



STAFF REPORT Cultural Resource (Type III)

REVIEWER: Debbie Erler, Planner

HEARING BODY: Planning Commission

**APPLICANT/
OWNER:** Bridge Street Commercial LLC
12600 SW 72nd Ave., Suite 140, Tigard, Oregon 97223

**SUBJECT
PROPERTY:** **375 Central Avenue, Coos Bay, Oregon 97420**
(T.25, R.13, S26CC - Tax Lot 7401)

SUBJECT: **LAND USE APPLICATION – Cultural Resource #187-20-003**
Façade Improvements and alterations

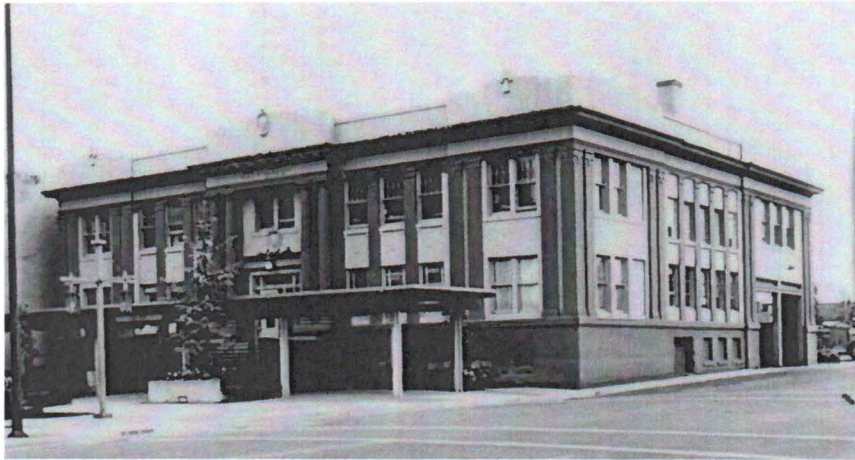
APPLICANT'S REQUEST

The applicant is requesting approval of façade improvements and alterations, including repairing/replacing windows with like-kind materials/design and stained-glass window replacement using the original design. In the area of the coffee shop, overhead doors will be installed, as were used when it was a firehouse. All doors will be rehabbed; old wood covers and boarded-over entries/exits and service access points will be removed, rehabbed and rebuilt. At the main entrance, the lions will be cleaned and painted (they were added in the 1960's) and the steps replaced; stairs will be re-surfaced (or replaced if necessary) to comply with original application. New awnings, monument sign, and many of the doors and windows will be replaced to the specifications of the period in which it was built (1920's). In-ground ambient lighting that lights the building on all sides, will be installed, along with refurbished period street lamps and sconces where possible.

BACKGROUND/HISTORY

According to the Oregon Historic Site Database the "Marshfield City Hall" also known as Old City Hall, was built in 1923 to replace the original city hall/police/fire station that was destroyed by fire in 1922. The structure was used as city hall, correctional facility and fire station, until 1978 when city hall was relocated to its current location. The structure was added to the National Registry on February 21, 1997.

The Fire apparatus doors on the west elevation were replaced with wall and storefront windows after the public use of the building ended in 1978.



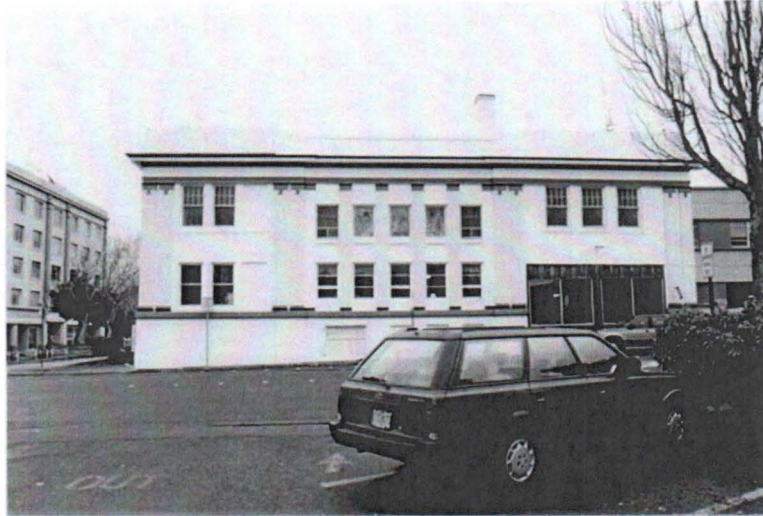
May 22, 1977 Northwest view with fire apparatus doors and mall canopies.



January 1996 Northwest view without mall canopies



January 1996 North view



January 1996 West view - Fire apparatus doors replace with wall/windows.



January 1996 South view

III. APPLICABLE REGULATIONS

Coos Bay Municipal Code 17.230 Commercial & Mixed District

Coos Bay Municipal Code 17.349 Cultural Resources

Coos Bay Comprehensive Plan – Volume II Plan Inventories, Chapter 5 Cultural Environment

IV. DESIGN ASSISTANCE TEAM

The DAT met on January 29, 2020 to discuss the proposed alterations/improvements. They discussed the replacement of the historic Fire Department “Carriage Doors”, the stained-glass windows and the color scheme.

The DAT stated the material and design of the “carriage Doors” needs to reflect the original design. Since the stained-glass windows were in place when the historic designation was approved, they recommend restoring instead of replacing the windows and that would apply to all windows. They also recommended reconsideration of the proposed color scheme to more muted colors. The bright white is a continual maintenance issue and the other colors are too intense for the building design. They also recommended that the applicant contact SHPO regarding the main stair case before proposing color and to get the materials list for all improvement/alterations approved.

V. STAFF RECOMMENDATION

Staff prepared the following report based on the applicant’s submittal, information available at City Hall and the City of Coos Bay Land Development Code (CBMC Title 17).

Staff finds there is sufficient evidence in the record upon which an approval can be based; therefore, staff is recommending approval of application #187-20-003 as found on page 8 of this staff report.

V. CULTURAL ENVIRONMENT/ FINDINGS AND CONCLUSION

The following is a list of the decision criteria applicable to the request. According to Chapter 17.349.050 of the City of Coos Bay Municipal Code (CBMC) a Cultural Resource request must be supported by the criteria followed by findings or justification statements that may be adopted by the Planning Commission to support their conclusions. Although each of the findings or justification statements specifically apply to at least one of the decision criteria, any of the statements may be used to support the Commission’s final decision.

Based on their conclusions the Commission must approve, conditionally approve or deny the application. Conditions may be imposed by the Commission in order to address concerns about the compatibility of the proposed use.

DECISION CRITERION 1: Cultural Resource Value. The commission must make findings to support at least one of the following conclusions:

- (a) **The resource exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, or architectural history; or**
- (b) **The resource is identified with persons or events significant in local, state, or national history; or**
- (c) **The resource is representative of the notable work of a builder, designer, or architect; or**
- (d) **The resource embodies distinctive characteristics of a style, type, period, or method of construction or is valuable as an example of the use of indigenous materials or craftsmanship.**

STATEMENTS OF FACT AND FINDINGS:

- 1a. According to the Oregon Historic Site Database the “Marshfield City Hall” also known as Old City Hall, was built in 1923 to replace the original city hall/police/fire station that was destroyed by fire in 1922. The structure was used as city hall, correctional facility and fire station, until 1978 when city hall was relocated to its current location. The structure was added to the National Registry on February 21, 1997.

- 1b. Marshfield City Hall structure now known as “Old City Hall” continues to be an outstanding local example of finely proportioned and detailed 20th century Classical architecture by a leading regional firm.

It was designed in the tradition of Beaux Arts Classicism by J. E. Tourtellotte (1869-1939) of the Boise, Idaho firm of Tourtellotte and Hummel, well known as architects of the Idaho State Capitol. From 1922 to his retirement in 1930. John Tourtellotte maintained an office in Portland to expand his reach from the inland Pacific Northwest to western Oregon. Tourtellotte designed the Coos Bay National Bank, North Bend Hotel, the Lithia Springs (Mark Anthony) Hotel, Ashland; the Redwoods Hotel, Grants Pass; the John Jacob Astoria Hotel, Astoria; the Baker Hotel, St. Joseph's Hospital in La Grande; and the Douglas County Courthouse, Roseburg.

- 1c. Marshfield City Hall presents formally composed street elevations faced with smooth-finished stucco and detailed in the Roman Classical idiom with high podium, two-story pilaster colonnade that is not static, but varied; a full Classical entablature, and an attic parapet with low triangular and battlemented gables accented with cartouches and stylized New Art pendant motifs. Either street facade is organized with slightly projecting corner pavilions. On the principal facade is a central portico with block modillioned cornice and paired, colossal engaged columns of the Tuscan order. Characteristic of the economical finesse of detail which distinguishes the work of John Tourtellotte is the treatment of otherwise taut-surfaced spandrels with simple, central square bosses. Neither is the fenestration static, though it is scrupulously formal in organization. Double-hung wood window sash, essentially without framing elements in the concrete wall, have eight lights over one in the upper story. The main entry is intact with its top lights, side lights, and original glazed double-leaf door.
- 1d. Comprehensive Plan 2000, Volume II, Chapter 5.1 HISTORIC PRESERVATION (Introduction)

Coos Bay is rich in history. However, as is often true of a modern and growing society, this historical tradition is often overlooked in our efforts to “modernize”. Now, however, it is being found increasingly necessary to recognize our historical resources so that we may have a better understanding of our past. It is the intent of this plan to inventory, assess, and where appropriate, protect those sites, structures, or areas within the City of Coos Bay which have local, state, or national historical or archaeological significance...

CONCLUSION: The “resource” property continues to be an example of notable work of architect John E. Tourtellotte and embodies distinctive characteristics of 20th Century Classical Architecture design. The decision criterion has been adequately addressed and approval of the proposal can be supported.

DECISION CRITERION 2: Development, Alteration, or Relocation of a Structure. The commission must make findings to support the conclusion that the proposal is compatible with the character and value of the resource. Applicable criteria include:

- (a) Building coverage and height;**
- (b) Yards;**
- (c) Predominant architectural features and fixtures, appurtenances, or detailing;**
- (d) Building materials; and**
- (e) Visual characteristics, such as paint color and surface texture, grading, surface paving, and landscaping.**

STATEMENTS OF FACT AND FINDINGS:

- 2a. The structure is two-story with a basement. No changes are proposed to the building footprint or height of the structure.
- 2b. The applicant is proposing to re-establish the fire apparatus doors on the west elevation, with bay doors representative of the original. They propose to repair/replacing windows with like-kind materials/design. They propose to replace the stained-glass windows on the upper floor to bring it back to original design.

All doors will be rehabbed; old wood covers and boarded-over entries/exits and service access points will be removed, rehabbed and rebuilt.

At the main entrance, the lions will be cleaned and painted (they were added in the 1960's) and the main staircase will be re-surfaced (or replaced if necessary) to comply with original application.

New awnings, monument sign, and many of the doors and windows will be replaced to the specifications of the period in which it was built (1920's). In-ground ambient lighting that lights the building on all sides, will be installed, along with refurbished period street lamps and sconces where possible.

- 2c. In an email of January 27, 2020 from SHPO restoration Specialist Joy Sears, expressed concern about reestablishing the fire station doors on the west (4th Street) elevation. She indicated there were not overhead industrial doors like shown on the rendering and that the historic doors would have been carriage style swing doors (like shown on the photo on page 7).

In an email dated January 29, 2020 Ms. Sears indicated that SHPO does not have all the details on the doors, but there is some general guidance that there was a solid cross detail panel across the top of the fire house door opening and then swing carriage doors below with some glass panels in the middle. Since the historic doors are long since gone and what is there currently is highly incompatible with the historic character of the building. Swing carriage doors would be the best fit for the building but SHPO wouldn't be opposed to an appropriate, probably custom, roll up door that when it was closed looked like historic carriage doors.

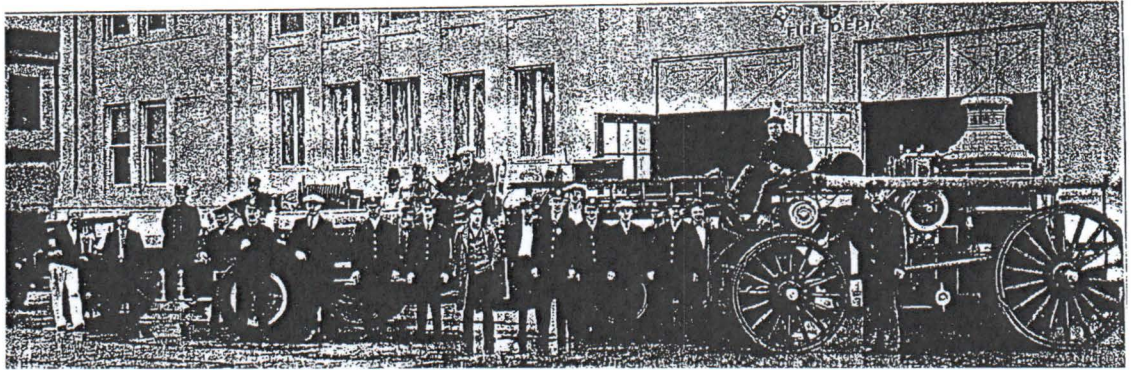


Photo from 1922 in a 1930 edition of the Coos Bay Times

- 2d. In an email of January 27, 2020 from SHPO restoration Specialist Joy Sears, indicated that the stained-glass windows that the applicant are proposing to remove, were original to the building and should be repaired,

CONCLUSION: Staff concurs that the alteration is compatible with the character and value of the resource. Applicable criteria include: decision criterion has been adequately addressed and approval of the proposal can be supported, subject to the following Conditions:

1. *All exterior alterations/repairs, including color scheme and materials list, must be approved by the Oregon Historic Preservation Office, prior to issuance of permit or beginning work.*
2. *Compliance with Coos Bay Municipal Code Building Code and floodplain regulations must be approved through the building permit process.*

DECISION CRITERION 3: Demolition of a Structure or Disturbance of an Archaeological Resource. Prior to issuance of a permit to demolish a structure or disturb a resource, the commission must make findings to support all of the following conclusions:

- (a) **All feasible and prudent alternatives to the proposed activity have been explored;**
- (b) **Whether it is feasible to maintain or preserve the resource; and**
- (c) **The proposed use is compatible with the zoning and current use of the land and its immediate surroundings.**

STATEMENTS OF FACT AND FINDINGS:

- 3a. The applicant is proposing alterations and repairs. Demolition is not proposed.

CONCLUSION: The applicant's request does not include demolition; Therefore, this criterion does not apply.

VI. RECOMMENDATION

Based on the adopted Findings and Conclusions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachments "A", approve land use application #187-20-003 and allow the proposed alterations and repairs as outlined in this report, subject to the following Conditions:

1. All proposed exterior alterations/repairs and materials list must be approved by the Oregon Historic Preservation Office, prior to issuance of permit or beginning work. This includes reestablishment of historic Fire Department "Carriage Doors", stained-glass windows repair, window and door replacement, staircase repair/replacement and color scheme.
2. Compliance with Coos Bay Municipal Code Building Code and floodplain regulations must be approved through the building permit process.



Debbie Erler, Planner 1
Community Development Department

Date: February 4, 2020

cc: Applicant

ATTACHMENTS: A - Applicant's submittal
B - Aerial map
C - National registry documents

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CITY OF COOS BAY
 Public Works & Community Development Department
 500 Central Avenue, Coos Bay, Oregon 97420
 Phone 541-269-8918 Fax 541-269-8916

Permit No. 187-20- 00003-PLNG

Date Received: January 22, 2020

LAND USE DEVELOPMENT REVIEW APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT NO(S).

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Legislative/Text Amendment | <input type="checkbox"/> Temporary Use |
| <input type="checkbox"/> Architectural Design Review | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Partition | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Estuarine Use/Activities | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Subdivision | |

Pre-Application and Appeal applications require a different application form available on the City website or at City Hall.

Site Location/Address: 375 CENTRAL AVENUE, COOS BAY, OR 97420	Assessor's Map No./Tax Lot(s): 25-13-20CC-7401
	Zoning: C
	Total Land Area:

Detailed Description of Proposal:

PHASE 1 (EXTERIOR): This project consists of redesigning (as necessary) the façade of the Old City Hall. In this "new design" BSC will take the building back to its original design. Windows will be repaired/replaced with like-kind design; stained glass windows will be replaced and brought back to original design, complying with NR application. At the coffee shop, overhead doors will be installed, as were used when it was a firehouse. All doors will be rehabbed; old wood covers and boarded-over entries/exits and service access points will be removed, rehabbed and rebuilt. At the main entrance, the lions will be cleaned and painted (they were added in the 1960's) and the steps replaced; stairs will be re-surfaced (or replaced if necessary) to comply with original application. Unsightly additions (CMU stub wall, monument sign, chain-link fence, etc.) will be removed, disposed of, and redesigned with appropriate landscaping, lighting and communal space desired (work with city). New awnings, monument sign, and many of the doors and windows will be replaced to the specifications of the period in which it was built (1920's). In-ground ambient lighting that lights the building on all sides, will be installed, along with refurbished period street lamps and sconces where possible (work with city for placement). Public access along 4th Street will be redesigned and implemented in conjunction with city plans already in progress, including ADA minimums, lighting and landscaping where possible, bicycle parking and street café-style tables and chairs if possible. Additionally, BSC would like to request the 4th Street sidewalk to be extended to 8 ft wide (instead of the 5 feet proposed), in order to accommodate planters and/or a small amount of coffee shop seating, as well as possible extension to the south side of the building for ADA improvements, decking and seating on/around the green space.

BSC expects the timeline of the exterior rehab phase to be between two (2) and three (3) months once work begins. Approximate budget for exterior: \$104,000


Applicant/Owner Name: BRIDGE STREET COMMERCIAL, LLC <small>(please print)</small>	Phone: (970) 631-6800
Address: 12600 SW 72 ND AVE, #140	Email: Michael@theOBMG.com
City State Zip: TIGARD, OR 97203	

Applicant's Representative: RICH LORIMOR <small>(please print)</small>	Phone: (503) 413-9815
Address: 12600 SW 72 ND Ave, #140	Email: rich@theOBMG.com
City State Zip: Tigard, OR 97203	

1. Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application.
 2. Copy of the deed for the subject property.
 3. Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
 4. Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
 5. Type II requires three (3) **complete hard-copy sets** (single sided) of application & submitted documents must be included with this application. **One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.
 6. Type III requires **Ten (10) complete hard-copy sets** (single sided) of application & submitted documents must be included with this application. **One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.
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Per City of Coos Bay Resolution 19-19, a 5% Technology Fee will be assessed on all permit and plan review fees.

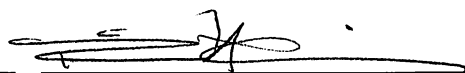
The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.



 Applicant's Representative signature

01-22-20

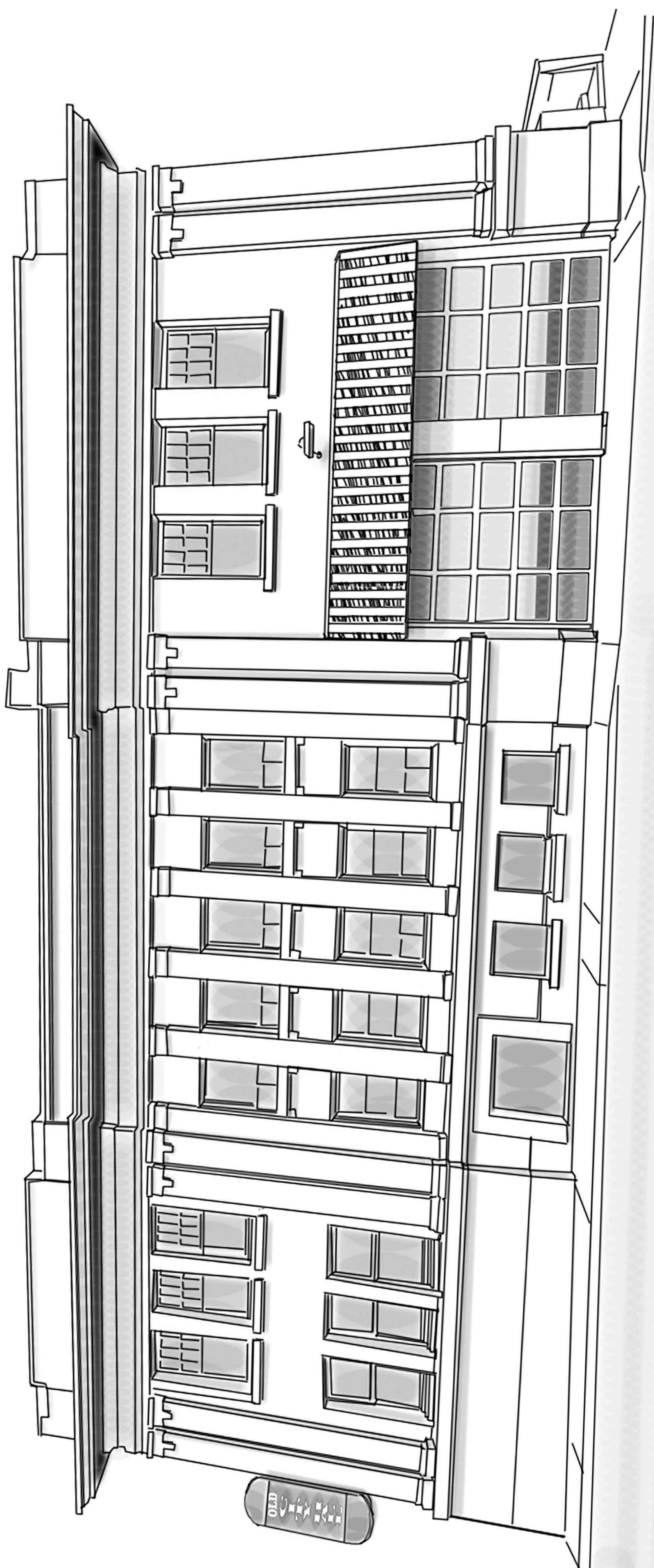
 Date



 Owner's signature (required)

1/22/2020

 Date









BRIDGE STREET COMMERCIAL, LLC.**(503) 853-5171**

375 Central Avenue, Coos Bay



	Pantone 1815
	Pantone 7401
	Pantone 7509
	Pantone 7724
	Warm White

COLOR SCHEME:

New color scheme is inspired by traditional Art Deco design. Colors will compliment the building and accent it's features in keeping with the time and style, but also to compliment its surroundings and the City of Coos Bay. The base will remain white, while pillars, emblems and Art Deco features will have simple and elegant color highlights.

FRONT STAIRCASE:

- Lions will be kept, but cleaned and painted 7401 with accents.
- Front stairs will be refurbished and incorporate the red color that accents the rest of the building. Old materials will be stripped off and new materials applied that accent the front staircase and bring it to safe and acceptable standards.
- Add-ons removed (CMU monument sign, wall, link fence, etc.)

Mailing address:

12600 SW 72nd AVE, Suite # 140
Tigard, OR 97223



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1/30/31

Re: Coos Bay Municipal Code
Chapter 17.349 CULTURAL RESOURCES

17.349.030 Development, alteration, or demolition of cultural resources.

(a) Property legal description.

- The following parcel of property being a portion of Lots 2 and 3, Block 16, Town of Marshfield, Dean Hall Plat, (also known as Town of Marshfield, as surveyed by Wm. Hall, "Dean Hall Plat"), Coos County, Oregon, described as follows: Beginning at the Northeast corner of Lot 2, Block 16, Town of Marshfield, Dean Hall Plat, Coos County, Oregon; thence along the East line of said Lot 2 South 0° 54' 45" West 95.38 feet to a point lying 4.46 feet Northerly from the Southeast corner of Lot 3 of Block 6; thence along the Southerly face of an existing building wall and along said a Southerly face extended South 89° 59' 31" West 89.61 feet; thence South 0° 00' 29" East 0.70 feet; thence South 89° 59' 31" West 6.23 feet to a point lying 3.82 feet Easterly from the West line of said Lot 3; thence North 1° 04' 27" East 96.07 feet to the North line of the said Lot 2, said point lying 4.32 feet Easterly of the Northwest corner of the said Lot 2; thence along the said North line of Lot 2 North 89° 59' 03" East 95.66 feet to the point of beginning, and more commonly known as 375 Central Avenue - OLD CITY HALL.

(b) Plans or drawings showing the property and existing building dimensions and the character or details of the exterior, structural alterations (including additions), and, if a demolition is planned, the proposed use of the site.

- Plans provided; no demolition will be done other than that described already (unsightly additions)

(c) Statement explaining why the resource should or should not be preserved or protected. Supporting evidence from a qualified resource specialist is encouraged.

- 375 Central Avenue is on the National Historic Registry and is a cornerstone structure in the city of Coos Bay

(d) If a demolition is proposed, a statement from the State Historic Preservation Office relating to the resource's value and a structural survey by the building official.

- No exterior demolition of the original structure is proposed

(e) If an archaeological site will be disturbed, proof that the Coos, Siuslaw, and Lower Umpqua Tribal Council and the State Historic Preservation Office have been notified and given the opportunity to respond.

- N/A

Mailing address:

12600 SW 72nd AVE, Suite # 140
Tigard, OR 97223

BUILDING OVERVIEW AND VISION - DESCRIPTION OF PROJECT

Formerly the Marshfield City Hall and Fire Station, the building located at 375 Central Ave, Coos Bay OR 97420, is on the National Historic District Registry. It consists of 14,268 square feet of leasable space, consisting of a coffee shop, restaurant/bar, banquet/dance facility and 12- 15 individual office spaces. The building was built in 1921 in what was originally called Marshfield Oregon. The town voted to change the name to reflect the bay in which it was situated in 1944, and has been known as Coos Bay Oregon ever since. The building is in great condition given its age.

Although the previous owner has spent over \$320,000 in repairs over the past 5 years, the building is now in need of further, immediate rehab in order to bring it to its fantastic original grandeur. Repairs are needed both external and internal and will be addressed as soon as possible.

Bridge Street Commercial, LLC (BSC) has a vision for this property that will bring color and energy to downtown Coos Bay, and utilize the existing spaces to their highest and best use - taking advantage of the existing floor plan of each space. BSC plans to incorporate façade changes and general building maintenance to allow for occupancy of the restaurant and coffee shop spaces, as well as the banquet facility and office spaces shortly, almost immediately in some cases. There are plans to complete a remodel of the interior to offer 12+ office spaces to the public for lease. These spaces will be between 250-1200 sqft and will fit a variety of needs. This interior change will allow for additions to the floor space as well as flexible space for future tenants including a common meeting space that the city can take advantage of. Please see attached milestones/phases of construction.

PROJECT MILESTONES

PLANNING, APPROVAL, AND RESTRUCTURING

During this stage we will be working with the city and county to create up to 15 separate office units by utilizing the current antique shop spaces and partition off into additional individual spaces. In addition, we will be creating a conference room and 'kitchenette' space for these office tenants. This phase will include completing any work necessary to meet Certificate of Occupancy requirements for these units. We will be submitting renderings, elevations, and site inspections to the city for approval. Certain firewalls, electrical considerations and plumbing needs may have to be addressed for each



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unit. Phase one will see several “soft costs” in our architects, engineers, attorneys, etc. We anticipate the timeline to complete phase one, and to get through city approval, to be no longer than 1-2 months as the building uses will not change and remain fundamentally the same.

OFFICE SPACE SEPARATION AND INTERIOR IMPROVEMENTS

This phase of the project will see the completion of improvements to the coffee shop, restaurant/bar and the banquet facility for lease to the general public. BSC will be adding 12+ office suites to the building. These suites are already perfectly suited to the building and are (generally) built out from the former offices the City Hall held. We will be adding units by dividing appropriate spaces. The previous owner has renovated these rooms for his antique shop – we will continue this restoration work and finish the unoccupiable units. Due to the building being on the national historic registry, we will be working with the city to repair and replace to period likeness. All plumbing and electrical concerns for the units will be handled at this time as well as any needed partition wall redesign. The addition of a separate entrance for the restaurant will be finished at this time. During this phase, BSC will be including “turnkey” commercial kitchens, for both the coffee shop and the restaurant/bar. This will include all necessary cooling, venting, equipment, and such needed for the commercial kitchen operations; many of these items have been completed by the previous owner. In addition, minor roof repair will be addressed during this phase as well as any HVAC, and soundproofing needed. If necessary, some of these items may be addressed during phase three if we see a cost benefit to doing so. The expected timeline for completion of phase two is to be no longer than three (3) months. Many of these ‘phase 2’ items will be achieved while we are waiting for city approval, as these items are already a permissive use and generally will not require permitting.

EXTERIOR FAÇADE UPGRADES AND IMPROVEMENTS

The project plan consists of redesigning the façade of the structure. With this “facelift” BSC will take the building back to its original design as accurately as possible. At the coffee shop, overhead (barn-type) doors will be installed, just like what would have existed back when it was the firehouse. At the main entrance, the lions will be restored and the steps replaced. New awnings, monument sign, and many of the doors and windows will be replaced to the specifications of the period in which it was built (1920’s). BSC envisions a building that will be pleasant to the public while adding incredible “flexible” space for potential future uses. We will be working with the tenants we acquire to ensure their operations are smooth while we perform this work. With this we expect the timeline of phase two to be between two (2) and three (3) months, pending City and County approvals.



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EXTERIOR FAÇADE UPGRADES AND IMPROVEMENTS

Bridge Street Commercial, LLC. will be working with Chris Hansen – CJ Hansen Construction – to rehab and bring back-to-life the exterior of 375 Central. Improvements to the exterior will include:

- Front Stairs - products still to be determined
 - Natural stone veneer 1/4" overlay
 - Sanded re-surfacer 1/4" overlay
 - Painted risers
 - Remove bull-nose, tool in front edge and tread
 - Railing will remain and be painted with epoxy paint to match the building
- Lions (give them names!)
 - Soda-blast to clean
 - Paint (hire local artist?)
 - Repair damage/chipped pieces
 - Name them!
- Window repair
 - Repair window frames and casings (replace glass and glazing as needed (several are broken) using local glazer, caulk)
 - Replace wood frames, caulk and paint as needed
 - Repair access point frames to match (street level)
 - Replace and repair boarded-up windows and access points
- Doors
 - Front door - minor repairs, prep and paint
 - Added Security
 - Side door (east side) - replace door; create modern, usable entrance
 - New era-appropriate awning
 - Side door (south side coffee shop) - clean up or replace with era-appropriate if budget allows
 - ADA accessibility as possible
- Crack repair - exterior
 - Repair with concrete mortar-fill and texture to match (stucco brown coat with topcoat and then painted)
 - Caulk around windows, doors and access points as necessary
- Flat work
 - Repair and replace any existing cracked cement (stairs, landings)
 - Design and potentially pour concrete pads for planters, benches, water feature and artwork in front of the building, keeping as much green space as possible
 - Addition of ambient ground lighting
- Paint
 - Paint to proposed color scheme
 - Start with base - approve; then trim - approve; finish with accent colors
 - Paint 'marbled' pillars last to determine what to do with them (keep marbling but update, re-paint, etc.)
- Roof
 - Remove (if possible) unsightly TPO 'tack strip' that lines roof facade silhouette
 - Replace with new less-intrusive weldable edge-metal (design-build, budget-pending) - cut TPO flush; 'L-metal' with gravel-stop, fastened on top so that no fasteners or roofing will show
 - Fix leaks
- Removal of 'add-ons'
 - Demolition (CMU stub wall; CMU monument sign; chain link fence)
- Landscaping
 - Work with City to propose landscaping that will be in keeping with the Central Avenue look and feel; add artwork
- Firehouse Doors
 - Work with local woodworker/designer to create and build doors that will work with the coffee shop and be conducive to city requirements for 4th Street right-of-way access/clearance
 - Awnings
- Signage
 - Monument and stanteon - design to match period



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EXTERIOR FAÇADE UPGRADES AND IMPROVEMENTS

Bridge Street Commercial, LLC. will be working with Chris Hansen – CJ Hansen Construction – to rehab and bring back-to-life the exterior of 375 Central. Improvements to the exterior will include:



COLOR SCHEME #4

-  PANTONE #1815
-  PANTONE #7509
-  PANTONE #7401
-  PANTONE #7724
-  WARM WHITE

COLOR SCHEME:

New color scheme is inspired by traditional Art Deco design. Colors will compliment the building and accent it’s features in keeping with the time and style, but also to compliment its surroundings and the City of Coos Bay. The base will remain white, while pillars, emblems and Art Deco features will have simple and elegant color highlights.

FRONT STAIRCASE:

- Lions will be kept, but cleaned and painted 7401 with accents.
- Front stairs will be refurbished and incorporate the red color that accents the rest of the building. Old materials will be stripped off and new materials applied that accent the front staircase and bring it to safe and acceptable standards.
- Add-ons removed (CMU monument sign, wall, link fence, etc.)



COLOR SCHEME #5



PANTONE #7615



PANTONE #7403



PANTONE # 7401



PANTONE #7724



WARM WHITE

COLOR SCHEME

This color scheme is built to be even less contrasty, starting with an overall base that is a few steps lighter, but still a warm, colorful off-white, in keeping with the Art Deco palette. The color scheme incorporates a strong accent that is slightly more earth-tone feeling, towards brown – it has less contrast with the warm white base color and incorporates warm tones, lighter golds and keeps the patina-green accent that can be picked up in the emblems.






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COLOR SCHEME #6

-  PANTONE #7615
-  PANTONE #7403
-  PANTONE # 7401
-  PANTONE #338
-  WARM WHITE

COLOR SCHEME (BASED ON #5)

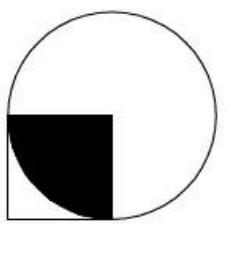
Color scheme incorporates a slightly terracotta feel to give the building a foundation. It is less contrast overall and incorporates the same lighter base color, but lightens the pillars to the near-white. It still keeps the warm tones overall in keeping with Art Deco—golds and patina palette, but overall one step lighter and still less-contrasty.

This palette also adds highlight color to window trim (similar to the Cottage Grove Armory rehab) and incorporates a little more fun pop of petina color in the front door and trim.



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Coos Bay Old City Hall Regentrification
375 Central Ave., Coos Bay, Oregon

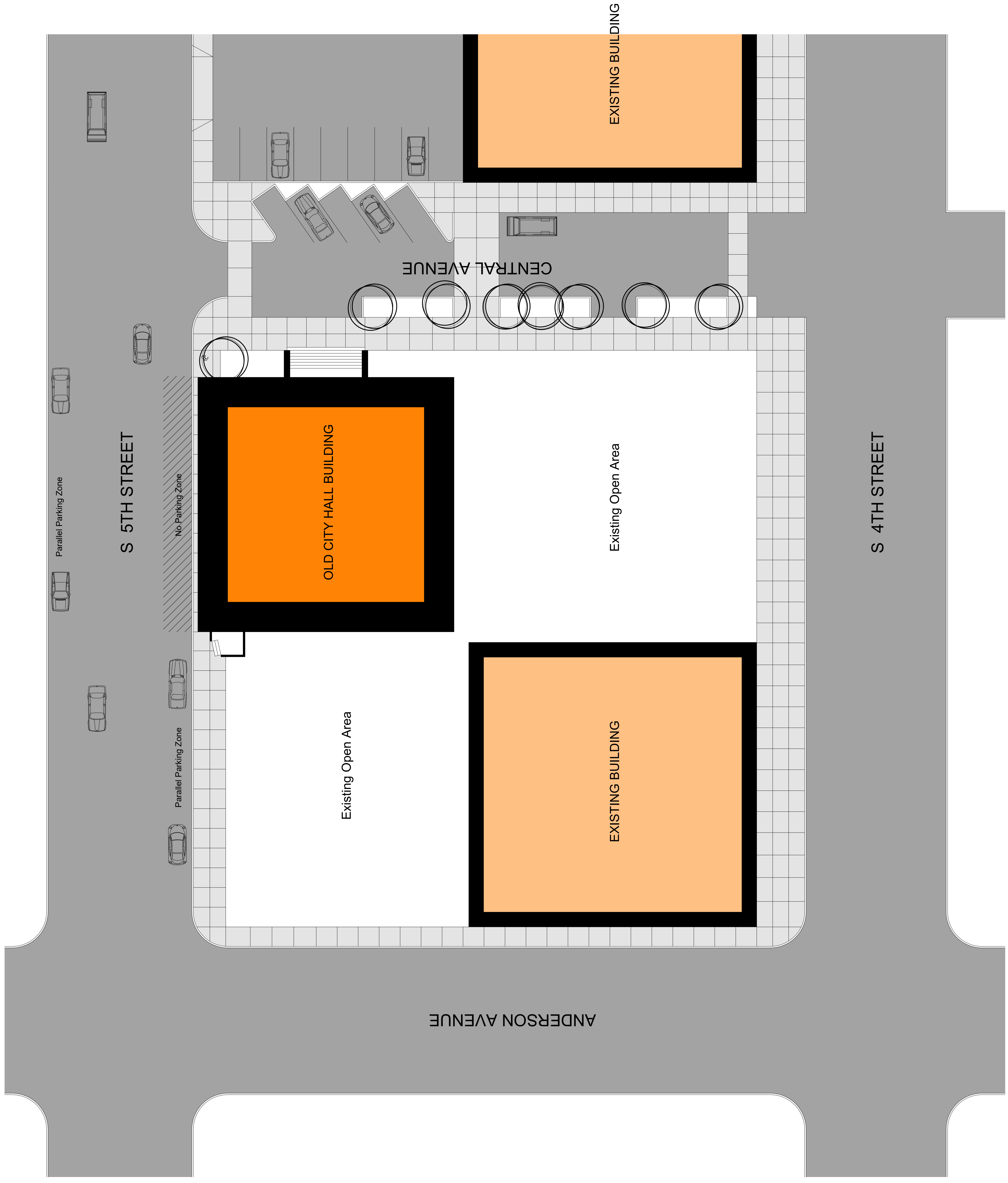


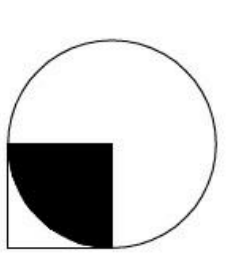
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REVISIONS DATE: DELTA #

Author

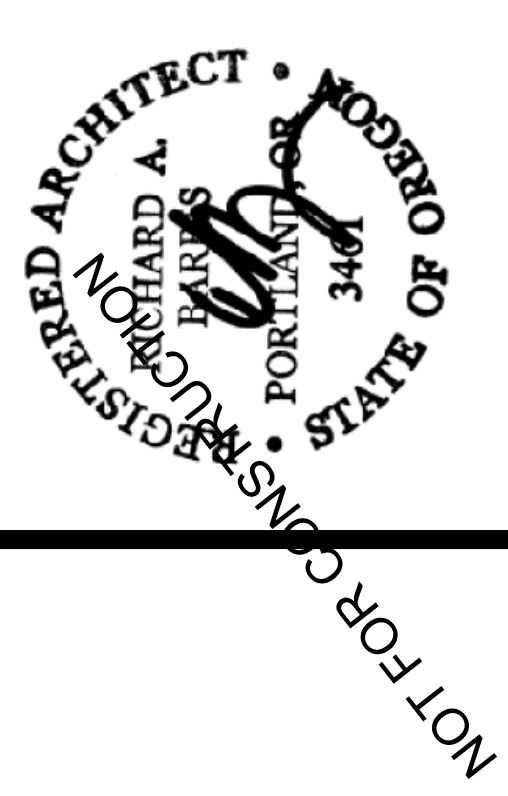
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SP1.2

