



AGENDA

HISTORIC LANDMARKS COMMISSION

April 16, 2024

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 the March 19, 2024 HLC draft minutes.
4. PUBLIC HEARINGS
 - a) Exterior Alteration Request (EX24-01) by Dennis Gillum to reconfigure an existing rear deck and to enclose the area with windows and French doors at 634 Grand Avenue in the R-2 Zone. The site is designated as historic in the Hobson-Flavel Historic Inventory Area.
 - b) Exterior Alteration Request (EX24-02) by Mary MacDonald-Garner to replace the east elevation stairs with a covered porch, deck and railings and install a new window opening at 469 Bond Street in the R-3 Zone. The site is listed on the National Register of Historic Places and is designated as historic in the Hobson-Flavel Historic Inventory Area.
 - c) Exterior Alteration Request (EX24-03) by Paul Carlisle, Cecil's Pier LLC, to replace existing garage doors with aluminum full-view glass panel roll-up doors and to install a 3' x 7' aluminum full-view glass panel man door with transom on the north and south elevations at 1162-1180 Marine Drive in the C-4 and UCO Zones. The site is designated as historic in the Downtown National Register Historic District.
5. REVIEW OF DR. HARVEY NOMINATIONS
6. REPORT OF OFFICERS
7. STAFF UPDATES
 - a) Save the Date: Next HLC meeting, Tuesday, May 21, 2024
8. PUBLIC COMMENT (Non-Agenda Items)
9. ADJOURNMENT

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HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers
March 19, 2024

CALL TO ORDER:

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:

Commissioners Present: President Mac Burns, Vice President Michelle Dieffenbach, Jack Osterberg, Lynette Thiel-Smith, Mike Francis, and Jackson Ross.

Commissioners Excused: Ian Sisson.

Staff Present: City Planner Tiffany Taylor, Associate Planner Amanda Perron and Contract Planner Rosemary Johnson. The meeting is recorded and will be transcribed by ABC Transcription Services, LLC.

APPROVAL OF MINUTES:

President Burn asked if there were any changes or corrections to the minutes of the February 13, 2024 meeting. The following changes and corrections were noted:

- Page 1, Last Paragraph, Second Sentence – “He ~~reminded~~ **said** that the testimony would need to be added to the public record before a decision could be made.”
- Page 3, Last Paragraph, First Sentence – “Planner Johnson explained the City looked **at** the adjacent structures, not specifically the historic structures.”

Commissioner Ross moved to approve the minutes of the February 13, 2024 meeting as corrected; seconded by Commissioner Osterberg. The 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):

NC24-01
DR24-01

New Construction Request (NC24-01) & Design Review Request (DR24-01) by TVA Architects for Clatsop Behavioral Health To construct a 40' high, 23,000 sq ft, multi-family dwelling facility with commercial uses on ground floor at 316 W Marine Drive in the General Commercial Zone, Bridge Vista Overlay, Pedestrian-Oriented District Overlay, and West Mooring Basin Plan District Overlay. The site is adjacent to structures designated as historic in the Uniontown-Alameda National Register Historic District.

President Burns asked if anyone objected to the jurisdiction of the HLC to hear these matters 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 reports.

Planner Taylor presented the Staff reports via Power Point and noted that public comments included in the agenda packet started on Page 141.

Commissioner Osterberg understood the Planning Commission had already approved the variance and asked why the findings stated the criteria would be met if the variance was approved. Planner Taylor explained that the

Staff report was drafted within the appeal period for the variance, so the criteria had not yet been satisfied at the time the agenda packet was published.

Commissioner Osterberg confirmed with Staff that the landscaping standards for the Bridge Vista Overlay did not apply to this project because the site did not abut the river trail. Planner Taylor clarified that the C-3 zone required 10 percent of the overall site and five percent of the parking area have landscaping.

President Burns asked if a streetscape rendering that included the new building was available. Planner Taylor stated Staff did not receive such a rendering from the Applicant.

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

Amy Baker, Executive Director, Clatsop Behavioral Healthcare (CBH), stated the site was the seventh site that CBH had scoped out for building permanent supportive housing for people with significant mental health issues. The project would include housing on two floors and a full set of services on the first floor to support the people living in the building. An extensive design process was necessary to accommodate two programs and to make livable spaces that people would want to live in long-term. The project would help to address some of homelessness in the community.

Mandy Butler and Tim Wybenga, Principals at TVA Architects, 920 SW 6th Ave, Suite 1500, Portland, provided testimony with a PowerPoint presentation. The adoption and implementation of the West Mooring Basin Plan District Overlay made the site viable for this project. The difference in grade from Marine Drive to the north slope of the site is about six feet, so orienting the building along Marine Drive would allow the pedestrian way to be reinforced while maximizing use of the site. The second and third floors would be identical except for the manager's unit on the third floor and the laundry facilities on the second floor. The first floor would house the CBH Open Door day program with the kitchen and common areas made available to residents after hours. The building was designed from the inside out using trauma-informed design principles. The studio apartment units will be very small at just over 300 square feet. The buildings would also include views of nature and large amounts of natural light. The design of the building was also informed by input City Staff and the community. Efficiencies in the design, the architecture, and the planning allow the project to serve more people in the community. Staff had advised against creating a historical looking building and encouraged the design to be in line with the community and the historic fabric. No street view rendering was created because the two buildings on either side are too close to the site to provide a context view. However, the intent was to maintain simplicity and frugality in the design. Attendees of the community meeting said the design was lovely and that they would live there. Other attendees commented that the design did not include anything specific about Astoria. Several different alternatives were considered, and the base was changed to a dark brick, which could be seen all over town. The windows were kept simple and clean but still articulated with trim that related to the historic architecture. The shingled siding could be seen in maritime communities all over the country as well as in Astoria. The blue-green tone was taken from the water and was similar to the patina in the statue across the street.

President Burns asked what inspired the layout of the windows and the frame around two floors.

Mr. Wybenga responded that the team spent a lot of time looking at projects that had struggled to get approval from the HLC, as well as projects that had been approved. The proposal is not a historic recreation, but it was a more classic way of arranging elements. Nothing would be done to add geometry to the exterior of the building, like staggering windows. In the past, the HLC had commented a lot on expressing verticality. In an effort to tie the precedence into the architecture, keeping the design simple and clean to get a bigger expression out of the window casing seemed more appropriate for the scale of the location on a major thoroughfare.

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

Bruce Jones, 455 45th Street, Astoria, stated he was speaking as an individual and was not representing any organization. The Applicant's presentation reminded him of the year and a half he spent working with others to get a CBH residential project approved in conjunction with a workforce housing project. The project was unsuccessful. In reading through the application package, it appeared the Applicant had addressed every concern that was raised by the public in opposition to the previous facility that CBH had proposed a few years

ago. The demand for this type of facility and the need for this project in the community was stronger than ever. He was pleased CBH had identified a property that addressed the community's concerns about the former location and was also close to downtown, the river trail, services, and facilities. Projects like this were financially difficult to build. While the design might meet the desires of community members, the design was also good looking and economically feasible to build.

President Burns called for any testimony impartial to the application.

Jo Brown, 589 Harrison, Astoria, stated the project was necessary. However, she wanted the design to include a nod to the historic footprint of the neighborhood. The Holiday Inn Express and The Cannery Pier Hotel acknowledge old and new elements that make them feel part of a working port town. She suggested elements of warm wood, corrugation, or wooden posts be added. Her suggestions would fit in with the Mayor's five year plan to preserve Astoria's unique characteristics and housing for all. The building should reflect the cultural history and the history of Astoria because it contributes to personal identity and a sense of belonging. She wanted to see more effort and acknowledgement of historic elements that surround the lot.

President Burns called for any testimony opposed to the application. Seeing none, he called for the Applicant's rebuttal.

Ms. Butler stated that design was subjective. The proposed design was a clean, modern aesthetic that was respectful and harmonious with the neighborhood. The team had many meetings with Staff and the community to understand what was important to Astoria and what was published in the zoning Code. She believed the right balance of contextual appropriateness, a clean and modern design, maintainability, and trauma-informed design had been achieved.

Mr. Wybenga added that this building would not look the same if his team was building it in any other city. The team was trying to be clean and thoughtful about what they were doing for the community.

President Burns called for closing remarks of Staff.

Planner Taylor stated Page 39 of the agenda packet contained some street views and noted that all historic buildings within three blocks of the site should be considered for compatibility. Page 43 of the agenda packet contained a scrivener's error, "Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Planner and/or ~~Astoria Planning~~ **Historic Landmarks** Commission." She also noted that the Design Review included signage and landscaping considerations.

Planning Consultant Johnson added that the Commission could approve one request and deny the other. However, the intent of having the HLC review both requests was to end up with a coherent decision. In most cases, design reviews are subject to guidelines rather than standards. The historic review required compatibility, not that the building had to look historic.

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

Commissioner Ross stated the look of the large vertical framing around the long windows facing the street emulated romance of the Queen Anne Victorian style. Even though there were two floors, the visual impact was familiar. The Commission was not at liberty to suggest that designs for new construction should look like a Victorian or Craftsman or any particular era.

Commissioner Francis said he believed the project showed evidence of careful thought and many iterations. He was relieved to see 30 percent window coverage on the first floor because the Commission had sent some extreme solutions back to the community on smaller projects and it was nice to depart from the standard guidelines. He supported the project.

Commissioner Thiel-Smith stated she believed the design was nice and clean. However, the building almost looked too upscale with the Kentucky Fried Chicken (KFC) and the hotel on either side. She agreed that one side of the street looked great, but across the street were all of the historic buildings. She did not feel the design

was as compatible as she wanted. She preferred the design have more historical touches. Overall, though, she would probably be okay with the project in the end.

Commissioner Osterberg stated he believed the building was compatible with the surrounding area in general. There were a variety of building styles, both old and modern, yet the priority was to achieve compatibility with the historic structures. He agreed the building was compatible with the historic structures, especially the windows. Many of the small historic buildings in the surrounding area had a lot of verticality in the windows. It could be said that the design should have all of the windows broken up into each individual window for each individual apartment or office space. However, the verticality would be lost. The overall design is very appropriate because it is a much larger structure than the small homes. Small design details could be added here and there, but in general, the approach was good. He did not believe wood elements should be added to the exterior in an effort to mimic specific materials in the surrounding area. The shingles and brick were appropriate as the primary building materials in this area. He supported approval of the requests.

Vice President Dieffenbach said the project would impact the streetscape of Astoria. She believed the building met the design criteria and the historic criteria because it was located on the north side of Marine Drive due to the division created by Marine Drive through town. The two sides of Marine Drive had completely different feelings and the building worked in the environment it would be located within. The building would also work with the historic buildings around it. She supported the project.

President Burns stated he wished they had a streetscape that included a rendering of the building. Marine Drive is a major thoroughfare and he wanted to know how the project would look from either direction. Without that streetscape, he must guess whether the building would stick out or blend in. Overall, he agreed with the other Commissioners, and he could support the project.

Vice President Dieffenbach moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Design Review Request DR24-01 by TVA Architects; seconded by Commissioner Osterberg. Motion passed unanimously.

President Burns read the rules of appeal into the record.

Vice President Dieffenbach moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction Request NC24-01 by TVA Architects; seconded by Commissioner Francis. Motion passed unanimously.

President Burns read the rules of appeal into the record.

ITEM 4(b):

NC23-05
DR23-03

New Construction Request (NC23-05) & Design Review Request (DR23-03) by Opsis Architecture for Columbia River Maritime Museum To construct a three-story museum building associated with the existing adjacent museum at 1840 Marine Drive in the Maritime Heritage Zone, Gateway Overlay, Civic Greenway Overlay. The site is adjacent to structures designated as historic individually and/or in the Downtown National Register Historic District.

President Burns asked if anyone objected to the jurisdiction of the HLC to hear these matters 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 Francis said that was reappointed to this commission by Bruce, but he did not believe that would impact his ability to be impartial.

Commissioner Thiel-Smith declared that her husband was the curator at the Maritime Museum and served on the steering committee for this project. She recused herself and stepped down from the dais.

Vice President Dieffenbach declared that she had ownership in the company hired to build the project. She recused herself and stepped down from the dais.

President Burns declared that he had been friends and colleagues with the staff at the museum. However, he had not discussed this project with any of them, nor had he seen any of the renderings until receiving the agenda packet. He could remain unbiased.

President Burns requested a presentation of the Staff reports.

Planner Taylor presented the Staff reports via PowerPoint. She noted the conditions of approval contained a scrivener's error, "Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Planner and/or ~~Astoria Planning~~ **Historic Landmarks** Commission" which would be corrected. Three lighting options were presented for the Commission to consider. Staff recommended approval with the conditions listed in the Staff report.

Planning Consultant Johnson added that the railroad issues were included in the Staff reports because if minor changes were needed to the design of the covering between the two buildings, Staff recommended those changes be reviewed and approved by Staff rather than the Commission. She also noted that while the Barbey Center and Warnock Pond were part of the museum campus, they were located in a different zone and not part of this review.

Commissioner Osterberg asked if there was a minimum width requirement for internal pedestrian walkways along parking lots and access ways. Planner Johnson responded that the size of internal pathways and walkways were a zoning issue and not part of the design review. Compliance of internal pathway sizes would be reviewed by the Planner and Engineer as part of the building permit and site review. She clarified that the Staff reports referred to the size of the internal pathways because the Commission needed to review the orientation of the building and the location of the pedestrian accesses. In this case, the building would face a plaza, not a street. If the building was a stand-alone building set back from the street with a parking lot between the sidewalk and the building, people entering from the sidewalk would have to go through the parking lot to access the building. In this case, the pedestrian access would not cross the parking lot, but would extend through the plaza and river trail. From the river trail, pedestrians would have to cross the railroad crossings to get to the building. The Commission needed to consider how pedestrians get to the building rather than the actual width of the walkways.

Commissioner Francis asked if the new building would be accessed only through the existing main entrance. Planner Taylor recommended he ask the Applicant.

President Burns referenced Page 152 of the Agenda Packet and asked for details about the Civic Greenway Overlay Zone (CGOZ). Planner Johnson explained the intent of the zone was for buildings and landscaping to enhance views along Marine Drive and the river trail. The standards ensured view corridors would remain open and that buildings would be a focal point of good design. This project would put the new building adjacent to the existing building and with the landscaping, big broad views of the plaza and 17th Street would be maintained. Additionally, there would still be views between the new building and the Barbey Center. Staff believed the proposal met the intent of the overlay zone.

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

Bruce Jones, Executive Director, Columbia River Maritime Museum, 1792 Marine Drive, Astoria, stated that since their first pre-application meeting with Staff last April, numerous subsequent meetings, and many phone calls and emails, Staff had been exceptionally and consistently helpful as the Applicants tried to harmonize the City's requirements with their vision. The result of the collaborative process over the last year has resulted in a proposal that met the requirements, standards, and guidelines. He gave the following presentation via PowerPoint:

- The intent of the project was to give children and adults a better place to go, a worldclass exhibition and education hall that would significantly enhance the experiences offered to Astoria's 112,000+ annual visitors and community members, a purpose-built classroom, an interactive science, technology, engineering, arts,

and math (STEAM) area, and fantastic new exhibits highlighting Astoria's rich maritime heritage with artifacts currently in storage.

- Residents of rural Clatsop County should not have to go to Portland or Seattle for a worldclass educational or cultural experience. Those worldclass experiences could be offered here.
- He displayed a slide of the great hall of the new building, which would have a Coast Guard search and rescue helicopter and historic vessels built by Astoria's Wilson Brothers Ship Yard and Astoria Marine Construction Company.
- The building would be beautifully designed and would respect elements of Astoria's working waterfront and heritage, while also making the bold statement that the city could have great modern buildings in a small town of 10,000 people.
- Six great non-profit construction projects were about to begin in Astoria and collectively, they would all contribute to enhancing the overall quality of life for the community. These projects included the library renovation, the Liberty Theater maintenance and the Oregon Film Museum project. The museum was proud to be part of Astoria's continued cultural renaissance.
- The planning and design process had been a collaborative process that included Opsi Architecture of Portland, Rickenbach Construction, John McGowan and Storyline Studios.
- The Agenda Packet described the building as a three-story building. However, there would only be a full ground floor and a partial second-floor mezzanine.
- On the south side, the street-facing glass would have to protect the artifacts from ultraviolet light.
- When the museum's wayfinding plan is complete, people would be oriented toward the main entrance to purchase a ticket. However, there would be people who did not want to visit the existing building and would want to go to the new building first. Therefore, the museum would have a ticketing option for the new building that did not require going through the main entrance in the existing building.
- The covered pedestrian walkway is proposed to be 15.5 feet high, which would provide adequate clearance for the trolley and the locomotive that is currently being restored at the Port. The City's Engineering Department has correctly noted a technical requirement for 23.5 feet in order to accommodate a double container rail car, should rail cargo ever return to Astoria.
 - Restoring the deteriorated rail lines leading to Astoria would be a multi-year, hundreds of millions of dollars project, which no one is currently planning to do. He requested that Engineering and Public Works approve 15.5 feet high with the condition that should rail service ever return to Astoria, the museum would be required to remove or raise the covering to 23.5 feet high.

Alec Holster, Founding Principal, Opsi Architecture, 920 NW 17th Ave, Portland, said his team had fantastic interactions with Staff, which was very unusual. He continued the PowerPoint presentation as follows:

- This process was not easy and the narrow site made the project difficult. The site also contained a historic building and a modern building, which led to the overriding goal of the project to create a museum campus. Currently, the site is a parking lot with some buildings behind it. This project would bring the Barbey Center, the lightship, the existing museum, and the new mariners' hall together as an overall campus with landscaping, pedestrian circulation, and improved parking.
 - The connector would make the two buildings into one. If the covering was 23 feet high, people would still get wet when it rained. At 15 feet high, the covering would provide protection.
 - The intent was to create a cohesive visitor experience that flowed through the campus. The Riverwalk would serve as the front door to the existing building as well as the new building. The windows along the Riverwalk side of the building would provide views of the Riverwalk.
 - Currently, there was no way to get from the Marine Drive sidewalk to the museum without going through the parking lot. A sidewalk would be added from the intersection to the west end of the plaza. Sidewalks would also be located on the east end from the Peacock to the Riverwalk, in the parking lot to the Barbey Center, and from the Barbey Center back out to the Riverwalk.
- The building would include swooping forms, which were a landmark in the city. The height of the building needed to accommodate the helicopter and boats that would be located inside. However, the scale of the building needed to be kept small to provide a low, linear view from Marine Drive, in order to maintain focus on the view of the Peacock, the river, the lifeboat, and the lightship. This meant the building needed to be less dramatic on the south side.
 - The building would be sunk into the landscape and the floor would be recessed about five feet. The windows would be clerestory and peek-a-boo windows that would allow views from Marine Drive into the STEAM space.

- The west end would have a big window into the boat house, where a variety of boats would be displayed as part of a changing exhibit on Marine Drive.
- The plaza would provide a gathering space that would break up what is now just one big parking lot.
- The connector would serve as a gateway between the two buildings.
- The covering would be high enough to cover all of the basic boxcars on any short line in the country.
- The view focused on the Riverwalk, which was an important aspect of the museum. A lot of north facing windows were required to keep direct light off the exhibits.
 - The building would be positioned so that a majority of the building would be in front of the existing museum, keeping the two main views of the river as open as possible.
 - The team worked with Staff on the landscaping to make sure the views would not be blocked by trees. However, some trees would be necessary to shade the plaza in the summer.
 - There would be views of the river from every point in the building.
- The existing building had eight vessels and the new buildings would have about 23 vessels.

Commissioner Osterberg confirmed with Mr. Holster that the proposed conditions of approval satisfied the Applicant's request to construct a 15-foot-high walkway covering and allow it to be raised if ODOT and BNSF required a higher covering in the future. Mr. Jones noted that the 23.5 feet was based on a hypothetical return to service of the rail line. He did not believe the rail line would ever return and he did not want the Applicants to held to a standard based on a theory. He just wanted to make sure than when it came time for the Public Works review, staff considered some flexibility, and the conditions of approval ensured that flexibility would be available.

Commissioner Osterberg asked where the STEAM area would be located in the building. Mr. Jones stated the area would be in the center of the south side of the first floor. He noted that a layout of the interior of the building was included in the Agenda packet. The STEAM area would include interactive exhibits.

Mr. Holster said the light fixtures in the plaza and on the pier were contemporary fixtures. They proposed small, minimal, but modern fixtures for the parking lot. Historic fixtures were encouraged, so the intent was to minimize the look of the fixtures, ensure the fixtures looked like they went with the building, and also had some connection to the fixtures on the pier. Safety was an issue in the parking lot so dark spots had to be avoided. However, they would use as few fixtures as possible.

Commissioner Osterberg confirmed with Mr. Holster that he did not want either lighting option recommended by Staff.

Commissioner Ross believed the Applicant had multiple lighting options. Staff had offered several examples of lighting fixtures in the surrounding neighborhood, including the Astoria Co-op Grocery. He did not understand the Applicant's resistance to Staff's recommendations.

Mr. Holster confirmed he did not want to call attention to the lighting and stated he wanted to minimize the fixtures as a feature in the landscape. The fixtures at the co-op were considered historic looking fixtures and he did not believe that would be appropriate. While the co-ops fixtures fit with the Barbey Center, he wanted the view to the pier to be a more cohesive environment with the modern architecture. Instead of picking a decorative fixture, he chose a neutral fixture that was neither historic nor stylistic. He was also directed to use the fewest number of fixtures with greatest amount of light spread. Historic looking fixtures would result in bright spots and more fixtures would be required. One concern was the dusk view across the parking lot to the river. He proposed six light fixtures with high efficiency lights.

President Burns asked why the Applicant believed the proposed location for the new building was the best location on the campus.

Mr. Holster responded that they spent three or four months looking at various sites on the property. The proposed site minimized obstructed views of the water and maximized the ability to connect the new building to the museum experience. He noted that the existing building would undergo a significant renovation that would create a gallery entrance along the south side that would provide access to the exhibits and exit at the east end under the canopy.

President Burns asked why the Applicants did not want to mimic the wavy roof line of the existing building.

Mr. Holster said they wanted the building to be a smaller scale so that it did not compete with the architecture of the original building because the original building was iconic. Additionally, they had a practical concern about the shape of that roof because it would not provide enough volume on the interior of the building to accommodate the large boats. Lastly, the stepbacks required the building to be lower on the north and south sides. While the roof would be somewhat rectangular, it would also be curved to mimic the railroad tracks on the north side.

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.

Planner Taylor clarified that Staff had recommended three lighting options on Page 164 of the Agenda packet. The Gateway Overlay Zone identified exterior lighting that was encouraged and discouraged. It would be up to the Commission to decide what type of lighting to approve. The tall pole-mounted fixtures that the Applicant proposed would be 25 feet tall contemporary cobra bar style lights.

Planning Consultant Johnson added that Option 3 stated the proposed lights would be fine as is. If Option 3 was approved, no lighting conditions would be necessary. Option 2 stated the proposed fixtures would be okay, but because they are discouraged, the visual impact of the fixtures from Marine Drive should be buffered. Option 1 stated the fixtures would not be appropriate and required the Applicant to use a more appropriate design. The acorn design might not be the best for this location. However, they could have a cap on top that would shield them from the night sky. She also stated that Conditions 10, 11, and 12 should address Mr. Jones' concerns about the railroad. Engineering would have their own issues, but Condition 11 stated that if Engineering required a change, that change would be reviewed administratively by Staff. She also noted that Staff recommended mitigation of the blank wall on the south elevation, which could be achieved with landscaping or displays. The area was only three feet wide, so street trees would not be feasible.

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

Commissioner Osterberg stated he supported lighting Option 3 accepting the Applicant's proposal for light poles and fixtures. The illumination levels would be addressed by a separate condition of approval, Condition 6. Although, the proposed illumination levels would not be extreme or go far beyond the property line anyway. He believed the proposed design and layout of the project was very desirable. Priority was given to the orientation of the structures and amenities to the main pedestrian way in the area. Even the design elements were oriented and focused on the river trail. However, the design did not completely forget about Marine Drive. The proposed building would sit lower than Marine Drive and a good amount of the blank wall would be mitigated by the low grade. Internal vehicular access would be closed off to the Barbey Center, but a pedestrian connection would remain. The proposal was historically appropriate as well and would be reasonably compatible with the nearby historic structures.

Commissioner Ross said the placement of the building broke up the parking lot, which was a positive improvement. He liked that the roof represented the swell of a wave and that fed off of the existing museum roof that represented the crest of a wave. Additionally, the amplitude of the wave was represented by the distance between the two buildings. He believed the proposed lighting was favorable over the other options. The illumination needed to reach the ground and if the landscaping was enough to cover the pole, it would also prevent the light from getting where it needed to go. He was in favor of the proposal.

Commissioner Francis agreed with Commissioner Ross's comments about the wavy roof lines. He had confidence the Applicant would break up the bank wall and he was pleased to know the parking lot would change. The design was sensitive to visitors and to people driving by. He was not clear about why it was so important to have a different lighting style. Otherwise, the proposal was a lovely symphony.

President Burns said he appreciated that the current facility was one of the most modern buildings in town even though it had been there for 45 years. Astoria appreciates many different styles of architecture and he did not mind a modern extension of the building. He understood the need to connect the two buildings and was intrigued by the changes to the parking lot. The visual aspects would benefit the community as well. Some of the

public may be concerned about losing some of the view from Marine Drive, but he did not believe the impact would be huge. He also supported the lighting proposed by the Applicant. The lighting at the Barbey Center was more historic and it was appropriate to draw as little attention to the parking lot lighting as possible. He supported the request.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Design Review Request DR23-03 by Opsis Architecture, with the following changes to the Staff report:

- Delete Conditions of Approval 5.1 and 5.2
- Significant changes would be reviewed by the Historic Landmarks Commission instead of the Planning Commission
- Approve lighting Option 3

Seconded by Commissioner Ross. Motion passed 3 to 1. Commissioner Francis voted no.

President Burns read the rules of appeal into the record.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction Request NC23-05 by Opsis Architecture, with the following change to the Staff report:

- Significant changes would be reviewed by the Historic Landmarks Commission instead of the Planning Commission

Seconded by Commissioner Ross. Motion passed unanimously.

President Burns read the rules of appeal into the record.

Commissioner Thiel-Smith and Vice President Dieffenbach returned to the dais.

REPORTS OF OFFICERS:

No reports.

STAFF UPDATES:

Item 6(a): Dr. Harvey Awards – Call for Nomination

Planner Taylor noted that nominations were due by March 29th.

Item 6(b): Save the Date – Next HLC meeting Tuesday, April 16, 2024

Planner Taylor reported that so far there were two small projects on the April agenda.

PUBLIC COMMENTS:

No comments.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:50 p.m.

APPROVED:

Tresa Abke, 2024 Historic Landmarks Commission Secretary



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: APRIL 9, 2024

COMMISSION DATE: APRIL 16, 2024

TO: HISTORIC LANDMARKS COMMISSION (“HLC”)

FROM: ROSEMARY JOHNSON, Planning Consultant for the City of Astoria

SUBJECT: EXTERIOR ALTERATION REQUEST (EX24-01) BY DENNIS GILLUM TO ENCLOSE AND EXTEND THE EXISTING REAR PORCH ON AN EXISTING SINGLE-FAMILY DWELLING AT 634 GRAND AVENUE.

I. SUMMARY

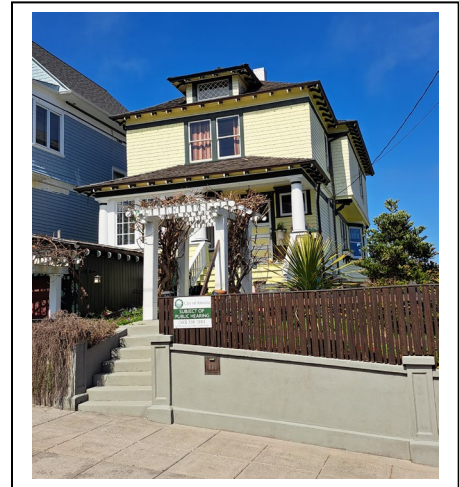
- A. Applicant: Dennis Gillum dgillum214@gmail.com
634 Grand
Astoria OR 97103
- B. Owner: Dennis E Gillum
634 Grand
Astoria OR 97103
- C. Location: 634 Grand Avenue; Map T8N R9W 8CC, Tax Lot 7900; Lot 7, Block 75, McClure
- D. Zone: R-2 (Medium Density Residential)
- E. Proposal: To enclose a rear porch with windows and French doors and relocate interior porch stairs to east side of porch on an existing single-family dwelling.
- F. 120 Days: July 31, 2024 (Application deemed complete on April 2, 2024)
- G. Historic: Eligible/Contributing in Hobson-Flavel Historic Inventory Area

II. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on March 22, 2024. Email and web publishing occurred on March 22, 2024. On-site notice pursuant to Section 9.020.D was posted on April 2, 2024. A notice of public hearing was published in the *Astorian* on April 6, 2024. Comments received will be made available at the Historic Landmarks Commission meeting.

III. BACKGROUND

The subject property is developed with a single-family dwelling. It is a classic box Craftsman Bungalow style structure built in 1910 as the Wealthea Ingalls House. The structure is fairly in tact with the front porch enclosed with windows in c. 1950. The front porch has large classical support columns. Windows are 1/1 double hung in pairs. Siding is clapboard on first floor and shingled on second floor. It has carved rafter ends and leaded glass in the front porch windows.



The current owners have owned the property since February 2020. The house sits on top of the hill and the rear porch faces north to the River. There is a great view of the River from the rear porch, but the wind and weather make full use of the porch limited. The applicant wishes to enclose the porch with windows and French doors to allow year-round use. It is unknown if the rear porch is either an addition or a reconstruction of an original porch.

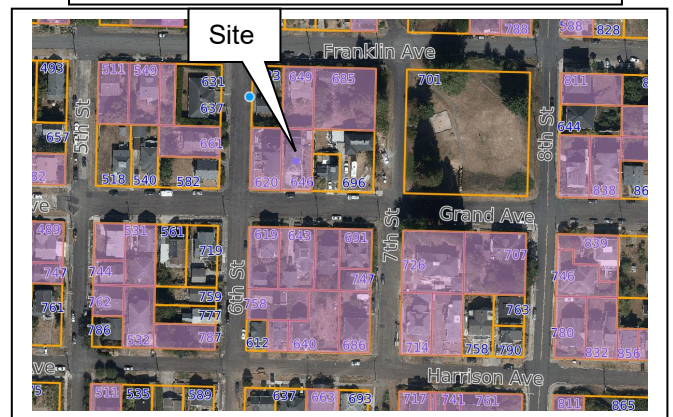
A. Site.

The site is located on the north side of Grand Avenue between 6th and 7th Streets. The house is highly visible from Grand Avenue right-of-way and the rear of the house is visible from the corner of 7th and Franklin and from the adjacent properties. The house site is steeply sloped down toward the north.



B. Neighborhood.

The neighborhood is developed with mostly single-family dwellings. To the east across 7th Street is McClure Park. Most of the structures in this neighborhood are designated as historic (purple overlay) in the Hobson-Flavel Historic Inventory Area.



C. Proposal.

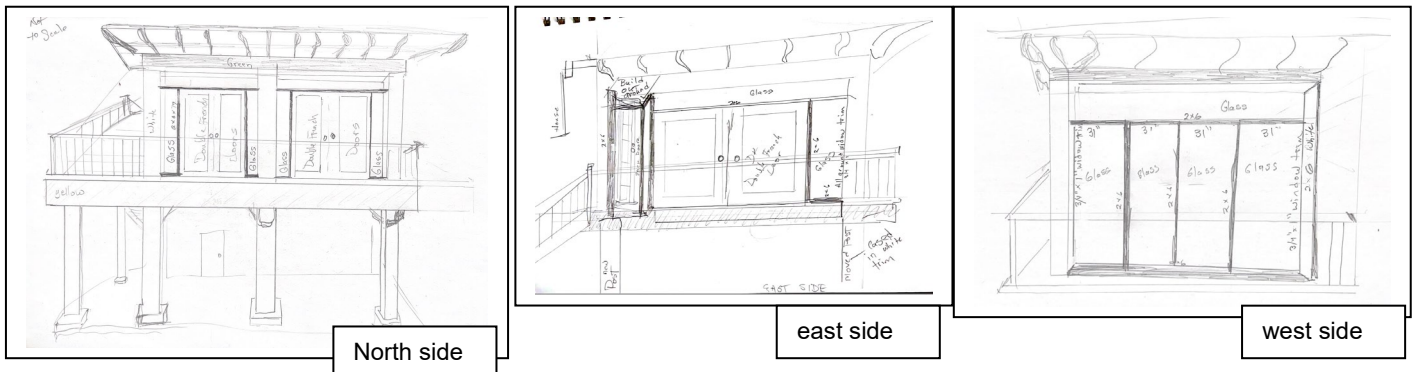
The request is to enclose the rear porch on a single-family dwelling with windows and French doors, in order to provide weather protection when using the porch. The internal porch stairs would be relocated to the east side of the porch with a 4.5' wide porch extension. Existing balustrades will remain, and the new features will be

constructed inside of the existing porch balustrade. The existing exposed carved rafter tails of the roof will remain.



Rugby Masonite French doors would be hemlock and Douglas fir wood doors, full single-lite, two inswing, one outswing. Two French doors would face north, and one would be on the east side of the existing porch opening out onto the new deck extension.

Windows would be fixed full height, clear tempered glass panes with sash constructed by the applicant for installation of non-rated glass for the window opening. There would be a 10" high transom window across the top of the new windows and doors. The 10" high window at the top will be 10'4" wide on each of the north sections, 8'4" wide on the east, and 11' wide on the west.



Windows and doors would be framed with 0.75" deep x 1" wide casings. Porch decking would be finished on the outside with a fascia board. Existing support columns and posts are pressure treated wood wrapped with smooth wood to cover the pressure treated material. New post will match existing posts. New stairs will have a balustrade to match the existing porch balustrade and will end in a newel post at ground level. Existing materials will be relocated and reused within the project when possible. The area below the porch and new stairs will remain open and will not be sided.

D. Characteristics of classic box Craftsman Bungalow Style.

The Craftsman Bungalow is an American house style popular from 1900 to 1929 with some dating as early as 1876. *"The terms "craftsman" and "bungalow" are often used interchangeably, though there is a fundamental distinction. "Craftsman" refers generally*

to the Arts and Crafts movement and is considered an architectural or interior style, whereas “bungalow” is a particular form of house or building. Thus, a bungalow can exhibit a craftsman style. . . Lancaster, C. 1985. *The American Bungalow, 1880-1930*). The main characteristics of this style include a basically square, boxy design, low and spreading at usually not more than one-and-one-half stories high, a large front porch with wide stairs, and exposed roof rafter tails. Most bungalows had porches, sun porches, pergolas, and patios tying them to the outdoors. Porches and covered entries were supported by thick square or round columns and were sometimes enclosed with windows to provide sunny, enclosed porch rooms.



IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 6.050.B, Exterior Alteration, Certificate of Appropriateness, states *“Unless otherwise exempted, no person, corporation, or other entity shall change, add to, or modify a building, structure, appurtenance, object, sign, or site in such a way as to affect its exterior appearance, if such structure is listed or identified as a Historic Landmark as described in Section 6.040 without first obtaining a Certificate of Appropriateness.”*

Finding: The structure is listed as an Eligible-Contributing historic structure in the Hobson-Flavel Historic Inventory Area and requires review by the HLC.

- B. Section 6.050.D, Exterior Alteration, Type II Certificate of Appropriateness - Administrative Review, states *“Projects that are limited in scope or minor alterations that meet the criteria below are classified as Type II Certificate of Appropriateness permits. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing before the Historic Landmarks Commission. These reviews shall be considered as a limited land use decision and shall require a public notice and opportunity for appeal in accordance with Article 9 of the Astoria Development Code.*

The Historic Preservation Officer shall review and approve the following Type II permit requests if it meets the following:

- 1. *Criteria.*
 - a. *Located on the rear or interior side yard, not adjacent to a public right-of-way, except as noted below; and/or*
 - b. *Reconstruction and/or replacement of porch and/or stairs on any*

- elevation; and/or
- c. *May result in an increase in building footprint of no more than 10%, and will not result in an increase in building envelope except for mechanical venting.”*

Section 6.050.E, Exterior Alteration, Type III Certificate of Appropriateness – Historic Landmarks Commission Review, states *“Projects that do not meet the criteria for a Type I or Type II review are classified as Type III Certificate of Appropriateness permits. Historic Design review performed by the Historic Landmarks Commission based upon the standards in the Development Code shall be considered discretionary and shall require a public hearing, notice, and opportunity for appeal in accordance with Article 9 of the Astoria Development Code.”*

Finding: The City finds that this is a Type III Certificate of Appropriateness level of review because the proposal is for the enclosure of the rear porch, 4.5' wide addition extension of the rear porch, addition of stairs on the east side of an existing single-family dwelling. The rear elevation is visible from the public right-of-way at Franklin and 7th Street and the east side is visible from Grand Avenue right-of-way. The City finds the request requires review by the HLC.

- C. Section 6.050.F, Exterior Alteration, Historic Design Review Criteria, states that *“The following standards, in compliance with the Secretary of the Interior’s Standards for Historic Preservation, shall be used to review Type II and Type III exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are intended to be used as a guide in the Historic Landmark Commission’s deliberations and/or the Historic Preservation Officer’s decision.”*
 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 single-family residence. The applicant will continue the use as a single-family residence.

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: It is not known when the porch addition was constructed and/or reconstructed to determine if it was originally on the house. The existing rear porch balustrade will remain in place on the north and west sides. The east side balustrade will be relocated to the outside edge of the new porch extension. The existing porch interior stairs will be reused, if possible, in the construction of new stairs on the east side of

the structure. The exposed roof rafter tails will remain. The City finds that the majority of original architectural features and materials are not proposed to be removed and the portions being removed are proposed to be reused in the reconfiguration.

3. Section 6.050.D.3 states *“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: No alterations are proposed to create an earlier appearance. Craftsman Bungalow style historically did have glass enclosed porches creating sun porches. The City finds this criteria is met.

4. Section 6.050.D.4, states *“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: No changed features that may have acquired historic significance are included in this application.

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.”*

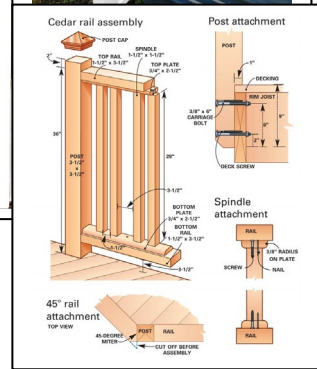
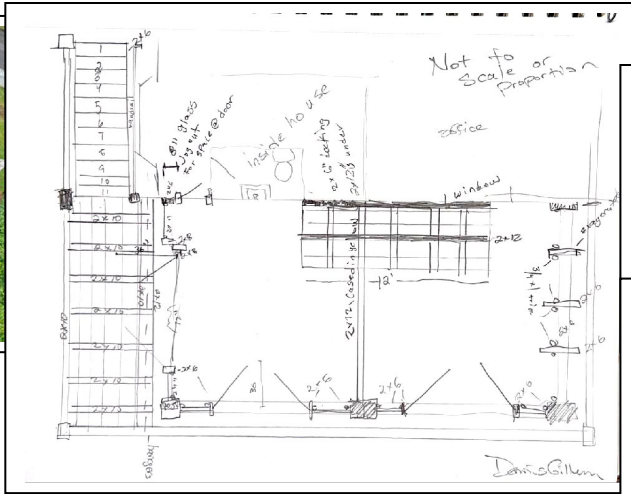
Finding: The distinctive features applicable to this request include the exposed roof rafter tails which will not be removed. The balustrade and support columns are also distinctive features of this style house. The balustrade will remain on the north and west side and the east side balustrade is proposed to be moved to the outer edge of the new extended porch if possible. New support columns, stairs, and balustrades will be constructed to match the existing features. The balustrade would be wood with upper and lower rails and vertical wood spindles. The stair handrail will end into a newel post and would not extend past the end support post (Condition #1).

Any visible wood shall be free of pressure treatment incision marks (Condition #2) or be wrapped in smooth wood to conceal the marks. Construction elements such as bolts shall be hidden such as with a fascia board (Condition #3). Balusters shall have an upper and lower rail with the spindles constructed within these rails and not attached to the exterior of the rails (Condition #4). All features shall be painted except

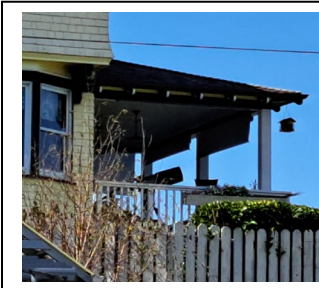
flat decking and stair treads may be left unpainted (Condition #5). The conditions shall apply for all construction.



Proposed location of porch extension and stairs on east side of house along existing walkway



The proposed French doors would be full single-lite wood doors with north and west doors swinging into the porch area and east door swinging out into the porch extension. Windows and doors are proposed to be installed with minimal support features to lessen the visual impact of the new features. The new windows and doors would be placed behind the existing balustrade and columns and will be cased with 0.75" deep x 1" wide painted wood. While the existing windows and doors have more substantial casing, the intent is to have the newer additions take a visual back seat to the existing features.



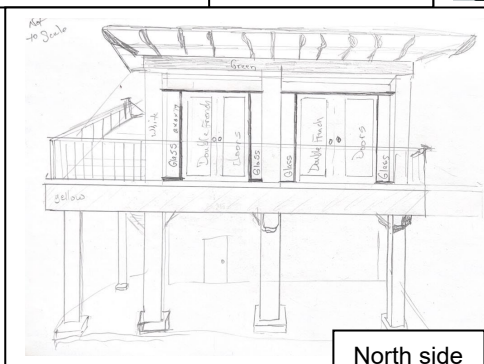
Existing windows on east side



Existing open porch with shades



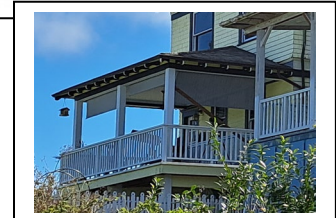
West side



North side



east side



The windows will be plain glass panes without sash. They will be installed using 2x6 studs and holding the glass panes in place with 1" wide x 0.5" deep cedar strips.

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

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 proposal is for window and door addition on an existing porch and for a 4.5' wide porch extension with new exterior stairs. When possible, existing stair and balustrade pieces that are being removed will be utilized in the expanded porch area. The porch decking will need to be replaced where the existing interior stairs are located. The decking will be 2x6 wood boards which is the same dimension and wood material as the existing decking.



The City finds that the proposed replacement materials and design shall closely match the original design and dimensions. The newer deck/porch would be of wood, painted to match the house, with support posts of wrapped pressure treated wood to match existing posts. All wood will be painted to match the existing (Condition #5).

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: No surface cleaning is 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 not be affected.

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 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.”*

Finding: The rear porch provides a good view of the Columbia River with the slope of the hillside in this neighborhood. The yard does not have a view due to the surrounding houses. With wind and rain from the north, the open porch cannot be used as often as the applicant wishes. The 4.5' porch addition would allow for exterior stairs from the porch along the east side of the house so that the interior stairway can be covered with decking increasing the useable area of the rear porch. Enclosing the porch with French doors and windows allows use of the area in all weathers and for the doors to be open when weather permits. Glass enclosed sun porches are a feature found on Bungalow style homes but the proposed design and placement behind the balustrade is more contemporary.



The house has a daylight basement, so the first floor porch is one story above grade in the rear/north elevation. The open construction with smooth wood wrapped support posts allows for the original building and construction to still be visible. The area below the porch and stairs are not proposed to be enclosed. Leaving the area below the porch open also reduces the visual impact of the porch extension. All wood is proposed to be painted to match the house.



The City finds that the proposed construction would be compatible with the size, scale, color, material, and character of the property and neighborhood with the conditions as noted.

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: No changes are proposed to the historic features of the main structure. The proposed porch extension and stairs would be attached to the exterior of the existing porch structure and not to the main house and could be easily removed in the future. The City finds the essential form and integrity of the structure would be preserved with the conditions as noted.

V. CONCLUSION AND RECOMMENDATION

If the HLC determines the request meets the applicable review criteria for approval of the request based on the application and Findings of Fact, Staff recommends the following conditions:

1. The stair handrail shall end into a newel post and shall not extend past the end support post.
2. Any visible wood shall be free of pressure treatment incision marks or shall be wrapped in smooth wood to conceal the marks.
3. Construction elements such as bolts shall be hidden such as with a fascia board.
4. Balusters shall have an upper and lower rail with the spindles constructed within these rails and not attached to the exterior of the rails.
5. All features shall be painted except flat decking and stair treads may be left unpainted.

6. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
7. The applicant shall obtain all necessary City and building permits prior to the start of construction.

Attachments:

EX24-01 application
Floor plan 3-31-24
Elevations: north side, west side, east side
Photos submitted with application
Windows-Doors Quote DK Windows
Oregon Historic Inventory Sheet
Historic SHPO
Public Notice



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT

RECEIVED
FEB 29 2024
 BY: _____

EX 24-01

Fee Paid Date 3-20-2024 By CC # ⁰²⁰⁷⁰²
FEE: \$350.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY
<25,000 Project Value

Property Address: 634 Grand Ave
 Lot 7 Block 75 Subdivision McClures
 Map T8N-R9W sec 8CC Tax Lot 7900 Zone R-2

For office use only:	
Classification: <u>Eligible-Contributing</u>	Inventory Area: <u>Hobson-Flavel HIA</u>

Applicant Name: Dennis Gillum
 Mailing Address: 634 Grand Ave
 Phone: 971-977-6497 Business Phone: _____ Email: dgillum214@gmail.com
 Property Owner's Name: Dennis Gillum
 Mailing Address: SAME
 Business Name (if applicable): _____
 Signature of Applicant: [Signature]
 Signature of Property Owner: [Signature]

Existing Construction and Proposed Alterations: Professionally and recently built of high quality back deck (in style) we want to move the stairs to the side and add windows to the deck enclosure, will add landing out to the east side shifting the handrail over APX 48" on the stair side.

For office use only:	<u>EX10-11 (12-21-12)</u>	<u>NC09-01 (11-29-10)</u>	<u>EX04-14 (2-4-09)</u>
Application Complete:	<u>4/02/24</u>	Permit Info Into D-Base:	
Labels Prepared:	<u>3/22/24</u>	Tentative HLC Meeting Date:	<u>4/16/24</u>
120 Days:	<u>7/31/24</u>		<u>RJ</u>

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.

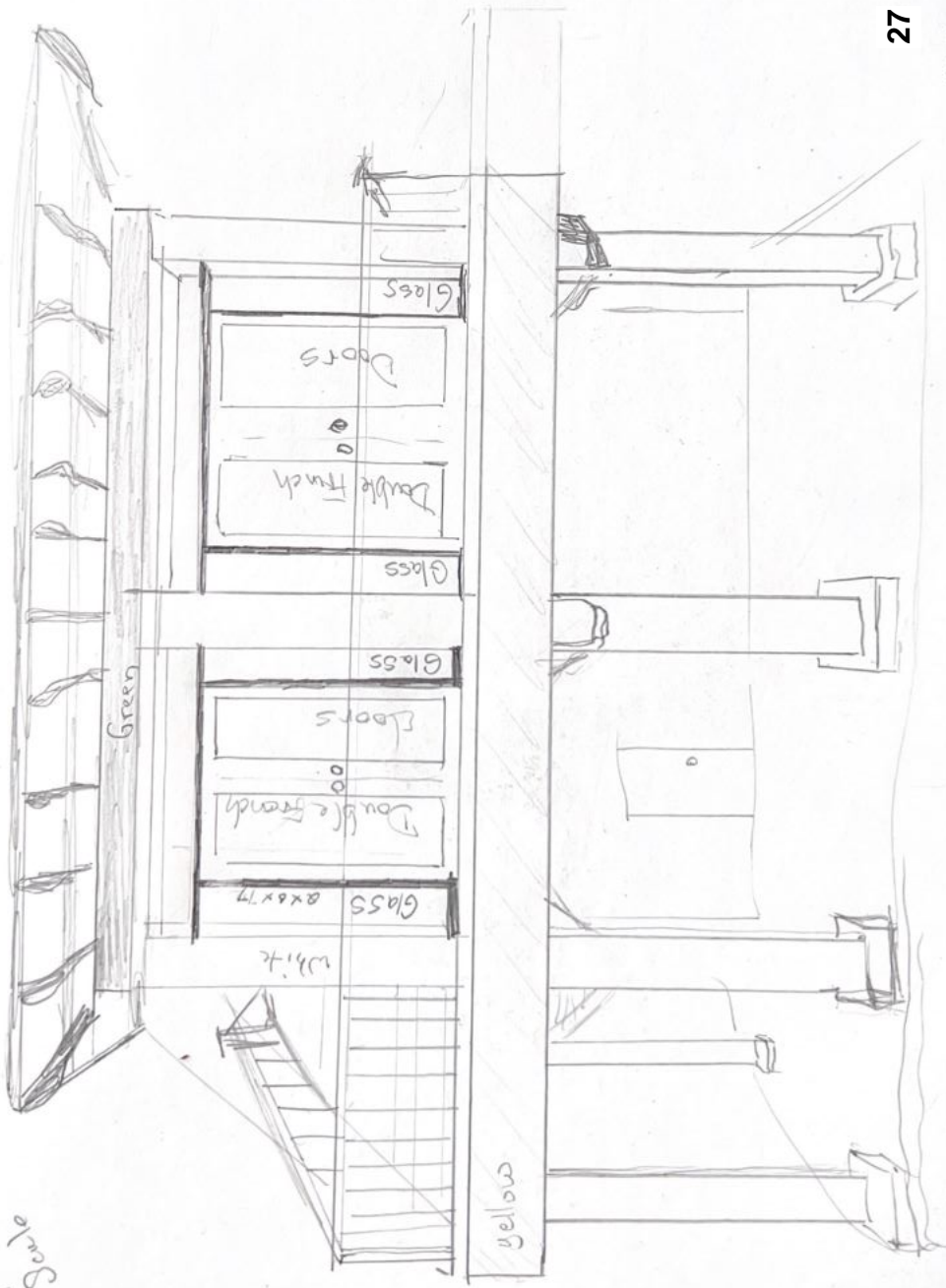
Briefly address each of the Exterior Alteration Criteria and state why this request should be approved. (Use additional sheets if necessary.):

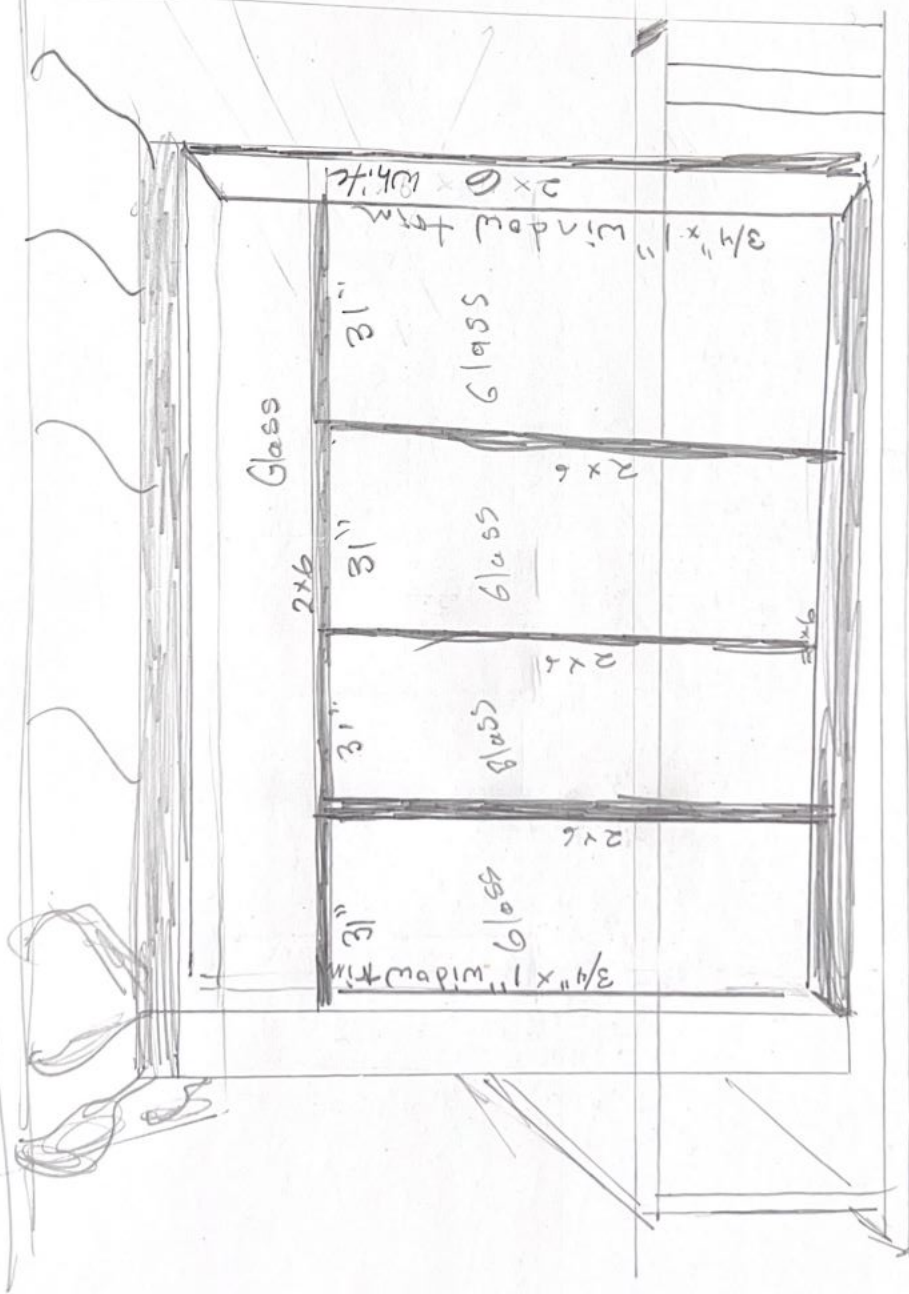
1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
We will limit changes to a minimum and
maintain the look exactly. trim, spindles,
tread depth ~~on~~ on stairset
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.
None of the original structure will be
altered.
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.
We will keep all lines straight and
windows rectangular. SAME COLORS
AND USING EXISTING MATERIALS PLUS.
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.
It is our hope that the appearance of
the home always adds to our community
pride. We will comply.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
As well as maintained to standard, not left
to rot. PAINT WORK DONE RIGHT AND ON
TIME.
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.
fully agreed. The character of the style is
our goal to maintain.

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.
No sand blasting ever
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
Our project shall be well contained to a small area
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.
adding a enclosed area is a contemporary way to increase the appearance of the rear facade
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.
These small alterations will add to the looks of the house, be well made and comply with recommendations to maintain historic contexts.

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.

of Scale





EAST SIDE



Moved Post
trim in white
casing

All around window trim
2 1/4 x 1

2x6

Glass
2x6

Glass
2x6

Double Door

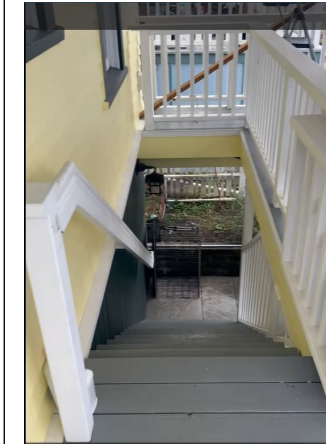
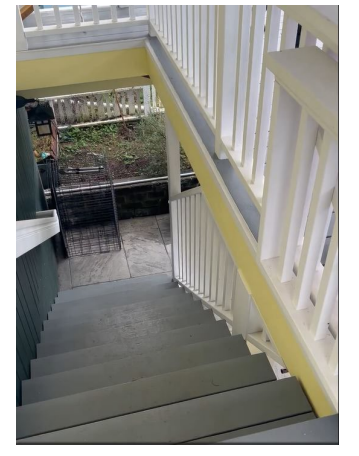
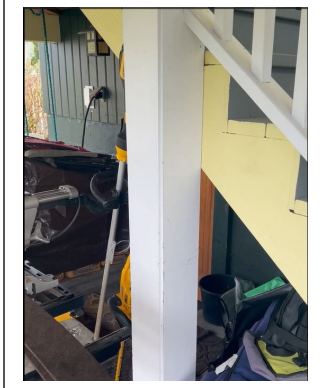
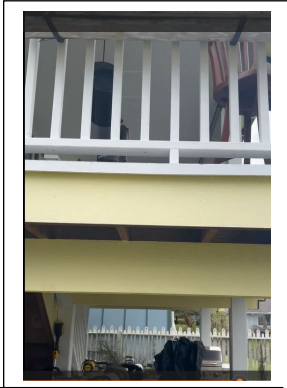
Back Door

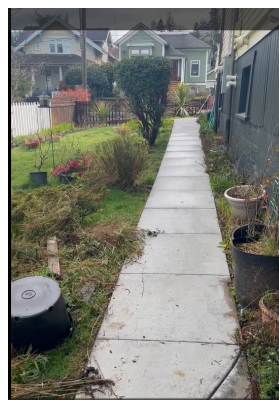
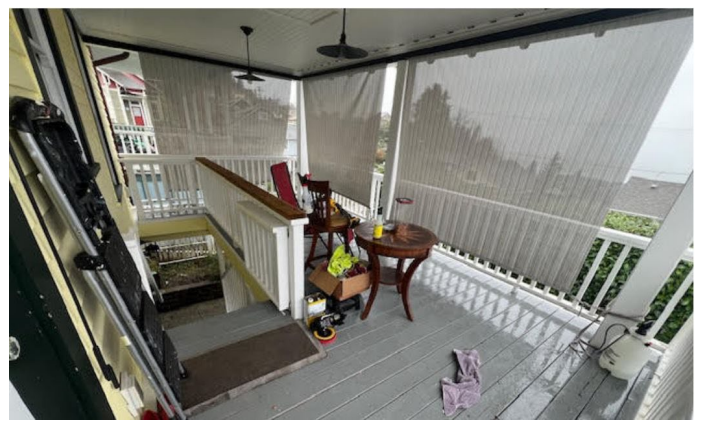
2x6

Post new

House

PHOTOS SUBMITTED WITH APPLICATION





DK Window Works, Inc.

35372 HWY 101 Business #11
Astoria, Oregon 97103

PROPOSAL

DATE	PROPOSAL #
3/15/2024	13668

Phone #	503-325-4672
---------	--------------

NAME
Dennis Gillum 634 Grand Av, Astoria Or 97103 971-977-6497

Fax #	E-mail
503-325-4830	DKWindowworks@dk-windowworks.c...

QTY	DESCRIPTION	RATE	TOTAL
2	1-3/4 R4FR7002 #7002 French and Sash Fir Wood Double Door w/Fir Astragal with US15 Satin Nickel 6'' Flush Bolts w/Clear IG Glass - Left Hand Inswing (Full Lite 1-Lite w/Ovolo Sticking) 2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) 1/4'' Radius Mortised Edge Latch Preps w/2-1/4'' Full Lip - Radius Corner Strike Prep w/Deadbolt 1'' x 2-1/4'' No Lip - Radius Corner Strike Prep Set of Ball Bearing - US15 Satin Nickel Hinges Fir Wood Frame - 4-9/16" Jamb w/No Exterior Trim Bronze Compression Weatherstrip Composite Adjustable - Mill Finish (ships with sill cover) Sill Not installed	2,580.00	5,160.00T

TOTAL

DK Window Works, Inc.

35372 HWY 101 Business #11
Astoria, Oregon 97103

PROPOSAL

DATE	PROPOSAL #
3/15/2024	13668

Phone #	503-325-4672
---------	--------------

NAME
Dennis Gillum 634 Grand Av, Astoria Or 97103 971-977-6497

Fax #	E-mail
503-325-4830	DKWindowworks@dk-windowworks.c...

QTY	DESCRIPTION	RATE	TOTAL
1	1-3/4 R4FR7002 #7002 French and Sash Fir Wood Double Door w/Fir Astragal with US15 Satin Nickel 6'' Flush Bolts w/Clear IG Glass - Left Hand Inswing (Full Lite 1-Lite w/Ovolo Sticking) 2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) 1/4'' Radius Mortised Edge Latch Preps w/2-1/4'' Full Lip - Radius Corner Strike Prep w/Deadbolt 1'' x 2-1/4'' No Lip - Radius Corner Strike Prep Set of Ball Bearing - US15 Satin Nickel Hinges Fir Wood Frame - 4-9/16" Jamb w/No Exterior Trim Bronze Compression Weatherstrip Composite Adjustable - Mill Finish (ships with sill cover) Sill Not installed	2,580.00	2,580.00T
4	31" X 74" (1/4") Clear Tempered For West wall Not installed	296.00	1,184.00T
6	24"X74" (1/4") Clear Tempered For North and East wall on sides of french doors Not Installed	228.00	1,368.00T
3	74"X 10" (1/4") Clear Tempered For over doors on North and East wall over French doors, Not installed	125.00	375.00T
	NOTE/ THESE ARE NOT INSTALLED PRICES, WE WILL DISCUSS INSTALATION PRICES AFTER ROUGH FRAMING IS COMPLETE		0.00

NOTE: PLEASE READ OVER CAREFULLY! This is a contract. Signing this proposal indicates that you have thoroughly read, understand and agree to the terms and conditions of this document. This order will not be placed until we receive this signed proposal .
Thank you.

Acceptance of proposal: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____
Date _____

Authorized signature _____
NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

TOTAL	\$10,667.00
--------------	-------------

OREGON INVENTORY OF HISTORIC PROPERTIES
ASTORIA RESOURCE SURVEY

HISTORIC NAME: Wealthea Ingalls House
COMMON NAME:
ADDRESS: 634 GRAND
OWNER: SPANGLER, LEE
ADDL: CHRISTOPHER CONNAWAY
ADDRESS: RR 1 BOX 606
ASTORIA OR 97103
T/R/S: Sec 08 T8N R9W WWM
MAP NO.: 89 08CC TAX LOT: 7900
ADD: McClures BLK: 75 LOT: 7

CITY NO: 10023000
DATE OF CONSTRUCTION: 1910
ORIGINAL USE: single family res.

PRESENT USE: single family res.

ARCH./BLDR.:
ARCHITECTURAL STYLE: classic box /
craftsman
THEME: common housing

PLAN TYPE/SHAPE: rectangular NO. OF STORIES: 2.5
FOUNDATION MATERIAL: wood skirt BASEMENT (Y/N): y
ROOF FORM & MATERIALS: bell-cast hip with hip dormer - shingles
WALL CONSTRUCTION: wood stud STRUCTURAL FRAME: wood
PRIMARY WINDOW TYPE: 1/1 double-hung in pairs
EXT SURFACING MATERIALS: clapboard 1st floor - shingle 2nd
DECORATIVE FEATURES: large classical porch columns
OTHER: carved rafter ends/leaded 1st floor porch window
CONDITION: EXCELLENT x GOOD FAIR DETERIORATED MOVED (DATE)

EXT ALTERATIONS/ADDITIONS (DATED): Porch glassed-in c.1950

NOTEWORTHY LANDSCAPE FEATURES: Simple lawn with rock garden to street

ASSOC STRUCTURES: Concrete garage attached to porch onto street
KNOWN ARCHEOLOGICAL FEATURES OF SITE:

IMMEDIATE SETTING: On crest of hill with excellent view North to river

STATEMENT OF SIGNIFICANCE (HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE, DATES, EVENTS, PERSONS, CONTEXTS): This narrow 2 story classic box was shoehorned in between the 1904 house to the west and a 1 1/2 story Gothic Vernacular dwelling (#272 Grand) which occupied the platform to the east until it disappeared about 1958. The lost structure had 2 shed additions to the rear and a wrap around porch to the south and east which lined up with the porch on the existing classic box. Wealthea S. Ingalls lived here from 1910 into the 30's. She was widow of farmer Daniel J. Ingalls who died in 1914. Dputy County Sheriff Clement c. Ingalls and engineer Eaton W. Ingalls also lived here at various times.

SOURCES: Astoria Household Directory / 1908, 1921, 1956 Sanborn / 1910, 1920, 1931
Polks Directory

NEGATIVE NO.: 013-11
SLIDE NO.:

RECORDED BY: G. Papers-Historic Dimensions
DATE: 06 May 1985

STATE INVENTORY NO. 650

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY

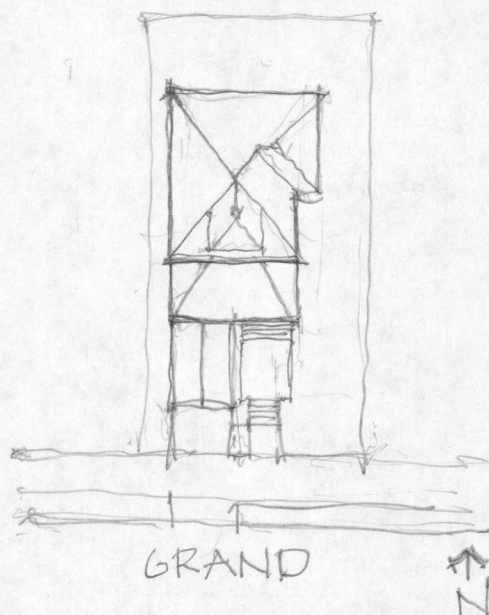
COMMON NAME:
ADDRESS: 634 GRAND

T/R/S NO.: Sec 08 T8N R9W WWM
MAP NO.: 89 08CC TAX LOT: 7900



NEGATIVE NO.: 013-11

SLIDE NO.:



GRAPHIC & PHOTO SOURCES:

STATE INVENTORY NO. 650

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	634 Grand Astoria, Clatsop County	historic name:	Ingalls, Wealthea, House
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	
		twshp/rng/sect/qtr sect:	8N 9W 8
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	2.5
elig evaluation:	eligible/contributing	total elig resources:	
prim constr date:	1910	NR Status:	
		total inelig resources:	
		date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	
second orig use:		prim style comments:	
primary style:	Bungalow (Type)	sec style comments:	
secondary style:		siding comments:	
primary siding:	Horizontal Board	architect:	
secondary siding:	Shingle	builder:	
plan type:			
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Not associated with any surveys or groupings.			
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:		Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			



CITY OF ASTORIA

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Community Development Department

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

Mail: 3-22-24
 E-Mail: 3-22-24
 Web: 3-22-24
 On-Site: 4-2-24
 Pub: 4-6-24

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 refer to page 2 of this notice.

The City of Astoria's Historic Landmarks Commission will hold a public hearing on **Tuesday, April 16, 2024 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. **Exterior Alteration Request (EX24-01)** by Dennis Gillum to reconfigure an existing rear deck and to enclose the area with windows and French doors at 634 Grand Avenue (Map T8N-R9W Section 8CC, Tax Lot 7900, Lot 7, Block 75, McClures) in the R-2 (Medium Density Residential) Zone. The site is designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Sections 2.060 - 2.095 (R-2), Articles 6 (Historic Properties) and 9 (Administrative Procedures) and Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.040 to CP.045 (Central) and CP.240 to CP.255 (Historic Preservation) are applicable to this request.
2. Exterior Alteration Request (EX24-02) by Mary MacDonald-Garner to replace the east elevation stairs with a covered porch, deck and railings and install a new door and window opening at 469 Bond (Map T8N-R9W Section 7DA, Tax Lot 6400, Lots 3, 4 and N 12 ½' of 5 and 6, Block 20, McClures) in the R-3 (High Density Residential) Zone. The site is designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Sections 2.150 - 2.185 (R-3), Articles 6 (Historic Properties) and 9 (Administrative Procedures) and Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.040 to CP.045 (Central) and CP.240 to CP.255 (Historic Preservation) are applicable to this request.
3. Exterior Alteration Request (EX24-03) by Paul Carlisle, Cecil's Pier LLC, to replace existing garage doors with aluminum full-view glass panel roll-up doors and to install a 3' x 7' aluminum full-view glass panel man door with transom on the north and south elevations at 1162-1180 Marine Dr. (Map T8N R9W Section 8CA, Tax Lot 1600, Lots 9, 10, including South .25 ac footing of the Rail Road Right-of-Way, Block 56 ½, McClures) in the C-4 (Central Commercial) and UCO (Urban Core Overlay) Zones. The site is designated as historic in the Downtown National Register Historic District. Development Code Sections 2.425 - 2.445 (C-4), 14.175 – 14.200 (UCO), Articles 6 (Historic Properties) and 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005 to CP.028 (General Provisions), CP.050 to CP.055 (Downtown) and CP.240 to CP.255 (Historic Preservation) are applicable to this request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report (posted 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

MAILED: March 22, 2024



Tiffany Taylor
City Planner

Public Hearings are held 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

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.

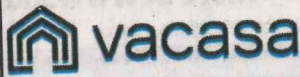
TELECONFERENCE

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](tel: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.*



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102 Public Notices

AB9709 CITY OF SEASIDE NOTICE OF PUBLIC HEARING CITY COUNCIL

Notice is hereby given that the City Council of the City of Seaside will conduct a public hearing Monday, April 22, 2024, at 6:00 PM, in the Council Chambers, at Seaside City Hall, 189 Broadway. The purpose of the hearing is to take public testimony concerning a proposal to vacate certain property in the City of Seaside. The Seaside City Council intends to vacate the following described property, in the City of Seaside, County of Clatsop, State of Oregon:

Portion of 20th Avenue that extends from N. Holladay Dr. east to the Necanicum River. That the City Manager is hereby directed to give notice as provided for in Oregon Revised Statutes, Chapter 271.

Interested persons are invited to attend the meeting and submit oral testimony in favor of or in opposition to the proposal.

You may provide public comment through (4) different methods:

In-person (meetings are held at Seaside City Hall - 989 Broadway, Seaside, OR)

Via Zoom web conference,
Via Zoom on a cellular or
landline telephone.

Written comments may be submitted via e-mail to publiccomment@cityofseaside.us or in person at Seaside City Hall (989 Broadway, Seaside, OR)

OREGON ALBACORE COMMISSION PUBLIC BUDGET HEARING

The OREGON ALBACORE COMMISSION (OAC) will hold a Budget Hearing meeting pursuant to ORS 576.416, on Wednesday, April 24, 2024 at 11:00am upon a proposed budget for operation of the Oregon Albacore Commission during FY July 1, 2024 - June 30, 2025. A public meeting will begin at 10:00am.

At this meeting, any albacore harvester in Oregon selling albacore through a first purchaser or directly to the public and any first purchaser buying albacore in Oregon has the right to be heard with respect to the proposed budget. Copies are available for inspection, under reasonable circumstances, at the Oregon Albacore Commission office.

For further information or if you wish to participate, please contact: OAC, P.O. Box 16338, Portland, OR 97292. Phone: 971-209-2030; ericka@oregonalbacore.org.

A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the OAC office at 971-209-2030.

Published: April 6, 2024

AB9710 PUBLIC NOTICE FOR SOLE SOURCE PROCUREMENT

The City of Gearhart is utilizing the Sole Source Procurement method as allowed by Oregon Revised Statute to purchase the following goods: Microclor® on-site hypochlorite generation (OSHG) system for the Gearhart water treatment facility. The vendor is PSI Water Technologies Inc.

The reason for Sole Source is due to the City of Gearhart's water treatment facility being built with patented supplies and materials by Microclor® that need to be replaced and provided by PSI Water Technologies Inc. According to the company, the Microclor® line of OSHG systems was launched by PSI Water Technologies Inc founders in 2003.

Any affected person can protest this award by delivering a written protest to the City Manager within seven (7) days from the date of the notice (City Hall, 698 Pacific Way, PO Box 2510, Gearhart, OR, 97138).

Chad Sweet
City Administrator
City of Gearhart

Published: April 6, 2024

In a hurry? Placing a classified ad is fast and easy!
Call 503-325-3211
to place your ad order today!

S F B S ' D F K D S M W Y P J C L M

M V S G M O M Z P O R D A R Z B G G B Y Y C S D :

"Y R Q Q C M D K J D S M M Z ."

Yesterday's Cryptoquip: WHEN CENSORS ARE WITHDRAWING A CONTROVERSIAL TELEVISION AD, I'D SAY THEY'RE PULLING THE PLUG.

Today's Cryptoquip Clue: Y equals B

GARAGESALES

www.dailyastorian.com

Pacific Grange Community Yard Sale

April 5, 6, 7
Fri-Sat-Sun
9am-4pm

Fantastic New Vendors!
90475 Hwy 101 Warrenton

SHOP LOCAL!

Check the Business Directory daily to utilize the local professionals advertising in The Astorian.

To place an ad in our Business Directory, call 503-325-3211.

101 Legal Notices

101 Legal Notices

AB9707 CITY OF ASTORIA NOTICE OF PUBLIC HEARING

The City of Astoria's Historic Landmarks Commission will hold a public hearing on Tuesday, April 16, 2024, in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following requests:

Exterior Alteration Request (EX24-01) by Dennis Gillum to reconfigure an existing rear deck and to enclose the area with windows and French doors at 634 Grand Avenue (Map T8N-R9W Section 8CC, Tax Lot 7900, Lot 7, Block 75, McClures) in the R-2 Zone. The site is designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Sections 2.060 - 2.095, Articles 6 and 9 and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045 and CP.240 to CP.255 are applicable to this request.

Exterior Alteration Request (EX24-02) by Mary MacDonald-Garner to replace the east elevation stairs with a covered porch, deck and railings and install a new door and window opening at 469 Bond (Map T8N-R9W Section 7DA, Tax Lot 6400, Lots 3, 4 and N 12 1/2' of 5 and 6, Block 20, McClures) in the R-3 Zone. The site is designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Sections 2.150 - 2.185, Articles 6 and 9 and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045 and CP.240 to CP.255 are applicable to this request.

Exterior Alteration Request (EX24-03) by Paul Carlisle, Cecil's Pier LLC, to replace existing garage doors with aluminum full-view glass panel roll-up doors and to install a 3' x 7' aluminum full-view glass panel man door with transom on the north and south elevations at 1162-1180 Marine Dr. (Map T8N R9W Section 8CA, Tax Lot 1600, Lots 9, 10, including South .25 ac footing of the Rail Road Right-of-Way, Block 56 1/2, McClures) in the C-4 and UCO Zones. The site is designated as historic in the Downtown National Register Historic District. Development Code Sections 2.425 - 2.445, 14.175 - 14.200, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.050 to CP.055 and CP.240 to CP.255 are applicable to this request.

For information, contact the Community Development Dept. by phone: (503) 338-5183, by email: planning@astoria.or.us or by writing to: 1095 Duane St., Astoria OR 97103. 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 Dept. 48 hours prior to the meeting at (503) 338-5183. 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

Tresa Abke, Administrative Assistant
PUBLISHED: April 6, 2024



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

Staff report date: April 9, 2024

Commission Date: April 16, 2024

To: Historic Landmarks Commission (“HLC”)

From: Tiffany Taylor, City Planner

Subject: Exterior Alteration Request (EX24-02) by Mary MacDonald-Garner to replace the east elevation stairs with a covered porch, deck and railings and to install a new window opening at 469 Bond Street.

I. SUMMARY

- A. Applicant: Mary MacDonald-Garner mandeemac@hotmail.com
P.O. Box 983
Astoria OR 97103
- B. Owner: Mary MacDonald-Garner
P.O. Box 983
Astoria OR 97103
- C. Location: 469 Bond Street; Map T8N R9W Section 7DA, Tax Lot 6400; Lots 3, 4, North 12 ½’ of 5 and 6, Block 20, McClures
- D. Zone: R-3 (High Density Residential)
- E. Proposal: To replace the east elevation stairs with a covered porch, deck and railings and to install a new window opening.
- F. 120 Days: July 15, 2024 (application deemed complete on 03/15/24)
- G. Historic: Listed on the National Register of Historic Places; Primary in the Hobson-Flavel Historic Inventory Area

II. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet of the property boundary pursuant to ADC §9.020 on March 22, 2024. Email and web publishing of the notice also occurred on March 22, 2024. On site notice was posted on April 2, 2024. A notice of public hearing was published in *The Astorian* on April 6, 2024. Any comments will be made available at the Historic Landmarks Commission meeting.

III. BACKGROUND

A. Site

The subject property is a 11,250 sq ft of land area, developed with a 3,036 sq ft single-family dwelling within the R-3 (High Density Residential) zone. The site is a corner lot at Bond and 5th Streets. It is in a prominent location and highly visible to pedestrian and vehicular traffic along Bond Street. The site's mature landscaping, along with a 2-car detached garage constructed at the property line at 5th Street, partially block views of the rear "barn" addition – the subject area of this application.

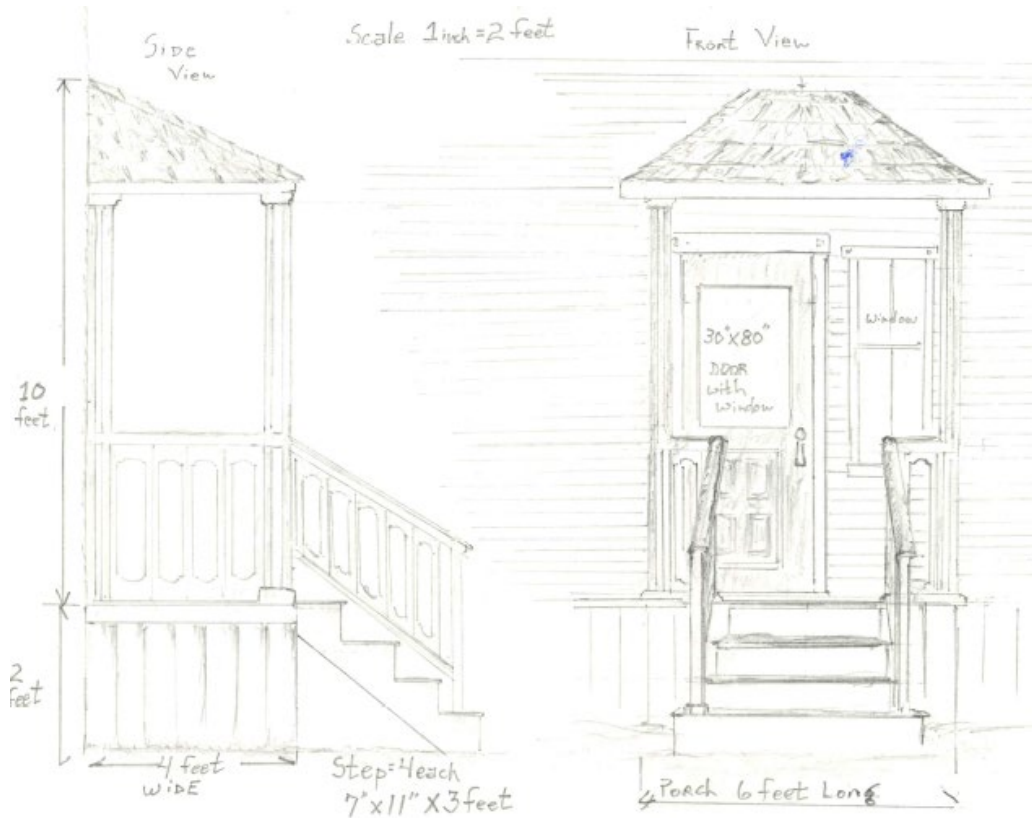
The building is known as the John Hobson House, an intact example of Stick-Style architecture with Eastlake influences. Stick-Style houses generally exhibit a strong vertical emphasis, with tall windows, multiple stories, pitched roofs and surface ornamentation. The defining feature of these houses is the stickwork.



The building was originally constructed in 1863 and was listed on the National Register of Historic Places in 1978; the first house in Astoria to receive this designation. The house has a modified T-shaped plan, with several modifications over the years. The National Register historic inventory form states that the "exterior of the house retains its original siding and decoration. When repairs must be made, both the original design and type of wood are duplicated."

B. Proposal

The applicant is proposing to replace the existing steps to the east elevation of the “barn” addition with a covered porch, small deck and railings; repair the existing wood door; and install a new window opening.



The applicant states the following reasons for the request: [1] current steps do not meet building code (no landing at top of the stairs); [2] the absence of an overhang has damaged the existing door; and [3] an added window opening will provide much needed light to the rear addition. This rear portion was originally a post frame horse stable and utility storage area, which has since been converted to additional living space.

C. Prior Approvals

- EX03-06 Remove bumped out cupboard wall on west elevation; replace two windows with doors on west elevation; add a deck and stairs on west elevation; add a window on the west elevation of rear (south) addition; and change two windows to French doors on south elevation. Approved by the HLC 03/18/2003.
- CA13-64 Reduce chimney stack height. Approved by Staff (Type I) 10/22/2013.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. ADC §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 City finds that the structure is listed on the National Register of Historic places and is designed as Primary in the Hobson-Flavel historic Inventory Area. Alterations to this Historic Landmark require a Certificate of Appropriateness. The City received an “Exterior Alteration for Historic Property” application on March 4, 2024. The criteria is met.

- B. ADC §6.050(C) states that the Historic Preservation Officer shall approve a Type I permit request:
- 1a. If there is no change in historic character, appearance or material composition from the existing structure or feature; or
 - 1b. 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
 - 1c. If the proposed alteration is required for the public safety due to an unsafe or dangerous condition; or
 - 1d. If the proposed alteration relates to signage in scale to the architectural style of the building.

Finding: The applicant is adding new features to the east elevation. The proposed alterations are significant and require review by the Historic Landmarks Commission.

- C. ADC §6.050(D) Type II Certificate of Appropriateness - Administrative Review, states, *“Projects that are limited in scope or minor alterations that meet the criteria below are classified as Type II Certificate of Appropriateness permits. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing before the Historic Landmarks Commission. These reviews shall be considered as a limited land use decision and shall require a public notice and opportunity for appeal in accordance with Article 9 of the Astoria Development Code.*

The Historic Preservation Officer shall review and approve the following Type II permit requests if it meets the following:

1. **Criteria.**
 - a. *Located on the rear or interior side yard, not adjacent to a public right-of-way, except as noted below; and/or*
 - b. *Reconstruction and/or replacement of porch and/or stairs on any*

- elevation; and/or
- c. *May result in an increase in building footprint of no more than 10%, and will not result in an increase in building envelope except for mechanical venting.”*

Finding: The City finds that the request is adjacent to the 5th Street right-of-way and is therefore a Type III level of review by the Historic Landmarks Commission.

- D. ADC §6.050(E), Type III Certificate of Appropriateness – Historic Landmarks Commission Review, states, *“Projects that do not meet the criteria for a Type I or Type II review are classified as Type III Certificate of Appropriateness permits. Historic Design review performed by the Historic Landmarks Commission based upon the standards in the Development Code shall be considered discretionary and shall require a public hearing, notice, and opportunity for appeal in accordance with Article 9 of the Astoria Development Code.”*

Finding: The City finds that the request requires a Type III level of review. The criteria is met.

- E. ADC §6.050(F) requires that the following standards shall be used to review exterior alteration requests. The standards summarized below are not intended to be an exclusive list, but are to be used as a guide in the Historic Landmark Commission's deliberations.

1. ADC §6.050(F)(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 home was constructed in 1863 as a single-family residence and the applicant is continuing the use as a single-family residence. The criteria is met.



2. ADC §6.050(F)(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.”*

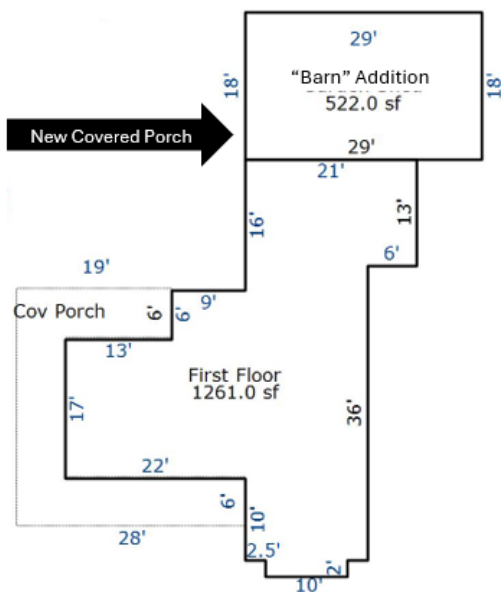
Finding: The applicant proposes to repair and refinish the existing wood door. The addition of a 1/1 double hung wood window will match the existing windows and casings on the structure. The covered porch, deck, steps and railing would be made of wood, using the same, existing design features. The proposal will not affect historic material other than the siding. Removal of distinctive architectural features is not proposed. The criteria is met.

3. ADC §6.050(F)(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: No alterations are proposed to create an earlier appearance.

4. ADC §6.050(F)(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: The conversion of the rear addition from a barn to additional living space may have acquired significance as it is unlikely that it would be used as a barn in the future. The addition of an overhang, deck and railings would offer an inviting façade to the east elevation and match the existing architectural details. A new window opening would also help connect the rear, former utility area with the residential use of the overall structure. The criteria is met.



5. Section 6.050(F)(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 stylistic features and examples of skilled craftsmanship will be treated with sensitivity. The door remains unchanged. The proposed new window opening will minimally disturb the siding. The window and door casings will match the existing material and dimensions on the house. The criteria is met.

6. Section 6.050(F)(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 applicant proposes to repair and refinish the existing wood door. The proposed alterations to the “barn” addition will not affect historic architectural features. The criteria is met.

7. Section 6.050(F)(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: No sandblasting or invasive/destructive cleaning methods have been proposed.

8. Section 6.050(F)(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 not be affected. If any archaeological resources are discovered, the applicant shall stop work and contact the City before proceeding.

9. Section 6.050(F)(9) states that *“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.”*

Size

The existing 30” x 80” door on the “barn” addition is a secondary entrance to the east elevation and the size will not be altered. The proposed new window is the same size and configuration of the existing windows on the house.



Scale

The proportions of the proposed covered porch are compatible with the structure. It will mimic the existing trim details and match the column and railing design.

Color & Materials

The proposed construction will be all wood, for both the porch and the new window. The trim and casings will match those on the existing structure. The wood will be painted to match the current color scheme.

Character of the property

The Stick-Style architectural design and Eastlake detailing will be replicated in the new covered porch and the construction will not destroy the significant features of the property. The focus remains at the main level of the dwelling, with the prominent wrap-around porch as the primary entrance. The “barn” addition is at the rear and does not detract from the character of the property. This east elevation entrance is not intended to create better access to the garden area, as well as the detached garage along 5th Street.

Finding: The proposal does not alter significant historical, architectural or cultural materials on the building. The proposed size, scale and color will be compatible with the existing historic features. To maintain the overall design, new material shall match the finishes and color of the existing material. The criteria is met.



10. Section 6.050(F)(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 proposed alterations could be removed in the future and the essential form and the integrity of the structure would be preserved. The criteria is met.

V. CONCLUSION AND RECOMMENDATION

In balance, the request meets the applicable review criteria and staff recommends approval of the request with the following conditions:

1. The use of pressure treated wood shall be free of “cleat marks” and painted to match the current color scheme.
2. The roof shingles on the covered porch shall match the color and design of the existing asphalt roof shingles.
3. The new window shall be a wood, 1/1 double-hung window with clear glass.
4. Window and door casings shall be wood and match the size and design of the existing casings.
5. Construction elements, such as bolts, shall be hidden (such as with a fascia board).
6. All wood areas of the covered porch, railing and staircase shall be painted, except the stair tread and deck landing area, which are not required to be painted (i.e., rise of the staircase=painted; run of the staircase=painting not required).
7. Structural supports and elements shall be installed within the stairs.
8. There shall be an upper and lower rail with the balusters constructed within these rails and not attached to the exterior of the rails.
9. Stairs and deck shall be skirted with painted, vertical wood to match the existing skirting.

The applicant should be aware of the following requirements:

10. If an alternative design or material is proposed, an Amendment to Existing Permit Application shall be submitted to the Planner for review.
11. Significant changes or modifications to the proposed plans, as described in this Staff Report, shall be reviewed by the Historic Landmarks Commission.
12. The applicant shall obtain all necessary City and building permits prior to the start of construction.

ATTACHED EXHIBITS

EXHIBIT 1: HISTORIC INVENTORY SHEETS for 469 BOND STREET

EXHIBIT 2: APPLICATION

EXHIBIT 3: PUBLIC NOTICE

P140369827

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY

RECEIVED **DEC 29 1977**

DATE ENTERED **FEB 17 1978**

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**



SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Hobson (John) House

AND/OR COMMON
Same

LOCATION

STREET & NUMBER
469 Bond Street

CITY, TOWN
Astoria

STATE
Oregon

VICINITY OF
41

CONGRESSIONAL DISTRICT
1st

COUNTY
Clatsop

CODE
007

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME
Marjorie Halderman

STREET & NUMBER
469 Bond Street

CITY, TOWN
Astoria

STATE
Oregon

VICINITY OF
Oregon

STATE
97103

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.
Clatsop County Courthouse

STREET & NUMBER

CITY, TOWN
Astoria

STATE
Oregon

STATE
97103

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Statewide Inventory for Historic Sites and Buildings

DATE
1970

—FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS
State Historic Preservation Office

CITY, TOWN
Salem

STATE
Oregon

STATE
97310

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The home built for banker and customs collector John Hobson near the waterfront in Astoria in 1863 is a choice, intact example of Stick Style architecture. Since its construction, it has been occupied without interruption by descendants of the original owner (Miss Halderman is the great-granddaughter of John Hobson). Moreover, it is among the three oldest residences standing in the community. It is contemporary with the Conrad Boelling House at 765 Exchange Street. Only the Captain Charles Brown House, 1337 Franklin, is earlier in date. The latter is understood to have been built in 1854.

The Hobson House is somewhat removed from the greater concentration of Astoria's best known historic building stock. It is located on the extreme northwest corner of the downtown core, at the intersection of 5th and Bond Streets.

The two-story frame house, the oldest portion of which dates from 1863, has a modified T-shaped plan. Having gabled roofs and clapboard siding, its basic outlines are plain. Its salient features consist of a veranda encompassing three sides of the original wing (stem of the "T"), superimposed projecting bays on the end of the north wing, and chequered and Stick Style decoration in the gable. Tall window openings are fitted with double-hung sash with one-over-one lights.

The house has sustained some alterations and additions. The original wing, on the east, now has a fireplace occupying the position of a former window. In addition, throughout the house five outer doors on the ground floor have been replaced by walls or French windows, and the kitchen porch on the west side was removed.

The addition of the west section of the house was made within ten years after construction of the east wing perpendicular to it, and was originally of one story. Some years later, the second floor of the west wing was added, and about this time also the original kitchen at the south end of the west addition was converted to a dining room, and a new kitchen was added behind it. The kitchen-dining area was remodeled again about twenty years ago. The early softwood floors were all replaced by hardwood floors in the 1920s.

The exterior of the house retains its original siding and decoration. When repairs must be made, both the original design and type of wood are duplicated. It should be noted that the house originally sat at grade level but was raised upon a basement in 1890. Despite regrading of streets in the waterfront section of town (where the Hobson House is located) many years ago, some of the period plant material yet remains in the surrounding yard.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Owens-Adair, Dr. Bethenia. Some of Her Life Experiences, Portland: Mann & Beach, nd, pp. 25-55.

Halderman, Bertha Emily Hobson. The Hobson Family, Oregon Pioneers of 1843, 1937 (MS); also an up-date by M. Halderman, 1969.

Letters of Reba Hobson Twelves, 1965.

(see continuation sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1/4 acre

UTM REFERENCES

A 1,0 4,3,5 4,5,2 5,1,1,5 2,7,9
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

C
 ZONE EASTING NORTHING

D
 ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

Lots 3, 4, 5, and 6 of Block 20, McClure's recorded plat of the Town of Astoria.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Marjorie Halderman

ORGANIZATION

DATE

May 13, 1977

STREET & NUMBER

469 Bond Street

TELEPHONE

325-0559

CITY OR TOWN

Astoria

STATE

Oregon 97103

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

James G. Falbot

TITLE State Historic Preservation Officer

DATE December 22, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Robert B. Retting

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE 2/17/78

MEMBER OF THE NATIONAL REGISTER

ATTEST:

Charles J. ...

DATE 2-9-78

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Hobson (John) House

FOR NPS USE ONLY

RECEIVED DEC 29 1977

DATE ENTERED

FEB 17 1978

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Newspaper clippings and documents in the family scrapbook.

Oregon Historical Quarterly.

The family Bible.

Hines, H.K. An Illustrated History of the State of Oregon. Lewis Publishing Co. 1893

History of the Pacific Northwest: Oregon and Washington. 2 volumes. (Portland:
North Pacific History Company, 1889).



Hobson (John) House
Astoria, Clatsop County, Oregon
East elevation 1977

1 of 2

Marjorie Halderman
469 Bond Street
Astoria, Oregon 97103

FEB 17 1978

DEC 29 1977

~~PROPERTY OF THE NATIONAL REGISTER~~

PROPERTY OF THE NATIONAL REGISTER



Hobson (John) House
Astoria, Clatsop County, Oregon
North elevation 1977
2 of 2

Marjorie Halderman FEB 17 1978
469 Bond Street
Astoria, Oregon 97103
DEC 29 1977

PROPERTY OF THE NATIONAL REGISTERSM

OREGON INVENTORY OF HISTORIC PROPERTIES
ASTORIA RESOURCE SURVEY

HISTORIC NAME: John Hobson House
COMMON NAME: John Hobson House
ADDRESS: 469 BOND
OWNER: HALDERMAN, MARJORIE
ADDL:
ADDRESS: 469 BOND

ASTORIA OR 97103
T/R/S: Sec 07 T8N R9W WWM
MAP NO.: 89 07DA TAX LOT: 6400
ADD: McClures BLK: 20 LOT: 3,4

CITY NO: 08003000
DATE OF CONSTRUCTION: 1863
ORIGINAL USE: single family res.

PRESENT USE: single family res.

ARCH./BLDR.:
ARCHITECTURAL STYLE: stick style/eastlake

THEME: pioneer settlmt.

PLAN TYPE/SHAPE: 'T' plan w/additions
FOUNDATION MATERIAL: woodskirting
ROOF FORM & MATERIALS: gable-composition shingle
WALL CONSTRUCTION: wood stud
PRIMARY WINDOW TYPE: 1/1 double-hung
EXT SURFACING MATERIALS: clapboard
DECORATIVE FEATURES: wrap around porch with spindlework supports
OTHER: carved gable panels-square bay to street to North
CONDITION: x EXCELLENT GOOD FAIR DETERIORATED MOVED (DATE)

NO. OF STORIES: 2.0
BASEMENT (Y/N): y
STRUCTURAL FRAME: wood

EXT ALTERATIONS/ADDITIONS (DATED): Several additions to West and South sides

NOTEWORTHY LANDSCAPE FEATURES: Hedge to North and East sides. Tall conifer to Southeast. 'Sunken' yard with many excellent period plantings
ASSOC STRUCTURES: detached two car hipped garage at street to East
KNOWN ARCHEOLOGICAL FEATURES OF SITE:

IMMEDIATE SETTING: Northeast corner of residential block

STATEMENT OF SIGNIFICANCE (HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE, DATES, EVENTS, PERSONS, CONTEXTS): John Hobson came to Oregon with his father and siblings on one of the first great wagon trains to the West in 1843. He lived on Clatsop Plains for twenty years, then cleared this land and built a fine house of Port Orford cedar in 1863. This is the present house - raised up and added to, surrounded by a half block of carefully selected and tended plants. Hobson was Customs Collector & a successful merchant, and a city leader much respected and admired. On NATIONAL REGISTER OF HISTORIC PLACES-Listed February 1978

repeat #83

SOURCES: Cumtux-vol 4, number 1-Winter 1983 / Interview: M. Halderman 15 March 1985

NEGATIVE NO.: 003-11
SLIDE NO.:

RECORDED BY: G. Papers-Historic Dimensions
DATE: 26 March 1985

STATE INVENTORY NO. ~~547~~

83

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY

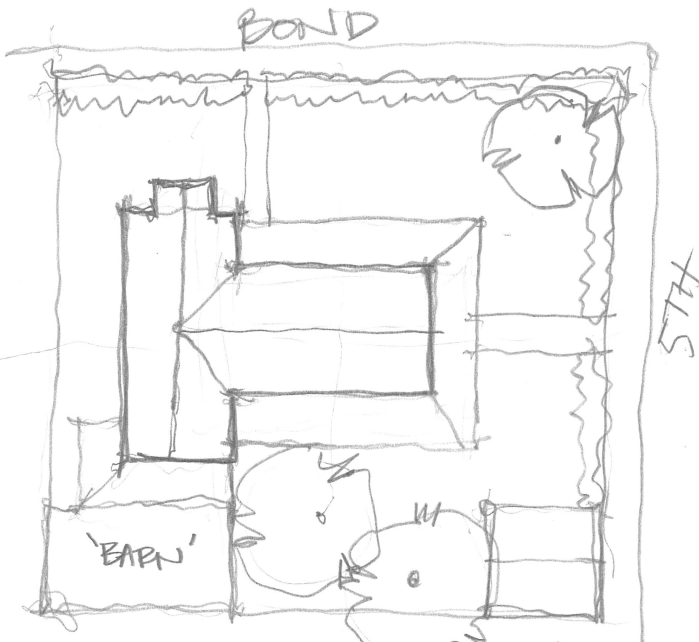
COMMON NAME: John Hobson House
ADDRESS: 469 BOND

T/R/S NO.: Sec 07 T8N R9W WWM
MAP NO.: 89 07DA TAX LOT: 6400



NEGATIVE NO.: 003-11

SLIDE NO.:



GRAPHIC & PHOTO SOURCES:

STATE INVENTORY NO. 577

83

STATE OF OREGON INVENTORY
 HISTORIC SITES AND BUILDINGS
 Oregon State Highway Department, Salem 97310

2. County Clatsop
 Town Astoria, Ore.
 Name (Common) John Hobson Home
 (Historic) (Same)
 Original Use Residence
 Present Use (Same)
 Present Owner Marjorie Halderman,
granddaughter of John Hobson
 Date 1863 Style _____
 Source of Date Marjorie Halderman
 Architect _____
 Builder John Hobson

1. Site/Structure is historically significant to: Town County State Nation

Site/Structure has historical associations with the following themes:

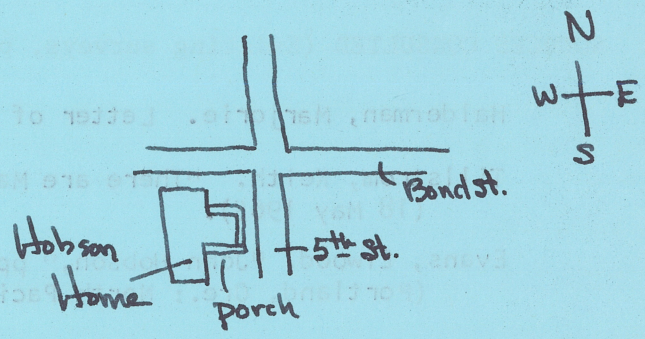
- | | |
|------------------------------|-------------------------------|
| Aboriginal man | Transportation/Communication |
| Maritime exploration | Military/Indian Affairs |
| Overland exploration | Government |
| Fur trade | Arts and Sciences |
| Missionary frontier | Religion/Philosophy |
| Oregon Trail migration | Social/Humanitarian movements |
| Mining frontier | Ethnic immigration |
| Cattlemen's empire | Travel/Recreation |
| Agriculture | Conservation |
| Commerce/Industry | |
| <u>Development town/city</u> | |
| Other _____ | |

3. CONDITION: Good Fair Poor Re-sited Altered Restored
 (Site) Open Overgrown Developed Obliterated by _____
 NEIGHBORING LAND USE: Commercial/Industrial Residential Blighted Undeveloped
 SITE ENDANGERED BY _____ ACCESSIBLE TO PUBLIC: Yes No
 On what basis _____

4. DESCRIPTION

Frame: Wood Iron Steel
 Wall cover: Rough-hewn timber
 Lap/Tongue-in-groove siding
 Brick/Stone masonry Concrete Glass
 Stories: Basement 1 2 3 Attic
 Roof: Gable Gambrel Hipped Mansard
 Dormers Cupola Tower Spire Dome
 Other _____
 Chimneys: 1 2 3 4 Stone Brick
 Interior trim:
 Paneling: Milled Carved
 Wainscot Baseboard Chair-rail
 Interior Walls: Boards Brick Plaster
 Ornament: Molded plaster Wood-carved
 Decorative painting
 Original: Fixtures Hardware Furniture
 Stairs: Central stair-hall Straight flight
 Geometric Dog-legged Double-return
 Enclosed Wood Iron
 Openings: Regular Irregular
 Attachments: Simple Porch Double Piazza
 One/Two-story portico Veranda(s)
 Side/Center ell Wing(s) Shed
 Outbuildings: Wood shed Bath/Cook house
 Smoke house Carriage house Barn
 Other _____
 Landscaping: Formal Forecourt Informal
 Date executed _____ By _____

5. LOCATION DIAGRAM (Refer to known points)



Road or Highway _____
 Street and No. 469 Bond Street
 Township 8 S Range 90 W Section 7
 Recorded by Stephen Dow Beckham
 For OCCDC & State Parks Division
 Date 1 August 1974
 Attached
 Photo: Available _____

repeat #517

PHYSICAL DESCRIPTION (Comment on original condition, alterations, and notable features)

The Hobson home is an immaculately kept, two story, wooden frame dwelling adjacent to the commercial area of downtown Astoria. The builder's granddaughter wrote on 16 April 1974:

"The house is in perfect condition. There was been some renovation, and some structural change, but nothing noticeable. On the inside, the library (the oldest part) has had a fireplace added where once there was a window. The hand moldings on the ceiling are intact. An outside door onto the porch was removed and a French window replaced (cont.)

HISTORICAL SIGNIFICANCE (Elaborate on the historical theme circled on front of form)

John Hobson, the builder of this home, was born in Derbyshire, England, in 1824. He came to America with a Mormon group in January, 1843, went to St. Louis in March, and journeyed overland to Oregon with the wagon train of that year. He settled on the Clatsop Plains where his home still stands. In 1844 he returned to the Whitman Mission for his cattle and drove them to Clatsop via Tillamook Bay. He married Diana Owens, the daughter of Thomas Owens; she was a sister of the early female physician, Bethenia Owens-Adair. John Hobson became a Collector of Customs in Astoria. Hobson's son-in-law, Halderman, later became post master of Astoria. His family was related to the prominent Fulton family of Oregon politics and medicine. John Hobson's granddaughter, Marjorie Halderman, is the present owner and occupant of the home. She is librarian at Astoria High School.

John Hobson's biography appears in Dr. Bethenia Owens-Adair's book Some of My Life's Adventures.

SOURCES CONSULTED (Existing surveys, publications, records)

Halderman, Marjorie. Letter of 16 April 1974 to Stephen Dow Beckham.

Tillstrom, Keith. "There are Many Historical Landmarks," Oregon Journal (18 May 1965).

Evans, Elwood. "John Hobson," pp. 379-80, History of the Pacific Northwest (Portland, Ore.: North Pacific History Company, 1889), vol. 2.

District-Site Boundaries _____

Approximate acreage of site _____

Location of current property title(s) _____

_____ County Assessor's Map No. _____ attached.

John Hobson Home, Astoria, Clatsop County, Ore.

Physical Description (cont.):

it. In fact at one time there were seven outside doors, and now there are two. The living room is long and narrow, 15 x 30'. It formerly was a bedroom, toward the bay window (street) side and a sitting room. My mother removed the intervening wall. The fireplace in that room was faced with marble which my mother took out and replaced with brick, later with paneled wood. The small dining room is divided from the living room by an arch. Originally there was a wall and door. This dining room was the original kitchen. The kitchen itself was added sometime later, but long ago. A porch outside the dining room, with three doors opening onto it was removed when I was a girl. It was used as a service entrance to the kitchen and for drying clothes. The original large woodshed is still in the back of the house, and includes a little fruit room and a large redwood cupboards with drawers originally in the downstairs bedroom.

Upstairs over the library, were two very small rooms. My mother removed the wall between and made a goodsized bedroom out of it. A small bathroom was added to that part of the upstairs, and sits on the porch roof, since there was no space to build it inside.

The upstairs hall is quite large and leads to two other large bedrooms which were added apparently after the living room below was finished. It was a sort of loft for awhile. But these rooms have never been changed.

Where the large bathroom is was once a large bedroom for the boys in the first family. There is a backstairway curved at the bottom leading to the pantry and kitchen. This was divided into two rooms, the bathroom and a sewing room.

The gingerbread porch on three sides of the house is unchanged. And the general appearance of the house from the outside. The property was a half-block and is now a quarter block. As I stated in my talk, the property was filled in early had had a sloping lawn down toward the beach at one time. I only remember it as it is now.

The original shingle room (cedar) lasted sixty years. It was replaced with cedar shingles until it became hard to find good shingles and there is a composition roof on it now. The same siding is on the house as when it was built.

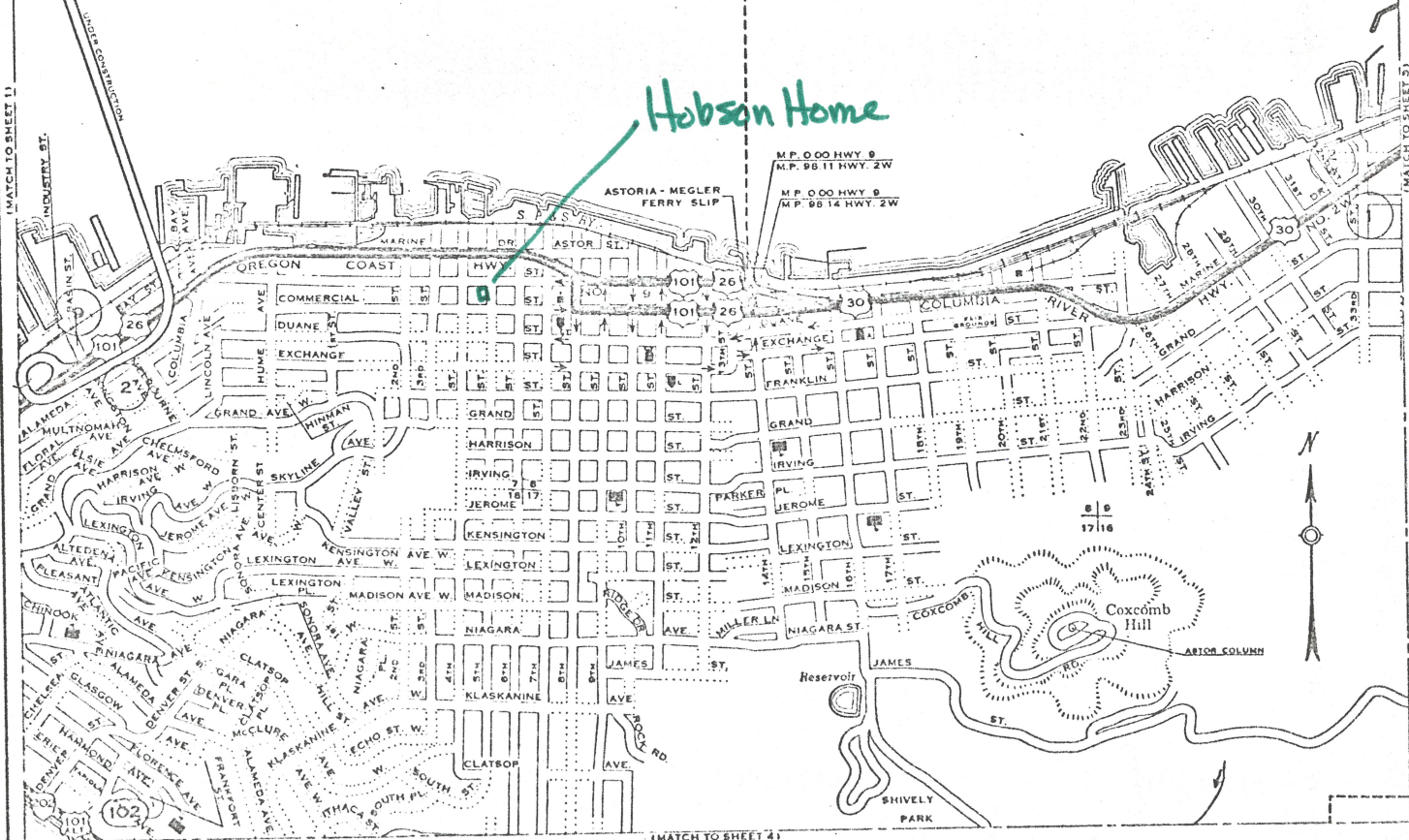
A two car garage was built about 1920, I guess, and sits on one corner of the property. It is not attached to the house.



COLUMBIA

RIVER

Hobson Home



601

HIGHWAY CLASSIFICATION

	State (S.2)	Federal (Green)
PRIMARY		
SECONDARY		
OTHER	CO.	N.F.D.

SIGNED ROUTES

INTERSTATE	
U.S.	
ORE.	

LEGEND

- Post Office
- School
- R. R. Depot
- Public Bldg.
- City Hall
- Court House
- Armory
- Library
- Street open for travel
- Street dedicated but not open.
- City Limits.

ASTORIA

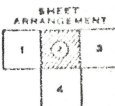
CLATSOP COUNTY, OREGON

PREPARED BY THE OREGON STATE HIGHWAY DEPARTMENT

IN COOPERATION WITH THE U.S. DEPARTMENT OF COMMERCE BUREAU OF PUBLIC ROADS

Population 10,500
Scale in Feet

Revised February 1966



SHEET 2 OF 4 SHEETS



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT

RECEIVED
MAR 04 2024
BY: _____

EX 24-02

Fee Paid Date 3-13-2024 By check # 3200
FEE: \$350.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY
<25,000 Project Value

Property Address: 469 Bond St., Astoria, OR 97103

Lot 3,4 N 12 1/2' LT 5,6 Block 20 Subdivision McClures

Map T8N-R9W sec. 7DA Tax Lot 6400 Zone R-3

For office use only:	
Classification:	<u>National Register of Historic Places</u> <u>Primary</u> <u>Hobson House</u>
Inventory Area:	<u>Hobson-Flavel H1A</u>

Applicant Name: Mary MacDonald-Garner

Mailing Address: PO Box 983, Astoria, OR 97103

Phone: 503-791-2124 Business Phone: 503-486-7079 Email: mandeemac@hotmail.com

Property Owner's Name: Mary MacDonald-Garner

Mailing Address: PO Box 983, Astoria, OR 97103

Business Name (if applicable): _____

Signature of Applicant: Mary MacDonald-Garner

Signature of Property Owner: Mary MacDonald-Garner

Existing Construction and Proposed Alterations: Replacing existing wood door with similar wood door. Add a double hung sash wood window to the R side of door. It will match windows throughout house. Build a small porch with railing and overhang that will mirror the existing historical wrap around porch already on the house

For office use only: EX03-06(3-18-03)			
Application Complete:	<u>3/15/24</u>	Permit Info Into D-Base:	<u>3/4/24</u>
Labels Prepared:	<u>3/15/24</u>	Tentative HLC Meeting Date:	<u>April 16, 2024</u>
120 Days:	<u>7/15/24</u>		

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.
I am not trying to change the historical look of the house only to enhance the look with a period looking porch and window to let in more light.
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.
The alterations that are planned are adding a small porch and replacing steps to the existing side door. Adding a double hung window (match the ones on the house)
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.
I totally agree. That is why the porch that I want to build and the existing wrap around porch will mirror each other.
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.
I agree and plan on not making any structural changes to the house.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
The alterations include enlarging entryway to already existing door and adding a double hung window. It is going to mirror the wrap around porch in its trim and decoration.
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.
The wood steps have deteriorated and need complete rebuild with the required threshold (porch/deck) and railing and overhead. Steps will be wood risers.

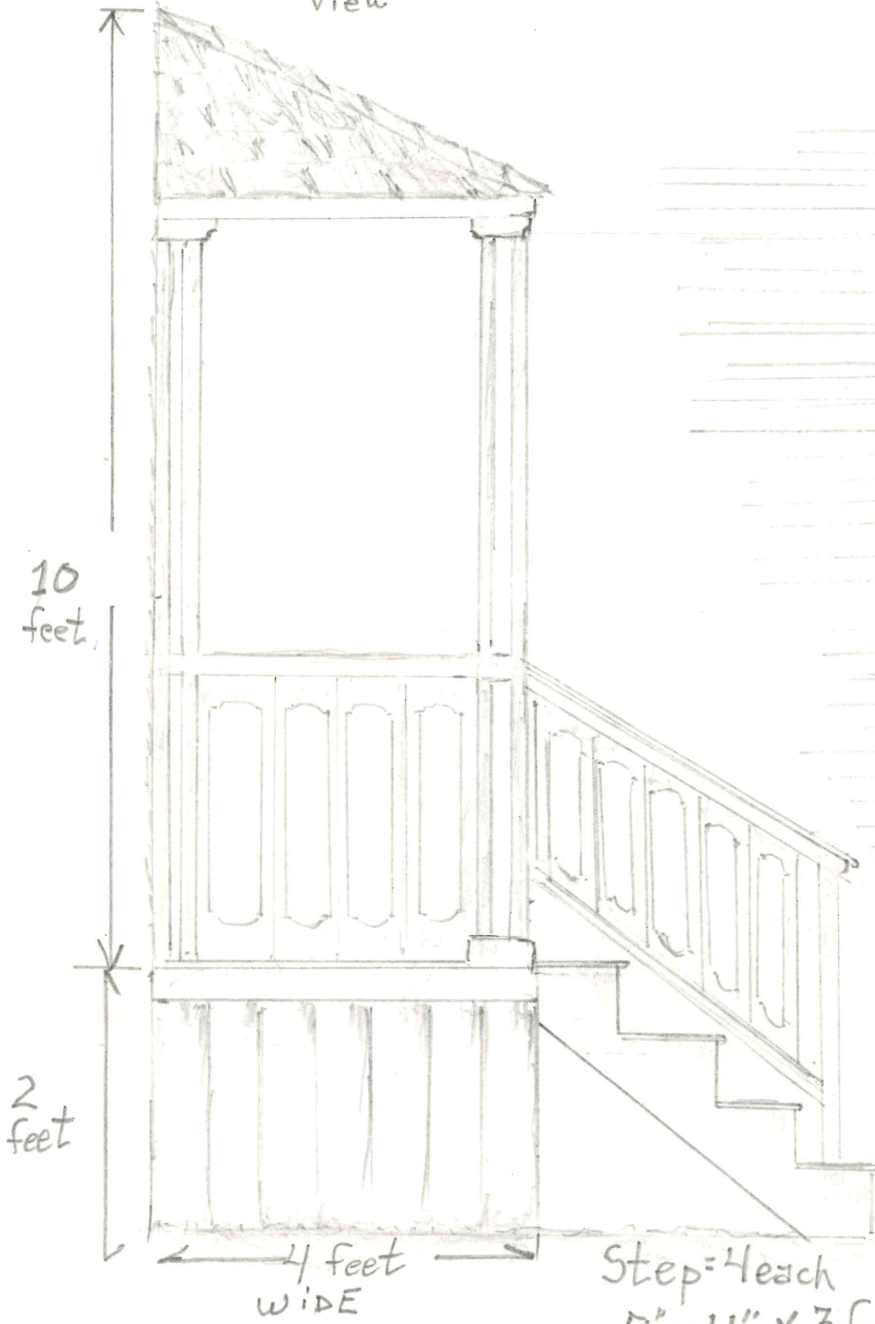
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
The area will be hand cleaned with non abrasive cleaner
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
Yes this addition will fit in the antique look of the home
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.
I will only use wood doors and wood windows that are double wash. No contemporary materials will be used.
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.
Yes I agree the porch will be able to be removed if in the future someone decides they don't want or need it.

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.

Scale 1 inch = 2 feet

Side View

Front View



10 feet

2 feet

4 feet wide

Step = 4 each
7' x 11" x 3 feet



30" x 80"
DOOR
with
window

Window

4 Porch 6 feet Long

469 Bond

On site photos (provided by the applicant)

From: Mary MacDonald <mandeemac@hotmail.com>

Sent: Friday, March 15, 2024 10:27 AM

To: Planning <planning@astoria.or.us>

Subject: Door and porch

If I have sent this already, I apologize. My son has the door and is recaulking and refinishing it. The steps are not safe, this is the reason for adding a porch.

Mary MacDonald-Garner



From: Mary MacDonald <mandeemac@hotmail.com>

Sent: Thursday, March 14, 2024 4:45 PM

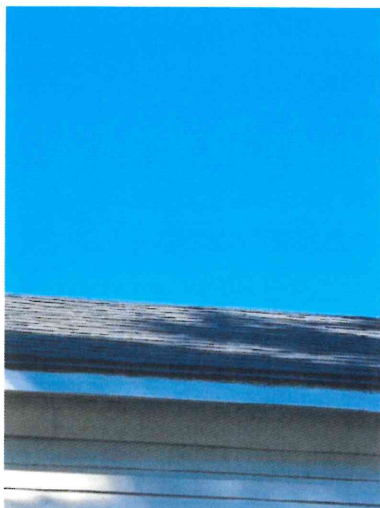
To: Planning <planning@astoria.or.us>

Subject: Roof is charcoal gray

The roof was installed in 2017 by Beeline Roofing.

Mary MacDonald-Garner

791-2124



From: Mary MacDonald <mandeemac@hotmail.com>

Sent: Thursday, March 14, 2024 4:41 PM

To: Planning <planning@astoria.or.us>

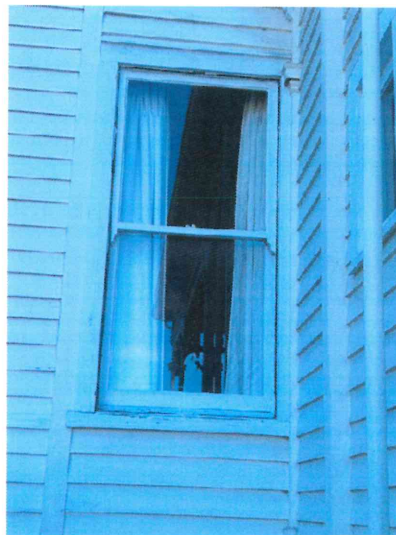
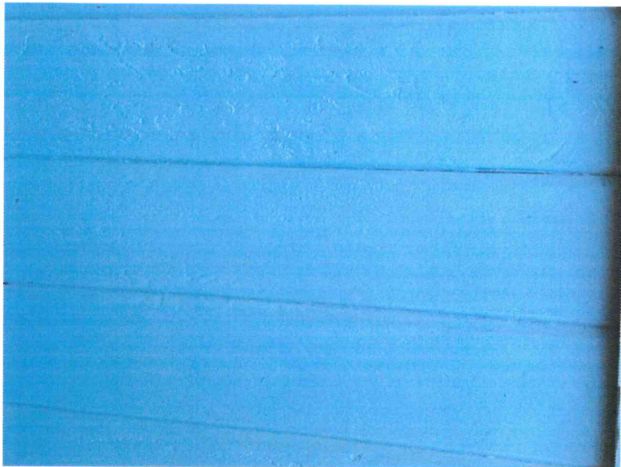
Subject: Skirting and window

The window measures from the inside 32 5/8 w and 67 1/2 h. I couldn't measure the outside without climbing a ladder 😊.
Please ket me know what else is needed.

Mary MacDonald-Garner

469 Bond St

791-2124



From: Mary MacDonald <mandeemac@hotmail.com>

Sent: Monday, March 4, 2024 9:35 AM

To: Planning <planning@astoria.or.us>

Subject: Pictures

These pictures were taken from the wrap around porch. I wanted you to see we are going to mirror the new porch so it looks like the wrap around trim etc.

Thank you,

Mary MacDonald-Garner

469 Bond St

Astoria, Or 97103





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

Mail: 3-22-24
 E-Mail: 3-22-24
 Web: 3-22-24
 On-Site: 4-2-24
 Pub: 4-6-24

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 refer to page 2 of this notice.

The City of Astoria's Historic Landmarks Commission will hold a public hearing on **Tuesday, April 16, 2024 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. Exterior Alteration Request (EX24-01) by Dennis Gillum to reconfigure an existing rear deck and to enclose the area with windows and French doors at 634 Grand Avenue (Map T8N-R9W Section 8CC, Tax Lot 7900, Lot 7, Block 75, McClures) in the R-2 (Medium Density Residential) Zone. The site is designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Sections 2.060 - 2.095 (R-2), Articles 6 (Historic Properties) and 9 (Administrative Procedures) and Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.040 to CP.045 (Central) and CP.240 to CP.255 (Historic Preservation) are applicable to this request.
2. Exterior Alteration Request (EX24-02) by Mary MacDonald-Garner to replace the east elevation stairs with a covered porch, deck and railings and install a new door and window opening at 469 Bond (Map T8N-R9W Section 7DA, Tax Lot 6400, Lots 3, 4 and N 12 ½' of 5 and 6, Block 20, McClures) in the R-3 (High Density Residential) Zone. The site is designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Sections 2.150 - 2.185 (R-3), Articles 6 (Historic Properties) and 9 (Administrative Procedures) and Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.040 to CP.045 (Central) and CP.240 to CP.255 (Historic Preservation) are applicable to this request.
3. Exterior Alteration Request (EX24-03) by Paul Carlisle, Cecil's Pier LLC, to replace existing garage doors with aluminum full-view glass panel roll-up doors and to install a 3' x 7' aluminum full-view glass panel man door with transom on the north and south elevations at 1162-1180 Marine Dr. (Map T8N R9W Section 8CA, Tax Lot 1600, Lots 9, 10, including South .25 ac footing of the Rail Road Right-of-Way, Block 56 ½, McClures) in the C-4 (Central Commercial) and UCO (Urban Core Overlay) Zones. The site is designated as historic in the Downtown National Register Historic District. Development Code Sections 2.425 - 2.445 (C-4), 14.175 - 14.200 (UCO), Articles 6 (Historic Properties) and 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005 to CP.028 (General Provisions), CP.050 to CP.055 (Downtown) and CP.240 to CP.255 (Historic Preservation) are applicable to this request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report (posted 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

MAILED: March 22, 2024



Tiffany Taylor
City Planner

Public Hearings are held 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

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

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](tel: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.*



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102 Public Notices

AB9709 CITY OF SEASIDE NOTICE OF PUBLIC HEARING CITY COUNCIL

Notice is hereby given that the City Council of the City of Seaside will conduct a public hearing Monday, April 22, 2024, at 6:00 PM, in the Council Chambers, at Seaside City Hall, 189 Broadway. The purpose of the hearing is to take public testimony concerning a proposal to vacate certain property in the City of Seaside. The Seaside City Council intends to vacate the following described property, in the City of Seaside, County of Clatsop, State of Oregon:

Portion of 20th Avenue that extends from N. Holladay Dr. east to the Necanicum River. That the City Manager is hereby directed to give notice as provided for in Oregon Revised Statutes, Chapter 271.

Interested persons are invited to attend the meeting and submit oral testimony in favor of or in opposition to the proposal.

You may provide public comment through (4) different methods:

In-person (meetings are held at Seaside City Hall - 989 Broadway, Seaside, OR)

Via Zoom web conference,
Via Zoom on a cellular or
landline telephone.

Written comments may be submitted via e-mail to publiccomment@cityofseaside.us or in person at Seaside City Hall (989 Broadway, Seaside, OR)

OREGON ALBACORE COMMISSION PUBLIC BUDGET HEARING

The OREGON ALBACORE COMMISSION (OAC) will hold a Budget Hearing meeting pursuant to ORS 576.416, on Wednesday, April 24, 2024 at 11:00am upon a proposed budget for operation of the Oregon Albacore Commission during FY July 1, 2024 - June 30, 2025. A public meeting will begin at 10:00am.

At this meeting, any albacore harvester in Oregon selling albacore through a first purchaser or directly to the public and any first purchaser buying albacore in Oregon has the right to be heard with respect to the proposed budget. Copies are available for inspection, under reasonable circumstances, at the Oregon Albacore Commission office.

For further information or if you wish to participate, please contact: OAC, P.O. Box 16338, Portland, OR 97292. Phone: 971-209-2030; ericka@oregonalbacore.org.

A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the OAC office at 971-209-2030.

Published: April 6, 2024

AB9710 PUBLIC NOTICE FOR SOLE SOURCE PROCUREMENT

The City of Gearhart is utilizing the Sole Source Procurement method as allowed by Oregon Revised Statute to purchase the following goods: Microclor® on-site hypochlorite generation (OSHG) system for the Gearhart water treatment facility. The vendor is PSI Water Technologies Inc.

The reason for Sole Source is due to the City of Gearhart's water treatment facility being built with patented supplies and materials by Microclor® that need to be replaced and provided by PSI Water Technologies Inc. According to the company, the Microclor® line of OSHG systems was launched by PSI Water Technologies Inc founders in 2003.

Any affected person can protest this award by delivering a written protest to the City Manager within seven (7) days from the date of the notice (City Hall, 698 Pacific Way, PO Box 2510, Gearhart, OR, 97138).

Chad Sweet
City Administrator
City of Gearhart

Published: April 6, 2024

In a hurry? Placing a classified ad is fast and easy!
Call 503-325-3211
to place your ad order today!

S F B S ' D F K D S M W Y P J C L M

M V S G M O M Z P O R D A R Z B G G B Y Y C S D :

"Y R Q Q C M D K J D S M M Z ."

Yesterday's Cryptoquip: WHEN CENSORS ARE WITHDRAWING A CONTROVERSIAL TELEVISION AD, I'D SAY THEY'RE PULLING THE PLUG.

Today's Cryptoquip Clue: Y equals B

GARAGESALES

www.dailystorian.com

Pacific Grange Community Yard Sale

April 5, 6, 7
Fri-Sat-Sun
9am-4pm

Fantastic New Vendors!
90475 Hwy 101 Warrenton

SHOP LOCAL!

Check the Business Directory daily to utilize the local professionals advertising in The Astorian. To place an ad in our Business Directory, call 503-325-3211.

101 Legal Notices

101 Legal Notices

AB9707 CITY OF ASTORIA NOTICE OF PUBLIC HEARING

The City of Astoria's Historic Landmarks Commission will hold a public hearing on Tuesday, April 16, 2024, in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following requests:

Exterior Alteration Request (EX24-01) by Dennis Gillum to reconfigure an existing rear deck and to enclose the area with windows and French doors at 634 Grand Avenue (Map T8N-R9W Section 8CC, Tax Lot 7900, Lot 7, Block 75, McClures) in the R-2 Zone. The site is designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Sections 2.060 - 2.095, Articles 6 and 9 and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045 and CP.240 to CP.255 are applicable to this request.

Exterior Alteration Request (EX24-02) by Mary MacDonald-Garner to replace the east elevation stairs with a covered porch, deck and railings and install a new door and window opening at 469 Bond (Map T8N-R9W Section 7DA, Tax Lot 6400, Lots 3, 4 and N 12 1/2' of 5 and 6, Block 20, McClures) in the R-3 Zone. The site is designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Sections 2.150 - 2.185, Articles 6 and 9 and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045 and CP.240 to CP.255 are applicable to this request.

Exterior Alteration Request (EX24-03) by Paul Carlisle, Cecil's Pier LLC, to replace existing garage doors with aluminum full-view glass panel roll-up doors and to install a 3' x 7' aluminum full-view glass panel man door with transom on the north and south elevations at 1162-1180 Marine Dr. (Map T8N R9W Section 8CA, Tax Lot 1600, Lots 9, 10, including South .25 ac footing of the Rail Road Right-of-Way, Block 56 1/2, McClures) in the C-4 and UCO Zones. The site is designated as historic in the Downtown National Register Historic District. Development Code Sections 2.425 - 2.445, 14.175 - 14.200, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.050 to CP.055 and CP.240 to CP.255 are applicable to this request.

For information, contact the Community Development Dept. by phone: (503) 338-5183, by email: planning@astoria.or.us or by writing to: 1095 Duane St., Astoria OR 97103. 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 Dept. 48 hours prior to the meeting at (503) 338-5183. 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

Tresa Abke, Administrative Assistant
PUBLISHED: April 6, 2024

II. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet of the property boundary pursuant to ADC §9.020 on March 22, 2024. Email and web publishing of the notice also occurred on March 22, 2024. On site notice was posted on April 2, 2024. A notice of public hearing was published in *The Astorian* on April 6, 2024. Any comments will be made available at the Historic Landmarks Commission meeting.

III. BACKGROUND

A. Site

The subject property is 10,133 square feet of land area within the C-4 (Central Commercial) and Urban Cover Overlay (OCO) zones. The site is located on the north side of Marine Dr. between the Food Hub (formerly Sears) and the Astoria Brewing Company. It is in a prominent location and highly visible from Marine Drive (south side), as well as the River Walk (north side). Astoria Vintage Hardware was its most recent tenant. The applicant currently has a professional office in a portion of the building with the north side of the building available for rent. The south side appears to operate a 2nd hand retail store at 1162 Marine and storage for appliances at 1180 Marine (which would be in violation of allowable uses for a storefront in the Downtown Area).




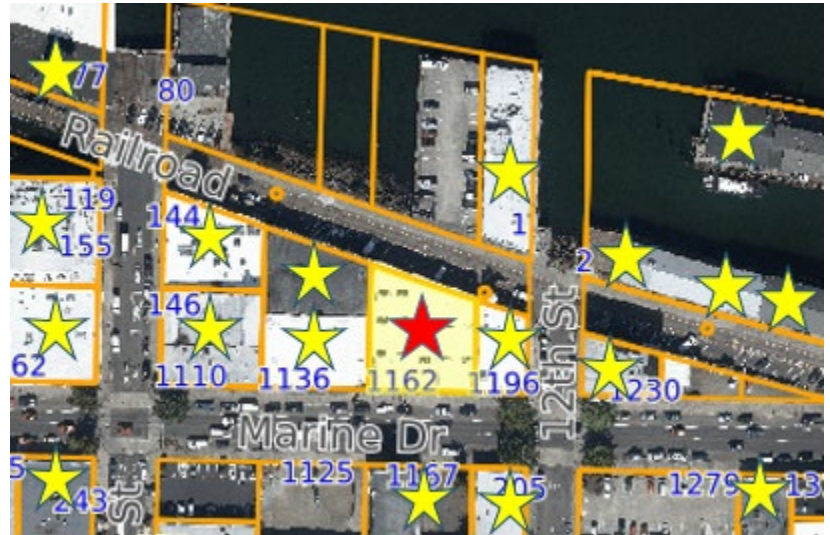
The building is known as the Maki Building, an Art Moderne style structure. The building was originally constructed for the Maki Supply Company in 1946. The west half of the building contained an agricultural machinery and parts sales room, a garage for auto repair and the sale of gas and oil. The east half of the building contained a feed and seed store and warehouse. The historic inventory sheet states that historic significance of the building is “its rarity of Art Moderne in Astoria, its style, quality of design and retention of original fabric.”

The Art Moderne design style is characterized by horizontal elements, flat roofs, glass blocks, smooth walls, asymmetrical façade, small coping ledge at roof, horizontal grooves or lines in walls and curved features. Multi-paned windows are common.

B. The Neighborhood

The site is surrounded by commercial development in the core of the downtown business district.

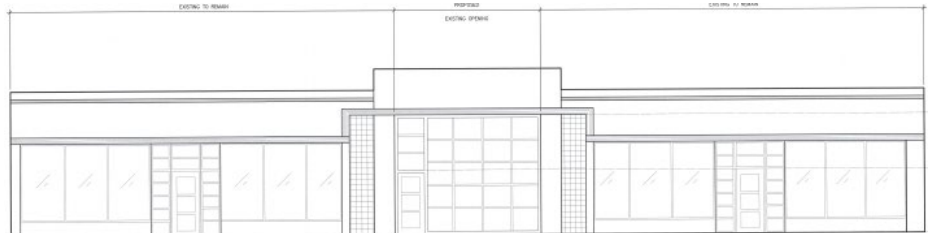
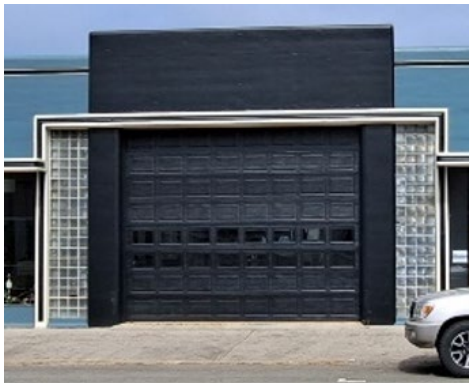
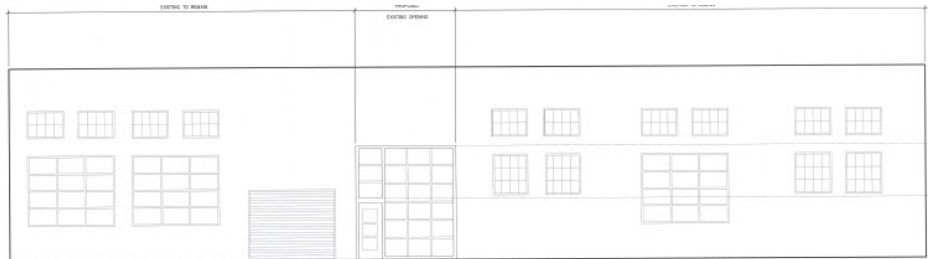
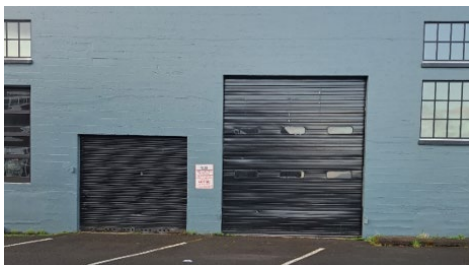
Many of the structures in this neighborhood are designated as Historic in the Downtown National Register Historic District, as indicated by the  symbol.



C. Proposal

The applicant is proposing to replace the existing metal garage doors on the north and south elevations of the building with aluminum full-view glass panel roll-up doors, to include a 3' x 7' aluminum full-view 3-panel man door with custom 3-lite transom to match the grid design and proportions of the roll-up doors. No change is proposed to the size of the existing openings.

North – faces Riverwalk



South – faces Marine Dr

D. Prior Approvals

- EX22-02 Replace three wood garage doors with aluminum full-view glass panel roll up doors. Approved by the HLC 4/19/22.
- DR22-03 Replace three wood garage doors with aluminum full-view glass panel roll up doors. Approved by the DRC 5/5/22.
- CA21-41 Replace 14 steel multi-lite rear windows with Milgard aluminum windows. Approved by staff (Type I) 11/10/21.
- EX03-12 Replace windows and roll-up doors. Approved by the HLC 7/15/2003.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. ADC §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 City finds that the structure is listed as Secondary in the Downtown National Register Historic District and therefore is considered a Historic Landmark. Alterations to this Historic Landmark require a Certificate of Appropriateness. The City received an “Exterior Alteration for Historic Property” application on March 12, 2024. The criteria is met.

- B. ADC §6.050(C) states that the Historic Preservation Officer shall approve a Type I permit request:
- 1a. If there is no change in historic character, appearance or material composition from the existing structure or feature; or
 - 1b. 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
 - 1c. If the proposed alteration is required for the public safety due to an unsafe or dangerous condition; or
 - 1d. If the proposed alteration relates to signage in scale to the architectural style of the building.

Finding: The applicant is changing the material, design and configuration of the existing garage doors. The proposed alterations are significant and require review by the Historic Landmarks Commission. The criteria is met.

- C. ADC §6.050(D) Type II Certificate of Appropriateness - Administrative Review, states, *“Projects that are limited in scope or minor alterations that meet the*

criteria below are classified as Type II Certificate of Appropriateness permits. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing before the Historic Landmarks Commission. These reviews shall be considered as a limited land use decision and shall require a public notice and opportunity for appeal in accordance with Article 9 of the Astoria Development Code.

The Historic Preservation Officer shall review and approve the following Type II permit requests if it meets the following:

1. *Criteria.*
 - a. *Located on the rear or interior side yard, not adjacent to a public right-of-way, except as noted below; and/or*
 - b. *Reconstruction and/or replacement of porch and/or stairs on any elevation; and/or*
 - c. *May result in an increase in building footprint of no more than 10%, and will not result in an increase in building envelope except for mechanical venting.”*

Finding: The City finds that the request to replace garage doors adjacent to a right-of-way is a Type III level of review by the Historic Landmarks Commission.

- D. ADC §6.050(E), Type III Certificate of Appropriateness – Historic Landmarks Commission Review, states, *“Projects that do not meet the criteria for a Type I or Type II review are classified as Type III Certificate of Appropriateness permits. Historic Design review performed by the Historic Landmarks Commission based upon the standards in the Development Code shall be considered discretionary and shall require a public hearing, notice, and opportunity for appeal in accordance with Article 9 of the Astoria Development Code.”*

Finding: The City finds that the request requires a Type III level of review. The criteria is met.

Historic Review – Article 6

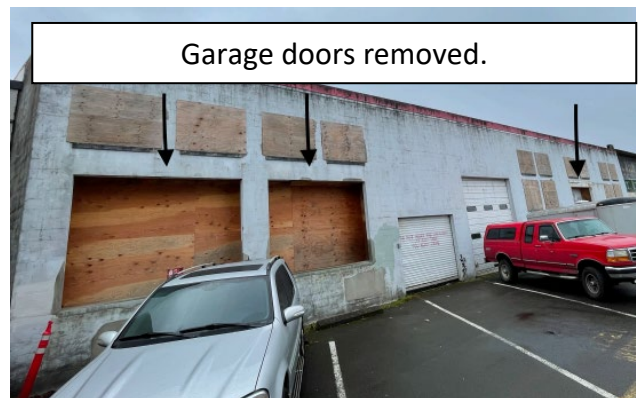
- E. ADC §6.050(F) requires that the following standards shall be used to review exterior alteration requests. The standards summarized below are not intended to be an exclusive list, but are to be used as a guide in the Historic Landmark Commission’s deliberations.
1. ADC §6.050(F)(1) states that *“every 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 current building was constructed in 1946, specifically for use as a garage, machinery and parts retail space, auto repair, feed store and warehouse. With the location between Marine Drive and the River Walk,

use as a garage and/or auto repair are not feasible. Commercial uses have changed over time. The proposed alterations will allow better access for the building's retail use and create a more engaging connection to the River Walk. The requested alteration allows continuation of reuse of the building. The criteria is met.

- ADC §6.050(F)(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 existing metal garage doors are in poor condition, and as reported by the applicant, at times inoperable. The metal doors are not original and the main character of the building will not be heavily altered. The applicant would like to maintain building security, as well as weatherization and protection from the elements. The north façade was once the “rear” of the building; however, with the development of the River Walk, the north façade is now highly visible. The north side of the building will have better continuity and allow access for the proposed internal use of the site. The proposed doors are similar to the existing as they will roll up and have divided lites. The criteria is met.

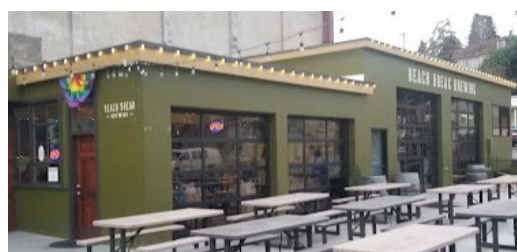


3. ADC §6.050(F)(3) states that *“all buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.”*

Finding: No alterations are proposed to create an earlier appearance.

4. ADC §6.050(F)(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: The alterations do not affect changes which have acquired historic significance. The proposed garage doors allow for adaptive reuse and functions to keep the streetscape open and inviting. Weather permitting, these doors are rolled up and create an inviting environment for pedestrian engagement and active streetscapes. While this request is focused on a site specific alteration, the changes in the downtown environment have evolved over time, and roll-up garage doors are not uncommon on other structures within the Downtown Historic District. For example, Keepsake Tattoo, Astoria Coffee House Bistro, Reach Break and Astoria Brewing Company all utilize roll-up garage doors. Similar to the applicant’s proposal, Fort George and Sunflower Dairy have installed a man door with transom to mimic the divided lights of the roll up doors.



5. Section 6.050(F)(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 south side is the primary façade of the site and features the skilled craftsmanship of the building. The existing openings, structure, trim and paint will remain unchanged. The proposed exterior alterations will be sensitive to the existing historic design by mimicking the existing grid pattern of the windows and doors and will not detract from the existing craftsmanship of the building. The change out of garage doors still allows for building access and offers an inviting façade, similar to the previous configuration. The criteria is met.

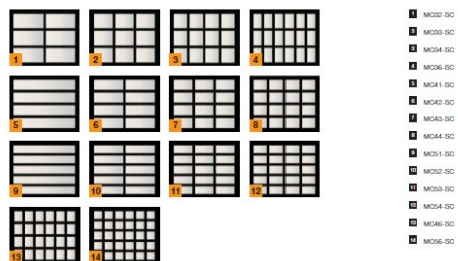
6. Section 6.050(F)(6) states that *“deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair 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 manufacturer’s specifications for the proposed garage doors are attached (Exhibit 3). The garage doors have a simple grid design. The new doors will roll up and have aluminum framing of anodized finishing. The glass shall be clear, not frosted or tinted (Condition #1). The man doors shall match the framing and color of the roll-up doors (Condition #2). A custom 3-lite transom will be fabricated to match the roll-up doors and every effort shall be made to match up with the grid pattern (Condition #3). The frame color of the man door, transom and roll up door shall match the existing doors and windows (Condition #4). The replacement doors and configuration will not be a substantial design element on the north and south façades of the building and will not require structural changes for installation. The criteria is met.

Modern Classic 7500
Panel Design Options

Panel Design Options (8' x 7')

CHOOSE YOUR PANEL DESIGN.
Panels come in a wide range of different styles allowing you to choose the perfect match for the design of your home.



MC43-SC Clear Anodized Finish with Satin Etch Glass

HÖRMANN 5

7. Section 6.050(F)(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: No sandblasting or invasive/destructive cleaning methods have been proposed. The criteria is met.

8. Section 6.050(F)(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 not be affected. The proposed alterations will not include any disturbance below grade. If any archaeological resources are discovered, the applicant shall stop work and contact the City before proceeding. The criteria is met.

9. Section 6.050(F)(9) states that *“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.”*

Size

Installation of the garage doors, man doors and transoms will not require any structural changes.

Scale

The footprint of the existing structure will remain intact. The size and scale of the doors are compatible, and in proportion, with the existing openings on the north and south façades. The massing of the structure is not being altered. The proposed multi-lite configuration of the roll-up doors and transoms are common design features found on Art Moderne buildings.

Color & Materials

The proposed frames will be aluminum in a black anodized color, with clear glass. The garage door, man door and transom finishes/frames shall match the existing windows and doors for each elevation (*Condition #4*). Glass shall be clear to match existing windows at the site for continuity (*Conditions #1 and #2*).

Character of the property

The Maki Building is notable for its Art Moderne style of architecture. The primary frontage of the building is on the south side, along Marine Dr. The specific features defining the Art Moderne style are not called out on the north façade, as this side of the building was considered the “rear” and not

intended to welcome automobile and foot traffic to the businesses. The exterior alteration proposal will not alter these elements.

Finding: The proposal does not alter significant historical, architectural or cultural materials on the building. The proposed size, scale and color will be compatible with the existing historic features. To maintain the overall design, garage doors, man doors and transoms shall match the frames/finishes of the existing material (Condition #4). The criteria is met.

10. Section 6.050(F)(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 proposed alterations could be removed in the future and the essential form and the integrity of the structure would be preserved. The criteria is met.

Design Review – Article 14 for the Urban Core Overlay Zone

F. Applicable Review Criteria and Findings of Fact; ADC Article 14 – Urban Core Overlay Zone

1. ADC §14.175 – Purpose
“The purpose of the Urban Core Overlay Zone is to implement the land use principles of the Astoria Riverfront Vision Plan, dated December 2009, as they pertain to the Urban Core Area. The Urban Core Overlay (UCO) Zone is intended to meet and balance multiple objectives, including promoting the urban character of the area and allowing for dense development; encouraging design of new or rehabilitated buildings that respects Astoria’s character; protecting views of and access to the Columbia River; creating intimate open spaces and gathering places within new developments; maximizing existing open areas over the water; and allowing for a mix of commercial, residential, and water dependent uses that supports the downtown core. The UCO Zone extends from approximately 2nd Street to 16th Street, from the pierhead line to Marine Drive, and to Commercial Street between 8th and 16th Streets, as shown in the City’s Zoning Map.”

Finding: The subject property is located within the Urban Core Overlay Zone.

2. ADC §14.178 – Applicability and Review Procedures
 - A. *“The provisions in Sections 14.175 to 14.200 apply to all uses in all areas of the Urban Core Overlay Zone unless indicated otherwise in Table 14.178-1T and in the individual sections.*

B. *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.*

C. *Applications in the Urban Core Overlay Zone shall be reviewed in a public design review process subject to the standards and guidelines in Sections 14.175 to 14.200.*

Finding: The proposal is a minor exterior renovation project, not exceeding 25% of the assessed value of the existing structure and, therefore, is not subject to the public design review process described in the Urban Core Overlay Zone.

V. **CONCLUSION AND RECOMMENDATION**

In balance, the request meets the applicable review criteria and staff recommends approval of the request with the following conditions of approval:

Historic Review Conditions

1. The garage doors shall be aluminum, roll-up, with full-view clear glass (not frosted or tinted).
2. The man doors shall match the framing material and color of the roll up doors, with full-view clear glass (not frosted or tinted).
3. The custom 3-lite transoms shall match the framing material and color of the roll up doors and every effort shall be made to match up with the grid pattern of the roll-up doors during fabrication and installation.
4. Frames/finishes shall match the color of the windows and garage doors on the north and south elevations.

Design Review Conditions

5. The property is subject to the provisions of the Urban Core Overlay Zone. All new construction or major renovation, whether interior or exterior, would come under design review if the construction is valued at 25% or more of the assessed value of the existing structure. The applicant is advised to present any future proposals to the City for evaluation and compliance with ADC Section 14.

The applicant should be aware of the following requirements:

6. If an alternative design or material is proposed, an Amendment to Existing Permit Application shall be submitted to the Planner for review.

7. Significant changes or modifications to the proposed plans, as described in this Staff Report, shall be reviewed by the Historic Landmarks Commission.
8. Any future change of use, from the current mixed use as retail and office space, will require prior review by the Planning and Building Divisions.
9. The applicant shall obtain all necessary City and building permits prior to the start of construction.

ATTACHED EXHIBITS

EXHIBIT 1: HISTORIC INVENTORY SHEETS for 1162-1180 MARINE DRIVE

EXHIBIT 2: APPLICATION

EXHIBIT 3: MANUFACTURER'S SPEC SHEETS

EXHIBIT 4: PUBLIC NOTICE

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 NO. OF STORIES: one
FOUNDATION MATERIAL: conc/wood post BASEMENT: yes
ROOF FORM & MATERIALS: flat/built up
WALL CONSTRUCTION: reinforced conc 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

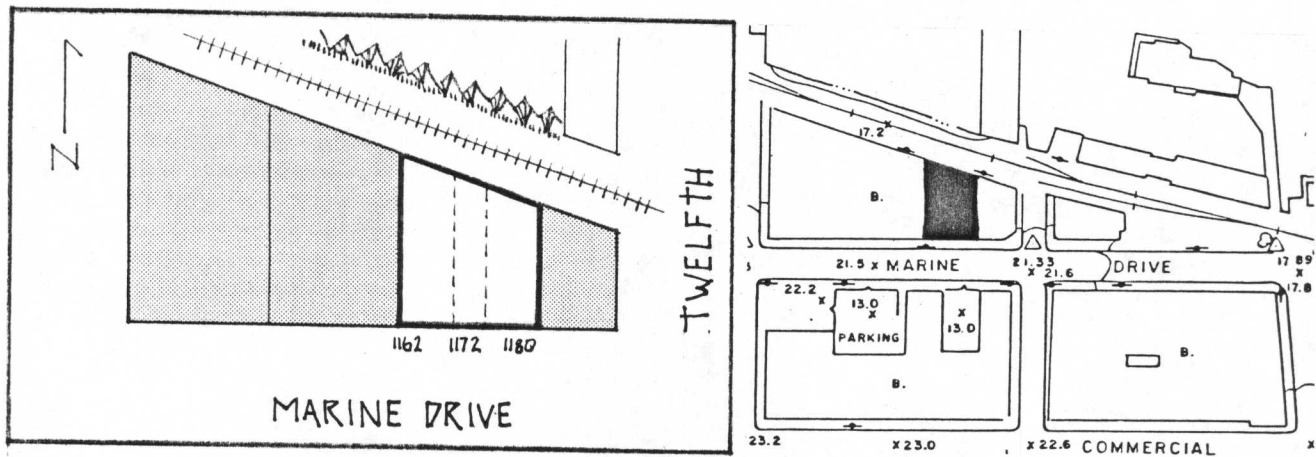
OREGON INVENTORY OF HISTORIC PROPERTIES
 HISTORIC RESOURCE SURVEY FORM
 COUNTY: CLATSOP

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

Contractor: Nathan Crockett
Crockett Carpentry LLC
503-943-9648
Nate Crockett Carpentry@gmail.com

RECEIVED
MAR 12 2024
BY: Planning/AP

Fee Paid Date 3/12/24 By APP
FEE: \$750.00 /cc

EX 24-03

**EXTERIOR ALTERATION FOR HISTORIC PROPERTY
>25,000 Project Value**

Property Address: 1180-1162 MARINE DRIVE

Lot 9 & 10 Block 56 1/2 including south footing of railroad ROW Subdivision McClures

Map T8N R9W sec 8CA Tax Lot 1600 Zone C-4; Urban Core Overlay

For office use only:	
Classification: <u>Secondary</u>	Inventory Area: <u>Downtown NRHD</u>

Applicant Name: Paul Carlisle

Mailing Address: P.O. Box 204 - Astoria

Phone: 503 440-7524 Business Phone: _____ Email: pe.carlisle@icloud.com

Property Owner's Name: _____

Mailing Address: P.O. Box 204

Business Name (if applicable): Cecil's Pier LLC

Signature of Applicant: Paul Carlisle

Signature of Property Owner: _____

Existing Construction and Proposed Alterations: Replaces front + rear overhead doors

For office use only:	
Application Complete:	Permit Info Into D-Base:
Labels Prepared:	Tentative HLC Meeting Date: <u>4/16/24</u>
120 Days:	<u>tt</u>

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.

Replace existing door w/new to create better access to the commercial/retail inside

- 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.

/

- 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.

/

- 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.

/

- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

/

- 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.

/

- 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.

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

- 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.

Provide new front & rear entrances to the common area of building to enhance its functionality and the appearance

- 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.

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.

1162-1180 Marine Dr.

Proposal: Replace existing metal garage door on the River Walk and existing metal garage door on Marine Drive with aluminum full-view glass panel garage doors, and 3'x7' aluminum full-view glass 3-panel Man Doors on the side. The aluminum framework will be black anodized.

1. The building was constructed in 1946 specifically for use as a garage, machinery and parts retail space, auto repair, feed store and warehouse. With the location on Marine Drive and the River Walk, use as a garage and/or auto repair are not feasible.

Commercial uses have changed over time. The proposed alterations will allow better access to the building's retail use and create a more engaging connection with Marine Drive and the River Walk.

2. The existing metal garage doors are in poor condition, and are at times inoperable. The applicant would like to maintain security, as well as provide weatherization and protection from the elements. The north facade was once the rear of the building, however, with the development of the River Walk, the north facade is now highly visible. The addition of a man-door, along side the garage door, will allow for customer engagement through the building's main thoroughfare, from both the River Walk and Marine Drive, creating a better customer experience. The divided light of both the garage doors and the man doors will mimic the existing man doors, garage doors and windows. All efforts will be made to align the horizontal divided light mullions with the panel frames of the garage doors.

3. No alterations are proposed to create an earlier appearance.

4. Alterations do not affect changes which have acquired historic significance. The proposed garage doors and man doors allow for adaptive reuse and functions to keep the streetscape open and inviting. While this request is focused on a site specific alteration, the changes in the downtown environment have evolved over time, and roll-up garage doors are not uncommon on other structures within the downtown district. Keepsake Tattoo, Astoria Coffee House + Bistro, Fort George Brewery, Buoy Beer's (formerly) waterfront pub, Fortune and Glory, Reachbreak Brewing, Van Duesen buildings, and the 14th St. Pilot Station entrance to Frite and Scoop all utilize roll-up garage doors. Weather permitting, these doors are rolled up and create an inviting environment for pedestrian engagement and active streetscape.

5. The proposed exterior alterations to the north and south facade will be sensitive to the existing historic design. The replacement garage doors, in a multi panel configuration, will not detract from the existing craftsmanship of the building. The multi panel, divided light design of the man doors will match the existing man doors to the east and west of the existing garage door. The multi panel garage doors will mimic the divided light pattern of the windows and garage doors along the River Walk.

6. The existing garage doors cannot be altered to accommodate the proposed man doors. For this reason review of the replacement doors is necessary. The manufactures

specifications are attached. The new garage doors will roll up and have aluminum framing, anodized black. The garage doors will have a simple grid design. Glass shall be clear, not frosted or tinted. The man doors will have aluminum framing, anodized black, with a custom 3 light panel design to match the existing man doors on Marine Drive. The existing opening (structure, trim, paint) will remain unchanged.

7. No sandblasting or invasive/destructive cleaning methods are being proposed.

8. Archaeological resources, if any, will not be affected. The proposed alterations will not include any disturbance below grade. If any archaeological resources are discovered, the applicant shall stop work and contact the City of Astoria before proceeding.

9.

Size: Proposed installation will not require any structural changes

Scale: The footprint of the existing structure will remain intact. The size and scale of the doors are compatible with the existing north and south facades. The Art Moderne Style of the building will not be heavily altered with the proposed garage doors and man doors. The scale is in proportion with the rest of the doors on the building, as the opening sizes will remain intact.

Color and material: Frame color will be Black Anodized. Glass shall be clear to match existing windows, garage doors, and man doors.

Character of the property: The Maki Building is notable for its Art Moderne style of architecture. The grided design of the garage doors and man doors will strive to match that of the existing garage doors, man doors and windows throughout the property.

10. The proposed alterations could be removed in the future and the essential form and integrity of the structure would be preserved, as the existing opening structure, trim and paint will remain intact.

EXTERIOR ALTERATIONS FOR...

1180 MARINE DRIVE ASTORIA, OREGON 97103

SUBJECT ADDRESS

1180 MARINE DRIVE
ASTORIA, OREGON 97103

OWNER INFORMATION

CECIL'S PIER
MAILING ADDRESS:
PO BOX 204
ASTORIA, OREGON 97103--0204

TAX MAP KEY

80908CA01600

ACCOUNT NUMBER

22428

BUILDING INFORMATION

YEAR BUILT: 1948
EXIST. FIRST FLOOR: 10,800 SF

DESCRIPTION OF WORK

DESIGN NEW DOORS TO REPLACE EXISTING.

BUILDING CODE REFERENCE

2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
AND LOCAL CODE REQUIREMENTS AND AMENDMENTS

NOTE

CONTRACTOR TO VERIFY ALL NEW AND EXIST. CONDITIONS
PRIOR TO THE START OF WORK, AND SHALL NOTIFY DESIGNER OR
ENGINEER OF ANY DISCREPANCIES.

PROJECT INFORMATION



INDEX OF DRAWINGS

- A1 - PROJECT INFORMATION / PARTIAL FLOOR PLAN
- A2 - EXTERIOR ELEVATIONS
- A3 - PROJECT RENDERING

VICINITY MAP

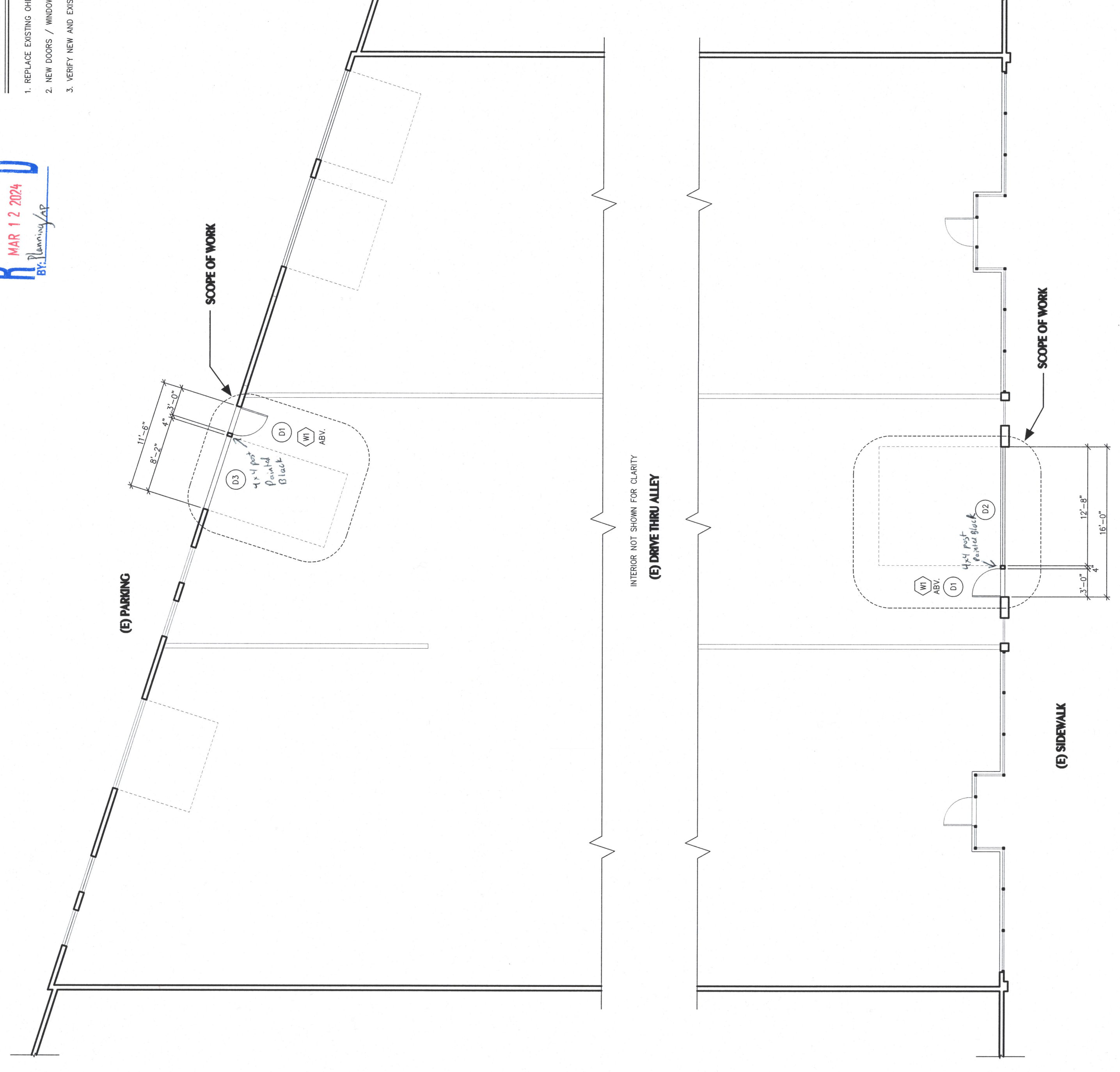
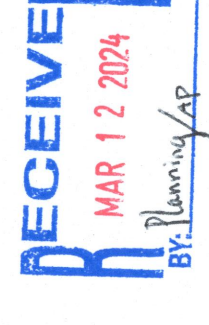
DOOR TYPE	DOOR SIZE	W X H	DOOR LOCATION	QTY.	STYLE	NOTES
D1	3'-0" X 7'-0"		N / S INTERIOR DRIVE THRU ALLEY	2	LH SWING	-
D2	12'-8" X 13'-0"		INTERIOR DRIVE THRU ALLEY	1	OHD	-
D3	8'-2" X 13'-0"		INTERIOR DRIVE THRU ALLEY	1	OHD	-
NOTE: VERIFY DOOR SCHEDULE				TOTAL:	4	-

All doors, windows,
and over-head had Doors
Made with Black anodized
Aluminum and glass panels.

WINDOW TYPE	WINDOW SIZE	W X H	WINDOW LOCATION	QTY.	OPERATION	NOTES
W1	3'-0" X 6'-0"		N / S INTERIOR DRIVE THRU ALLEY	2	FIXED	-
NOTE: VERIFY WINDOW SCHEDULE				TOTAL:	2	-

GENERAL NOTES

1. REPLACE EXISTING OHD WITH NEW DOORS.
2. NEW DOORS / WINDOWS TO MATCH EXIST. (ALUMINUM)
3. VERIFY NEW AND EXISTING CONDITIONS BEFORE ORDERING AND INSTALLATION.



Ptktn Building Design
Dedra C. Ptktn, Assoc. AIA
541.390.3993
dedraptktn@gmail.com

PBD

PROPERTY ADDRESS:
1180 MARINE DRIVE
ASTORIA, OREGON 97103

1180 MARINE DRIVE
ASTORIA, OREGON 97103

SHEET CONTENT:
PROJECT INFORMATION
PARTIAL 1ST FLOOR PLAN

JOB FILE:
1023PFI2

DRAWN BY:
DCP

DATE:
19-10-23

SCALE:
1/8" = 1'-0"

REVISIONS:

SHEET NO.:

A1

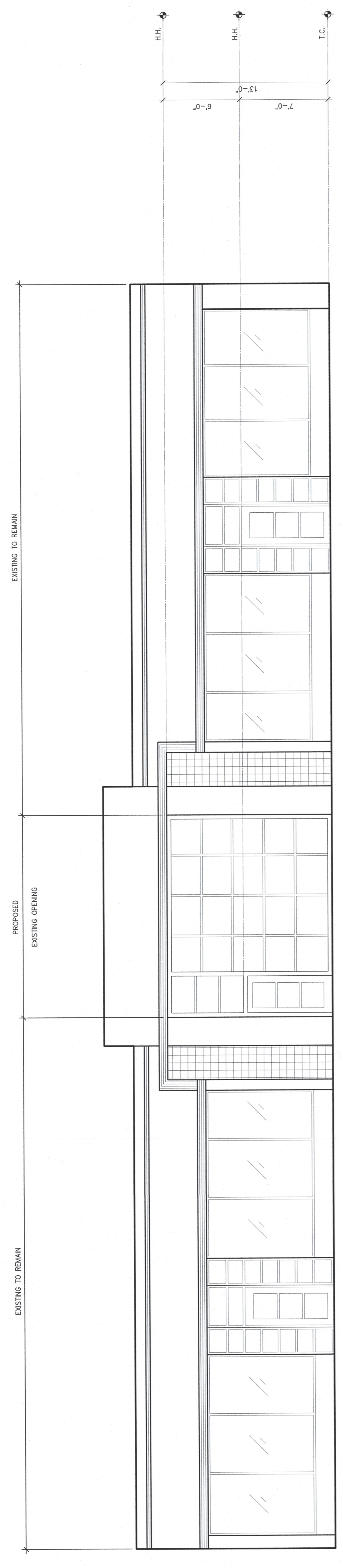
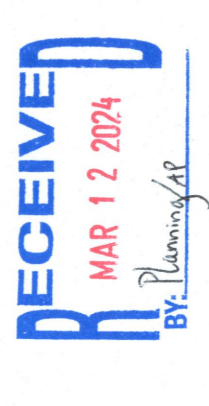
OF 03 SHEETS

FIRST FLOOR PLAN

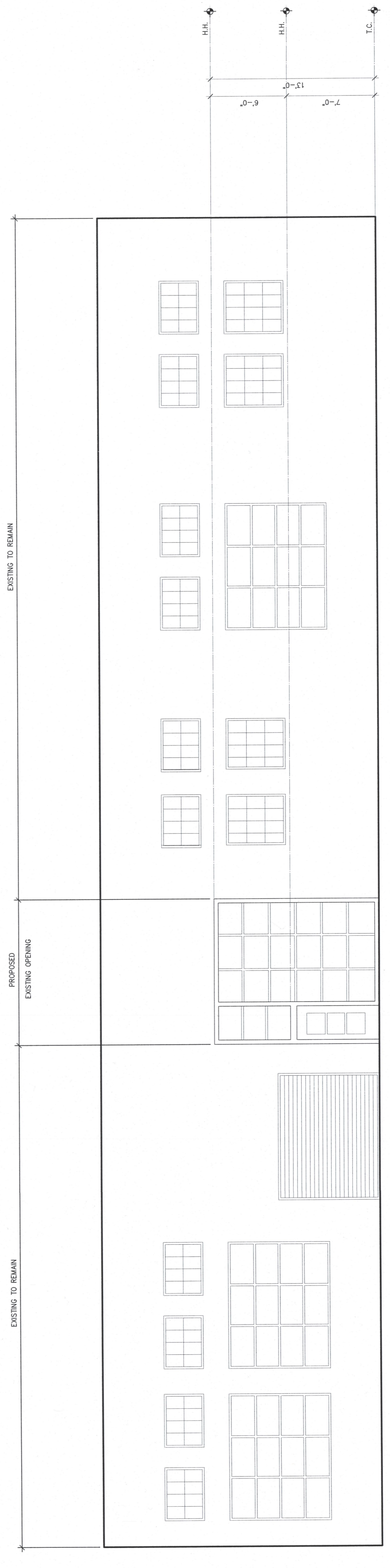
LEGEND

H.H. HEAD HEIGHT

T.C. TOP OF CONCRETE ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



MODERN CLASSIC 7500

Residential Aluminum Garage Doors

HÖRMANN

Modern Classic 7500

MC44-DC Dark Bronze Anodized Finish with Satin Etch Glass



2 DESIGN OVERVIEW | DOOR FEATURES

Modern Classic 7500

BEST



Door: Ltd Lifetime



Hardware: 5 yr



Springs: 3 yr

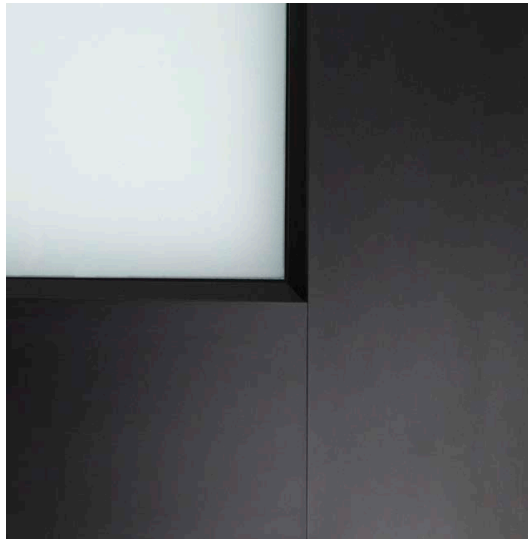
- Extruded Aluminum
- 2" Thick Sections
- 9 Finish Colors
- 30 Panel + Window Designs

Thermal Rating 

Customizations 

Low Maintenance 

Luxury Level 



Section Detail

SECTION DETAIL Modern Classic panels are constructed using heavy duty commercial grade extruded aluminum stiles and rails. Choose from one of our beautiful anodized or solid powder coat finishes. Obscure and tinted glass as well as solid aluminum and expanded metal panels are also available.

Left Facing Page Image: MC44-DC Dark Bronze Anodized Finish with Satin Etch Glass

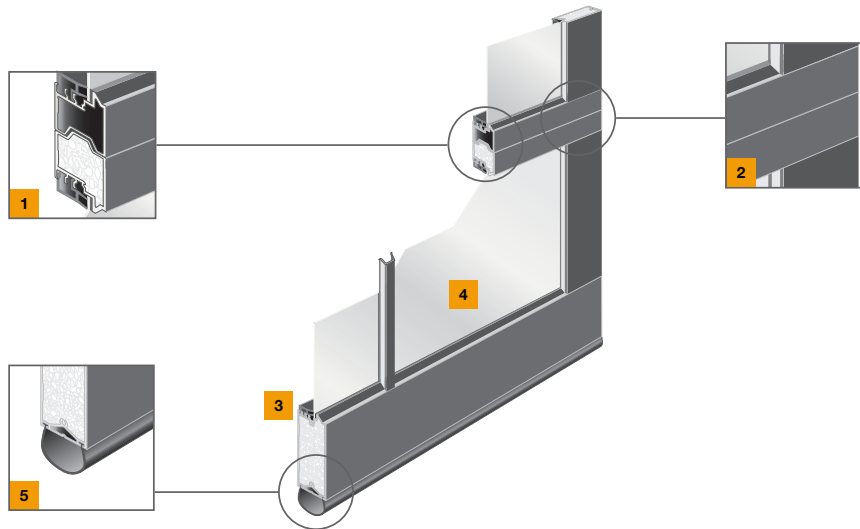
Bottom Left Image: Close-up of a dark bronze anodized frame with satin etch glass.

HÖRMANN 3

Modern Classic 7500

Panel Features

The Industry Leader in Innovative Door Safety, Luxury, and Selection



Tongue & Groove Section Joints **1**

Precisely designed thermally broken section joints reduce air infiltration and create weather tight seal.

Glass panels **4**

1/8" clear tempered glass is standard and other obscure or tinted glass are available.

Anodized Aluminum Frame **2**

Frame members are mechanically fastened at joints creating an exceptionally high strength door frame.

Bottom Weather Seal **5**

Keeps out wind, rain, debris and other elements for added energy savings.

Optional Insulation **3**

Options include (EPS) polystyrene insulation in the door frame as well as insulated glass.

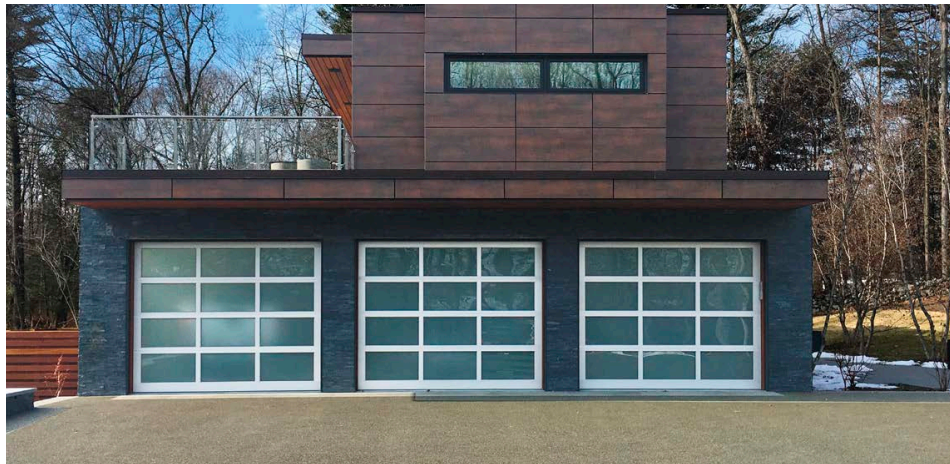
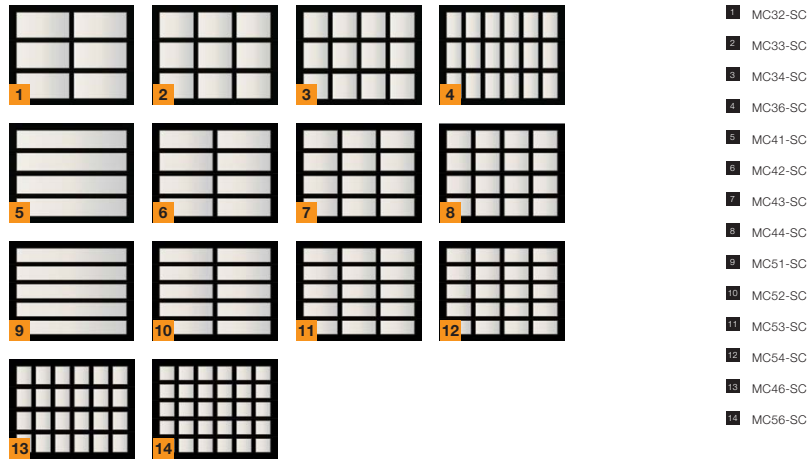
Modern Classic 7500

Panel Design Options

Panel Design Options (8' x 7')

CHOOSE YOUR PANEL DESIGN.

Panels come in a wide range of different styles allowing you to choose the perfect match for the design of your home.



MC43-SC Clear Anodized Finish with Satin Etch Glass

HÖRMANN 5

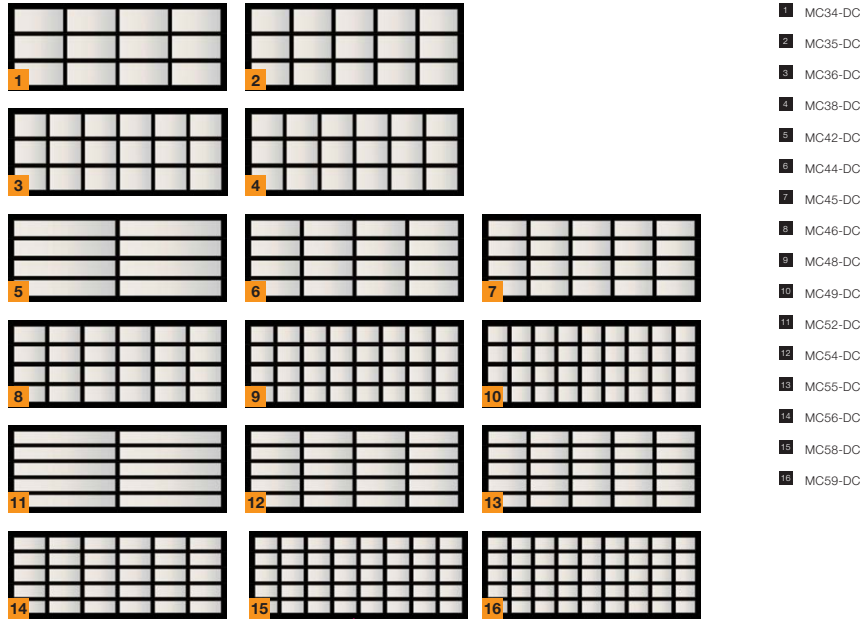
Modern Classic 7500

Panel Design Options

Panel Design Options (16' x 7')

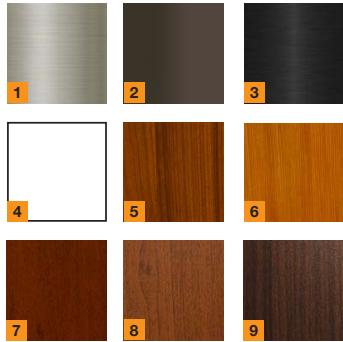
CHOOSE YOUR PANEL DESIGN.

Panels come in a wide range of different styles allowing you to choose the perfect match for the design of your home.



Modern Classic 7500

Color Options | Glass Options



Color Options

CHOOSE YOUR BEST MATCH.

Panels are available in nine standard colors ready for your personal touch to enhance the look of your home.

- 1 Clear Anodized
- 2 Dark Bronze Anodized
- 3 Black Anodized
- 4 White
- 5 Dark Cherry
- 6 Dark Fir
- 7 Mahogany
- 8 Dark Walnut
- 9 Italian Rosewood

Glass Options



- 1 Clear
- 2 Greytite
- 3 Obscure
- 4 Bronze
- 5 Mistlite
- 6 Satin Etch
- 7 Frosted Gluechip
- 8 Narrow Reed
- 9 White laminated

HÖRMANN 7



HÖRMANN NORTH AMERICA

Sparta, TN - North American Headquarters / Sectional Doors

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We reserve the right to change specifications without notice. ©Hörmann (Issue 01.2024)



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

Mail: 3-22-24
 E-Mail: 3-22-24
 Web: 3-22-24
 On-Site: 4-2-24
 Pub: 4-6-24

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 refer to page 2 of this notice.

The City of Astoria's Historic Landmarks Commission will hold a public hearing on **Tuesday, April 16, 2024 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. Exterior Alteration Request (EX24-01) by Dennis Gillum to reconfigure an existing rear deck and to enclose the area with windows and French doors at 634 Grand Avenue (Map T8N-R9W Section 8CC, Tax Lot 7900, Lot 7, Block 75, McClures) in the R-2 (Medium Density Residential) Zone. The site is designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Sections 2.060 - 2.095 (R-2), Articles 6 (Historic Properties) and 9 (Administrative Procedures) and Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.040 to CP.045 (Central) and CP.240 to CP.255 (Historic Preservation) are applicable to this request.
2. Exterior Alteration Request (EX24-02) by Mary MacDonald-Garner to replace the east elevation stairs with a covered porch, deck and railings and install a new door and window opening at 469 Bond (Map T8N-R9W Section 7DA, Tax Lot 6400, Lots 3, 4 and N 12 ½' of 5 and 6, Block 20, McClures) in the R-3 (High Density Residential) Zone. The site is designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Sections 2.150 - 2.185 (R-3), Articles 6 (Historic Properties) and 9 (Administrative Procedures) and Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.040 to CP.045 (Central) and CP.240 to CP.255 (Historic Preservation) are applicable to this request.
3. Exterior Alteration Request (EX24-03) by Paul Carlisle, Cecil's Pier LLC, to replace existing garage doors with aluminum full-view glass panel roll-up doors and to install a 3' x 7' aluminum full-view glass panel man door with transom on the north and south elevations at 1162-1180 Marine Dr. (Map T8N R9W Section 8CA, Tax Lot 1600, Lots 9, 10, including South .25 ac footing of the Rail Road Right-of-Way, Block 56 ½, McClures) in the C-4 (Central Commercial) and UCO (Urban Core Overlay) Zones. The site is designated as historic in the Downtown National Register Historic District. Development Code Sections 2.425 - 2.445 (C-4), 14.175 - 14.200 (UCO), Articles 6 (Historic Properties) and 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005 to CP.028 (General Provisions), CP.050 to CP.055 (Downtown) and CP.240 to CP.255 (Historic Preservation) are applicable to this request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report (posted 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

MAILED: March 22, 2024



Tiffany Taylor
City Planner

Public Hearings are held 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

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.

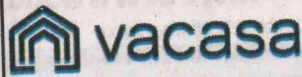
TELECONFERENCE

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](tel: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.*



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\$23 / hour for training, required meetings & non-post reservation cleans
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102 Public Notices

AB9709 CITY OF SEASIDE NOTICE OF PUBLIC HEARING CITY COUNCIL

Notice is hereby given that the City Council of the City of Seaside will conduct a public hearing Monday, April 22, 2024, at 6:00 PM, in the Council Chambers, at Seaside City Hall, 189 Broadway. The purpose of the hearing is to take public testimony concerning a proposal to vacate certain property in the City of Seaside. The Seaside City Council intends to vacate the following described property, in the City of Seaside, County of Clatsop, State of Oregon:

Portion of 20th Avenue that extends from N. Holladay Dr. east to the Necanicum River. That the City Manager is hereby directed to give notice as provided for in Oregon Revised Statutes, Chapter 271.

Interested persons are invited to attend the meeting and submit oral testimony in favor of or in opposition to the proposal.

You may provide public comment through (4) different methods:

In-person (meetings are held at Seaside City Hall - 989 Broadway, Seaside, OR)

Via Zoom web conference, Via Zoom on a cellular or landline telephone,

Written comments may be submitted via e-mail to publiccomment@cityofseaside.us or in person at Seaside City Hall (989 Broadway, Seaside, OR)

OREGON ALBACORE COMMISSION PUBLIC BUDGET HEARING

The OREGON ALBACORE COMMISSION (OAC) will hold a Budget Hearing meeting pursuant to ORS 576.416, on Wednesday, April 24, 2024 at 11:00am upon a proposed budget for operation of the Oregon Albacore Commission during FY July 1, 2024 - June 30, 2025. A public meeting will begin at 10:00am.

At this meeting, any albacore harvester in Oregon selling albacore through a first purchaser or directly to the public and any first purchaser buying albacore in Oregon has the right to be heard with respect to the proposed budget. Copies are available for inspection, under reasonable circumstances, at the Oregon Albacore Commission office.

For further information or if you wish to participate, please contact: OAC, P.O. Box 16338, Portland, OR 97292. Phone: 971-209-2030; ericka@oregonalbacore.org.

A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the OAC office at 971-209-2030.

Published: April 6, 2024

AB9710 PUBLIC NOTICE FOR SOLE SOURCE PROCUREMENT

The City of Gearhart is utilizing the Sole Source Procurement method as allowed by Oregon Revised Statute to purchase the following goods: Microclor® on-site hypochlorite generation (OSHG) system for the Gearhart water treatment facility. The vendor is PSI Water Technologies Inc.

The reason for Sole Source is due to the City of Gearhart's water treatment facility being built with patented supplies and materials by Microclor® that need to be replaced and provided by PSI Water Technologies Inc. According to the company, the Microclor® line of OSHG systems was launched by PSI Water Technologies Inc founders in 2003.

Any affected person can protest this award by delivering a written protest to the City Manager within seven (7) days from the date of the notice (City Hall, 698 Pacific Way, PO Box 2510, Gearhart, OR, 97138).

Chad Sweet
City Administrator
City of Gearhart

Published: April 6, 2024

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Call 503-325-3211
to place your ad order today!

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"Y R Q Q C M D K J D S M M Z ."

Yesterday's Cryptoquip: WHEN CENSORS ARE WITHDRAWING A CONTROVERSIAL TELEVISION AD, I'D SAY THEY'RE PULLING THE PLUG.

Today's Cryptoquip Clue: Y equals B

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www.dailystorian.com

Pacific Grange Community Yard Sale

April 5, 6, 7
Fri-Sat-Sun
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To place an ad in our Business Directory, call 503-325-3211.

101 Legal Notices

101 Legal Notices

AB9707 CITY OF ASTORIA NOTICE OF PUBLIC HEARING

The City of Astoria's Historic Landmarks Commission will hold a public hearing on Tuesday, April 16, 2024, in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following requests:

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THE CITY OF ASTORIA

Tresa Abke, Administrative Assistant
PUBLISHED: April 6, 2024