



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

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Monday, April 19, 2021

To: Design Review Committee Members
From: Anthony Riederer, Senior Planner
Re: Z0095-21-D – Historic Review Board and Additional Proposed Conditions

Hello DRC members!

I hope everyone had a pleasant weekend and was able to get out and enjoy the great weather. I wanted to touch base and offer an update on this project. As you might recall, the project site in the Clackamas Industrial Area is also a Clackamas County Historic Landmark site. The project was reviewed by our Historic Review Board on their meeting on Thursday evening. My recommended findings for the 4 “New Construction” Standards of ZDO 707 were included in my draft staff recommendation to the Design Review Committee.

Among the board members present there was a wide range of strong opinions on the proposal as submitted, and a number of ideas for were discussed at the meeting. Some members considered the project to be well-conceived and compatible with styling of the Haberlach House, the historic building remaining on the property. Others strongly advocated for somewhat significant design changes in hopes of making the proposal more compatible with the Haberlach House. Others suggested that the new buildings should attempt to more-reflect the character of the Silverthread Kraut and Pickleworks building, the historic building which will be demolished to make way for the proposed redevelopment.

Just one vote on a potential recommendation was taken at the meeting. The motion was to recommend denial of the application – which failed on a 3-3 tied vote. No motion was made to recommend approval, though it seemed clear such a motion would meet the same fate. As such, the HRB reviewed the application, provided feedback to staff, and made no recommendation regarding either approval or denial to the Planning Director.

As a result of the conversation at this meeting I am proposing the following additional conditions of approval, all of which would be imposed prior to issuance of a building permit:

- 1) The ‘tilt up’ portion of the west elevation of Building 1 shall be revised with the following modifications
 - a. The color shall be changed, so as to incorporate more cohesively with the coloring of the ‘barnwood’ or the metal roofing of the articulated entrance on that façade.
 - b. Trellises shall be installed of dimensions and spacing roughly approximating that of the storefront windows (less the doors) on the façade.
 - c. The landscape plan shall be modified to include vining plants which will grow up said trellises.
 - d. The cornice line shall be modified to provide greater visual interest, consistent with the style of the Haberlach House.
- 2) The ‘tilt up’ portion of the north elevation of Building 3 shall be revised with the following modifications
 - a. The color shall be changed, so as to incorporate more cohesively with the coloring of the metal roofing of the articulated entrance on that façade.
 - b. The cornice line shall be modified to provide greater visual interest, consistent with the style of the Haberlach House.

I look forward to our discussion at tomorrow’s meeting!