

## 525 Portland Avenue, Gladstone, OR Property Assessment

### **Background**

The identified site for the new Gladstone Library is planned for 525 Portland Ave, Gladstone Oregon. Currently the home of the Gladstone City Hall, the building will become vacant with the opening of the new Gladstone Civic Center, planned for opening in mid-2020. At that time, the current Gladstone City Hall and Police Department will relocate to the Gladstone Civic Center, currently under construction. The current building is be planned for demolition (date to be determined) to make way for the new Gladstone Library, currently located across East Dartmouth Street.

The future home of the new Gladstone Library is a 9,000 sf (.207 acre) lot, situated at the NE corner of the intersection of Portland Avenue and E. Dartmouth Street. Owned by the City of Gladstone, the City Hall building was originally designed by Architect J.D. Annand and built in 1941. Constructed as a 61 ft x 41 ft lightly-reinforced concrete structure with interior post-and-beam construction, the two-story building originally housed many city services – Library, City Hall (City Recorder and City Council chamber) in addition to Fire Station complete with firefighter living quarters, two fire-truck apparatus bays, plus two additional bays for road and water equipment. Subsequent construction of a new Fire Station to the adjacent property to the north, and larger Library building across E. Dartmouth St. to the south in 1961 resulted in building additions and remodel of the current building, which now contains City Hall functions and the Gladstone Police Department. The City Hall currently abuts a 40 ft. length of-wall of the Gladstone Fire Station, which was seismically upgraded in 2010. This wall extends along the eastern half of the north property line.



Gladstone City Hall



Gladstone Fire Station



Current Gladstone Public Library

Within the City of Gladstone jurisdiction, the property resides within the Community Commercial District, zoned Commercial C-2.

### **Considerations for Site Development**

Per the Oregon State Historic Database, the Gladstone City Hall building is currently not designated as either an *eligible* or *contributing* historic resource. However, consultation with the State Historic Preservation Office (SHPO) should be undertaken prior to demolition of the property, as the building age exceeds 50 years and is currently under public ownership. This will require the time necessary to do basic research in order to submit the history / time frame / past uses of the building for determination from



**Resources:**

- *1940 Construction Drawings, JD Annand, Architect*
- *Previous Building Documentation provided by the City of Gladstone, as available (dates unknown)*
- *Oregon Historic Sites Database*
- *Clackamas County Zoning and Development Ordinance (ZDO)*
- *Gladstone Library Building Structural Narrative, Catena Consulting Engineers 2019.*
- *Phase 1 Environmental Site Assessment for 525 Portland Ave, Gladstone, OR for North Clackamas Parks and Recreation District, PBS, June 2019.*
- *ALTA / NSPS Land Title Survey for Gladstone City Hall, OTAK, December 17, 2019.*