



# **AGENDA**

## **HISTORIC LANDMARKS COMMISSION**

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**October 15, 2019**

**5:15 p.m.**

**2<sup>nd</sup> Floor Council Chambers  
1095 Duane Street • Astoria OR 97103**

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
  - (a) Draft Minutes from Sept. 17, 2019
4. PUBLIC HEARINGS
  - (a) Exterior Alteration Request (EX19-06) by Jonah Dart-McLean, on behalf of the Astoria Parks Department, to replace the existing Fort Astoria Sign located at 1480 Exchange in the C-4 (General Commercial) Zone. The property is designated as historic in the Downtown National Register Historic District.
  - (b) Historic Designation Request (HD19-01) by Dan Hauer to designate the single-family dwelling at 660 14th Street as historic within the Shively-McClure National Register Historic District in the R-3 (High Density Residential) Zone. The historic designation would be contingent upon completion of the proposed alterations as indicated in the application.
5. REPORT OF OFFICERS
6. STAFF UPDATES
  - a) Save the Date:
    - i. Tuesday, November 19, 2019 @ 5:15pm – HLC Meeting
7. PUBLIC COMMENT (Non-Agenda Items)
8. ADJOURNMENT

## **HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers

September 17, 2019

### CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission (HLC) was held at the above place at the hour of 5:15 pm.

### ROLL CALL – ITEM 2:

Commissioners Present: Mac Burns; Paul Caruana; Jack Osterberg; Katie Rathmell; and Michelle Dieffenbach

Commissioners Excused: Ian Sisson

Staff Present: Mike Morgan, Planner Consultant; Barbara Fryer, City Planner

### APPROVAL OF MINUTES – ITEM 3:

Commissioner Dieffenbach moved to approve the minutes of the August 20, 2019 meeting as presented, seconded by Commissioner Osterberg. Motion passed unanimously.

### PUBLIC HEARINGS:

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

### ITEM 4(a):

NC19-03 New Construction Request (NC19-03) by John Pincetich, on behalf of Ron Borans and Tommie Hatcher to construct a 12' x 24' freestanding transient lodging unit at a site behind an existing commercial building at 2921 Marine Drive in the C-3 (General Commercial) Zone. The commercial building is designated as historic in the Adair-Uppertown Historic District.

President Burns received no objections regarding the jurisdiction of the Historic Landmarks Commission to hear this matter at this time; and asked if any Commissioners had any conflicts of interest or ex parte contacts to declare.

Commissioner Osterberg declared a potential ex parte contact. When he was across the street from the site he talked to someone who asked him about it. He told them that he couldn't speak on the matter and that they should attend the hearing and make their opinions known at that time. He did not feel that he had any bias or anything of that kind.

Commissioner Caruana declared that he had worked with the Applicant before, but that would not have any effect on this hearing.

President Burns stated that he had to recuse himself. The Clatsop County Historical Society has had contact with the owners and had a number of emails and phone calls regarding the rental of a parking space at the Uppertown Firefighter's Museum, which is one of their locations. While he had not discussed the project at all it seemed too close of a connection and, since the meeting had a quorum, he decided to step down.

President Burns stepped down from the dais.

Commissioner Dieffenbach asked for the presentation of the staff report and recommendation.

Planner Morgan presented the written Staff report via Power Point, noting that Commissioners had copies of all correspondence that had been received. Staff recommended approval of the request with the conditions listed in the Staff report.

Commissioner Dieffenbach opened public testimony and confirmed that the Applicant did not have a presentation. She called for testimony in favor of, impartial to, or opposed to the application. There was none.

Commissioner Dieffenbach asked for closing remarks from Staff.

Planner Morgan said that the Commission might have received an email that afternoon regarding the stability of the soil. One of the comments from Kirk Fausett had to do with whether or not it was a stable site not suitable to hold a structure and, according to the city engineer they checked with that afternoon, the HLC does not review geotechnical reports or the soil stability of the property. That would be handled by the building official when the building plans are submitted. It was not necessary to address this item in tonight's meeting.

Commissioner Dieffenbach closed the public hearing and asked for comments from the Commissioners.

Commissioner Osterberg recommended that Condition of Approval 2 be reworded to clarify that the Applicant could obtain parking from any private property owner in the surrounding area, as deemed appropriate by Staff, and not just from the Clatsop County Historical Society (CCHS).

Planner Morgan suggested revising the Condition to state, "If the Applicant chooses to work with the Clatsop County Historical Society, the Applicant shall provide the recorded parking easement to the community development department before building permit issuance." He asked if that would suffice.

Commissioner Osterberg said he wanted it understood that the Applicant was not compelled to obtain parking from CCHS. He also recommended deleting the first sentence and amending the second to state, "The Applicant shall provide the a recorded parking easement to the Community Development Department." He would support the application with that change to the conditions of approval.

Commissioner Rathmell asked how the Applicant would achieve a 2" setback using the vinyl windows made with a 1 3/8" setback when the HLC is not counting the casing.

Commissioner Osterberg noted that Condition 4 said "not including the casing."

Planner Morgan understood the casings were counted and explained the Staff report used "boilerplate" language that Staff had used for other projects, including the Waldorf Hotel.

Commissioner Rathmell stated she had just installed some Milgards with a 1 3/8" setback and they cannot be buried any deeper into the wall than the flange. If the HLC is not counting the casing the requirement needs to be changed. Vinyl windows are set to a different standard and historic windows are built into the wall to achieve the setback.

Planner Morgan did not believe that 2" was a Code requirement, but a recommended setback.

Commissioner Rathmell said that the Commission may want to amend the condition if they were not going to uphold that.

Planner Morgan said the condition could read, "including the casing."

Commissioner Dieffenbach added that in the past, the HLC has been quite specific about historic buildings having a 2" setback not including the casing.

Commissioner Rathmell agreed, adding the only reason she brought this up was because she installed some Milgard windows of this variety over the weekend. Although she admitted it was not her forte, there was no way to get a 2" setback because of the way they are made.

Commissioner Caruana said that it is possible to cut the flanges off or order them without flanges and then set them. He agreed the language needed to be different. He also recommended "the plane of the house" be clarified and more specific with no room for people to easily overlook the details. He loved the building and the paint colors but hoped the addition in back would follow the same 4" smooth Hardi. He wanted to insure that

people were following the guidelines because vinyl windows on historic structures or structures that are near historic ones is a gift. The alternative is to ask people to use more costly windows but they cost five times as much and are special order.

Planner Fryer confirmed Staff would be proposing some Code clean-up language on other issues and would add this to the list -. The Commissioners would be able to review the proposed language ahead of time.

Commissioner Caruana wanted to be sure that the Applicants understood that 2" from the plane of the siding would probably be the average of the surface of the siding to the face of the glass. With vinyl windows, people need to be really aware as they are setting the windows that you cannot just throw them in from the factory. It's a little more work. It's a little tighter and more difficult to waterproof them, but it is possible. He did not know who was watching these things, so the HLC needed to be really clear so people did not get stuck. Someone could complain after the property is completely developed and it would be really costly to fix.

Commissioner Rathmell agreed, noting that modifications would be necessary during installation in order to inset them by 2". If the casing is not included, another 5/8" of inset would be necessary.

John Pincetich said the walls would be firewalls and would have about 5/8" sheetrock on top before the siding is put on, which would make up the difference.

Commissioner Caruana added that the windows could be set against the frame and the plywood could be cut out.

Commissioner Rathmell stated she had no problem with the request and would vote to approve the request.

Motion by Commissioner Caruana that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the staff report and approve New Construction NC19-03 by John Fitcetch with the following change:

- Condition of Approval 2 – Delete the first sentence. Amend second sentence to state, "The applicant shall provide the a recorded parking easement to the Community Development Department."

Seconded by Commissioner Rathmell. Motion passed unanimously. Ayes: Commissioners Dieffenbach, Rathmell, Caruana, and Osterberg. Nays: None.

Commissioner Dieffenbach read the rules of appeal into the record.

President Burns returned to the dais.

#### REPORTS OF OFFICERS – ITEM 5:

There were none.

#### STAFF UPDATES – ITEM 6:

##### **Save the Dates:**

- Tuesday, October 15, 2019 5:15 pm - HLC Meeting

#### PUBLIC COMMENTS – ITEM 7:

There were none.

#### ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:41 p.m.

#### **APPROVED:**

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Community Development Director



## STAFF REPORT AND FINDINGS OF FACT

September 19, 2019

TO: HISTORIC LANDMARKS COMMISSION

FROM: BARBARA FRYER, CITY PLANNER

SUBJECT: EXTERIOR ALTERATION REQUEST (EX19-06) BY JONAH DART-MCLEAN, ASTORIA PARKS DEPARTMENT AT 1480 EXCHANGE STREET

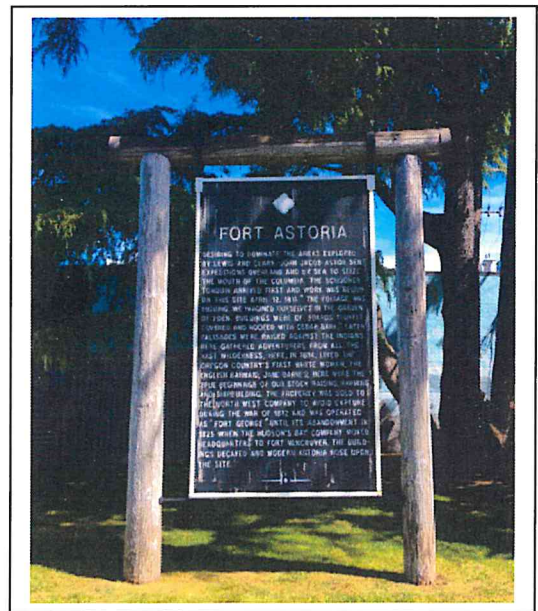
### I. BACKGROUND SUMMARY

- A. Applicant: Jonah Dart-McLean  
City of Astoria Parks Department  
1555 W. Marine Drive  
Astoria, OR 97103
- B. Owner: City of Astoria  
1095 Duane Street  
Astoria, OR 97103
- C. Location: 1480 Exchange Street; Map T8N R9W Section 8CD, Tax Lot 15200; Lots 1 and 2, Block 118, Shively
- D. Classification: National Register; National Historic Landmark (site), historic reconstruction.
- E. Proposal: To replace the existing wooden interpretive sign and wolmanized posts with metal powder-coated supports and high density plastic routed sign.

### II. BACKGROUND

The Fort Astoria sign has been reconstructed with wood logs in a concrete foundation. The property is the original site of Astoria and Fort George. The significance of the site is exploration and settlement.

Astoria began when John Jacob Astor's ship the Tonquin, dropped anchor on April 14, 1811, and crewmen started the construction of Astoria on what was then the bank of the Columbia River. Log footings of the original buildings were unearthed across 15<sup>th</sup> Street in 1931 during excavation of St. Mary's new wing. The Park area and replica of one of the



Pacific Fur Company's bastions were developed in 1956. Today the site is maintained by the City of Astoria as a park and features a reconstructed blockhouse and an explanatory historical sign. The blockhouse, constructed in 1956, is of Wolmanized fir with a cedar shake roof; the two rows of pickets extending to the concrete wall are also Wolmanized fir posts. The backdrop, which depicted the original fort, was painted on a concrete wall, forming the north boundary of the historic site. A large wooden slab outlines the floor plan of the original "Fort Astoria" and later Fort George. On May 21, 1988, a marble monument inscribed in both Japanese and English was dedicated to the memory and achievements of the remarkable Ranald MacDonald. MacDonald was the first man to teach English in Japan. He was born on this site and was the son of Hudson Bay fur trader Archibald MacDonald and Princess Raven, daughter of Chief Concomly.

The property was designated a National Historic Landmark on October 15, 1966.

### III. **PUBLIC REVIEW AND COMMENT**

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on September 20, 2019. A notice of public hearing was published in the *Astorian* on October 5, 2019. On-site notice pursuant to Section 9.020.D was posted October 8, 2019. Any comments received will be made available at the Historic Landmarks Commission meeting.

### IV. **APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT**

- A. Section 6.050(B) requires that *"Unless otherwise exempted, no person, corporation, or other entity shall change, add to, or modify a structure or site in such a way as to affect its exterior appearance, if such structure is listed or identified as a Historic Landmark as described in Section 6.040 without first obtaining a Certificate of Appropriateness."*

Finding: The structure is listed as on the National Register of Historic Places and as a National Historic Landmark (site), historic reconstruction.

- B. Section 6.050(D), Type II Certificate of Appropriateness - Administrative Review, states that *"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), Type III Certificate of Appropriateness – Historic Landmarks Commission Review, states that *"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: This project is to replace the sign at the site, a prominent feature, and it is visible from both 15<sup>th</sup> and Exchange Streets. The proposed alterations are significant and require review by the Historic Landmarks Commission.

- C. Section 6.050(F), 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. 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 existing sign with Wolmanized posts is need of replacement. City Parks and Recreation Department staff propose replacement of the wooden structure and sign with powder-coated metal posts and a 3/4 inch thick HDPE plastic sign.

- "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."*

Finding: The applicant has proposed replacing the existing wooden sign and posts with the powder-coated metal posts and plastic sign. While

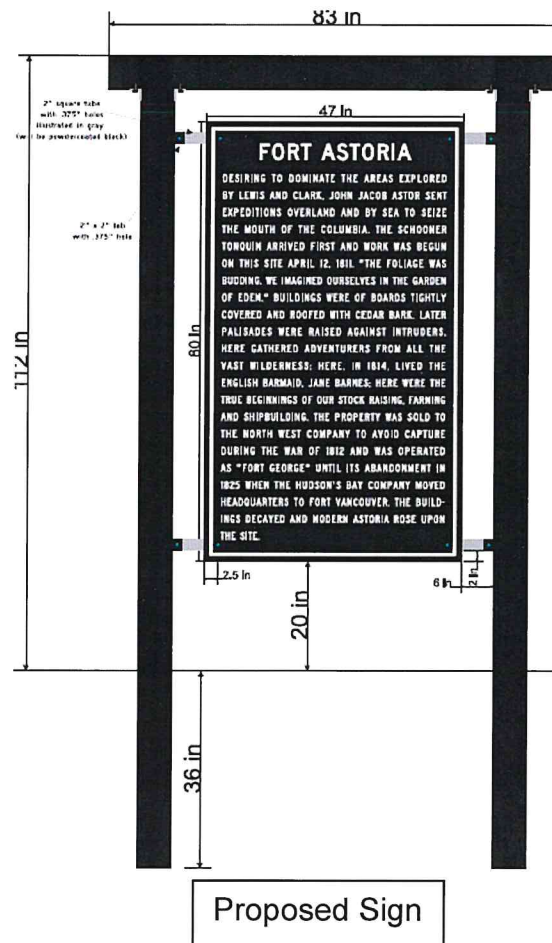
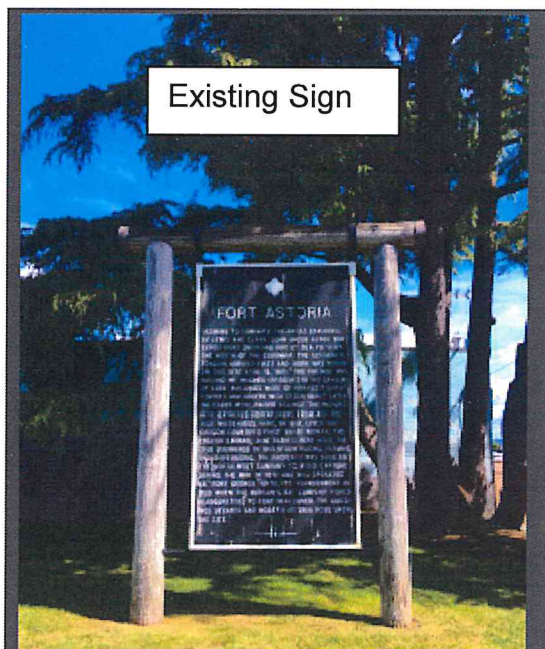
the proposal removes distinctive architectural features, the Wolmanized posts, the proposal will allow less maintenance over the long-term and a cleaner, sleeker profile. The applicant, in compliance with SHPO requirements, is contracting with an archeologist to ensure any artifacts are appropriately documented and stored.

- "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."

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

- "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."

Finding: The sign is not original to Fort Astoria. The proposed alterations do not affect changes that may have acquired historic significance.





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

Finding: Alterations to the Fort Astoria structure are not proposed. This criteria has been met.

- “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.*”

Finding The proposed sign is beyond feasible repair. Replacement materials will be of a different, more durable quality, but will be of similar color and appearance to the original. This criteria has been met.

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

Finding: A full archaeological review of the site will be carried out by the National Parks Service prior to any work commencing. This criterion is met.

- “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.*”

Finding: Contemporary materials will be used to replace the sign and support posts. They will be compatible with the character of the site and surrounding environment. The proposed alteration will not destroy the significant historic character of the building.

- “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."*

Finding: The construction techniques proposed for the structure will allow for easy removal should the need arise.

## **V. CONCLUSION AND RECOMMENDATION**

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

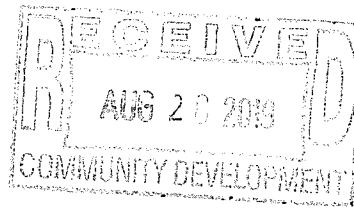
1. A full archaeological review of the site shall be completed by the national Parks Service prior to any digging for the new posts.
2. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

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



CITY OF ASTORIA  
Founded 1811 • Incorporated 1856  
COMMUNITY DEVELOPMENT



EX 19-06

☒ Fee Paid Date Sandy will process By internal acctg. journal entry  
FEE: \$350.00

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

Property Address: 1480 Exchange  
Lot 1 & 2 Block Block 118 Subdivision Shively  
Map T8N R9W Section 8CD, Tax Lot 15200 Zone C-4

**For office use only:**

Classification:	<u>National Historic Landmark (LHIS)</u>	Inventory Area:	<u>Downtown</u>
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Applicant Name: Jonah Dart-McLean

Mailing Address: 1555 W. Marine Dr. Astoria OR 97103

Phone: 503 741 1600 Business Phone: 503 298 2467 Email: jdart@astoria.or.us

Property Owner's Name: City of Astoria Parks and Recreation Dept.

Mailing Address: 1555 W. Marine Dr. Astoria OR 97103

Business Name (if applicable): \_\_\_\_\_

Signature of Applicant: Jonah Dart-McLean

Signature of Property Owner: \_\_\_\_\_

Existing Construction and Proposed Alterations: \_\_\_\_\_  
Replacing existing wooden interpretive sign and wolmanized posts with metal powder-coated supports and high density plastic routed sign.

**For office use only:**

Application Complete:		Permit Info Into D-Base:	
Labels Prepared:		Tentative HLC Meeting Date:	
120 Days:			

**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.  
Property use will not change, no impact to aesthetic or character of site  

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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.  
All salvageable materials and wooden sign will be donated to the Clatsop County Heritage Museum for storage and care. Site will be investigated for the presence of archaeological items in advance of any ground disturbance.  

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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.  
N/A  

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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. All efforts will be made to uphold this stipulation  

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5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.  
All efforts will be made to uphold this stipulation  

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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.  
Deteriorated features are beyond feasible repair. Replacement materials will be of a different, more durable quality, but will be of similar color and appearance to original  

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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.  
N/A  

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8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.  
A full archaeological review of the site will be carried out by the National Parks Service prior to any work commencing  

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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.  
Contemporary materials will be used to replace the sign and support posts, they will be compatible with the character of the site and surrounding environment  

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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.  
Construction techniques will be employed to easily dismantle all items installed, should the need arise to do so  

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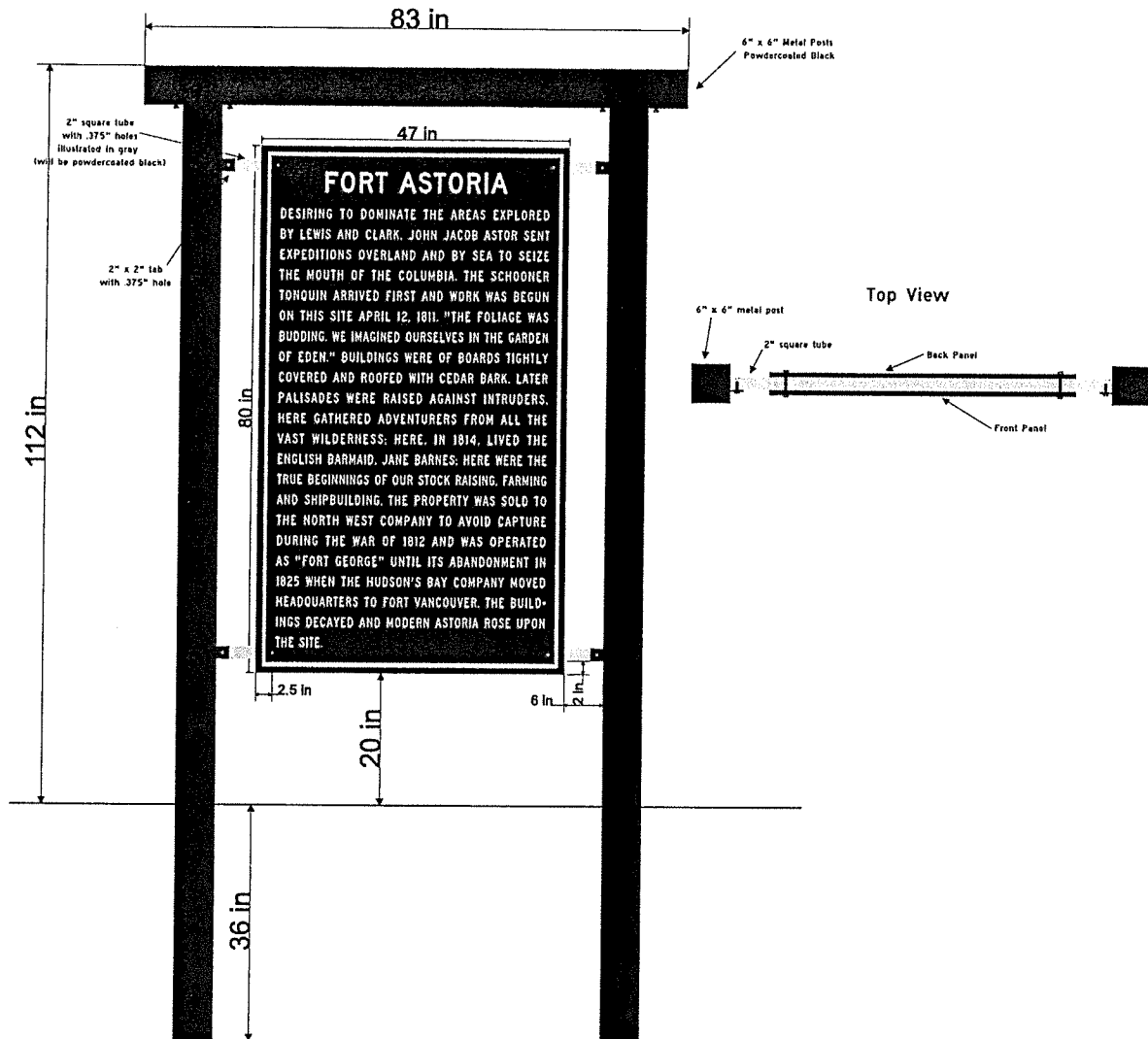
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***PLANS: A site plan indicating location of structure on the property and the location of the proposed alterations is required. Diagrams showing the proposed alterations indicating style and type of materials proposed to be used. Scaled free-hand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



FORT ASTORIA PARK

Sign Location



## SIGN ORDER PROOF!

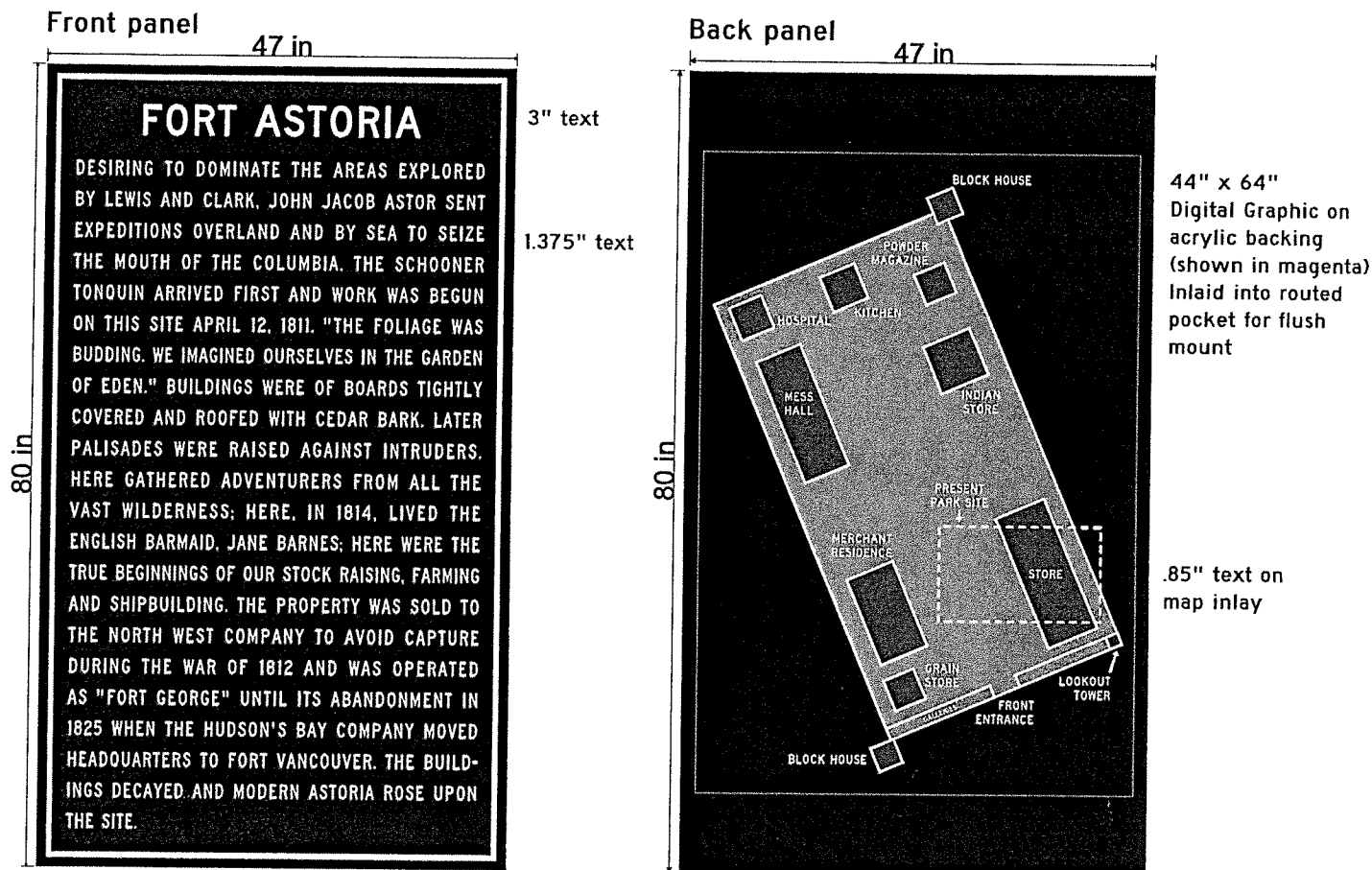
READ THIS BOX CAREFULLY AND CHECK FOR ACCURACY ON EACH ITEM

~ Design Property of Wood Product Signs ~

<b>PROOF DATE:</b> 8-21-19	<b>FONT:</b> n/a
<b>ORDER NUMBER #:</b> 19-2764	<b>QUANTITY:</b> 1
<b>COLOR:</b> Black Powdercoat	<b>CORNER RADIUS:</b> n/a
<b>MATERIAL:</b> Steel	<b>BORDER:</b> n/a
<b>DIMENSIONS:</b> as shown	<b>SINGLE-SIDED:</b> n/a
<b>SPELL CHECK COMPLETED:</b> TM	
<p>Please look over your order. Double check for errors with spelling, fonts, punctuation, use of upper &amp; lower case letters, materials used, and single or double-sided. If everything is correct, fax or email back your signature to start production. (1-970-641-8107) If changes need to be made please fax or email and let us know.</p> <p><b>WPS reserves the right to charge a re-proofing fee for proof changes. The fee will be at the discretion of WPS.</b></p> <p><i>We cannot start production on your order until we receive your written approval. Thanks!</i></p> <p>PLEASE ALLOW 8-12 WEEKS FOR YOUR SIGN ORDER TO BE COMPLETED ONCE APPROVAL HAS BEEN RECEIVED.</p>	
<p><input type="checkbox"/> <b>APPROVED</b>      <input type="checkbox"/> <b>REQUIRES CHANGES</b> (DO NOT SIGN BELOW IF CHANGES ARE REQUESTED)</p> <p>Signature _____ Date _____</p>	

INITIAL HERE  
PLEASE





## SIGN ORDER PROOF!

READ THIS BOX CAREFULLY AND CHECK FOR  
ACCURACY ON EACH ITEM

~ Design Property of Wood Product Signs ~

<b>PROOF DATE:</b> 8-21-19	<b>FONT:</b> ASA Series D 3" and ASA Series C 1.375"
<b>ORDER NUMBER #:</b> 19-2764	<b>QUANTITY:</b> (1) Front Panel, (1) Back panel
<b>COLOR:</b> Black/White/Black	<b>CORNER RADIUS:</b> n/a
<b>MATERIAL:</b> 3/4" thick HDPE Plastic	<b>BORDER:</b> .5" border, 1" inset on front panel
<b>DIMENSIONS:</b> 47" x 80"	<b>SINGLE-SIDED:</b> yes
<b>SPELL CHECK COMPLETED:</b> TM	
<p>Please look over your order. Double check for errors with spelling, fonts, punctuation, use of upper &amp; lower case letters, materials used, and single or double-sided. If everything is correct, fax or email back your signature to start production. (1-970-641-8107) If changes need to be made please fax or email and let us know. WPS reserves the right to charge a re-proofing fee for proof changes. The fee will be at the discretion of WPS.</p> <p><i>We cannot start production on your order until we receive your written approval. Thanks!</i></p> <p>PLEASE ALLOW 8-12 WEEKS FOR YOUR SIGN ORDER TO BE COMPLETED ONCE APPROVAL HAS BEEN RECEIVED.</p>	
<p><input type="checkbox"/> APPROVED <input type="checkbox"/> REQUIRES CHANGES (DO NOT SIGN BELOW IF CHANGES ARE REQUESTED)</p> <p>Signature _____ Date _____</p>	

INITIAL HERE  
PLEASE







## FORT ASTORIA

DESIRING TO DOMINATE THE AREAS EXPLORED BY LEWIS AND CLARK, JOHN JACOB ASTOR SENT EXPEDITIONS OVERLAND AND BY SEA TO SEIZE THE MOUTH OF THE COLUMBIA. THE SCHOONER TONQUIN ARRIVED FIRST AND WORK WAS BEGUN ON THIS SITE APRIL 12, 1811. "THE FOLIAGE WAS BUDDING. WE IMAGINED OURSELVES IN THE GARDEN OF EDEN. BUILDINGS WERE OF BOARDS TIGHTLY COVERED AND ROOFED WITH CEDAR BARK." LATER PALISADES WERE RAISED AGAINST THE INDIANS. HERE GATHERED ADVENTURERS FROM ALL THE VAST WILDERNESS. HERE, IN 1814, LIVED THE OREGON COUNTRY'S FIRST WHITE WOMAN, THE ENGLISH BARMAID, JANE BARNES. HERE WERE THE TRUE BEGINNINGS OF OUR STOCK RAISING, FARMING AND SHIPBUILDING. THE PROPERTY WAS SOLD TO THE NORTH WEST COMPANY TO AVOID CAPTURE DURING THE WAR OF 1812 AND WAS OPERATED AS "FORT GEORGE" UNTIL ITS ABANDONMENT IN 1825 WHEN THE HUDSON'S BAY COMPANY MOVED HEADQUARTERS TO FORT VANCOUVER. THE BUILDINGS DECAYED AND MODERN ASTORIA ROSE UPON THE SITE.



# Oregon

Kate Brown, Governor

## Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

[www.oregonheritage.org](http://www.oregonheritage.org)

August 20, 2019

Mr. Jonah Dart-Mclean  
City of Astoria  
Parks and Recreation  
2666 W Marine Dr  
Astoria, OR 97103



RE: SHPO Case No. 19-0455

City of Astoria, Fort Astoria Sign Replacement

Replace sign and posts

1480 Exchange Street (8N 9W 8), Ashland, Clatsop County

Dear Mr. Dart-Mclean:

A search through the SHPO archaeological database has revealed that there is a reported archaeological site in the area of the project referenced above. It is important that a cultural resource survey be conducted to identify the location, boundaries and significance of any cultural remains within the project area prior to any ground disturbing activities.

We recommend that the area be examined by a professional archaeologist, prior to development, to determine if cultural materials are present. A list of archaeological consultants can be found at our website ([www.oregonheritage.org](http://www.oregonheritage.org)) by clicking on the Archaeological Services web page and highlighting the section marked Archaeological Consultants Directory. State statutes (ORS 358.905 and ORS 97.740) protect archaeological sites, objects, and human remains on both state public and private lands in Oregon.

The recommendations above are intended to help the applicant avoid damaging any archaeological sites in the project area. If you have not already done so, be sure to consult with all appropriate Indian tribes regarding your proposed project. If you have any questions regarding the applicant's need to hire an archaeologist, or wish any additional information about the above comments, feel free to contact the SHPO office. In order to help us track your project accurately, please be sure to reference the SHPO case number above in all correspondence.

Sincerely,

Jamie French, M.A.  
SHPO Archaeologist  
(503) 986-0729  
[Jamie.French@oregon.gov](mailto:Jamie.French@oregon.gov)

# OR SHPO SUBMITTAL FORM

RESPONSE REQUIRED IN ALL SECTIONS

## WHY

This submittal is (Select One)

- ☒ the First Initiation of Consultation and no SHPO Case # exists  
☐ a Response to SHPO Request for more information on existing SHPO Case # provided below  
☐ New Information for review on existing SHPO Case # provided below  
 Existing SHPO Case #

## WHAT

Your Project Name

Your Project Number

Extremely Brief Project/Undertaking Description

Replacing wooden sign and wooden wolmanized-posts with high density plastic sign and metal posts

## WHERE

Project Location

County(s)

Street Address

City

OR Legal Description T/R/S

OR Long/Lat (decimal degrees to 4 decimal places)

Long

Lat

## WHO RECEIVES CORRESPONDENCE FROM THE SHPO

If not the Formal Contact, the Working Project Contact is who the SHPO communicates with for more information about the project and/or submittal package

Formal Contact

Name

Org

Address

Address

City/ST/Zip

Phone

Email

Working Project Contact (cc'd on all correspondence to Formal Contact)

Name

Org

Address

Address

City/St/Zip

Phone

Email

## HOW

Is there a federal nexus for the project (funding, permitting, licensing, etc.)?

☐ Yes

☒ No

Ownership of Project Land?

☐ Private

☒ Public

☐ Both

Additional Comments (Optional)

## SUBMITTED TO SHPO FOR

- ☒ Built Environment Review  
☒ Archaeology Review  
☐ Both Built and Archaeology Review

## SUBMITTAL EMAIL ACCOUNT

ORSHPO.Clearance@oregon.gov

## ADDITIONAL ATTACHMENTS (Select All that Apply & Attach Individually)

- ☒ Cover Letter  
☒ Map(s) (Required for Archaeology if not included in a Report)  
☒ Oregon SHPO Clearance Form (Built Environment)  
☐ 106 Documentation Form (Built Environment)  
☒ Built Environment Only Report  
☐ Archaeology Report INCLUDING State of Oregon Report Cover Sheet  
☐ Combined Arch & Built Report INCLUDING State of Oregon Report Cover Sheet  
☐ BLM or USFS Archaeology Site Record(s)  # Individually Attached  
☐ Spatial Data  
☐ Other 1 (Name It)   
☐ Other 2 (Name It)   
☐ Other 3 (Name It)

1480 Exchange

DWNTWN NR - R-112

**HIST. NAME:** Fort Astoria Memorial  
**COMMON NAME:** Fort Astoria  
**ADDRESS:** Exchange and Fifteenth Streets

**DATE OF CONSTRUCTION:** 1956  
**ORIGINAL USE:** memorial  
**PRESENT USE:** memorial

**CITY:** Astoria, 97103

**ARCHITECT:** John E. Wicks  
**BUILDER:**

**OWNER:** City of Astoria  
1095 Duane Street  
Astoria, OR 97103

**THEME:** exploration & fur trade, culture  
**STYLE:** American Military  
(reconstruction)

**T/R/S:** T8N/R9W/S8

**MAP NO.:** 80908CD **TAX LOT:** 15200

**ADDITION:** Shively's Astoria

**xBLDG STRUC DIST SITE OBJ**

**BLOCK:** 118 **LOT:** S 1/2 **LTS** 1 & 2 **QUAD:** Astoria

**CLASSIFICATION:** National Historic Landmark (site), historic reconstruction

**PLAN TYPE/SHAPE:** rectangular

**NO. OF STORIES:** n/a

**FOUNDATION MATERIAL:** concrete

**BASEMENT:** none

**ROOF FORM & MATERIALS:** pyramid/wood shingles

**WALL CONSTRUCTION:** wood log

**STRUCTURAL FRAME:** wood log

**PRIMARY WINDOW TYPE:** none

**EXTERIOR SURFACING MATERIALS:** wood log

**STRUCTURAL STATUS:** xGOOD FAIR POOR MOVED (DATE)

**DECORATIVE FEATURES:** none extant

**OTHER:** none

**HISTORICAL INTEGRITY:** very altered

**EXTERIOR ALTERATIONS/ADDITIONS:** mural behind reconstruction which depicted landscape and fort in false perspective was overpainted and obliterated; original mural was overpainted at least once before

**NOTEWORTHY LANDSCAPE FEATURES:** large Cedar tree, NE corner

**ASSOCIATED STRUCTURES:** granite marker dedicated to Ranald McDonald added to site in 1988, SE corner

**KNOWN ARCHAEOLOGICAL FEATURES:** original site of Astoria and Fort George

**SETTING:** NW corner, 15th & Exchange Streets; memorials within small park

**SIGNIFICANCE:** exploration & settlement



**STATEMENT OF SIGNIFICANCE:** Astoria began when John Jacob Astor's ship the Tonquin, dropped anchor on April 14, 1811, and crewmen started the construction of Astoria on what was then the bank of the Columbia River. Log footings of the original buildings were unearthed across 15th Street in 1931 during excavation of St. Mary's new wing. The park area and replica of one of the Pacific Fur Company's bastions were developed in 1956. Today the site is maintained by the city of Astoria as a park and features a reconstructed blockhouse and explanatory historical sign. The blockhouse, constructed in 1956, is of Wolmanized fir with a cedar shake roof; the two rows of pickets extending to the concrete wall are also Wolmanized fir posts. The backdrop, which depicted the original fort, was painted on a concrete wall, forming the north boundary of the historic site. A large wooden slab outlines the floor plan of the original "Fort Astoria" and later Fort George. On May 21, 1988, a marble monument inscribed in both Japanese and English was dedicated to the memory and achievements of the remarkable Ranald MacDonald. MacDonald was the first man to teach English in Japan. He was born on this site and was the son of Hudson Bay fur trader Archibald MacDonald and Princess Raven, daughter of Chief Concomly.

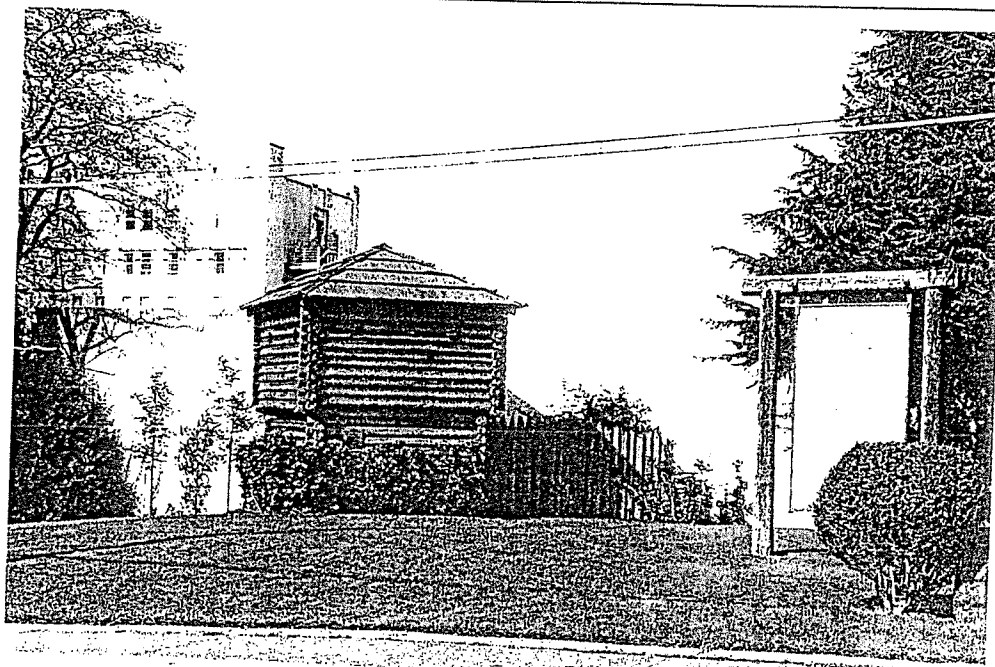
This property was designated a National Historic Landmark on October 15, 1966.

**SOURCES:** Sanborn Fire Insurance Maps; Journal of the Friends of MacDonald, Fall, 1989; Walking Tour of Astoria, Vera Gault; National Register of Historic Places, February 17, 1984

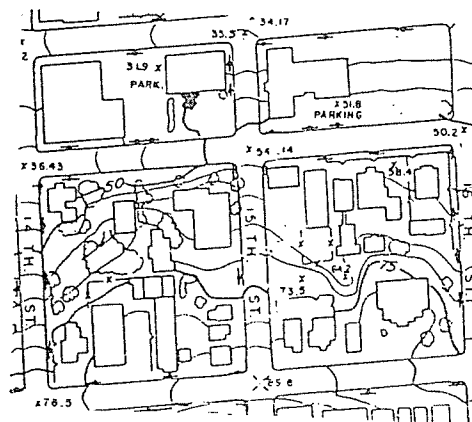
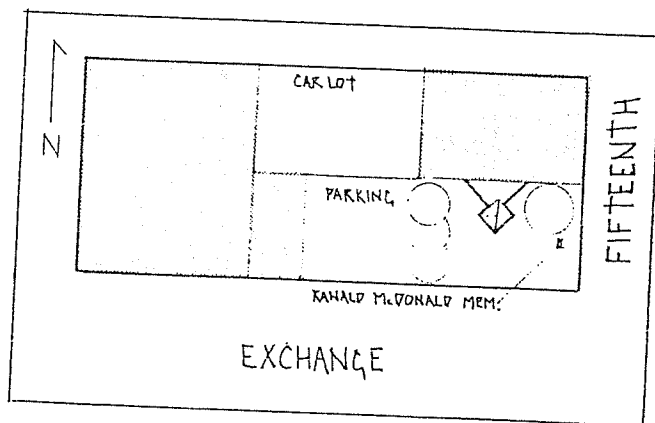
OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM  
COUNTY: CLATSOP

PROPERTY: Fort Astoria  
ADDRESS: Exchange & Fifteenth  
TAX I.D.: 51488

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



NEGATIVE NO.: R3 N23



TOPOG. DATE: 1967

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

1480 Exchange  
NRD

THE CITY OF ASTORIA  
SPECIAL ORDINANCE # 83-10

AN ORDINANCE AMENDING THE CITY OF ASTORIA LAND USE AND ZONING MAP BY DESIGNATING CERTAIN BUILDINGS AND SITES HISTORIC.

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. The Astoria Land Use and Zoning Map is amended as follows:

Parcel #1. Doughboy Monument, a monument in the street right-away, southwest corner of West Marine Drive and Columbia Avenue. Public restrooms are located in the base of the monument.

Parcel #2. City Hall, Lot 4, Block 44, McClure's, Astoria. Building covers all the property.

Parcel #3. Fort Astoria, south 62.5 feet of Lots 1 and 2, Block 118, Shively's, Astoria. Partial re-creation of fort on property.

Parcel #4. First Post Office, north 50' of Lots 7 and 8, Block 114, Shively's, Astoria. Site only.

Parcel #5. Old Uppertown Fire Station, south 65' of Lots 10, 11 and 12, Block 147, Shively's, Astoria. Brick building and the described property.

Parcel #6. Astoria Column. Tax Lot #600, Clatsop County Assessor Map 8-9-17, Astoria Column and surrounding property, but not the caretakers' house.

Parcel #7. Shively Park. Tax Lot #1200, Clatsop County Assessor Map 8-9-17. Community house and land comprising the park.

Section 2. These historic designations are granted based on the findings of fact and information gained at a public hearing before the City of Astoria Planning Commission on these requests, and upon the recommendation of the Historic Buildings and Sites Commission.

Section 3. Provisions:

(a) Amendment. This amendment will amend the City of Astoria Land Use Map, as adopted June 18, 1979, by designating the following historic:

1. Doughboy Monument
2. City Hall, Lot 4, Block 44, McClure's, Astoria; building and property
3. Fort Astoria, south 62.5 feet, Lots 1 and 2, Block 118, Shively's, Astoria; building and property

Section 3. Provisions (continued)

4. First Post Office, north 50 feet, Lots 7 and 8, Block 114, Shively's, Astoria; property only
5. Old Uppertown Fire Station, south 65 feet, Lots 10, 11 and 12, Block 147, Shively's Astoria; building and property
6. Astoria Column, Tax Lot #600, Clatsop County Assessor Map 8-9-17; Column and land excluding caretakers' cottage
7. Shively Park, Tax Lot #1200, Clatsop County Assessor Map 8-9-17; community house and park property.

(b) Adoption. This amendment will become effective 30 days following the passage of this ordinance.

ADOPTED BY THE CITY COUNCIL THIS 18th DAY OF July, 1983.

APPROVED BY THE MAYOR THIS 18th DAY OF July, 1983.

/s/ Edith Henningsgaard  
Mayor

ATTEST:

Ronald D. Eaton  
Finance Director

ROLL CALL ON ADOPTION:	YEA	NAY	ABSENT
Commissioners: Hauer	X		
Merriman	X		
Hauke	X		
Law	X		
Mayor Henningsgaard	X		

CITY OF ASTORIA

HISTORIC BUILDING APPLICATION

Applicant may read the full text of the Historic District Ordinance at the City Planning Office or the Astoria Public Library. Briefly, any exterior change other than painting or landscaping must be approved by the Historical Buildings and Sites Commission. The long-range goal of HBSC is the upgrading of neighborhoods by encouraging pride in the unique architectural heritage of Astoria.

1. Applicant/Owner Name City of Astoria Phone 325-5821  
Address 1095 DELANE St. City ASTORIA, OR Zip 97103

Signature of owner \_\_\_\_\_ signifies that owner applies for official designation of property as historic, and promises to cooperate with the HBSC as per references to Historic Preservation District in the Historic District Ordinance.

2. Address of property Fort Astoria, 15th & Exchange

Assessor's Map Number 8-9-8CD Tax Lot Number 15200

3. Name of first owner if known Chief Comcomly Estimate Year Built 1811

Style of architecture if known Log fort

4. Names of persons known to have occupied the structure (List may be on separate sheet. Ask Library Director for help.)

Maintained by City Parks & Recreation Dept.

5. Other details which contribute to the unique or interesting history of the building. Separate sheet may be used.

Reconstruction from logs left over after Fort Clatsop was reconstructed, about 1955(?)

6. Bibliographical references, if any. HBSC would appreciate borrowing old photographs.

ALLREADY ON NATIONAL REGISTER OCTOBER 15, 1966

- A. Received by City Planning Office: Date 2/24/83 Initials SP  
B. Reviewed by HBSC: Date MAR. 23 1983 Action Approved  
C. Planning Commission hearing: Date 6/7/83 Action \_\_\_\_\_  
D. City Council Agenda: Date \_\_\_\_\_ Action \_\_\_\_\_



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

**CITY OF ASTORIA  
NOTICE OF PUBLIC HEARING**

Mail 9-20-19  
Email 9-20-19  
Web 9-20-19  
Pub 10-5-19

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, October 15, 2019 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

- 1) Exterior Alteration Request (EX19-06) by Jonah Dart-McLean, on behalf of the Astoria Parks Department, to replace the existing Fort Astoria Sign located at 1480 Exchange (Map T8N-R9W, Section 08CD, Tax Lot 15200; Lots 1 and 2, Block 118, Shively's Astoria) in the C-4 (General Commercial) Zone. The property is designated as historic in the Downtown National Register Historic District. Development Code Sections 2.150 to 2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.240 to CP.255, are applicable to this request.
- 2) Historic Designation Request (HD19-01) by Dan Hauer to designate the single-family dwelling at 660 14th Street (Map T8N R9W Section 8CD, Tax Lot 8800; N 50' Lot 7 & N 50' Lot 8, Block 17, Shively) as historic within the Shively-McClure National Register Historic District in the R-3 (High Density Residential) Zone. The historic designation would be contingent upon completion of the proposed alterations as indicated in the application. Development Code Standards specified in Section 2.150 to 2.185, Articles 6 & 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045 (Central Area), CP.240 to CP.255 (Historic Preservation), and CP.215 to CP.230 (Housing) are applicable to the request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact the Planner at 503-338-5183 for additional information.

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 at 503-338-5183 48 hours prior to the meeting.

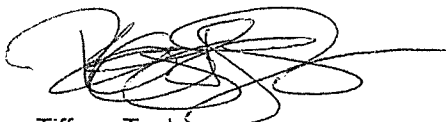
All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria 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: September 20, 2019



Tiffany Taylor  
Administrative Assistant

# STAFF REPORT AND FINDINGS OF FACT

October 8, 2019

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNING CONSULTANT

SUBJECT: HISTORIC DESIGNATION (HD19-01) BY DAN HAUER TO DESIGNATE 660 14TH STREET AS HISTORIC

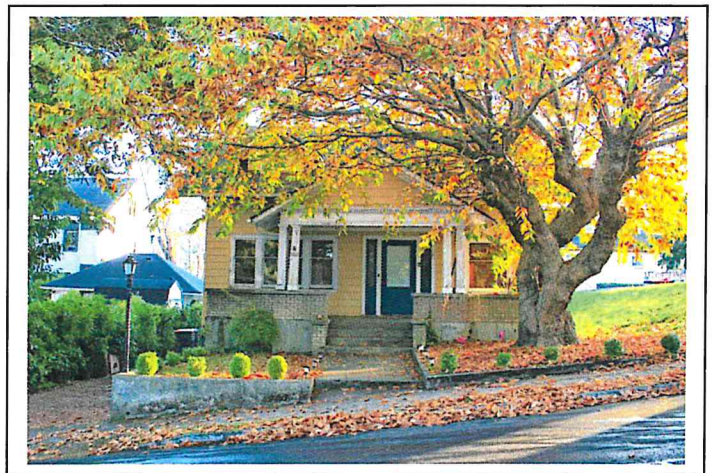
## I. BACKGROUND SUMMARY

- A. Applicant: Dan Hauer  
660 14th Street  
Astoria OR 97103
- B. Owners: Daniel Lewis Hauer  
Sara Lynn Hauer  
660 14th Street  
Astoria OR 97103
- C. Request: To designate a single-family dwelling as historic with the building condition/configuration as proposed in the attached plans. The building may also then be considered as Eligible Contributing within the Shively-McClure National Register Historic District.
- D. Location: 660 14th Street; Map T8N R9W Section 8CD, Tax Lot 8800; N 50' Lot 7 & N 50' Lot 8, Block 17, Shively

## II. BACKGROUND

The structure is within the Shively-McClure National Register Historic District and was classified as Historic Non-Contributing due to the alteration of the siding.

Year Built: 1921  
Style: Craftsman  
Name: Dr. Janfred and Martha  
Parpala Res.

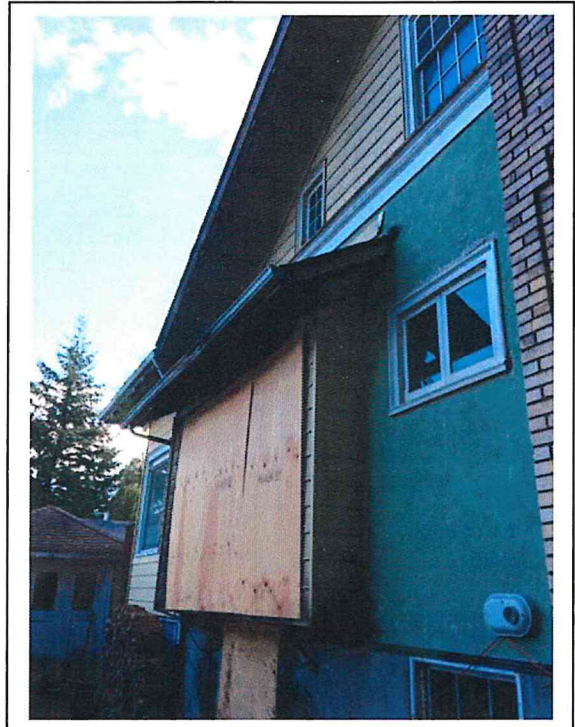


The structure is located on the east side of 14th Street mid-block between Franklin and Grand Avenues. It was classified as Historic Non-Contributing in the Shively-McClure National Register Historic District due to alterations to the building. The house is clad in aluminum siding over the original siding which prevented it from being designated as historic at the time of the National Register Historic District designation in 2005.



The Inventory Sheet mistakenly states that the original siding was wood clapboard or shingle. It appears that the original siding was stucco. There have been minor exterior alterations over the years including an addition and deck on the east, rear elevation. The Inventory Sheet states *"This house gains some significance for its long-time association with Dr. Janfred Parpala. The house retains excellent Craftsman style detailing including multiple-light windows. Further significance comes from its association with architect John E. Wicks. The application of secondary siding, however, prohibits the building from gaining landmark status. Removal of the siding would increase the historic significance of this building."*

Fire damaged north side showing aluminum siding and newly exposed original stucco siding.



In June 2018, the house was extensively damaged by an electrical fire that started in the basement. The basement received the most damage, but the fire started to damage the first-floor north elevation and there was smoke and water damage throughout the house. The fire was contained before it did damage to the intact interior Craftsman features such as crown molding, original windows, built-in dining room cabinets, fire place mantel, pocket doors, and much more.



In-tact Craftsman interior including fireplace mantel & tile, crown moldings, window casings, pocket doors, wainscoting, built-in dining room cabinet; tiled bathroom with original fixtures



The applicant has hired Rickenbach Construction to do the repair work and has been working with the insurance company and SHPO on the plan for repair / restoration. Due to the historic significance of the house and the volume of historic features that are intact, special care has been taken in how the repair work is completed. The applicant is seeking Special Assessment status due to the reduced value of the fire damaged home and the amount of work that will be done to restore the structure. Special Assessment is only available for designated National Register properties, but SHPO and the City have developed a process over the years to allow a building to be designated as historic at the same time as the Special Assessment designation based on the improvements /



restoration being proposed. This allows the property owner to use the tax savings and apply that money to the restoration work.

Designation of the building as historic is contingent upon restoration of significant historic features. The applicant has begun the interior work especially in the basement area that received the most fire damage. While the interior is not part of HLC review for alterations, the significance of the in-tact Craftsman interior is a consideration as the property is proposed for inclusion in the Special Assessment program which triggers HLC and SHPO review of interior alterations.

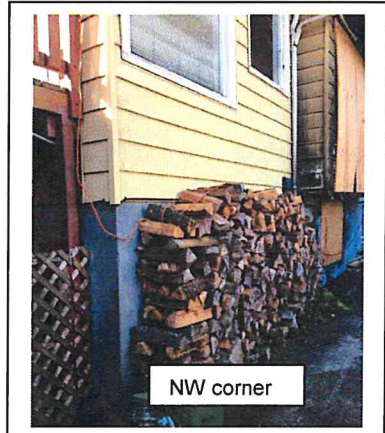
Distinctive Stylistic Features of a Craftsman Style: Wood windows with either 1/1 or multi-lite over one design; crown molding and lower sills on windows; stucco or horizontal wood siding; full front porch with box columns and balustrade.

Occupants / History: The house was constructed in 1921 by Dr. Janfred and Martha Parpala, a local dentist who lived in the house until 1955. It was then purchased by Edward Hauer, founder of Hauer's Cyclery which is still in operation today. The house was the site of the first "Home Electrical" in Astoria which was sponsored by the Northwest Electrical Service League. It was a model electrical home which is of significant historic importance. The house is currently owned and occupied by Dan and Sara Hauer. Additional information about the occupants is listed in the attached Historic Inventory Sheet.

Alterations: The building had a few alterations including: aluminum siding over the original stucco siding; addition and deck on the east, rear elevation; northeast corner windows in the kitchen area were replaced in the 1960's remodel.



Rear addition and deck with newer windows on northwest corner; the addition and windows are not highly visible



### III. PROPOSED ALTERATIONS:

The current owner has started to restore the interior fire damage, but exterior work is pending historic designation and Special Assessment classification. The applicant proposes to do the following:

1. Remove the aluminum siding and either restore the stucco siding or, if it is too damaged, then replace it with smooth, horizontal fiber cement siding with 7" reveal and corner boards

Finding: Either horizontal siding or stucco siding would be appropriate. Due to the possible damage to the original stucco, horizontal fiber cement siding could be an approved material but the siding shall be smooth not textured (Condition 4).

2. Replace fire damaged dining room and basement windows.

Finding: Windows will be replaced to match the original windows.

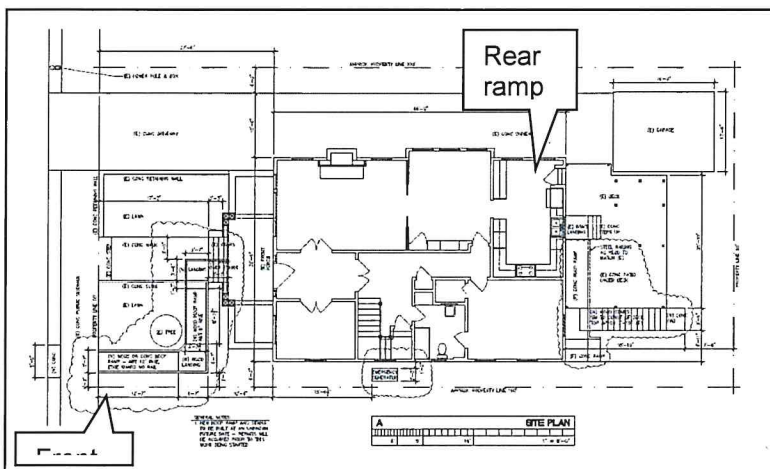
3. Replace non-historic kitchen windows with 1/1 window to match historic windows.

Finding: This portion of the house is an addition and therefore the window is not original. The applicant proposes to replace the picture window with a 1/1 style window to match historic windows.



4. Install handicap accessible ramp to front porch and from rear of house.

Finding: The applicant needs handicap accessibility to the house for a family member. The proposed front porch ramp would be in the front yard, wrapped to the rear of the historic tree, and ramped up the front stairs. The stairs are wide enough to accommodate the ramp and stair access to the front porch. The porch has a solid brick balustrade with paired boxed columns. The intent is to not impact the original porch design and materials with the ramp. The ramp could be removed in the future and the original porch would remain intact. The ADA ramp in the rear would be under the rear porch on the outside of the basement. It would not be visible from a right-of-way.

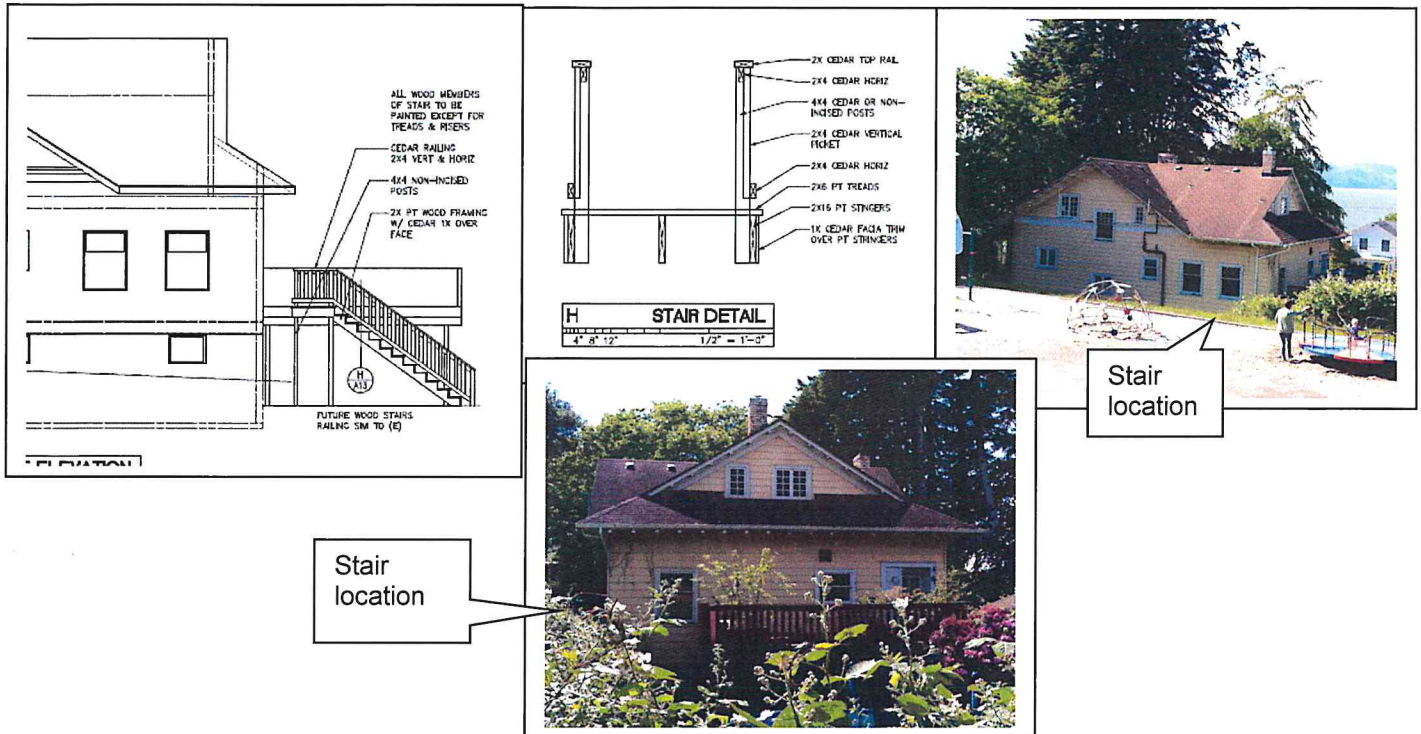


5. Install rear deck stairs on south side elevation of deck.

Finding: The rear deck is contemporary. The proposed stairs would allow better access to the rear yard. The balustrade would have vertical spindles and an upper and lower rail. While the deck is contemporary, this style of balustrade

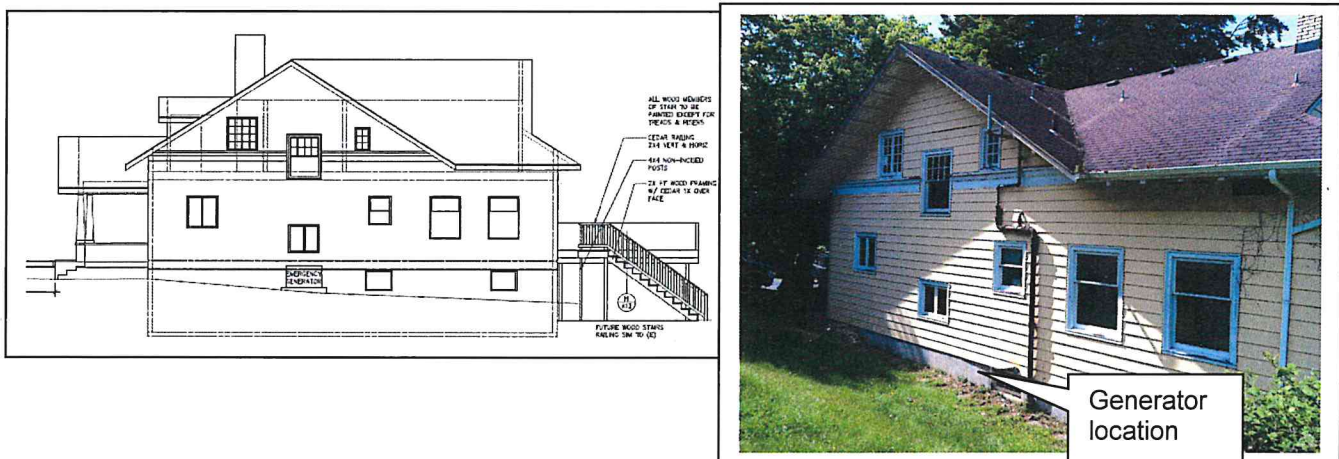


would be typical for a Craftsman home and would be more compatible. The wood shall not have visible pressure treatment incision marks (Condition 5).



6. Install generator on south side elevation.

**Finding:** The generator would be located half way down the south side of the house and centered under the existing windows. It would be screened from view from the right-of-way by the topography and landscaping.



7. Repair /replace window trim and sills.

**Finding:** With the addition of the aluminum siding years ago, some of the window trim was damaged and/or removed. Window trim and sills would be restored to their original configuration.

Completion of the project would be a condition of the historic designation and staff would monitor the project to assure completion. The HLC would be designating the building with the understanding it is being remodeled with the alterations as noted in the

application (Condition 1). These alterations are part of the proposal before the HLC and would be the design proposed for designation. The applicant would not be required to submit a separate Exterior Alteration Request for these features. Most of the alterations are restoration of original features. Once the building is designated, any work that would deviate from the design as presented with this application would need to be reviewed by the HLC for compatibility with the historic design (Condition 3).

#### IV. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 250 feet pursuant to Section 9.020 on September 20, 2019. A notice of public hearing was published in *The Astorian* on October 5, 2019. On-site notice pursuant to Section 9.020.D was posted on October 1, 2019. Any comments received will be made available at the Historic Landmarks Commission meeting.

#### V. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Development Code Section 6.040(A) states the *"The Historic Landmarks Commission, City Council or a property owner may initiate the proceedings for designation of a Historic Landmark."*

*The application should include the following information as applicable: history of the structure; tenants both residential and commercial; exterior features and materials; alterations to the structure; architect; date of construction; outbuildings; photographs, both historic and current; and any other information available."*

Finding: The proposed designation as historic landmark is being nominated by the owner. The required information has been submitted with the application.

- B. Development Code Section 6.040(B) states *"For the purposes of Historic Landmark designation, buildings, structures, appurtenances, objects, signs, sites and districts which are listed on the National Register of Historic Places shall be automatically considered a Historic Landmark."*

Finding: The building is not listed on the National Register of Historic Places, therefore cannot be automatically considered a Historic Landmark.

- C. Development Code Section 6.040(C) states *"For the purposes of Historic Landmark designation, buildings, structures, appurtenances, objects, signs, sites and districts which are classified as Primary, Secondary, Eligible/ Significant, or Eligible/Contributing shall be automatically considered a Historic Landmark."*

Finding: The building is listed as "Historic Non-Contributing" in the Shively-McClure National Register Historic District. Therefore, it cannot be automatically considered a Historic Landmark.

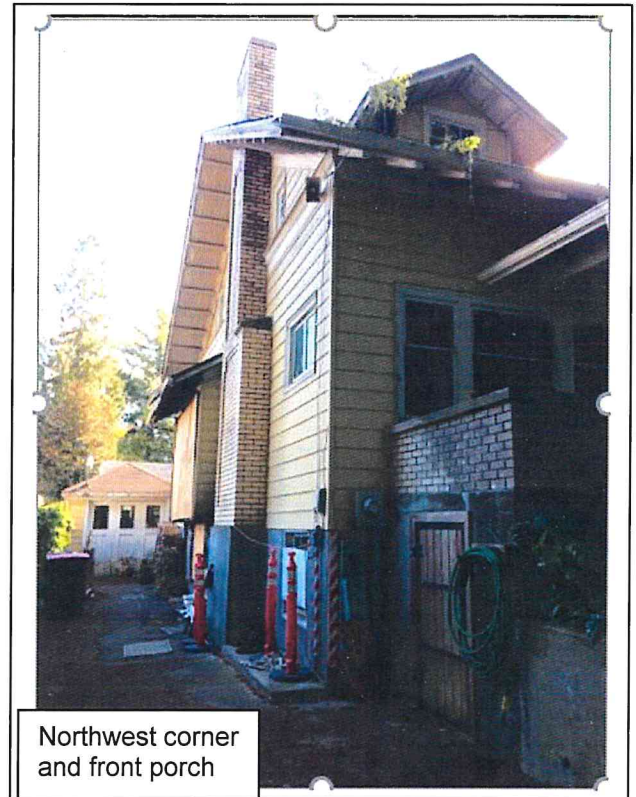
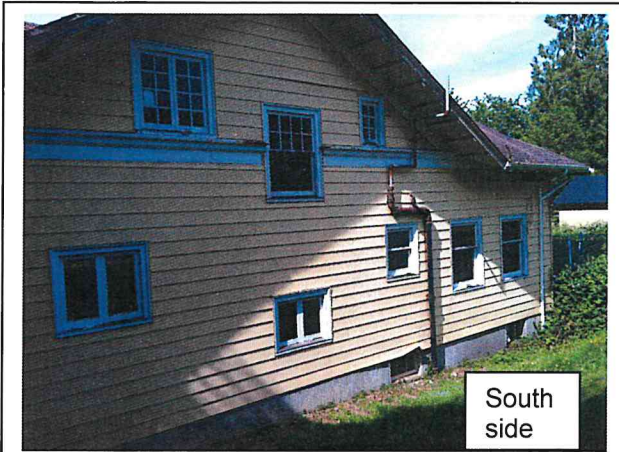
- D. Development Code Section 6.040(E), Criteria for Historic Landmark Designation, states that *"The Historic Landmarks Commission shall consider and weigh the following criteria in making a determination of potential historic significance:"*



*"1. Physical Integrity.*

*Property is essentially as constructed on original site. Sufficient original workmanship and material remain to serve as instruction in period fabrication."*

Finding: The essential form of the original building is intact however a rear deck and a rear kitchen addition was constructed in 1960's. The aluminum siding had damaged the existing stucco siding and the window casings. The rear kitchen windows are not original. Otherwise, the structure retains its historic integrity and features. There are a variety of window styles on the house, but they appear to be original and reflect the use of the rooms.



The front porch is a defining feature of the house with a brick balustrade and paired boxed columns supporting the porch roof. With the need for a handicap accessible access to the house, care has been taken to design a ramp that will not damage this feature.

*"2. Architectural Significance.*

*Rarity of type and/or style. Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the City. Property is a prototype or*

*significant work of an architect, builder, or engineer noted in the history of architecture and construction.”*

Finding: The Craftsman style is a common local design and reflects the turn of the century home in the area. The architect was John Wicks who designed several other significant structures in Astoria including many public buildings and was the principal architect in Astoria in the early 20th century.

“3. Historical Significance.

*Property is associated with significant past events, personages, trends or values and has the capacity to evoke one or more of the dominant themes of national or local history.”*

Finding: The building was built as a single-family dwelling for a local dentist, Dr. Parpala and his family. The Parpalas lived in this house through 1955. The house was then purchased by Edward and Myrtle Hauer. Edward was the founder of Hauer’s Cyclery, a well-known store which continues its operation today. The house is still retained by the Hauer family and is occupied by Dan and Sara Hauer. This structure was the site of the first “Home Electrical” in Astoria which was sponsored by the Northwest Electrical Service League. It was a model electrical home which is of significant historic importance. A more detailed explanation is included in the historic inventory sheet attached.

“4. Importance to Neighborhood.

*Property’s presence contributes and provides continuity in the historical and cultural development of the area.”*

Finding: The building is located mid-block and is the only dwelling on the east side of 14th Street in this block. It is bounded on the north by the Rose Briar, former hotel and women’s substance abuse rehab center; and on the south by the City’s Grand Avenue playground. The west side of 14th Street has several Craftsman and Italianate homes and one multi-family dwelling. The site has several historic landscape features such as the holly and Mountain Ash trees, and therefore adds significantly to the streetscape.





**"5. Symbolic Value.**

*Through public notice, interest, sentiment, uniqueness or other factors, property has come to connote an ideal, institution, political entity or period."*

Finding: There is little known symbolic value for this building other than its use as a local dentist's and Hauer's home. The Hauer family are well-known in the community as businessmen, and for their work as volunteers on various community events, and with the emergency services.

**"6. Chronology.**

*Property was developed early in the relative scale of local history or was early expression of type/style. The age of the building, structure, site, or object should be at least 50 years, unless determined to be of exceptional significance."*

Finding: The building was constructed as a single-family dwelling in 1921 just after World War I which is more than 50 years old. It was a primary development period for the Shively-McClure National Register District and for the Craftsman style homes. It was constructed as a model early in the "electric" home era with the transition from gas and wood to use of electricity in homes. Electricity came to Downtown in 1890 and homes did not start converting to electricity until after the turn of the century.

HLC Rating: The following ratings were submitted by members of the Historic Landmarks Commission for consideration of the nomination.

1. Physical Integrity	4.5	6.0	4.5	6.0	6.0
2. Architectural Significance	12.5	7.5	10.0	12.5	12.5
3. Historical Significance	12.5	7.5	10.0	10.0	12.5
4. Importance to Neighborhood	7.5	4.5	6.0	6.0	6.0
5. Symbolic Value	6.0	4.5	7.5	4.5	6.0
6. Chronology	2.5	1.5	1.5	2.0	2.5
<b>TOTAL</b>	<b>45.5</b>	<b>31.5</b>	<b>39.5</b>	<b>41.0</b>	<b>45.5</b>

**AVERAGE: 40.6 (Significant)**



- E. Development Code Section 6.040.E.7, Criteria for Historic Landmark Designation, states that *"The Historic Landmarks Commission shall consider and weigh the following criteria in making a determination of potential historic significance: 7. The request shall be consistent with the applicable goals and policies of the Comprehensive Plan."*

The following Comprehensive Plan Policies and Goals are applicable to the request:

1. CP.250.1, Historic Preservation Goals, states that the City will *"Promote and encourage, by voluntary means whenever possible, the preservation, restoration and adaptive use of sites, areas, buildings, structures, appurtenances, places and elements that are indicative of Astoria's historical heritage."*

Finding: The new owner plans to restore the fire damage both interior and exterior including removal of non-historic siding and windows. Designation of the building as historic would allow the Building Official to grant exceptions to some building codes to allow the owner to reconstruct to historic dimensions as needed. It will also allow the owner to apply for Special Assessment to provide additional funds for the restoration. If the restoration is not completed as proposed and the designation removed, any work completed with building code exceptions applied would need to come into compliance with the appropriate building code (Condition 2) and the Special Assessment would be voided and they would need to pay the back taxes. The owner is voluntarily asking for the designation and all of the restrictions that come with owning a historic building in order to help preserve this part of Astoria's architectural history.

2. CP.250.2, Historic Preservation Goals, states that the City will *"identify and encourage the inclusion of as many qualified buildings and structures as possible on the National and/or State register of historic places, and maintain a City registry under the stewardship of the Historical Buildings and Sites Commission."*

Finding: The City of Astoria maintains a register of historic places. The City encourages property owners to include their properties on the register. The building has had some alterations over the years but still retains much of its original character and with the proposed restoration, warrants inclusion as a Local Landmark.

3. CP250.5, Historic Preservation Goals, states that the City will *"Document the social, economic, cultural, educational and other public benefits to be derived from Astoria historic preservation efforts."*

Finding: The applicant requests designation of the building to preserve the historic structure. The structure reflects the social and economic development of Astoria.

4. CP.255.2, Historic Preservation Policies, states *"The City will establish procedures for regular financing of historic projects through public and private sources of funds."*

Finding: The City periodically obtains grants through the State Historic Preservation Office which are available as a "pass through" grant to property owners of National Register Historic Properties. This property would be eligible in the future for the grant to help with additional restoration costs if it was designated as a Local Landmark and then classified as Eligible Contributing Historic within the Shively-McClure National Register District.

Finding: The proposed nomination is consistent with the Comprehensive Plan.

## VI. CONCLUSION

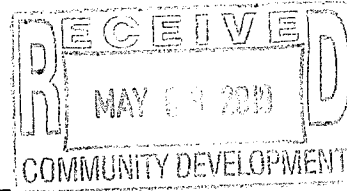
The request meets the applicable review criteria. Staff recommends that the Historic Landmarks Commission approve the request based on the Findings of Fact above with the following conditions:

1. The designation of the building as historic is based on the proposed alterations submitted with the application. Failure to complete the alterations as proposed could result in the decertification of the building as historic.
2. If the building is decertified and no longer designated as historic, any work completed on the building would need to comply with the building codes as required by the Building Official.
3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
4. Fiber cement siding shall be smooth, not textured.
5. Exterior wood shall not have visible pressure treatment incision marks.
6. The applicant shall obtain all necessary City and building permits prior to the start of construction.



CITY OF ASTORIA  
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT



HD 19-01

☒ Fee Paid Date 5/3/19 By ny <sup>ck#</sup> 1026  
FEE: \$100.00

### HISTORIC DESIGNATION

Property Location: Address: 660 - 14<sup>th</sup>  
Lot N 50' Lot 7 & N 50' L 8 Block 17 Subdivision Shively  
Map 8CD Tax Lot 8800 Zone R-3

Applicant Name: Don Hauer  
Mailing Address: 660 - 14<sup>th</sup> (underscore)  
Phone: 503-470-9578 Business Phone: \_\_\_\_\_ Email: The-hauers @ yahoo.com  
Property Owner's Name: Daniel Lewis & Sarah Lynn Hauer  
Mailing Address: \_\_\_\_\_  
Business Name (if applicable): \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Property Owner: + Daniel L. Hauer Date: 5/3/19 <sup>7</sup>

**HISTORIC INFORMATION:** Briefly give a history and architectural description of the building or site requested for Historic Designation and state why this request should be approved. The City may be able to provide some historic technical assistance on your proposal.

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

**PROPERTY OWNER RIGHTS:** ORS 197.772(3) states that "A local government shall allow a property owner to remove from the property a historic property designation that was imposed on the property by the local government." This does not apply to properties listed on the National Register of Historic Places, or properties located within a National Register Historic District. It also does not apply to an application for Historic Designation initiated by the property owner as it is not "imposed" by the City.

**For office use only:**

Application Complete:		Permit Info Into D-Base:	
Labels Prepared:		Tentative HLC Meeting Date:	
120 Days:			

City of Astoria  
Request for Exterior Alteration for Historic Property

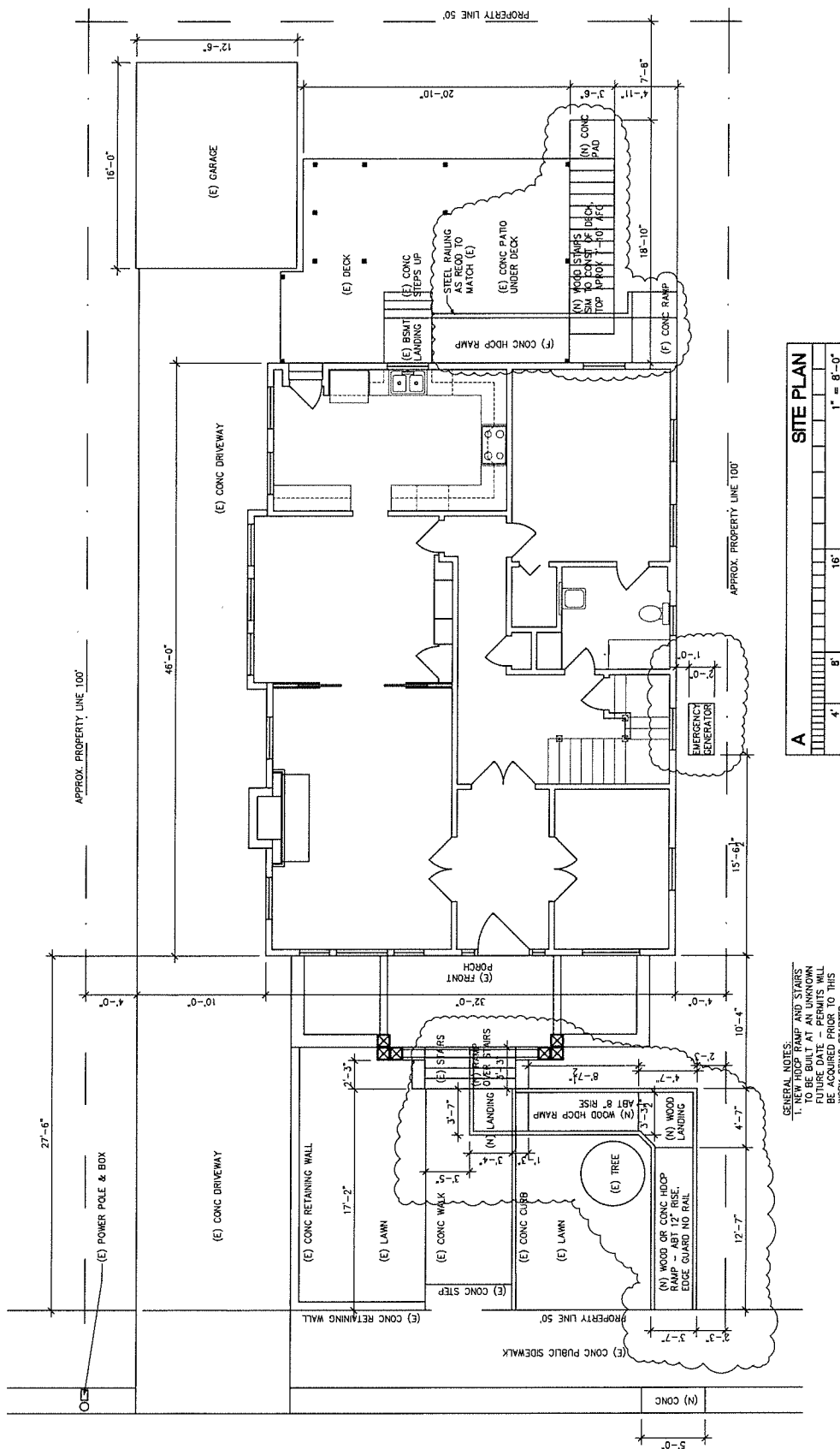
Daniel Hauer  
660 14<sup>th</sup> St.  
Astoria, OR 97103

Exterior Alteration Criteria:

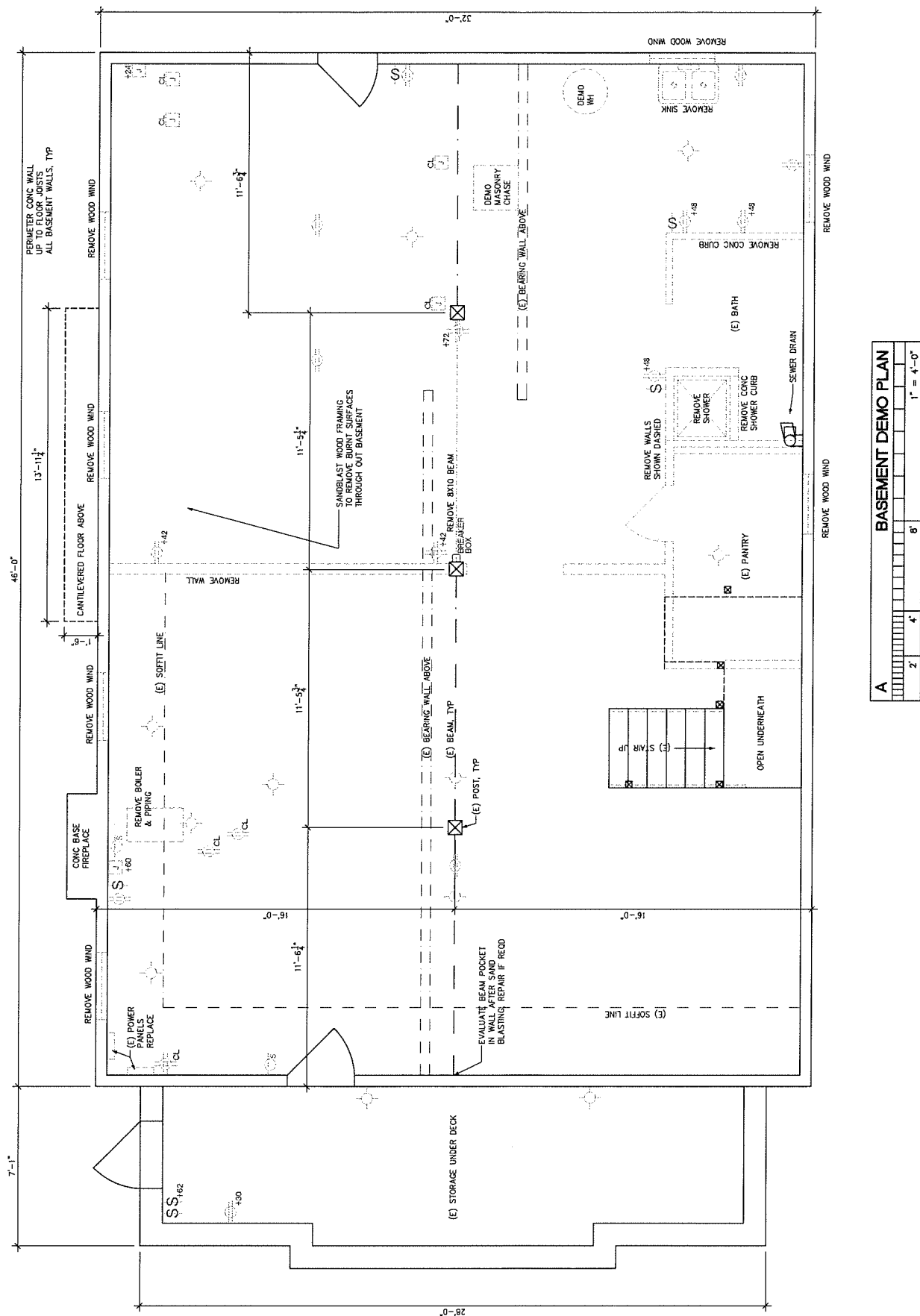
1. The house was designed by John E. Wicks in 1921 as a model home and it was called the "Home Electric", it showcased all the wonderful uses of electricity in a modern home. Originally inhabited by the Dr. Parpala family, the house has been in the Hauer family since 1957. The house suffered a significant fire in June 2018 which has led to major structural repairs. Throughout the fire restoration the intent has been to keep the same feel and character of the house which will allow a 4<sup>th</sup> generation to grow up in this house.
2. Siding: Aluminum siding was installed over stucco and in the process the lower window trim was cut flush to make installation easier. The stucco has significant damage from the aluminum siding being nailed thru it, its age, and the settling of the house. The proposed siding is similar to the existing, but will be a smooth horizontal cement fiber board siding with at least a 7" exposure, with corner boards.  
Windows: The kitchen picture windows will be replaced with a 1 over 1 to closely match the first floor bedroom window style. Dining room and basement windows destroyed in the fire have been carefully reproduced to the exact match of the originals. All windows missing the lower exterior trim will have that feature recreated.  
ADA Front: A removable ramp is requested at the front stairs of the house to allow for ADA accessibility that our family will likely need. The concept of punching thru the South porch bricks to minimize turns and grade issues was looked at, but ultimately the less invasive removable ramp at the front stairs was deemed a workable solution.  
ADA Rear: A concrete ramp at the rear of the house will turn from the current stair landing towards the South until it reaches grade level.  
Deck Stairs: The rear deck had a stairway leading to the backyard at one point. The proposal is to put one leading from the South side of the deck that will match the existing deck characteristics.  
Generator: Generator placement will be setback from the front of the house to minimize disturbing the primary street view.
3. The house repairs are set to bring the house back into functional condition and in doing so restore a number of features to their original state.
4. The main exterior changes to the house were filling in the back porch when the kitchen was remodeled in the 1960's and the rear deck addition. These are both retained. The primary alteration is the two North facing windows in the kitchen will be changed from picture windows to 1 over 1's which will fit into the house's original character better.
5. Through out the restoration our intent has been to make sure our house has the same warm feel. The interior repairs have taken considerable time, effort and expense to ensure this happens. For example, the insurance company wanted to gut the main floor of the house to replace the damaged main beam and supporting joists which would maximize the speed, cost savings and efficiency of the job. We stopped that process early on. In doing so we have saved a majority of the original lathe and plaster, the leaded beveled glass built in China hutch, the original bathroom tile work on the main floor, the amazing plaster crown molding, and even most of the inlaid hardwood floors! All of which was slated to end up in the dumpster otherwise. Our

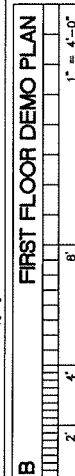
restoration team has put in the extra effort to match the skilled craftsmanship that was originally used.

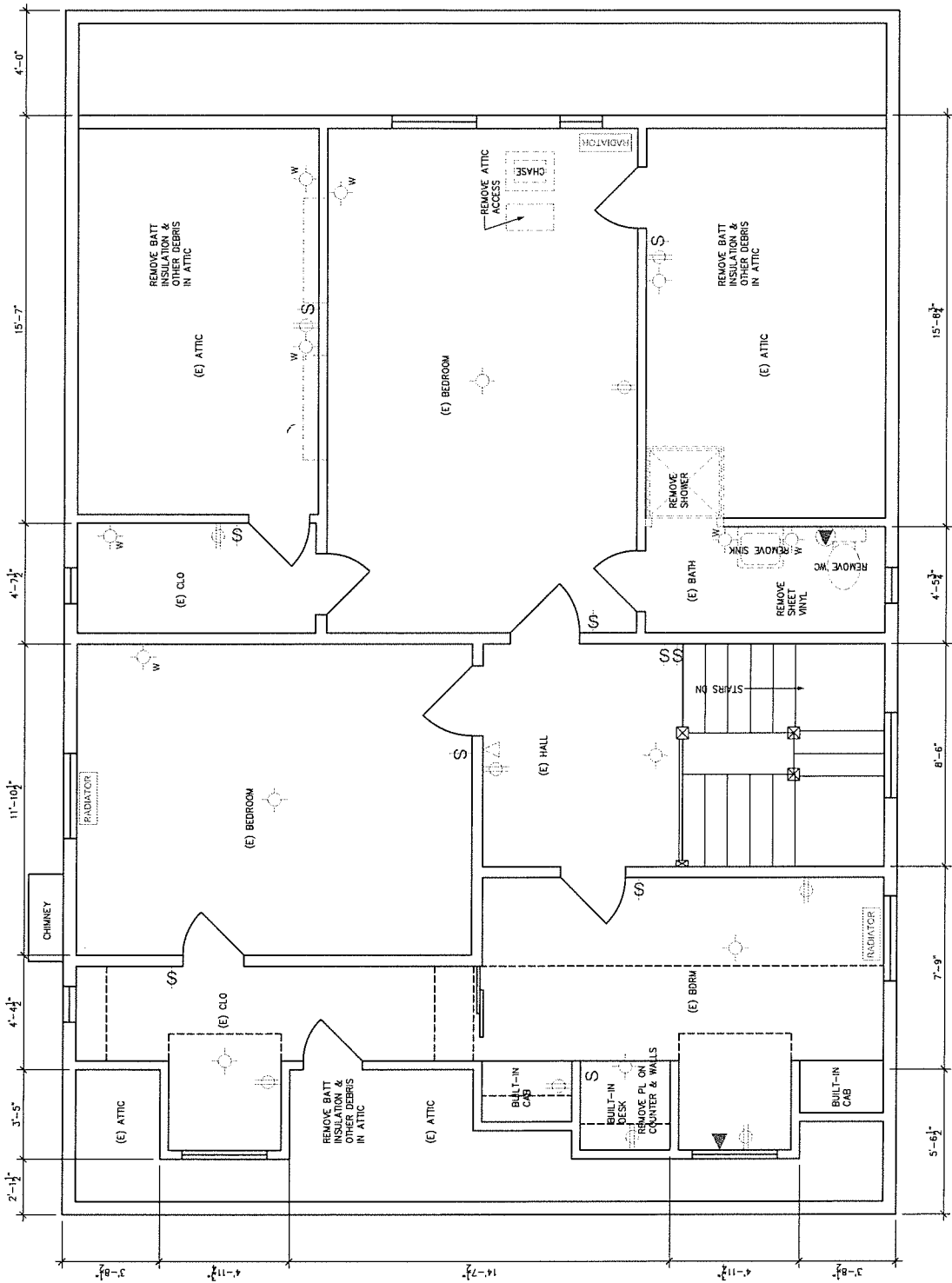
6. As noted in #5, extra care has been taken through out the process. One example is the fine detail work that has been put into recreating the scorched dining room eaves. Where some people might throw up a sheet of plywood and move on, we have matched the original tongue and groove boards and interlaced the corners just as the original craftsmen did. Custom cutter blades have been built using slices of the original wood to be able to match the same exterior trim near the gutters. The siding is kind of similar to what is currently on the house. The existing deep wood grain look (of the aluminum siding) occurred when a house with wood siding was not routinely maintained and it would weather poorly, so we have proposed a smooth horizontal (fiber board). Corner boards are proposed to minimize weather intrusion. The actual burned out windows sashes and frames were sent to the window manufacturer to be used as a road map for duplication. The restoration of the cut off lower window trim will add a feature that has been missing for decades.
7. Siding will need to be removed for replacement. Exterior trim will be pressure washed and any sanding or repairs will be done as minimally as possible. As a side note: the basement used Dry Ice Blasting to remove the charred wood and odor. This cleaned better than a pressure washer (without the water issue) and with less abrasiveness and mess than sandblasting uses. Due to the much higher per square foot cleaning cost of Dry Ice, the pressure washer will need to be used on the exterior.
8. Archaeological resources will be watched for during excavation of the generator footing, trench, and the stair pads and ramps. Evaluating will continue as the digging proceeds if items of archaeological significance are found.
9. Contemporary design alterations are not proposed to change the look or feel of the house. The homes main character is being retained and restored intact.
10. The main change this references is the front ramp. This is proposed to go over the front stairs and to be removable as to not disturb the brick and concrete work of the porch.

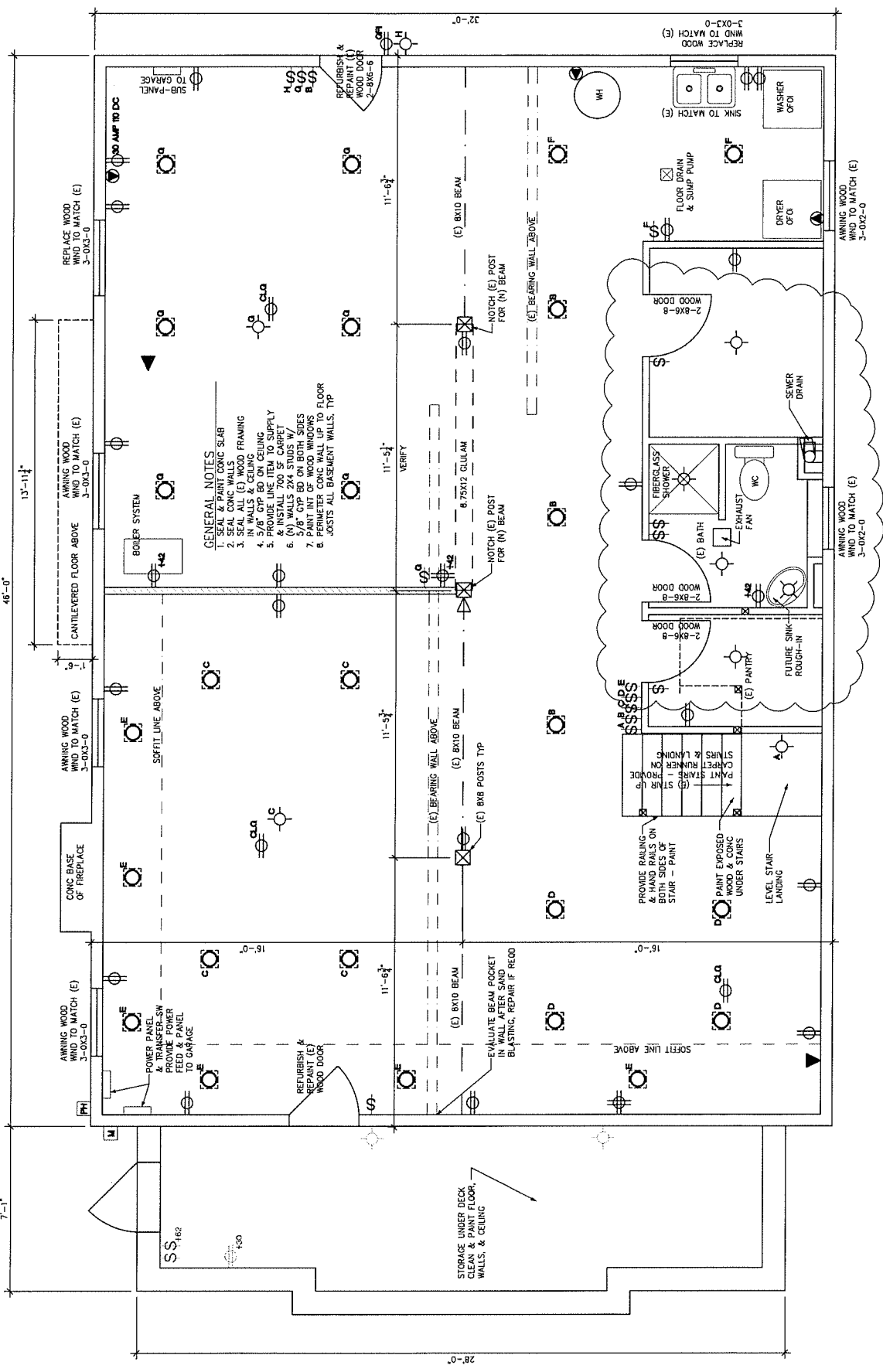




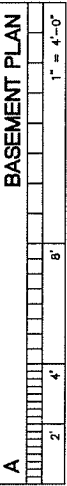




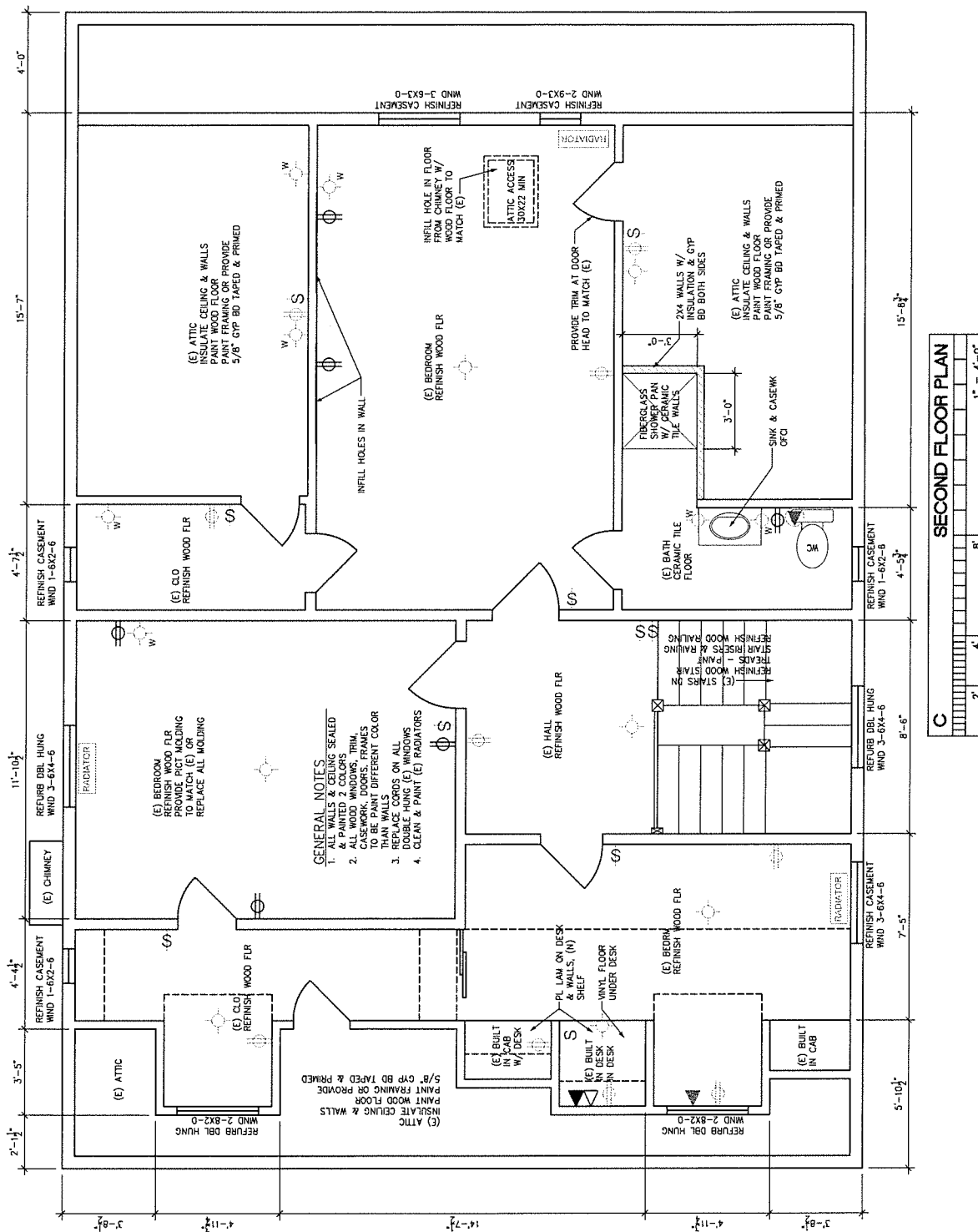




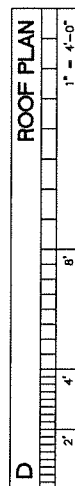
- GENERAL NOTES**
1. SEAL & PAINT CONC SLAB
  2. SEAL CONC WALLS
  3. SEAL ALL (E) WOOD FRAMING
  4. 5/8" GYP BD ON CEILING
  5. PROVIDE LINE ITEM TO SUPPLY & INSTALL 700 SF CARPET
  6. (N) WALLS 2X4 STUDS W/ JOISTS
  7. PAINT INT OF WOOD WINDOWS
  8. PERIMETER CONC WALL UP TO FLOOR
  9. JOISTS ALL BASEMENT WALLS, TYP

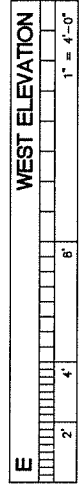
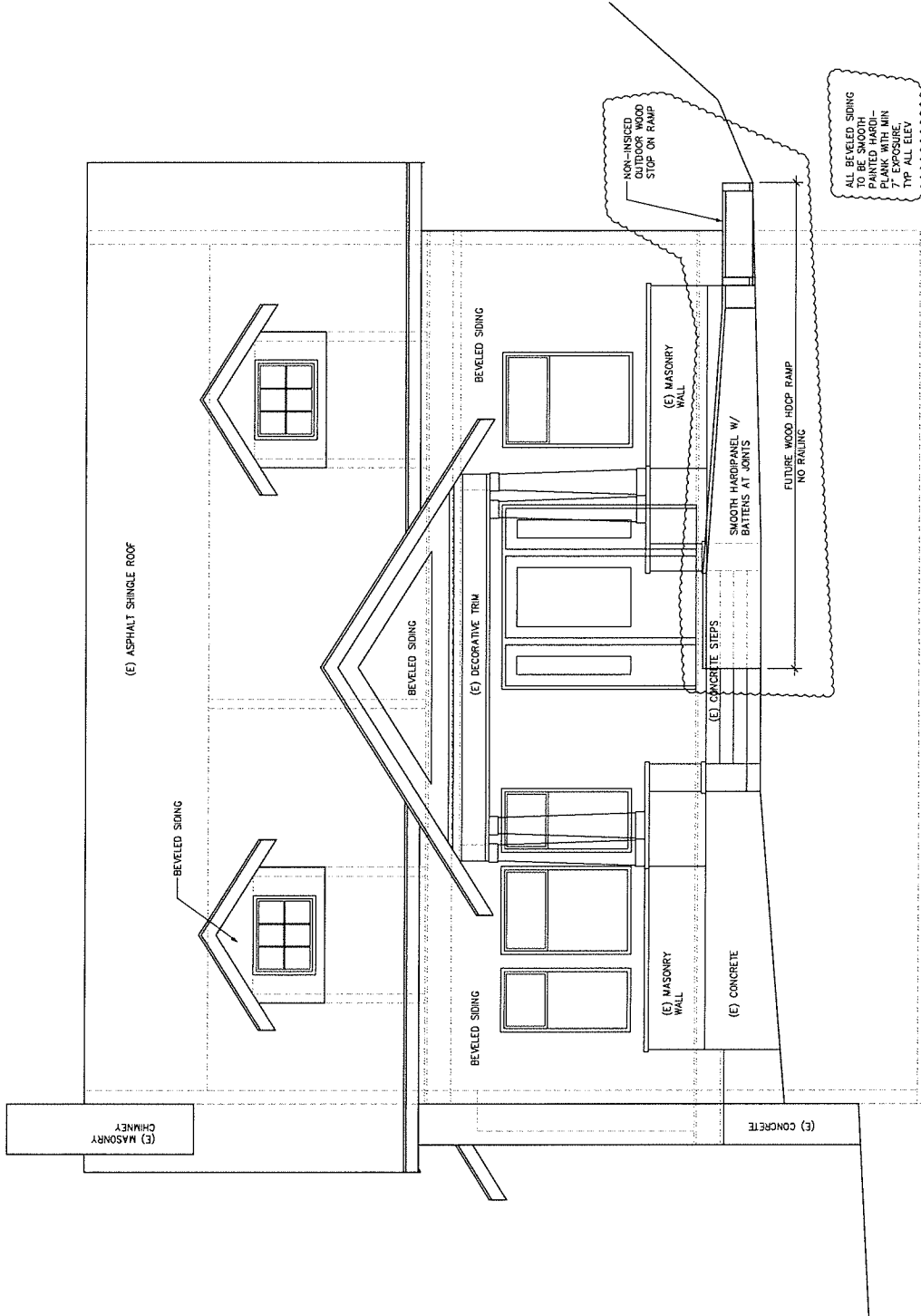


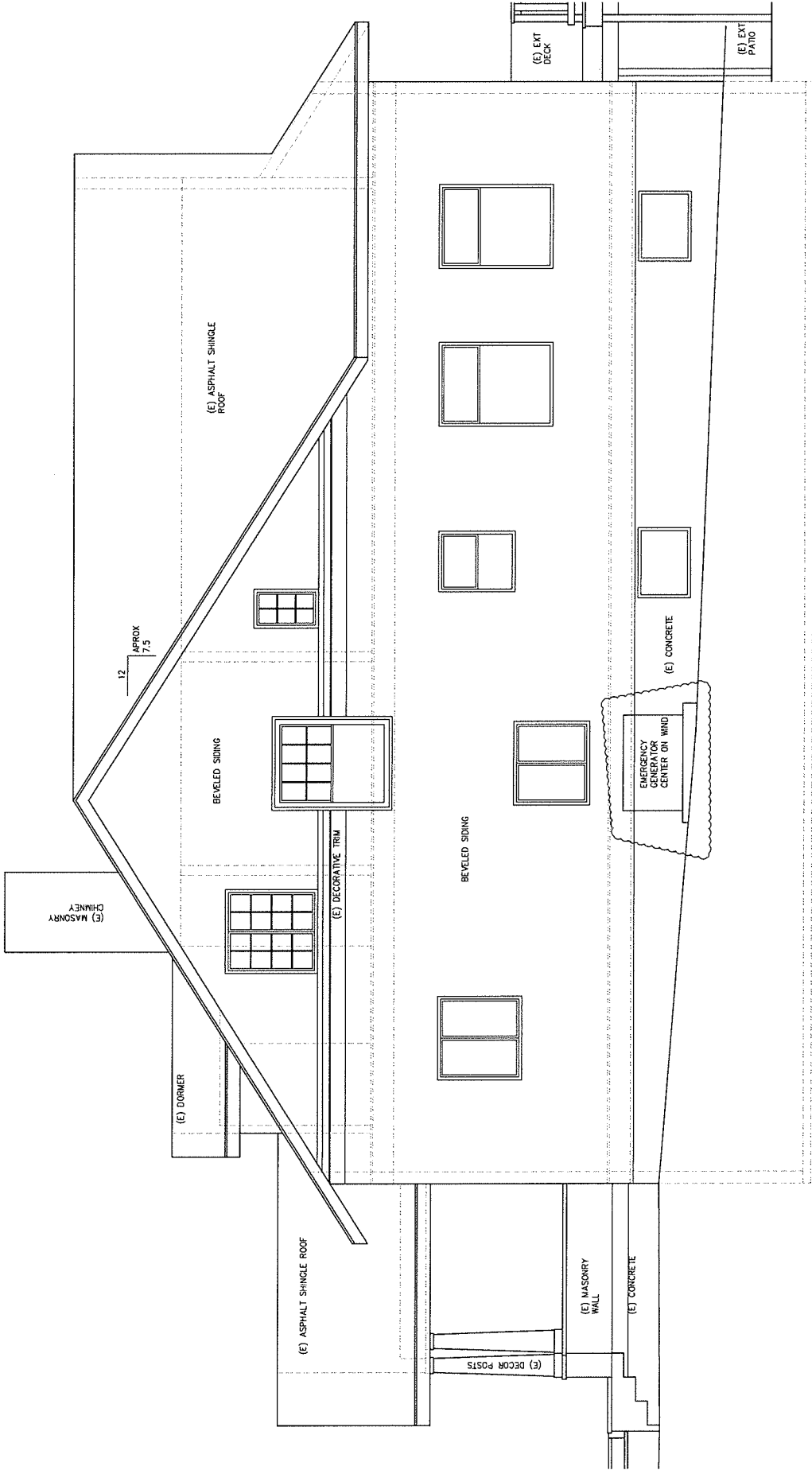




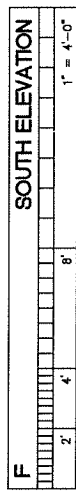


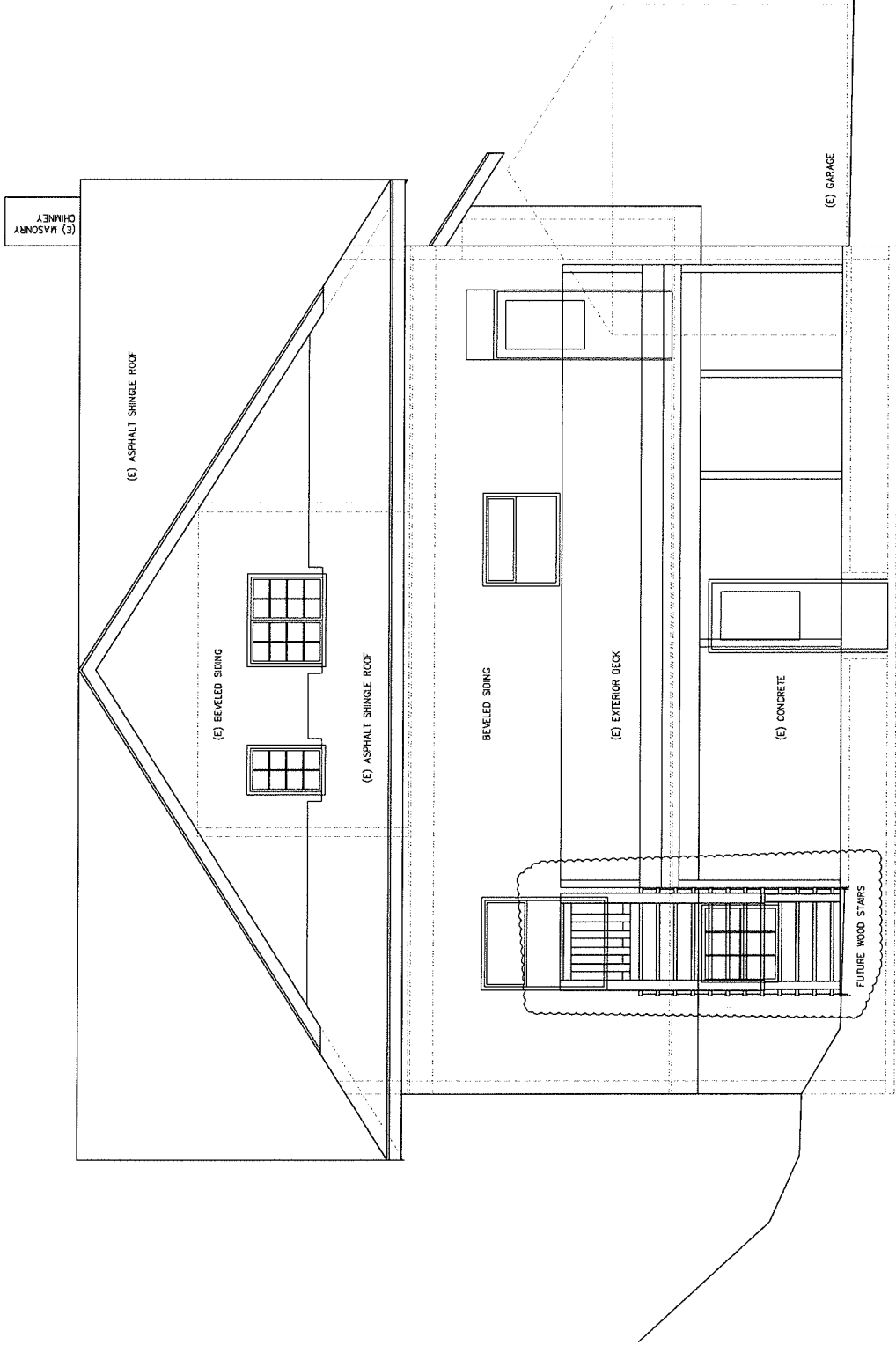




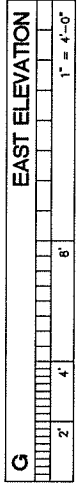


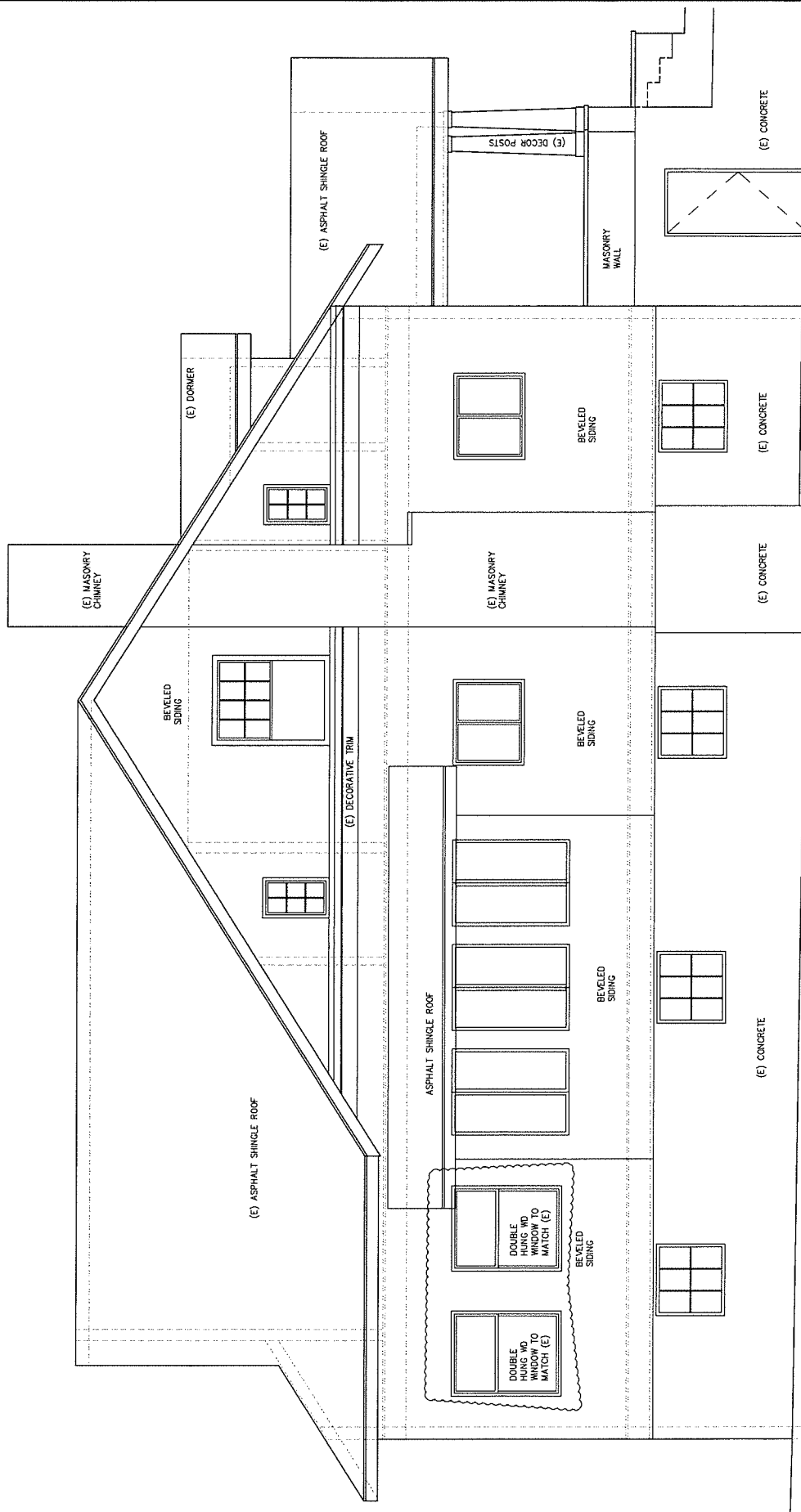
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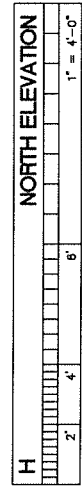


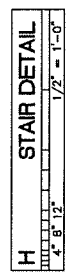
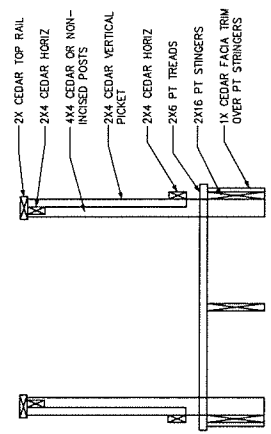
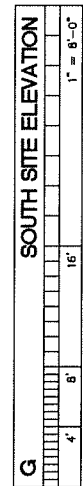
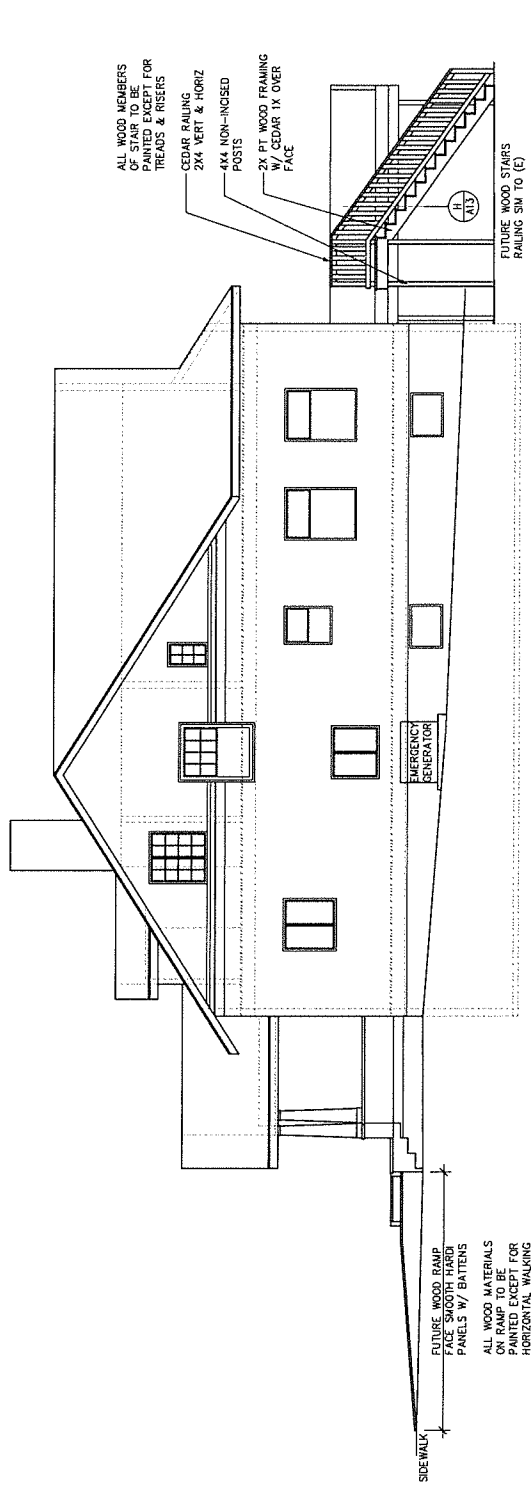
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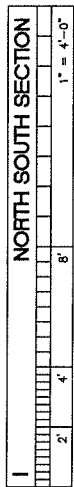
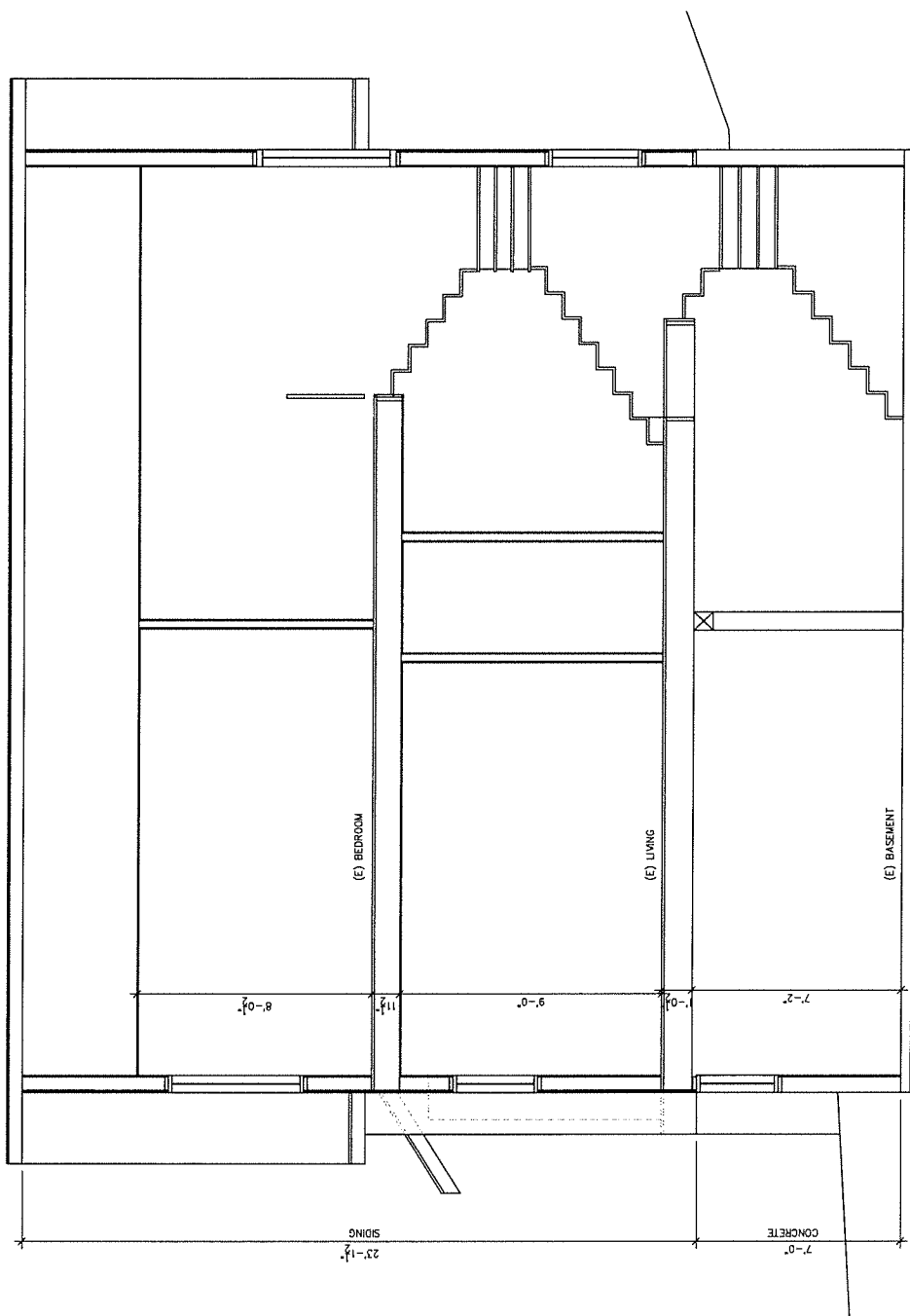


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**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM  
COUNTY: CLATSOP**

**HIST. NAME:** Dr. Janfred and Martha Parpala Res.  
**COMMON NAME:** Edward and Myrtle Hauer Res.  
**ADDRESS:** 660 14th Street

**DATE OF CONSTRUCTION:** 1921  
**ORIGINAL USE:** Single dwelling  
**PRESENT USE:** Single dwelling

**CITY:** Astoria OR 97103

**ARCHITECT:** John E. Wicks  
**BUILDER:** Palmberg & Lindfors

**OWNER:** Hauer, Edward L Jr./Diane L.  
660 – 14th Street  
Astoria OR 97103

**THEME:** Culture  
**STYLE:** Craftsman

**T/R/S:** T8N/R9W/S

**MAP NO.:** 80908CD **TAX LOT:** 8800

**ADDITION:** Shively's Astoria

xBLDG STRUC DIST SITE OBJ

**BLOCK:** 17 **LOT:** N. 50' of Lot 7 &  
N. 50' of Lot 8

**QUAD:** Astoria

**CLASSIFICATION:** Historic Non-contributing

HDR 03-10 9-18-03

**PLAN TYPE/SHAPE:** Rectangular

**NO. OF STORIES:** 1 1/2

**FOUNDATION MATERIAL:** Concrete

**ROOF FORM & MATERIALS:** Side-facing gable, asphalt

**WALL CONSTRUCTION:** Nailed wood frame

**STRUCTURAL FRAME:** Nailed wood frm

**PRIMARY WINDOW TYPE:** 8/8, 6/6, 8/1 & 1/1 DH wood sash; single-light casement wood sash; backbanding

**EXTERIOR SURFACING MATERIALS:** Aluminum over wood clapboard or shingle

**STRUCTURAL STATUS:** xGOOD FAIR POOR MOVED (DATE)

**DECORATIVE FEATURES:** Broad eaves; exposed rafter ends; belt course; boxed wood columns on brick half-wall support cornice and pediment w/ dentils, front porch; variety of wood sash windows w/ backbanding on casings: 1/1 DH, 1st, front; 1/1 DH tripartite, 1st floor, front; single-light sidelights and door, front entry; 6/6 DH, dormer, front; paired single-light, 1st floor bay, north; paired single-light "piano" casement, 1st floor, north; 6-light casement, 2nd floor, north; 8/8 DH 2nd floor, north; 8-light paired casements, 2nd floor south; 8/1 DH, 1st & 2nd floor, south; single-light casement, 1st floor south;  
**OTHER:** None

**HISTORICAL INTEGRITY:** Slightly altered

**EXTERIOR ALTERATIONS/ADDITIONS:** Aluminum siding applied over wood clapboard or shingle; some multiple-light windows may have been converted to single-light; addition enlarged, 1st floor east; deck attached, first floor, east.

**NOTEWORTHY LANDSCAPE FEATURES:** Holly and Mt. Ash, west; low concrete retaining wall, west

**ASSOCIATED STRUCTURES:** Historic wood framed garage, NE

**KNOWN ARCHAEOLOGICAL FEATURES:** None

**SETTING:** Mid-block 14th Street between Franklin and Grand Avenues, west facing, street level, driveway north, garage, NE

**SIGNIFICANCE:** Architecture

**STATEMENT OF SIGNIFICANCE:** Constructed in 1921, this house was first owned by Dr. Janfred and Martha Parpala. The house was the site of the the first "Home Electrical" in Astoria. Sponsored by the Northwest Electrical Service League, the "electrically-equipped" model house was featured in an open house attended by the public and 25 prominent Portland contractors and dealers who dined at a luncheon at the Weinhard Hotel.

Dr. Parpala was a dentist who worked in Astoria for many years. The Parpalas lived in this house through 1955. The house was then purchased by Edward and Myrtle Hauer. Edward was the founder of Hauer's Cyclery, a well-known store which continues its operation today. The house is still retained by the Hauer family and is occupied by Edward Hauer Jr.

This house gains some significance for its long-time association with Dr. Janfred Parpala. The house retains excellent Craftsman style detailing including multiple-light windows. Further significance comes from its association with architect John E. Wicks. The application of secondary siding, however, prohibits the building from gaining landmark status. Removal of the siding would increase the historic significance of this building.

**SOURCES:** Sanborn-Perris Maps 1908, 1921, 1934, 1940, 1954; Polk's Astoria Directory 1931-1950; Astoria Household Directory 1921-1925; *Astoria Budget* 10-14-21; JE Wicks daybook #2, p 81

**NEGATIVE NO.:** Roll 2 no 29

**SLIDE NO.:**

**RECORDED BY:** John Goodenberger

**DATE:** 10/24/02

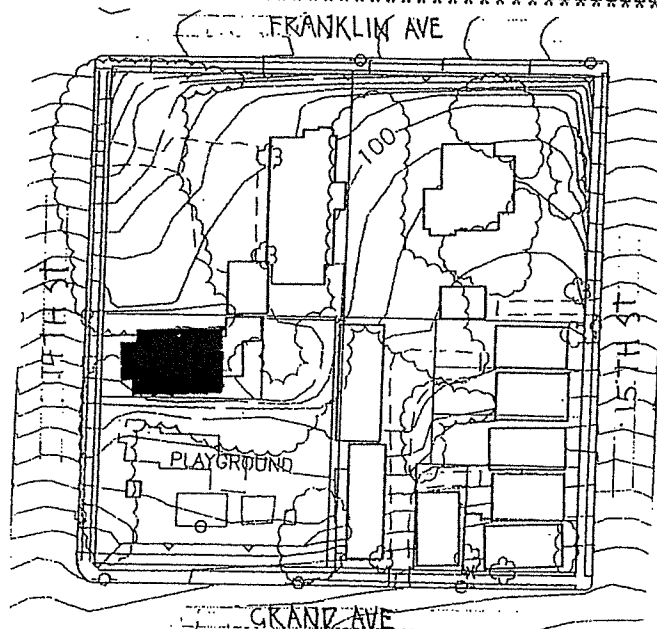
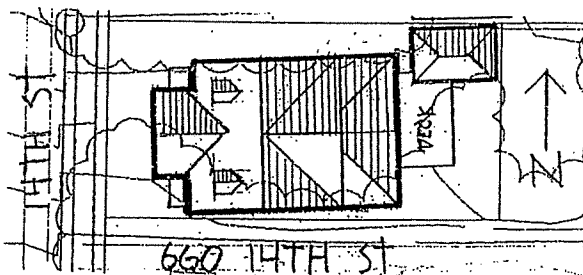
**SHPO INVENTORY NO.:**

OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM-TWO

NAME: Dr. Janfred & Martha Parpala Res. T/R/S: T8N/R9W/S  
ADDRESS: 660 14<sup>th</sup> Street MAP NO.: 8-9-8CD  
TAX LOT: 8800 QUADRANGLE: Astoria 7 1/2 (1984)



NEGATIVE NO.: Roll 2 no. 29



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

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

**CITY OF ASTORIA  
NOTICE OF PUBLIC HEARING**

Mail 9-20-19  
Email 9-20-19  
Web 9-20-19  
Pub 10-5-19

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, October 15, 2019 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

- 1) Exterior Alteration Request (EX19-06) by Jonah Dart-McLean, on behalf of the Astoria Parks Department, to replace the existing Fort Astoria Sign located at 1480 Exchange (Map T8N-R9W, Section 08CD, Tax Lot 15200; Lots 1 and 2, Block 118, Shively's Astoria) in the C-4 (General Commercial) Zone. The property is designated as historic in the Downtown National Register Historic District. Development Code Sections 2.150 to 2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.240 to CP.255, are applicable to this request.
- 2) Historic Designation Request (HD19-01) by Dan Hauer to designate the single-family dwelling at 660 14th Street (Map T8N R9W Section 8CD, Tax Lot 8800; N 50' Lot 7 & N 50' Lot 8, Block 17, Shively) as historic within the Shively-McClure National Register Historic District in the R-3 (High Density Residential) Zone. The historic designation would be contingent upon completion of the proposed alterations as indicated in the application. Development Code Standards specified in Section 2.150 to 2.185, Articles 6 & 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045 (Central Area), CP.240 to CP.255 (Historic Preservation), and CP.215 to CP.230 (Housing) are applicable to the request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact the Planner at 503-338-5183 for additional information.

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 at 503-338-5183 48 hours prior to the meeting.

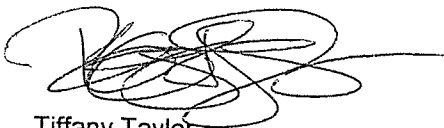
All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria 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: September 20, 2019



Tiffany Taylor  
Administrative Assistant