AGENDA
HISTORIC LANDMARKS COMMISSION

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October 18, 2022
5:30 p.m.
2nd Floor City Council Chambers
1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
   a) Review of Draft Minutes from the August 16, 2022 meeting.
   b) Review of Draft Minutes from the September 20, 2022 meeting.
4. PUBLIC HEARINGS
   a) New Construction Request (NC22-07) by Thomas Janac to reconstruct an existing non-historic bunker garage at 1267 Jerome Ave in the R-1 Zone. The structure is adjacent to structures designated as historic in the Shively-McClure National Register Historic District.
   b) New Construction Request (NC22-06) by EMA Architecture for AFH Equity LLC to construct a waste disposal enclosure within the City River Trail right-of-way on the north side of 1136-1152 Marine Drive in the C-4 and UCO Zones. The site is adjacent to structures designated as historic in the Downtown National Register Historic District.
   c) Exterior Alteration Request (EX22-10) by EMA Architecture for Astoria Vintage Hardware to remove south elevation wall and boarded windows and replace with storefront windows and door on an existing commercial building at 1380 Duane / 1343 Commercial in the C-4 Zone. The structure is designated as historic in the Downtown National Register Historic District.
5. REPORT OF OFFICERS
6. STAFF UPDATES
   a) Save the Date: Tuesday, November 15, 2022 – next HLC meeting @ 5:30 p.m.
7. PUBLIC COMMENT (Non-Agenda Items)
8. ADJOURNMENT
9. PRESENTATION BY JOHN GOODENBERGER: *Astoria's Historic Resources*

THIS MEETING IS ACCESSIBLE TO THE DISABLED.
AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING THE COMMUNITY DEVELOPMENT DEPARTMENT (503) 338-5183.

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HISTORIC LANDMARKS COMMISSION MEETING
City Council Chambers
August 16, 2022

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission (HLC) was held at the above place at the hour of 5:30 pm.

ROLL CALL – ITEM 2:

Commissioners Present:	President Mac Burns, Vice President Michelle Dieffenbach, Jack Osterberg, and Lynette Thiel-Smith.
Commissioners Excused:	Ian Sisson, Mike Francis, and Jackson Ross.
Staff Present:	Community Development Director Megan Leatherman and Associate Planner Tiffany Taylor. The meeting is recorded and will be transcribed by ABC Transcription Services, LLC.

APPROVAL OF MINUTES – ITEM 3(a):

President Burns asked if there were any changes to the minutes of June 21, 2022.

Commissioner Thiel-Smith noted the following corrections:

- Page 2, Paragraph 10 – "Planner Taylor responded that the Applicant has proposed to use board and batten siding ***on*** the two sides that would be hidden from view in order to hang ladders and other equipment."
- Page 3, Paragraph 5, Second Bullet Point: "Tuesday, July ~~19~~ ***16***, 2022 – HLC meeting @5:30 pm"

Vice President Dieffenbach moved to approve the minutes of the June 21, 2022 meeting as corrected; seconded by Commissioner Osterberg. Motion passed unanimously.

PUBLIC HEARINGS:

President Burns explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were listed in the Staff report.

ITEM 4(a):

EX22-06 Exterior Alteration Request (EX22-06) by Berenice Lopez to replace existing wood, horizontal siding on the south, east and west elevations on a single-family dwelling at 1134 Irving Ave in the R-3 (High Density Residential) Zone. The site is designated as historic in the Shively-McClure National Register Historic District.

President Burns asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Burns asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. President Burns requested a presentation of the Staff report.

Planner Taylor presented the Staff report and recommended approval with conditions.

Vice President Dieffenbach asked if any of the previous approvals dealt with the type of siding

Planner Taylor said yes, Permit CA17-17, which was included in the agenda packet, required the siding to be replaced on the rear addition because the addition was originally built with board and batten siding, which did not match the rest of the house. The permit did not specify a type of siding material that had to be used and she did

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not have any documentation showing what material was used when the siding was replaced. However, the new siding matched well with the rest of the house after the project was completed.

Commissioner Osterberg said he believed the Commission was reviewing the south elevation of the house. However, he understood that a Finding in the Staff report was stating that the south elevation was exempt from review. Planner Taylor clarified that the Staff report would be corrected to state the south elevation was not exempt from review. Commissioner Osterberg also confirmed with Planner Taylor that the details about the windows were included in the agenda packet for reference and as background information about what had been previously permitted.

Commissioner Osterberg asked for clarification on what elements of the new siding needed to match the existing siding. Planner Taylor stated that City Historian Goodenberger had said the reveal, thickness, and profile of the sidings should match.

Commissioner Thiel-Smith asked if the Applicant had provided any information about the west elevation of the house. Planner Taylor noted that a photograph of the west side was provided, which was included on Page 34 of the agenda packet.

President Burns opened public testimony for the hearing and asked for the Applicant's presentation.

Bernice Lopez, 328 Alameda, Number 3, Astoria, said she owned the house at 1134 Irving Ave., Astoria, and was happy to answer any questions about her application.

Commissioner Osterberg asked if the Applicant had any comments about Staff's recommendation to use wood siding.

Ms. Lopez stated she just heard Staff's recommendations a few minutes ago during Staff's presentation of the Staff report, even though her application was submitted in early June. The link to the agenda packet was just sent to her last night and she had not been able to read it because she was traveling for work. She was willing and able to do anything that is required. She loved the house and really wanted to protect it. There are some serious structural issues that were discovered during a water penetration. The windows replaced in 2017 were approved by the HLC. Those windows had become difficult to open and close, so she decided to explore what could be wrong with the house. She had pest control and a structural expert to look at the house and serious structural issues were discovered. Taking care of the structural issues will require some of the siding on the front to be removed. On the side of the house, she was under the impression that that first Certificate of Appropriateness stipulated five-inch reveal Hardie Plank. She had a copy of the certificate and believed it was in the agenda packet as well. When the work was done, it took a lot more money than she anticipated because the home is older, so she had stopped working on it. None of the windows or trim would be touched because it was all taken care of in 2017. The only thing being replaced is the items damaged by termites. She was willing to do all of what Staff was recommending if that was the only way to get the permit approved, even it was an extra expense. But she wanted to get the work done before the rain started.

Vice President Dieffenbach confirmed with the Applicant that the back of the house was sided with five-inch Hardei Plank, which had been approved.

President Burns called for any presentations by persons in favor of, impartial to or against the application. Seeing none, he called for closing remarks of Staff. There were none. He closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach said she believed Hardi Plank could be an acceptable solution and noted that the HLC had approved Hardie Plank for other projects. The siding would be on the back of the house, so she would not have a problem with Hardie Plank. The wood had been damaged to the point that it cannot be reused and must be replaced. She confirmed that she could approve Hardie Plank for all elevations of the house because it would look the same.

Commissioner Thiel-Smith asked if the siding was supposed to be replaced with a similar material.

President Burns understood that Hardie Plank had been approved in 2017.

lanner Taylor clarified that the HLC was not reviewing anything on the rear elevation. The HLC was just reviewing the front and east elevations, which are both visible from the street. Staff recommended all wood for the west elevation because it was only an additional 107 square feet. However, the HLC could vote to approve Hardie Plank instead of wood for all three elevations.

Commissioner Thiel-Smith said she agreed with Vice President Dieffenbach and said it would be nice if all sides of the house had the same material. However, she preferred cedar because she was not familiar with Hardie Plank and could not compare their appearances. Additionally, she did not know if Hardie Plank could be produced in the right dimensions.

Vice President Dieffenbach stated smooth siding was required in the previous project and it was difficult to tell that it was not cedar unless you tapped on it. Cedar and Hardie Plank look the same. She confirmed for Commissioner Thiel-Smith that Hardie Plank was more durable than cedar because made with cement.

Commissioner Thiel-Smith responded that she could support Hardie Plank as long as the dimensions of the original siding were maintained.

Commissioner Osterberg said he agreed that Hardie Plank was acceptable. Hardie Plank has been approved before for historic structures and it has been approved for elevations visible from the street. However, he was concerned that the new Hardie Plank might not be an exact match to the existing Hardie Plank on the rear. He suggested amending the first condition of approval to require a five-inch reveal and the same profile and thickness.

Vice President Dieffenbach confirmed with Planner Taylor that a small portion of the west elevation had wood siding that would not be replaced and was not visible from the street. The wood and Hardie Plank siding would be separated by a chimney, which would be a natural way to stop and start the old and new. Therefore, she believed having a mix of wood and Hardie Plank on the west elevation would be acceptable.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX22-06 by Berenice Lopez, with the following change:

- Amend Condition of Approval 1 to state, “Replacement horizontal siding shall be wood ***or Hardie Plank*** on all elevations, smooth, match the existing/original size, reveal, ***profile and thickness***.”

Seconded by Vice President Dieffenbach. Motion passed unanimously.

President Burns read the rules of appeal into the record.

ITEM 4(b):

NC22-05 New Construction Request (NC22-05) by Abby Goodman, RDA Project Management, for Paul & Julie Carlisle, to construct a new, detached garage with an Accessory Dwelling Unit for a proposed new single-family dwelling at 425 40th Street in the R-2 (Medium Density Residential) Zone. The structure will be adjacent to structures designated as historic in the Adair-Uppertown Historic Inventory Area.

President Burns asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Burns asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare.

President Burns declared that he knew Randy Stemper and Abby Goodman. However, he had not discussed this project with either one of them and did not believe he had any bias.

Vice President Dieffenbach declared that she knew Randy Stemper and Abby Goodman as well, but she did not have any bias.

President Burns requested a presentation of the Staff report.

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Planner Taylor presented the Staff report and recommended approval.

President Burns said he was surprised that this application had not been approved by Staff. He asked what triggered the HLC review. Planner Taylor explained that Staff tried to find a way to approve this over the counter. However, the Code states that any detached structure adjacent to a historic structure must be reviewed by the Commission.

Commissioner Osterberg stated the Staff report referred to the house that was approved a year ago as a proposed single-family- dwelling. The house was not being proposed now. Planner Taylor confirmed she would correct the Staff report.

President Burns opened public testimony for the hearing and asked for the Applicant's presentation.

Randy Stemper, RDA Project Management, P.O. Box 1417, Astoria, said the project was just an addition to the original project. The architect was still the same and the materials would be the same. The house will match. The city required all the lots be combined into one 79,000 square foot lot. The structure could have been a stand alone building on the site because it met all of the requirements. He also wondered why the application was not approved by Staff.

President Burns called for any presentations by persons in favor of, impartial to or against the application. Seeing none, he called for closing remarks of Staff. There were none. He closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach said she believed the project met all of the requirements and that Staff did a good job on the Staff report.

Commissioner Osterberg agreed that the application met all of the criteria. The structure would be the same style, design, and materials of the house that was previously approved. Therefore, the HLC had already dealt with compatibility of the style.

Commissioner Thiel-Smith stated she also agreed with Staff's findings and recommendation for approval.

Vice President Dieffenbach moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC22-05 by Abby Goodman; seconded by Commissioner Osterberg. Motion passed unanimously.

President Burns read the rules of appeal into the record.

ITEM 4(c):

EX22-07 Exterior Alteration Request (EX22-07) by Claudia Bowman to replace an existing aluminum window on front elevation with a wood window of same size, and to replace existing shingles with wood shingles of same size and style at 1762 Irving Ave in the R-3 (High Density Residential) Zone. The site is designated as historic in the Shively-McClure National Register Historic District. *Note: application to be continued to the September 20, 2022 meeting*.

President Burns asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Burns asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. President Burns requested a presentation of the Staff report.

Planner Taylor stated that this hearing needed to be continued to the September meeting. The property received a special assessment in 2019 and the City was still waiting for feedback from the State Historic Preservation Office (SHPO). Staff did not have enough information to complete the Staff report at this time.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) continue the hearing of Exterior Alteration EX22-07 to September 20, 2022 at 5:30 pm in City Hall Council Chambers; seconded by Vice President Dieffenbach. Motion passed unanimously.

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REPORTS OF OFFICERS – ITEM 5:

There were no reports.

STAFF UPDATES – ITEM 6:

Save the Date: Tuesday, September 20, 2022 – next HLC meeting @ 5:30 pm

PUBLIC COMMENTS – ITEM 7:

There were no comments.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:25 p.m.

APPROVED:

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Community Development Director

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HISTORIC LANDMARKS COMMISSION MEETING
City Council Chambers
September 20, 2022

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission (HLC) was held at the above place at the hour of 5:30 pm.

ROLL CALL – ITEM 2:

Commissioners Present:	President Mac Burns, Jack Osterberg, Mike Francis, and Jackson Ross.
Commissioners Excused:	Vice President Michelle Dieffenbach, Lynette Thiel-Smith, and Ian Sisson.
Staff Present:	Associate Planner Tiffany Taylor. The meeting is recorded and will be transcribed by ABC Transcription Services, LLC.

APPROVAL OF MINUTES – ITEM 3(a):

No minutes to review.

PUBLIC HEARINGS:

President Burns explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were listed in the Staff report.

ITEM 4(a):

EX22-07 *Continued from the August 16, 2022 meeting:* Exterior Alteration Request (EX22-07) by Claudia Bowman to replace an existing aluminum window on front elevation with a wood window of same size, and to replace existing shingles with wood shingles of same size and style at 1762 Irving Ave in the R-3 (High Density Residential) Zone. The site is designated as historic in the Shively-McClure National Register Historic District.

President Burns asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Burns asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare.

Commissioner Ross declared a conflict of interest and confirmed he could be objective.

President Burns explained that via rule of necessity, Commissioner Ross would not be participating in the public hearing but would be voting. He requested a presentation of the Staff report.

Planner Taylor presented the Staff report and recommended approval with conditions.

Commissioner Francis asked if the HLC was just reviewing the gable window. Planner Taylor clarified that the HLC would be reviewing the gable window but also the siding. She confirmed that all other aspects of the preservation plan had been completed as required.

Commissioner Osterberg asked if the city or the State was responsible for enforcing the preservation plan.

Planner Taylor responded that the City and State partnered on preservation plans. When a property owner applies for a special assessment from the State Historic Preservation Office (SHPO), the City has an opportunity to review the application and provide comments. The property owner must work with the City to get a certificate of appropriateness, which is usually approved as a Type 1 review by Staff because the preservation plans are usually stricter than the City's requirements. This Applicant's preservation plan was included in the agenda packet. Additionally, a copy of an email from SHPO stating SHPO would abide by the HLC's decision on this application was forwarded to Commissioners.

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Commissioner Osterberg noted that the preservation plan did not require a particular type of replacement window. He asked if that was correct. Planner Taylor explained that at the time that SHPO was working with the property owner on this preservation plan, the City did not have a planner and was not able to provide feedback during SHPOs open comment period. However, the plan did refer to wood window replacements on other elevations. Therefore, she believed the intent was to replace this aluminum window with a wood window. Additionally, the Applicant has proposed a wood window as well. Generally, the City wants to see specifics outlined in the preservation plans.

Commissioner Francis confirmed with Staff that the reason the preservation plan lacked specific guidance was because the Applicant did not go to the city for a review.

Planner Taylor added that the city was not aware of the changes until a citizen reported them.

President Burns opened public testimony for the hearing and confirmed that the Applicant was not present to make a presentation or answer questions. He called for any presentations by persons in favor of the application. There were none. He called for testimony by persons impartial to the application.

Jamie Lump, P.O. Box 1334, Astoria, stated she represented the Lower Columbia Preservation Society (LCPS). She commended Staff for compiling a well-researched and thoughtful Staff report. She also appreciated that Staff offered multiple options for the window replacement. LCPS supported Option C to restore the front gable window to its original dimensions due to the special assessment agreement. She asked the HLC to consider Option C as the best choice for this project. The special assessment program provides the opportunity to revert the opening for the window back to the original size, which are more proportional to the size and pitch of the gable than the other options. Option C would restore the original character of the style within the structure's historical context. The current windows in the gable do not meet the criteria. Under the special assessment agreement, the owner is obligated to meet the Secretary of Interior's standards for rehabilitation in order to remail eligible for the tax incentive. The standards do not recommend introducing a new design that is incompatible with the historic character of the building. The replacement window should be an accurate restoration, including historical, pictorial, and physical documentation. The historic photograph of the building with the original window has been available to the public at the Clatsop County Tax Assessor's Office. She appreciated the dedication the owner has placed on the details and craftsmanship of the work that has already been completed. She looked forward to seeing the same care put into the completion of the project.

President Burns asked if LCPS had any contact with the Applicant about this project.

Ms. Lump confirmed that LCPS did not have any contact with the Application but did reach out to SHPO. SHPO reached out to the Applicant on behalf of LCPS. She explained that LCPS was unaware of the project until a member of LCPS saw the new window.

Vance Lump, 3586 Irving Ave., Astoria, stated he was a contractor who worked only on wood windows. He was also a student of the Clatsop Community College Historic Preservation Program. He also had a thorough understanding of the Secretary of Interior's standards for rehabilitation. The current windows are inappropriate because they are made of Fibrex, which is a proprietary fiberglass material developed by Andersen Windows. The material is 40 percent wood fiber and 60 percent thermal plastic polymer. Wood fiber is sawdust. The windows are mostly plastic and from the outside, they look like any other modern vinyl window. The application states that the window would be replaced with wood. He encouraged the Commission to choose Option C because it is the best way to increase the historic integrity of a building. The pictorial evidence provides a clear view of the original window. Option C would also be in line with Astoria's City Code, Article 6, which states, "repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic physical or pictorial evidence rather than a conjectural design or the availability of different architectural elements from other buildings or structures." The Secretary of Interior's standards also states that replacement windows may be an accurate restoration using historical, pictorial, and physical documentation. The standards recommend against, "introducing a new design that is incompatible with the historic character of the building." The Secretary of Interior's standards are the guiding principles of Astoria's Article 6 as well as SHPO's requirement for receiving special assessment status. When it is not clear what should be done for preservation work, the City should refer to the Secretary of Interior's standards. The standards make it clear that the window should be replaced with a similar material to the original. Since the

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windows need to be replaced anyway and the jamb will need modifications to comply with the Code, changing the size of the window opening could be done at the same time. Since the house is in the SHPO special assessment program, he believed the Commission should choose Option C to replace the window with a wood frame double hung window modeled after the original design of the house.

Kris Haefker, 687 12th St., Astoria, stated he believed Option C would work the best. He had installed quite a few historic windows. He did not have a problem with making small alterations to accommodate modern lifestyle. Sometimes, there is a lot of electrical running underneath the window, but those modifications are modest. It is important to get proportions correct when installing a double hung window. A house of this era would have a casing of about 1.125 inches. It is also important to have a decent head casing even if the original did not have one because the house faces south and because wood products are not as durable as they used to be. Cutting the siding and installing a new window would not be that big of a deal.

President Burns called for presentations by persons against the application. Seeing none, he called for closing remarks of Staff.

Planner Taylor responded that the City Historian John Goodenberger reviewed the application and advocates for preservation standards to first restore. If restoration is not possible, he advocated for appropriate renovation. He also recommended the Commissioners consider the relationship to the façade and proportions to the rest of the pediment.

President Burns asked which option the Applicant preferred.

Planner Taylor said she had not had any communication with the Applicant since the Staff report was published.

President Burns closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Osterberg said he did not agree that the Commission needed to consider the Secretary of Interior's standards. In a limited land use decision by the State of Oregon, the Commission is only limited to the criteria contained in the Astoria Development Code. The Commission can only review and consider the criteria listed in the Staff report. Additionally, the Secretary of Interior's standards have not been submitted into the public record. Astoria's Code already reflects the Secretary of Interior's standards. Testimony also indicated that the Commission needed to consider SHPO's preservation plan. However, that plan is not listed in the criteria for approval either. He preferred Option C to require a much more historic treatment of the window in size, shape, and design. The Applicant has submitted old photographs showing the original window and has proposed a wood window. Therefore, he was leaning towards approving Option C.

Commissioner Francis stated he came into the meeting with a preference for Option C, but he would have been open to a compelling argument in favor of something else if it was important to the Applicant. He believed the Commission should require Option C.

President Burns agreed with Commissioner Francis and was prepared to approve Option C.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report as amended and approve Exterior Alteration EX22-07 by Claudia Bowman with conditions; seconded by Commissioner Francis. Motion passed unanimously.

President Burns read the rules of appeal into the record.

ITEM 4(b):

EX22-08 Exterior Alteration Request (EX22-08) by Hiromi and Aaron Head to construct a cantilevered deck on rear/north elevation; a deck with support posts on east and west side elevations; add stairs on west, north, and east elevations from the decks; replace east garage door with paired 1/1 window and man door; add 1/1 window and man door on west side bay window on a single-family dwelling at 1588 Grand Avenue in the R-3 (High Density Residential) Zone. The structure is designated as historic in the Shively-McClure National Register Historic District.

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President Burns asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Burns asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare.

President Burns declared that he drove past the property, but he had not slowed down specifically because of this matter.

Commissioner Ross declared that he used to be a neighbor of the owners, but that would not prevent him from being impartial.

Commissioner Osterberg declared that he had seen the house, lived nearby, and drove by every now and then. He had seen the progress made on the house.

President Burns requested a presentation of the Staff report.

Planner Taylor presented the Staff report and noted that several changes to the proposal had been made since the Application was originally submitted. Staff recommended approval with conditions.

President Burns opened public testimony for the hearing and asked for the Applicant's presentation.

Aaron Head, 1588 Grand, Astoria, stated there were many reasons he wanted to do the proposed changes. The most important changes are life safety issues and the ability to access the entire property instead of just a portion. Currently, only portions of the property are accessible because it so dilapidated. The former tenants did not recognize the issues that were occurring year after year, so they were never addressed. The proposed work would prolong the preservation of the property. He wants to access the stairs on the west side for foot access to the entire property. On that west side, water problems were caused by gutters that were failing, which compromised the foundation. The floor joists are dry rotted in the basement. Additionally, the ivy growing up the side of the house ate up a lot of the siding. There were also sewage leaks. He believed that if that side of the house were accessible, the problems would have been seen and corrected before they damaged the house. He also wanted to keep the deck at the top of the stairs because it is the only quiet place on the property. The area near the retaining wall would be used as a place to barbeque without hearing the unmuffled engines going up the hill. The area would also be a safe spot for their children. His children are two and four years old and their safety is a constant problem. He has not been able to relax. The kitchen is at the back of the house on the main level. The ground level is the basement and all of the bedrooms are on the top level. To get to the backyard from the main level, he has to go all the way to the front and walk down the sidewalk along 16th Avenue to access the back. The deck is not too imposing and he wanted it to be proportionate in size to what already existed. The proposal is for an eight-foot deck. The footings of the pilings on the north end would be engineered to withstand the weight and be to Code. He wanted to add the deck because of a life safety issue from the ground to the top of the windows on the north elevations where one of the bedrooms is located. His children are always in that area and it gets really hot in the summertime. They open the windows a bit but are afraid the children might fall out because they would die after hitting the ground from that distance. However, if they fall onto the deck, they would still get hurt but probably would not die. He wanted to do this work for his enjoyment, but also for what should be done. The original owners who built the house missed the mark on the back end of the house, the north end. Another dimension is needed. It was sad to see the little balcony and he believed that what he had proposed was appropriate for the stones. He found some basalt stones. A lot of them were cut and ready to go, but he would make it as appropriate as possible. The Commission could trust that he would do the right thing for the house and not just the cheapest route. The deck would make maintenance of the property easier by providing access to more areas of the house. He did not believe that what he had proposed would distract from the architecture. He wanted to remove the garage door on the east side. A foundation engineer told him the garage had four inches of concrete, which was not adequate to withstand the weight. He removed the concrete because it was being pressed down into the ground. He also found a broken sewer line and while repairing the sewer line, he found a 1,000-gallon oil tank. When tank was unearthed, he found a driveway. The tank was excavated to Department of Environmental Quality (DEQ) standards and the driveway was jackhammered out. The house never should have had a garage in that location and he did not know what to do with it. He could not find any pictures at LCPS that predated 1960, which was disappointing because the house is so prominent. However, the garage was not there. On the lower part, [inaudible, away from microphone, 1:13:44] It was not in the preservation plan, but he would like to put lattice between the pilings on the back. A comment was made

about the appropriateness of this project related to engineering drawings. He had asked that the Commission not require engineering plans because he had consulted with contractors. He planned to use L.J. Allen and Rob Allen [1:15:15] who do not believe that any changes would be necessary based on engineering. He did not want to spend several thousand dollars on engineering plans for something that may not happen. If any changes need to be made, he would address those and ask for permission.

Commissioner Osterberg asked how high the north elevation was from the ground to the eave line of the third floor.

Mr. Head said it was 39 feet.

Commissioner Osterberg asked how many feet it would be from the ground to the proposed second floor deck.

Mr. Head said the distance was 15.5 feet. [inaudible, not on microphone 1:17:21]

Commissioner Francis asked the Applicant to respond to the City Historian's suggested refinements to the post and the idea of a lower deck.

Mr. Head stated he was not aware of those suggestions. However, he would adverse do doing those things because he wanted to use the space as backyard area. He would not use the room where the garage is currently located very much. There would be no reason that anyone would want to hang out there because of 16th Avenue. No one will sit there and read the newspaper or chat with their friends. He would rather use the space as yard space. He confirmed that would be at the basement and garage level.

Commissioner Francis said that Mr. Goodenberger was talking about transitional features on the posts.

Planner Taylor referred to Page 7 of the Staff report, which showed a photograph of a four-square porch with a stone column and support posts. She clarified that Mr. Goodenberger was referring to the cap and the transitional from the white column to the stone.

Mr. Head responded that he would accept that. It made sense to have a little bit of a slope so that water could properly run off. He was not sure about using that particular cap because he did not want to use material that was not appropriate. The cap seemed like a Home Depot clay fire kiln cap. He would do whatever was appropriate, but the slope and the grade was what he was looking for. He would be happy to provide a transition that was period correct.

President Burns asked if the Applicant had any reaction to Staff's recommended conditions of approval.

Mr. Head confirmed he was comfortable with what Staff had recommended.

President Burns called for any presentations by persons in favor of the application.

Kris Haefker, 687 12th Street, Astoria, said he was in favor of the project because it reminded him of a home apartment. Home apartment is a classic architectural style with a triple level deck on the back. One of the problems with the deck was the fact that it would have a roof. If this was a classical style building or a Victorian, he would say it had a roof on the back porch. Given the four-square craftsman style, he did not believe that was necessary. He appreciated having a scaffold around the building. He worked 50 feet in the air on a scaffold trying to install a plaster cornice, so he believed the Applicant had a very valid point in terms of addressing maintenance. He also believed it would be wonderful for anyone living in the house to experience the view, which breaks down the very tall north wall. He recommended a urethane-based membrane on the deck to help with the longevity of the building. It would be cheaper than wood as well. He also recommended adding a gutter because capturing water is a good idea. The proportions of the post need to be substantial to contribute to the building.

Kim Supple, 1542 Grand, Astoria, stated she wrote a letter in support of the project.

President Burns called for any testimony impartial to the application.

DRAFT

Vance Lump, 3586 Irving Ave., Astoria, said in his study of historic preservation and approaches to preserving historic fabrics of buildings and readapting them for new uses when it is a contemporary use, one approach is to make the addition not look historic at all in order to make it clear that one structure is historic and one is not. Sometimes, trying to make them match closely misses the mark and it looks weird. Making it look specifically different but still subordinate to the building in line with the overall design philosophy, for example instead of using wood for the support beams, if they were metal, they would not rot. The structure would very clearly not be historic so people could see that it was a restored four-square with an added deck. This is often done for old museums. It could be done well if designed appropriately. He commended the owners for doing so much work. He believed the Applicant would do something good, but he wanted to provide another perspective and other options. Section 6.050(f)(9) of the Code states that contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical architectural or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment."

President Burns called for any testimony against the application.

Loretta Maxwell, 1574 Grand Ave., Astoria, owner of Grandview Bed and Breakfast, stated she was concerned about the decks planned for the west side of the house, which would come within six inches of the property line between her property and the Applicant's. She has a deck, some stairs, and the door to a suite on the lower level. Her mother's bedroom is on the first floor and she believed people would be able to look into her windows. Overall, she liked the idea the Applicant's have. She wished the Applicant's would talk to her more about what is going on at their house. She just has to see what they have done when it is finished. She has asked to see the house and was told she had wait until the work was done. She would have liked to discuss with the Applicants the changes they want to make. The additions are major, mostly the west side. The bay window is close to her property and a deck coming out from that would be really close. She liked the Applicants and believed they were trying to do a good thing, but she wished there was more information about how the project would impact her house. She had guests who might feel imposed on.

President Burns asked if the variance was for the deck's proximity to the property line.

Planner Taylor clarified that Staff had not received a variance request, but the Applicant would be required to apply for a variance to encroach into the setback for the west side of the property. There would be a public hearing for the variance. She noted that Staff had received two written comments for this application, which were provided to Commissioners and the Applicant. One was in favor of the application and the requested more information.

President Burns asked if the Applicant wanted to provide rebuttal testimony.

Mr. Head asked that the Commission base its decision off of the rendering instead of engineering plans. The proposed deck at the lower level would be a level below Ms. Maxwell's mother's room. He believed there had been some miscommunication.

President Burns called for closing remarks of Staff.

Planner Taylor explained that conceptual designs are accepted with applications, but the city did not require engineering for the Commission to review. If there happen to be any changes during the process of applying for a building permit or any engineering permits that are required, an additional HLC review would be required to look at any changes made at that time.

President Burns asked if the Commission needed to take any action based on the letter from LCPS. He asked if the Commission could vote on the application if they did not request any additional evidence.

Planner Taylor explained that Staff had consulted with the City Attorney regarding the letter and other rules for new evidence. If the Commission is satisfied that it has enough evidence to deliberate and make a decision, it may proceed. If the Commission requires more evidence from the Applicant, the hearing could be closed and the record could be left open for seven days to give the Applicant time to submit additional materials.

DRAFT

President Burns closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Ross said he believed the application met all of the criteria. He loved the work the Applicants had done over the last year and a half and he understood their reason for wanting to enhance the property.

Commissioner Francis stated he was enthusiastic about this project in general. Knowing that the posts would be refined and that Staff would work with the Applicant, the believed the Commission could approve the request.

Commissioner Osterberg said he did not believe there was any need for additional information. However, he did appreciate LCPS's comments. It is always handy to have detailed architectural elevation drawings or engineered drawings, but those are not required. It is up to the Commission to determine whether those drawings are really necessary in order to determine whether the criteria are met. It appeared to him that the criteria are met without the need for additional details. He supported the request, but he would be interested in Commissioner's opinions about a tapered base on the porch posts to create a transition above the support columns. There was also the idea of using metal supports.

President Burns said he liked the idea of not trying to make it look original. He did not feel the Applicants were attempting to do so. The deck looks like it could be removed at any time in the future. He believed the application met the criteria and he would be okay with requiring a tapered difference between the stone and wood or a metal pole.

Commissioner Ross wanted to encourage some form of transition, which is common on four-squares.

Commissioner Francis noted that the Applicant had already agreed to make such a modification.

Commissioner Francis moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX22-08 by Hiromi and Aaron Head; seconded by Commissioner Ross. Motion passed unanimously.

President Burns read the rules of appeal into the record.

REPORTS OF OFFICERS – ITEM 5:

No reports.

STAFF UPDATES – ITEM 6:

Save the Date: Tuesday, October 18, 2022 – next HLC meeting @ 5:30 pm

Planner Taylor noted that the October agenda was very full. The November meeting would be on November 15th due to the Thanksgiving holiday and she expected a large project to me on that meeting's agenda.

PUBLIC COMMENTS – ITEM 7:

Vance Lump, 3586 Irving Ave., Astoria, said a commissioner had commented on the appropriateness of considering the Secretary of Interior's standards. Astoria Development Code Article 6.050(f) Historic Design Review Criteria lists the standards that the HLC uses when evaluating applications and says, "The following standards in compliance with the Secretary of the Interior's standards for historic preservation shall be used to review Type 2 and Type 3 exterior alteration requests." So, he believed it was absolutely crucial that everyone on the HLC be familiar with those standards. People in the historic preservation community use the standards on a daily basis. It is also the federal government's standard for the National Park Service.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:20 p.m.

APPROVED:

_____

Community Development Director

DRAFT

CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT DEPARTMENT
1095 Duane Street • Astoria OR 97103 • Phone (503) 338-5183 • www.astoria.or.us • planning@astoria.or.us

STAFF REPORT AND FINDINGS OF FACT

REPORT RELEASE DATE: October 11, 2022

COMMISSION HEARING DATE: October 18, 2022

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNING CONSULTANT

SUBJECT: NEW CONSTRUCTION REQUEST (NC22-07) TO CONSTRUCT A DETACHED GARAGE AT 1267 JEROME AVENUE

I. SUMMARY

A. Applicant: Thomas Janac
PO Box 485
Nehalem OR 97130

B. Owners: Thomas G Janac
Linda Streuli Janac
PO Box 485
Nehalem OR 97130

C. Location: 1267 Jerome Ave (Map T8N R9W Section 17BA, Tax Lot 1400; Lot 3, Block 116, McClure)

D. Classification: Adjacent to structures designated historic in Shively-McClure National Register Historic District

E. Proposal: To construct a detached garage for an existing single-family dwelling

F. 120 Days: January 20, 2023. The application was deemed complete on September 22, 2022.

II. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on September 22, 2022. Email and web publishing also occurred on September 22, 2022. A notice of public hearing was published in *The Astorian* on October 8, 2022. On-site notice pursuant to Section 9.020.D was posted. Comments received will be made available at the Historic Landmarks Commission meeting.

III. BACKGROUND

A. Site:

The site is located on the south side of Jerome Avenue. The right-of-way is platted 60' wide with a 22' pave road, sidewalks, and green strip between the sidewalk and roadway. The site is raised above the level of the right-of-way with the house at the top and an inground bunker garage at street level.



B. Neighborhood:

The neighborhood is developed with single-family dwellings. The lots to the east are generally larger than standard 5,000 square foot lots. The Jerome Avenue right-of-way jogs just east of the subject property historically separating the Shively and McClure subdivisions.

C. Adjacent Historic Properties:

The following adjacent properties trigger HLC review:



1) 1267 Jerome *(applicant)*
Secondary/Eligible/Contributing
Shively-McClure National Register Historic District
Craftsman, c 1913



2) 1233 Jerome
Eligible/Contributing
Shively-McClure National Register Historic District
Colonial Revival, c 1920

3) **1288 Kensington**
Eligible/Contributing
Shively-McClure National Register Historic District
Craftsman, c 1913



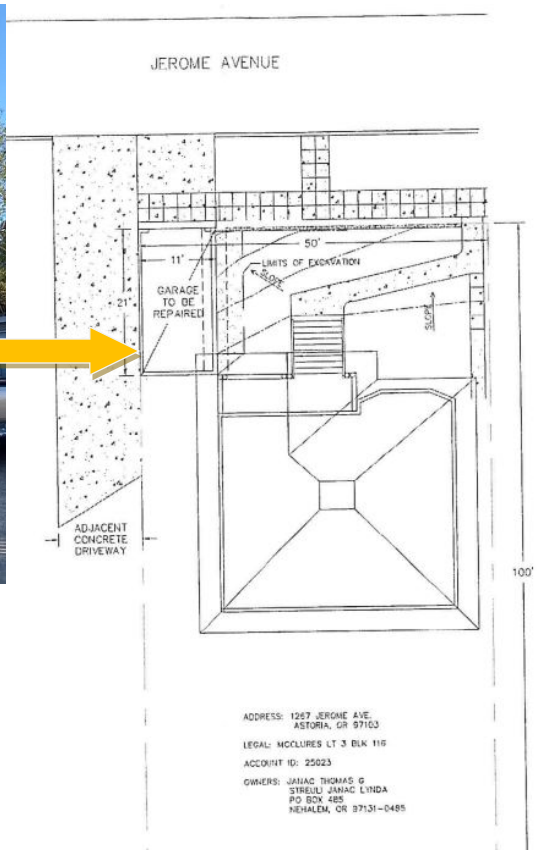
4) **996 12th**
Local Landmark
Shively-McClure National Register Historic District
Craftsman, c 1917



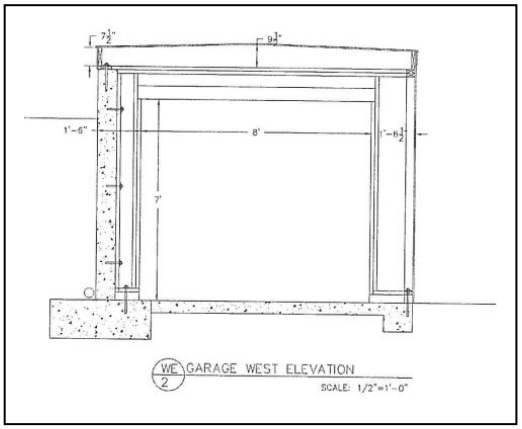
D. Proposal:

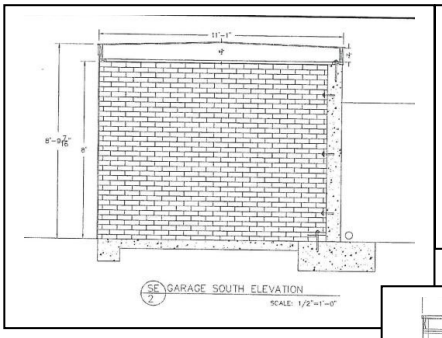
To construct a detached in ground bunker-style garage for an existing single-family dwelling. The garage would replace the existing bunker garage on the west side of the property line.

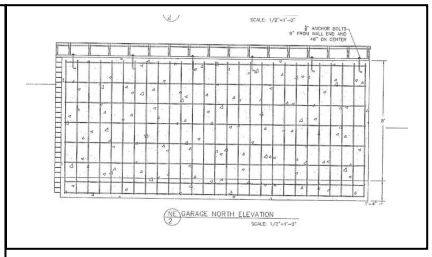


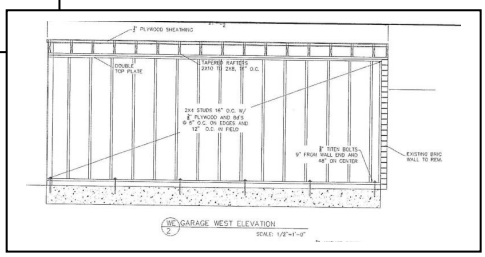


The structure would be 11’ wide x 21’ long x 9’ tall and constructed of concrete and brick. The proposal would be slightly larger than the existing structure in order to accommodate a modern-size vehicle. The east and south (rear) elevations would be built into the hillside and located only partially above grade.









IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

A. Section 6.070.A, New Construction, Certificate of Appropriateness, states *“No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission.”*

Finding: The proposed structure would be adjacent to structures listed as historic in the Shively-McClure National Register Historic District and requires review.

B. Section 6.070.B, Historic Landmarks Commission Historic Design Review Criteria, states, *“A request to construct a new structure shall be reviewed by the Historic Landmarks Commission following receipt of the request. In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria:*

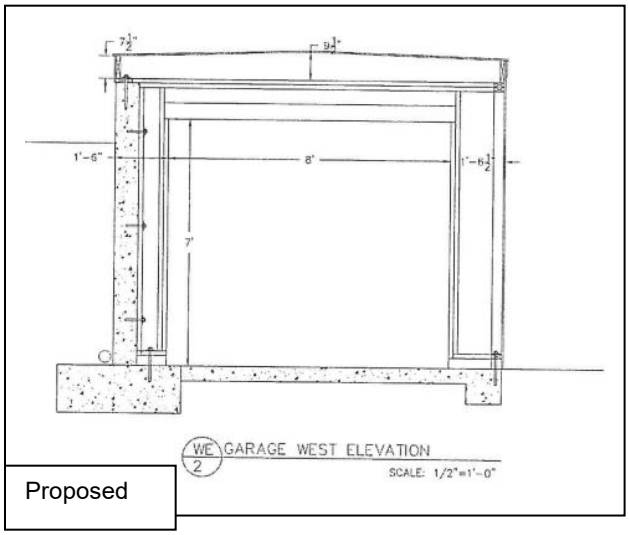
1. *The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.”*

Finding: The proposed garage will replace the existing garage that was not designated as historic at the time of the site’s historic designation; therefore, review of demolition of the garage was not required. However, the garage was constructed at a later date and contributes to the site.

Bunker-style garages in concrete and/or wood were common during the period of the main structure's construction. They can be found on sites with all styles of dwellings but were generally very plain and not necessarily reflective of the architecture of the dwelling. The existing garage is concrete and brick which are the proposed materials for the new garage.



Existing



Proposed



996 12th St.



1288 Kensington



1233 Jerome

The adjacent historic properties have a combination of open driveway parking and a lean-to wood garage. There are three bunker-style garages on other historic properties within view of the subject site, similar in size, material, and design.



Therefore, the City finds that the materials and design would be compatible with the neighborhood.

The garage door design and material has not been selected. A panel door with or without upper lites would be appropriate. Steel, fiberglass, or a wood door would be appropriate; however, vinyl door material would not be compatible with the neighborhood and shall not be used (Condition #2). The Planner shall review and approve the final garage door design and material (Condition #1).

In balance, as noted above, the City finds the proposed garage would be compatible in *"scale, style, height, architectural detail and materials."*

2. *"The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations."*

Finding: The site is developed with a single-family dwelling with an existing bunker garage. Setbacks in the area vary, with three other bunker garages built up to the front property lines. Garage doors face the right-of-way.



The City finds the location on the lot would be consistent with the neighborhood development.

The City finds the proposed structure would be *"consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations."*

V. CONCLUSION AND RECOMMENDATION

Based on the Findings of Fact above and application submittals, the City finds the request meets the applicable review criteria and staff recommends approval of the request with the following conditions:

1. The final design and material shall be reviewed and approved by the Planner.

2. The garage door shall not be vinyl.

3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

4. The applicant shall obtain all necessary City and building permits prior to the start of construction, including but not limited to Grading & Erosion Control Permit.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

HIST. NAME: Charles & Nina Humphry's Residence
COMMON NAME: n/a
ADDRESS: 1267 Jerome Avenue

CITY: Astoria OR 97103

OWNER: Karen Van Cleave
1267 Jerome Avenue
Astoria OR 97103

DATE OF CONSTRUCTION: ca. 1913
ORIGINAL USE: Residence
PRESENT USE: Residence

ARCHITECT: n/a
BUILDER: n/a

THEME: Culture
STYLE: Craftsman

T/R/S: T8N/R9W/S
MAP NO.: 809017BA **TAX LOT**: 1400
ADDITION: McClure's Astoria
BLOCK: 116 **LOT**: 3

xBLDG STRUC DIST SITE OBJ
QUAD: Astoria

CLASSIFICATION: Secondary

PLAN TYPE/SHAPE: Square
NO. OF STORIES: 1 1/2
FOUNDATION MATERIAL: Concrete
BASEMENT: Yes
ROOF FORM & MATERIALS: Flat top hip w/ slight flare of eaves, front facing gable; asphalt
WALL CONSTRUCTION: Nailed wood frame
STRUCTURAL FRAME: Nailed wood frm
PRIMARY WINDOW TYPE: 1/1 DH wood sash w/ lamb's tongue; plain casings
EXTERIOR SURFACING MATERIALS: Wood clapboard, body; straight wood shingle upper
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: Tuscan columns, front, porch; shallow bay window, first floor, north; multi-light "piano" window, first floor, NW; knee braces, eaves; bird's mouth, barge board; flower pots supported by brackets, second floor, north;
OTHER: None

HISTORICAL INTEGRITY: Slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: Aluminum sliding window, second floor, north; aluminum sliding windows, first floor west and east; open rail on steps, front; diamond shaped single-light flush panel door replaced original, first floor, front

NOTEWORTHY LANDSCAPE FEATURES: Laurel hedge, west; finished concrete retaining wall, north; fence enclosed yard, south

ASSOCIATED STRUCTURES: Non-historic concrete garage at street level, NW
KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: North facing on Jerome Avenue, mid-block between 12th and 14th Streets; house is slightly above street level; lot slopes to east

SIGNIFICANCE: Architecture

STATEMENT OF SIGNIFICANCE: According to the Astoria Household Directory, this house was first occupied by Charles and Nina Humphrys in 1913. Charles was a manager for the Postal Telegraph-Cable Co. Dagma Hagman was the Humphrys' live-in maid in 1913; Ida Matson served that role in 1915. The Humphrys had one son, Joel, who first worked in the telegraph company with his father, then apprenticed for CRPA. In 1935, the Humphrys received Oregon's first residential loan insured under the FHA. The $1700 loan was provided under a national housing act meant to revive the building industry, place the mortgage business on a stable basis and invite the investment of private capital. The Humphreys lived in the house through 1936.

In 1938, Fredrick and Blanche Short lived in the house with their son Maxwell. Frank was the chief engineer of the *USS Manzanita*. The Roy K. and Leona Chisolm family moved into the home by 1940. Roy's parents, William and Mary Ann Chisolm, were early settlers in Astoria. Roy apprenticed as a machinist at Astoria Iron Works, then was assistant superintendant for Boeing Aircraft. Later, he was a machinist for CRPA. Leona was a cannery worker for CRPA as was their son Howard. Their son John served in the military and their daughter Elizabeth was a teacher. In 1946 through 1950 Bernard and Harriet Clark lived in the house. Bernard was an insurance representative for Metropolitan Life Insurance Co.

This house has significance for being a reasonably intact example blending Craftsman and Colonial Revival details. It contributes to the historic streetscape.

SOURCES: Sanborn-Perris Maps 1908, 1921, 1934, 1940, 1954; Polk's Astoria Directory 1931-1950; Astoria Household Directory 1913-1925; *The Oregon Journal* 3-3-35:5; *The Daily Astorian* 12-30-68:9

NEGATIVE NO.: Roll 3 no. 28
SLIDE NO.:

RECORDED BY: John Goodenberger
DATE: 1/4/00

SHPO INVENTORY NO.:

FORT HILL-R-19

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM-TWO

NAME: Charles & Nina Humphry's Residence
ADDRESS: 1267 Jerome Avenue
TAX LOT: 1400

T/R/S: T8N/R9W/S
MAP NO.: 8-9-17BA
QUADRANGLE: Astoria 7 1/2 (1984)

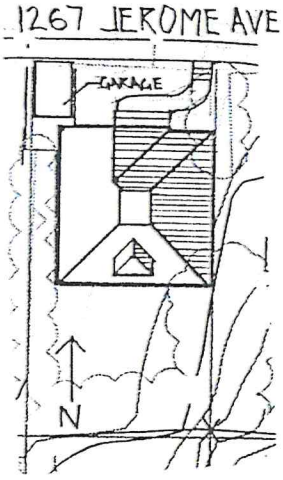
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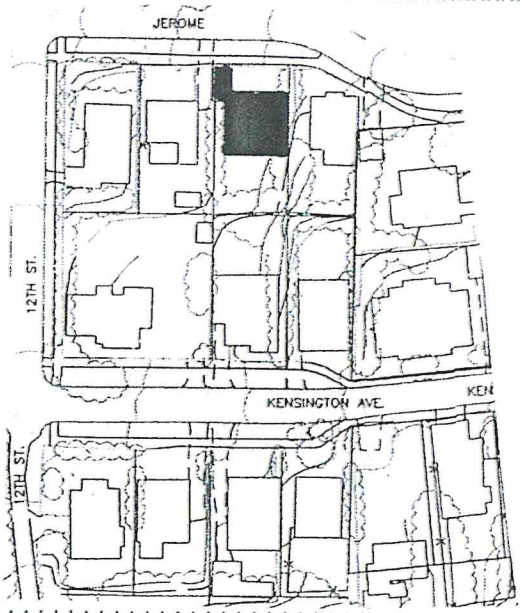


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NEGATIVE NO.: Roll 3 no. 28

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GRAPHIC & PHOTO SOURCES: J.E. Goodenberger; City of Astoria, Engineering Dept.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

HIST. NAME: George & Carrie Cook Residence
COMMON NAME: n/a
ADDRESS: 1233 Jerome Avenue

CITY: Astoria OR 97103

OWNER: Timothy J. & Melba C. OBryant
1233 Jerome Avenue
Astoria OR 97103

DATE OF CONSTRUCTION: ca. 1920
ORIGINAL USE: Residence
PRESENT USE: Residence

ARCHITECT: n/a
BUILDER: n/a

THEME: Culture
STYLE: Colonial Revival

T/R/S: T8N/R9W/S
MAP NO.: 809017BA **TAX LOT**: 1300
ADDITION: McClure's Astoria
BLOCK: 116 **LOT**: 2

xBLDG STRUC DIST SITE OBJ
QUAD: Astoria

CLASSIFICATION: Secondary

PLAN TYPE/SHAPE: Rectangular
FOUNDATION MATERIAL: Concrete
ROOF FORM & MATERIALS: Gable, wood shingle
WALL CONSTRUCTION: Nailed wood frame

NO. OF STORIES: 2
BASEMENT: Yes
STRUCTURAL FRAME: Nailed wood frm

PRIMARY WINDOW TYPE: Multiple-light-over-one DH, wood sash w/ lamb's tongue; back banding on casings
EXTERIOR SURFACING MATERIALS: Wood shingle
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: Porch w/ hood: gable supported by decorative brackets, arch below has slight ogee, front and east porch; beltcourse w/ shingles, front
OTHER: None

HISTORICAL INTEGRITY: Slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: gable roof addition, SE, first floor; wood sash window replaced with 1/1 DH, vinyl and reduced in size, second floor, east and south; detached deck, north

NOTEWORTHY LANDSCAPE FEATURES: Pergola entry to front yard; picket fence front
ASSOCIATED STRUCTURES: None
KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: North facing on Jerome Avenue, near 12th Street; retaining wall north; house above street level; lot slopes to east

SIGNIFICANCE: Architecture

STATEMENT OF SIGNIFICANCE: According to the Astoria Household Directory, this house was first occupied by George W. and Carrie A. Cook in 1920. George was a general contractor for Rohaut & Cook, then became president of Columbia Planing Mill. The Cooks lived in the house through 1925. The house was also occupied at that time by Zona C. Lamb, Vesta Lamb a teacher at Astoria High School, and Ralph Lamb a deputy collector for the US Customs. The Lambs lived in the house through 1934. In 1936, Carl and Martha Weaver lived in the house with their daughter Mary. Carl was an auditor for Uptegrove Lumber Co. while his daughter was a stenographer for the same company. The Weavers lived in the house through 1940. Elizabeth Ogden, a teacher at Astoria High School, lived in the house in 1942. From 1946 through 1950, Berwyn R. Williams and his wife Helen lived in the house. Berwyn owned Williams Insurance Agency, while Helen was a bookkeeper there. They had a daughter named Mary who was a student at the time.

This house is a relatively intact example of Colonial Revival. Though restrained in detail, this house gains significance by its possible association with architect John E. Wicks who is rumored to have designed it.

SOURCES: Sanborn-Perris Maps 1908, 1920, 1934, 1940, 1954; Polk's Astoria Directory 1931-1950; Astoria Household Directory 1921-1925

NEGATIVE NO.: Roll 4 no. 19
SLIDE NO.:

RECORDED BY: John Goodenberger
DATE: 1/4/00

SHPO INVENTORY NO.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM-TWO

NAME: George & Carrie Cook Residence
ADDRESS: 1233 Jerome Avenue
TAX LOT: 1300
T/R/S: T8N/R9W/S
MAP NO.: 8-9-17BA
QUADRANGLE: Astoria 7 1/2 (1984)

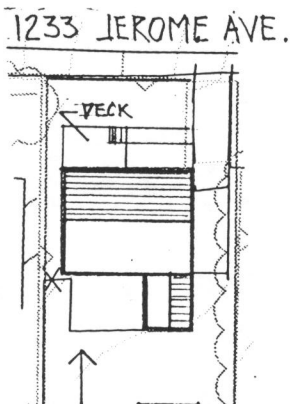
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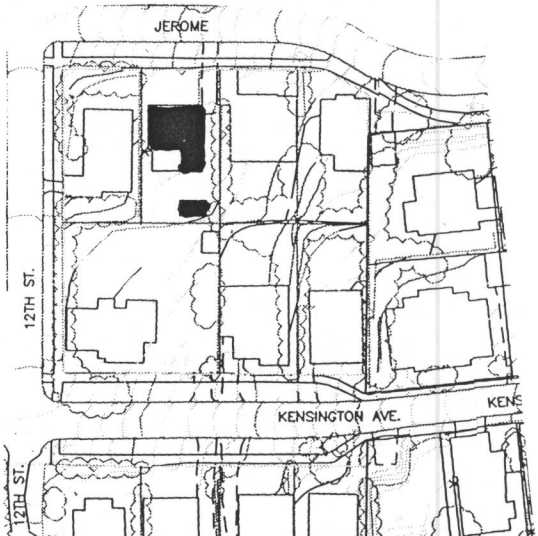


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NEGATIVE NO.: Roll 4 no. 19

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OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

HIST. NAME: Frank & Agatha Stipcich Residence
COMMON NAME: Reino & Jennie Wirkkula Res.
ADDRESS: 1288 Kensington Avenue

CITY: Astoria OR 97103

OWNER: James A. Wirkkula
570 SE Marlin
Warrenton OR 97146

T/R/S: T8N/R9W/S
MAP NO.: 809017BA **TAX LOT**: 1600
ADDITION: McClure's Astoria
BLOCK: 116 **LOT**: 5 & east 2.5' Lot 6

DATE OF CONSTRUCTION: 1913
ORIGINAL USE: Residence
PRESENT USE: Residence

ARCHITECT: n/a
BUILDER: n/a

THEME: Culture
STYLE: Craftsman bungalow

xBLDG STRUC DIST SITE OBJ
QUAD: Astoria

CLASSIFICATION: Secondary (HDR00-03)

PLAN TYPE/SHAPE: Rectangular
FOUNDATION MATERIAL: Concrete
ROOF FORM & MATERIALS: Gable, asphalt
WALL CONSTRUCTION: Nailed wood frame

NO. OF STORIES: 1 1/2
BASEMENT: Yes

STRUCTURAL FRAME: Nailed wood frm
PRIMARY WINDOW TYPE: 1/1 DH wood sash w/ lamb's tongue; plain casings
EXTERIOR SURFACING MATERIALS: Wood clapboard, lower; wood shingle, upper
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: Exposed rafter ends; eight-light casement, wood sash, dormer, front; beltcourse; corner boards; boxed wooden columns on half-wall, front porch; wood, diagonal lattice, front porch
OTHER: Fixed, four-light windows, basement,

HISTORICAL INTEGRITY: Slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: Porch enclosed w/ glass, possibly during historic period, first floor, north; the 1921 Sanborn Map indicates a garage was always attached to the lower west elevation, existing carport is compatible with early garage

NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: Mid-block on Kensington Avenue between 12th & 14th Street; south facing; garage entry on west; lot slopes to south and east

SIGNIFICANCE: Architecture

STATEMENT OF SIGNIFICANCE: According to the 1908 Sanborn Map, Kensington was impassable and covered in brush and timber. According to an article in the *Astoria Daily Budget*, this house was constructed for Frank and Agatha Stipcich in 1913. Frank was a cook and owned Stipcich Bros. Restaurant with his brother Anton. John Bacioli and Paskvo Matiasovich roomed with the Stipcichs. In 1925, James and Jessie Handley lived in the house. Both James and Jessie worked at a bakery called The Sugar Loaf.

Polk's Astoria Directory lists Henry C. and Elsie M. Sumner as occupying the house in 1931. By 1934, Troyer G. Thompson, advertising manager for the Astorian Budget, and his wife Marie lived in the house. From 1936-1940, William R. and Ada F. Rowland are listed as house owners. Rowland owned the Tire Service Co. while also acting as a film operator for the Riviera Theater. Stanley and Stella Logue lived in the house briefly until it was sold to Reino H. and Jennie C. Wirkkula in 1944. Reino was a fisherman. The Wirkkula's son James still resides in the house.

This house is significant for its high level of integrity. This straightforward Craftsman bungalow shines in its simplicity.

SOURCES: Sanborn-Perris Map 1908, 1921, 1934, 1940, 1954, 1958; Polk's Astoria Directory 1931-1950; *Astoria Daily Budget* 12-10-13:6; interview with James Wirkkula 1/28/00

NEGATIVE NO.: Roll 4 no. 24
SLIDE NO.:

RECORDED BY: John Goodenberger
DATE: 1/28/00

SHPO INVENTORY NO.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM-TWO

NAME: Frank & Agatha Stipcich Residence
ADDRESS: 1288 Kensington Avenue
TAX LOT: 1600
T/R/S: T8N/R9W/S
MAP NO.: 8-9-17BA
QUADRANGLE: Astoria 7 1/2 (1984)

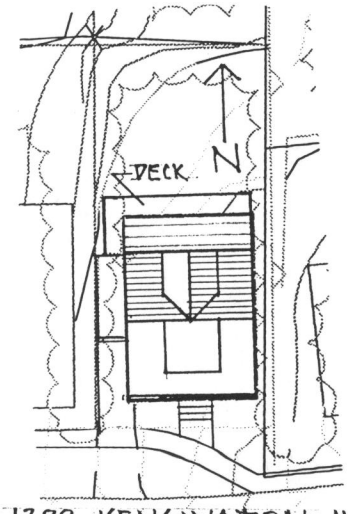
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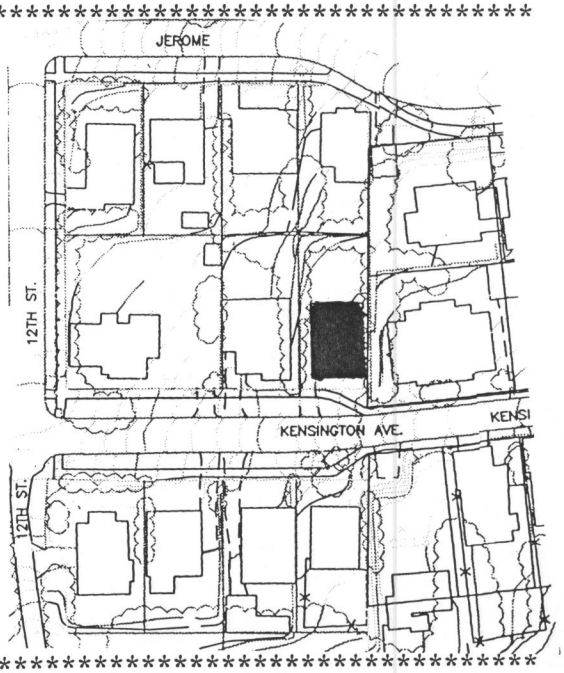


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NEGATIVE NO.: Roll 4 no. 24

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GRAPHIC & PHOTO SOURCES: J.E. Goodenberger; City of Astoria, Engineering Dept.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

HIST. NAME: Hiram and Lillian Leinenweber Res.
COMMON NAME: n/a
ADDRESS: 996 12th Street

CITY: Astoria OR 97103

OWNER: Hodson Edward E/Bertha L
996 – 12th Street
Astoria OR 97103

T/R/S: T8N/R9W/S
MAP NO.: 809017BA **TAX LOT**: 1100
ADDITION: McClure's Astoria
BLOCK: 115 **LOT**: S. 50' of Lot 8 & E. 50' of Lot 7

DATE OF CONSTRUCTION: 1917
ORIGINAL USE: Single dwelling
PRESENT USE: Single dwelling

ARCHITECT: n/a
BUILDER: Astoria Construction Co.

THEME: Culture
STYLE: Craftsman

xBLDG STRUC DIST SITE OBJ
QUAD: Astoria

CLASSIFICATION: Historic Non-Contributing

PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 2
FOUNDATION MATERIAL: Concrete
ROOF FORM & MATERIALS: Hip, asphalt
WALL CONSTRUCTION: Nailed wood frame
STRUCTURAL FRAME: Nailed wood frm
PRIMARY WINDOW TYPE: single-light fixed, crown molding, narrow casings
EXTERIOR SURFACING MATERIALS: Wood clapboard
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: Broad eaves; exposed rafter ends; drip mold; beltcourse; tripartite windows, 1st floor, front and north; boxed wood columns w/ panels rest on half-wall clad in clapboard, front porch; brackets, front and south porch; 4/1 wood door w/ single-light sidelights, front entry
OTHER: None

HISTORICAL INTEGRITY: Very altered

EXTERIOR ALTERATIONS/ADDITIONS: 1/1 DH windows replaced by single-light fixed windows, throughout; deck constructed over porch, east, 2nd floor 1/1 DH window replaced by full-light wood door for access

NOTEWORTHY LANDSCAPE FEATURES: Long run of concrete steps, front; Japanese maple, front; holly, east
ASSOCIATED STRUCTURES: Garden shed, east

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM-TWO

NAME: Hiram & Lillian Leinenweber Res.
ADDRESS: 996 12th Street
TAX LOT: 1100
T/R/S: T8N/R9W/S
MAP NO.: 8-9-17BA
QUADRANGLE: Astoria 7 1/2 (1984)

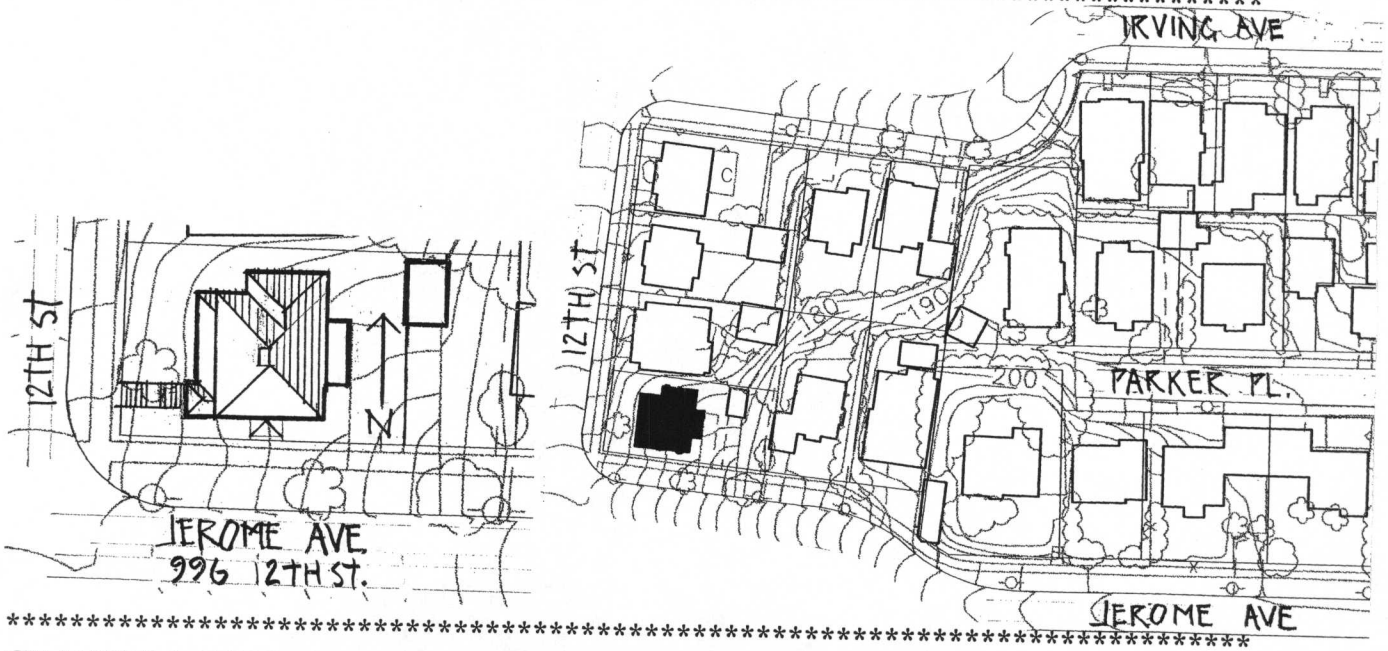
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NEGATIVE NO.: Roll 2 no. 18

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GRAPHIC & PHOTO SOURCES: J.E. Goodenberger; City of Astoria, Engineering Dept.

CITY OF ASTORIA
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COMMUNITY DEVELOPMENT

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CITY OF ASTORIA

☒ Fee Paid Date 9/20/22 By cc
FEE: $350.00 SB

NC 22-07

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 1267 Jerome Ave.

Lot 3 Block 116 Subdivision McClures

Map 8091 7BA Tax Lot 1400 Zone R-1

For office use only:			
Adjacent Property Address:	1233 Jerome; 1288 Kensington		
Classification:	Sec	Inventory Area:	Shively-McClure National Register Historic District

Applicant Name: Thomas Janac

Mailing Address: P O Box 485 Nehalem OR 97130

Phone: (503)539-8252 Business Phone: Same Email: janac@nehalemtel.net

Property Owner's Name: Thomas Janac Lynda Strenli Janac

Mailing Address: Same as Above

Business Name (if applicable):

Signature of Applicant: T. Janac

Signature of Property Owner: T. Janac

Proposed Construction: Rebuild Existing Garage to Engineers plans

Previous permits: CA05-27 rebuild fireplace

For office use only: Accela # 119-22-000083-PLNG			
Application Complete:	9-22-2022	Permit Info Into D-Base:	9/16/22
Labels Prepared:		Tentative HLC Meeting Date:	10/18/22
120 Days:	01-20-2023		RJ/tt

HLC Oct. 18th

FILING INFORMATION: Historic Landmarks Commission meets at ~~5:15~~ 5:30pm on the third Tuesday of each month. Completed applications must be received by the 13th of the month to be on the next month's agenda. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Historic Landmarks Commission meeting is recommended. Forms also available on City website at www.astoria.or.us.

Briefly address each of the New Construction Criteria and state why this request should be approved. (Use additional sheets if necessary.):

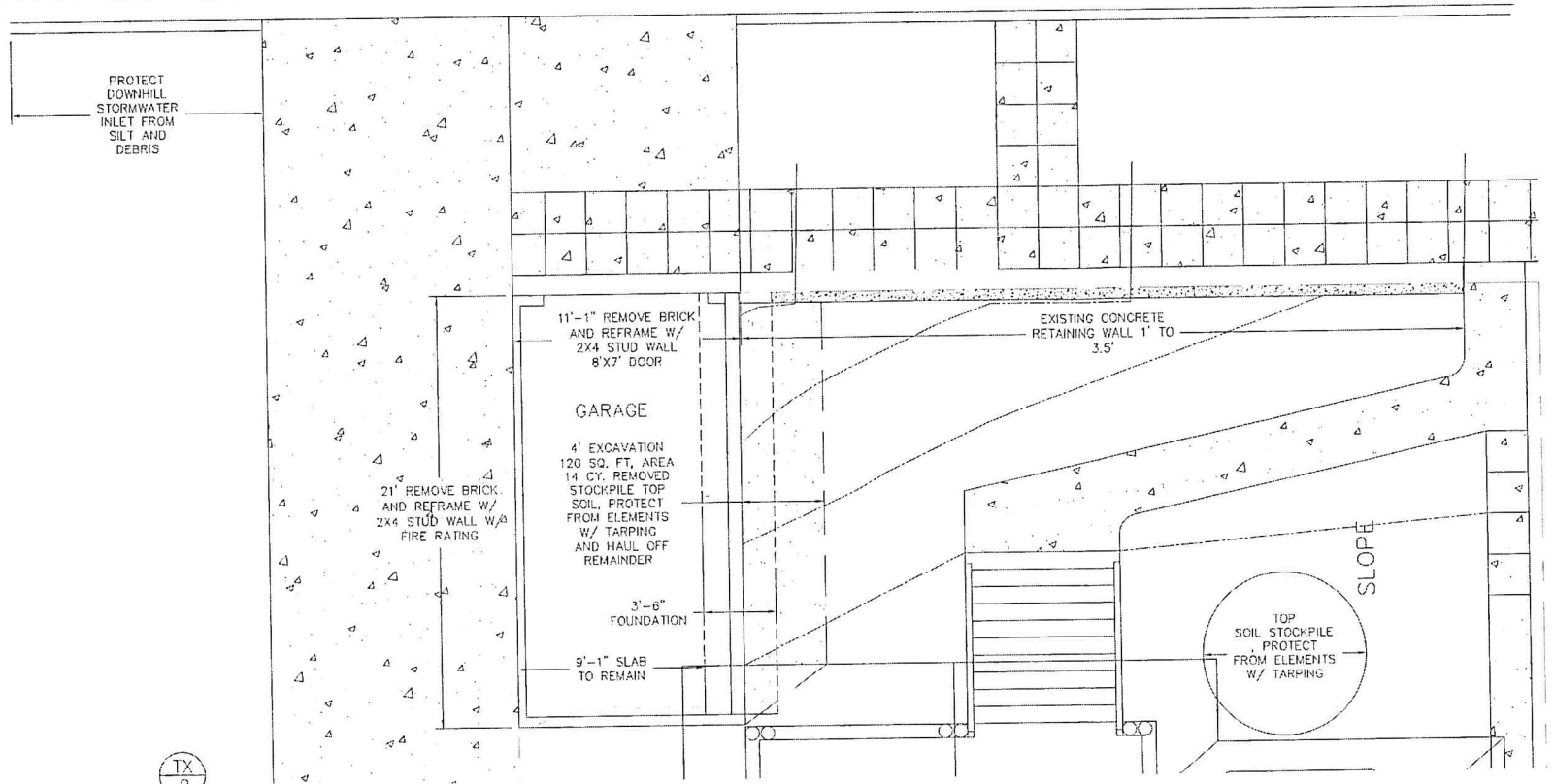
1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.)

Exposed side of structure will be sided with hardiplank with 5" exposure smooth, paint to match house. 1x10 Fascia 5/4 x 6 Head Trim 5/4 x 5 Door legs (Painted Cedar) Trim to match House Trim

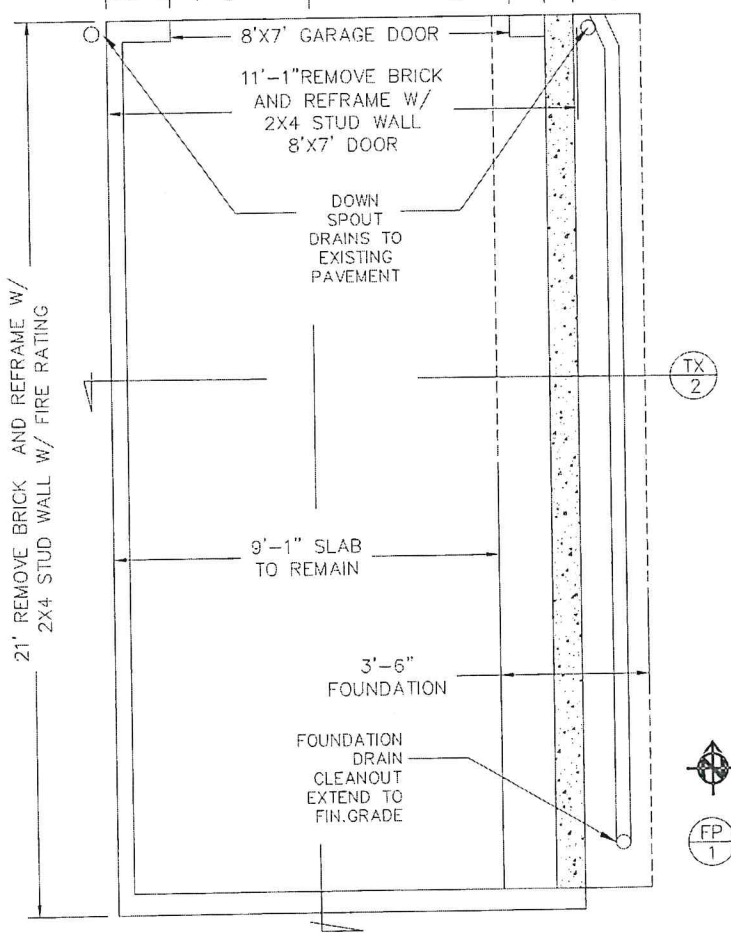
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

Rebuild of existing structure to same footprint

PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance on your proposal.



EC 1 EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1/4"= 1'-0"

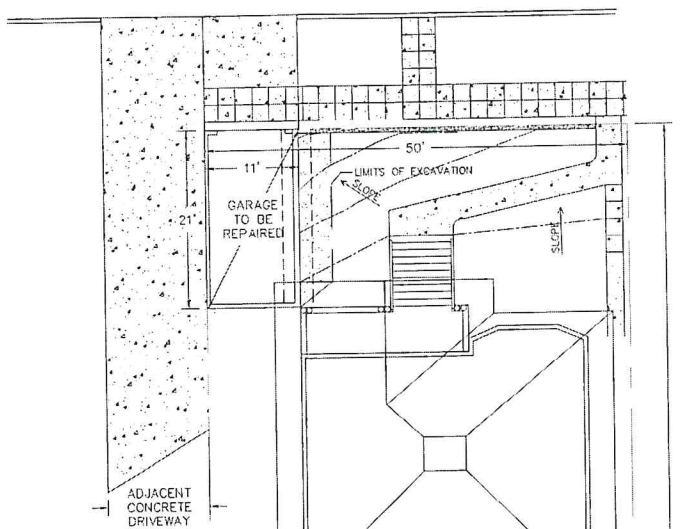


FP 1 FLOOR PLAN
SCALE: 1/2"= 1'-0"

2021 ORSC AND OSSC GOVERNING BUILDING CODES

UPHILL (EAST) FOUNDATION AND WALL REPLACEMENT WITH CONCRETE RETAINING WALL. SOUTH BRICK CONSTRUCTED WALL PARALLEL TO THE SLOPE TO REMAIN NORTH AND WEST WALL TO BE REMOVED AND REPLACED WITH WOOD FRAME WALL WITH HARDI PLANK AND 5/8" TYPE X DRYWALL FOR RATING AT PROPERTY LINE.

JEROME AVENUE



ADDRESS: 1267 JEROME AVE. ASTORIA, OR 97103

LEGAL: MCCLURES LT 3 BLK 116

ACCOUNT ID: 25023

OWNERS: JANAC THOMAS G
STREULI JANAC LINDA
PO BOX 485
NEHALEM, OR 97131-0485

SP 1 GARAGE REPAIR SITE PLAN
SCALE: 1"=10'-0"

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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Community Development
CITY OF ASTORIA

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 1993
DEAN P. ZAROSINSKI
RENEWS: 6/29/2024
Signed 6/2321

SYM	REVISION	BY	APPROVED	DATE

JOB NO.: T0019-3
DWG. NO.: T0019-3
SCALE: NOTED
SHEET: 1

DRAWN BY	CHECKED	ENGR.	CHECKED	DATE
DPZ	DPZ	DPZ	DPZ	8/28/22
				8/28/22
				8/26/22

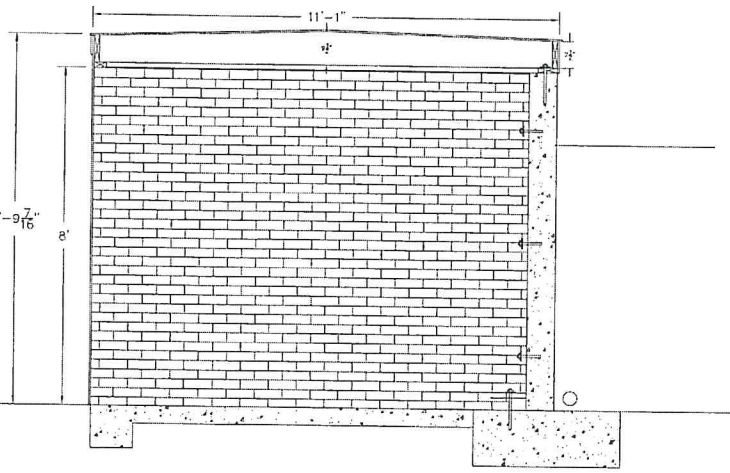
SUBMITTAL
TITLE
GARAGE REFRAMING SITE, FLOOR AND EROSIONPLAN

GARAGE REPAIR AND REFRAMING
1267 JEROME AVE.
ASTORIA, OREGON 97115

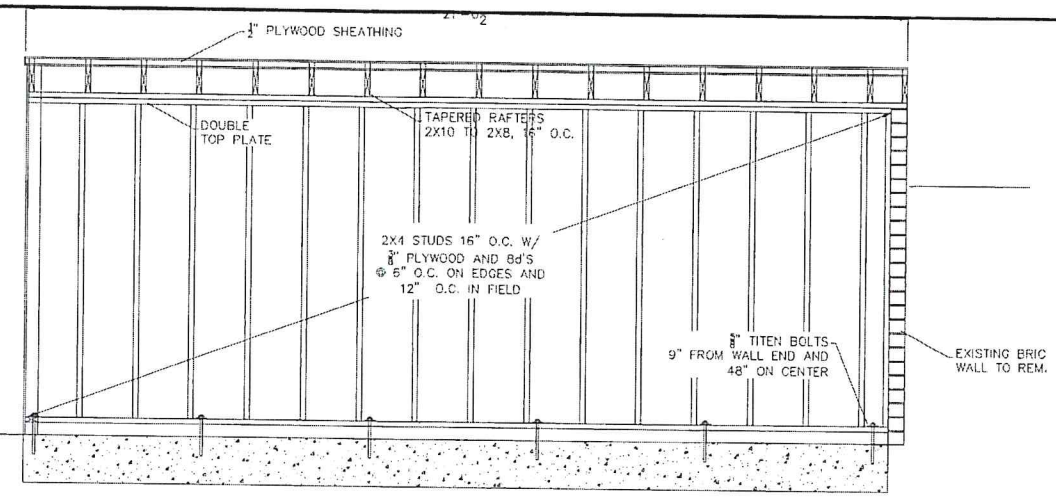
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8/29/22

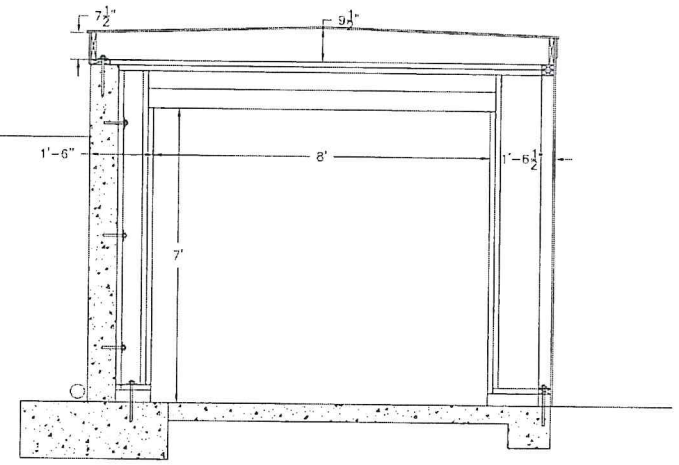
Zarosinski Engineering & Design
Civil • Structural • Design
1400 NW 155th Circle
Vancouver, WA. 98685
PHONE: (360) 513-2746
EMAIL: dpzski@hotmail.com



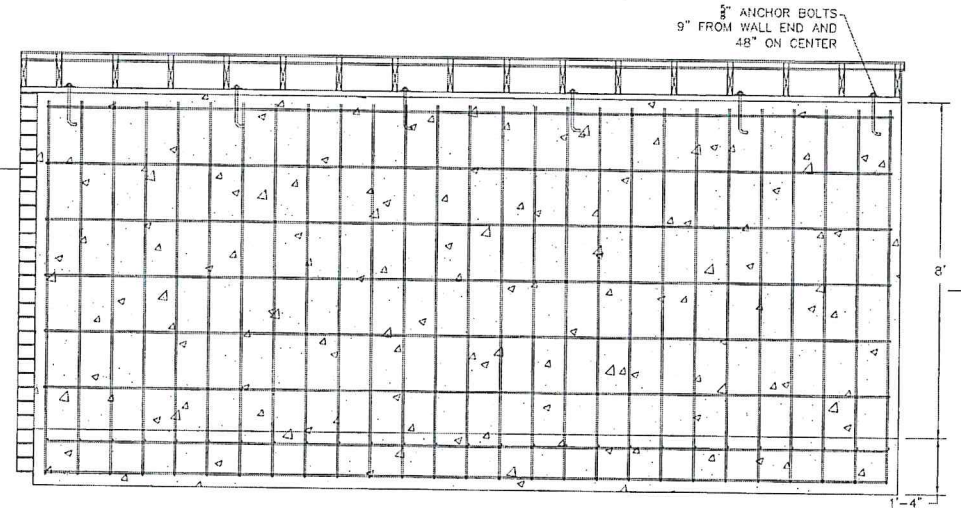
SE/2 GARAGE SOUTH ELEVATION
SCALE: 1/2"=1'-0"



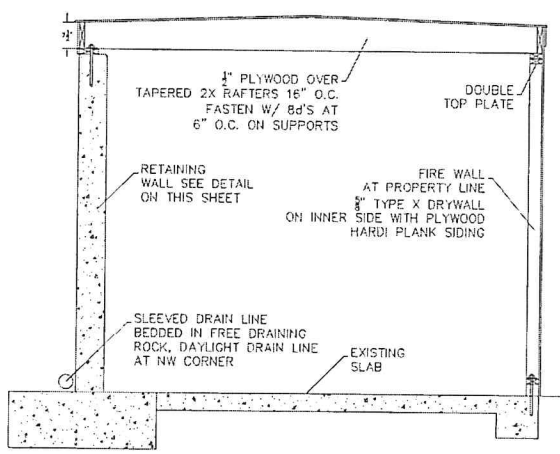
WE/2 GARAGE WEST ELEVATION
SCALE: 1/2"=1'-0"



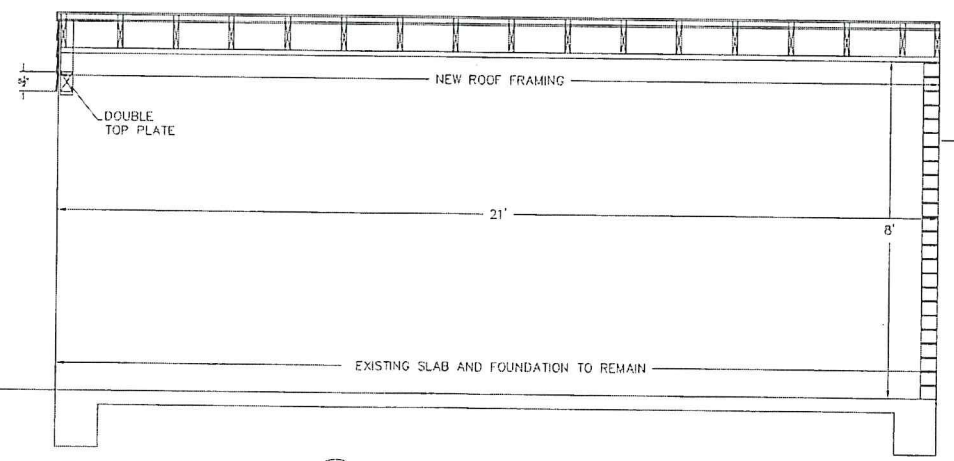
WE/2 GARAGE WEST ELEVATION
SCALE: 1/2"=1'-0"



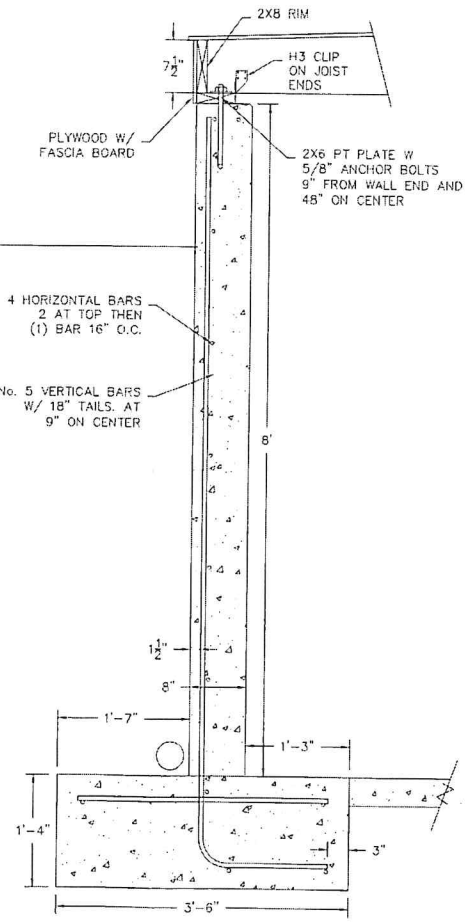
NE/2 GARAGE NORTH ELEVATION
SCALE: 1/2"=1'-0"



TX/2 GARAGE TRANSVERSE CROSS SECTION
SCALE: 1/2"=1'-0"



LX/2 GARAGE LONGITUDINAL CROSS SECTION
SCALE: 1/2"=1'-0"



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GARAGE REFRAMING PLAN

GARAGE REPAIR AND REFRAMING
1267 JEROME AVE.
ASTORIA, OREGON 97115

ZARO CAD FILE\T0019-3.DWG

8/26/22

Zarosinski Engineering & Design
Civil • Structural • Design
1400 NW 155th Circle
Vancouver, WA. 98685
PHONE: (360) 513-2746
EMAIL: dpzski@hotmail.com

DRAWN BY	CHECKED	ENGR.	CHECKED	DATE
DPZ	DPZ	DPZ	DPZ	8/28/22
				8/28/22
				8/28/22

REGISTERED PROFESSIONAL ENGINEER 16478 OREGON DAVID P. ZAROSINSKI
RENEWS: 6/30/2024
Signed 8/2021

SYM	REVISION	BY	APPROVED	DATE

JOB NO.: T0019-3
DWG. NO.: T0019-3
SCALE: NOTED
SHEET: 2

From: Lynda Janac <janac@nehalemtel.net>
Sent: Thursday, September 8, 2022 7:49 PM
To: Tiffany Taylor <ttaylor@astoria.or.us>
Subject: Janac 1267 Jerome garage

Tiffany,
Attached is a photo of the house trim which I will replicate on garage to match with the house.
Colors were all chosen from Miller Paint historic selections.
Thanks for help
Tom Janac



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT DEPARTMENT
1095 Duane Street • Astoria OR 97103 • Phone (503) 338-5183 • www.astoria.or.us • planning@astoria.or.us

STAFF REPORT AND FINDINGS OF FACT

REPORT RELEASE DATE: OCTOBER 11, 2022

COMMISSION HEARING DATE: OCTOBER 18, 2022

TO: HISTORIC LANDMARKS COMMISSION (HLC)

FROM: TIFFANY TAYLOR, ASSOCIATE PLANNER
ROSEMARY JOHNSON, PLANNING CONSULTANT

SUBJECT: NEW CONSTRUCTION REQUEST (NC22-06) BY EMA ARCHITECTURE FOR AFH EQUITY LLC TO CONSTRUCT AN OUTDOOR STORAGE ENCLOSURE IN THE CITY RIVER TRAIL RIGHT-OF-WAY BEHIND 1136-1152 MARINE DRIVE

I. SUMMARY

A. Applicant: EMA Architecture
Attn: Jenn Lanius jlanius@emaarchitecture.com
721 NW 9th Ave #280
Portland OR 97209

B. Owner: City of Astoria
1095 Duane Street
Astoria OR 97103

C. Adjacent Owners: Astoria Food Hub LLC
22095 Foss Rd
Nehalem OR 97131

Stephen Allen
990 Astor St.
Astoria OR 97103

D. Location: City River Trail right-of-way (Map T8N R9W Section 8CA, Tax Lot 7200) on the north side of 1136-1152 Marine Drive (Map T8N R9W Section 8CA, Tax Lot 1700; Lots 11 & 12, south portion of Lots 3 & 4, Block 56.5, McClure)

E. Classification: New construction adjacent to structure(s) designated as historic within the Downtown National Register Historic District

F. Proposal: To construct an outdoor storage area enclosure

G. Zones: C-4 (Central Commercial) and UCO (Urban Core Overlay)

H. Associated Applications: The applicant will need to submit a Design Review Request for new construction within the UCO Zone for the Design Review Commission's review as well as obtain a lease from the City to build in the right-of-way (Conditions #1-2).

I. 120 Days: January 20, 2023. The application was deemed complete on September 22, 2022.

II. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on September 22, 2022. Email and web publishing also occurred on September 22, 2022. A notice of public hearing was published in *The Astorian* on October 8, 2022. On-site notice pursuant to Section 9.020.D was posted. Comments received will be made available at the Historic Landmarks Commission meeting.

III. BACKGROUND

In the past year, the City Council adopted amendments to the Riverfront Vision Overlay Zones. One of the changes with these recent amendments is that the HLC is charged with reviewing the "historic compatibility" criteria of the overlay zones when a proposed project is adjacent to a historic structure and requires HLC review in accordance with Article 6, Historic Properties Ordinance. If a project does not require HLC review, then the Design Review Commission (DRC) would review the historic compatibility criteria of Article 14 (Overlay Zones) with the "neighborhood." This new review procedure eliminates overlap of Commission review so that any decision is consistent, as some criteria is subjective and each Commission could come to different conclusions. This Staff Report/Findings of Fact addresses the historic compatibility review portion of the Design Review Request, when an application is submitted.

A. Subject Property

The subject property associated with the application is located on the north side of Marine Drive between 11th and 12th Streets. The building encompasses the entire lot and is adjacent to the City Railroad right-of-way, as such the outdoor enclosure is proposed to be located within the City River Trail property. The adjacent site is designated as historic and is located within the Urban Core Overlay Zone.



Looking SW



Looking west from 12th St Pier

The structure would be located on the northwest corner of the adjacent building on the City-owned lot within the RR right-of-way Trolley line, on property owned by the City under an Interim Trail Use Agreement of the Federal Rails to Trails Act (RTT) (ICC Decision on Interim Trail Use on Abandonment, Docket # AB-6 - 12-5-1995). The RR right-of-way Trolley line was formerly the Burlington Northern RR line and currently is the Astoria Trolley line and River Trail. The City allows encroachments into the right-of-way, in compliance with the Trail Use Agreement of the RTT. The use will require a lease of the property from the City through the Parks and Recreation Department. The applicant is actively pursuing a potential lease, which would be reviewed and ultimately require approval by the City Council (Condition #1).

The site is not located within 100' of a known geologic hazard area. However, the site is within 50' of the estuary, which requires review and compliance with the CRESO standards. This will be reviewed by the Planner.

B. Adjacent Neighborhood and Historic Property

The site is bounded on the north by the trolley line, River Trail, former Bruski Dock, Pier 12, and Columbia River; to the east by a partially occupied commercial building and Astoria Brewing; to the south by Marine Drive, the City downtown commercial buildings; and to the west by Astoria Brewing (former Wet Dog Cafe).



Review of new construction at this site is triggered by adjacent historic properties. The City right-of-way property parcel is a full block long between 11th and 12th Streets; therefore, the review triggers consideration of multiple properties:

(1) 77 11th
(2) 119-155 11th
(3) 144 11th
(4) 1 12th
(5) 2 12th
(6) 1136-1152 Marine
(7) 1162-1180 Marine
(8) 1196 Marine
(9) 1230 Marine

Due to the distances to some of these properties as well as the variety of buildings, staff will review only the properties directly adjacent to the actual location of the proposed enclosure, and not the entire City tax lot parcel. As such, the following adjacent properties will be included in the review:

1) **144 11th**
Secondary
Downtown National Register
Historic District
c 1925
Mediterranean Revival



2) **1136-1152 Marine** *(applicant)*
Secondary
Downtown National Register
Historic District
c 1936
Art Deco





3) **1162-1180 Marine**
Eligible/Contributing
Downtown National Register
Historic District
c 1946
Art Deco

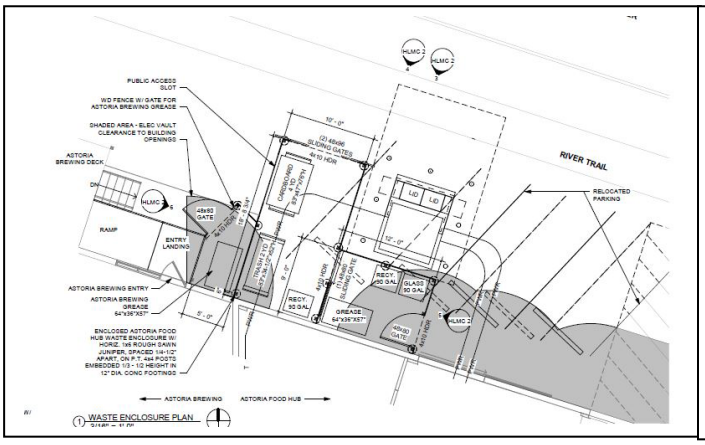


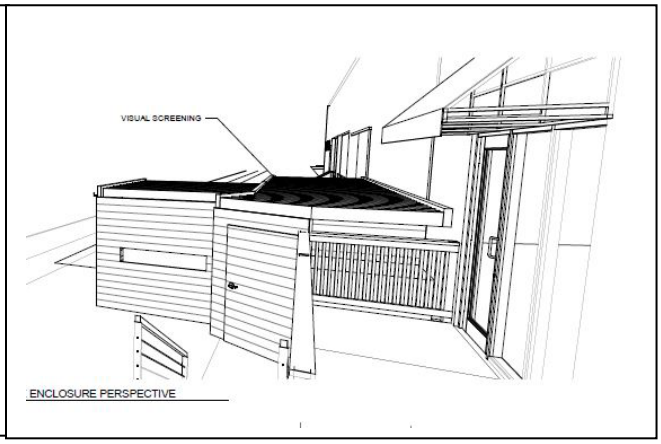
C. <u>Proposal</u>

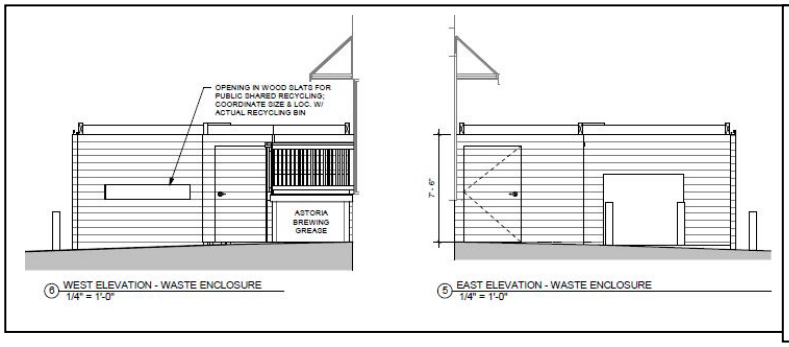
The proposed enclosure would be located on the RR right-of-way property, to the northwest of the existing business at 1136-1152 Marine Drive, which has been renovated as the Astoria Food Hub.

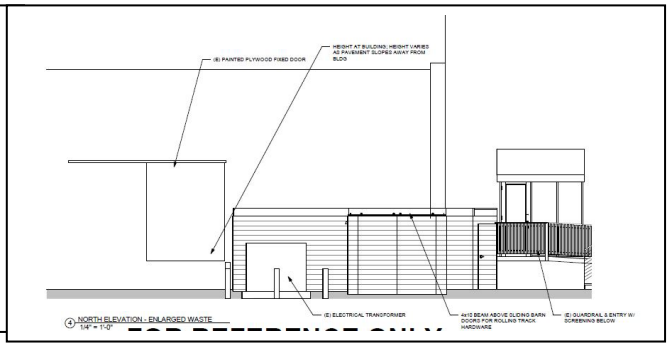
The structure would be irregular shape with the main section 18.75’ out from the building by 10’ wide with a 5’ x 10’ triangle on the west and a 9’ x 12’ portion between the electrical unit and building. The structure is proposed to be constructed of horizontal 1x6 rough cut juniper with 1/4” to 1/2” spacing between

boards. The roof will be open wood slats for some visual screening. Doors are proposed to be the same as the siding with a casement door on the west side and a sliding barn door on the north side. There will be an open slot on the west wall to allow public use of the recycling bins. The facility will be shared between the Astoria Food Hub and Astoria Brewing Co.









IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

A. Development Code Section 6.070(A) states, *"No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission."*

Finding: The structure is proposed to be located adjacent to structures designated as historic in the Downtown National Register Historic District. The proposed structure shall be reviewed by the Historic Landmarks Commission.

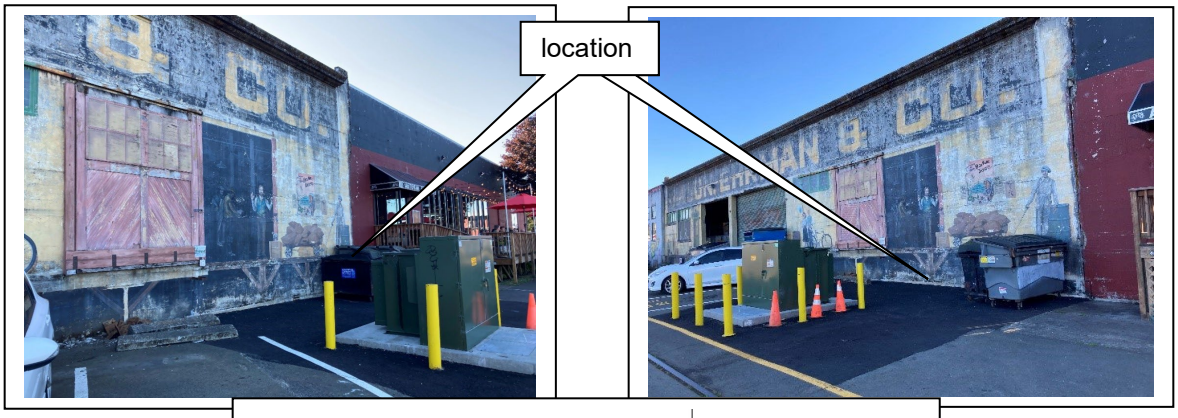
B. Development Code Section 6.070(B.1) states that "In reviewing the request, the Historic Landmarks Commission **shall consider and weigh** the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials."

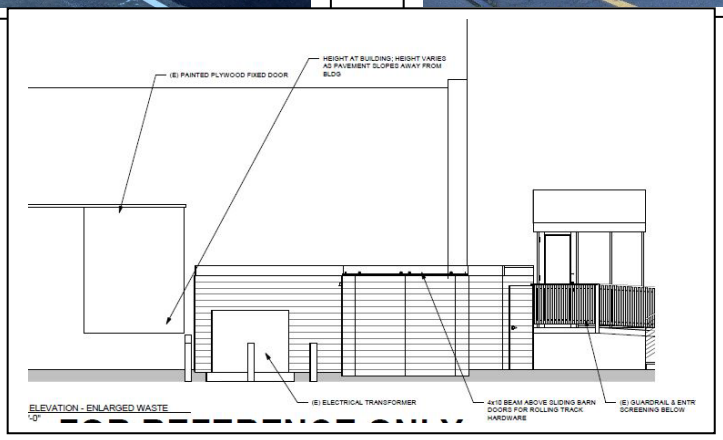
Finding: The proposed structure will be an outdoor storage enclosure for solid waste disposal. It will be located on the rear of the historic structure and not visible from the front main elevations of the adjacent historic properties. The rear of the

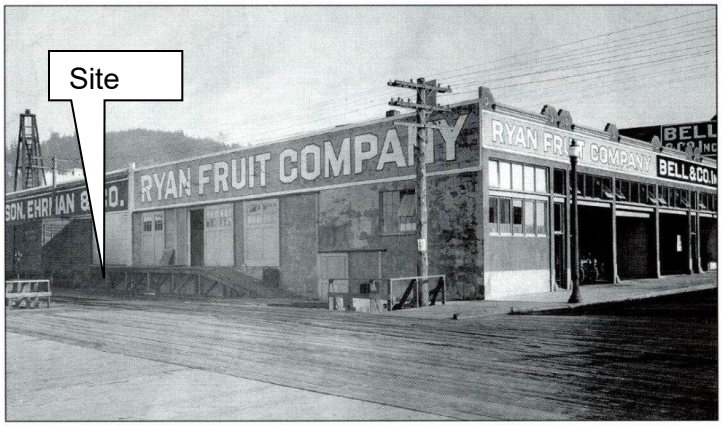
historic buildings were originally designed for access to the railroad. The adjacent historic structures are all commercial buildings of one and two stories (approximately 15’ to 30’ tall). The proposed facility would be 8.75’ tall. The City finds the height would be compatible with the adjacent building height. The structure would be irregular shape with the main section 18.75’ out from the building by 10’ wide with a 5’ x 10’ triangle on the west and a 9’ x 12’ portion between the electrical unit and building. The City finds the proposed utilitarian building would be much smaller than all of the historic buildings as well as compatible.

The enclosure is proposed to be constructed of horizontal 1x6 rough cut juniper with 1/4” to 1/2” spacing between boards. Any visible wood shall be free of pressure treatment incision marks (Condition #3). The roof will be open wood slats for some visual screening. Doors are proposed to be the same as the siding with a casement door on the west side and a sliding barn door on the north side. There will be an open slot on the west wall to allow public use of the recycling bins. The facility will be shared between the Astoria Food Hub and Astoria Brewing for solid waste, including trash, recycling and grease. A recorded Agreement is required for the properties using the facility, for joint use and maintenance (Condition #5).

The buildings are stucco with wood trim and most openings had bay doors and sliding barn-like doors. The adjacent building to the west had sliding wood panel doors similar to those in the mural. The roof would not be solid but would be open wood slats to provide a visual buffer to the cans from the River Trail and from the adjacent buildings.







Mason Ehrian & Company, Ryan Fruit Company, Bell & Company, southeast corner of 11th and Waterfront. #1259



Juniper and Rough cut lumber - $1 (Burns)

I have a variety of dimensional lumber, slabs, slats, and posts fo sale. I mostly cut

The building adjacent to the location and for which the use is intended (Food Hub), has a mural which identifies the historic company located in this building and period details artistically painted to show doors, people and activities. The mural is proposed to be retained. The applicant proposes to use the rustic board to continue with this period theme on the building. The building to the east is also stucco and had overhead wood panel doors. This building is in the process of renovation (former Vintage Hardware). Historically, the nature of the rear of these buildings was to have wood loading docks for access to railroad cars. The City finds the proposed materials are compatible with the adjacent historic buildings.



The design of the enclosure is contemporary utilitarian. The structure is not meant to compete with or reflect the adjacent historic properties but is intended to be subordinate to other structures and features and provide visual screening of the necessary solid waste disposal units.

The City finds the proposed structure is compatible in scale, style, height, and architectural detail with the existing historic commercial structures.

C. Development Code Section 6.070 (B.2) states that “In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks,

distances between structures, location of entrances and similar siting considerations."

Finding: The proposed enclosure would be located on the City River Trail property and will require a lease with the City. The applicant is working with the Parks and Recreation Department to obtain a lease. The City leases portions of the right-of-way for necessary facilities. The River Trail walkway is to the north, along the top of the bank. Doors to the enclosure are required to face the River Trail to allow the solid waste disposal company, Recology, to access the enclosure for pick and disposal of waste. The subject site and adjacent buildings primarily have their main entrances facing Marine Drive with utilitarian entrances in the rear where this enclosure is proposed. Astoria Brewing has a public entrance in the rear with some outdoor seating for the restaurant. Astoria Brewing will share a portion of the proposed enclosure for their grease waste.

The property is owned by the City under an Interim Trail Use Agreement of the Federal Rails to Trails Act. Location of the structure on the site is governed by this agreement. The agreement states *". . . It is agreed and understood that any conservation/recreation use by Astoria (or its assignees) shall not impair future restoration of rail service . . .and Astoria shall grant BN a right of first refusal to reactivate and restore freight rail service. . ." (*Interim Trail Use Agreement - 12-5-1995, Page 12, Paragraph 2). A letter from Federal rail attorney Charles Montange, Page 3, Paragraph 2, dated 8-29-2007, states *". . . State and Federal clear distance requirements for objects rising above track level. e.g., OAR 741-310-0010-0011 (8.5 feet minimum straight track, 9.5 recommended for curved) . . ."* Encroachments into the railbanked corridor is permissible as long as the minimum 8.5' rail width is maintained (Condition #4). City staff reviewed the location and it meets these requirements. The enclosure will also have an opening to allow the public to utilize the recycle bins.



The City finds that the location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures, considering setbacks, distances between structures, location of entrances and similar siting considerations.

D. Section 14.178.B, Urban Core Overlay, Design Standards and Guidelines, Applicability and Review, states *"The provisions of the Urban Core Overlay Zone shall apply to all new construction or major renovation, where "major renovation" is defined as construction valued at 25% or more of the assessed value of the existing structure, unless otherwise specified by the provisions in this Section."*

Finding: The site is located within the Urban Core Overlay Area and the proposal is for new construction. Therefore, the City finds that the Urban Core Overlay Design Standards and Guidelines are applicable to the request.

E. Section 6.070.C, Historic Design Review in Overlay Zones, states *"When reviewing a New Construction permit application within a Riverfront Vision Overlay Zone, the Historic Landmarks Commission review shall apply to all historic designated buildings visible within three blocks of the project site not just the adjacent historic structure. The additional Overlay Zone design review standards of Section 14.002.C shall apply. If the proposed development is not adjacent to a historic property (as defined in Section 1.400) and not subject to review by the Historic Landmarks Commission, then the historic review of the Overlay Zone shall be completed by the Design Review Commission."*

Finding: The proposed structure is for new construction located within the Urban Core Overlay and Riverfront Vision Overlay areas and is adjacent to properties designated as historic which requires a New Construction permit from the HLC; therefore, the City finds that the historic compatibility portion of the Design Review Commission criteria will be reviewed by the HLC. The applicant will need to obtain a Design Review Permit for this structure (Condition 2).

F. Section 14.195.B.5.a, Design Standards and Guidelines, Building Style and Form, Guidelines for Non-Industrial Uses, Compatibility with Historic Buildings, states

"1) The massing, scale, and configuration of non-industrial buildings should be similar to historic structures that are visible from the public right-of-way or River Trail within three blocks of the development site."

Finding: The size and scale of structures and outdoor features in this area vary. The proposed enclosure is utilitarian and will be approximately 350 sqft and 8.75' tall. There are other, larger enclosures in the general area, such as the one on 12th Street dock, which was approved by the HLC in 2017 (NC17-01).



Due to the small scale and utilitarian nature of the proposed structure and the variety of structures and features in this area, the City finds that the proposed structure respects the character and mass of the buildings within a three-block visual view corridor.

"2) Non-Industrial buildings should be compatible with the vertical proportions of existing historic facades and the simple vertical massing of historic structures that are visible from the public right-of-way or River Trail within three blocks of the development site."

Finding: The proposed structure is 8.75' tall, which is lower than a single story of the adjacent historic buildings. The City finds that due to the utilitarian nature of the building, the low vertical proportion is compatible with the historic structures visible from the site noted above.

"3) The location, size, and design of windows and doors in non-industrial buildings should be compatible with existing historic structures that are visible from the public right-of-way or River Trail within three blocks of the development site."

Finding: No windows are proposed. The doors will face north toward the River and River Trail. The doors will be a casement and a sliding barn-like door similar to the ones historically on the adjacent building and on the existing mural. The City finds this criteria is met.

"4) Development should be designed so that structures are not substantially different in character from adjacent buildings, in terms of size, mass, or architectural form."

Finding: As noted above, this structure is a contemporary utilitarian solid waste disposal enclosure and not intended to be as large as the adjacent buildings and is intended to be accessible to the waste disposal pick up vehicles. The structure is not meant to compete with or reflect the adjacent historic properties but is intended to be subordinate to other structures and features and provide a visual buffer to the waste disposal units. The nature of the use of the enclosure, its location along the River Trail, and the need for easy maintenance drove the decision for this style of structure and location. The horizontal wood material will blend with the wood features of adjacent buildings such as the outdoor seating area, over water dock construction, wood loading docks historically located on these buildings, and the historic rendering in the adjacent mural.

Due to the utilitarian nature of the enclosure, the City finds that the proposed structure meets the intent of this criteria.

V. CONCLUSION AND RECOMMENDATION

The request, in balance, meets all the applicable review criteria. Staff recommends approval of the request with the following conditions:

1. The applicant shall enter into a lease agreement or other approval from the City for use of the City-owned property.

2. The applicant shall obtain a Design Review Permit approval from the Design Review Commission.

3. Any visible wood shall be free of pressure treatment incision marks.

4. Construction must comply with distance requirements to Rail Road tracks.

5. A recorded Agreement is required for the businesses using the facility to address joint use and maintenance. The applicant shall submit a draft Agreement to the City for the Planner's approval prior to recording. If, at any time, the Agreement is amended, the applicant shall re-submit a draft Agreement to the City for review to ensure compliance.

6. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission.

7. The applicant shall obtain all necessary City and building permits prior to the start of construction.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

HIST. NAME: Riviera Theater Building
COMMON NAME: Columbian Theaters
ADDRESS: 1102 - 1134 Marine Drive
144 Eleventh Street
CITY: Astoria, 97103
OWNER: Moyer Theater, Inc
Abrahamsen, George L / Miladi N
Davis, Darrell / Evelyn M
Spevacek, Louis H

T/R/S: T8N/R9W/S8

MAP NO.: 80908CA TAX LOT: 1800, 200
ADDITION: McClure's Astoria
BLOCK: 56 1/2, 52 1/2 LOT: 13 & 14; LT 13, 14 QUAD: Astoria

DATE OF CONSTRUCTION: 1925
ORIGINAL USE: theater, shops
PRESENT USE: theater, restaurant

ARCHITECT: Charles T. Diamond
BUILDER: Mattson & Lindfors

THEME: commerce & urban dev
STYLE: historic period, mediterranean

xBLDG STRUC DIST SITE OBJ
FTG to BLK 56 1/2 S of RR R/W,

PLAN TYPE/SHAPE: rectangular
FOUNDATION MATERIAL: concrete post
ROOF FORM & MATERIALS: flat/built up
WALL CONSTRUCTION: reinforced conc
PRIMARY WINDOW TYPE: multi-paned fixed and casement in wood frame; fixed in aluminum frame
EXTERIOR SURFACING MATERIALS: textured stucco
DECORATIVE FEATURES: pilasters with Spanish detailing step above cornice; false eaves and brackets
OTHER: segmented arch, multi-paned windows on west

NO. OF STORIES: one, two
BASEMENT: yes
STRUCTURAL FRAME: reinf conc

CLASSIFICATION: secondary
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)
HISTORICAL INTEGRITY: very altered
EXTERIOR ALTERATIONS/ADDITIONS: round ceramic roof tile replaced with composition shingles; mansard roof with wood shingles covers marquee on SW corner, column also boxed-in; windows and transoms of former store infilled on south elevation near theater entrance; concrete panels with aggregate reduced window opening on NW corner, aluminum windows with tinted glass used; north elevation opened up with large aluminum frame windows with projection

NOTEWORTHY LANDSCAPE FEATURES: none
ASSOCIATED STRUCTURES: none
KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: NE corner, 11th & Marine Drive, three elevations exposed

STATEMENT OF SIGNIFICANCE: The Sanborn Dock Company announced plans for the erection of a theatre and business block on their property at the northwest corner of Eleventh and Bond Streets on December 24, 1924. It was also announced at this time that Sterling

#1000

Mendenhall and Fred Norman had secured a lease on the theatre structure to be incorporated in the new building. Architect Charles T. Diamond drew the plans for the Spanish style building. The firm of Mattson and Lindfors was awarded the contract for the construction of the building and work began on February 17, 1925. Construction was completed in late May and on June 2, 1925, a gala grand opening of the beautiful, Spanish-Moroccan style theatre was held. On June 30, 1933, it was announced that the building had been purchased by Portland capitalist, E.A. Hollinshead. The Riviera Theatre was re-opened October 7, 1933, after having been closed since the fall of 1926. Besides the theatre, the building has also had the following occupants: Pacific Fruit & Produce Company (1930-1957); Patrick J. Haney, wholesale fruits (1934-1962): White Spot Cafe (1931-1946); Athens Barber Shop (1931-1946); Holmes Cleaners (1940-1974); Pat & Len's Cafe (1944-1979). The theatre closed in 1959. The building currently houses the Columbian Theaters and the Columbian Cafe & Burrito Bar.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, December 24,1924, February 5, 1925, February 16, 1925, February 17, 1925, June 2, 1925; Evening Astorian-Budget, June 30, 1933, October 7, 1933; Morning Astorian, December 24, 1925, June 2, 1925; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

NEGATIVE NO: R72 N30

RECORDED BY: NCLC
DATE: 12/26/89
6/13/90

SHPO INVENTORY NO.: 1020

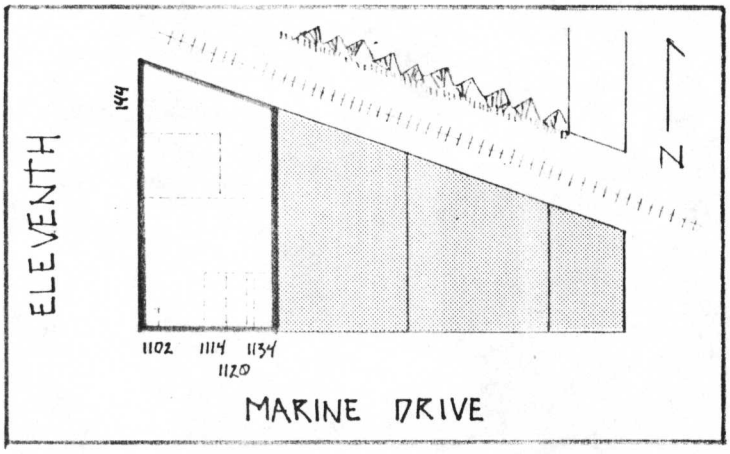
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

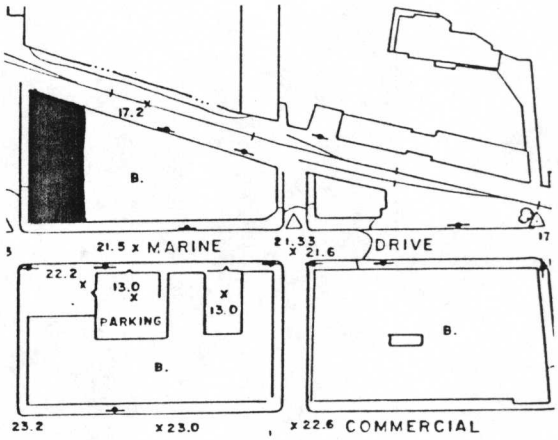
PROPERTY: Columbian Theaters
ADDRESS: 1102 Marine Drive
TAX I.D.: 51025, 51078

T/R/S: T8N/R9W/S8
MAP NO.: 80908 CA
QUAD.: Astoria



NEGATIVE NO.: R7 N30





TOPOG. DATE: 1967

GRAPHIC & PHOTO SOURCES: N.C.L.C.; CITY OF ASTORIA, ENGINEERING DEPT.
S.H.P.O. INVENTORY NO.:

1020

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

HIST. NAME: Mason-Ehrman & Company
COMMON NAME: City Transfer
ADDRESS: 1136, 1156 Marine Drive
CITY: Astoria, 97103
OWNER: Vaughn, Forrest E / L Sylvia

T/R/S: T8N/R9W/S8
MAP NO.: 80908CB TAX LOT: 1700, 300
ADDITION: McClure's Astoria
BLOCK: 56 1/2 LOT: 11 & 12; FTG to BLK 56 1/2, S of R/W, LT 11 & 12
QUAD: Astoria

DATE OF CONSTRUCTION: 1936
ORIGINAL USE: retail
PRESENT USE: transfer & storage
ARCHITECT: John E. Wicks
BUILDER:
THEME: industry & manufacturing
STYLE: art deco

xBLDG STRUC DIST SITE OBJ

PLAN TYPE/SHAPE: trapezoidal
FOUNDATION MATERIAL: conc/wood post
ROOF FORM & MATERIALS: flat/built up
WALL CONSTRUCTION: reinforced conc
PRIMARY WINDOW TYPE: multi and single-paned fixed in steel frame
EXTERIOR SURFACING MATERIALS: unfinished concrete
DECORATIVE FEATURES: fluted pilasters pierce cornice
OTHER: multi paneled garage doors with lights

NO. OF STORIES: one
BASEMENT: yes
STRUCTURAL FRAME: reinf conc

CLASSIFICATION: secondary
STRUCTURAL STATUS: GOOD xFAIR POOR MOVED (DATE)
HISTORICAL INTEGRITY: slightly altered
EXTERIOR ALTERATIONS/ADDITIONS: one bay altered to include small roll-up door, entry door, window and transom; bay may have originaly housed one large roll-up door

NOTEWORTHY LANDSCAPE FEATURES: none
ASSOCIATED STRUCTURES: none
KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: north side of Marine Drive, near 11th Street; north and south elevations exposed

STATEMENT OF SIGNIFICANCE: This building was occupied by Mason-Ehrman & Company, wholesale grocers, from 1936 through 1956. The present occupants are City Transfer & Storage Company, and they have been there since 1961.

SOURCES: Sanborn Fire Insurance Maps; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

NEGATIVE NO: R2 N4

RECORDED BY: NCLC
DATE: 12/26/89
6/13/90

SHPO INVENTORY NO.: 1021

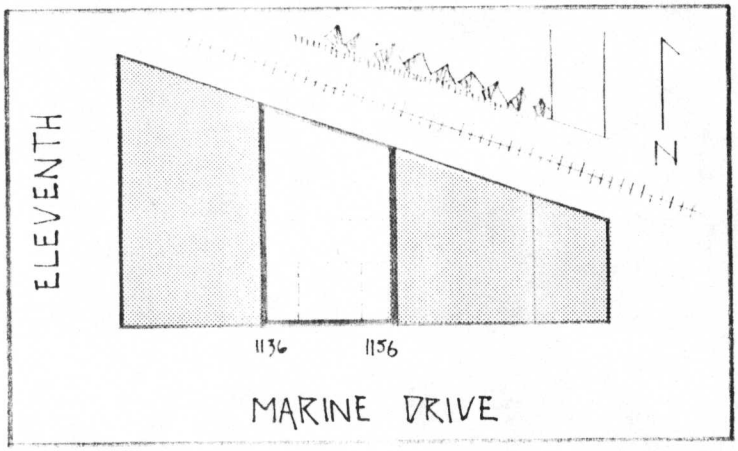
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

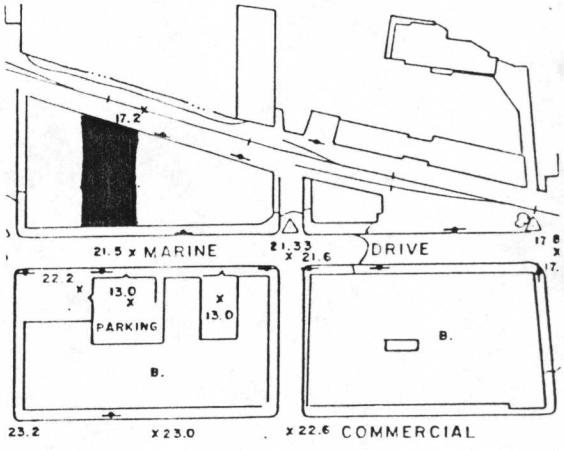
PROPERTY: City Transfer
ADDRESS: 1136 Marine Drive
TAX I.D.: 51010, 51024

T/R/S: T8N/R9W/S8
MAP NO.: 80908 CB
QUAD.: Astoria



NEGATIVE NO.: R2 N4





TOPOG. DATE: 1967

GRAPHIC & PHOTO SOURCES: N.C.L.C.; CITY OF ASTORIA, ENGINEERING DEPT.
S.H.P.O. INVENTORY NO.:

1021

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

HIST. NAME: Maki Building
COMMON NAME: Astoria Bargain Center
ADDRESS: 1162 - 1180 Marine Drive
CITY: Astoria, 97103
OWNER: Maki Gertrude

DATE OF CONSTRUCTION: 1946
ORIGINAL USE: retail, garage
PRESENT USE: retail
ARCHITECT:
BUILDER:
THEME: commerce & urban dev
STYLE: modernistic

T/R/S: T8N/R9W/S8
MAP NO.: 80908CA TAX LOT: 1600
ADDITION: McClure's Astoria xBLDG STRUC DIST SITE OBJ
BLOCK: 56 1/2 LOT: LT 9 & 10, INC FTG S of RR R/W QUAD: Astoria

PLAN TYPE/SHAPE: trapezoidal
FOUNDATION MATERIAL: conc/wood post
ROOF FORM & MATERIALS: flat/built up
WALL CONSTRUCTION: reinforced conc
NO. OF STORIES: one
BASEMENT: yes
STRUCTURAL FRAME: reinf conc
PRIMARY WINDOW TYPE: fixed in aluminum frame; glass block
EXTERIOR SURFACING MATERIALS: concrete
DECORATIVE FEATURES: canopy; incised cornice
OTHER: shop entries have undulating glass side lights while glass block is used on central doorway; multi-paneled wood roll-up door with multiple lights

CLASSIFICATION: compatible
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)
HISTORICAL INTEGRITY: intact
EXTERIOR ALTERATIONS/ADDITIONS: none

NOTEWORTHY LANDSCAPE FEATURES: none
ASSOCIATED STRUCTURES: none
KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: north side of Marine Drive, near 12th: north & south elevations exposed

STATEMENT OF SIGNIFICANCE: This building's original occupant was the Maki Supply Company. The west half of the building contained an agricultural machinery and parts sales room, and a garage for auto repair and the sale of gas and oil. The east half of the building contained a feed and seed store and warehouse. The Maki Supply Company occupied this building from 1946 through 1952. Currently the east half of the building is vacant and the west half houses the Astoria Bargain Center, a second-hand store.

SOURCES: Sanborn Fire Insurance Maps; Astoria and Clatsop County Directory; Polk's Astoria and Clatsop County Directory

NEGATIVE NO: R2 N5

RECORDED BY: NCLC
DATE: 12/26/89

1022

6/11/90

SHPO INVENTORY NO.: 1022

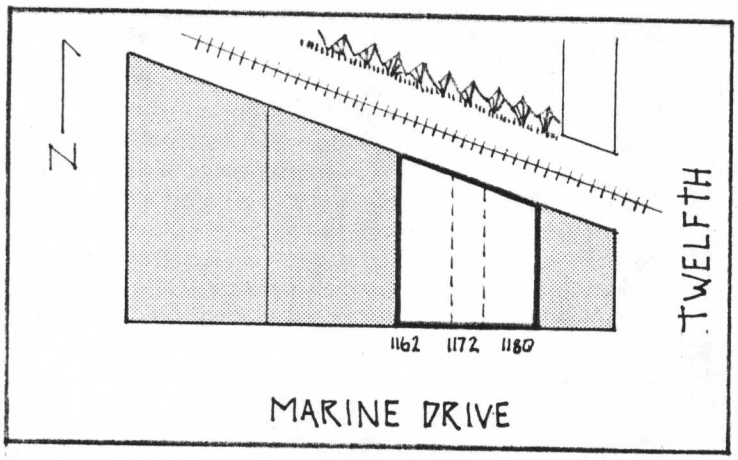
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

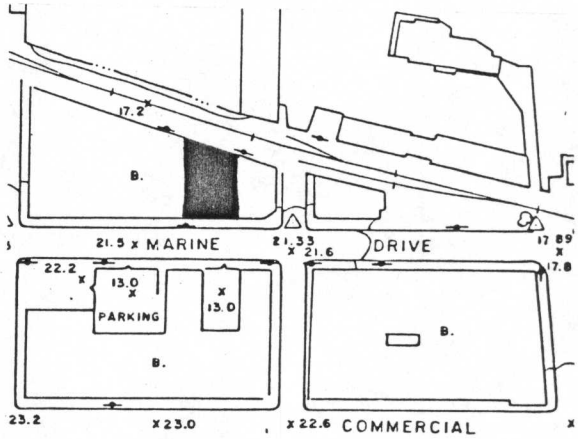
PROPERTY: Astoria Bargain Center
ADDRESS: 1162 Marine Drive
TAX I.D.: 51023

T/R/S: T8N/R9W/S8
MAP NO.: 80908 CA
QUAD.: Astoria



NEGATIVE NO.: R2 N5





TOPOG. DATE: 1967

GRAPHIC & PHOTO SOURCES: N.C.L.C.; CITY OF ASTORIA, ENGINEERING DEPT.
S.H.P.O. INVENTORY NO.:

1022

CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

Batch# 410
APPR Code: 5346O4

RECEIVED
SEP 13 2022
Community Development
CITY OF ASTORIA

☒ Fee Paid Date 9.13.22 By CC

NC 22-06

FEE: $350.00

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 1136/1152 MARINE DRIVE

Lot 3, 4, 11, 12 Block 56-1/2 Subdivision

Map T8N R9W SECTION 08CA Tax Lot 00300/01700 Zone S2A

For office use only:			
Adjacent Property Address:			
Classification:		Inventory Area:	

Applicant Name: EMA ARCHITECTURE (JENN LANIUS)

Mailing Address: 721 NW 9th Ave #280, Portland, OR 97209

Phone: 971 256-3746 Business Phone: 503.224.1282 Email: jlanius@emaarchitecture.com

Property Owner's Name: AFH Equity, LLC

Mailing Address: 9450 SW Gemini #41153 Beaverton, OR 97008

Business Name (if applicable): AFH Equity, LLC

Signature of Applicant: Jenn Lanius

Signature of Property Owner: Ryan Anderson

Proposed Construction:
The proposed waste enclosure is new construction in the right-of-way, adjacent to the historic building, in order to provide visual screening for waste, recycling, and grease bins.

Accela# 119-22-000076-PLNG

For office use only:			
Application Complete:		**Permit Info Into D-Base:**	9/13/22
Labels Prepared:		**Tentative HLC Meeting Date:**	10/18/22
120 Days:			RJ/kk

FILING INFORMATION: Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Completed applications must be received by the 13th of the month to be on the next month's agenda. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Historic Landmarks Commission meeting is recommended. Forms also available on City website at www.astoria.or.us.

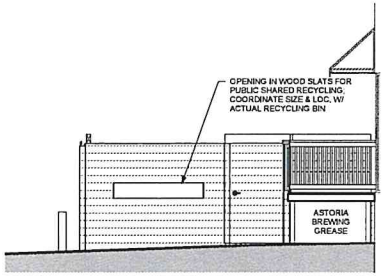
Briefly address each of the New Construction Criteria and state why this request should be approved. (Use additional sheets if necessary.):

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.
   THE WASTE ENCLOSURE IS AN EXTERIOR ONLY ADDITION TO PROVIDE VISUAL SCREENING TO MEET CURRENT CODES. THE EXISTING CONCRETE WALL & MURAL ARE TO REMAIN. THE WASTE ENCLOSURE IS NEW CONSTRUCTION OF WOOD, NOT TRYING TO MATCH THE TIME PERIOD OR BUILDING. IT IS DESIGNED TO BE OF MINIMAL HEIGHT AND SIZE FOR THE REQUIRED FUNCTION, WHICH DOES NOT COMPETE WITH THE SCALE OF THE BUILDING.THE WOOD MATCHES THE PAINTED WOOD PIERS OF THE MURAL, THE ADJACENT ASTORIA BREWING DECK, AND INTERIOR WOOD BEAMS AND EXPOSED CEILING.
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.
   THE LOCATION IS ON THE LOADING DOCK/SERVICE SIDE, WHICH IS THE NORTH SIDE OF THE BUILDING WHERE TRASH & RECYCLING IS GENERALLY PICKED UP AND WHERE IT HAS BEEN HISTORICALLY. THE VISUAL SCREENING IS ADJACENT TO ASTORIA BREWING'S DECK ENTRANCE, ~~WHICH WILL ENHANCE THE PUBLIC EXPERIENCE SINCE THE WASTE RECEPTACLES WILL BE SCREENED RATHER THAN EXPOSED AS THEY HAVE ALWAYS BEEN. PART OF THE ENCLOSURE~~ IS ~~PROPOSED BEHIND THE ELECTRICAL TRANSFORMER TO MAKE EFFICIENT USE OF SPACE THAT~~ IS ~~OTHERWISE NOT UTILIZED AND PROTECTED FROM VEHICLES.~~

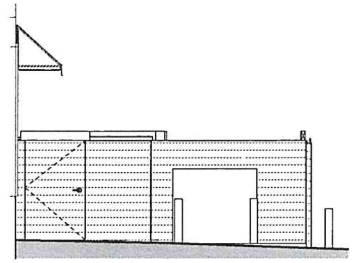
PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance on your proposal.

SEE ATTACHED SITE PLAN, ENLARGED PLAN AND ELEVATIONS ON HLMC-1 & HLMC-2

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SEP 13 2022
Community Development
CITY OF ASTORIA



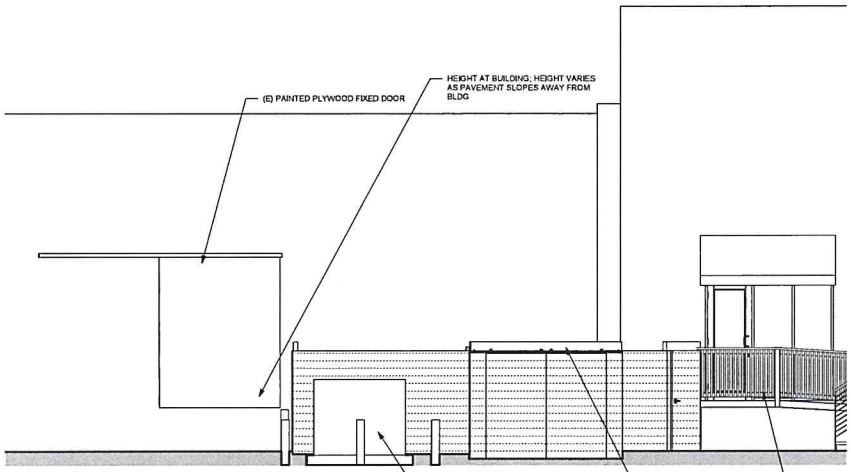
⑤ WEST ELEVATION - WASTE ENCLOSURE
1/4" = 1'-0"



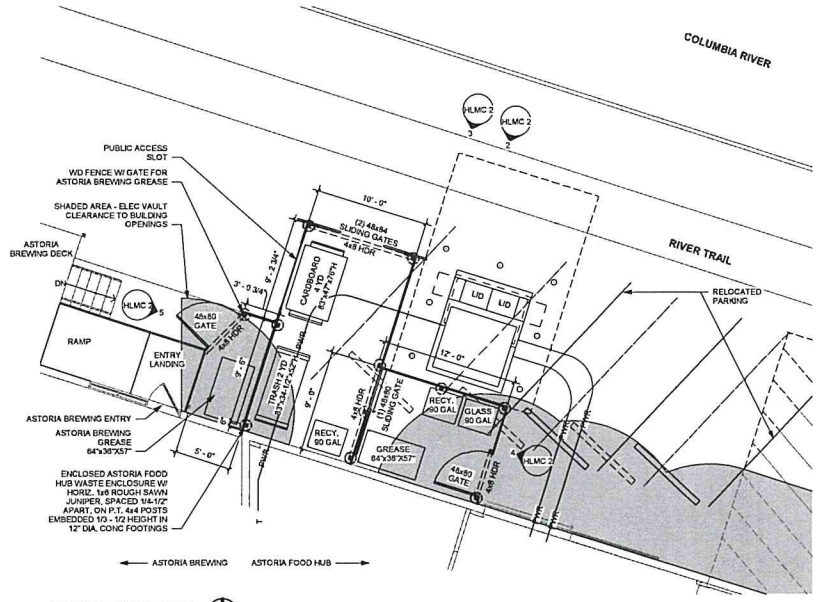
④ EAST ELEVATION - WASTE ENCLOSURE
1/4" = 1'-0"



② NORTH ELEVATION WASTE ENCLOSURE
1/8" = 1'-0"



③ NORTH ELEVATION - ENLARGED WASTE
1/4" = 1'-0"



① WASTE ENCLOSURE PLAN
3/16" = 1'-0"

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

9/12/2022 10:04:42 AM

EMA Architecture, LLC
721 NW 9th Ave, Suite 280
Portland, Oregon 97209
(503) 224-1282

ASTORIA FOOD HUB

PHASE 1 - TI

1136-1152 Marine Dr
Astoria OR

HISTORIC REVIEW

09/12/2022

No.	Date

WASTE ENCLOSURE

HLMC 2

RECEIVED
SEP 13 2022
Community Development
CITY OF ASTORIA

ASTORIA FOOD HUB - PHASE 1 - TI

09/12/2022

CONTACTS

OWNER
AFH EQUITY, LLC
9450 SW GEMINI #41153
BEAVERTON, OR 97008
RYAN ANDERSON
202.378.3474

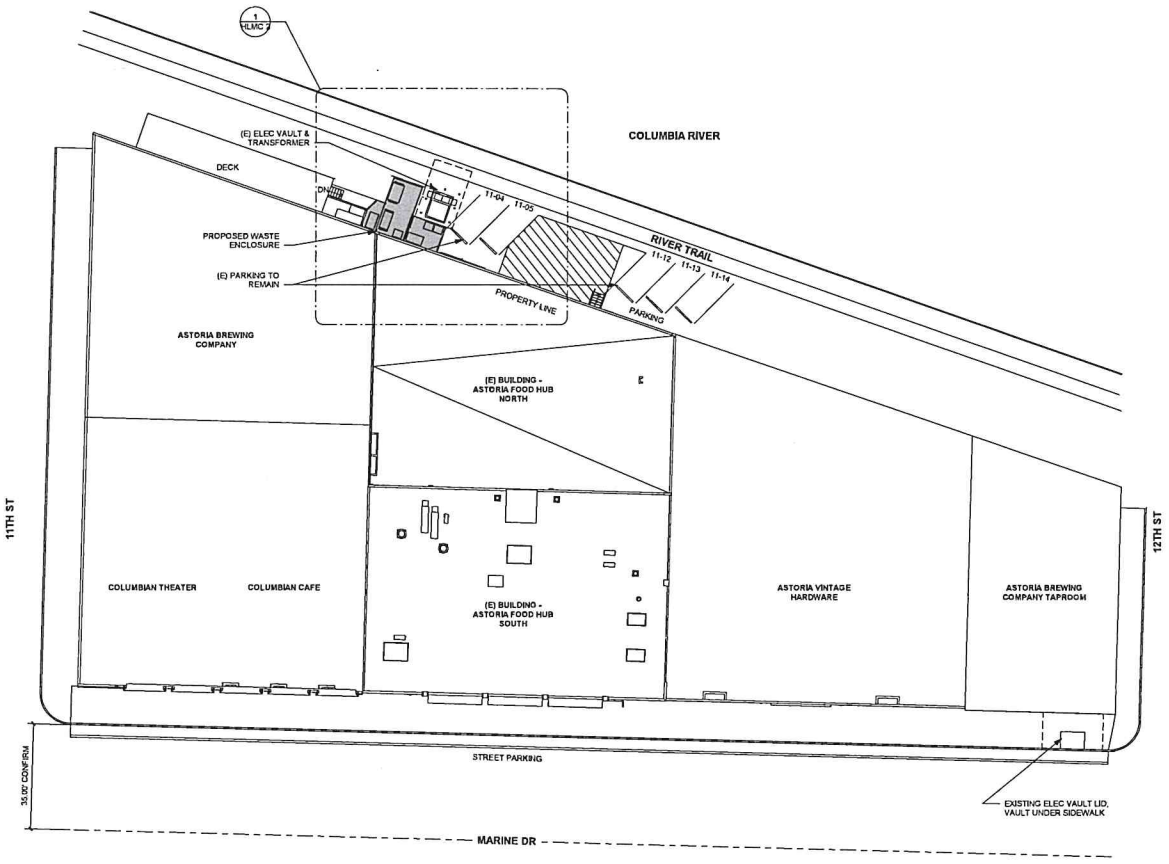
ARCHITECT
EMA ARCHITECTURE, LLC
721 NW 9TH AVE., SUITE 280
PORTLAND, OR 97209
OFFICE: 503.224.1282
COREY CMEY, PROJECT ARCHITECT
corney@EMAarchitecture.com
JENN LANIUS, PROJECT MANAGER
jlanius@EMAarchitecture.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
WAYPOINT ENGINEERING
601 MAIN STREET #400
VANCOUVER, WA 98660
360.635.6611 x404
JARED FISCHER, PE, PRINCIPAL
jared@waypointwa.com

SCOPE

ADDITION OF WASTE ENCLOSURE TO PROVIDE VISUAL SCREENING FOR TRASH, RECYCLING, AND GREASE BINS IN THE RIGHT-OF-WAY. ENCLOSURE IS STURCTURALLY INDEPENDENT AND SEPARATE FROM EXISTING HISTORIC BUILDING WITH EXISTING MURAL TO REMAIN ON BUILDING FACE.



1 SITE PLAN OVERALL / SURVEY
1" = 20'-0"

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9/12/2022 10:04:36 AM

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ASTORIA FOOD HUB — PHASE 1 - TI

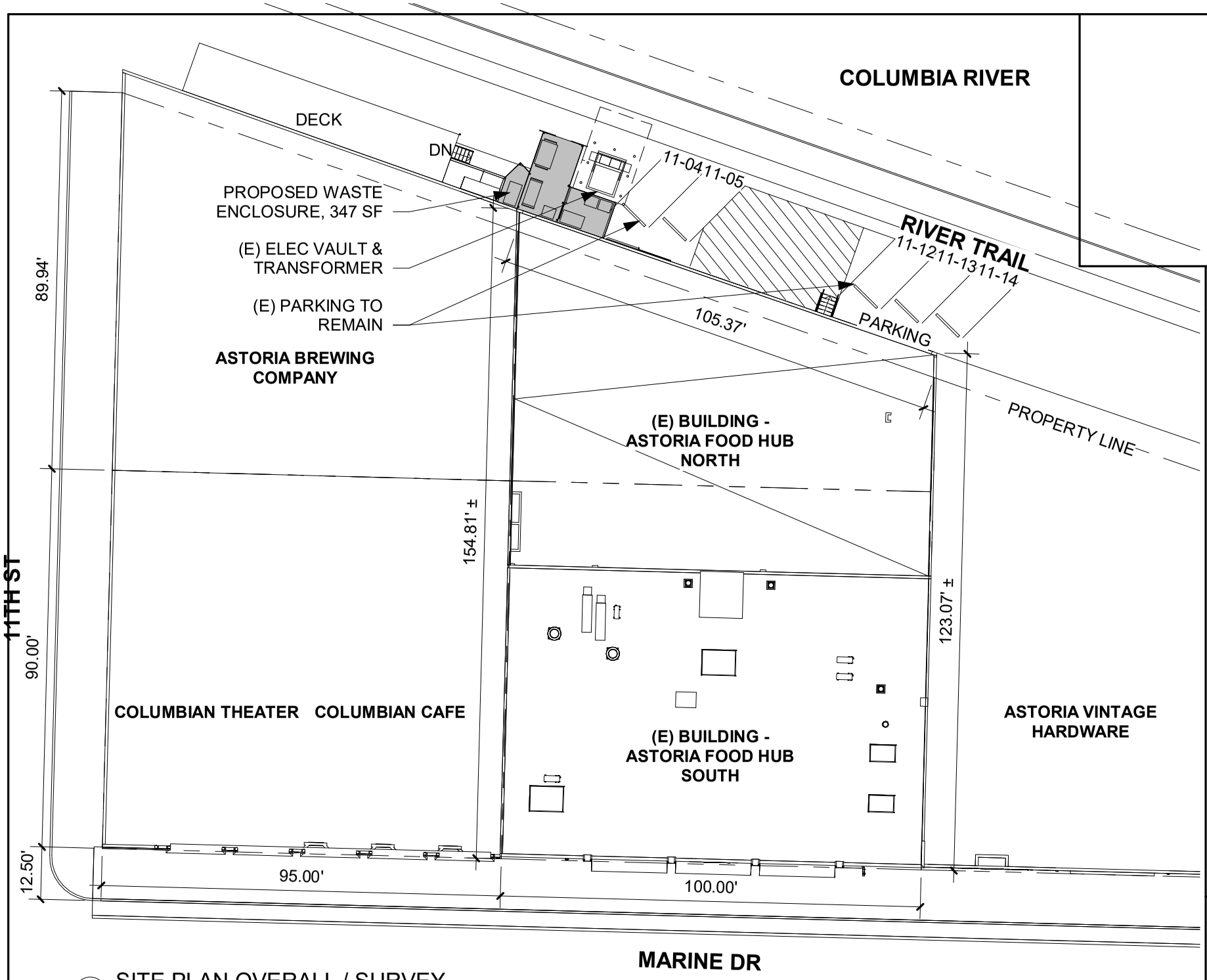
1136-1152 Marine Dr
Astoria OR

HISTORIC REVIEW
09/12/2022

No.	Date

COVER & SITE

HLMC 1



1 SITE PLAN OVERALL / SURVEY
1" = 30'-0"

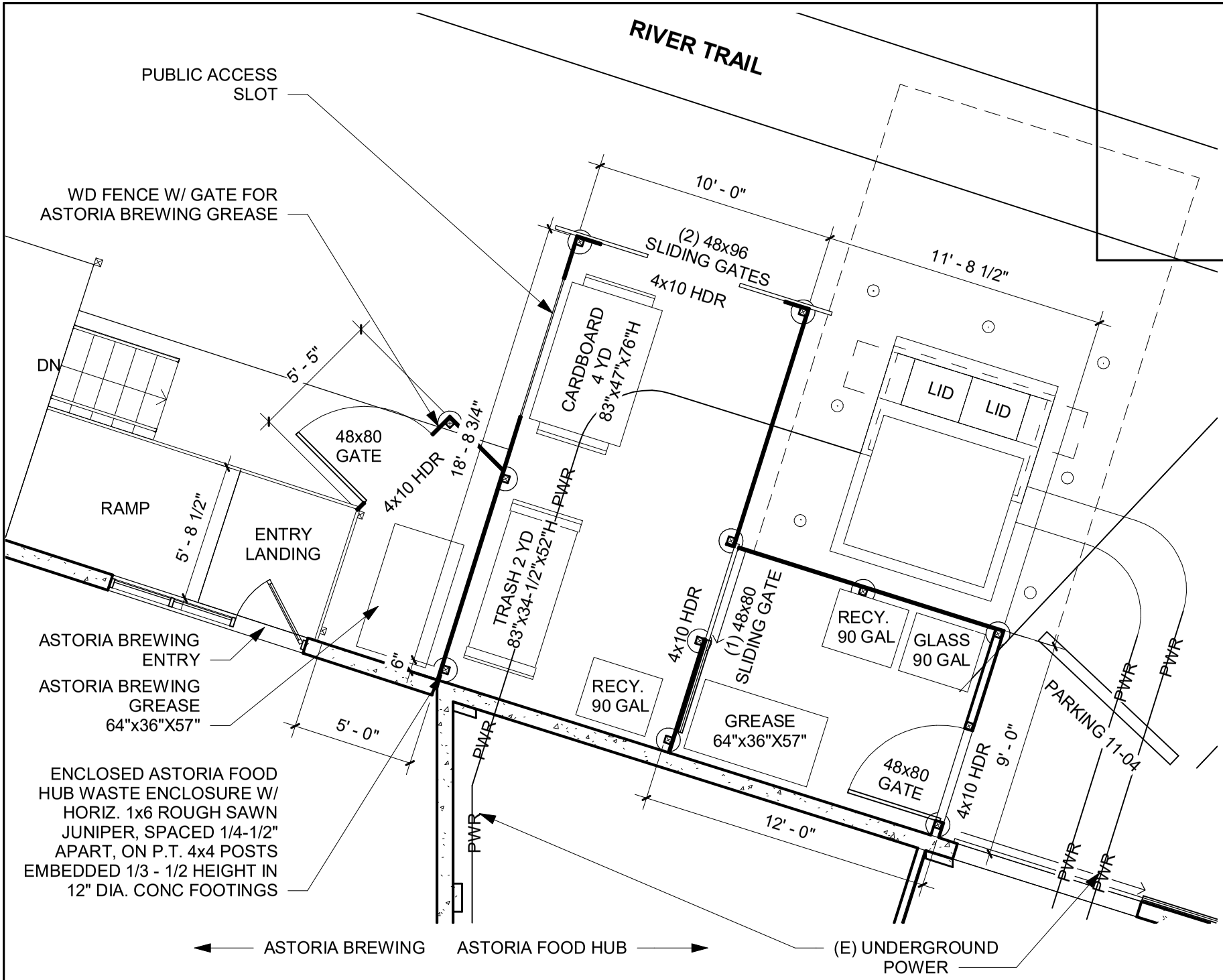
EMA
Architecture, LLC
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Portland, Oregon 97209
(503) 224-1282
www.EMAarchitecture.com

ASTORIA FOOD HUB

1136-1152 Marine Dr
Astoria OR

09/29/22

L-1



1 WASTE ENCLOSURE PLAN
3/16" = 1'-0"

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Portland, Oregon 97209
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ASTORIA FOOD HUB

1136-1152 Marine Dr
Astoria OR

09/29/22

L-2

From: Tiffany Taylor
To: Jenn Lanius
Cc: Jonah Dart-McLean; Corey Omey; Rosemary Johnson
Subject: RE: NC22-06 for 1136-1152 Marine
Date: Tuesday, September 20, 2022 1:54:00 PM

Jenn –

Thank you for your quick response. I'll add the additional details to the file for staff review.

I will be sending out the public notice for your project later this week. Staff will continue to communicate with you if more information is needed. The final Staff Report/Findings will be published on October 11th as part of the HLC's October 18th Agenda Packet.

Thanks again!
-Tiffany

TIFFANY TAYLOR
PLANNING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
1095 Duane Street Astoria OR 97103
ttaylor@astoria.or.us
503-338-5183 (phone)

From: Jenn Lanius <jenn@emaarchitecture.com>
Sent: Tuesday, September 20, 2022 1:38 PM
To: Tiffany Taylor <ttaylor@astoria.or.us>
Cc: Jonah Dart-McLean <jdart@astoria.or.us>; Corey Omey <comey@emaarchitecture.com>; Rosemary Johnson <rosemaryjcurt@gmail.com>
Subject: RE: NC22-06 for 1136-1152 Marine

Caution: ***EXTERNAL SENDER*** Do not click any link and do not open attachments unless you have confirmed the sender.

The screened roof will be reclaimed weathered fir joists and beams. The joists will be attached with Simpson hangers to the face of the beams.

The doors are custom, to be built to match the fence - Juniper clad with the same spacing and material as the fence on the outside. We don't have a spec sheet. It will look like the elevations.

The separate grease is for Astoria Brewing, but the remainder of the waste enclosure and other grease is designed and sized for Astoria Food Hub building only. Astoria Brewing did not want to share the responsibility or management of a shared enclosure and will design a waste enclosure at

their other building across the street. We are not part of that building or design.

Recology met us onsite awhile back and approved the design intent then. I will resend to them for another look at sizing and access. The enclosure is only capable of being designed for the bins to be manually rolled out along the trolley line, so they are less concerned about their typical clearances required for trucks picking up bins directly.

Thanks,
Jenn Lanius, Architect
LEED AP (BD+C)

EMA Architecture, LLC

721 NW 9th Ave Suite 280, Portland OR 97209
Office 503.224.1282 | www.EMAarchitecture.com
Cell: 317-435-6198
Direct: 971 256-3746
jlanius@emaarchitecture.com

From: Tiffany Taylor <ttaylor@astoria.or.us>
Sent: Tuesday, September 20, 2022 1:15 PM
To: Jenn Lanius <jenn@emaarchitecture.com>
Cc: Jonah Dart-McLean <jdart@astoria.or.us>; Corey Omey <comey@emaarchitecture.com>; Rosemary Johnson <rosemaryjcurt@gmail.com>
Subject: RE: NC22-06 for 1136-1152 Marine

Hi Jenn –

Thanks for the revised submittals. We also received the juniper manufacturer's specs.

Could you also provide the following:

- Proposed screened roof material specs
- Material and design for the doors
- Has Recology reviewed your proposal? Any comments, i.e., does it meet the needs for both buildings?

Regards,
Tiffany



From: Jenn Lanius <jenn@emaarchitecture.com>
Sent: Tuesday, September 20, 2022 12:02 PM
To: Tiffany Taylor <ttaylor@astoria.or.us>
Cc: Jonah Dart-McLean <jdart@astoria.or.us>; Corey Omey <comey@emaarchitecture.com>; Rosemary Johnson <rosemaryjcurt@gmail.com>
Subject: RE: NC22-06 for 1136-1152 Marine

Caution: ***EXTERNAL SENDER*** Do not click any link and do not open attachments unless you have confirmed the sender.

Hi Tiffany,
I spoke to Rosemary yesterday who is now on vacation. I met with the owner and architect who would rather propose a visually screened "roof" rather than a solid roof due to several factors. This meets the intent of the enclosure to screen it from view, especially from Astoria Brewing entry and elevated deck as seen in the revised drawings, attached.

The vertical 2x canopy spanning between beams would be more rectilinear, like the existing building forms, rather than having a sloped roof component. Having it open would eliminate snow load and wind load, which will reduce engineering, seismic, and footing design requirements as well as cost. The bins themselves are self-contained and covered, so this is not a code requirement. The openness allows light and air into the enclosure, simplifying the need for mechanical exhaust and lighting. We think it will be more aesthetically pleasing as a simple wood screened enclosure rather than a tacked on shed building with a metal roof. Let us know if this meets the intent for submittal for HLMC since Rosemary is gone until after the deadline.

Thanks,
Jenn Lanius, Architect
LEED AP (BD+C)

EMA Architecture, LLC

721 NW 9th Ave Suite 280, Portland OR 97209
Office 503.224.1282 | www.EMAarchitecture.com

Cell: 317-435-6198
Direct: 971 256-3746
jlanius@emaarchitecture.com

From: Rosemary Johnson <rosemaryjcurt@gmail.com>
Sent: Saturday, September 17, 2022 12:17 PM
To: Jenn Lanius <jenn@emaarchitecture.com>
Cc: Tiffany Taylor <ttaylor@astoria.or.us>; Jonah Dart-McLean <jdart@astoria.or.us>
Subject: NC22-06 for 1136-1152 Marine

I have reviewed your application for the solid waste disposal enclosure on the City River Trail north of 1136-1152 Marine Drive. Development Code Section 3.215 (attached) requires that the enclosure have a roof. Also, please provide a photo and/or spec sheet information on the rough sawn juniper planks and on the material and design of the doors. We have tentatively scheduled the application for review at the October 18 Historic Landmarks Commission, but the application is incomplete pending a revised design that would include a roof. The required public notices will be mailed on Thursday, Sept 22. Please submit a revised plan by Sept 22 to assure that we can hear this issue at the October 18 meeting. We will continue to review the application and will send a formal letter of completeness after Sept 26.

Also, since the structure will be located on City property/right-of-way, it requires the property owner's signature. You will need to lease the area from the City for this use which is different than leasing the space for parking. Parks and Recreation Director Jonah Dart-McLean should be able to help with that lease. An email or note from the Parks and Recreation Director stating that you are in the process of applying for this lease is sufficient to begin the permit review process. Thank you, Rosemary

--
Rosemary Johnson
Planning Consultant
672 15th Street
Astoria OR 97103

503-325-6434

CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT DEPARTMENT
1095 Duane Street • Astoria OR 97103 • Phone (503) 338-5183 • www.astoria.or.us • planning@astoria.or.us

STAFF REPORT AND FINDINGS OF FACT

REPORT RELEASE DATE: OCTOBER 11, 2022

COMISSION HEARING DATE: OCTOBER 18, 2022

TO: HISTORIC LANDMARKS COMMISSION

FROM: TIFFANY TAYLOR, ASSOCIATE PLANNER
ROSEMARY JOHNSON, PLANNING CONSULTANT

SUBJECT: EXTERIOR ALTERATION REQUEST (EX22-10) BY EMA ARCHITECTURE ON BEHALF OF ASTORIA VINTAGE HARDWARE TO REPLACE WINDOWS AND A DOOR AT 1380 DUANE STREET (also 1343 COMMERCIAL STREET)

I. BACKGROUND SUMMARY

A. Applicants: EMA Architecture
Attn: Scott Dufreche — sdufreche@emaarchiture.com
721 NW 9th Ave #280
Portland OR 97211
for
Becky Johnson — astoriavh@gmail.com
Astoria Vintage Hardware
1343 Commercial
Astoria OR 97103

B. Owner: Astoria Oregon Market Place LLC — sfitz97103@gmail.com
aka Klaskanine 8 LLC (Assessor Records)
PO Box 777
Astoria OR 97103

C. Location: 1380 Duane Street (also 1343 Commercial Street); Map T8N-R9W Section 8CA, Tax Lot 6800; Lot 2, Block 136, Shively's

D. Proposal: To remove south elevation wall and boarded windows and replace with storefront windows and door on an existing commercial building

E. Classification: Secondary historic within the Downtown National Register Historic District

F. Zone: C-4 (Central Commercial)

G. 120 Days: January 20, 2023. The application was deemed complete on September 22, 2022.

II. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on September 22, 2022. Email and web publishing also occurred on September 22, 2022. A notice of public hearing was published in *The Astorian* on October 8, 2022. On-site notice pursuant to Section 9.020.D was posted. Comments received will be made available at the Historic Landmarks Commission meeting.

III. BACKGROUND

A. Subject Property

The subject property is located within the Downtown area with a through-the-block location between Commercial and Duane Streets. The building is currently occupied by the Astoria Vintage Hardware with customer access from both streets.



The Duane Street facade is the rear of the store but is part of the Duane Street streetscape with other businesses with street frontage. The building is a John Wicks design, Late Commercial/ Moderne style, originally constructed as a furniture and department store in 1923. JC Penny moved in by 1928 and the store operated at this location until 2018.

The structure has a stucco finish with seven window openings on the rear. The building has two floors with the rear, ground floor several steps below grade. Over the years, all but three of the window openings have been boarded up or utilized for mechanical equipment. In 2009 (EX09-11), the previous owner installed inset CMU blocks in the windows, retaining the dimension of the original window openings.

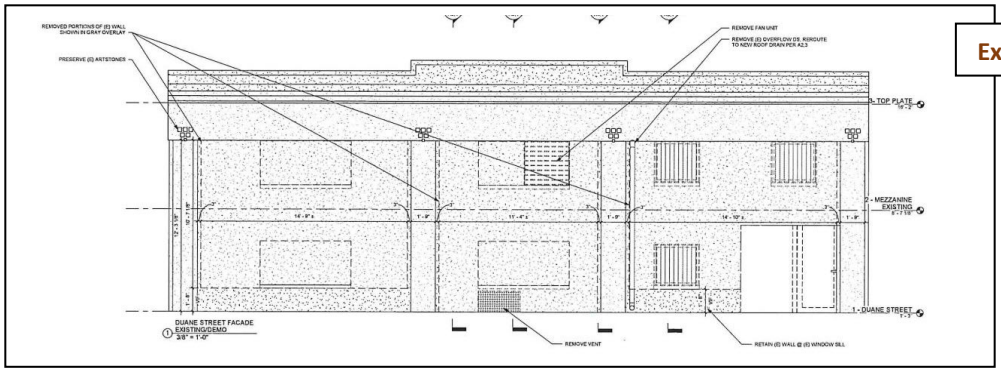
B. Adjacent Neighborhood

The site is surrounded by commercial development. To the south is the Norblad Building; to the east is the restored Osburn-O'Brien Building which houses professional offices on Duane and an eating/drinking establishment on Commercial; to the west is Paramount Drug and a retail establishment.

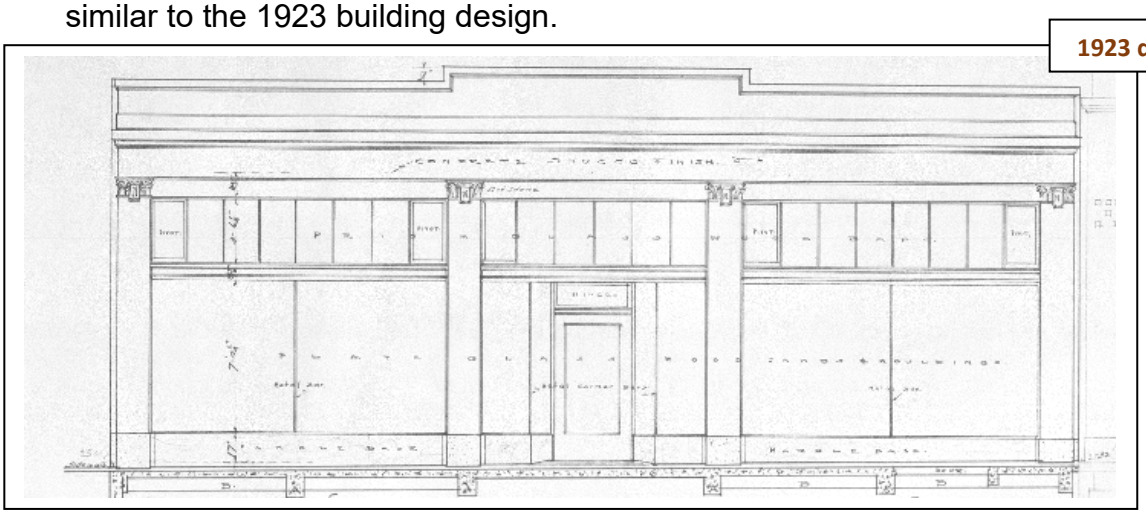
C. Proposed Alterations

As all alterations are proposed on the rear, Duane Street elevation, only the rear of the building will be discussed in this report.

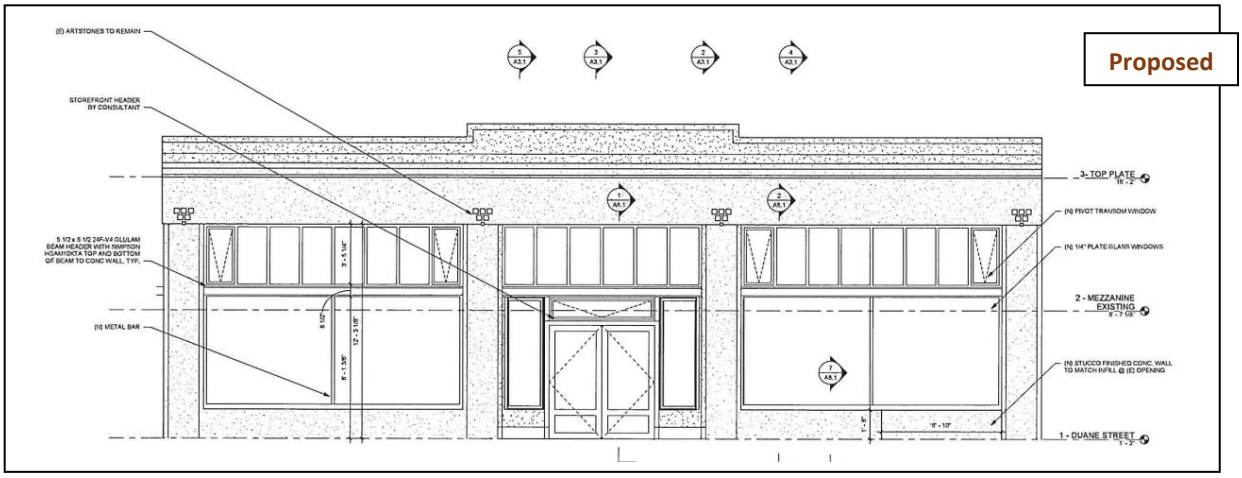
The applicant is proposing to remove portions of the south elevation wall and boarded windows and replace with storefront windows and door.



The entire, existing facade would be changed, relocating the entry door from the east to the middle of the facade and installing full storefront windows with upper transoms the entire length of the building. The revised features are intended to be similar to the 1923 building design.



The new windows would be wood. The new double wood and single lite glass doors are proposed to be inset from the facade with side lite windows.



IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

A. Section 6.050(B) requires that "*unless otherwise exempted, no person, corporation, or other entity shall change, add to, or modify a structure or site in such a way as to affect its exterior appearance, if such structure is listed or identified as a Historic Landmark or as Primary or Secondary without first obtaining a Certificate of Appropriateness."*

Finding: The structure is identified as Secondary within the Downtown National Register Historic District. The proposed exterior alterations require a Certificate of Appropriateness.

B. Section 6.050(C) states that *the Historic Preservation Officer shall approve an exterior alteration request if:*

1. *There is no change in historic character, appearance or material composition from the existing structure or feature; or*

2. *If the proposed alteration duplicates the affected building features as determined from a photograph taken during either the Primary or Secondary development periods, or other evidence of original building features; or*

3. *If the proposed alteration is required for the public safety due to an unsafe or dangerous condition.*

4. *If the proposed alteration relates to signage in scale to the architectural style of the building."*

Finding: The change in window and door design and location is significant and requires review by the HLC.

C. Section 6.050(D) requires that *"the following standards shall be used to review exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are not intended to be an exclusive list, but are to be used as a guide in the Historic Landmark Commission's deliberations."*

1. Section 6.050(D)(1) states that *"every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose."*

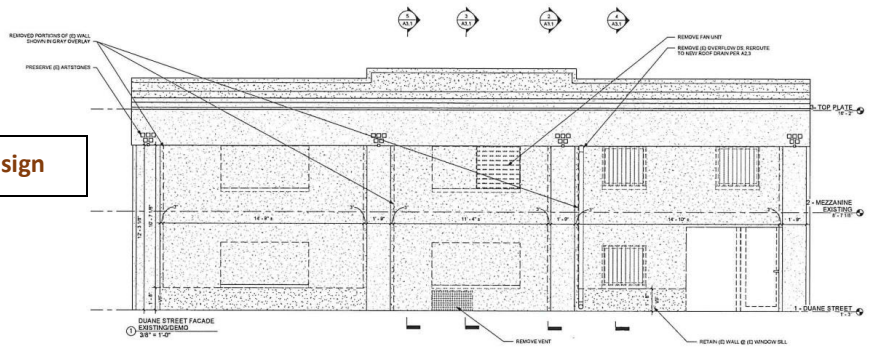
Finding: The structure was originally built as a furniture and department store with JC Penny occupying the building from 1928 to 2018. Astoria Vintage Hardware has re-located from Marine Dr. to this site and will continue the retail sales use in the building. The additional storefront windows and doors on Duane would enhance this use and provide a more

"storefront" appearance on the south side rather than a "rear" entry to the Commercial Street business. The City finds that the original intended use will continue.

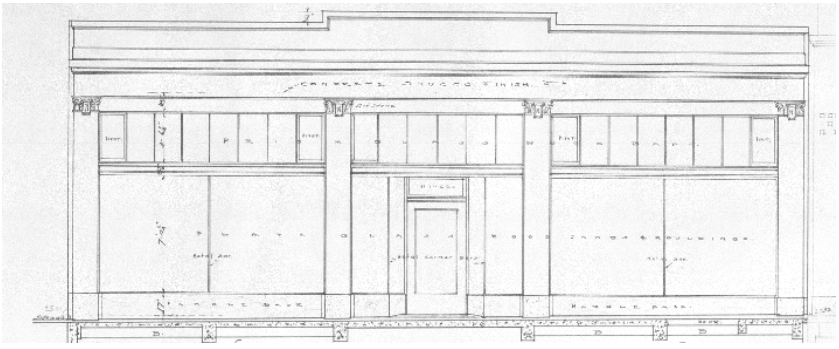
2. Section 6.050(D)(2) states that "*the distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*"

Finding: The building was constructed in 1923. The rear facade was altered during a 1939 remodel, which included the installation of a mezzanine level. The applicants are removing the mezzanine level and restoring the rear elevation closer to its 1923 appearance. The 1939 design is 83 years old and is now considered as historic. Returning the building to a design consistent with its original historic design would respect the architects original design of the building. The 1939 design was needed to accommodate the newly constructed mezzanine level. The property is within the Downtown National Register Historic District which has the primary construction period dating from 1923, just after the 1922 Downtown Fire destroyed the downtown. While the existing facade features have some historic significance to the history of the building, the City finds that restoration to a design more consistent with the 1923 original design is appropriate.

Existing 1939 design



Original 1923 design



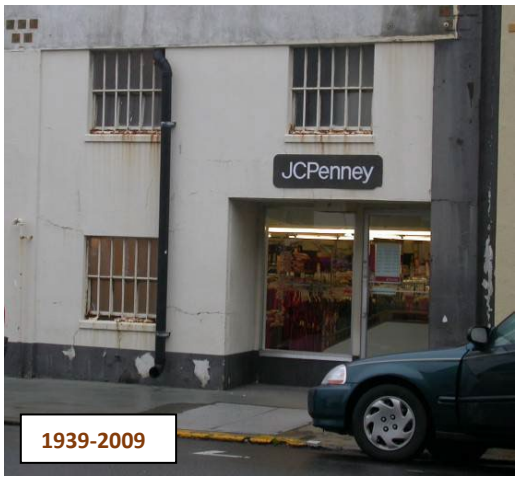
3. Section 6.050(D)(3) states that "*all buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*"

Finding: The proposed alterations do not seek to create an earlier appearance than the date of construction. The alterations are proposed to be more consistent with the earlier 1923 design of this specific building. The City finds this criteria is met.

4. Section 6.050(D)(4) states that *changes "which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected."*

Finding: There were changes to the front facade of the building in 1939 to the 1940's that would not be affected by this request. The rear facade was altered in 1939 when the mezzanine was added and other renovations took place. The windows were infilled many years ago, boarded over, and in 2009 (EX09-11) were infilled again with CMU block for weatherization and security. The request would change the 1939 appearance but would be more consistent with the 1923 design. The 1939 alterations have acquired historic significance.

Due to the changes over the years and the desire to return closer to the 1923 design, the City finds that the proposed alteration will respect the original design of the building. To preserve the history of the 1939 alterations, the applicant shall provide the City with architectural drawings showing dimensions and materials and photos of the building facade in its current condition prior to removal of these features (Condition 1). Creating a business storefront that improves the economic vitality and streetscape of the Duane Street area is in the best interest of the City. The City finds that with the condition as noted, the changes that have occurred over time will be recognized and respected.





5. Section 6.050(D)(5) states that *"distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity."*

Finding: The building has two entrances with frontage on two major streets. The rear of the building, while currently designed more as the "rear" is part of the streetscape for the commercial activity on Duane Street. Therefore, it is not economically or visually appropriate to have a blank wall or "rear" appearance. The building originally had more of a storefront appearance. The Sunflower Building to the west had transom windows and overhead doors for a dairy operation.

The transom, storefront windows and all window trim are proposed to be wood. Most of the transoms will be fixed, but a few will be pivot windows to allow opening of the transom. The double doors will be full lite wood doors. The new windows and transoms shall be installed to the typical historic depth of storefront windows (Condition #2). The facade will be repaired in concrete with stucco similar to the original and existing facade.

Lighting over the entry door is proposed to be similar to the fixture on the Commercial Street facade is proposed.



The City finds that distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Section 6.050(D)(6) states that *"deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures."*

Finding: The request is for a redesign of the entire facade and not a repair and/or replacement of deteriorated architectural features. This criteria does not apply.

7. Section 6.050(D)(7) states that the "*surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken."*

Finding: Cleaning is not proposed.

8. Section 6.050(D)(8) states that *"every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project."*

   Finding: Archaeological resources, if any, will be protected and preserved.

9. Section 6.050(D)(9) states that "*contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment."*

   Finding: The original door was a single door with a storefront window to the side, located toward the east side of the facade. The proposal is for a recessed double door with storefront side lites located in the center of the building facade. Historically, both single and double doors would be found on commercial storefronts of buildings similar to this site. The applicant is proposing a design that is consistent with historic features, such as, materials, dimensions and design, similar to the original 1923 drawings. Other buildings in this area have undergone restoration and/or changes over the years. The majority of the neighboring buildings have storefronts along Duane Street, making it an economically viable street rather than the "back" street to Commercial Street. The building will be painted; however, the color of the proposed materials is not permanent, nor under review.

   The City finds that the alterations do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

10. Section 6.050(D)(10) states that "*wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired."*

    Finding: The 1939 facade will be completely removed. As noted above, the intent is to construct a storefront design more consistent with the 1923 design. The proposed facade will be on the same plane as the existing wall. To preserve the history of the 1939 alterations, the applicant shall provide the City with architectural drawings and photos of the building facade in its current condition prior to removal of these features (Condition 1). With the condition noted, the City finds the essential form and integrity of the structure would be unimpaired.

V. CONCLUSION

The request, in balance, meets the applicable review criteria. Staff recommends approval of the request based on the findings of fact as addressed above with the following conditions:

1. To preserve the history of the 1939 alterations, the applicant shall provide the City with architectural drawings showing dimensions and materials and photos of the building façade, in its current condition, prior to removal of these features.

2. The storefront windows and transoms shall be installed to the typical historic depth of storefront windows in the Downtown area.

3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

4. The applicant shall obtain all necessary City and building permits prior to the start of construction.

DWNTWN NR - R-75

HIST. NAME: Morton Nelson Building
COMMON NAME: J. C. Penny Co. Inc.
ADDRESS: 1343 Commercial Street

CITY: Astoria, 97103

OWNER: J. C. Penney Co. Inc. #109-9
Property Tax Office
PO Box 10001
Dallas TX 75301

T/R/S: T8N/R9W/S8
MAP NO.: 80908CA **TAX LOT**: 6800
ADDITION: Shively's Astoria
BLOCK: 136 **LOT**: 2 **QUAD**: Astoria

CLASSIFICATION: secondary

DATE OF CONSTRUCTION: 1923
ORIGINAL USE: retail
PRESENT USE: retail

ARCHITECT: John E. Wicks
BUILDER: Thomas Muir

THEME: commerce & urban dev
STYLE: Late Commercial/Moderne

xBLDG STRUC DIST SITE OBJ

PLAN TYPE/SHAPE: rectangular
FOUNDATION MATERIAL: conc/wood posts
ROOF FORM & MATERIALS: flat/built-up
WALL CONSTRUCTION: reinforced concrete

NO. OF STORIES: one-and-one-half
BASEMENT: yes

STRUCTURAL FRAME: reinf conc
PRIMARY WINDOW TYPE: fixed in rolled metal sash
EXTERIOR SURFACING MATERIALS: stucco over brick veneer
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: decorative brick in pilaster capitals
OTHER: art deco light fixtures in foyer, ceramic tile on foyer floor

HISTORICAL INTEGRITY: few remaining features (1923); slightly altered (1940)

EXTERIOR ALTERATIONS/ADDITIONS: Half Modern structure remodeled with Moderne flair: frieze and brick veneer stuccoed over, five horizontal windows cut just below frieze, transom windows reduced in height (1940); transom windows covered by corrugated metal

NOTEWORTHY LANDSCAPE FEATURES: none
ASSOCIATED STRUCTURES: none
KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: south side of Commercial Street, near 14th Street; two elevations exposed, back elevation faces Duane Street

SIGNIFICANCE: architecture

STATEMENT OF SIGNIFICANCE: Portland Contractor Thomas Muir was awarded the contract to construct this building for Morton F. Nelson in January of 1923. In May, 1923, Morton Nelson opened his Astoria Furniture Company store. On January 11, 1924, it was announced that W.H. Fellman had purchased the business and the building from Nelson and would open Fellman's Department Store. The building was remodeled, a mezzanine was added and a grand opening of the new department store was held Saturday, March 15, 1924. In 1928, Fellman moved his store and the J.C. Penney Company moved into the building and their opening was held October 26, 1928. The building was remodeled again in 1940 and on May 31, 1940, J.C. Penney's held a formal opening to show the public the alterations and improvements that had been made. The building continues to house the J.C. Penney Company.

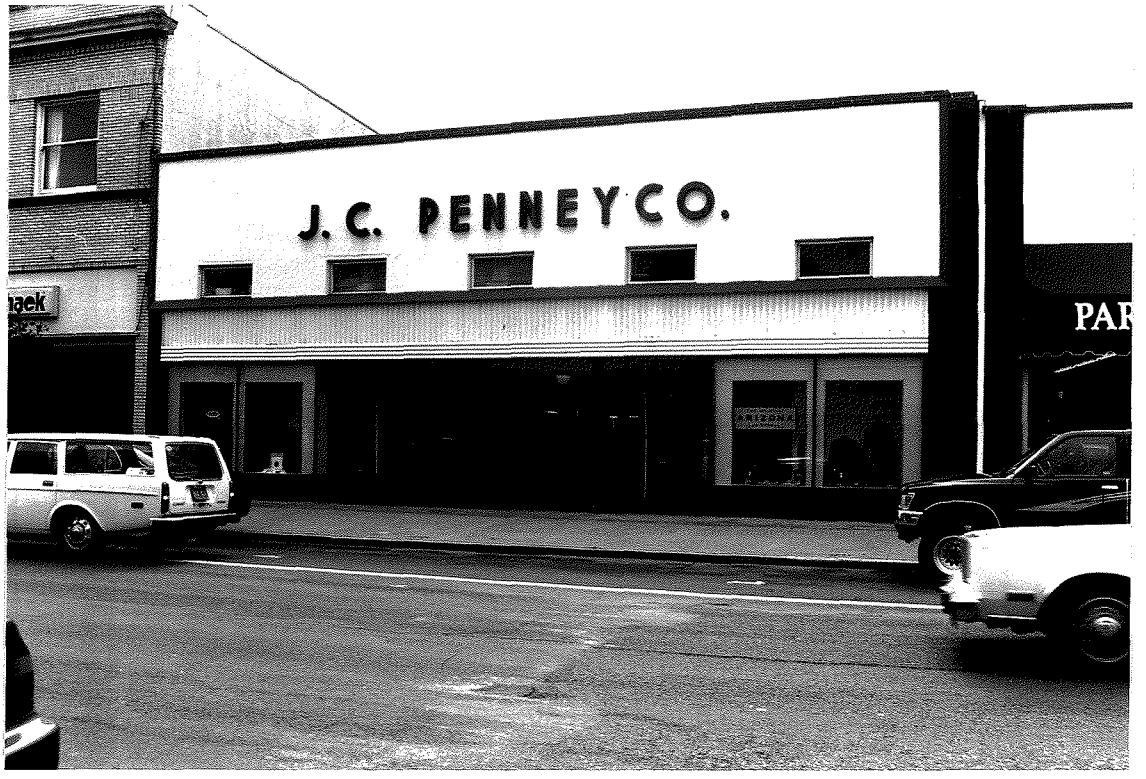
This building is significant for its association with John E. Wicks. His careful redesign of this building still contributes to a cohesive historic streetscape. It is locally significant for its long term tenant J. C. Penny Co. Inc.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, January 22, 1923, March 31, 1923, May 22, 1923, January 11, 1924, March 14, 1924; The Morning Astorian, October 26, 1928, February 12, 1929; Evening Astorian-Budget, May 30, 1940; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

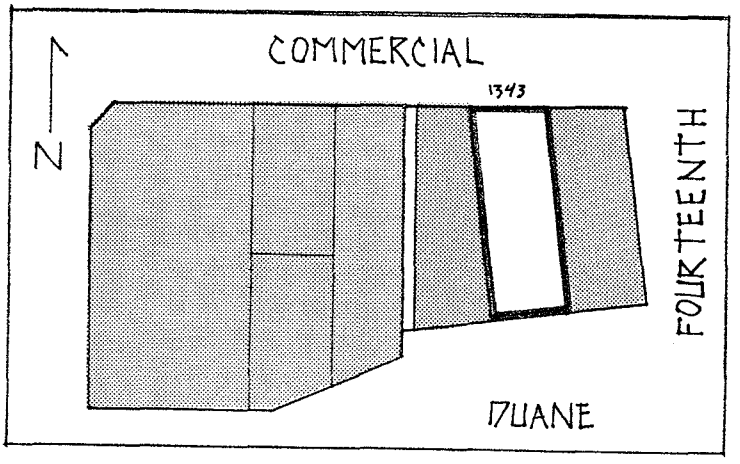
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

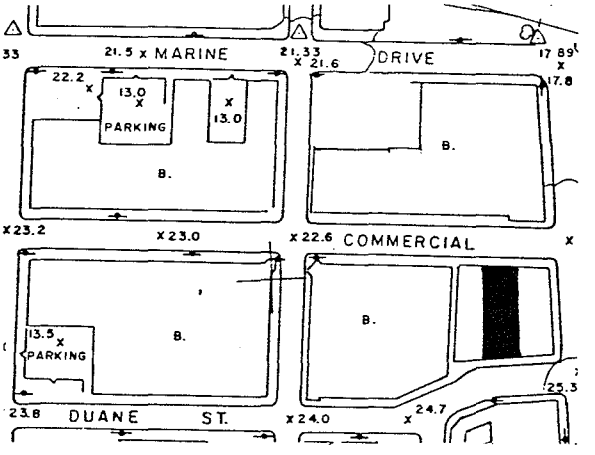
PROPERTY: J.C. Penney
ADDRESS: 1343 Commercial
TAX I.D.: 51074

T/R/S: T8N/R9W/S8
MAP NO.: 80908 CA
QUAD.: Astoria



NEGATIVE NO.: R 2 N 23





TOPOG. DATE: 1967

GRAPHIC & PHOTO SOURCES: N.C.L.C.; CITY OF ASTORIA, ENGINEERING DEPT.
S.H.P.O. INVENTORY NO.:

CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT

RECEIVED
SEP 14 2022
Community Development
CITY OF ASTORIA

EX 22-10

☒ Fee Paid Date 9/14/22 By CC
FEE: $750.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY
>25,000 Project Value

Property Address: 1343 COMMERCIAL STREET (1380 Duane)

Lot 80908CA06800 Block 1-01 Subdivision SHIVLEY'S

Map _____ Tax Lot 6800 Zone C-4

For office use only:			
Classification:		Inventory Area:	

Applicant Name: SCOTT DUFRECHE, EMA Architecture

Mailing Address: 721 NW 9TH AVE, SUITE 280, PORTLAND, OR 97211

Phone: 985-981-6992 Business Phone: _____ Email: sdufreche@EMAarchitecture.com

Property Owner's Name: BECKY JOHNSON

Mailing Address: 1343 COMMERCIAL ST.

Business Name (if applicable): ASTORIA VINTAGE HARDWARE

Signature of Applicant: [signature]

Signature of Property Owner: [signature]

Existing Construction and Proposed Alterations: EXISTING CONSTRUCTION TO REMAIN LARGELY UNTOUCHED. THE PROPOSED ALTERATIONS TO THE BUILDING REMOVE PORTIONS OF EXISTING STRUCTURE AT THE MEZZANINE TO REPLICATE THE DUANE STREET FACADE TO ITS ORIGINAL CHARACTER WITH TRANSOM WINDOWS PER THE ARCHITECTURAL DRAWINGS FROM 1923. NO PROPOSED CHANGE IN USE.

Accela# 119-22-000080-PLNG

For office use only:			
Application Complete:		**Permit Info Into D-Base:**	9/14/22
Labels Prepared:		**Tentative HLC Meeting Date:**	10/18/22
120 Days:			RJ/tt

FILING INFORMATION: Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Complete applications must be received by the 13th of the month to be on the next month's agenda. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. **Only complete applications will be scheduled on the agenda.** Your attendance at the Historic Landmarks Commission meeting is recommended.

Briefly address each of the Exterior Alteration Criteria and state why this request should be approved. (Use additional sheets if necessary.):

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
   THE PROPOSED ALTERATIONS TO THE BUILDING REMOVES STRUCTURE AT THE MEZZANINE TO REPLICATE THE DUANE STREET FACADE TO ITS ORIGINAL CHARACTER PER THE ARCHITECTURAL DRAWINGS FROM 1923. NO PROPOSED CHANGE IN USE.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
   WE ARE REMOVING A PORTION OF THE EXISTING MEZZANINE (ADDED IN 1939), THE EXISTING CONCRETE INFILLED WINDOWS FROM THE FACADE, AND MODIFYING THE POINT OF ENTRY TO REPLICATE THE 1923 DESIGN BUT WITH A DOUBLE DOOR

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
   ALL ADDITIONS USE PREVIOUS DRAWINGS AS REFERENCE IN THE CONTEMPORARY RECREATION DESIGN

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
   WE WILL MAINTAIN A PORTION OF THE EXISTING MEZZANINE FROM 1939 WHILE RESPECTING THE ORIGINAL FACADE DETAILS FROM 1923

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
   OUR WINDOW DETAILS ARE DRAWN BY A SKILLED CRAFTSMAN WITH A CONDUCTED STRUCTURAL ENGINEERING REVIEW.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
   REPLACEMENT WINDOW DETAILS REFERNCE 1923 DRAWINGS. ALL REPAIRS AND PAINT TO FACADE SHALL RESPECT EXISTING SURROUNDINGS, LIGHT FIXTURES ADDED TO THE EXTERIOR WILL MATCH CHARACTER AND TIME AND ADHERE TO ADC STANDARDS 2.050 3.128

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

THE FACADE WILL BE CLEANED AND REPAINTED BY A PROFESSIONAL TO RESTORE THE CHARACTER AND INCREASE STREET PRESENCE OF THE BUILDING.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

NO EQUIPMENT, OUTRIGGERS, OR EXCESS MATERIALS ARE ALLOWED ON THE SIDEWALK DURING THE PERIOD OF CONSTRUCTION TO PROTECT THE EXISTING SIDEWALK AND BASEMENT BELOW

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

WE WILL BE REMOVING THE ADDITIONS TO THE FACADE THAT MINIMIZED THE HISTORIC CHARM OF THE BUILDING (CONCRETE INFILL, WINDOW VARIATIONS, ETC.) BUT WILL MAINTAIN STRUCTURAL INTEGRITY, THE CHARACTER OF THE PILASTERS, AND EXISTING FRIEZE DETAILS OF THE FACADE. THE FACADE WILL BE CLEANED AND REPAINTED.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

STRUCTURAL INTEGRITY WILL REMAIN. THE ADDITION OF A GLUE LAMINATED BEAM WILL BE ADDED TO SUPPORT THE SILLS AND HEADERS OF THE NEW WINDOWS, FINISHED WITH AN EXTERIOR TRIM TO MATCH HISTORIC DETAIL. KICKERS WILL BE INSTALLED AND CONCEALED IN THE WINDOW DISPLAYS FOR ADDITIONAL SUPPORT OF THE FACADE

PLANS: A site plan indicating location of structure on the property and the location of the proposed alterations is required. Diagrams showing the proposed alterations indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance on your proposal.

VINTAGE HARDWARE ASTORIA

9/13/2022

CONTACTS

OWNER

ARCHITECT
EMA ARCHITECTURE, LLC
721 NW 9TH AVE., SUITE 280
PORTLAND, OR 97209
OFFICE: 503.224.1282
CONTACT: COREY CMEY, PROJECT ARCHITECT
comey@EMAarchitecture.com
CONTACT: SCOTT DUFRECHE, PROJECT MANAGER
sdufreche@EMAarchitecture.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
WAYPOINT ENGINEERING
601 MAIN STREET, SUITE #400
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Jared@waypointwa.com

CONSULTANT - WINDOW RESTORATION
PIETROWSKI WOODWORKS
CONTACT: BRIAN DAVID PIETROWSKI
pietrowskiwoodworks@gmail.com
MOBILE: 503.449.4935

MEP
BIDDER DESIGNED

SCOPE

DUANE STREET FACADE HISTORIC RECREATION
-REMOVAL OF CONCRETE BLOCK INFILL
-REMOVAL OF RESTROOMS
-WALL REPAIR
-HISTORIC RECONSTRUCTION BASED ON ORIGINAL FACADE ELEVATIONS FROM 1923
-WINDOW CONSTRUCTION/INSTALLATION
-PARTIAL REMOVAL OF MEZZANINE LEVEL
-ADDITION OF ADA RAMP
-ADDITION OF TWO RESTROOMS
-PAINTING

DEFERRED SUBMITTALS

NONE

BIDDER DESIGN BY SEPARATE PERMIT

THE FOLLOWING WILL BE DESIGN BUILD BY DESIGN/BUILD CONTRACTORS TO BE SELECTED. CONTRACTOR SHALL ISSUE FOR SEPARATE PERMIT AFTER REVIEW AND APPROVAL OF DESIGN CONCEPT BY ARCHITECT AND OWNER. DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR DESIGN, DRAWINGS, AND CALCULATIONS AS REQUIRED FOR PERMIT AND CODE COMPLIANT INSTALLATION / CONSTRUCTION.

FIRE ALARM & FIRE/SMOKE DETECTION SYSTEMS

MECHANICAL
- MODIFICATION OF (E) HVAC SYSTEM AS REQ'D FOR TENANT IMPROVEMENT

ELECTRICAL
- ELECTRICAL AND COMMUNICATION SWITCHES AND RECEPTACLES IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PART OF ACCESSIBLE ELEMENTS SHALL BE -ACCESSIBLE PER OSSC 1109.2. THE HIGH SIDE REACH SHALL BE 48 INCHES MAX, AND THE LOW SIDE REACH SHALL BE 15 INCHES MIN ABOVE THE FLOOR (ANSI A117.1, 308.3.1).
- MODIFICATION OF ELECTRICAL & LIGHTING, INCLUDING EGRESS LIGHTING & EXIT SIGNAGE

PLUMBING
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS (ANSI A117.1, 606.6).
- GREASE INTERCEPTOR - CONNECT ALL KITCHEN PLUMBING TO GI PRIOR TO TIE INTO SANITARY SEWER PER BES ENB-4.26.

CIVIL ENGINEERING DESIGN
- AS REQUIRED FOR POTENTIAL UTILITY, SITE, AND/OR SIDEWALK/ STREET IMPROVEMENTS

EXTERIOR SIGNS

GENERAL NOTES

1. BEFORE CONSTRUCTION IS TO BEGIN, THE CONTRACTOR IS TO VERIFY THAT ALL REQUIRED APPROVALS & PERMITS HAVE BEEN OBTAINED. THE CONSTRUCTION OR FABRICATION OF ANY BUILDING COMPONENT MAY BEGIN ONLY AFTER THE CONTRACTOR HAS RECEIVED PLANS & ANY ADDITIONAL DOCUMENTS FROM THE PERMITTING & OTHER REGULATORY AGENCY. IF THE CONTRACTOR FAILS TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RESULTING MODIFICATION OF WORK REQUIRED BY ANY REGULATORY AGENCY.
2. IF DISCREPANCIES OR INCONSISTENCIES ARE FOUND WITHIN THE DOCUMENTS, THEY SHALL BE REPORTED TO THE ARCHITECT & RESOLVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IN THE FIELD ALL DIMENSIONS, ELEVATIONS, & EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, ORDERING OR FABRICATION OF ANY MATERIALS. IF DISCREPANCIES ARE FOUND BETWEEN THE CONSTRUCTION DOCUMENTS & EXISTING CONDITIONS, THEY SHALL BE REPORTED TO THE ARCHITECT & RESOLVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
4. DIMENSIONS ARE TO FACE OF STRUCTURAL OR FRAMING MEMBERS, U.N.O.
5. WHERE IT IS CLEAR THAT A DRAWING REPRESENTS ONE ITEM OF A NUMBER, OR ONLY A PART OF AN ASSEMBLY, THE OTHER WORK SHALL BE CONSTRUCTED REPETITIVELY.



① VICINITY PLAN
N.T.S.

NORTH

CODE REFERENCES & RECORDS

OSSC OREGON STRUCTURAL SPECIALTY CODE 2019
ASTORIA DEVELOPMENT CODE
ASHRAE 90.1 2016
ICC A117.1 2017

PREVIOUS PERMITS & APPEALS:

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BOT	BOTTOM
BO	BOTTOM OF
CB	CATCH BASIN
CJ	CONTROL JOINT
CLNG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
EQ	EQUAL
EXIST OR (E)	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIXT	FIXTURE
FLR	FLOOR
FO	FACE OF
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
GA	GAUGE
GALV	GALVANIZED
GI	GREASE INTERCEPTOR
GWB/GYP BD	GYPSUM WALL BOARD
INSUL	INSULATION
INT	INTERIOR
MAX	MAXIMUM
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NS	NONSPRINKLERED
NTS	NOT TO SCALE
OC	ON CENTER
PL	PROPERTY LINE
POS	POINT OF SALE
PT	PRESSURE TREATED
PTD	PAINTED
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SF	SQUARE FOOT/FEET
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
TB	THERMALLY BROKEN
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
WD	WOOD

SHEET INDEX

GENERAL	
G0.0	COVER
G0.1	LIFE SAFETY
G0.2	SITE PLAN
ARCHITECTURE	
A1.1	EXISTING/DEMO FLOOR PLAN
A2.1	PROPOSED FLOOR PLAN
A2.3	ROOF PLAN
A3.1	BUILDING SECTIONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A5.1	DETAILS

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

EMA Architecture, LLC
721 NW 9th Ave, Suite 280
Portland, Oregon 97209
(503) 224-1282

VINTAGE HARDWARE ASTORIA
1343 COMMERCIAL STREET, ASTORIA, OR 97103

HDR

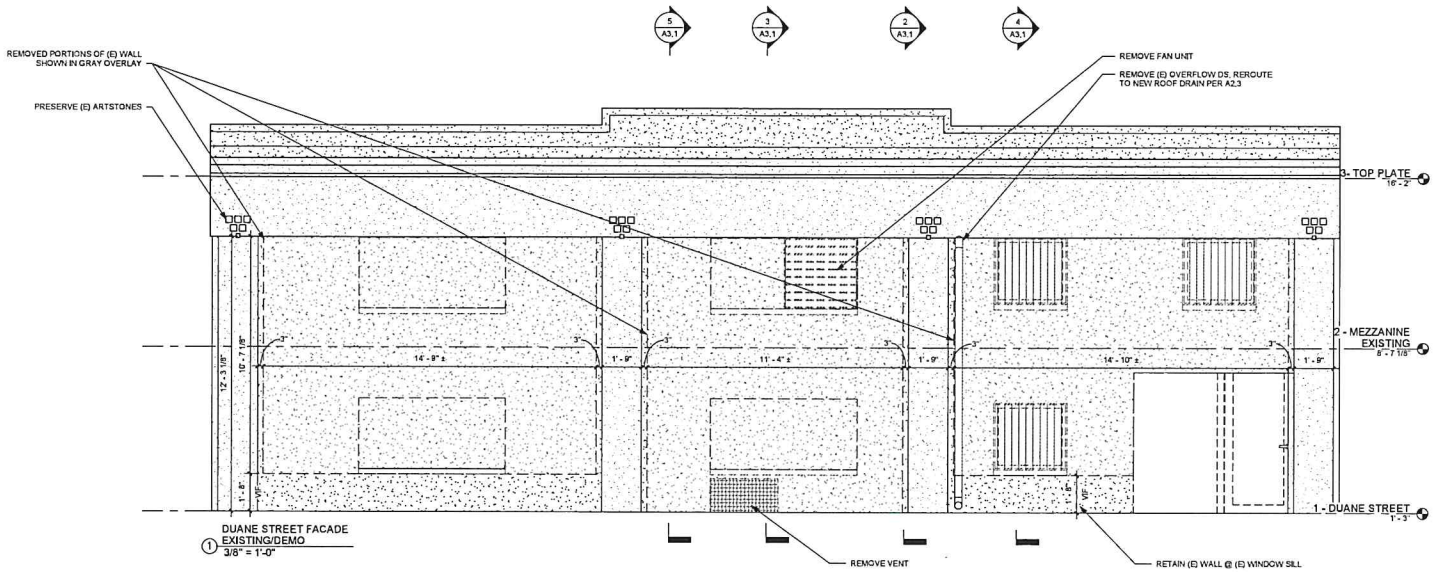
9/13/2022

No.	Date

COVER

G0.0

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1 DUANE STREET FACADE EXISTING/DEMO
3/8" = 1'-0"

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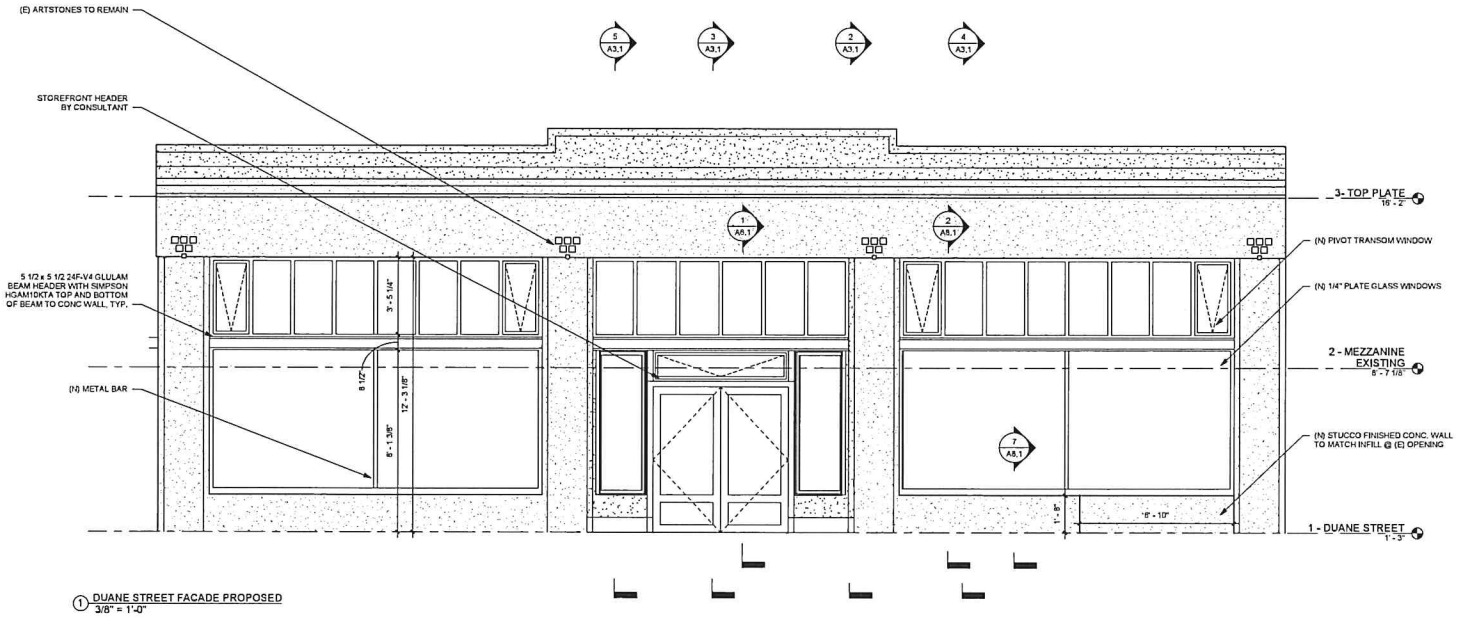
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No.	Date

EXTERIOR ELEVATIONS

A4.1



① DUANE STREET FACADE PROPOSED
3/8" = 1'-0"

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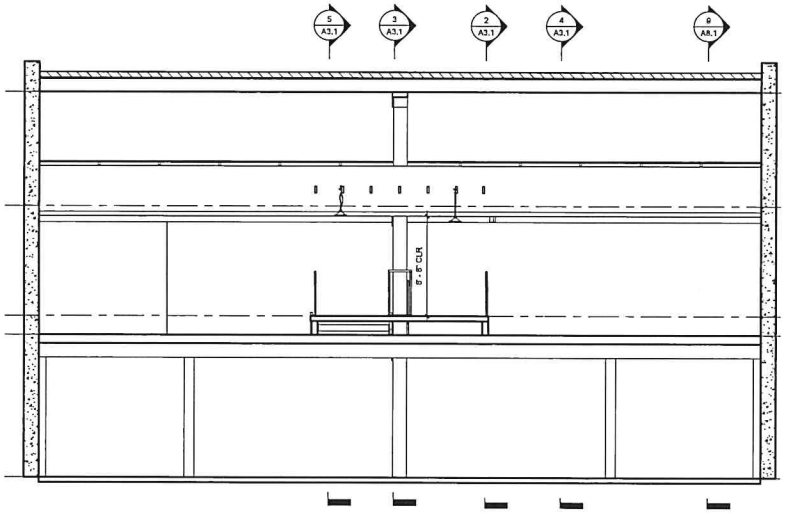
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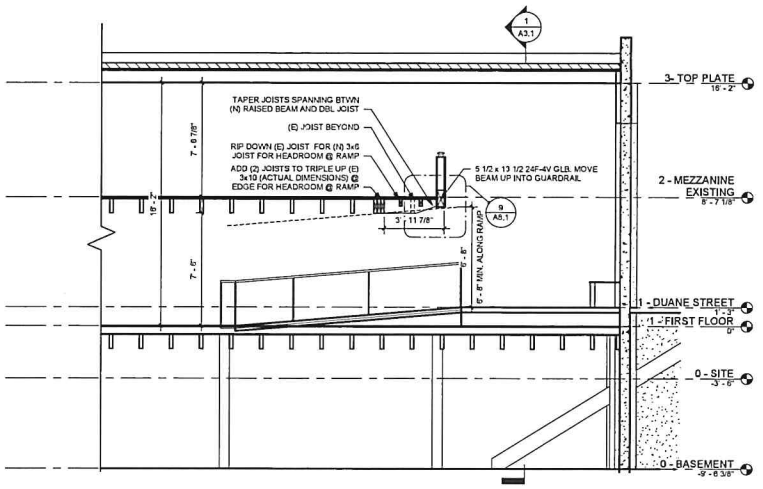
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EXTERIOR ELEVATIONS

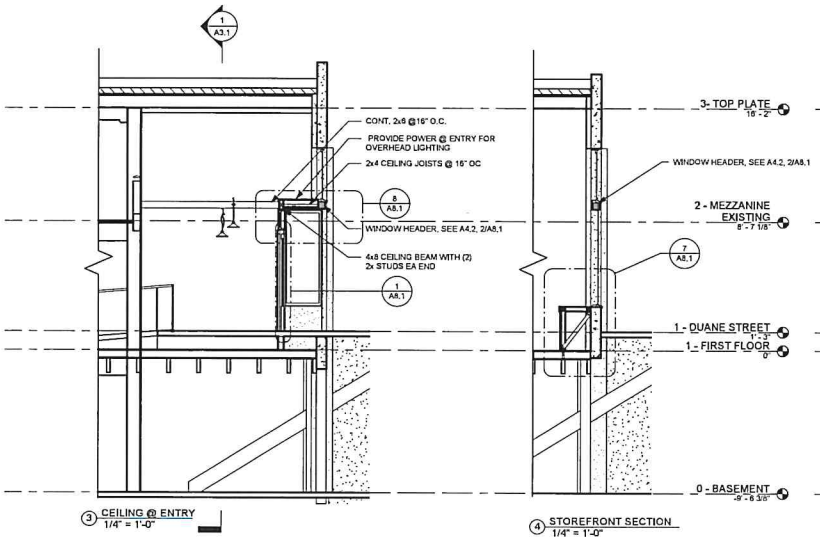
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1 ENTRY PLATFORM SECTION
1/4" = 1'-0"

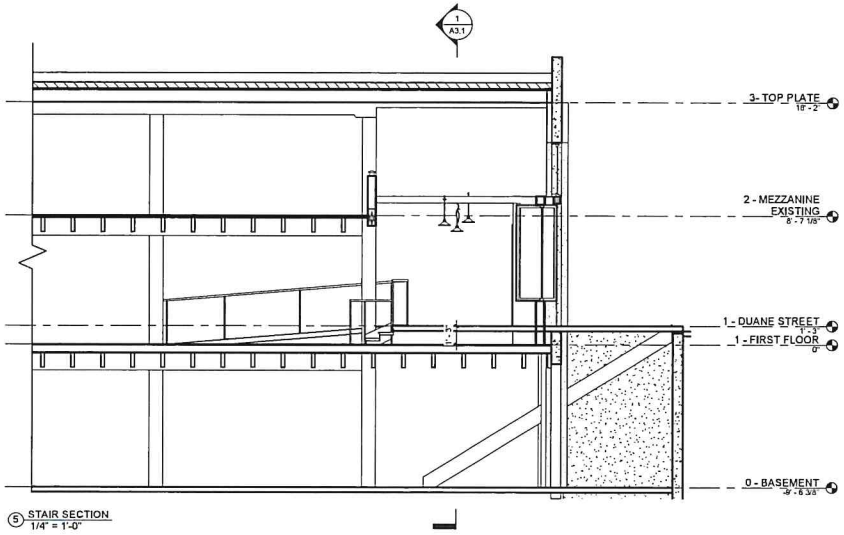


2 RAMP & LOFT SECTION
1/4" = 1'-0"



3 CEILING @ ENTRY
1/4" = 1'-0"

4 STOREFRONT SECTION
1/4" = 1'-0"



5 STAIR SECTION
1/4" = 1'-0"

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VINTAGE HARDWARE ASTORIA
1343 COMMERCIAL STREET, ASTORIA, OR 97103

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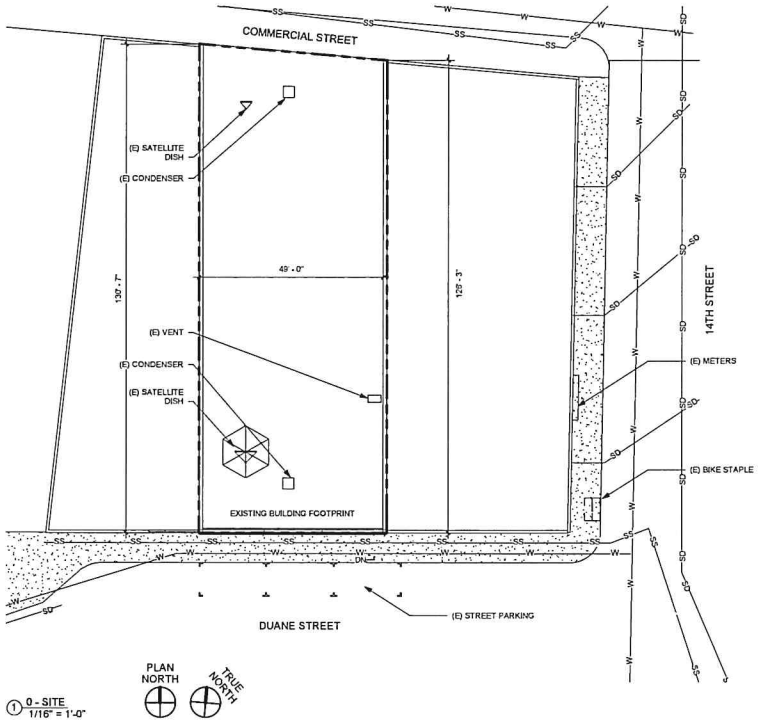
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No.	Date

BUILDING SECTIONS

A3.1

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1 0 - SITE
1/16" = 1'-0"

PLAN LEGEND

—SS—SS—	SANITARY SEWER
—W—W—	WATER MAIN
—SD—SD—	STORM DRAIN
SITE AREA	0.15 ACRES = 6482 SF

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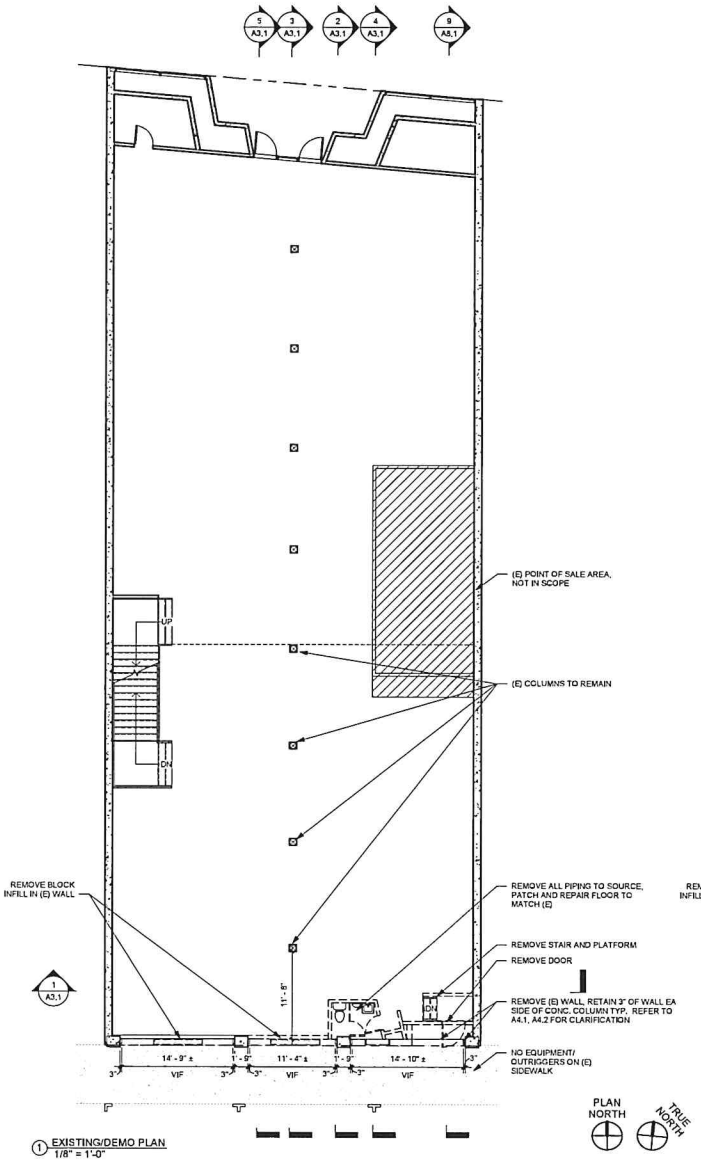
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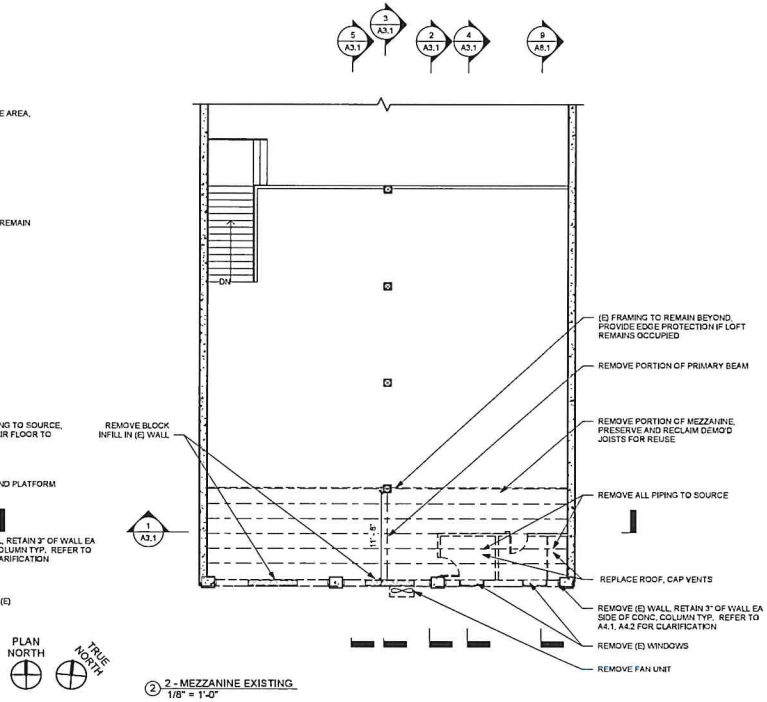
No.	Date

SITE PLAN

G0.2



1 EXISTING/DEMO PLAN
1/8" = 1'-0"



2 2 - MEZZANINE EXISTING
1/8" = 1'-0"

PLAN LEGEND

(E) WALL TO REMAIN

DEMO

DISCLAIMER

THESE DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING CONDITIONS AND MAY NOT BE ACCURATE AT ALL LOCATIONS. THE ARCHITECT HAS NOT VERIFIED THE ACCURACY OF RECORD DRAWING INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED. EXISTING AND/OR HIDDEN CONDITIONS SHOULD BE FIELD VEERIFIED PRIOR TO COMENCEMENT OF NEW WORK.

DEMO PLAN KEY NOTES

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1343 COMMERCIAL STREET, ASTORIA, OR 97103

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9/13/2022

No.	Date

EXISTING/DEMO FLOOR PLAN

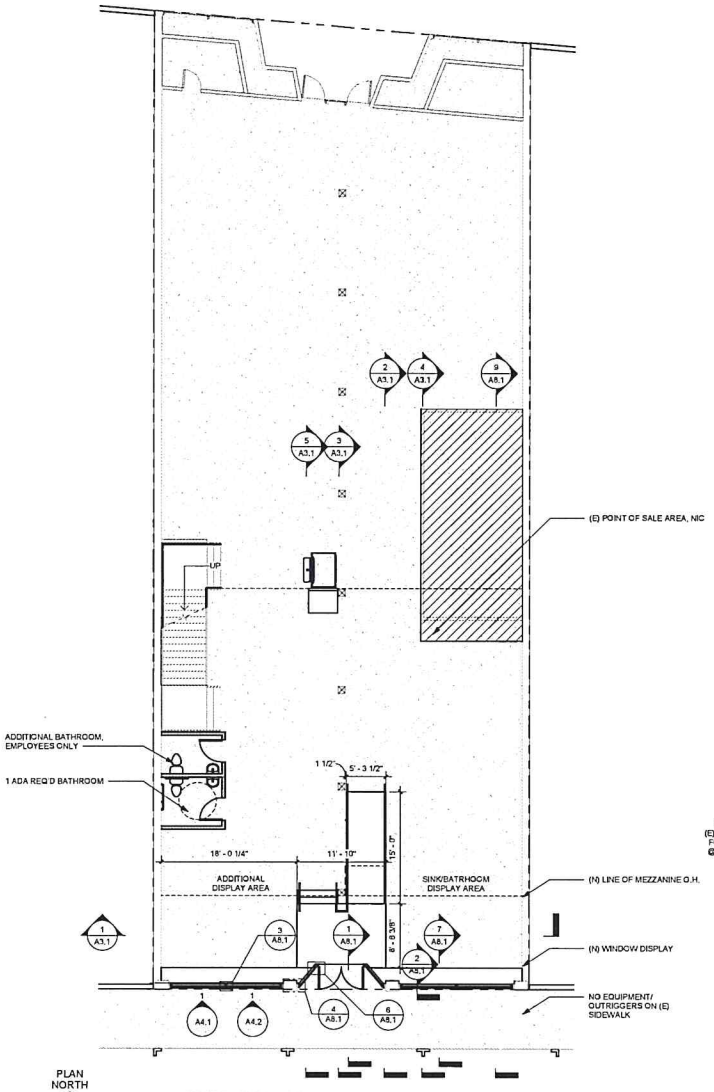
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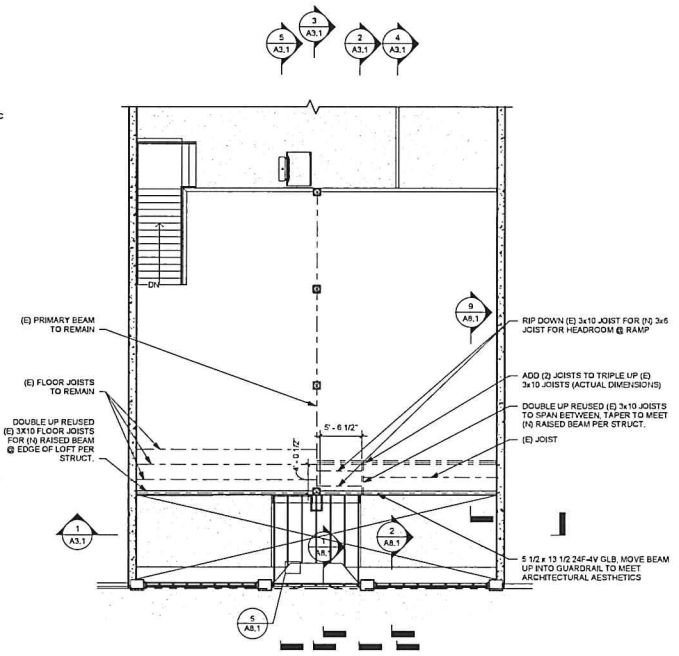
GENERAL NOTES

1. TEXT

PROPOSED PLAN KEY NOTES



1 - FIRST FLOOR PLAN PROPOSED
1/8" = 1'-0"



2 - MEZZANINE PROPOSED
1/8" = 1'-0"

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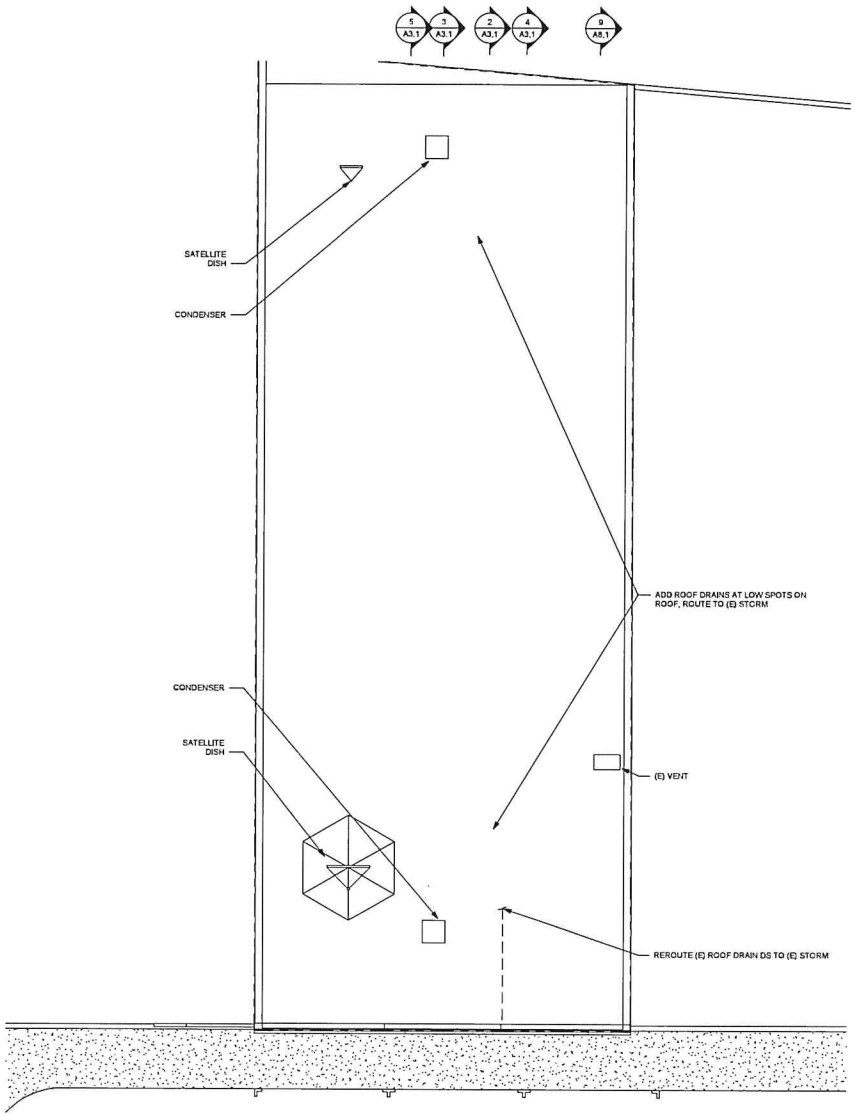
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9/13/2022

No.	Date

PROPOSED FLOOR PLAN

A2.1



PLAN NORTH

1 ROOF PLAN
1/8" = 1'-0"

ROOF PLAN KEY NOTES

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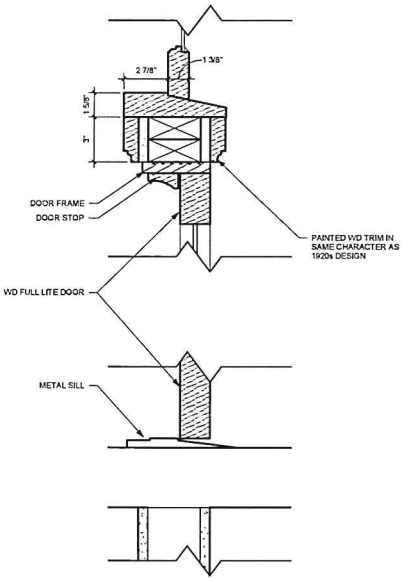
9/13/2022

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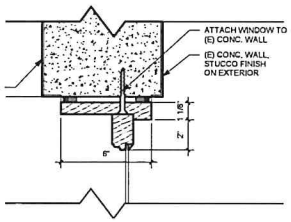
ROOF PLAN

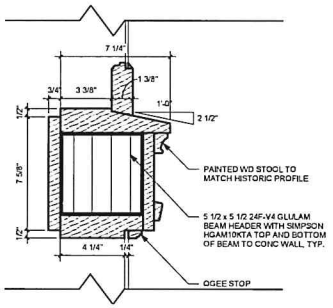
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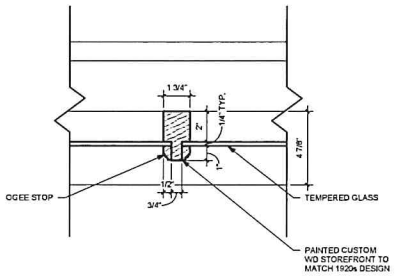


① DOOR HEAD & SILL
3" = 1'-0"

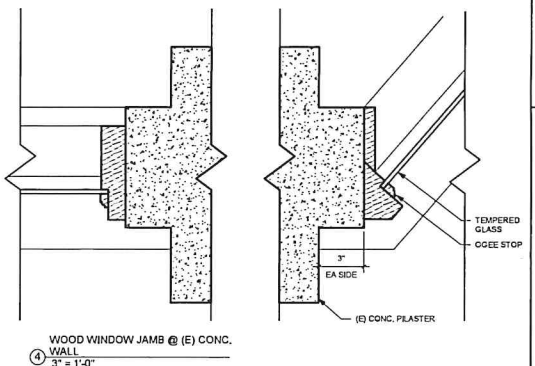




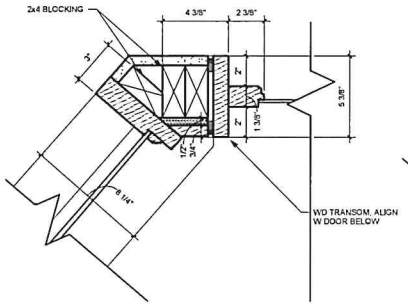
② WOOD WINDOWS HEAD & SILL
3" = 1'-0"



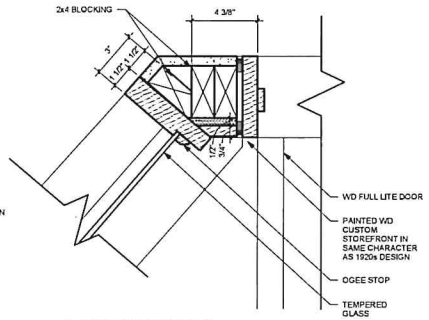
③ WOOD WINDOW JAMB
3" = 1'-0"



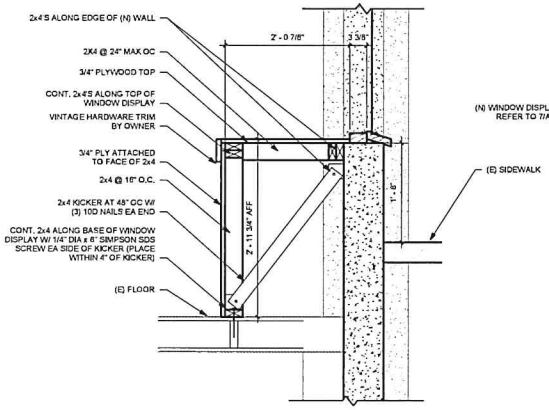
④ WOOD WINDOW JAMB @ (E) CONC. WALL
3" = 1'-0"



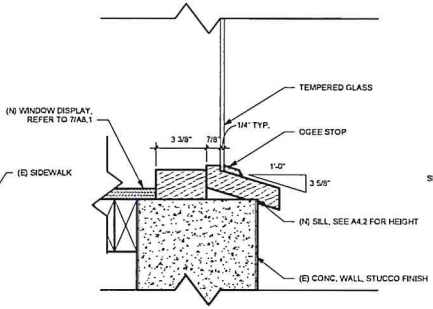
⑤ TRANSOM JAMB TO WINDOW
3" = 1'-0"

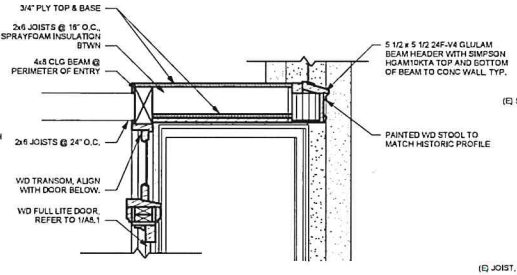


⑥ DOOR JAMB TO WINDOW
3" = 1'-0"

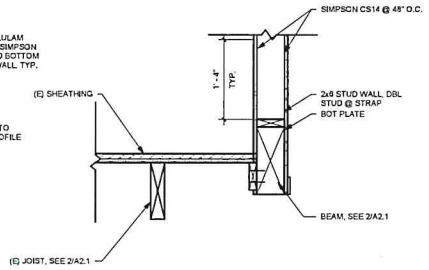


⑦ WINDOW DISPLAY
1" = 1'-0"





⑧ CEILING @ ENTRY DETAIL
1" = 1'-0"



⑨ GUARDRAIL @ BEAM DETAIL
1" = 1'-0"

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

EMA
Architecture, LLC
721 NW 9th Ave, Suite 260
Portland, Oregon 97209
(503) 224-1282

VINTAGE HARDWARE ASTORIA

1343 COMMERCIAL STREET, ASTORIA, OR 97103

HDR

9/13/2022

No.	Date

DETAILS

A8.1

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CITY OF ASTORIA
Founded 1811 ● Incorporated 1856

1095 Duane Street • Astoria, OR 97103 • Phone (503) 338-5183 • www.astoria.or.us • planning@astoria.or.us

NOTICE OF PUBLIC HEARING

YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA

To participate remotely in public hearings, go to https://www.astoria.or.us/LIVE_STREAM.aspx for connection options and instructions. You may also use a telephone to listen in and provide public testimony. At the start of the meeting, call (253) 215-8782 and when prompted enter meeting ID# 503 325 5821.

The City of Astoria's Historic Landmarks Commission will hold a public hearing on **Tuesday, October 18, 2022 at 5:30 p.m.** in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following requests:

1. New Construction Request (NC22-07) by Thomas Janac to reconstruct an existing non-historic bunker garage at 1267 Jerome Ave (Map T8N R9W Section 17BA, Tax Lot 1400; Lot 3, Block 116, McClure) in the R-1 Zone (Low Density Residential). The structure is adjacent to structures designated as historic in the Shively-McClure National Register Historic District. Development Code Standards in Sections 2.015 to 2.050 (R-1 Zone), Articles 6 (Historic Properties), 9 (Administrative Procedures) and Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.040 to CP.045 (Central Area), CP.215 to CP.230 (Housing), CP.240 to CP.255 (Historic Preservation), are applicable to the request.

2. New Construction Request (NC22-06) by EMA Architecture for AFH Equity LLC to construct a solid waste disposal enclosure within the City River Trail right-of-way (Map T8N R9W Section 8CA, Tax Lot 7200) on the north side of 1136-1152 Marine Drive (Map T8N R9W Section 8CA, Tax Lot 1700; Lots 11 & 12, south portion of Lots 3 & 4, Block 56.5, McClure) in the C-4 (Central Commercial) and UCO (Urban Core Overlay) Zones. The structure is adjacent to structures designated as historic in the Downtown National Register Historic District. Development Code Standards in Sections 2.425 to 2.445 (C-4 zone), 14.175 to 14.200 (Urban Core Overlay), 3.215 (Outdoor Storage Area Enclosure), Articles 6 (Historic Properties), 9 (Administrative Procedures) and Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.050 to CP.055 (Downtown Area), CP.067 to CP.068 (Riverfront Vision Overlay), CP.240 to CP.255 (Historic Preservation), CP.190 to CP.210 (Economic) are applicable to the request.

3. Exterior Alteration Request (EX22-10) by EMA Architecture for Astoria Vintage Hardware to remove south elevation wall and boarded windows and replace with storefront windows and door on an existing commercial building at 1343 Commercial / 1380 Duane Street (Map T8N R9W Section 8CA, Tax Lot 6800; Lot 2, Block 136, Shively, and vacated portion of Commercial Street) in the C-4 Zone (Central Commercial). The structure is designated as historic in the Downtown National Register Historic District. Development Code Standards in Sections 2.425 to 2.445 (Central Commercial), Articles 6 (Historic Properties), 9 (Administrative Procedures) and Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.040 to CP.045 (Central Area), CP.240 to CP.255 (Historic Preservation), CP.190 to CP.210 (Economic) are applicable to the request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report (published 7 days prior to the hearing), and applicable criteria, are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available by contacting the Community Development Dept. by mail at 1095 Duane Street, Astoria, OR 97103, by email at planning@astoria.or.us or by phone at (503) 338-5183.

The location of the hearing is accessible to the handicapped. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department 48 hours prior to the meeting at (503) 338-5183.

All interested persons are invited to express their opinion for or against the request(s) at the hearing, or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Email transmissions may be sent to planning@astoria.or.us Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation, which you believe, apply to the decision. Failure to raise

an issue with sufficient specificity to afford the Historic Landmarks Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The Historic Landmarks Commission's ruling may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the Historic Landmarks Commission's decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15-day period, the decision of the Historic Landmarks Commission shall be final.

The public hearing, as conducted by the Historic Landmarks Commission, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, and deliberation and decision by the Historic Landmarks Commission. The Historic Landmarks Commission reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA MAIL: September 22, 2022



Tiffany Taylor
Associate Planner

Public Hearings have resumed to meeting in the City Council Chambers at City Hall, 1095 Duane Street, Astoria. Check dates, times and location at: www.astoria.or.us
You may also view/listen and fully participate remotely by using the following connection options:

ONLINE MEETING ZOOM

At start of our Public Meetings you will be able to join our online ZOOM meeting using your **mobile or desktop device** and watch the live video presentation and provide public testimony.

Step #1: Use this link: **https://www.astoria.or.us/zoom/**
Step #2: Install the Zoom software on your mobile device, or join in a web browser
Step #3: If prompted, enter the Meeting ID number: 503 325 5821

Note: Your device will automatically be muted when you enter the online meeting. At the time of public testimony, when prompted you may choose to select the option within the ZOOM software to "raise your hand" and notify staff of your desire to testify. Your device will then be un-muted by the Host and you will be called upon, based on the name you entered within the screen when you logged in.

TELECONFERENCE ZOOM

At start of our Public Meetings you will be able to **dial-in using your telephone** to listen and provide public testimony.

Step #1: Call this number: **253-215-8782**
Step #2: When prompted, enter the Meeting ID number: 503 325 5821

*Note: Your phone will automatically be muted when you enter the conference call. At the time of public testimony, when prompted, you may dial *9 to "raise your hand" and notify staff of your desire to testify. Your phone will then be un-muted by the Host and you will be called upon based on your phone number used to dial-in.*