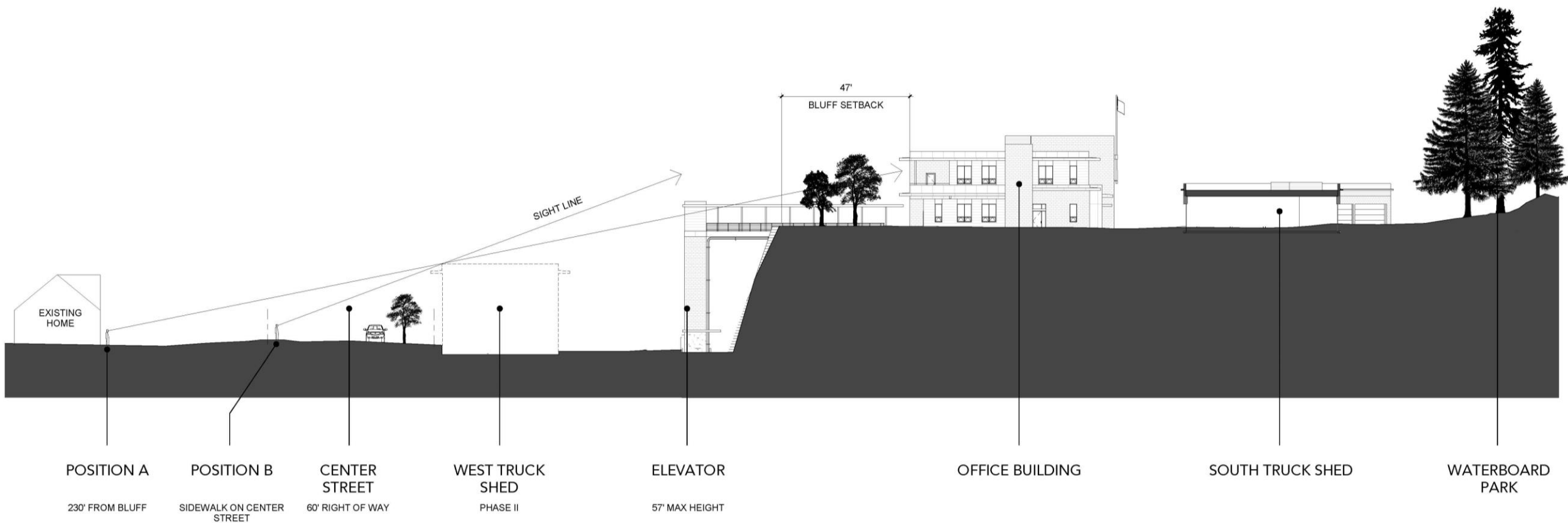


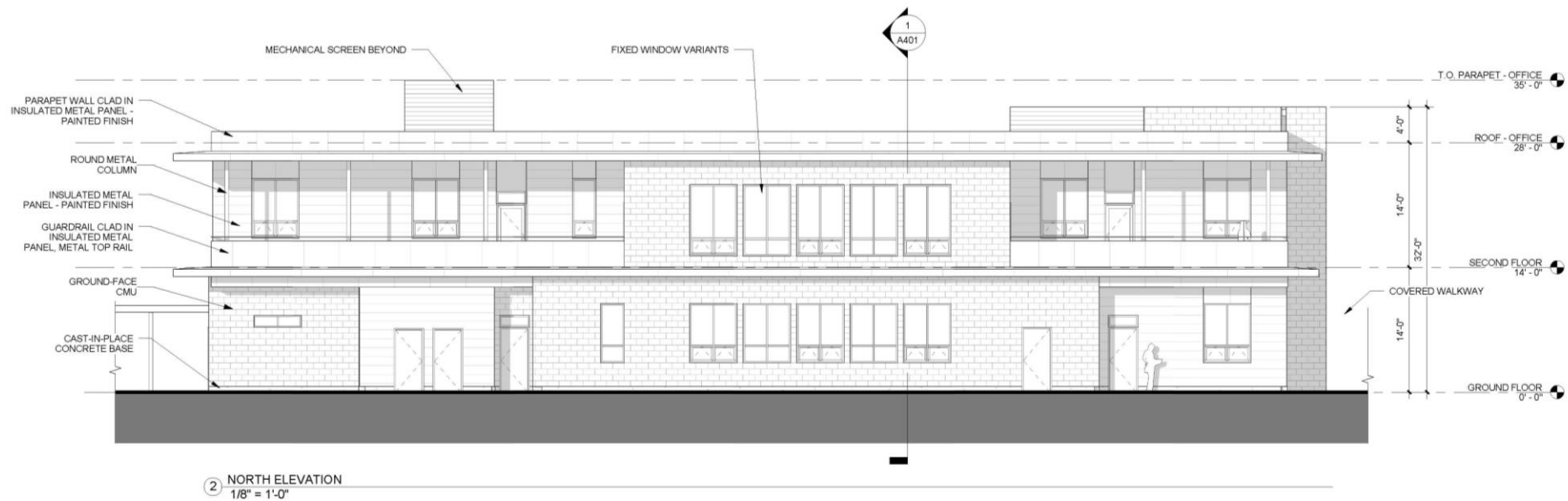
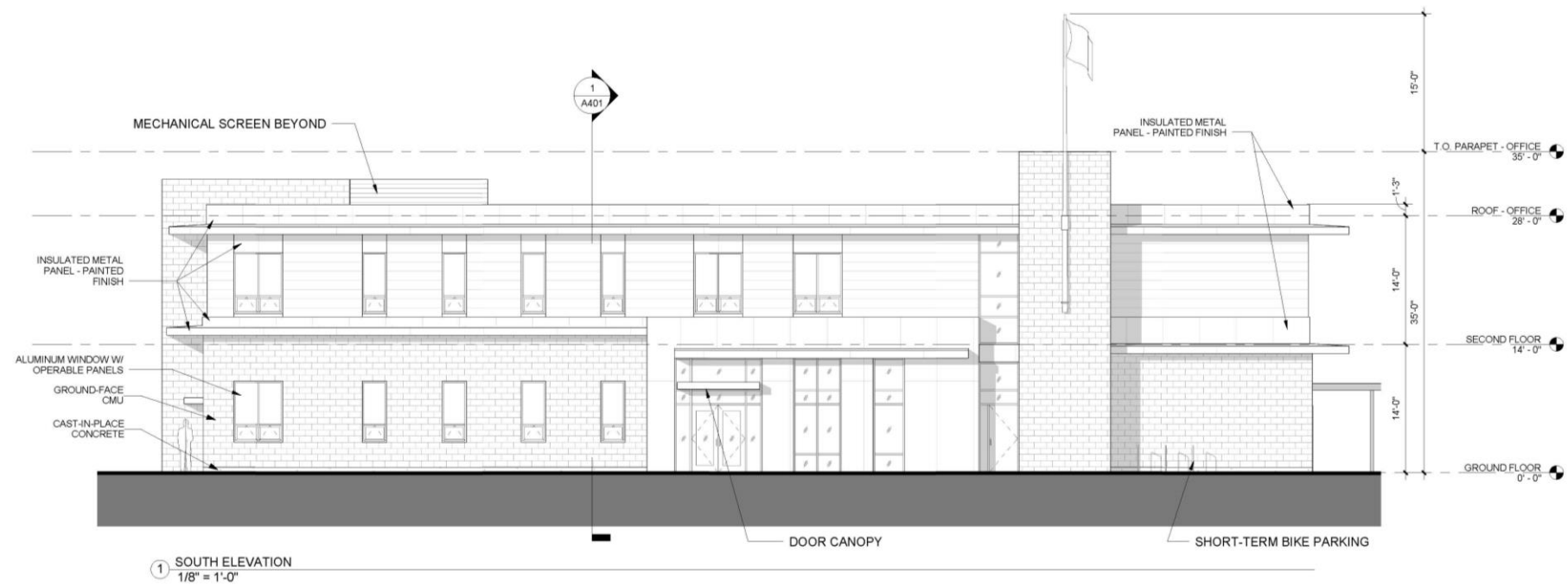
View of homes on John Adams Street NE of site



Home vernacular on John Adams Street

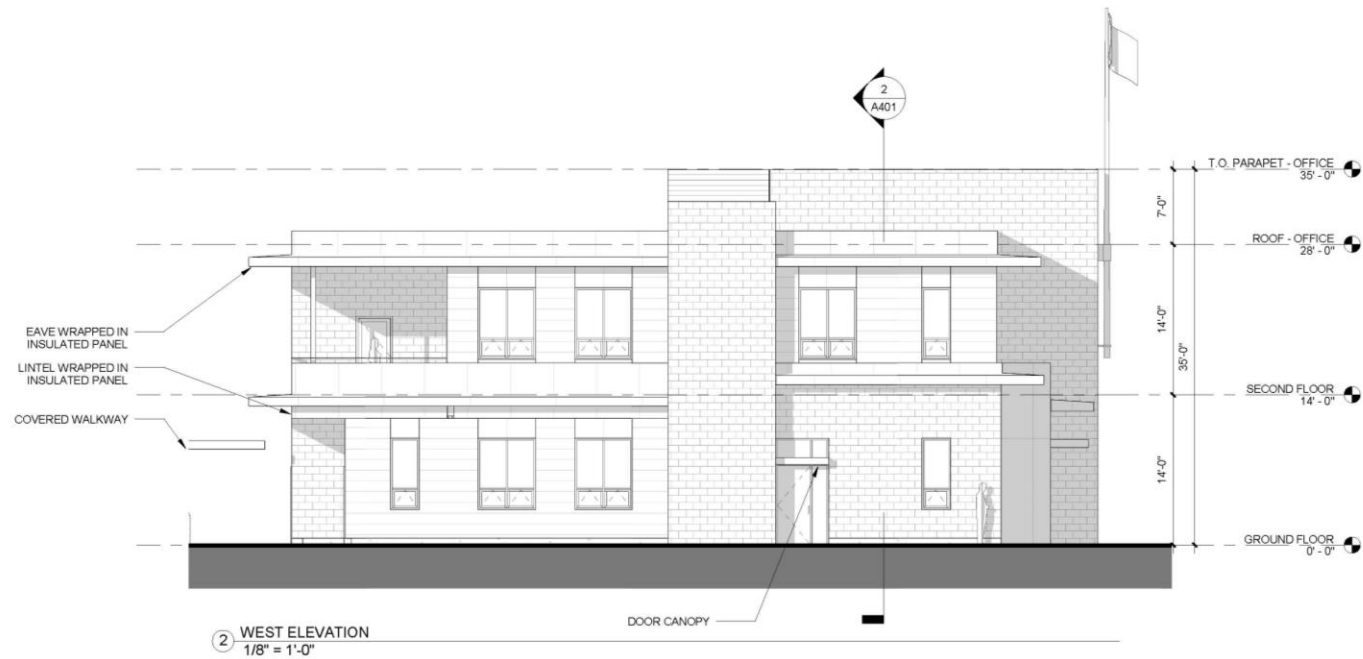
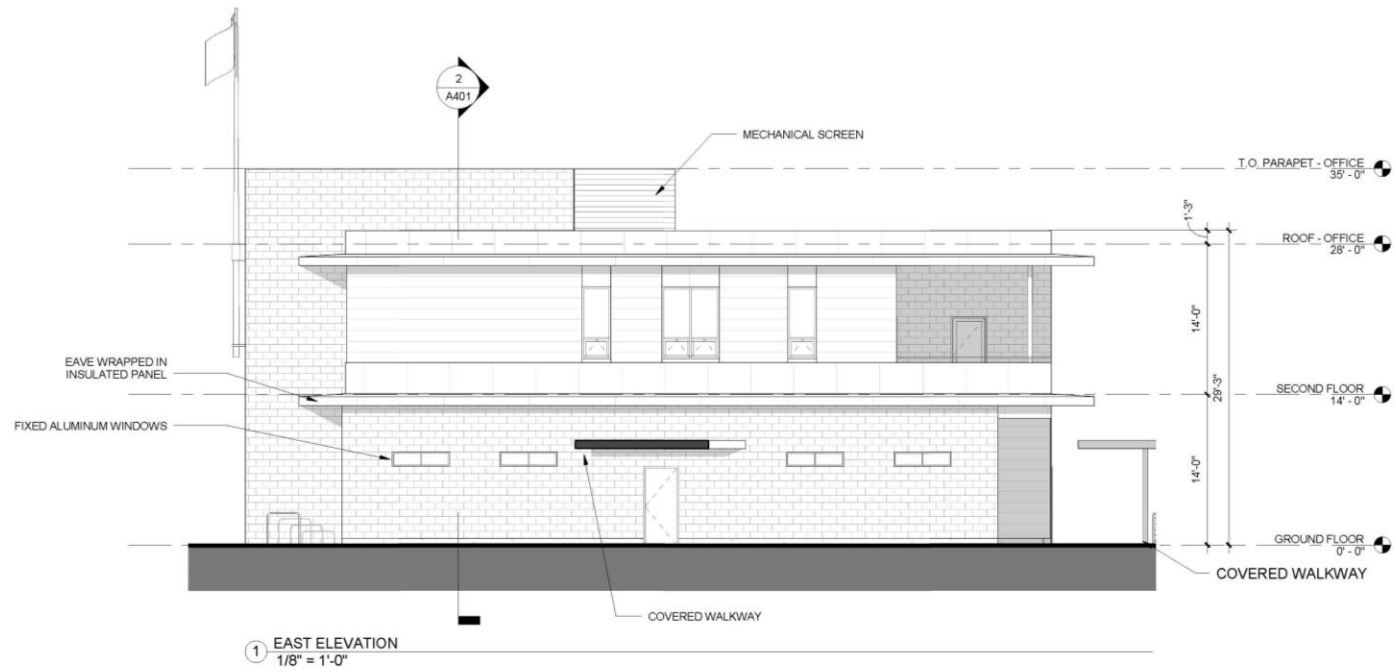







ELEVATION LEGEND

-  STANDING SEAM METAL SIDING - PAINTED FINISH
-  INSULATED METAL PANEL - PAINTED FINISH
-  GROUND-FACE CMU



ELEVATION LEGEND

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4.1 PROJECT PERSPECTIVES



View of Office Entry



View of Office Building from the Bluff

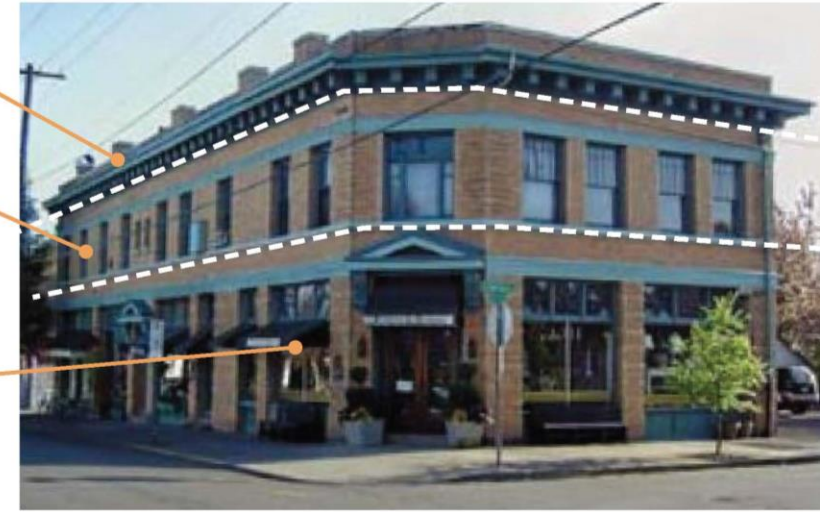


I.O.O.F COMMERCIAL BUILDING

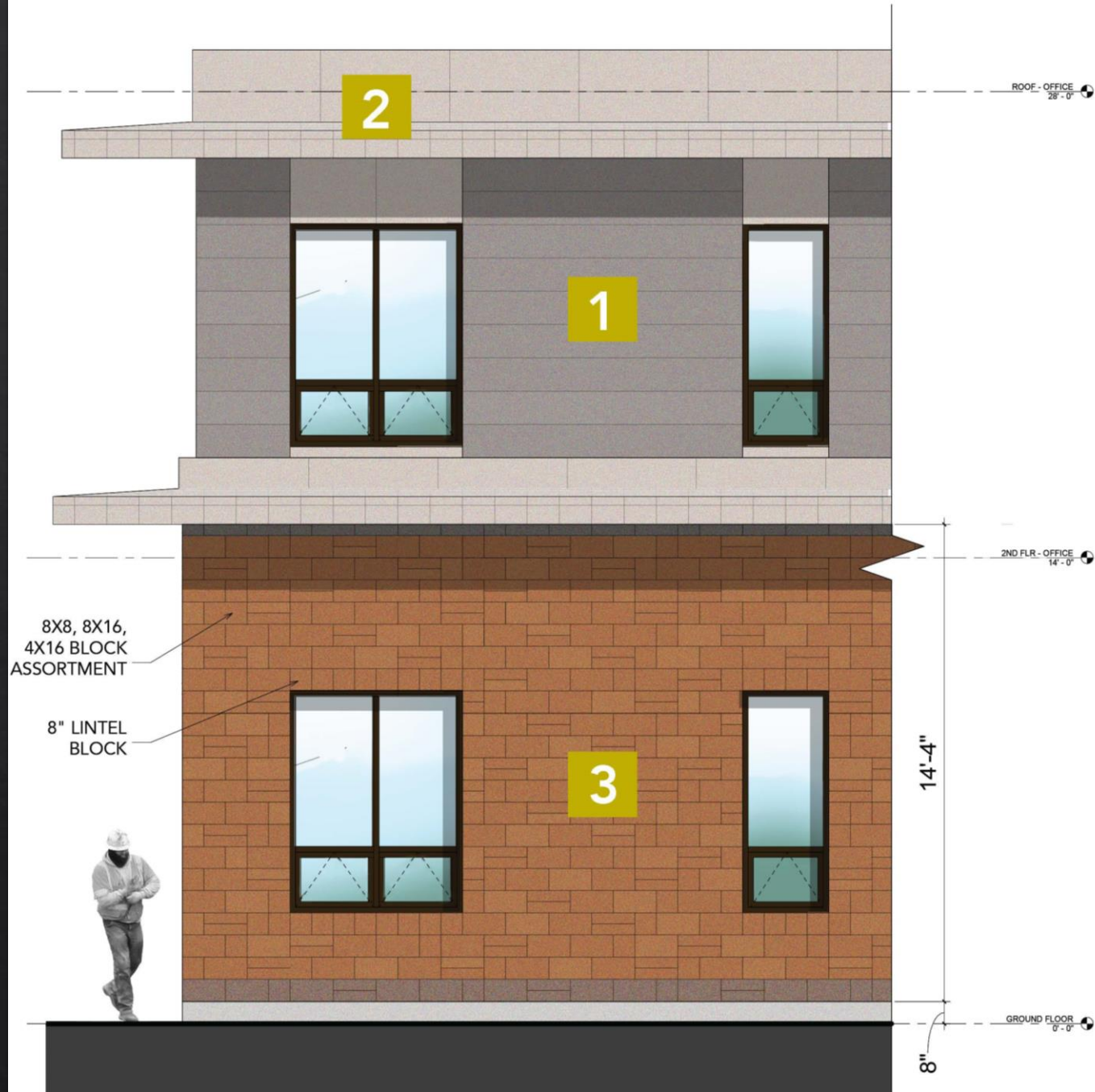
CORNICE & PARAPET

BASE
MIDDLE
TOP

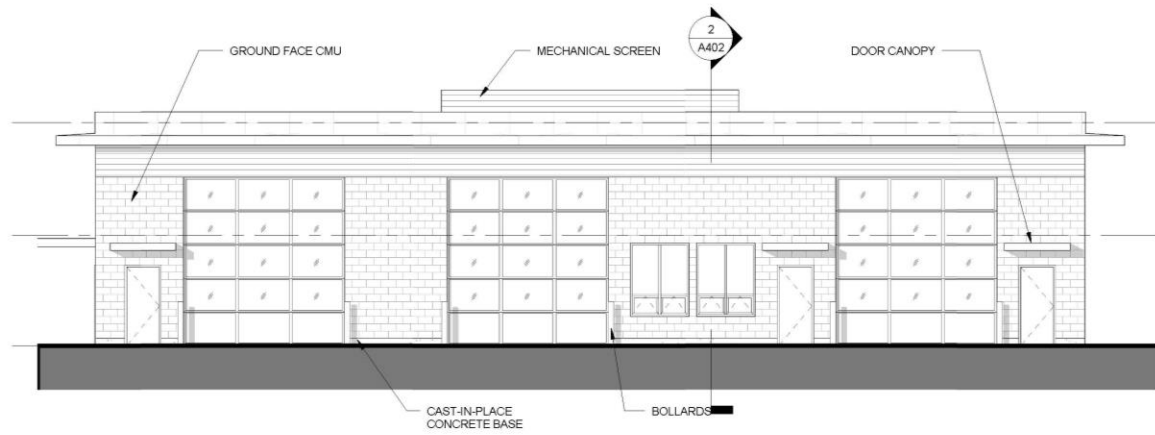
LARGE STOREFRONT GLAZING W/ TRANSOM WINDOWS & CANOPIES



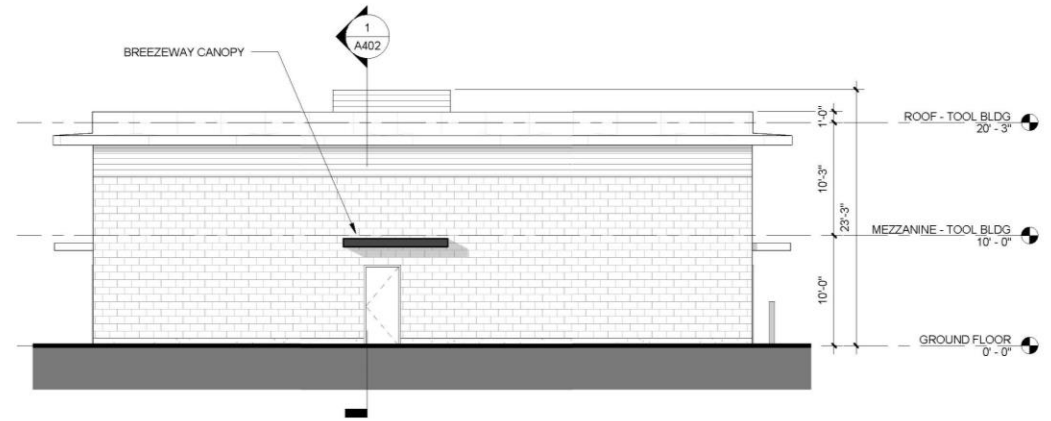
SELLWOOD COMMERCIAL BUILDING



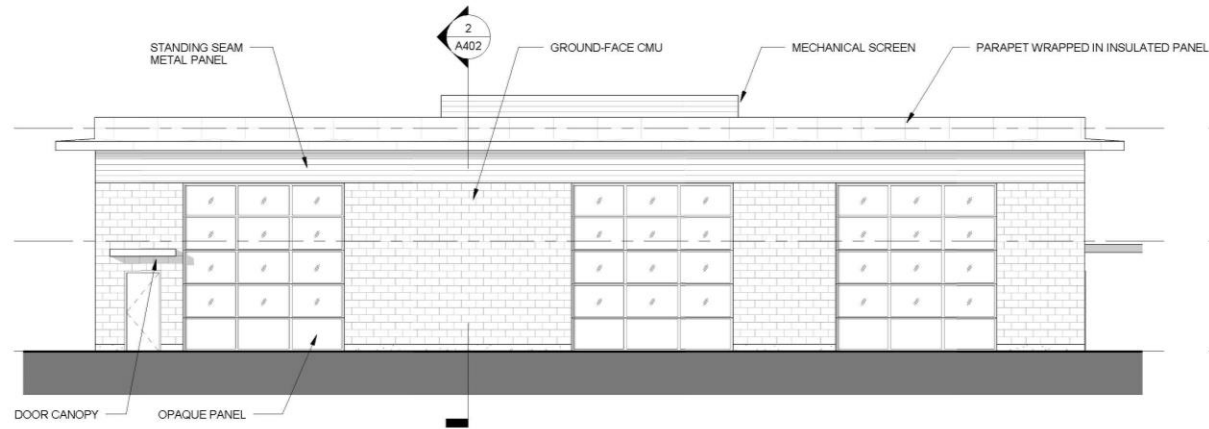
Office Partial Elevation



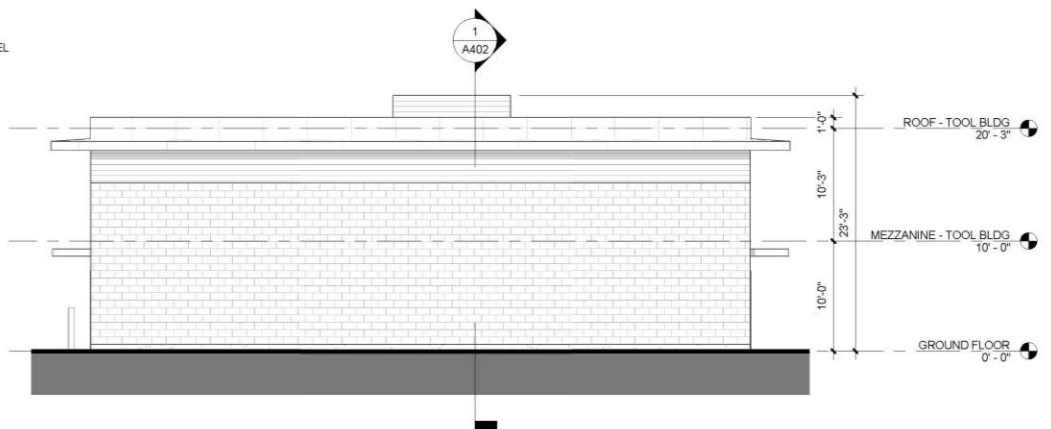
① SOUTH ELEV - TOOL STRG
1/8" = 1'-0"



② EAST ELEV - TOOL STRG
1/8" = 1'-0"



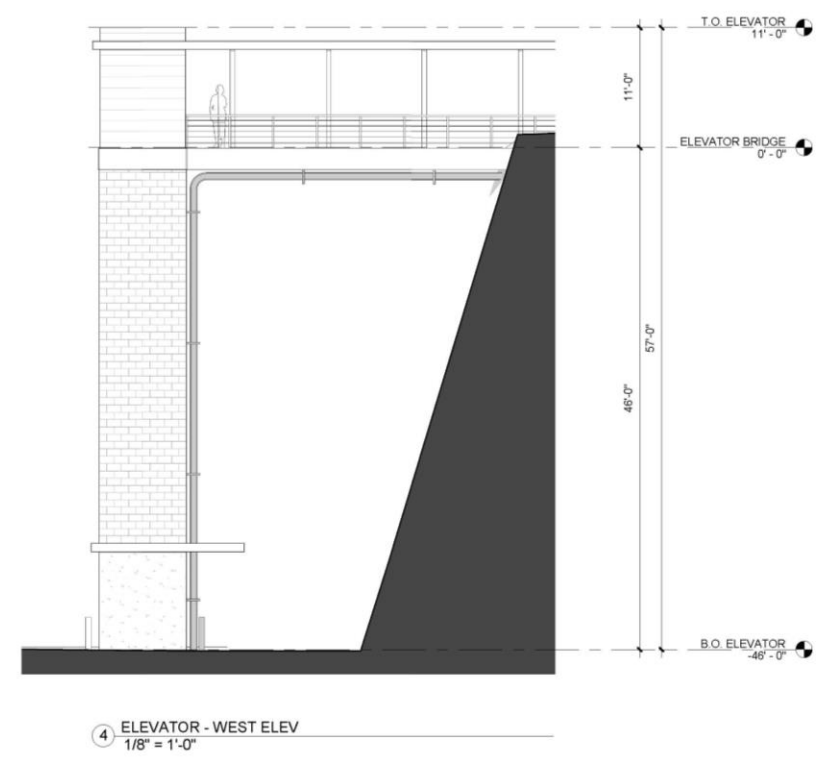
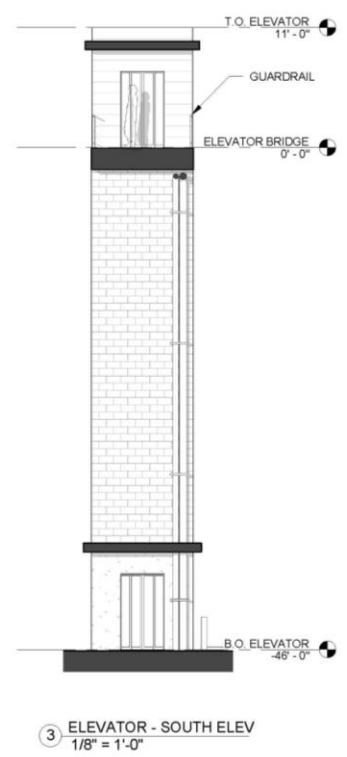
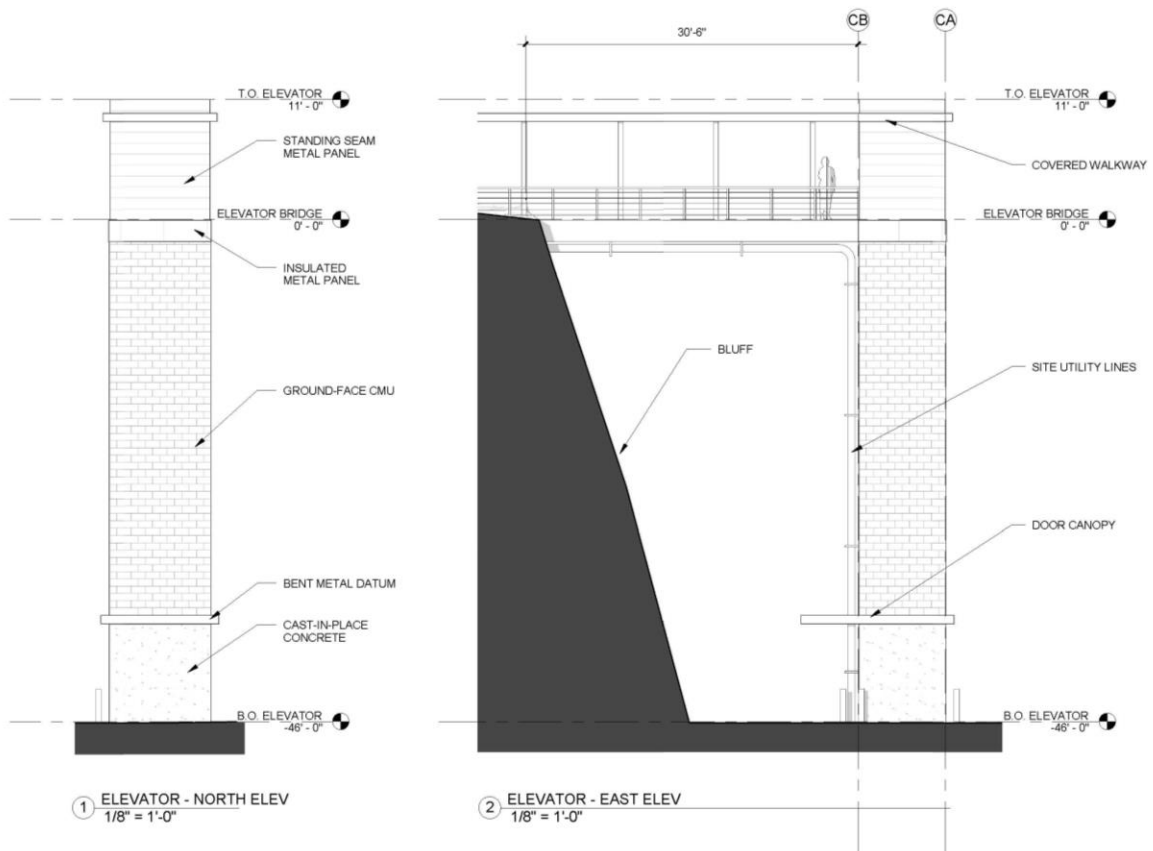
③ NORTH ELEV - TOOL STRG
1/8" = 1'-0"



④ WEST ELEV - TOOL STRG
1/8" = 1'-0"

ELEVATION LEGEND

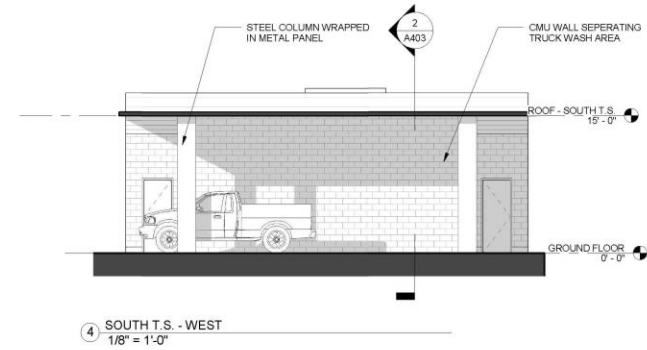
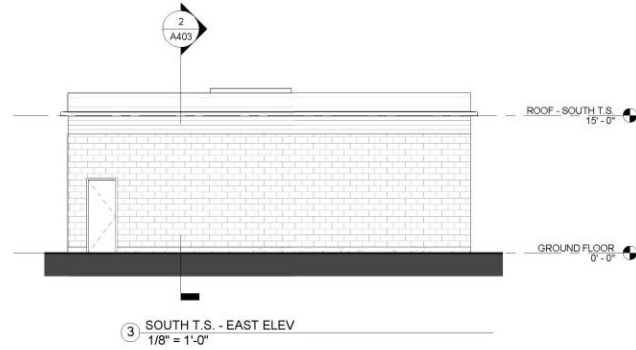
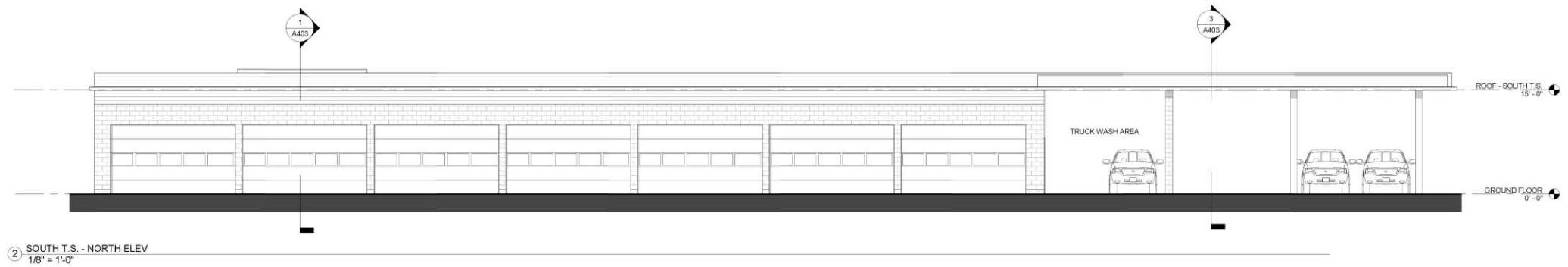
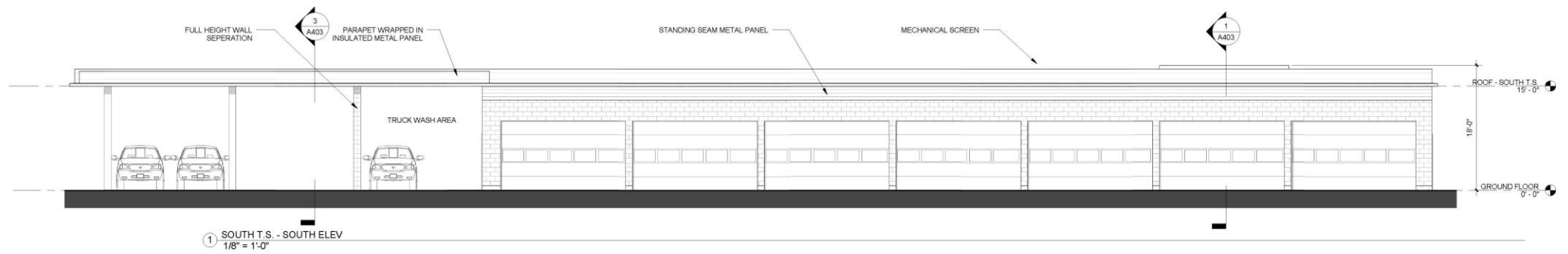
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SHEET NOTES

ELEVATION LEGEND

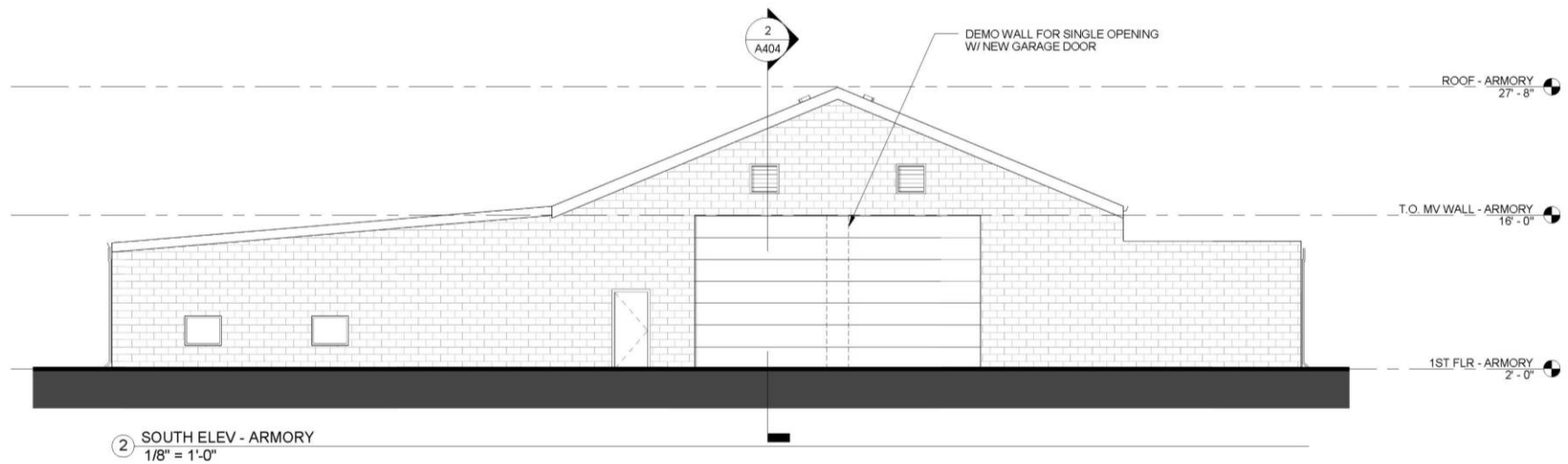
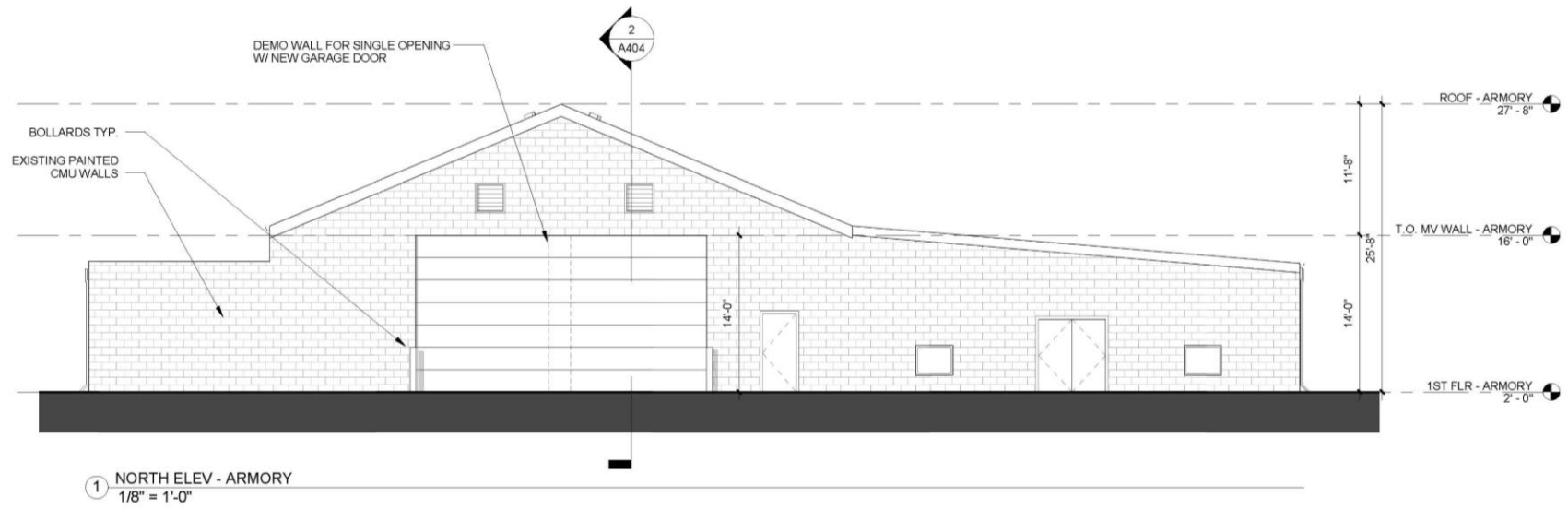
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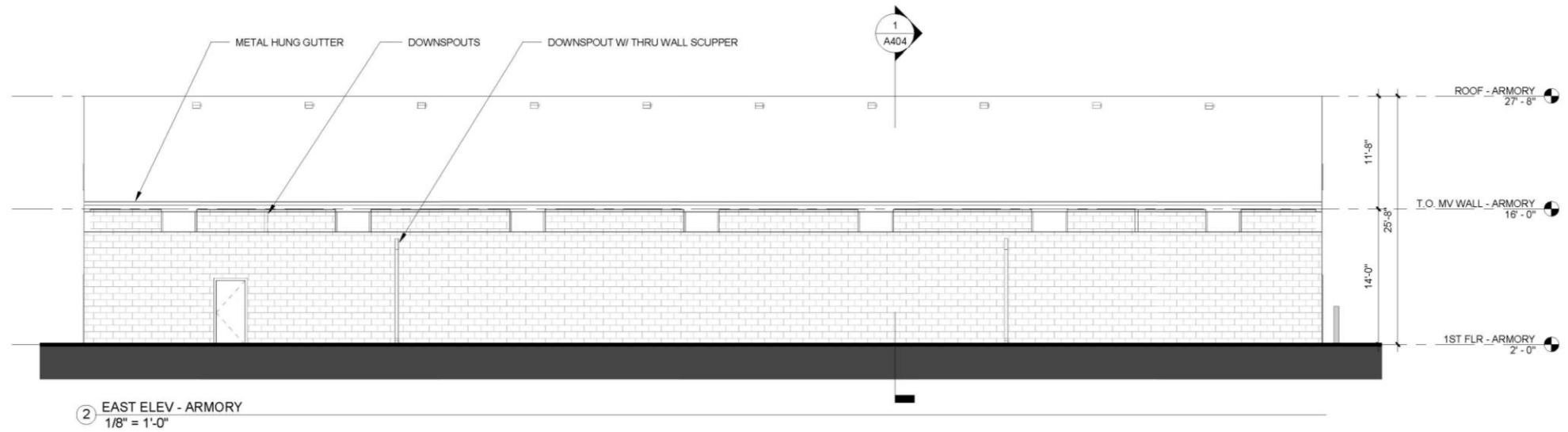
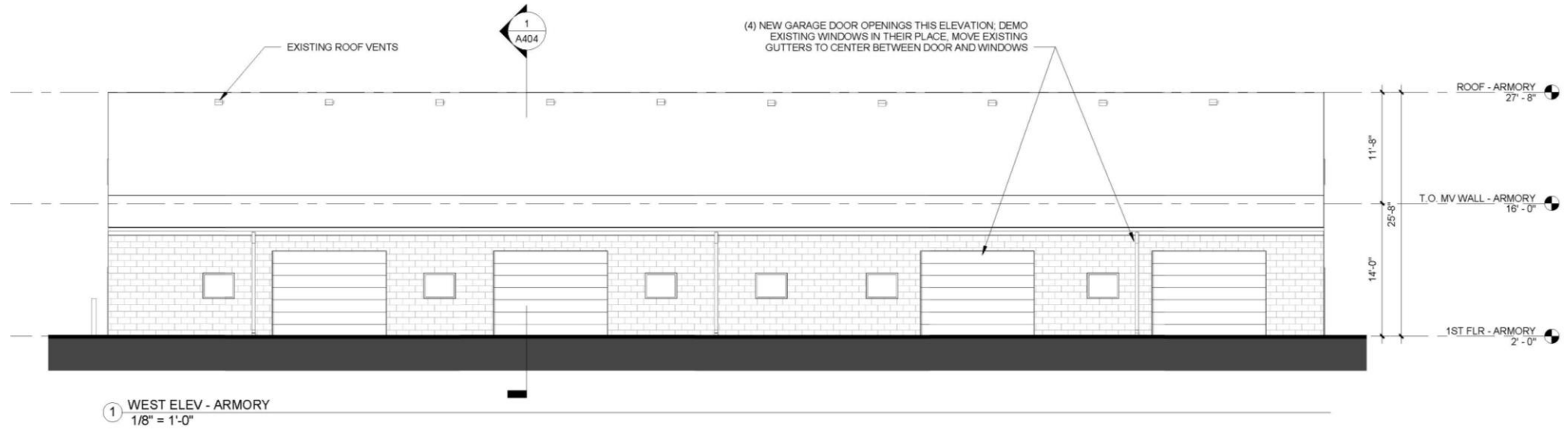


SHEET NOTES

ELEVATION LEGEND

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1

FLAT METAL PANELS



2

COMPOSITE METAL PANELS



3

GROUND FACE CMU
FINISH EXAMPLE



3

GROUND FACE CMU COLOR & TEXTURE
SAMPLES

Thank You

Recommendation: Approval with Conditions

- ◇ Prior to issuance of a Permit Associated with the Proposed Development:
- ◇ 1. The property shall obtain all necessary permits including but not limited to a Master Plan Amendment, Detailed Development Plan, and Geologic Hazards Review by the Planning Division, a right-of-way permit from the Development Services Division, and all necessary permits from the Building Division. (P, DS, B)
- ◇ 2. The applicant shall submit a landscaping plan with the following changes:
 - ◇ a. Documentation indicating that a minimum of 20% of the site is landscaped.(P)
 - ◇ b. At least four (4) native trees, at least 15 feet in height when mature, and eight (8) shrubs (at least 3 ½ feet in height when mature, shall be planted along the northwest façade of the two story office building facing the South Center Street Right-of-Way.(P)
- ◇ 3. All mechanical equipment shall be screened and out of view from the public right-of-way. All mechanical equipment shall be at least 80% screened by a fence or vegetation. Any fences used for screening mechanical equipment shall not exceed six (6) feet in height.
- ◇ 4. Fences may be placed along the side and rear perimeter of the site and shall not exceed six feet in height. Additionally, in an effort to maintain a contextual appropriateness, any proposed fences along the rear and side perimeter of the site shall not be composed of chain-link, vinyl, split rail, ornate wrought iron, stockade, plywood, or hard panel.
- ◇ 5. The applicant shall coordinate with the City to send out a public notice in the local newspaper for any parties interested in removing and rehabilitating the Camp Adair buildings.
- ◇ 6. The materials on the elevator shall be comprised of the same materials proposed to be used on the building. Those materials include stone and metal exterior façade pieces designed in neutral and soft earth tones colors.

HR 17-03 Grainger Home

- ◆ Addition and alterations to a locally designated Landmark located outside of a Historic District and removal of two car garage onsite.

Background

- ◆ The applicant wishes to add onto the very modest worker's cottage onsite, which is currently a designated landmark in Park Place. The proposed increase is 82.9 square feet which will bring the total living area to 734.9 square feet
- ◆ The applicant hopes to partition the lot in the next few years, but wishes to make improvements to the house before embarking on the land division. The house is in fair to poor condition. This application was previously submitted in 2016 as HR 16-03 but was withdrawn to pursue a rehabilitation project which would have been subject solely to staff review. However, during the building permit submittal, staff determined that the revised rehabilitation plans included an increase in the footprint of the house through the addition onto the bathroom and a small sliver of an addition to the north elevation side wall and a covered rear porch entry. Per OCMC 17.40 Historic Overlay District this is considered an addition, which requires a Type III Historic Review process.

Site and Context

- ◆ The long 50 x 310 foot parcel is located on the northeast intersection of Hiram and Rock Streets in the Park Place Neighborhood. The site consist of the small house abutting Hiram and a 1940s era two car garage located in the middle of the lot and accessed off of Rock Street.

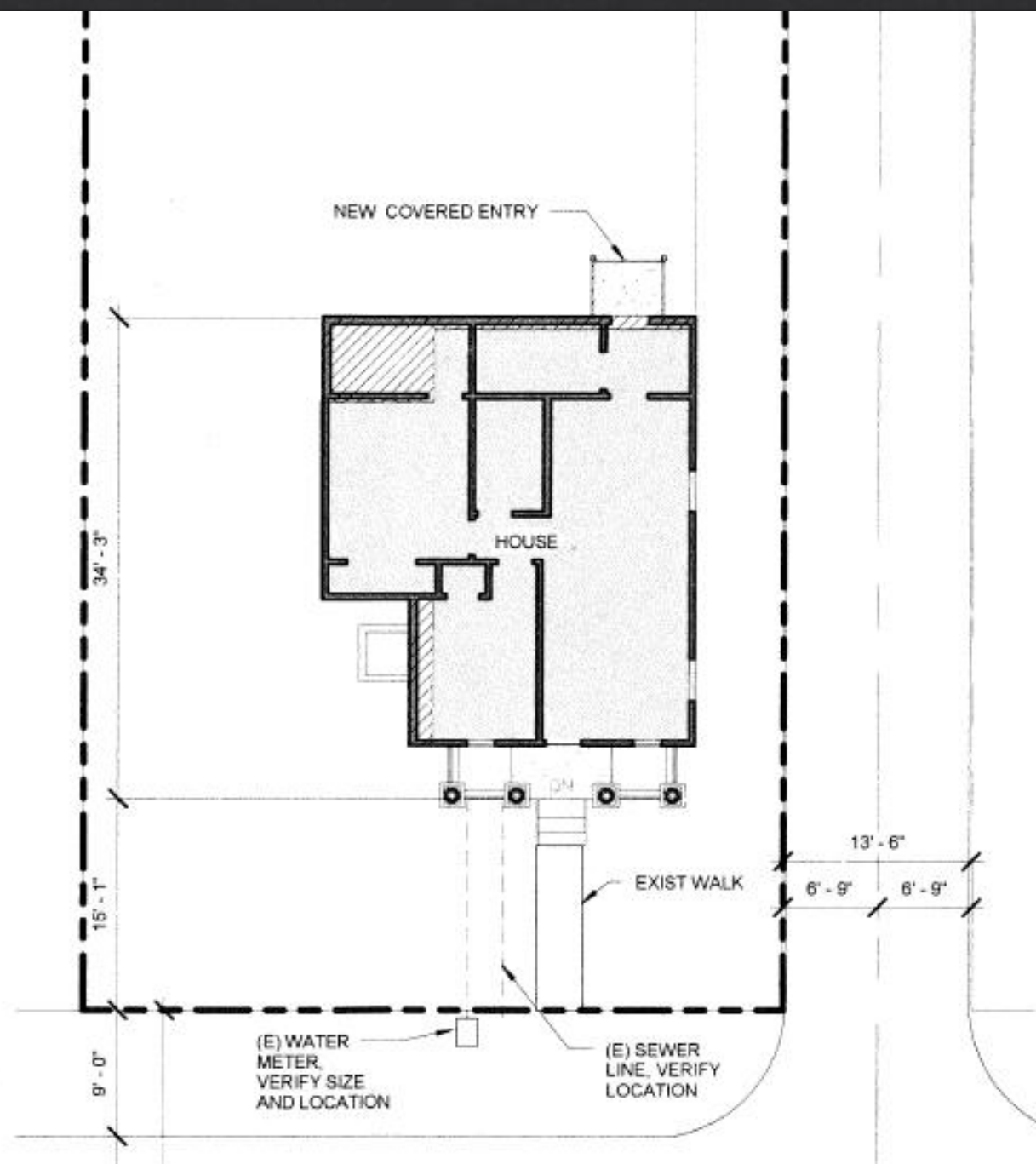


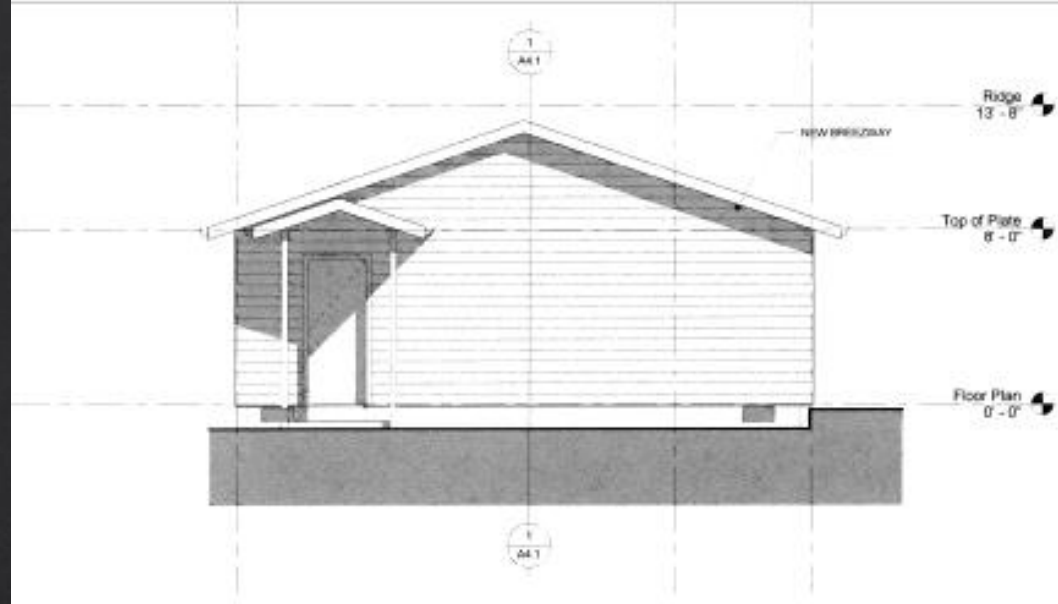


Google

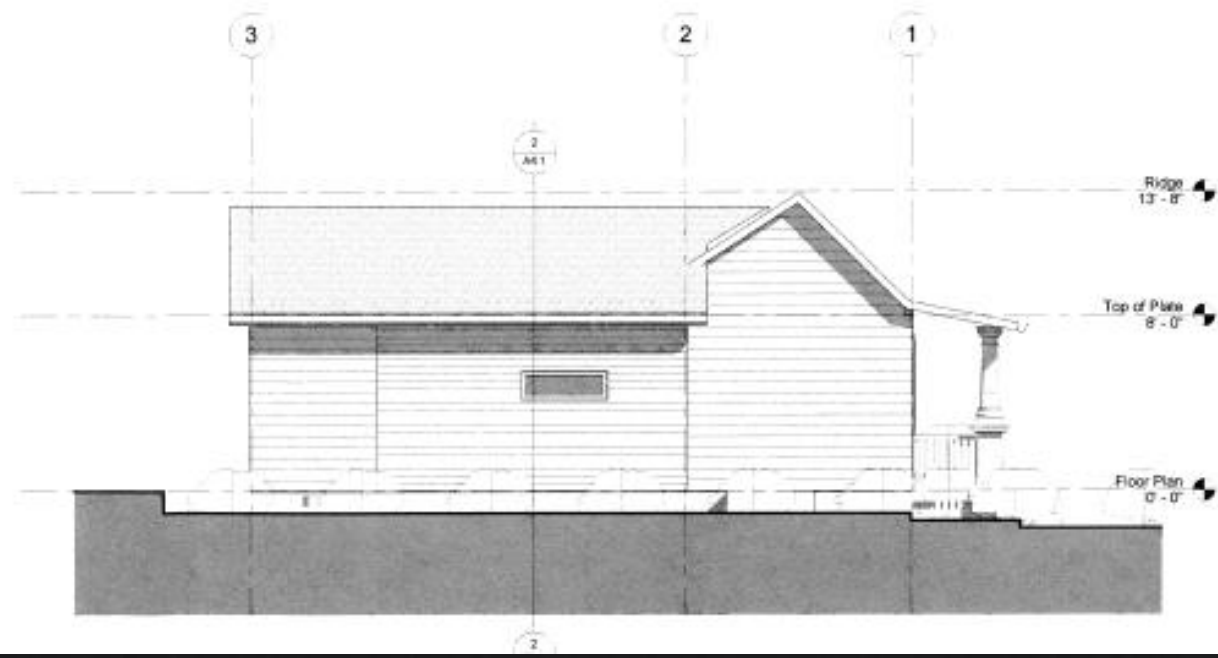








3 Elevation Rear - Proposed
A3.1 - 1/4" = 1'-0"



Recommendation: Approval with Conditions

- ◇ Prior to the hearing, the applicant shall provide staff and the Historic Review Board elevation drawings of all four proposed elevations for the file to determine if additional conditions of approval are warranted for this application. Failure to provide elevations by the April 25, 2107 hearing may delay the Board's ability to approve the application.
- ◇ 1. Prior to issuance of a Certificate of Occupancy, staff shall ensure that:
 - ◇ a. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
 - ◇ b. All railings, decking and stairs shall be finished to match the house body or trim. (P)
 - ◇ c. The applicant shall utilize the following:
 - ◇ i. Wood 1/1 windows and wood doors (five panel, full panel or half lite). (P)
 - ◇ ii. Wood horizontal lap or channel siding (P)
 - ◇ iii. Gable trim consisting of a simple bargeboard with molding at roofline and a wide molded rake board.(P)
 - ◇ iv. Simple vernacular styled lighting.(P)
- ◇ 2. Prior to receiving building permits, the applicant shall revised the interior side (north elevation) windows to provide a 1/1 window that matches the existing 1/1 widows on the building. (P)
- ◇ 3. Prior to obtaining a building permit, the applicant shall submit four interior and five exterior photos showing all four elevations of the two car garage and site context for the file. (P)
- ◇ 4. Prior to receiving building permits, the applicant shall revise the front porch details to conform to the simple architectural nature of the house. (P)
 - ◇ a. Porch post revised to be simple thin squared posts.
 - ◇ b. Railings are not allowed unless required by building code. If required, railing shall be simple top and bottom mounted.
 - ◇ c. Simple porch lighting. Colonial or bungalow lighting is not allowed.

Thank You

