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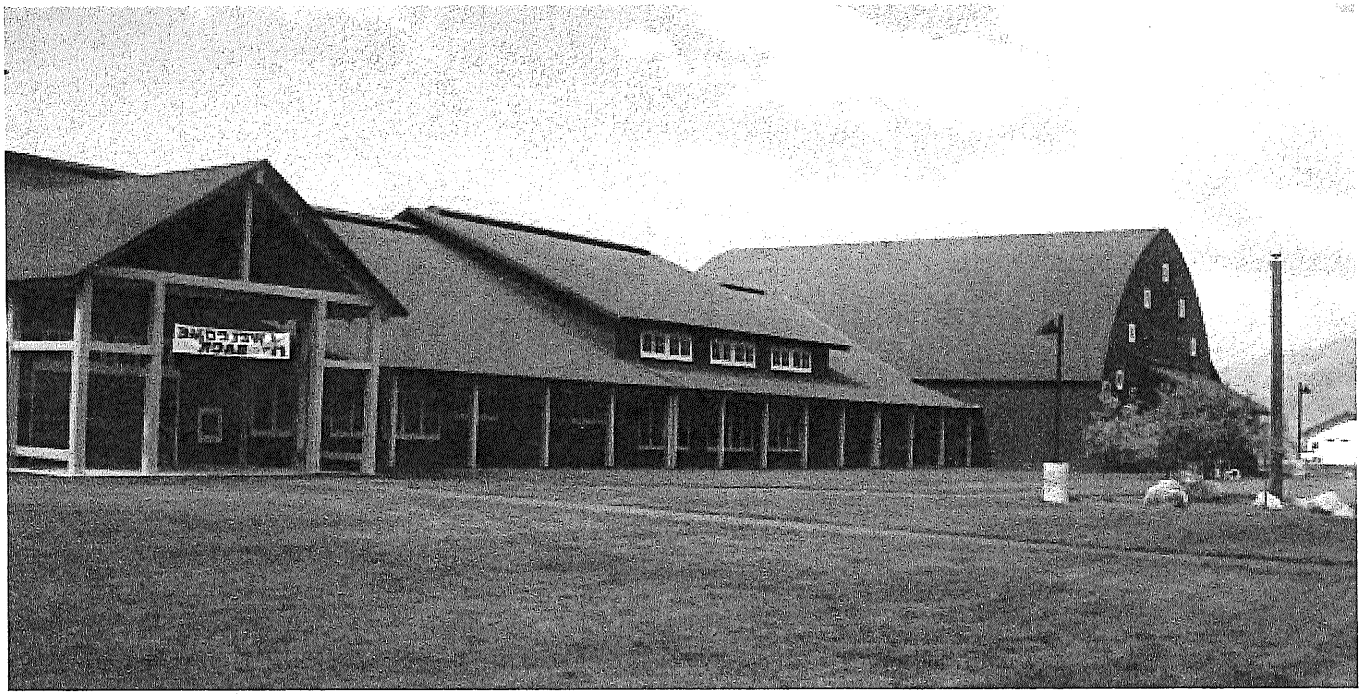
HAMLET OF MULINO DESIGN GUIDELINES HANDBOOK



PRESERVING OUR RURAL LIFETYLE

ACKNOWLEDGMENTS

The Design and Sign standards were developed with and approved by the Hamlet of Mulino

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Michael Raub, Director
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Citizens of the Hamlet of Mulino

Special thanks to the Clackamas County Board of Commissioners

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Introduction

As part of the Community Plan the Hamlet of Mulino has selected an architectural design theme for the Rural Commercial and Rural Industrial Zone District Classifications, and for any structures within the Hamlet permitted as Conditional Uses that exceed 5,000 square feet, as a way to define the Hamlet of Mulino as a place.

The alternatives that were considered and evaluated included:

1. A rural theme to reflect the lifestyle in the Hamlet.
2. A Tuscan theme to reflect the Hamlets namesake in Italy.
3. A Spanish theme to reflect some of the original workers in the Hamlet.
4. A western theme.
5. Other architectural themes.

To support the overall theme of "Preserving Our Rural Lifestyle" the "Rural Theme" was selected by the Hamlet Citizens and the Hamlet Board.

The Hamlet of Mulino, a volunteer advisory group to the Clackamas County Board of Commissioners, recognized that improving the image of the Hamlet of Mulino is essential to preserving the rural atmosphere of the Hamlet. The Hamlet Board and the citizens agreed that a common design theme was needed to make the area more attractive and compatible with the rural environment. A "Rural Theme" with design standards for rural architecture, pedestrian amenities, and commercial signage would be appropriate for the sale and design of the Hamlet to provide a "sense of place".

The design and sign standards and recommendations in this handbook were developed to provide direction for new developments, and major remodels wherever possible. The intent is to ensure that new development helps develop and strengthen the rural atmosphere desired by the community. These guidelines also benefit existing businesses through adjunct sign and facade improvement programs that will provide funding from private and public sources to refurbish their establishments.

The Hamlet of Mulino worked with Clackamas County staff and in numerous meetings open to the public to develop these sign and design standards. They were developed from Hamlet community meetings on the Hamlets Community Plan. Pubic hearings were held before the Planning Commission on _____,_____ 2010 and before the Board of County Commissioners on _____, ____ 2010. The Design and Sign Standards were adopted on _____, ____, 2010.

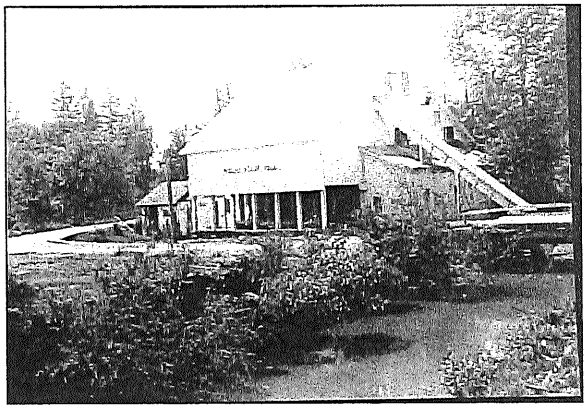
What Does This Handbook Do?

This Handbook is a supplement to the Clackamas County Zoning and Development Ordinance as it pertains to the Rural Commercial and Industrial zones, and Conditional Uses within the Hamlet of Mulino. The Rural Commercial and Industrial Areas shall be defined as generally, those areas located in the Rural Commercial Center of the Hamlet of Mulino and along Highway 213, Mulino Road, and Freeman Road. Any property now, or hereinafter, zoned RC or RI shall be subject to this Design Review.

This Handbook provides the standards for architecture as referenced by Sections 504.08D and 306.10 E of the Zoning and Development Ordinance. This Handbook also provides clarification of other design components, both required and recommended. With the exception of commercial sign standards, these standards do not apply to single family dwellings.

Not all development standards are covered in this Handbook and in no way is it a substitute for the requirements of the Zoning and Development Ordinance.

Examples of rural architecture styles already within the Hamlet of Mulino include Howard's Mill, the Mill Barn, Waldorf Auto, Howard House and Mulino House.



Major Design Issues in the Hamlet of Mulino

Several design issues were identified as detracting from the Hamlet of Mulino developing into a distinguishable community that is attractive to visitors and citizens for all seasons. The design standards and recommendations provide specific measures to address the issues through building design, architecture, sign standards, and public amenities. Other design issues will be addressed in future projects outlined in the Hamlet of Mulino Community Plan.

Issue I: The streetscape is not conductive to a rural hamlet atmosphere.

The Hamlet of Mulino would like to achieve a more intimate rural hamlet atmosphere. Limited ingress and egress within the rural center is a barrier to this. Access from one side of the Hamlet to the other side is difficult for pedestrians, bicycle and vehicles.

Goals:

- Develop a four way Mulino Road intersection with a signal to allow for pedestrian, bicycle and vehicle access from one side of the rural center to the other.
- Incorporate pedestrian oriented amenities that make the street and buildings more inviting and accessible.
- Develop and implement temporary and permanent streetscape designs with the Oregon Department of Transportation.
- Provide covered walkways in commercial centers and covered bus stops.
- Develop signage and facilities that identify the rural community as a distinctive Hamlet.

Issue II: There is a lack of "sense of place."

Visitors and citizens to the Hamlet of Mulino's commercial area often drive on without realizing that they have arrived. This is due, in part, to a lack of common design, developed properties, or pedestrian activity areas. This image problem detracts from the rural atmosphere visitors and citizens expect while in the Mulino area.

Goals:

- Incorporate a rural architectural theme to provide a visually cohesive atmosphere.
- Work with existing building property owners to improve facades and provide public amenities with funding from grants, loans and other public and private sources.
- Encourage outdoor uses and activities in public areas.
- Encourage development to incorporate balconies, dormers, decks and other elements which bring more interaction between the buildings and the streets and highway.
- Incorporate public improvements such as lighting, entry signage and public signage that strengthens the identity and image of the Hamlet of Mulino.

Issue III: Existing commercial signage is oriented to highway traffic and does not compliment the rural setting.

Signage is a prominent feature of commercial establishments. A proliferation of signs, signs that are out of scale, and sign design that does not complement the rural setting detracts from the hamlet atmosphere intended for Mulino.

Goals:

- Develop standards for new signage with a rural architectural design theme.
- Use sign and sign support materials that compliment the rural environment.
- Restrict the size, number, and placement of signs to fit pedestrian scale.
- Provide financial incentives to existing businesses to remove obsolete signage and replace it with new signage.

Overview of Rural Architecture

Rural architecture is the style appropriate for the Hamlet of Mulino and is required for commercial building designs in the RC and RI zoning districts and for Conditional Uses. The specific types most suitable and foremost are illustrated in this Handbook and in Appendix A.

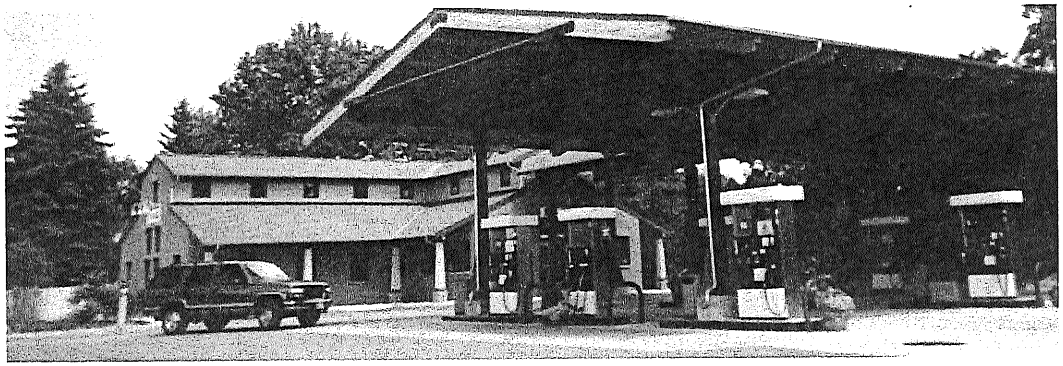
The following are characteristics of this architectural style. Specific components are covered in greater detail on the following pages and should be consulted for further clarification and illustration.

Physical Expression:

- Clear structural manner and simple form; asymmetrical composition.
- Moderately to steeply pitched roof: gable or hipped.
- Tiers of shed dormers, pitched dormers near ridges.
- Openings kept to a minimum.
- Avoidance of large areas of uninterrupted glass.
- Stone chimneys.

Materials and Finishes:

- Wood, stone, and materials indigenous to the area.
- Finishes are substantial and not highly refined.
- Decorative elements include wood sculpture, metal work, and masonry.



Buildings

Buildings shall be constructed to be harmonious with their natural and built surroundings, while avoiding repetition and monotony. Building designs shall utilize materials that reflect a rural character. Cedar, Fir, Pine or clapboard siding, stone and brickwork or other comparable materials that achieve the same quality in appearance are acceptable. New buildings shall correspond in height, width, proportion, relationship to street, roof forms, composition, rhythm, proportion of openings, materials and color to the other buildings in the district.

Plans that are submitted by the applicant should show building elevations of structures of all sides of the proposed structure, and must show the compatible scale with the surrounding structures. Floor heights on main facades shall appear visually in proportion to those of adjoining buildings. There should be no more than one story difference between a new building and those on either side. New buildings shall reflect the characteristic rhythm of facades along the street. If the site is large, the mass of the facade shall preferably be broken into a number of smaller bays. The characteristic proportion (relationship between height and width) of existing facades shall be maintained. Business-type buildings should be closer to the front lot line with less setback, however this setback shall not generally exceed that of existing structures.

Buildings shall meet the following requirements:

- The proposed design sets an exceptional standard whose design, quality, longevity, durability and value will equal or exceed that which this document endeavors to promote.
- The proposed design will not create substantial detriment to adjacent properties.
- The proposed design will not establish an undesirable precedent.
- A quality design that maximizes the value of the proposed project, while protecting or enhancing neighborhood values is required. Four sided architecture that utilizes similar building materials and design for all sides of a proposed structure is required.

The Roof

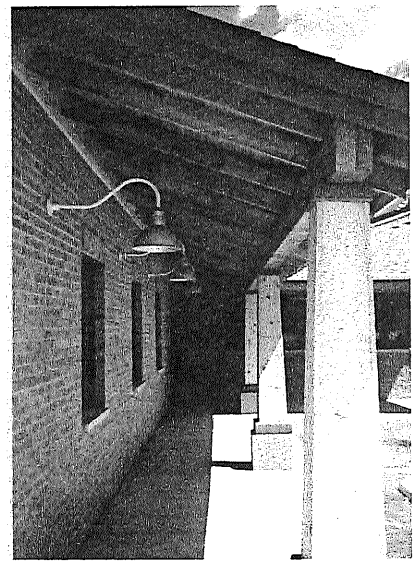
The roof is an important element of rural architecture through the sense of protection, both real and perceived, from the heavy rain found in the Hamlet of Mulino.

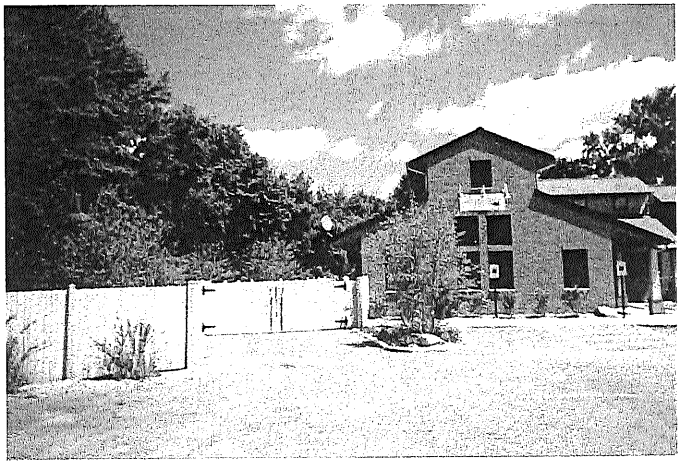
- Mansards, pents (lean-to), gambrels or other roof shapes not characteristic of the architectural area shall not be allowed.
- Due to local weather considerations, flat roofs (slopes less than 2 in 12) are discouraged.
- Rolled roofing, tar and gravel, and other similar roofing materials are prohibited, except that such materials may be used on flat or slightly sloped roofs which incorporate a commercial/industrial elastomeric membrane, and where the roof areas are not visible from the ground.
- Roof top mechanical installations shall be appropriately screened so as to block the view from adjacent streets and from other nearby properties. Such screening shall match or complement the overall theme of the building.

Entries and Windows

Cold, rainy winters require protection from the elements. Windows and doors are carefully incorporated into building design to keep cold winter air out of buildings and to keep cool air in during the summer months.

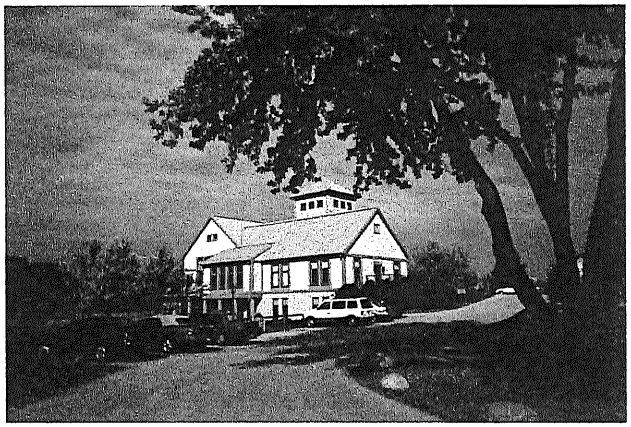
- Windows are used in combinations that avoid large uninterrupted glass areas. Numerous small windows with many panes and dormer windows are appropriate.
- Openings should be kept to a minimum and pared where possible. The location of openings should not be symmetric or adhere to any formal pattern.
- Exterior window trim should relate to other materials of wood and masonry.
- All entries should be sheltered from elements using porches, covered walkways and entry foyers.





Materials and Finishes

Colors utilized in the project design shall be non-fluorescent. Earth tones such as grays, browns, greens, and tans are encouraged and preferred. All proposed color schemes shall be reviewed on their individual merit based upon building design, building materials, longevity of the color choice(s) (i.e, fad/non-fad), statement that color makes in relation to overall theme, character and color of adjacent structures, mass/size of the proposed and adjacent structure(s), and unity with existing structures both on and adjacent to the project site.



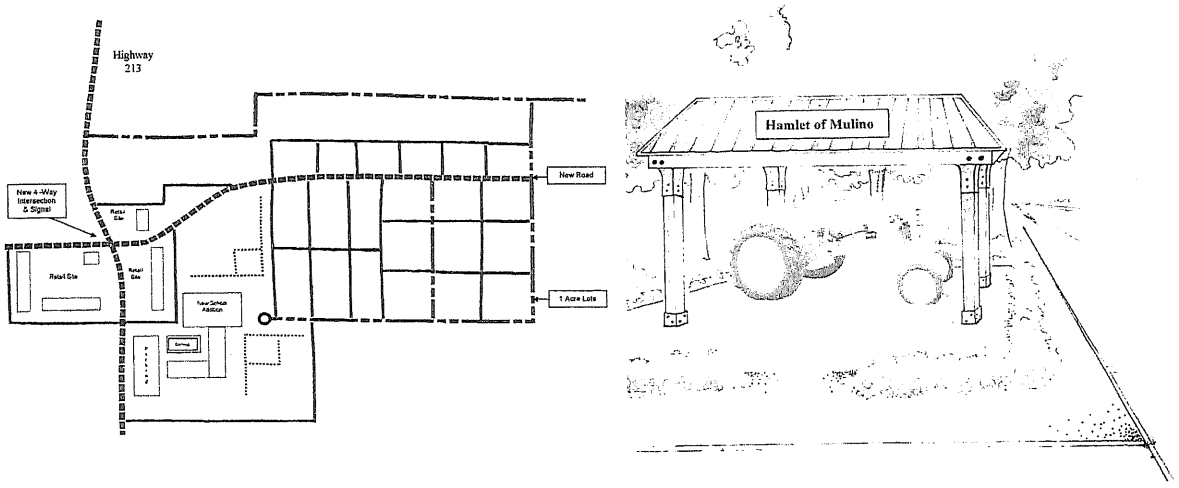
Public Facilities and Urban Design

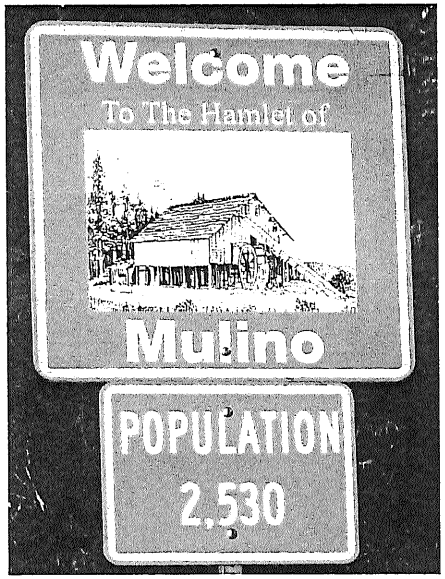
The Hamlet of Mulino desires to provide pedestrian, bicycle, and vehicle access to both sides of Highway 213. It is the goal of the Hamlet to someday have a four way signalized intersection at Mulino Road. This intersection will allow for the vacation of Passmore Road and the removal of the pedestrian crosswalk that is used each day, all day, by the students of Mulino Elementary School. Below is an example of how the four way intersection might be designed, however other options may be more desirable, i.e. the rerouting of Graves Road or Passmore Road.

It is a goal of the Hamlet to have an information kiosk that might represent some form of rural art. Below is a possible example of a covered exhibit.

It is a goal of the Hamlet to have covered bus stops, in a rural architectural style.

Below is a copy of the entrance signs to the Hamlet. One of these signs should be placed in the rural center of the Hamlet.





Appendix A is intended as a reference for Architects and for review by the Clackamas County Design Review Committee.

RURAL ARCHITECTURE.

BEING A COMPLETE DESCRIPTION

OF FARM HOUSES, COTTAGES,

AND OUT BUILDINGS,

BY LEWIS F. ALLEN.

BEAUTIFULLY ILLUSTRATED.

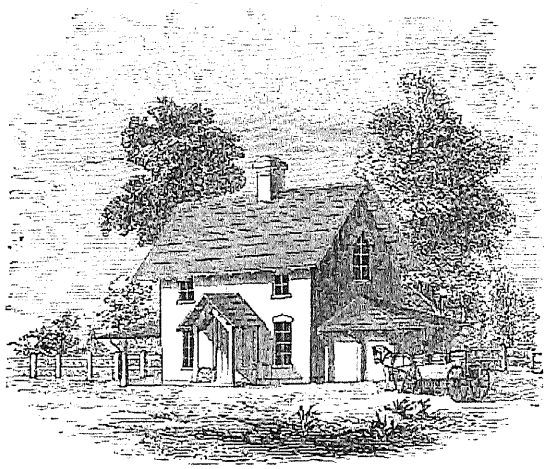
NEW YORK:

C. M. SAXTON,

AGRICULTURAL BOOK PUBLISHER.

1852.

"Thus, a house and out-buildings flanked with orchards, or a wood, on which they apparently fall back for support, fills the eye at once with not only a beautiful group, in themselves combined, but associate the idea of repose, of comfort, and abundance—indispensable requisites to a perfect farm residence. They also seem to connect the house and out-buildings with the fields beyond, which are of necessity naked of trees, and gradually spread the view abroad over the farm until it mingles with, or is lost in the general landscape."



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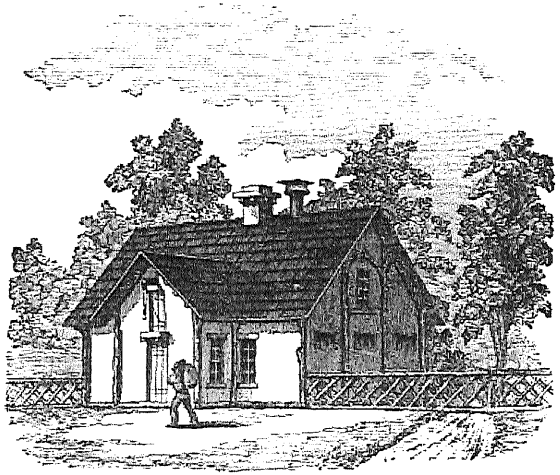

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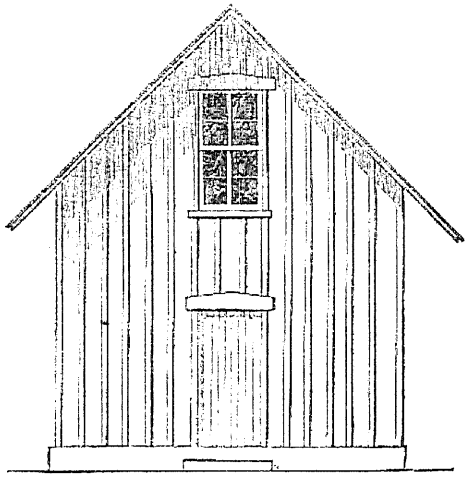

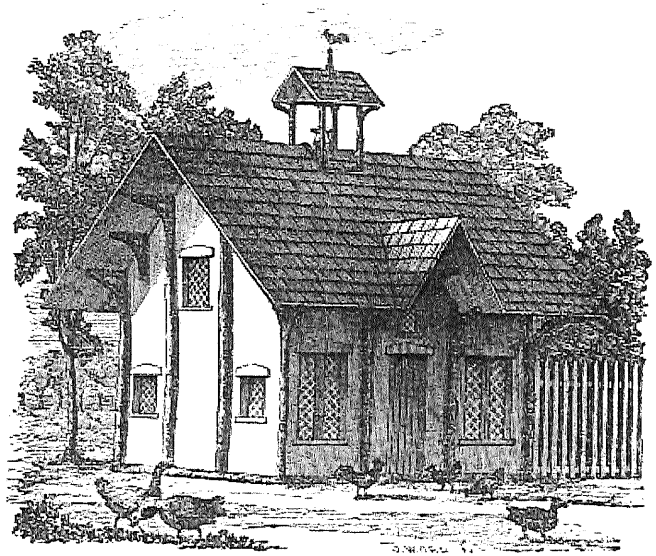

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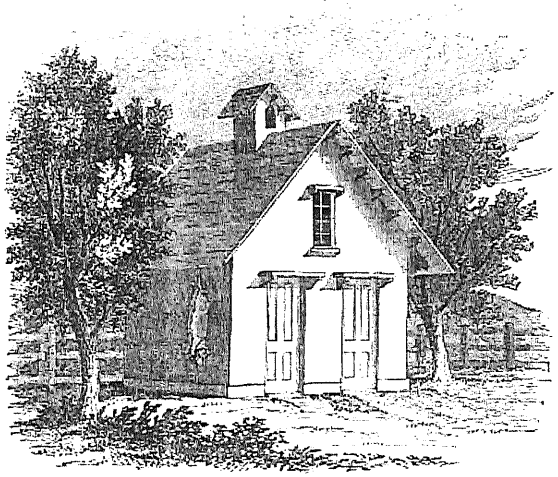

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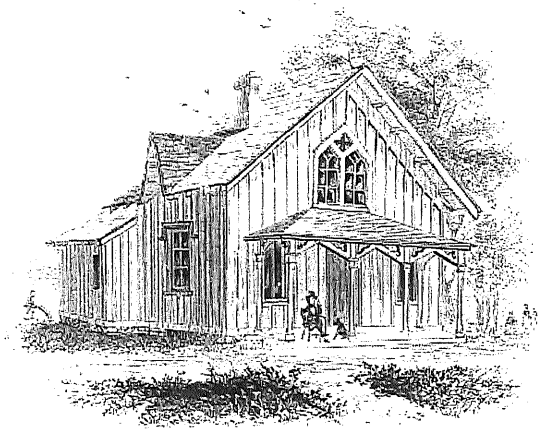

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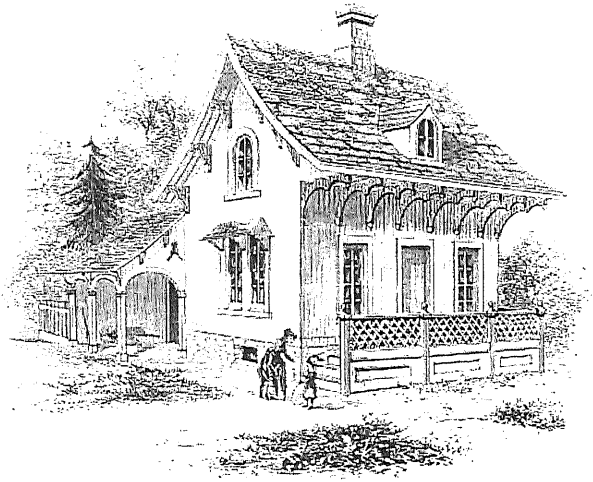

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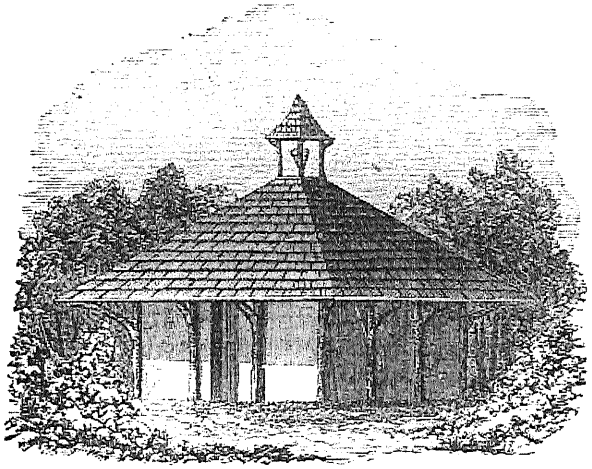

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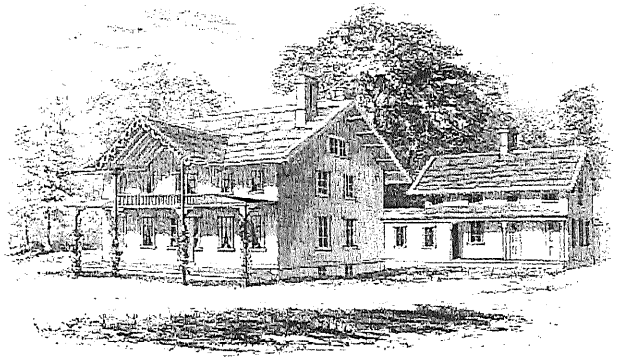

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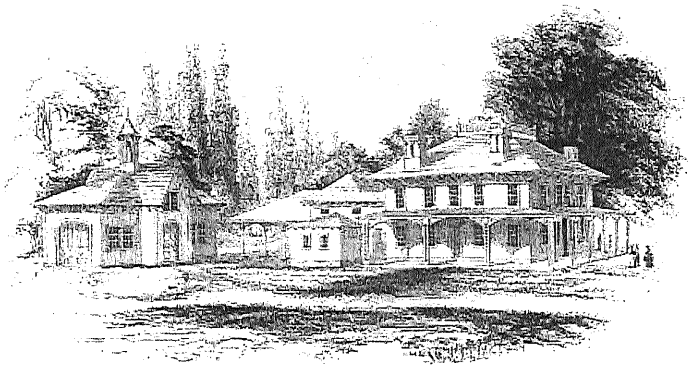

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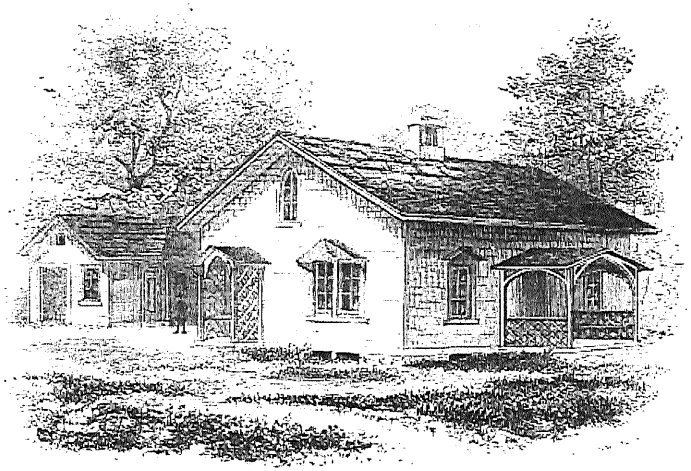

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