

AGENDA HISTORIC LANDMARKS COMMISSION

October 17, 2017 5:15 p.m. 2nd Floor Council Chambers 1095 Duane Street • Astoria OR 97103

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. MINUTES
 - a. August 15, 2017 Minutes
 - b. Pending receipt of September 19, 2017 Minutes
- 4. PUBLIC HEARINGS
 - a. New Construction NC17-05 by Brian and Terri Oksen, for new construction of a 2,079 square foot single family dwelling and a 338 square foot garage adjacent to historic structures at 910 Grand Ave in the R-3, High Density Residential zone.
 (Continued from September 19, 2017 meeting)
 - b. New Construction NC17-04 by Zoee Fenton to construct a new single family dwelling adjacent to historic structures at 2609 Irving Ave in the R-2 Medium Density Residential zone.
- 5. REPORT OF OFFICERS
- 6. STAFF UPDATES
- 7. MISCELLANEOUS
- 8. PUBLIC COMMENT (Non-Agenda Items)
- ADJOURNMENT

THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING

COMMUNITY DEVELOPMENT DEPARTMENT, 503-338-5183.

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers August 15, 2017

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 p.m.

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Vice President Michelle Dieffenbach, Commissioners

Paul Caruana, Kevin McHone, and Katie Rathmell.

Commissioners Excused: Jack Osterberg and Mac Burns

Staff Present: Planner Nancy Ferber and Community Development Director Kevin Cronin.

The meeting is recorded and will be transcribed by ABC Transcription Services.

Inc.

APPROVAL OF MINUTES - ITEM 3(a):

President Gunderson asked if there were any changes to the minutes. Commissioner Caruana noted that on Page 2, next to last paragraph, second sentence, he believed Mr. Helligso had said the overhang on the west elevation would be twelve inches, not eight inches.

Commissioner Caruana moved to approve the minutes of July 18, 2017 as corrected; seconded by Vice President Dieffenbach. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Rathmell, and McHone. Nays: None.

PUBLIC HEARINGS:

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

ITEM 4(a):

NC17-02 New Construction NC17-02 by Kathleen A. Karan to construct a 12-foot by 16-foot garage/shed

and a 6-foot by 8-foot greenhouse adjacent to a historic structure at 1121 11th Street in the R-1

Low Density Residential Zone. This hearing was continued from July 18, 2017.

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

President Gunderson, Commissioner Caruana, and Commissioner McHone declared that they drove by the property.

President Gunderson requested a presentation of the Staff report.

Planner Ferber presented the Staff report and recommended approval with conditions. No correspondence has been received.

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

Kathy Karan, 1121 11th Street, Astoria, (via telephone) said the greenhouse would have 6-foot tall walls with a 9-foot tall roof height. She hoped to complete the project in phases, starting with the main part of the garage so

that she could use the garage as a workshop to restore the house. The tool shed and bump out would be added later as the need for them arose. She did not have any plans to use the space as an accessory dwelling unit (ADU) because currently, her house did not have the minimum square footage required to make her property eligible for an ADU. Her original project was just the garage, which had been approved by the State Historic Preservation Office (SHPO) for special assessment. However, SHPO had not yet responded to the additions to the project.

Commissioner Caruana asked if the window surrounds, corner boards, soffit, and eave details would match the house. Ms. Karan said that was her desire, but SHPO recommended simpler design details that distinguished the outbuildings from the house as new construction. She had been designing the buildings to match the house and look like they had always been there. She was surprised by SHPO's recommendation, so she did some research and found that there are four different schools of thought on the topic, including differentiating new construction from historic structures. SHPO stated the decision would be left up to the HLC. She preferred matching details, but if she needed to distinguish the new construction, she could add a sign to the house stating the year it was built. Also, the garage would have a cement floor, which would identify the garage as a new structure because garages had dirt floors 100 years ago.

Commissioner Caruana said he would like the structures to match as closely as possible, mainly the siding, fascias, barge, and corner boards.

Commissioner Rathmell confirmed that 8-lite windows would be used on the greenhouse, the 6-lite windows would be used on the bump out, and the three, double-hung windows would go on the opposite side of the garage.

President Gunderson noted that no members of the public were present to give testimony and called for closing remarks from Staff.

Planner Ferber asked if the matching design details should be added as a condition of approval or left up to the Applicant to work out with SHPO.

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

Commissioner Caruana said the details shown in the drawings for the new structure need to match the house, as submitted. No details need to be added to what was submitted.

Vice President Dieffenbach believed the proposal looked appropriate. The buildings would be located at the back of the lot and not visible from the adjacent house. She had no issues with the request, but agreed the details should match the house.

Commissioner Rathmell agreed this would be a good project.

Commissioner McHone said he liked that the windows would be recycled.

Planner Ferber recommended the Commission add an eighth condition of approval stating that "overhangs, gables, eaves shown in the proposed drawings shall match the existing single-family dwelling."

Commissioner Caruana said he would be in favor any additional details matching the house, like gable detailing or knee brace detailing. Vice President Dieffenbach suggested requiring any additional details to match the house.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC17-02 by Kathleen A. Karan, with the following additional condition of approval:

• Overhangs, gables, eaves, corner boards, and window trim shown in the proposed drawings and any additional details shall match the existing single-family dwelling.

Seconded by Commissioner McHone. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS - ITEM 5:

Commissioner Caruana commented that work was being done on various properties at the east end of Astoria. He asked if work other than painting would need to be reviewed by the HLC. He had seen that siding was removed from one of the bars directly across from the historic fire station.

Staff confirmed that some projects might not be required to be reviewed by the HLC. Commercial buildings need a building permit to install new siding, but not an HLC review if the building is not historic or is not a compatible resource. In the case of the bar, the building official had to ask the business to apply for a permit after the siding work had already begun. Therefore, the business's fees were doubled.

The Commission and Staff discussed other renovation projects going on in Astoria.

STATUS REPORTS - ITEM 6:

Planner Ferber updated the Commission on NC16-03 at 12th and Grand, which had been completed.

MISCELLANEOUS - ITEM 7:

Item 7(a): Refresher on historic window permitting requirements

Planner Ferber reviewed Development Code requirements and criteria for reviewing and approving windows. Staff answered questions about enforcement, homeowner requirements versus business requirements, and the consequences of failing to apply for a permit.

Planner Ferber noted that there were five permits on the agenda for September so far. She would also provide updated on CLG projects.

PUBLIC COMMENTS – ITEM 8:

There were none.

ADJOURNMENT:

APPROVED:

There being no further business, the meeting was adjourned at 6:00 pm.

Community Development Director

STAFF REPORT AND FINDINGS OF FACT

October 11, 2017

TO:

HISTORIC LANDMARKS COMMISSION

FROM:

NANCY FERBER, PLANNER

SUBJECT: NEW CONSTRUCTION REQUEST (NC17-05) BY BRIAN AND TERRI

OKSEN TO CONSTRUCT A SINGLE-FAMILY DWELLING AND

GARAGE AT 910 GRAND AVENUE (CONTINUED FROM SEPTEMBER

Memy fra

19, 2017).

I. BACKGROUND SUMMARY

A. Applicant: Brian and Terri Oksen

1090 Klaskanine Ave Astoria OR 97103

B. Owner:

Brian Rodriguez Oksen and Theresa Rodriguez Oksen

1090 Klaskanine Ave Astoria OR 97103

C. Location:

910 Grand Avenue; Map T8N-R9W Section 8CC, Tax Lot

6400; Lot 8; Block 72; McClure's. R-3

D. Classification: New construction adjacent to structure(s) designated as

historic within the Shively McClure Historic District

E. Proposal:

To construct an approximate 2,132 square foot, two story

single family dwelling with 333 square foot garage.

F. Zone:

R-3 (High Density Residential), located in known active slide

area, owners have submitted a geotech report on file with

the Community Development Department

G. Previous Applications:

None, application was continued from September 19, 2017

pending review of additional information provided at that

meeting, which is reflected in this report.

II. BACKGROUND

A. Subject Property

The subject property is located on the north side of Grand Avenue on the Northeast corner of 9th Street and Grand Ave. The lot is a standard 50' x 100'



(5,000 square foot) lot, and is of sufficient size in the R-3 Zone to accommodate the proposed single family dwelling (5,000 square foot minimum, 45' width minimum.) The lot is currently vacant; it is within 100' of a known geologic hazard area.

The corner lot requires a 15' setback from 9th street, 5' from the north end of the property, 5' from the east side and 20' setback from Grand Avenue. The applicant provided an updated site plan (**see exhibit #1**) reflecting these required setbacks. Note-the "morning coffee deck" is less than 1' high, and does not count toward lot coverage or as a structure within the setback.



B. Adjacent Neighborhood and Historic Property

The site is located in the Central neighborhood. The Central Residential Area is the City's oldest neighborhood, and extends generally from Second Street to 18th Street and from Bond Street to Niagara Street excluding the central business district. The area is home to many of Astoria's Victorian and other historic structures. The Shively-McClure National Register Historic District was designated in 2005 with 243 historic properties. This neighborhood is built on the north facing flank of the Astoria peninsula, and contains a variety of slopes, from gentle on top of the hill to very steep in the vicinity of 8th and Irving Streets. Vacant lands are generally landslide areas in public ownership or small neighborhood parks. This site is in an active landslide area, under private ownership by the applicant.

The original zoning was divided between multifamily on the lower areas to single-family above Irving Street. Single-family dwellings are the predominant land use throughout the area except for Bond Street.

There are three historic properties triggering review of this development. There are also homes in the area which are non-contributing structures.

Review of new construction at this site is triggered by the following properties:

 629 9th - John T. Allen House Secondary Contributing Shively-McClure Historic District Craftsman



c. 1908

Notes from the Historic Inventory:

"One and onehalf story

building is of wood frame construction in a rectangular plan. It has a basement and a concrete foundation. The main roof structure is a gable with a gable roofed dormer on the main (east) elevation. The roofing material is composition shingle. The primary window type is a mix of one-aver-one and

twelve-aver-one double hung wood sash with a larger, fixed pane central window flanked by smaller windows and a full width leaded sash window above. The entrance porch is recessed, with one shingled tapered corner post. The exterior wall finish is wood shingle. The main (east) elevation is rectangular, with a one-aver-one primary window in the center of the gable wall of the dormer which has multiple small panes in the upper sash. The main floor has the typical front facade larger window with a fixed wood sash next to the recessed porch. Wood steps in a long flight lead from the street to the entrance. Originally built as a single family residence on a steeply sloping mid-block site, with a dirt road extension of 9th Street from the north and a path from Grand Ave."

 653 9th Street -Rickards-Morton House Primary Contributing Shively-McClure Historic District Greek Revival (vernacular), c. 1910 Notes from the Historic Inventory:

This one and one-half story wood frame building is rectangular in plan, with a basement and a wood post on a masonry pier foundation with a partial wood skirt and a partial mortarless cut stone foundation wall. The steep gable roof with eave returns is of composition shingle. The primary window type is a long vertical two-over-two double hung wood sash with simple wood trim. The exterior wall finish material is a wood shiplap siding. The main (east) elevation has a characteristic projecting polygonal bay of one story, with primary windows with ornate decorative trim elements and stick style wood panels below the windows. The main elevation is organized in an asymmetrical composition with a projecting porch to the west side of the main building, with wood steps to the sidewalk. The entrance porch was enclosed with a compatible glazing of small paned fixed wood sash in about 1930. Built as a single family residence on a steeply sloping mid-block site on an extension of 9th Street from the north and a gravel path from Grand Avenue to the south, the building is in good condition. There is a distinctive cut stone retaining wall along the eastern boundary of the site.

3. 915-917 Grand Ave-Duplex

Primary Contributing Shively-McClure Historic District Gothic Vernacular c. 1910

Notes from the Historic Inventory:

This two and one-half story building is of wood



frame construction. It is rectangular in plan, with a basement and a concrete foundation. The steep side gable roof has a symmetrical central gable dormer. The roofing material is composition shingles. There are two equally spaced corbelled brick projecting chimneys. The primary window type is an unequally divided one-over-one double hung wood sash, with the upper sash being the smaller of the two, with molded hoods. The exterior wall finish material is a channeled drop siding with corner boards. The main (north) elevation is symmetrically organized, with a dominant steep gable roofed dormer centered in the side gable roof. The dormer has two primary windows, with the upper sash pitched. The windows flank a decorative diamond shaped wood panel. The projecting hip roofed entrance porch has been enclosed with a compatible glazing system, and minor alterations. Built as a duplex residence originally, the building is on a sloping corner site, facing the upper terminus of the 9th Street foot path. The building is in good condition.

At a glance: New Construction Proposal

Height: 2 stories with a height of approximately 17' 4" to ridge

Roof: 50 year Barkwood Laminated shingles. Front,

side, and rear gable roofs, roof pitch 5:12

Siding: faux wood textured Hardiplank lap siding, with 6"

exposure; staggered edge paneling near roof

exposures





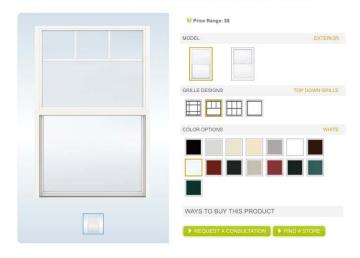


Windows:

Various windows are proposed ranging from 3 over 1 to 4 over 1 and 6 over 1.

The highly visible windows facing Grand Ave are proposed to have simulated true divided wood clad window designs. Windows on the other facades are a proposed vinyl

PREMIUM ALUMINUM SINGLE-HUNG WINDOW



material with simulated true divided windows.



Doors:

Main house access is now from south (Grand Ave). The applicant has redesigned the entryway to create a primary façade on the south side of the lot with a front entryway and pediment. Eaves will be covered with HardieSoffit for a polished look.

Garage:

One car garage accessed from the front elevation (south) of house. The applicant has submitted a garage door with a reduced size which is now 10'x8'.



Other:

Outdoor brick wall from courtyard down to the rear of the house with a handrail, balustrades with natural earth tone

stones to cover the balustrades in the front of the house. Handrails will be mounted on the outside stairs and consist of pressure treated cedar and railings with covered balustrades. TREX decking with proposed wire railing similar to the photo below, fencing around trashcans

Note fencing is generally not reviewed by the HLC, but is included as reference. The courtyard wall however, is considered a structure and requires HLC review.







III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on August 25, 2017. A notice of public hearing was published in the *Daily Astorian* on September 12, 2017. An onsite notice was furnished and installed by the applicant within the required 15 days of the hearing. Comments received will be made available at the Historic Landmarks Commission meeting.

As of September 10, 2017, one public comment was received from Mary A. Klatt, a neighbor at 791 9th street, whom opposes the construction due to concern of the home blocking her view of the river. Her email is included in supplemental information.

The public hearing was left open at the September 19, 2017 meeting. No additional comments have been received.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

<u>Finding</u>: The structure is proposed to be located adjacent to structure(s) designated as historic in the Shively-McClure Historic District. The proposed structure shall be reviewed by the Historic Landmarks Commission.

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

Finding:

Style and Scale

The proposed structure will be a 2 story single-family dwelling with an adjacent garage. The historic structures that trigger the review are located to the west, across 9th street down the hill, to the south on the south side of Grand Ave. These structures are visible from the subject site streetscape and the new structure will be highly visible even though it is tucked into the hillside and below the R-3 zone maximum height requirement.

The adjacent historic structures include a Greek Revival single family dwelling, Craftsman single family dwelling and Gothic Vernacular styled duplex. Most homes in this area are one, 1.5, or two stories and most are single-family dwellings.

The proposed design has elements from other structures in the neighborhood including the use of gabled roof, and horizontal siding with some shingle gable ends.

The initial proposed entry way to the house was unusual and located off the 9th street side of the building. Pediments are often an identifying feature over front doors in Revival and Craftsman style homes. A pergola like structure was proposed in place of where a front entry door would naturally be. The new design incorporates an entryway on the south façade, which is more compatible with the adjacent properties along Grand and provides a focal feature other than a large garage.

The new design alleviates some of the initial concern of the garage door as a focal point on the south façade of the house. This design element is referred to as a "snout house" with a prominent protruding garage that takes up most of the frontage. It is not compatible with the style and scale of the site. With the inclusion of a more craftsman styled garage door with windows and a smaller size, the garage is in better scale with the house.

Adjacent homes, although not historic, have smaller garages that are not the focal point as you travel along Grand Avenue. The current proposal incorporating the pediment and soffit detailing is more compatible with the adjacent historic properties and creates an inviting entryway on an appropriate façade.

Height

The proposed house is approximately 17' 4", which is below the maximum of 35' in the R-3 zone. The adjacent historic structures are above 2 stories.

Architectural details

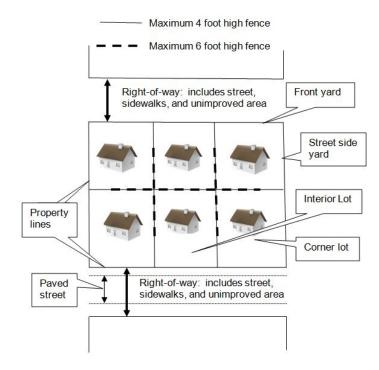
The architectural detailing on the new house is minimal compared to the adjacent Greek Revival, Gothic Vernacular and Craftsman styled homes. With additional detailing, the contemporary design could more seamlessly blend in with the neighborhood and adjacent historic properties.

To add a more finished look and add architectural detailing compatible with the adjacent Gothic Vernacular home, the applicant has submitted updated plans which include covered eaves.

Additional details include an outdoor brick wall from the courtyard extended down to the rear of the house with a handrail and balustrades with natural earth tone stones to cover the balustrades in the front of the house. TREX decking with proposed wire railing system, fencing around trashcans (note fencing is not reviewed by the HLC, but included as reference).

While fencing is not generally reviewed by HLC, the courtyard wall, falls under the purview for HLC review as it is a highly visible design element and is considered a structure. Additional design details for the wall shall be clarified. The applicant may build a

fence 4' tall at the property line or in the setback. However a 6' wall is considered a structure, and structures are not allowed in setbacks. The wall would need to be located beyond minimum side vard setback. Fence/wall requirements are shown in the diagram to the right.





Materials

There were discrepancies in some of the initial designs for lites in the windows. Initial renderings have been updated by the applicant and are included in the applicant's supplemental material submission. In the past, the HLC has approved external applied grids or no grids, but has not approved internal grids alone, as they create a false appearance without the typical shadow lines created by a true divided lite. These windows create one reflection without the breakup typical of true divided lites. If the applicant choses divided windows, the applicant shall incorporate windows with simulated true divided, or true divided lites to maintain the historic character of the area.

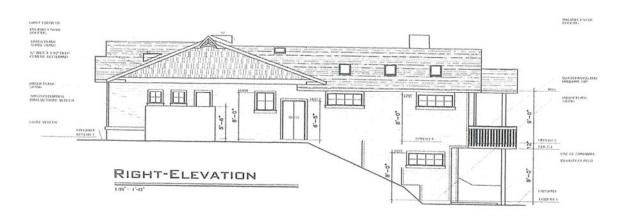
Specifications for materials are included in the supplemental information. A mix of vinyl and fiberglass clad windows are proposed.

Roof pitch for the house is 5:12. The slope is appropriate for the scale of the structure. Steep rooflines are typical of historic homes as contemporary homes generally have shallow, low pitch roofs. However, the applicant noted their intent to maintain a view for their

neighbors and chose a less steeply sloped pitch to allow for the views.

The garage door creates a solid flat plane that is highly visible as





part of the front façade at the site. As mentioned above, the "snout house" design is unusual in a residential area with a variety of housing styles and diverse footprints. The garage becomes the focal point of the site rather than a covered porch or entryway with pediments which is more common in the adjacent homes triggering review. The new entryway design for a smaller garage door which incorporates transom lites and adds additional detailing is more compatible for the site.

Incorporating a front door off Grand Avenue is imperative to siting a structure that is compatible with the design of adjacent historic structures. When the applicant initially proposed an accessory dwelling unit in the lower unit, a side door would be appropriate to avoid the look of a duplex on a lot that is too small to house a duplex. However, the applicants confirmed they will remove the second kitchen unit. The current proposal reflects an appropriate design for a single family dwelling.

With the conditions noted, and additional information submitted by the applicant, the proposed structure is compatible in scale, style, height and architectural detail with the existing historic homes.



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

Finding:

The footprint of the house and garage are fairly simple and rectangular. The house is approximately 1,373 square foot, the garage is an additional 333 square feet which is less than the maximum 50% lot coverage for the site.

The proposed location is within the required setbacks from the zone. A corner lot in the R-3 zone is required to have setbacks of 15' on the street side, 20' in the front, 5' on the rear, and 5' on the side. The proposed location of the footprint of the house is in conformance with the required setbacks, and will continue the plane of existing houses located on the north side of Grand Avenue.

As part of construction, the applicant shall improve the sidewalk across their frontage. The applicant shall coordinate with Public Works regarding the possibility of utility easement for an existing waterline on the property. In addition, construction work or repair work to the driveway and sidewalk may trigger permits required by Public Works. The applicant shall submit all necessary permits for work in the Right of Way, and/or grading and erosion control for the site.

The proposed location of the house is consistent with the location of other similar structures.

D. Comprehensive Plan sections .250 states Historic Preservation Goals #7 "Provide appropriate visible recognition of the historical significance of sites, structures, areas (or) elements within the City."

Comprehensive Plan sections .218 states housing goals including the following: #1.Provide opportunities for development of a wide variety of housing types and price ranges within the Urban Growth Boundary. # 6.Protect neighborhoods from incompatible uses, including large scale commercial, industrial, and public uses or activities and #8.Protect Astoria's historic neighborhoods as significant assets of the City through the Historic Preservation Ordinance, and other City actions that protect individual structures and neighborhoods. Wherever possible, renovate existing structures in lieu of demolition or new construction.

Finding:

In addition to the Historic Preservation Goals in the Comprehensive Plan which guide historic preservation efforts city wide, the Comprehensive Plan addresses general housing goals. The overarching goals applicable to this proposal settle around preservation projects which recognize the historical significance of areas, and protect neighborhoods and specifically Astoria's historic neighborhoods from incompatible uses.

The new proposal meets the guidelines established in the Comprehensive Plan. The pervious proposal with an ADU did not meet zoning criteria, and was an incompatible use of the site.

V. <u>CONCLUSION AND RECOMMENDATIONS</u>

The request in balance meets criteria. Significant design changes were submitted to address the design of the entryway, removing the proposed ADU, and adding some detailing.

Staff recommends approval with the following conditions:

- 1. Windows shall be simulated true divided, or true divided.
- 2. Additional details on the location and materials for the proposed courtyard wall shall be submitted to the Community Development Department for review. In the street side setback of a corner lot, measured from the front property line, fences cannot be higher than 4 feet. If the wall is over 6' and located in the setback, it is considered a structure and will require a variance, and review by HLC. If the wall is reduced to a fence design 4' in height, it may be located at the property line or within the setback and would not require review by HLC.
- Construction work or repair work to the driveway and sidewalk may trigger permits required by Public Works. As part of construction, the applicant shall improve the sidewalk across their frontage. The applicant shall coordinate with Public Works regarding the possibility of utility easement for an existing waterline on the property.
- 4. The applicant shall submit all necessary permits for work in the Right of Way, and/or grading and erosion control for the site.
- 5. Any visible wood shall be free of pressure treatment incision marks.
- 6. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission.
- 7. The applicant shall confirm the style of handrails on the outside stairs comply with building code requirements for handrail safety.

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

		2081
NC 17-Ø5	Fee Paid D	Date 8/9/17 By NF
	ADJACENT TO HISTORIC P	FEE: \$350.00
		itter Eittry
Property Location: Address: 910 G-re	and Aue, Astoria	* OR 97103
Lot Block	72 Subdivision	McClure's
Map 80708CC06400 Tax Lot Vortheast corner 9th a Gran D	6400 Zone	R3
0	2	
For office use only: 653 9 th (6900+68) Adjacent Property Address:	00) 915/917 Grand (10500)	
Classification: -	Inventory Area: /۸c	Clures
Applicant Name: Brian + Te	erri Oksew	
Mailing Address: 1090 Klask	Lawine Ave, Aston	ria OR 97103
Phone: 971-777-0620 Business Phone Alternate: 9	e: <u>971-777-0630</u> Email: <u>Bo</u>	vilding Grand 90 gmail. co
	erri Oksen	
Mailing Address: 1090 Klas Kawi	we Ave, Astoria Ol	R 97103
Business Name (if applicable):		· ·
Signature of Applicant:	(Kisen)	en Ober
Signature of Property Owner:	and de	w Obser
Proposed Construction: New construction	dim) circle first	Lama and the Alamana
to live in home, 2079 Sq. Ft h	some, 338 Sq. F. Gara	ge
M: For new construction of a 2079	159 Foot Single Family Dur	aling, and 338 sq. Foot
garage adjacent to historic stuc		,
For office use only:		
Application Complete: 8/24/17	Permit Info Into D-Base:	
Labels Prepared:	Tentative HLC Meeting Date:	9-18-17 if application complete by 8/13
120 Days: 17 -71-17		Carpiote 49 010

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

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

	The design of the proposed structure is compatible with the design of adjacent historic structure considering scale, style, height, architectural detail and materials.
	See affached
•	The location and orientation of the new structure on the site is consistent with the typical locatio and orientation of adjacent structures considering setbacks, distances between structures, loca of entrances and similar siting considerations.

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

NEW CONSTRUCTION CRITERIA ASTORIA HISTORICAL COMMITTEE



1) Design compatibility with adjacent historic structures in scale, style, height, architectural detail and materials:

Our plans are designed by architect Kevin Kass, CCB#198518 DBA OCEAN QUEST HOMES (Waldport, OR), an amazing designer who has designed a variety of homes including historic on the Oregon Central Coast. He also designed Street of Dreams homes previously in Las Vegas. (We can brag a little, he also happens to be our brother-in-law!)

The neighborhood of 9th Street and Grand Avenue is diverse in terms of structural design and height ranging from Craftsman, Victorian, and Bungalow to an apartment building and church!

Our planned home is Craftsman in style as seen in the gabled roof, columns with stone supports & triangular brackets, exposed beams, and 4 over 1 windows. We plan to use Hardie Plank siding/shingles in earth tones consistent with the period. Our lighting choices will be congruous with Craftsman style, finished in oil rubbed bronze. We will have samples for review at the September 19th meeting.

The overall height of home is within the R3 zoning guidelines. Additionally, not only does the home fit within R3 guidelines, but in consideration for maintaining the river view of neighbors opposite us.

2) Location/orientation of home is consistent with typical adjacent structures:

Our home is designed to the limits of the setbacks, consistent with other homes in the neighborhood and with the R3 zoning considerations for corner lots:

- 1. South side (Front, facing Grand Ave) = min 20 feet,
- 2. West side (Left, facing 9th St) = min 15 feet
- 3. East side (Right facing adjacent neighbor) = min 5 feet
- 4. North side (Back, facing river) = min 5 feet

Our submitted Site Plan footprint size is less than the required 50% of the total 5000 square foot lot size. Additionally, plot plan footprint for main floor is 1373 Sq Ft + garage 333 Sq Ft, totaling 1706 Sq Ft, which is less than the 2500 Sq Ft maximum allowance and consistent with R3 zoning. The basement level (759 Sq Ft) boundaries fall within the main floor footprint, and doesn't increase the overall footprint on the property. The total square footage of home is 2132 Sq Ft, (2465 Sq Ft including garage).

Distance between our home and only adjoining property line, adjacent neighbor (east side) will be 10 feet including our 5 foot set back and neighbor's setback. This is consistent with the other homes in neighborhood, given the 50' X 100' lot sizes.

084 BUILDING NAME: Historic: Masterson House

Present: Unknown

ADDRESS:

864 Grand Avenue, Astoria CLASSIFICATION: Historic Non-Contributing

RESOURCE TYPE:

Building

YEAR BUILT:

1923

STYLE:

Vernacular

ALTERATIONS:

Porch altered, c. 1960; garage, room and deck additions to side (east) elevation, c. 1965; windows altered, date

unknwon

OWNER'S NAME AND ADDRESS:

Karen Kenyon

864 Grand Avenue

Astoria, Oregon 97103

ASSESSOR'S MAP #:

Sect. 08 T8N R9W WWM 89 08 CC ADDITION: McClures BLOCK #: 73 LOT #:6 TAX LOT #: 7000 S.I. #: 657

USE: Residence

DESCRIPTION: This large two and one-half story wood frame building is square in plan, with altered extensions on the east elevation. It has a basement and a concrete foundation. The jerkinhead gable roof with eave returns is of composition shingle. The primary window type is an altered aluminum sliding. The exterior wall finish is a wood shingle in a plain pattern laid in regular courses, appearing to be altered from wood siding. The building has some colonial revival elements in the low-pitched gable roof, the gable end fan window and the fascia detailing. The entrance porch has an altered shed roof, with pipe column supports and iron railings. Although altered, this building, originally built as a single family residence, retains the large form of the revival style. The building was built on a mid-block site at the crest of a very steep hillside, affording a commanding view of the river. The building is in good condition.

Edward Masterson was bookeeper and cashier at the Astoria Savings Bank; he lived here with his wife Gertrude from 1902 into the 1930s.

Property triggering review

082 BUILDING NAME: Historic: John T. Allen House

Present: Unknown

ADDRESS:

629 9th Street, Astoria

CLASSIFICATION: Secondary RESOURCE TYPE: YEAR BUILT: STYLE:

Building 1908 Craftsman

ALTERATIONS:

Foundation skirt altered, c. 1960.

OWNER'S NAME AND ADDRESS:

Mark S. & Marliss Tanguay

629 9th Street

Astoria, Oregon 97103

ASSESSOR'S MAP #:

Sect. 08 T8N R9W WWM 89 08 CC ADDITION: McClures

BLOCK #: 73 LOT #:4 TAX LOT #: 6800 S.I. #: 655

USE: Residence

5/2 394

DESCRIPTION: This one and one-half story building is of wood frame construction in a rectangular plan. It has a basement and a concrete foundation. The main roof structure is a gable with a gable roofed dormer on the main (east) elevation. The roofing material is composition shingle. The primary window type is a mix of one-over-one and twelve-over-one double hung wood sash with a larger, fixed pane central window flanked by smaller windows and a full width leaded sash window above. The entrance porch is recessed, with one shingled tapered corner post. The exterior wall finish is wood shingle. The main (east) elevation is rectangular, with a one-over-one primary window in the center of the gable wall of the dormer which has multiple small panes in the upper sash. The main floor has the typical front facade larger window with a fixed wood sash next to the recessed porch. Wood steps in a long flight lead from the street to the entrance. Originally built as a single family residence on a steeply sloping mid-block site, with a dirt road extension of 9th Street from the north and a path from Grand Avenue to the south, the building is in fair

John T. Allen owned and lived here from its construction into the 1930s. His wife Maja lived here from 1913 on. He was a clerk in his father's store, A.V. Allen & Sons, a grocery and hardware enterprise just to the east of the district at 10th and Commercial

079 BUILDING NAME:

Historic: Unknown

Present: Unknown

ADDRESS:

915-917 Grand Avenue, Astoria

CLASSIFICATION: Primary RESOURCE TYPE: YEAR BUILT:

Building c. 1880

STYLE:

Gothic Vernacular

ALTERATIONS:

Entrance porch enclosed, date unknown

OWNER'S NAME AND ADDRESS: Palmer R. Hagestrom

10412 S.W. Hood Avenue Portland, Oregon 97219

ASSESSOR'S MAP #: Sect. 08 T8N R9W WWM 89 08 CC ADDITION: McClures

- Now A Part of Sofwery-Metches
District 8/04
Adi Property 3053

BLOCK #: 89 LOT #:1 TAX LOT #: 10500 S.I. #:

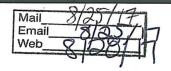
USE: Duplex Residence

DESCRIPTION: This two and one-half story building is of wood frame construction. It is rectangular in plan, with a basement and a concrete foundation. The steep side gable roof has a symmetrical central gable dormer. The roofing material is composition shingles. There are two equally spaced corbelled brick projecting chimneys. The primary window type is an unequally divided one-over-one double hung wood sash, with the upper sash being the smaller of the two, with molded hoods. The exterior wall finish material is a channeled drop siding with corner boards.

The main (north) elevation is symmetrically organized, with a dominant steep gable roofed dormer centered in the side gable roof. The dormer has two primary windows, with the upper sash pitched. The windows flank a decorative diamond shaped wood panel. The projecting hip roofed entrance porch has been enclosed with a compatible glazing system, and minor alterations. Built as a duplex residence originally, the building is on a sloping corner site, facing the upper terminus of the 9th Street foot path. The building is in good condition.

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



The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, September 19, 2017 at 5:15 p.m., in City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

- 1. Exterior Alteration EX17-07 by Rickenback Construction, Inc, to add 392 square foot addition for cooler storage on the south façade and awning over existing seating area on the south façade at #1 8th Street (Map T8N-R9W Section 8CB, Tax Lot(s) 700) in the A-2, Aquatic Two Development zone. Development Code Standards 2.525-2.540, Article 6, and 9, and Comprehensive Plan Sections CP.005-CP.025, CP.050-.055, CP.130-.186, CP.190-.210 and CP.240-CP.255 are applicable to the request.
- Exterior Alteration EX17-08 by Jim Forrester to replace wood around storefront windows, adding river rock to kick plate, rebuilding transom windows for at 155 11th St and 119 11th St (Map T8N-R9W Section 8CB, Tax Lot(s) 8500 and 8580; Lot(s) 5,6, Block 56, Mcclure) in the S-2A, Tourist Oriented Shorelands zone. Development Code Standards 2.700-2.715, Articles 6 and 9, and Comprehensive Plan Sections CP.005-CP.025, CP.050-CP.055, CP.130-CP.186, CP.190-CP.210 and CP.240-CP.255 are applicable to the request.
- 3. Exterior Alteration EX17-09 by Ron and Muriel Jensen to add a vertical lift to the side of the front porch on the front façade of existing single family dwelling at 659 15th Street (Map T8N-R9W Section 8CD, Tax Lot(s) 9100; Lot(s) Portions of Lot 11 & 12, Block 17, Shively) in the R-3, High Density Residential zone. Development Code Standards 2.150-2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005-CP.025, CP.040-CP.045 and CP.240-CP.255 are applicable to the request.
- 4. New Construction NC17-05 by Brian And Terri Oksen, for new construction of a 2,079 square foot single family dwelling and a 338 square foot garage adjacent to historic structures at 910 Grand Ave (Map T8N-R9W Section 8CC, Tax Lot(s) 6400; Lot(s) 8, Block 72, McClure) in the R-3, High Density Residential zone. Development Code Standards 2.150-2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005-CP.025, CP.040-CP.045 and CP.240-CP.255 and CP .215-.230 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

Anna Stamper

Administrative Assistant

MAIL: August 25, 2017

Anna Stamper

From:

Mary A. Klatt <maryklattastoria@aol.com>

Sent:

Monday, August 28, 2017 12:27 PM

To:

Anna Stamper

Cc:

Kevin Cronin; DrKlatt@aol.com

Subject:

Re: Public Hearing

Hi Anna,

I assume if they are building a new home in that empty lot that is over 2000 sf that is must be at least two stories? It will block our view of the river so I would oppose that construction.

Thanks, Mary

Mary A. Klatt Chief Operating Officer UrgentCare NW-Astoria Northwest Urgent Care Office: 503-325-0333 Fax: 503-325-6333 www.urgentcarenwastoria.com

----Original Message----

From: Anna Stamper <astamper@astoria.or.us>
To: maryklattastoria <maryklattastoria@aol.com>
Cc: Kevin Cronin keronin@astoria.or.us
Sent: Mon, Aug 28, 2017 12:01 pm

Subject: FW: Public Hearing

Hi Mary,

Here is the link for the Public Notice: http://astoria.or.us/Assets/dept_3/pm/pdf/8-21-17mail.pdf If you would like to submit public comment, you can email me back at this address and I will add it to the file.

Thank you!

Anna Stamper
Administrative Assistant
Community Development Department
City of Astoria
1095 Duane
Astoria OR 97103
503–338–5183
www.astoria.or.us

"Where Preservation Meets Progress"

From: Kevin Cronin

Sent: Monday, August 28, 2017 8:55 AM
To: Anna Stamper astamper@astoria.or.us

Subject: FW: Public Hearing

Please respond to this request.

Thanks!

From: Mary A. Klatt [mailto:maryklattastoria@aol.com]

Sent: Saturday, August 26, 2017 9:48 AM

To: Kevin Cronin < kcronin@astoria.or.us>; DrKlatt@aol.com

Subject: Public Hearing

Hi Kevin.

We live at the corner of 9th & Grand (5W corner) and there is a sign posed regarding a public hearing at the vacant lot/house on the NE corner of 9th & Grand. I cannot find anything on the website as to what the hearing is about.

Can you tell me what is going on there?

Thanks, Mary

Mary A. Klatt
Chief Operating Officer
UrgentCare NW-Astoria
Northwest Urgent Care
Office: 503-325-0333
Fax: 503-325-6333
www.ungentcarenwastoria.com

(731 9th st)



Nancy Ferber

From:

Brian Oksen <buildinggrand9@gmail.com>

Sent:

Friday, October 06, 2017 3:56 PM

To: Subject: Nancy Ferber Oksen - 910 Grand, update re: Setback relocations

Hi Nancy!

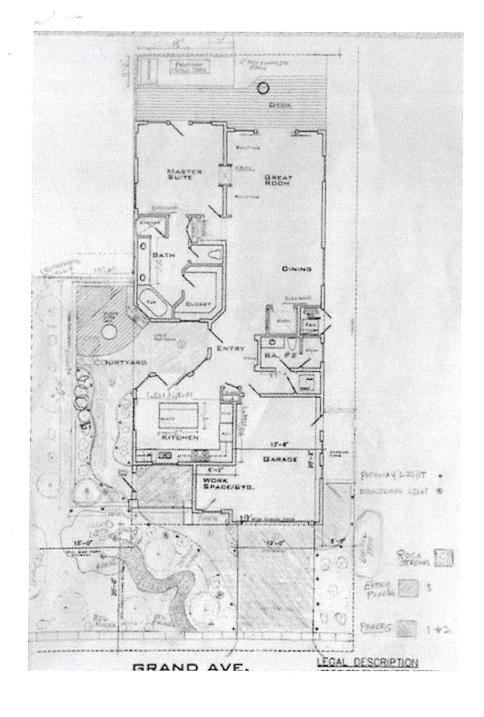
Just a quick update for you on our build - Nothing really related to historical, but knew you would want for the set-backs. The drawing is attached below.

We have relocated the propane tank & generator to the back of the property so they are within the required setbacks. Also, note that the stairs have been removed on the west side of house - We checked with Ben Small & Jim B and they said stairs are not required since there is adequate egress with the doors on north side of home.

Hope you have a good weekend!

All best,

Brian & Terri Oksen



Confirmation: Removing ADU

Nancy Ferber

From:

Brian Oksen <buildinggrand9@gmail.com>

Sent:

Tuesday, September 12, 2017 12:19 PM

To: Cc: Nancy Ferber Kevin Cronin

Subject:

910 Grand, Removing range (No ADU)

Hi Nancy -

Per our conversation last week, you requested we let you know via email our plans regarding removing the range.

We have informed our architect to remove the range from our lower level and our house plans, thereby eliminating it from the classification as ADU - We will forward a new copy of the plans as soon as he gets them to us.

As discussed, we will wire for the range, but not install at this time. If we ever do install the range, we will certainly apply for the ADU permit at that time, and definitely will not rent out the space.

Thanks,

Brian & Terri Oksen

SEP 2.1 2017
SEP 2.1 2017

910 GRAND AVE. Supplement from Applicant Applicant

INTRODUCTION:

We moved to Astoria early this year after a quick visit in the fall. We fell in love with the city's history, the houses on the hill, the beauty and fierce weather, and the welcoming spirit of the community. We knew immediately, that it was the place we wanted to call home.

STAFF REPORT:

The timing of the report coincided with Nancy's well deserved vacation, so we were unfortunately unable to meet regarding the recommendations prior to the Historic Review. However, we were able to meet with Kevin Cronin who gave us valuable input and have made significant changes to what was originally presented in the staff report.

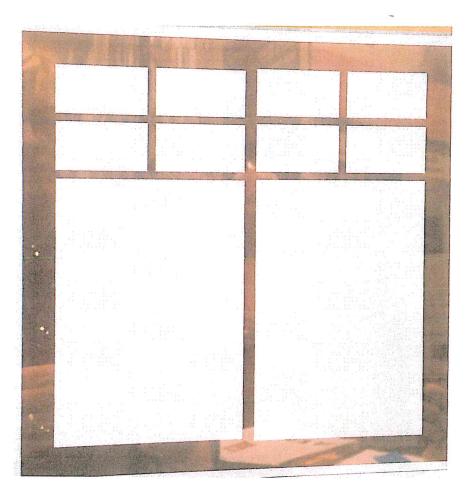
Please disregard any of the 3D renderings that were used as depictions of our home in the staff report. The 3D rendering was only intended to give us, as owners, a visual of what the basic structure of the home looked like in 3 dimensions and lacks much of the architectural detail in the true plans.

Additionally, we have replaced many of the building materials from those we'd submitted originally and were used in the staff report; At that time, it was our understanding that we were giving design <u>style</u> choices only. Kevin clarified that any materials submitted at the historical meeting becomes our <u>designated</u> building choice. Therefore, for ease of review we have included all of our selections in this packet, and these are the materials we will be using in our actual build.

STAFF RECOMMENDATIONS (Pg. 13 of Staff report):

1 & 2) WINDOWS:

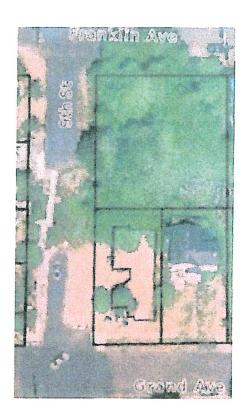
Windows facing Grand Ave. are highly visible, and have simulated true divided windows, wood clad. See photo below, (specs at end of report)



- ➤ Windows on secondary façades will have simulated true divided windows, vinyl. See photo above, (specs at end of report)
 - Note: Secondary façades are either blocked from view (right side and directly below) or viewable from a considerable distance from the walking path/stairs on 9th Street. The exorbitant cost of using wood clad windows on the entire home far exceeds our budget, and as such would result in our having to abandon this project. Because of the low visibility of these windows, using vinyl will enable us to proceed.

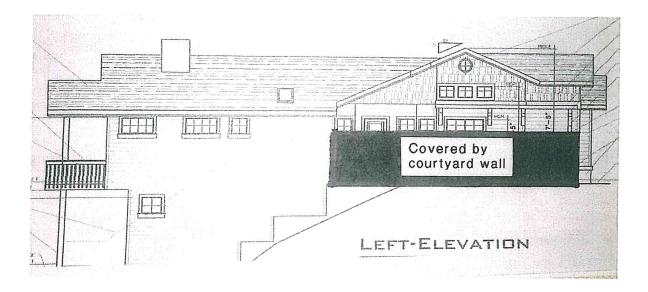
A) Perspective of secondary façade when walking sidewalk on Grand Ave; Due to the close proximity of the adjacent home, windows on right side of home are barely visible:





B) Perspective of secondary façade when using pedestrian stairway on 9th Ave; Due to steepness of street and no vehicle access, pedestrians utilize and therefore will be viewing the home from the city's pedestrian stairway which is approximately 50 feet away. Further, a majority of the windows will be entirely concealed by the 6-foot wall enclosing the courtyard:



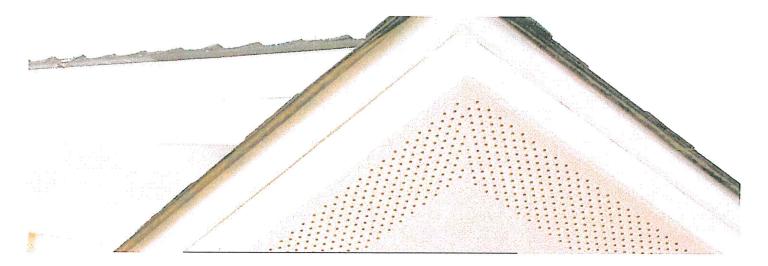


- C) Perspective of secondary façade directly behind lot; The lot directly below us is a city owned lot. From our understanding, due to the steepness of the lot, it is unlikely to be built upon. Currently it is inaccessible to viewing our lot due to the dense vegetation and trees, therefore view of windows directly below us is entirely blocked (See aerial photo above in section A).
- Note: Since we are tasked with using materials "compatible with the design of adjacent historic structures considering style, architectural detail and materials" please consider the historic home adjacent to ours (936 Grand) has installed all vinyl windows on their new lower addition and without any simulated true divided windows. Therefore, we have exceeded the style and detail they have used. See photos below:





- 3) We have discussed the permits required by Public Works with engineering. We were advised to keep all permit applications (other than electrical) in our possession and submit collectively with building permit, which we will do as soon as our project has passed historical review.
- 4) There will be no pressure treatment incision marks on any visible wood.
- 5) Historic Landmarks Commission is reviewing all changes/modifications currently.
- 6) All eaves will be covered with vented HardieSoffit.

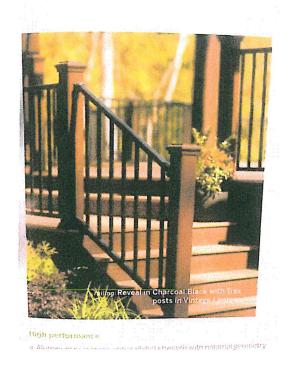


7) Our architect has redesigned the primary façade of our home incorporating a front entryway pediment and front door along with Craftsman style trim which reverts the focus away from the garage and onto the entryway. Additionally, he has reduced the opening size of the single car garage door from 12' x 8' to 10' x 8' which also decreases its prominence. (See attached revised architectural plans, photo of front and garage doors below)



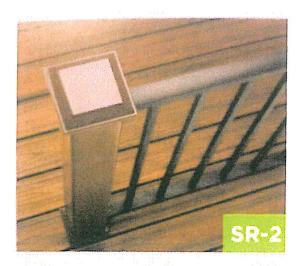


8) Handrail mounted on the side of the house on outside stairs will consist of pressure treated cedar wood (See photo below right). Trex staircase, will have outside rail as below left.





9) See photo below for railings which will be used along deck on the main level at rear of the home.



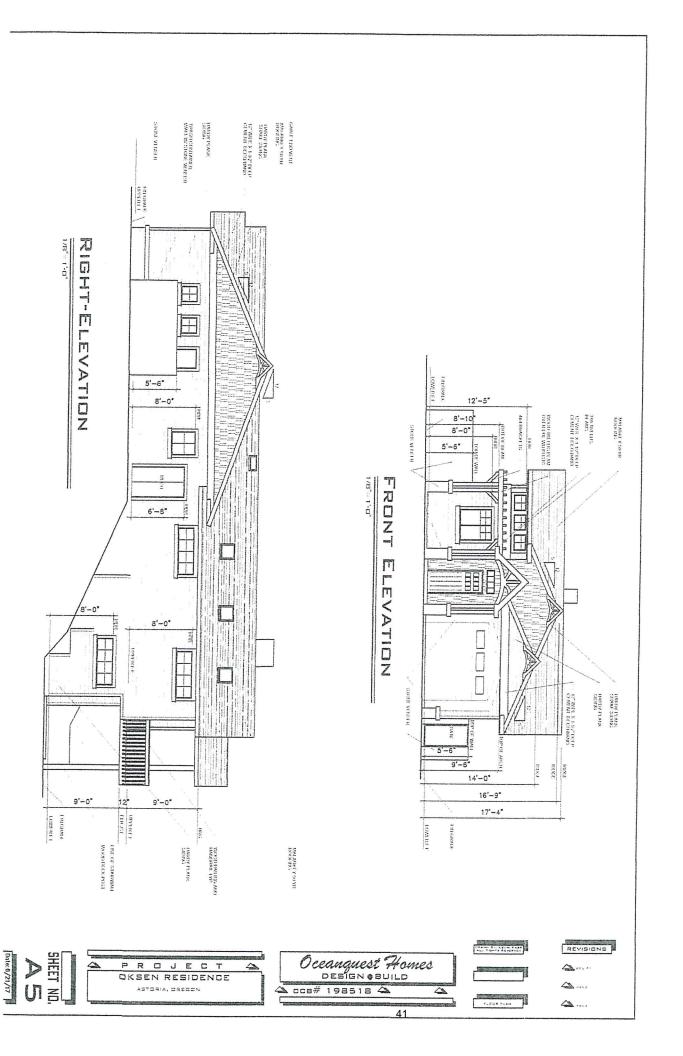
entrast II. Charcoal Black alumbrage rails.

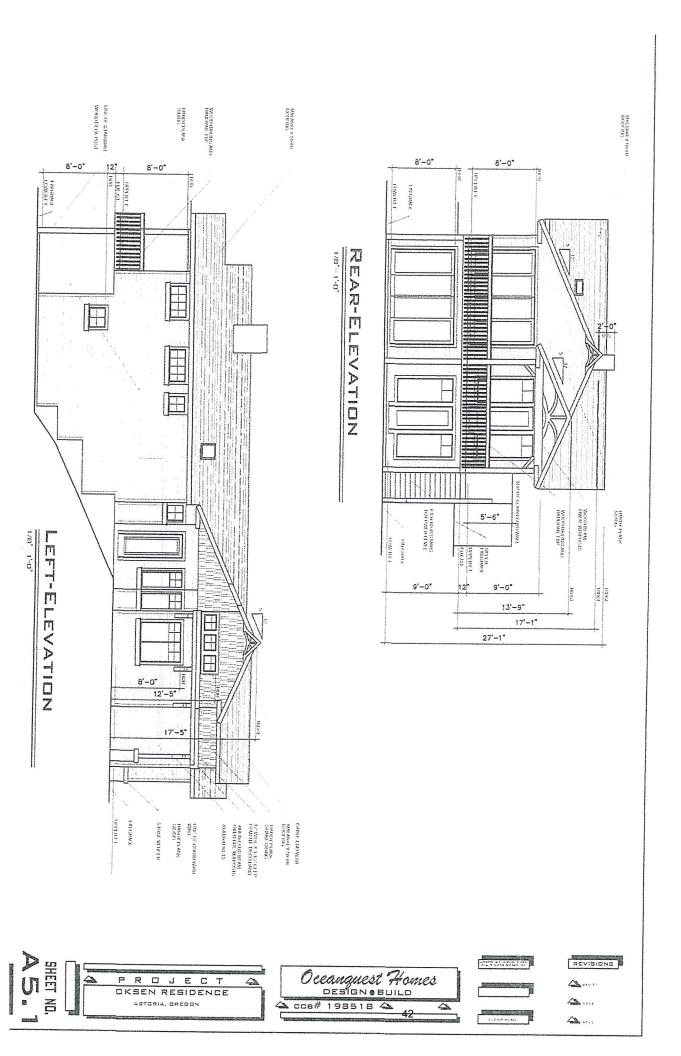
1859 Lantein posts & Charcoal Black
Lises stormer minolinities.

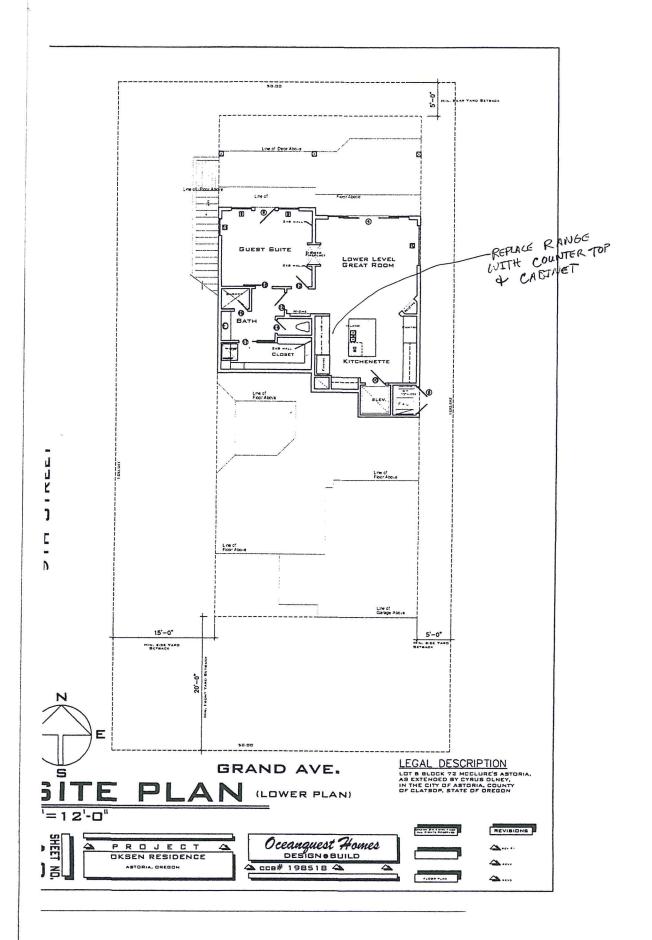
- 10) Our architect has added additional Craftsman architectural detail to all sides of home including bargeboards, eave returns, and trim blending our home more seamlessly with the neighborhood and adjacent historic properties. (See attached revised architectural plans)
- 11) We are coordinating with engineering/Public Works to connect into waterline currently under sidewalk. Current sidewalk will be replaced in conjunction with home build.
- 12) As discussed previously with Nancy, our intention is not and never will be to rent out the lower level, and we do not wish to have it classified as an ADU. Therefore, range has been removed from plans thereby removing the classification of a second kitchen. (See attached revised architectural plans)

CONCLUSION:

We believe we have fulfilled the recommendations suggested in the Staff Report, and therefore request that our historical application be approved. In many of the Astoria city documents we see the slogan "Where Preservation Meets Progress", and believe our proposed home project does just that. We will add value to a previously disregarded, unattended and overgrown lot that was an eyesore to the neighborhood used as a place to dump trash. Our parents taught us to "Always leave a place better than you found it", and that is our intention at 910 Grand Avenue.







		MNDOW S	CEDULE
MARK	SZE	TYPE	REMARK
1	4030	HZ/SLOR	
2	4040	HZ/SLDR	
3	5050	HZ/SLDR	
•	3050	FIXED	
5	3020	FIXED	
6	3030	FIXED	
7	2020	FIXED	
8	5020	FIXED	
9	3070	FIXED* TEMPERED	
10	6020	FIXED	

MARK	SIZE	TYPE	REMARK
①	3080	ENTRY SOUD CORE	
@	2- 2680	PAIR	
3	2650	SOUD CORE	W/SELF CLOSING
•	2-6080	PAIR SLID'G. GLASS	~~~
③	4080	SLD'C. BARN W/ TRACK	***************************************
©	2-2068	PAIR	
0	2680	EXTERIOR SOUD CORE	
0	10030	PISULATED OH GARAGE	
3	3080	EXTERIOR GLASS	
0	3080	INTERIOR SOLID CORE	******************
0	2-1680	PAR INTERIOR SOLID CORE	
0	2680	INTERIOR SOUD CORE	
0	2480	INTERIOR SOLID CORE	
0	2080	INTERIOR SOUD CORE	
0	2270	GLASS SHOWER	
0	2070	GLASS SHOWER	
0	2030	POCKET	
0		SLID'G. BARN W/ TRACK	

GENERAL NOTES:

ALL CORRESS OF ALL WALLS AND WINCOW OPDINGS

SOUL DE BELLINGSE.
ALL BALE SHALL BE PANT GLOSE.
PROVIDE GREEN BOARD ON SHORER BALLS MAY 70" ASTAR DULN!
PROVIDE SHETTY GLASS IN THE FOLLISMS:
CLASS SEDING OR SINKING COOPS:
CLASS SEDING OR SINKING COOPS:
ALL SES SEDING OR SINKING COOPS:
ALL SES SEDING OR SINKING COOPS:
CLASS TOR AND AND SHORER DECLORES:
ANY AND ALL GLASTIN SHEEK A 24" ARC
OF THE ALTHOUGH OF DOORS
ON 15" OF THE FLOOR

FRONT DOOR SHALL HAVE WEATHER STREPPING NO METAL THRESHOLD, A PETPHOLE @ 50" A.F.S. AND BE PROVIDED WITH A LOGGEST AND DEADSOLT LUICO. DOOR LOCATED BETWEEN CARLOS & HOUSE SHALL HAVE BEAFER STREPPING & METAL THRESHOLD, AND SE SELF-LATORING AND SELF CLOSING TIGHT RITING WITH A 20 MINUTE LASEL ULLO.

PROVIDE PREVACY LOOKS AT ALL SETROOM & ALL DOORS SHALL BE A MEMBAN OF A\" FROM ANY OTERIOR WALL. INTERIOR DOORS MITHOUT DIMENSIONS SHALL BE HELD AT THIS MEMBAN.

ALL FREPLACES SHALL HAVE A GAS SHAT-OFF VALVE LOCATED BETWEEN I FT. OF FREPLACE VALVE SHALL SE

SAFETY GLAZING PER 2003 IRC

FIREPLACES:

- Wood burning interior which do not comply with EPA STD 40 cft-80.533th are prohibited Approved gas inserts or gas cappliances installed per migr's instructions are acceptable.

- Permanently install an approved gas log set.

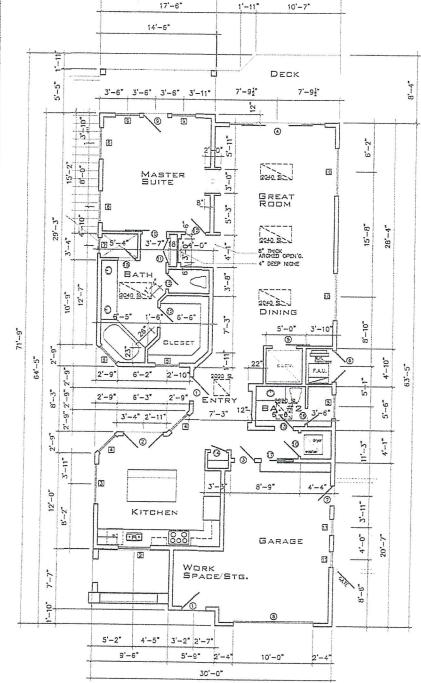
- Permanently install an approved gas log set.

- Permanently weld/block demore open 1" min.

- Provide outside combustion air to fireplaces located in bedroams.

- FLASHING:

Provide weather flashing/proofing at all exterior wall penetrations including doors, windows, vants, parapets per UBC 1402.1 , .2, .3.



14'-5"

15'-7"

BUTT GLAZING:

Butt glazing shall be tempered glass for the following spans $1/4^\circ$ for 60° , $5/16^\circ$ for 80° , $3/8^\circ$ for 98° span. Provide Dow Coming structural silicane or equal.

BARBECUE UNITS:

Provide a litted and approved BBQ unit Installed per the migr's WRITEN instructions and listing. BBQ unit shall conform to NRS 123.155-1593 AVD shall be approved by a nationally recognized testing agency.

PLUMBING NOTE:

— Provide shower hat water control valve as either pressure balance, or thermostatic mixing type per 1994 UPC 410.7.

FLOOR PLAN

AREA CALCS:

Main	1373 Sq.Ft
Lower Level	759 Sq.Ft
Total	2132 Sq.Ft











		MNDOW SC	EDULE
MARK	976	TYPE	REMARK
1	40	PIXED	
2	40	SINGLE HUNG	
3	50	HZ/SLDR	
4	30	PXED	
5	30	FIXED	
6	30	FIXED	
7	20	FIXED* TEMPERED	
8	50	FIXED* TEMPERED	
9	3070	FIXED* TEMPERED	
10	6020	FIXED	
11	2620	FIXED	

MARK	SIZE	TYPE	REMARK
0	3080	ENTRY SOUD CORE	
@	2- 2580	PAIR	
3	2680	SOUD CORE	W/SELF CLOSING HINGES
@	2-8080	PAIR SLID'G, GLASS	
(3)	4080	SLD'G. BARN W/ TRACK	
©	2-2068	PAR	
0	2530	EXTERIOR SOLID CORE	
1	12080	INSULATED OH GARAGE	
0	3080	EXTERIOR GLASS	
0	3080	INTERIOR SOLID CORE	
0	2-1680	PAIR INTERIOR SOUD CORE	
0	2680	INTERIOR SOLID CORE	
0	2480	INTERIOR SOLID CORE	
0	2080	INTERIOR SOLID CORE	
0	2270	GLASS SHOWER	
0	2070	GLASS SHOWER	
0	2880	POCKET	
0	2680	POCKET	

GENERAL NOTES:

NATIONAL INCHESS.

ALL COMBESS OF ALL BALLS AND IMPOSE OPIDINGS
SHALL BE BALLICISED.

BOYDE GREEN BOARD ON SHORE BALLS LINE. 70° ABOVE DRAW

PROVIDE SUFFEY GLASS IN THE FOLLOWING

LOCATIONS:

ATIONS:

" CLASS SLEWG OR SWEWGING COOPS

" CLASS THE MED/OR SHOWER ENGLOSHES

" MY MED ALL CLASING WITHER A 24" ARC

OF THE ACTIVE LEAF OF DOORS

OR 18" OF THE FLOOR

FRONT DOOR SHALL HAVE MEATHER STREETING AND METAL THRESHOLD A PERPHALE OF OUT AFF. AND METAL THRESHOLD WITH A PERPHALE OF ALLE SHALL HAVE MEATHER AND METAL METAL AND METAL METAL AND METAL ME

PROVIDE PREVACY LOCKS AT ALL BEDROOM & ALL COORS SHULL BE A MINURAL OF AN FROM ANY INTERIOR MALL. INTERIOR COORS WITHOUT DAMPISONS SHULL BE HELD AT THIS MINURAL.

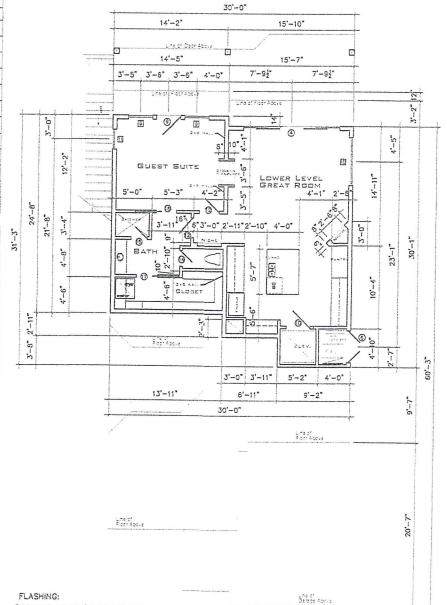
ALL PRODUCES SHALL HAVE A CAS SHAT-OFF VALVE LOCATED METHER J FT. OF FREDUCE. VALVE SHALL SE OUTSIDE OF THE PROPULCE.

SAFETY GLAZING PER 2003 IRC

FIREPLACES:

Wood burning interior which so not comply with EPA STD 40 cfr-95.533th are prohibited Approved gas interest or gas capitaness installed per migr's instructions are acceptable.

 Permanently install an approved gas (as set. Permanently weld yields damper open 1 min. Provide outside combustion ar to freplaces located in bedrooms.



FLASHING:

Provide weather Eashing/proofing at all exterior wall penetrations including doors, windows, vents, parapets per UBC 1402.1 , .2, .3.

BUTT GLAZING:

Butt glacks stall be tempered glass for the following spans 1/4" for 60", 5/16" for 80", 3/8" for 96" span. Provide Daw Coming structural allicans or equal.

BARBECUE UNITS:

Provide a listed and approved BBQ unit installed per the mfg/s WRITEN instructions and listing, installed per the mfg/s WRITEN instructions and listing. BBQ unit shall conform to ANS 221.55-1993 AND and be approved by a nationally recognized testing agency.

PLUMBING NOTE:

4

Provide shower hat water control valve as either pressure bolance, or thermostatic mixing type per 1994 UPC 410.7.

LOWER FLOOR PLAN

1/8"=1'-0"

AREA CALCS:

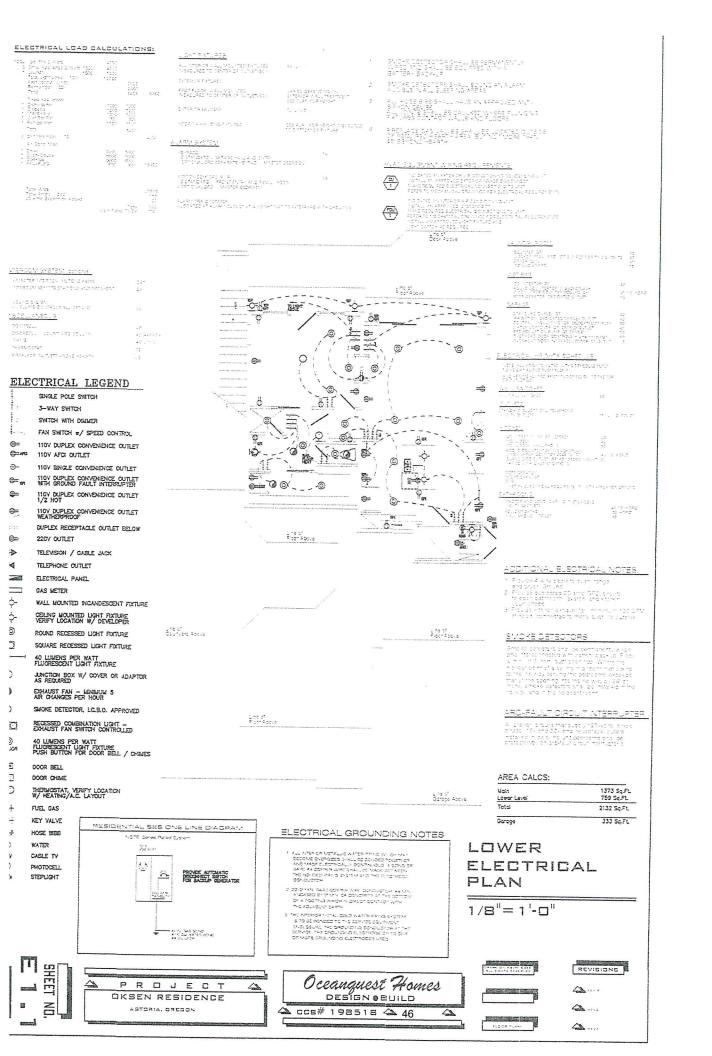
Main	1373 Sq.Ft
Lower Level	759 Sq.Ft.
Total	2132 Sq.Ft.
Goroca	777 50 515



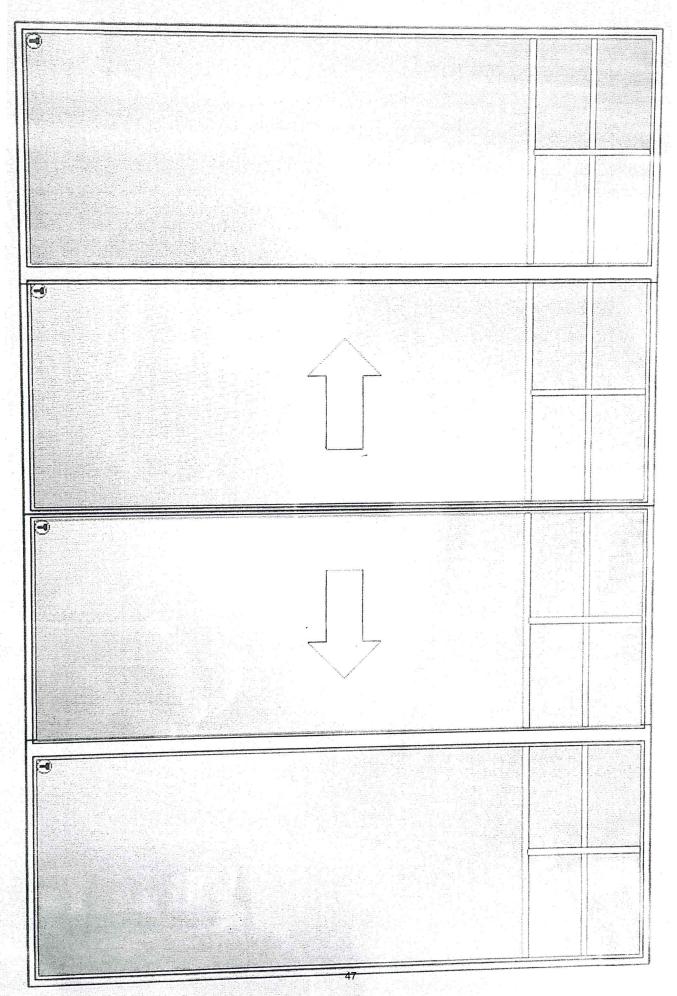




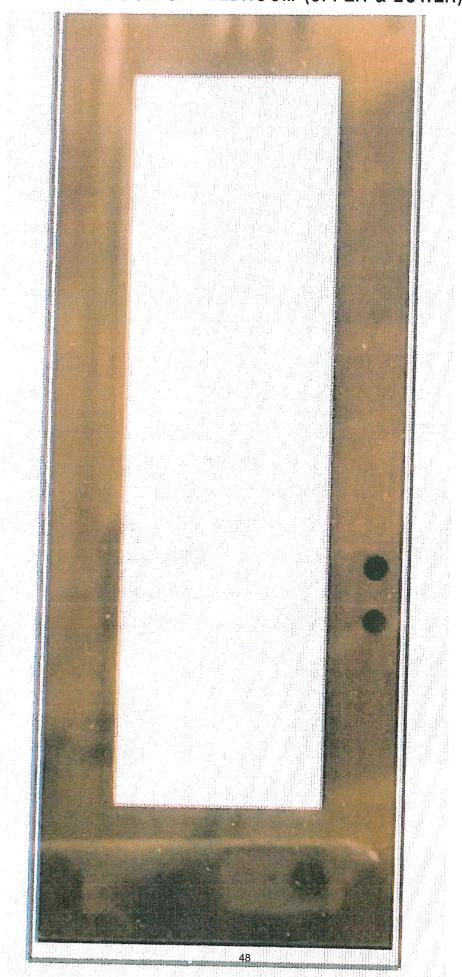


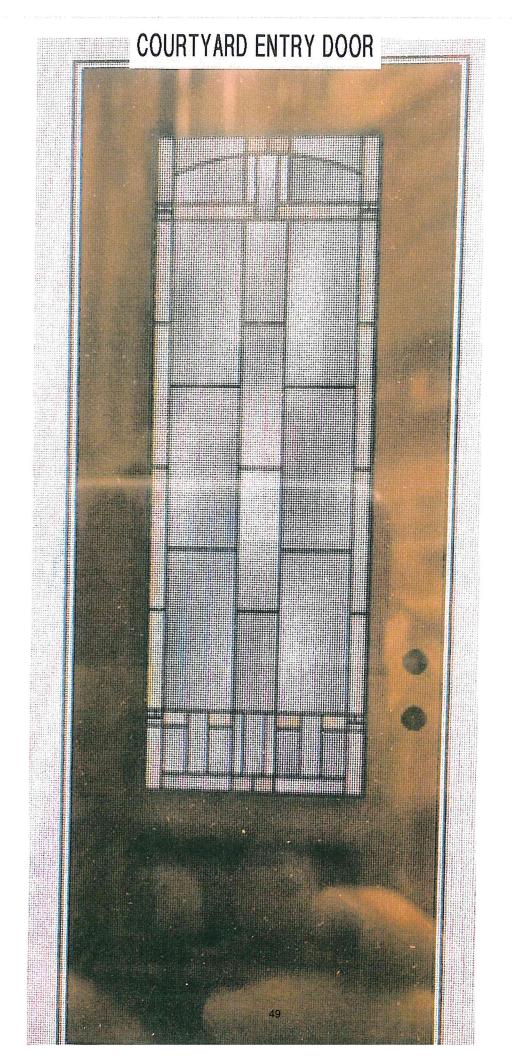




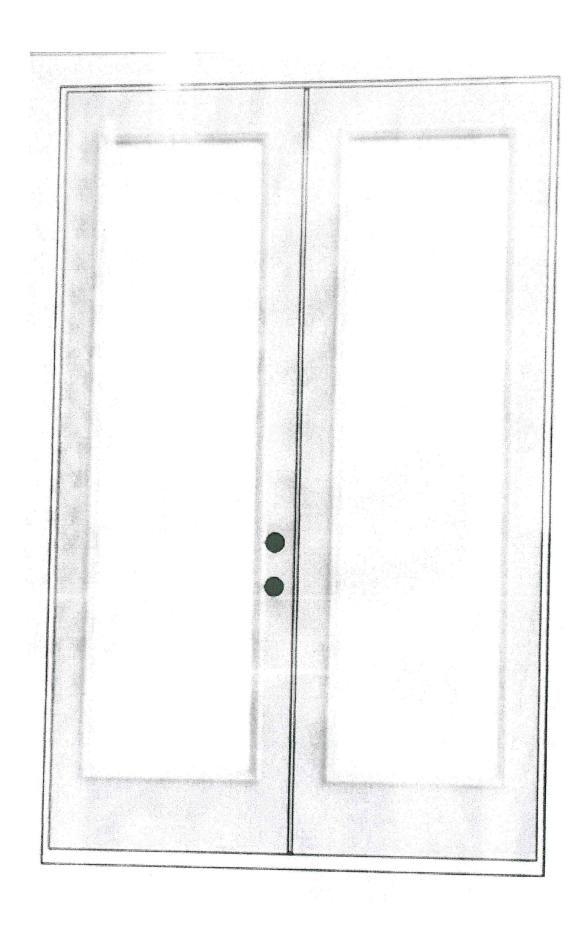


REAR FACING DOOR OFF BEDROOM (UPPER & LOWER)





COURTYARD FRENCH DOORS







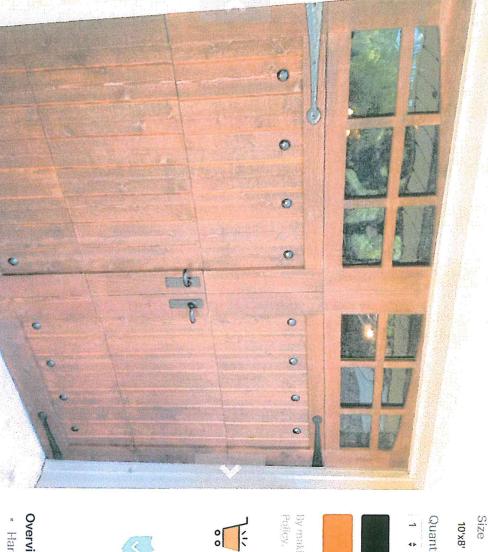








items 14











Customizable Wooden Garage Door

\$1,825.00

Ask a question

Quantity

By making a purchase, you agree to Easy's Terms of Use and Privacy

≰ Pay



their carts right now. Other people want this. 8 people have this in



Etsy Purchase Guarantee

Get what you ordered or your money back. Learn more

Overview

- Handmade item
- Primary color: Brown
- Materials: cedar, wood, wooden, paint, stain, brown, quality, customizable, custom

SELECT CEDARMILL HardiePlank® Lap Siding Our natural cedar look has a soft texture that mimics wood. Save Idea Share

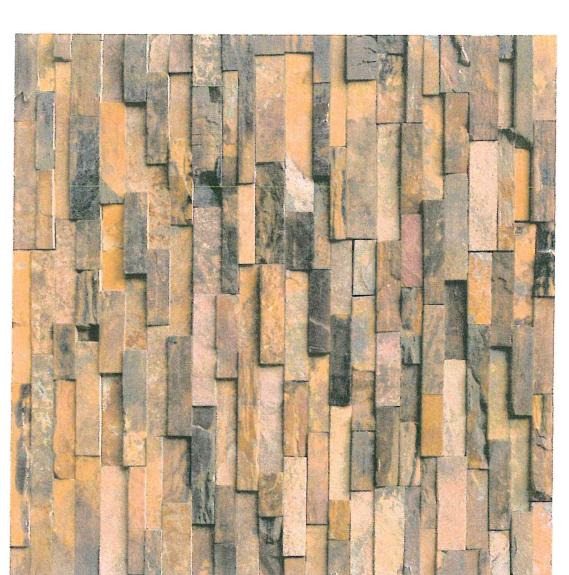
HardieShingle® Siding

STAGGERED EDGE PANEL Autumn Tan 53

MS International COVERING LOWER SECTION FRONT COLUMNS

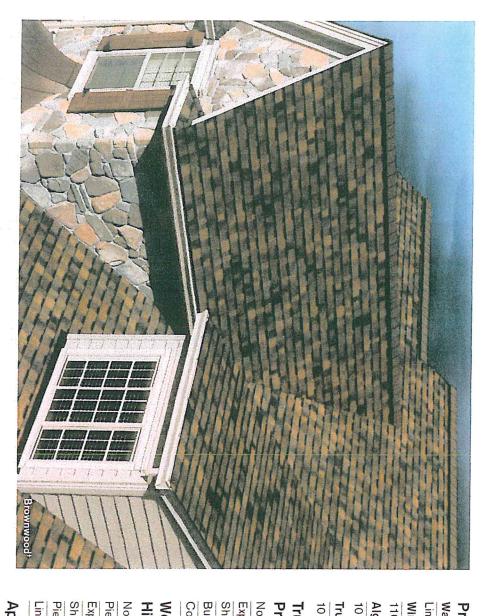
California Gold Ledger Panel 6 in. x 24 in. Natural Slate Wall Tile

sq. ft. / case)



EXTERIOR LIGHTS





TruDefinition WeatherGuard HP Impact-Resistant Shingles

WeatherGuard HP Shingles are engineered with an integrated severe weather on their roof. Unlike standard shingles, TruDefinition are an excellent choice for homeowners concerned with the effect of polymeric backing material that allows the shingle to meet one of the industry's highest ratings for impact resistance. In addition, they are

Product Attributes

Warranty Length*

Limited Lifetime** (for as long as you own your home)

Wind Resistance Limited Warranty*

110/130 MPH[#]

Algae Resistance Limited Warranty*

10 Years

TruPROtection* Non-Prorated Limited Warranty*

10 Years

Product Specifications TruDefinition WeatherGuard HP Shingles

ominal Size	13-1/4-in x 39-3/8-in
posure	5-5/8-in
ningles per Square	64
undles per Square	3
overage per Square	98.4 sq ft

WeatherGuard HP

Hip & Ridge Shingles Product Specifications

Nominal Size	12-in x 36-in
Piece Size	12-in x 12-in
Exposure	6-in
Shingles per Bundle	22
Pieces per Shingle/Bundle	3/66
Lineal Coverage per Bundle	33-ft

Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3161 (Class F Wind Resistance)

ASTM D3462

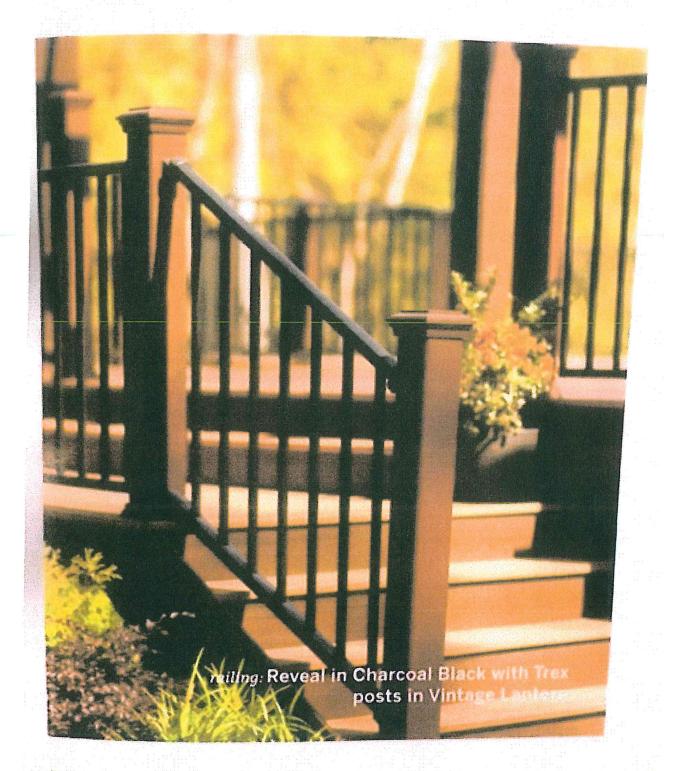
ASTM E108/UL 790 (Class A Fire Resistance) ASTM D7158 (Class H Wind Resistance)⁵

Florida Product Approval

salgning 9H braudia

DECK RAILING (TREX)

STAIR RAILING FOR SIDE OPPOSITE HOUSE

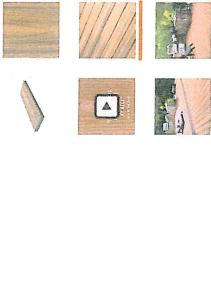


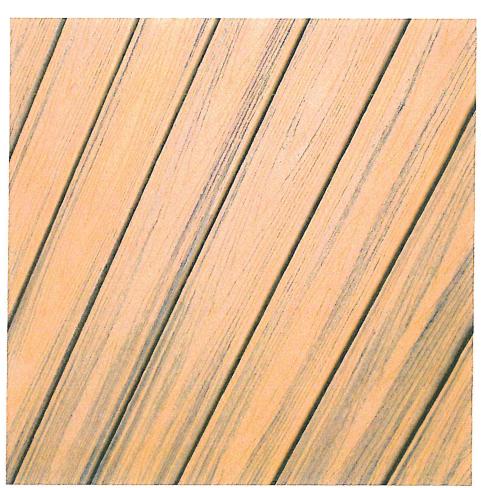
High performance

» Altiminum recommendation and the strength with minimal geometry.

ULUNING MAICHIAL

rex Transcend 1 in. x 5-1/2 in. x 16 ft. Havana Gold Grooved Edge Capped Composite Decking Board





LANDSCAPE LIGHTING

Portfolio 8-Watt Specialty Textured Bronze Low Voltage LED Path Light

Item # 805215 Model # 7404280383

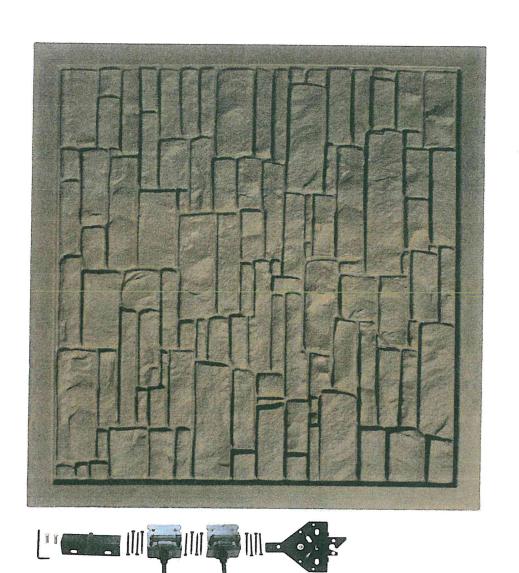
☆☆☆☆☆☆ No reviews



ENCLOSING COURTYARD

SimTek

6 ft. W x 6 ft. H EcoStone Dark Brown Composite Privacy Fence Gate

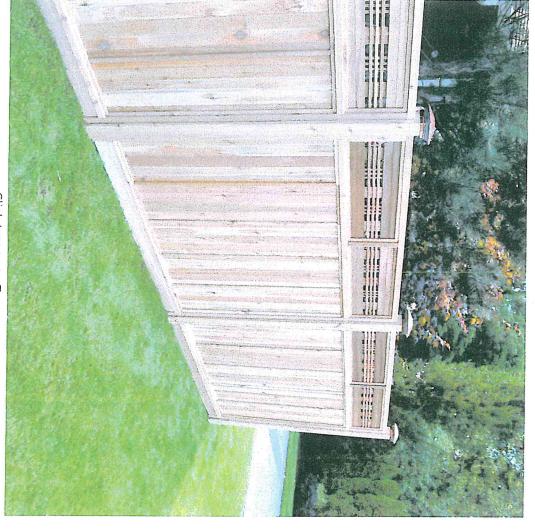


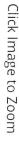


ENCLOSING TRASH AREA

Signature Development

6 ft. H x 6 ft. W Western Red Cedar Horizontal Lattice Top Fence Panel Kit

















The Home Depot Special Order Quote

Customer Agreement #: H4023-33212

WINDOWS ON PRIMARY FACADE

Customer: TERRI OKSEN

Address: 1090 KLASKANIE AVE

ASTORIA, OR 97103

Phone 1: 971-645-5415

Phone 2: 971-777-0620

Email: TOOTHFAIRYTERRI@GMAI

L.COM

Store: 4023

Associate: JESSE

Address: 1650 SE ENSIGN LANE

WARRENTON, OR 97146

Phone: 503-861-9999

Pre-Savings Total:

\$5,815.10

Total Savings:

Pre-Tax Price:

\$5,815.10

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Width = 47.3125Height = 47.5625Sash Split = Even

47.3125 x 47.5625 Left Hand Unit Double Slider

\$959.27

\$959.27

\$0.00

\$959.27

Begin Line 100 Description

/SL Clad -4500 Double Slider Left Hand Unit 7.3125 x 47.5625

Vidth = 47.3125

leight = 47.5625

ish Split = Even uick Config = No

peration (Outside View) = Left Hand Unit

sembly = Unit Pating = DP30

terior Color = Mesa Red

ecies = Pine

terior Finish = Natural

ertification = Sustainable Forestry Initiative

sh to Match Exterior Color = Yes im to Match Exterior Color = Yes im Color = Mesa Red Clad

ıstomer Elevation = 0 - 4000 feet

iergy Rating = No

ergy Star Zone = EStar None azing Type = Insulated

Low-E Option = Low-E 366

Tinted Glass = No Tint (Clear)

Glass Style = Clear

Tempered Glass = Not Tempered California Fire Code Label = No

Neat Glass = Neat

Preserve Glass = Preserve

IG Options = Argon

Hardware Type = Cam Lock(s)

Hardware Finish = White

Window Egress = Meets Egress 5.7 Clear Opening

(Check Local Code)

7/8" Clad Bead SDL w/Perm Wood

Colonial from Top Down

Shadow Bar Color = Silver Shadow Bar External Grille Material = Aluminum Clad

Interior Grille Finish = Natural Exterior Grille Finish = Mesa Red

2W2HT

Screen Option = Fiberglass Mesh

Screen Frame Color = Mesa Red

Check Info Link = Acoustic Ratings Info link

Room Location = x

Is This a Remake/Re-Order = No

Specific/Additional Information =

SKU = 672979

Vendor Name = S/OJELD-WEN PREMIUM WOOD

Vendor Number = 60058104

Customer Service = 1-800-246-9131 Option 2

Manufacturer = JELD-WEN Wood Windows &

Patio Doors

Catalog Version Date = 03/31/2017

Jamb Width = 6.5625

Exterior Trim = Aluminum Adams Casing Exterior Casing Options = Casing All 4 Sides

Nail Fin = With Fin

Drip Cap = Color Match Metal Jamb Thickness = 4/4 JE

Kerf Jamb = No Kerf

- End Line 100 Description



The Home Depot Special Order Quote

Customer Agreement #: H4023-33278

WINDOWS ON SECONDARY FACADES

Customer: BBB AAA

Address: NA

WARRENTON, OR 97146

Phone 1: 503-861-9999

Phone 2: 503-861-9999

Email: NA@NA.COM

Store: 4023

Associate: JESSE

Address: 1650 SE ENSIGN LANE

WARRENTON, OR 97146

Phone: 503-861-9999

Pre-Savings Total:

\$494.11

Total Savings:

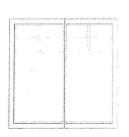
(\$0.00)

Pre-Tax Price:

\$494.11

Ill prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.





Frame Width = 47.5 Frame Height = 47.5 Sash Split = Even Slider

100-1 47.5 x 47.5 XO (Left Hand) Half Slider

\$494.11

\$494.11

\$0.00

\$494

Ş-3-.II

Begin Line 100 Description

nyl Premium Single Slider XO (Left Hand) 47.5 x

ant Location = Stayton (WO)

sin เป็นวิธีสารเกา ก็เรียนเล่น โหนตรีเลยหลัง

ant Contact = 1-800-246-9131 Option 3

oduct Material = Vinyl

sembly = Complete Unit

ipact Unit = No

ertification = AAMA

oduct to Match = Single Hung/Slider/Casement

itings = PG20, DP+20/-20

esign Pressure Performance Rating = DP-20

esh Air Ventilator = No Ventilator

en Sight Line = With Even Sight Line

ame Type = Nail Fin

terior Color = Mesa Red

terior Color = Desert Sand

ame Width = 47.5

ame Height = 47.5

sh Split = Even Slider

tive Sash Width = 24

peration / Venting (Outside Looking In) = XO

eft Hand)

Glass Breakage Warranty = Yes

Energy Efficiency = Other Glass Options

Glazing = Insulated

Soundmaster = NONE

Low-E = Low-E

Glass Color/Texture = Clear

Glass Type = Annealed (Standard)

IG Options = Argon

Customer Elevation = 0 - 3500 feet

Glass Thickness = Standard GlassThickness

7/8" Contour SDL

Colonial from Top Down

12 Top Down

SDL Color = Define Each Separately

SDL Color - Exterior = Mesa Red

SDL Color - Interior = Desert Sand

Grid to Match = No

2W2HT

With or Without Screen = Screen

Screen Frame Options = Standard Screen Frame

Select Screen Mesh Type = Fiberglass Mesh

Screen Color = Charcoal Mesh

Lock Type = Style Cam Lock(s)

Number of Locks = 1 Lock

Hardware Finish - Interior = Desert Sand

Window Egress = Meets Egress 5.7 Clear Opening

(Check Local Code)

Quick Config = No

JELD-WEN Additional Information = Check Info

link

Room Location = x

Is This a Remake = No

Specific Information =

SKU = 179611

Vendor Name = S/O JELDWEN INC SUMMIT

Vendor Number = 60061863

Catalog Version Date = 06/23/2017

Secondary Vent Stop = No Secondary Vent Stop

Exterior Frame Options = None

Interior Frame Options = None

Prep for Shipping = None

CPD Number = Unrated

End Line 100 Description



The Home Depot Special Order Quote

Customer Agreement #: H4023-33263

FRONT DOOR

Customer: TERRI OKSEN

Address: 1090 KLASKANIE AVE

ASTORIA, OR 97103

Phone 1: 971-645-5415

Phone 2: 971-777-0620

Email: TOOTHFAIRYTERRI@GMAI

L.COM

Store: 4023

Associate: JESSE

Address: 1650 SE ENSIGN LANE

WARRENTON, OR 97146

Phone: 503-861-9999

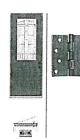
Pre-Savings Total: \$10,962.55

Total Savings:

Pre-Tax Price: \$10,962.55

Ill prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.





Call Width = 36 Call Height = 96 Frame Width = 37.5 Frame Height = 97.75

37.5x97.75 Fiberglass Single Door Unit Left Inswing

\$1,765.48

\$1,765.48

\$0.00

\$1.765.48

Begin Line 100 Description

'.5x97.75 Fiberglass Single Door Unit Left swing ıll Width = 36

Il Height = 96

ame Width = 37.5

ame Height = 97.75

or Glass Insert Size & Shape = 22 x 48

ctangle

or Glass Insert Option = Decorative

or Glass Type = Standard Glass

or Glass Design Options = Portage

or Glass Caming = Patina

or Glazing / Clear or Privacy Type = Triple

sulated

or Glass Privacy Rating = 7

it Spec = All Products

ilding Code = Non-Certified

ergy Star Needed = NON-Energy Star Door

odels

it Type = Pre-Hung

nding & Swing = Left Inswing

or Skin = Design-Pro Mahogany or Type = Doors with Inserts

or Thickness = 13/4"

or Style = 2-Panel 1/2 Lite or Finish Type = Paint Exterior/Stain Interior

or Finish - Exterior Side = Chestnut Bronze

Door Finish - Interior Side = Espresso Door Order Method = Store Delivery

Brickmould Specie = Primed Auralast

Brickmould Type = WM 180

Brickmould Finish Type = None

Apply Brickmould = Yes

Door Screen Type = No Screen

Door Bore = Double Bore

Bore Backset = 23/8"

Bore Diameter = 2 1/8"

Lockset Bore Position = 60

Dead Bolt Bore Position = 5 1/2"

Hinge Prep = 4-Hinge Prep

Hinges Included = Yes

Hinge Size = 4" x 4-1/4"

Hinge Type = Ball Bearing w/Safety Stud

Hinge Radius = 5/8" Radius / Square

Hinge Finish = Oil Rubbed Bronze

First Hinge Position = 6 3/4"

Second Hinge Position = 30 3/4"

Third Hinge Position = 55 3/4"

Fourth Hinge Position = 79 3/4"

Include Lockset = No

Mail Slot w / Sleeve = None

Jamb Cladding = No

Jamb Width = 6 9/16"

Jamb Finish Type = None

Jamb Specie = Primed Auralast

Weather-Strip Type = Compression Bronze

Sill / Threshold Type = High Dam Adjustable

Sill Width = 75/8"

Sill Finish = Bronze with Vinyl Cap

Room Location = 123

Is This a Remake = No

Specific Information =

U-Factor = 0.26

Solar Heat Gain Coefficient = 0.2

CPD Number = JEL-M-784-03542-00001

SKU = 1000037451

Vendor Name = S/O JELD-WEN DOOR SYSTMS

Vendor Number = 60075920

Manufacturer = JELD-WEN, Chiloquin (DC)

Customer Service = 1.800.246.9131

Catalog Version Date = 08/14/2017

64

Call Width = 36 all Height = 96 rame Width = 37.5 rame Height = 97.75 oor Glass Insert Size & Shape = 22 x 80 ectangle oor Glass Insert Option = Clear / Privacy Grille

esigns oor Glass Type = Standard Glass oor Glass Design Options = 1-Lite oor Glass Caming = None

oor Glazing / Clear or Privacy Type = Insulated ow-E Clear

oor Glass Privacy Rating = 1 nit Spec = All Products uilding Code = Non-Certified

nergy Star Needed = Energy Star Door Models p Code = Default

nit Type = Pre-Hung anding & Swing = Left Inswing oor Skin = Design-Pro Mahogany oor Type = Doors with Inserts oor Thickness = 1 3/4"

oor Style = Flush Full Lite

oor Finish Type = Paint Exterior/Stain Interior

Door Order Method = Store Delivery Brickmould Specie = Primed Auralast

Brickmould Type = WM 180 Brickmould Finish Type = None Apply Brickmould = Yes

Door Glass Grille Type / Color & Profile = None

Door Screen Type = No Screen Door Bore = Double Bore Bore Backset = 2 3/8"

Bore Diameter = 2 1/8" Lockset Bore Position = 60 Dead Bolt Bore Position = 5 1/2"

Hinge Prep = 4-Hinge Prep Hinges Included = Yes Hinge Size = $4'' \times 4 - 1/4''$

Hinge Type = Ball Bearing w/Safety Stud Hinge Radius = 5/8" Radius / Square Hinge Finish = Oil Rubbed Bronze First Hinge Position = 6 3/4" Second Hinge Position = 30 3/4" Third Hinge Position = 55 3/4"

Jamb Cladding = No Jamb Width = 6 9/16" Jamb Finish Type = None Jamb Specie = Primed Auralast

Weather-Strip Type = Compression Bronze Sill / Threshold Type = High Dam Adjustable

Sill Width = 75/8"

Sill Finish = Bronze with Vinyl Cap

Room Location = 123 Is This a Remake = No Specific Information = 789 U-Factor = 0.29

Solar Heat Gain Coefficient = 0.28 CPD Number = JEL-M-784-03434-00001

SKU = 1000037451

Vendor Name = S/O JELD-WEN DOOR SYSTMS

Vendor Number = 60075920

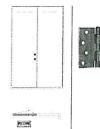
Manufacturer = JELD-WEN, Chiloquin (DC) Customer Service = 1.800.246.9131

Catalog Version Date = 08/14/2017

End Line 300 Description -

COURTYARD FRENCH DOORS





Call Width = 60 Call Height = 96 Frame Width = 61.875Frame Height = 97.75

400-1 61.875x97.75 Fiberglass Double Door Unit Active/Inactive \$2,277.12

\$2,277.12

1

\$0.00

\$2,277.12

Begin Line 400 Description -

.875x97.75 Fiberglass Double Door Unit tive/Inactive Inswing

II Width = 60 II Height = 96

ame Width = 61.875 ame Height = 97.75

or Glass Insert Size & Shape = 20 x 80

ctangle or Glass Insert Option = Clear / Privacy Grille

signs or Glass Type = Standard Glass

or Glass Design Options = 1-Lite or Glass Caming = None

or Glazing / Clear or Privacy Type = Insulated

w-E Clear

or Glass Privacy Rating = 1 ilding Code = Non-Certified

ergy Star Needed = Energy Star Door Models Code = Default

it Type = Pre-Hung

nding & Swing = Active/Inactive Inswing

Door Order Method = Store Delivery Brickmould Specie = Primed Auralast

Brickmould Type = WM 180 Brickmould Finish Type = None

Apply Brickmould = Yes

Door Glass Grille Type / Color & Profile = None

Door Screen Type = No Screen Door Bore = Double Bore Inactive Door Bore = None

Bore Backset = 2 3/8" Bore Diameter = 2 1/8"

Lockset Bore Position = 60 Dead Bolt Bore Position = 5 1/2"

Hinge Prep = 4-Hinge Prep Hinges Included = Yes Hinge Size = $4'' \times 4 - 1/4''$

Hinge Type = Ball Bearing w/Safety Stud Hinge Radius = 5/8" Radius / Square Hinge Finish = Oil Rubbed Bronze

First Hinge Position = 6 3/4" Second Hinge Position = 30 3/465 Astragal Location = Inactive Door

Flush Bolts = Flush Bolt Top and Bottom Flush Bolt Finish = Oil Rubbed Bronze

Include Lockset = No Jamb Cladding = No Jamb Width = 6 9/16" Jamb Finish Type = None Jamb Specie = Primed Auralast

Weather-Strip Type = Compression Bronze Sill / Threshold Type = High Dam Adjustable w /

Screen Track Sill Width = 7 5/8"

Sill Finish = Bronze with Vinyl Cap

Room Location = 123 Is This a Remake = No Specific Information = 789

U-Factor = 0.29

Solar Heat Gain Coefficient = 0.28 CPD Number = JEL-M-784-03434-00001

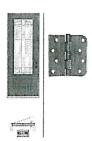
SKU = 1002345393

Vendor Name = S/O JELD-WEN DOOR SYSTMS

COURTYARD DOOR - End Line 100 Description



(ENTRY)



Call Width = 36 Call Height = 96 Frame Width = 37.5 Frame Height = 97.75

200-1	37.5x97.75 Fiberglass Single Door Unit Left Inswing	\$1,862.32	\$1,862.32	1	\$0.00	\$1,862.32

Begin Line 200 Description

Door Finish - Exterior Side = Chestnut Bronze

7.5x97.75 Fiberglass Single Door Unit Left iswing all Width = 36 all Height = 96 rame Width = 37.5 rame Height = 97.75 oor Glass Insert Size & Shape = 22 x 64 ectangle oor Glass Insert Option = Decorative oor Glass Type = Standard Glass oor Glass Design Options = Portage oor Glass Caming = Patina oor Glazing / Clear or Privacy Type = Triple isulated oor Glass Privacy Rating = 7

anding & Swing = Left Inswing
oor Skin = Design-Pro Mahogany
oor Type = Doors with Inserts
oor Thickness = 1 3/4"
oor Style = 1-Panel 3/4 Lite

oor Finish Type = Paint Exterior/Stain Interior

nergy Star Needed = NON-Energy Star Door

Door Finish - Interior Side = Espresso Door Order Method = Store Delivery Brickmould Specie = Primed Auralast Brickmould Type = WM 180 Brickmould Finish Type = None Apply Brickmould = Yes Door Screen Type = No Screen Door Bore = Double Bore Bore Backset = 2 3/8" Bore Diameter = 2 1/8" Lockset Bore Position = 60 Dead Bolt Bore Position = 5 1/2" Hinge Prep = 4-Hinge Prep Hinges Included = Yes Hinge Size = $4'' \times 4 - 1/4''$ Hinge Type = Ball Bearing w/Safety Stud Hinge Radius = 5/8" Radius / Square Hinge Finish = Oil Rubbed Bronze First Hinge Position = 6 3/4" Second Hinge Position = 30 3/4" Third Hinge Position = 55 3/4"

Fourth Hinge Position = 79 3/4" Include Lockset = No Jamb Cladding = No Jamb Width = 6 9/16" Jamb Finish Type = None Jamb Specie = Primed Auralast Weather-Strip Type = Compression Bronze Sill / Threshold Type = High Dam Adjustable Sill Width = 75/8" Sill Finish = Bronze with Vinyl Cap Room Location = 123 Is This a Remake = No Specific Information = 789 U-Factor = 0.3Solar Heat Gain Coefficient = 0.27 CPD Number = JEL-M-784-03697-00001 SKU = 1000037451 Vendor Name = S/O JELD-WEN DOOR SYSTMS Vendor Number = 60075920 Manufacturer = JELD-WEN, Chiloquin (DC)

Fnd Line 200 Description

REAR FACING DOOR OFF BEDROOM

JEL (UPPER AND LOWER)

Entry Doors

nit Spec = All Products

nit Type = Pre-Hung

lodels

uilding Code = Non-Certified



Call Width = 36 Call Height = 96 Frame Width = 37.5 Frame Height = 97.75

Customer Service = 1.800.246.9131

Catalog Version Date = 08/14/2017

300-1 37.5x97.75 Fiberglass Single Door Unit Left Inswing \$1,553.41 \$1,553.41 2 \$0.00 \$3,106.82

Begin Line 300 Description

7.5x97.75 Fiberglass Single Door Unit Left Door Finish - Ext swing Door Finish - Int

Door Finish - Exterior Side = Chestnut Bronze
Door Finish - Interior Side = Espresso

Fourth Hinge Position = 79 3/4"
Include Lockset = No



(UPPER AND LOWER) —

QUOTE WO 162154

VER 1

DESC

DATE 09/18/17

PAGE 1

ID pattyl

TERRITORY NA

Window Division

PHONE: 800-246-9131 FAX: 877-527-5353

EMAIL: THOVINYLS@JELDWEN.COM

SOLD TO: 039337

THE HOME DEPOT (CORPORATE USE ON

PO BOX 105524

ATLANTA, GA 30348-5524

SHIP TO: 046997

THE HOME DEPOT #4023 1650 SE ENSIGN LANE WARRENTON , OR 97146

SHPCONT:503-861-9999

EXPIRE DATE VOUR PO SHIP VIA P/C TERMS

11/17/2017 162154 ppd

INE DESCRIPTION ON LIST PRICE DIS % NET PRICE EXT PRICE

To: Attn: Jesse @4023

Fax: 503-861-5461

Email:

Quote Number: WO 162154

All prices are at list/msrp.

This quote has been processed with the information you provided. Please carefully review and confirm all specifications. If corrections are needed, please note the changes on the quote and/or drawings and return the entire quote back to (FAX) 877-527-5353.

The oversized vinyl patio door comes FULLY ASSEMBLED and is NOT able to be dismantled or KNOCKED-DOWN. Special handling with extra labor and/or equipment may be required to properly handle and receive the order. Rlease fill out and fax the attached Oversized Product Order Approval Form referencing your PO number to 1-877-527-5353. Orders not accompanied by this form may be rejected and canceled.

1 IH5066

1.00

Premium Vinyl Sliding Patio Door , Nail Fin (1 1/4" setback), 4 Panel, US National-AAMA PG20, DP+20/-20, Mesa Red Ext/Desert Sand Int , OXXO - Passive/Active, Narrow Stile, Fits Rough Opening 144 X 96 , (Actual Frame Size 143 1/2 -in X 95 1/2 -in) (1/4 Vent) Vent Width = 36 3/4 ,

Continued On Next Page

Window Division

QUOTE WO 162154
VER 1
DESC
DATE 09/18/17
PAGE 2
ID pattyl
TERRITORY NA

PHONE: 800-246-9131 FAX: 877-527-5353

EMAIL: THDVINYLS@JELDWEN.COM

SOLD TO: 039337

THE HOME DEPOT (CORPORATE USE ON

PO BOX 105524

ATLANTA, GA 30348-5524

SHIP TO: 046997 THE HOME DEPOT #4023 1650 SE ENSIGN LANE WARRENTON , OR 97146

		SHPCONT:503-6	861-9999
EXPLREDATE	YOUR PO	SHIP VIA P/C	Land Control of the second
11/17/2017	162154	ppd	
INE TELEDI	SCRIPTION QTY	ORD LIST PRICE I	OTS: % NET PRICE EXT PRICE

Glass Breakage Warranty (RS Glass Package) Estar Northern, Low-E Clear Tempered, Argon 0 - 3500 feet, 7/8" Contour SDL, All Lite(s) Colonial From Top Down, 18 2 Wide Per Panel X 2 High, Mesa Red Ext, Desert Sand Int, Select Screen with Fiberglass Mesh, Chestnut Bronze Ext Hardware, Chestnut Bronze Int Hardware, Clear Opening 59.9w, 92.4h, 38.4sf, Crate for Shipping [NFRC - U-fact:0.29 SHGC:.29 VT:.50 CR:54 ER:20 CPD #:JEL-A-697-11508-00033]

Pcs 1.06

NOTE: When submitting a purchase order referencing the quote (placing an order), this constitutes acknowledgement that you have provided the applicable warranty to the purchaser and thoroughly reviewed the quote and accept that it is accurate to meet the needs of your customer (e.g. size, options, performance ratings to meeting code requirements, etc.).

TOTAL VOLUME: 38

TOTAL WEIGHT: 475

opplication = Full
oor Skin = Smooth-Pro
oor Type = Doors with Inserts
oor Thickness = 1 3/4"
oor Style = Flush Full Lite
oor Finish Type = Painted
oor Finish - Exterior Side = Mesa Red

oor Finish - Interior Side = Desert Sand

Third Hinge Position = 55 3/4" Fourth Hinge Position = 79 3/4" Astragal = PVC - Finish to Match Vendor Number = 60075920 Manufacturer = JELD-WEN, Chiloquin (DC) Customer Service = 1.800.246.9131 Catalog Version Date = 08/14/2017

End Line 400 Description

RIGHT SIDE GARAGE DOOR

JE ENTERING TRASH AREA

Entry Doors



Call Width = 30 Call Height = 96 Frame Width = 31.5 Frame Height = 97.75

F00 1

31.5x97.75 Fiberglass Single Door Unit Right Inswing

\$822.98

\$822.98

1

\$0.00

¢022.00

Begin Line 500 Description

L.5x97.75 Fiberglass Single Door Unit Right swing

all Width = 30 all Height = 96

ame Width = 31.5 ame Height = 97.75

nit Spec = All Products Jilding Code = Non-Certified

nergy Star Needed = Energy Star Door Models

code = Default

nit Type = Pre-Hung

anding & Swing = Right Inswing

or Skin = Design-Pro Oak

or Type = Panel Doors

or Thickness = 1 3/4"

01 THICKHESS - 1 3/4

or Style = Flush

or Finish Type = Painted

or Finish - Exterior Side = Mesa Red

or Finish - Interior Side = Mesa Red or Order Method = Store Delivery

ickmould Specie = Primed Auralast

ickmould Type = WM 180

Brickmould Finish Type = None

Apply Brickmould = Yes

Door Screen Type = No Screen

Door Bore = Double Bore

Bore Backset = 2 3/8"

Bore Diameter = 2 1/8"

Lockset Bore Position = 60

Dead Bolt Bore Position = 5 1/2"

Hinge Prep = 4-Hinge Prep

Hinges Included = Yes

Hinge Size = $4'' \times 4 - 1/4''$

Hinge Type = Ball Bearing w/Safety Stud

Hinge Radius = 5/8" Radius / Square

Hinge Finish = Oil Rubbed Bronze

First Hinge Position = 6 3/4"

Second Hinge Position = 30 3/4"

Third Hinge Position = 55 3/4"

Fourth Hinge Position = 79 3/4"

Include Lockset = No

Door Viewer/Knocker - Installed = No (Standard)

Jamb Cladding = No

Jamb Width = 6 9/16"

Jamb Finish Type = None

Jamb Specie = Primed Auralast

Weather-Strip Type = Compression Bronze

Sill / Threshold Type = High Dam Adjustable

Sill Width = 7 5/8"

Sill Finish = Bronze with Vinyl Cap

Room Location = 123

Is This a Remake = No

Specific Information = 789

U-Factor = 0.15

Solar Heat Gain Coefficient = 0.01

CPD Number = JEL-M-784-03361-00001

SKU = 743573

Vendor Name = S/O JELD-WEN DOOR SYSTMS

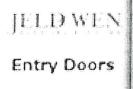
Vendor Number = 60075920

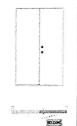
Manufacturer = JELD-WEN, Chiloquin (DC)

Customer Service = 1.800.246.9131

Catalog Version Date = 08/14/2017

GHT SIDE DOORS ENTERING UTILITY CLOSET'







Call Width = 48 Call Height = 80 Frame Width = 50 Frame Height = 81

600-1 50x81 Fiberglass Double Door Unit Inactive/Active
Outswing

\$1,127.83 69 \$1,127.83

1

\$0.00

\$1,127.83

Begin Line 600 Description

0x81 Fiberglass Double Door Unit nactive/Active Outswing all Width = 48

all Height = 80 rame Width = 50 rame Height = 81

Init Spec = All Products
uilding Code = Non-Certified

nergy Star Needed = Energy Star Door Models

ip Code = Default nit Type = Pre-Hung

anding & Swing = Inactive/Active Outswing

oor Skin = Smooth-Pro oor Type = Panel Doors oor Thickness = 1 3/4" oor Style = Flush

oor Finish Type = Painted

oor Finish - Exterior Side = Mesa Red oor Finish - Interior Side = Mesa Red oor Order Method = Store Delivery rickmould Specie = Primed Auralast

rickmould Type = WM 180 rickmould Finish Type = None Apply Brickmould = Yes

Door Screen Type = No Screen Door Bore = Double Bore

Inactive Door Bore = None Bore Backset = 2 3/8"

Bore Diameter = 2 1/8" Lockset Bore Position = 44

Dead Bolt Bore Position = 5 1/2"

Hinge Prep = 3-Hinge Prep Hinges Included = Yes Hinge Size = 4" x 4-1/4"

Hinge Type = Ball Bearing w/Safety Stud Hinge Radius = 5/8" Radius / Square Hinge Finish = Oil Rubbed Bronze First Hinge Position = 6 3/4" Second Hinge Position = 36"

Second Hinge Position = 36" Third Hinge Position = 65 1/4" Astragal = PVC - Finish to Match

Astragal Location = Inactive Door

Security Flange = No

Flush Bolts = Flush Bolt Top and Bottom Flush Bolt Finish = Oil Rubbed Bronze Include Lockset = No

Door Viewer/Knocker - Installed = No (Standard)

Jamb Cladding = No Jamb Width = 6 9/16" Jamb Finish Type = None

Jamb Specie = Primed Auralast

Weather-Strip Type = Compression Bronze

Sill / Threshold Type = Fixed Bumper

Sill Width = 5 1/2"
Sill Finish = Bronze
Room Location = 123
Is This a Remake = No
Specific Information = 789

U-Factor = 0.15

Solar Heat Gain Coefficient = 0.01 CPD Number = JEL-M-784-03361-00001

SKU = 743573

Vendor Name = S/O JELD-WEN DOOR SYSTMS

Vendor Number = 60075920

Manufacturer = JELD-WEN, Chiloquin (DC) Customer Service = 1.800.246.9131 Catalog Version Date = 08/14/2017

End Line 600 Description

Nancy Ferber

From:

Brian Oksen <buildinggrand9@gmail.com>

Sent:

Friday, September 29, 2017 7:41 PM

To:

Nancy Ferber

Subject:

Clarification on email re architectural detail/trim

Hi again - quick clarification on that email regarding the trim on columns - it was showing how the top of the posts are to be trimmed, we had given u the rock previously as below. Didn't want u to think we were submitting new rock





Terri Oksen toothfairyterri@gmail.com

OCT 2 2017
BUILDING CODES

Nancy Ferber

From:

Brian Oksen <buildinggrand9@gmail.com>

Sent:

Friday, September 29, 2017 6:41 PM

To:

Nancy Ferber

Subject:

Windows

As we'd included in our last report, we had chosen the wood clad SDL on the primary facade + vinyl SDL (on the secondary facades) to enable us to afford to complete the project, and because the secondary facades are only viewable at quite a distance, or not at all.

While reviewing several previous historical meetings, we found in vinyl is not often approved...Vinyl (just on secondary) would still be our first choice, not only for cost, but because we can get it in a really pretty deep red which we thought would <u>bring out the detail on the lites</u>.

However, since our #1 goal is to be approved, we thought the commission might want an alternative to vinyl-We checked several companies and using Anderson, can still do the primary in wood clad SDL, and the majority of the secondary facades in fiberglass SDL.

In reading previous agendas, fiberglass appeared to have a higher acceptance amongst the committee because "they are not as shiny and can be painted" and "fiberglass and fiberglass clad...have similar designs and dimensions of wood".

We could not find a company that could do **all** our windows in <u>dark red</u> fiberglass, but Anderson can do a <u>bronze</u> fiberglass which would look similar to the picture we sent with the window trim to <u>bring out the detail of</u> the lites.

1) Anderson for primary facade, wood clad + SDL:

OCT 2 2017
BUILDING CODES







Standard Width = RO: 48" | UNIT: 47 1/4" Standard Height = RO: 48" | UNIT: 47 1/4"

Frame Width = 47 1/4 Frame Height = 47 1/4

9-89-8	Stea Surrovey	Was Price	Now Price	Cumulty	Total Savings	
500-1	400 Series Gliding XX , Active-Passive , 47.25 x 47.25 , / Dark Bronze - Pine Unfinished	\$1,066.03	\$906.08	1	(\$159.95)	\$906.08
500-2	Hardware: GW Estate Oil Rubbed Bronze PN:1765216 Version:07/24/2017	\$53.17	\$45.19	1	(\$7.98)	\$45.19
500-3	Insect Screen 1: 400 Series Gliding XX G44 Full Screen TruScene Dark Bronze PN:9074588 Version:07/24/2017	\$207.00	\$175.94	1	(\$31.06)	\$175.94
	Unit SEQ Total:	\$1,928.20	30000		(\$198.99)	\$1,122.21

- Begin Line 500 Description -

400 Series Gliding XX 47.25 x 47.25 Installation Zip Code = 97103 U.S. ENERGY STAR* Climate Zone = Northern Search by Unit Code = No Standard Width = RO: 48" | UNIT: 47 1/4" Standard Height = RO: 48" | UNIT: 47 1/4" Frame Width = 47 1/4 Frame Height = 47 1/4 Unit Code = G44 Venting / Handing = Active-Passive Exterior Color = Dark Bronze Interior Species = Pine Interior Finish Color = Unfinished Glass Construction Type = Dual Pane Glass Option = Low-E4 High Altitude Breather Tubes = No Glass Strength = Standard

Specialty Glass = None
Gas Fill = Argon
Simulated Divided Light (SDL)
Modified Colonial
Grille Pattern = Modified Colonial
Grille Bar Width = 3/4"
Exterior Grille Color = Dark Bronze
Interior Grille Species = Pine
Interior Grille Color = Unfinished
2WAHT
Grille Alignment Type = Standard Grille Alignment
Hardware Style = Estate
Hardware Color/Finish = Oil Rubbed Bronze
Window Opening Control Device = No
Security Sensor Type = None
DP/PG Upgrade = No

Glass Tint = No Tint

Insect Screen Type = Full Screen Insect Screen Material = TruScene Insect Screen Color = Dark Bronze Exterior Trim Style = None Extension Jamb Type = None Re-Order Item = No Room Location = Living Room Hardware Part Number = 1765216 Insect Screen 1 Part Number = 9074588 Unit U-Factor = 0.3 Unit Solar Heat Gain Coefficient (SHGC) = 0.26 U.S. ENERGY STAR Certified = No SKU = 289185 Vendor Name * S/O ANDERSEN LOGISTICS Vendor Number = 60509030 Customer Service = (888) 888-7020 Catalog Version Date = 07/24/2017

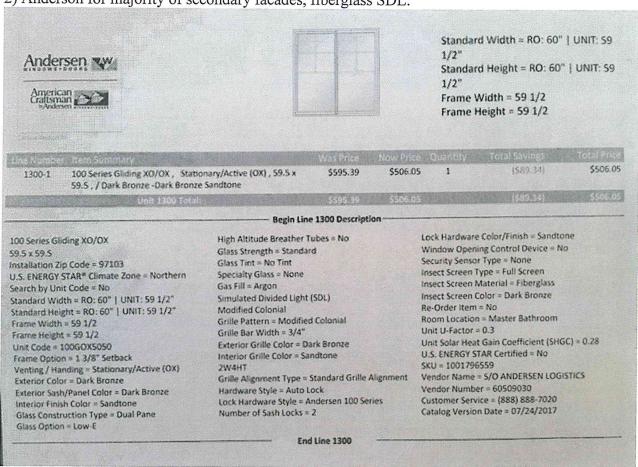
End Line 500 Description

CITY OF ASTORIA

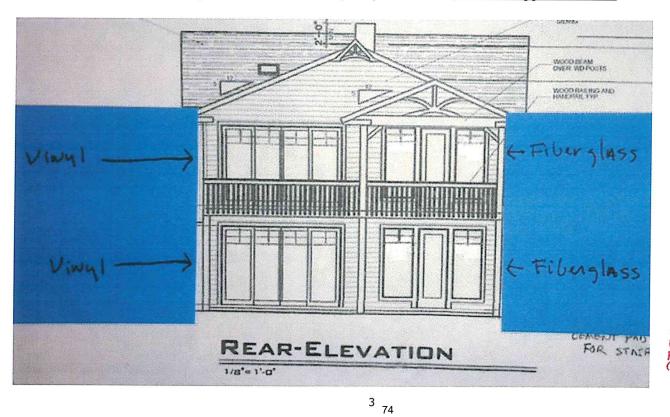
OCT 2 2017

BUILDING CODES

2) Anderson for majority of secondary facades, fiberglass SDL:



3) Due to the size of the 4 panel sliders (left side, rear facing), they only come in vinyl SDL - This is the side furthest from the pedestrian path, therefore the only vinyl would be viewed at approx. 65 feet.



Nancy Ferber

From:

Brian Oksen <buildinggrand9@gmail.com>

Sent:

Friday, September 29, 2017 5:59 PM

To:

Nancy Ferber

Subject:

Architectural Detail

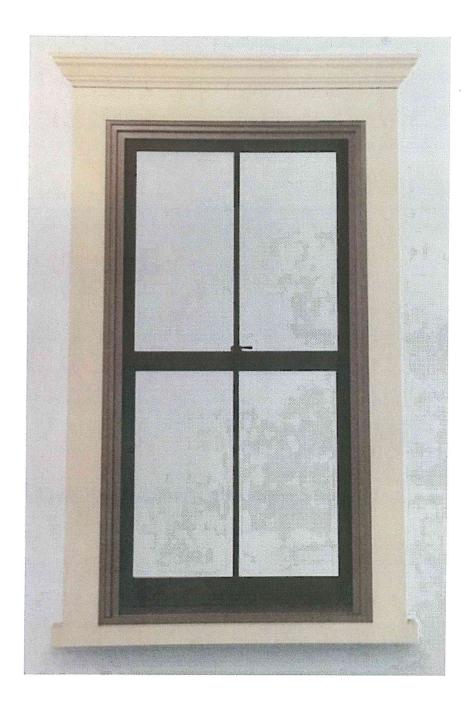
Here is additional architectural detail we plan to use:

1) Trim as below (will cover the posts to create a more pleasing and finished column all all sides of house.

OCT 2 2017 BUILDING CODES



2) Trim as below will be on the large window and surrounding door on the primary facade which faces Grand Ave.



3) Sample of the trim used for the pediment and gables on primary facade



STAFF REPORT AND FINDINGS OF FACT

October 13, 2017

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER

SUBJECT: NEW CONSTRUCTION REQUEST (NC17-04) BY ZOEE FENTON AND TIFFANY

BOOTHE TO RECONSTRUCT A SINGLE-FAMILY DWELLING AT 2609 IRVING

Mungfoler

AVENUE

I. BACKGROUND SUMMARY

A. Applicant: Tiffany Boothe and Zoee Fenton

90599 Peter Johnson Rd

Astoria OR 97103

B. Owner: Tiffany M. Boothe

90599 Peter Johnson Rd

Astoria OR 97103

C. Location: 2609 Irving Ave.; Map T8N-R9W Section 9CC Tax Lot 8000; Block

71; Shively: R-2 zone

D. Classification: New construction adjacent to structure(s) designated as historic

within the Adair-Uppertown Inventory Area

E. Proposal: To construct a single family dwelling with one car attached garage

F. Zone: R-2 (Medium Density Residential) located within 100' of known

active slide area

II. BACKGROUND

A. Subject Property

The site is located on a corner lot on the East side of 26th and Irving. The lot is approximately 50'x70', which is smaller than the required



lot size in the R-2 zone (Astoria Development Code 2.075 (1)). However, because the proposed structure is rebuilding a non-conforming building it is permissible (Astoria Development Code 3.170). The previous single-family residence was demolished due

to a mistaken delivery of 90 gallons of heating oil to a decommissioned oil tank located on the property. The oil impacted the concrete flooring and underlying soil. A demolition was required in fall 2012 to facilitate remediation of the site.

The owner is proposing to rebuild a single family residence on the lot. As proposed, the structure will cover less than 40% of the lot. The proposed structure would be approximately 20'x39'. Due to the sloped nature of the lot, the residence would have an average of a 19.25' front yard setback, which is less than the 20' required in this zone, but allowed due to the non-conforming Development Code applicable to the site.

B. Adjacent Neighborhood and Historic Property



The Uppertown Area, traditionally the Norwegian, Swedish, and Danish section of the City, extends from 23rd Street to 40th Street, and from Irving Street to the pierhead. A large publicly owned area lies between 18th and 23rd Streets, generally north of Jerome. This encompasses the area of the 1954 landslide.

Single-family residences predominate east of 23rd street. Majority of new residential and commercial development has occurred north of Lief Erikson Drive.

There are two historic properties triggering review of this development. There are also homes in the area which are non-contributing structures in the inventoried

are, and contributing structures which requested removal from historic designation during the inventory process.

Review of new construction at this site is triggered by the following properties:

2578 Irving Ave
 Eligible Contributing
 Adair-Uppertown Inventory Area
 Minimal Traditional
 c. 1940

Notes from the Historic Inventory:

Wood framed single family dwelling with side gables and

weatherboard siding, combination of 2/2 and 1/1 double hung wood sash windows. Additional detailing includes decorative shutters and brick stairs at entryway.



 942 26th Otto E & Astrid Jacoboson house Eligible Contributing Adair-Uppertown Inventory Area English Cottage c. 1931 Notes from the Historic Inventory:

Wood frame single family dwelling with cross fable structure and wood shingle siding. 6:1 double hung



windows with vinyl sash. Decorative features include swept front gable, bargeboard with curved ends, small shed dormer and a curved window at the front gable with round hood over the front door. When inventoried, it was largely intact; doors and windows had been replaced.

The house is a Normal Farmhouse style, not typical to Uppertown, but usually found in Adair's Addition further east. It was a popular architectural style of the 1930s.

At a glance: New Construction Proposal

The proposed design is a "True Built" home design with a number of customizable options.

Height: specified

2 stories with a height not

Roof:

Roofing materials fiberglass, with galvanized flashing, roof vents and continuous ridge vent., option of 4/12, 5/12 or 6/12 pitch availability.

Siding:

Cemplank lap siding board and

batten

Windows:

Various windows are proposed, all are vinyl, with vinyl sweep

thresholds.

Doors:

The main door is a fiberglass/meal with

fir frame.

Garage

A garage similar to the white are pictured to the right is proposed.

Other:

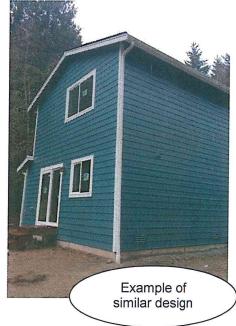
Any additional handrails, decking or exterior features shall be submitted to

the Community Development

Department for review.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on September 22, 2017. A notice of public hearing was published in the *Daily Astorian* on October 10, 2017. Comments received will be made available at the Historic Landmarks Commission meeting.







IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

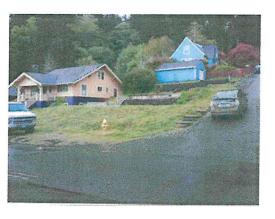
<u>Finding</u>: The structure is proposed to be located adjacent to structure(s) designated as historic in the Adair-Uppertown Inventory Area. The proposed structure shall be reviewed by the Historic Landmarks Commission.

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

Finding:

Style and Scale

The proposed structure will be a 2 story single-family dwelling appropriate for the residential area. The historic structures that trigger the review are located to the northwest, across Irving Avenue, and south of the lot on 26th street. The vacant lot is on the south side of Irving, and his highly visible from both Irving and 26th street. However, the lot itself is only 3,500



square feet. The usual lot size minimum for a single family dwelling is 5,000 square feet, however due to a misfortunate event which caused the need for demolition, Development Code allows for a new structure to be built on the same footprint with the same setbacks and lot coverage. The house will have a very similar footprint to the previous dwelling on the site which was in scale and proportion to the property and adjacent areas. There is existing foundation and site stabilization work, pictured below

The proposed design has elements from other structures in the neighborhood including the use of gabled roof, and horizontal siding with some shingle gable ends.

Height

The proposed house is approximately 2 stories tall. The applicant shall verify the pitch and height of the roof.



Architectural details

The architectural detailing on the new house is minimal compared to the adjacent cottage and minimal traditional styled homes of the 30's-50's triggering review.

Common English
Cottage
characteristics
include designs that
1-2 stories with
asymmetrical Crossgabled, medium to
steeply pitched
roofing. These
specific design
elements are not
reflected in the

proposed design, however the simple footprint and small scale of the house is well proportioned to be compatible



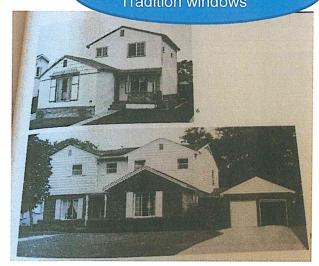
Chimneys and decorative brick or stone work are also common. The proposed recessed entryway of the new house is well suited for the small

entryways commonly associated with cottages. English cottages are generally streamlined designs with simple siding. Stucco or lapsiding are both common attributes. The scale and massing is compatible with the small footprints often associated with cottages. Additional architectural detailing would be beneficial to maintain compatibility.

Minimal Traditional homes share similar attributes to cottages and the

proposed design/ The Minimal Traditional designs of the 1935-50s era often consisted of gabled roofs on small homes. Little or no overhanging eaves were common. Double hung windows are a common features which are not reflected in the front facade design. To add architectural detailing and design interest, the applicant shall include double hung windows or an alternative window design on the front façade of the house.

Examples Minimal Tradition windows



Materials

The applicant submitted a "Description of Standard Materials" for True Built homes. The description is attached as supplemental information. While much of the design can be customized, the specific window designs, door designs, lighting elements, siding reveal have not been outlined.

The applicant shall verify these design details in addition to a proposed roof pitch, and height of the overall structure. Detailing on the design and size of the garage doors shall also be submitted for review.

With the conditions noted, and additional information to be submitted by the applicant, the proposed structure is compatible in in scale, style, and massing. Additional details are needed to review compatibility with the adjacent structures.

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

Finding:

The footprint of the house and garage are fairly simple and rectangular. The total square footage of the house and garage shall be verified by the applicant.

The proposed location utilizes the previous footprint and siting for the house that required demolition. According to the non-conforming codes, the house may be rebuilt with the proposed setbacks, lot coverage and substandard lot size. The location of the house will continue the plane of existing houses in the area and will not look out of place on the corner. The proposed location of the house is consistent with the location of other similar structures.

V. <u>CONCLUSION AND RECOMMENDATIONS</u>

The siting, massing and design of the home meets criteria, however more details on specific materials shall be submitted to sufficiently meet all the criteria.

Staff recommends approval with the following conditions:

- 1. To add architectural detailing and design interest, the applicant shall include double hung windows or an alternative window design on the front façade of the house.
- 2. The applicant shall confirm total square footage of the house and garage.
- 3. Windows shall be simulated true divided, or true divided.
- 4. The applicant shall verify design details including specific window designs, door designs, lighting elements, and dimensions for siding reveal in addition to a proposed roof pitch, and height of the overall structure. Detailing on the design and size of the garage doors shall also be submitted for review.
- 5. Due to the proximity of the site to a known slide area, additional geotechnical documentation prior to construction may be required.
- 6. The applicant shall submit all necessary permits for work in the Right of Way, and/or grading and erosion control for the site.
- 7. Any visible wood shall be free of pressure treatment incision marks.

8. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved 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

CITY OF ASTORIA

MAY 16 2017

		BUILDING CODES
اره مر	Fee Paid Da	te 350 By LF
NC 17-04	, 55 , 5, 4	FEE: \$350.00
NEW CONSTRUCTION (AI	DJACENT TO HISTORIC PRO	OPERTY)
Property Location: Address: 2609 Trri	my Are Astoria or	97103
Lot GI 70/ CI L/ Block	Subdivision	
Non 2010 of lots	7	driver
Map 9cc Tax Lot	Sone Zone	R-2
For office use only:		2
Adjacent Property Address: 2578, 2608	3,2625,942	
Classification: Containing	Inventory Area:	
Contribution.	inventory / trea.	
Applicant Name: Zoee Fenton	GER EINER PEPP MENDE SER EIN FERSTE ROCKENNEN AN SCHOOLSE GEHER ZUM ALLE MENDE SER AUCH DER SER AUCH DER SER A	CHARTIC MEDICATE TO CHE GOSTIO DE ALICENTES DE CHET DECRETO A ACOLES COCIONES EST C
	l Pl N-1-ci o	0 00 0
Phone: <u>\$03.440.9850</u> Business Phone:	Same Email: 21	feuton à gnail. com
Property Owner's Name:	Boothe	
Mailing Address: 90599 Peter Jol	anson Rel Astoria or	97103
Business Name (if applicable):		
Signature of Applicant: 22 2t	_	
Signature of Property Owner: Wy Boo	he	
Proposed Construction: Single family	dwelling	POLICE EL ENCOCHET EL PROCESSO DE LA CARTA DEL CARTA DEL CARTA DE LA CARTA DEL CARTA DEL CARTA DEL CARTA DE LA CARTA DEL CARTA
·		
no Chin		
For office use only:		
Application Complete: 9/21/17	Permit Info Into D-Base:	
Labels Prepared:	Tentative HLC Meeting Date:	10-17-17
120 Days: 2/9/18	Date.	· · · · · · · · · · · · · · · · · · ·

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

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

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

 The near by houses are an eclectic mix of Craftsman, Victorian, and other styles of building. The neighboring house is Craftsman, as are the only other two houses on the South side of Irving, on the block on which building is proposed.

 Proposed structure is also Craftsman in style, which means it is highly campatible.
- The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

The three other houses, noted above, all have parking access from Irving Street. The proposed building has applied for a variance in order to have similar access. Even with variance, the location of the structure on the lot will not appear dissimilar to adjacent structures and how they are placed.

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

September 25, 2017

E-MAILED TO:

LEGAL ADS, DAILY ASTORIAN, legals@dailyastorian.com

FROM: SUBJECT: ANNA STAMPER, COMMUNITY DEVELOPMENT, 338-5183 PLEASE PUBLISH THE FOLLOWING PUBLIC NOTICE, ONE TIME.

CITY OF ASTORIA NOTICE OF PUBLIC HEARING

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, October 17, 2017 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. New Construction NC17-04 by Zoee Fenton to construct a new single family dwelling adjacent to historic structures at 2609 Irving Ave (Map T8N-R9W Section 9CC, Tax Lot(s) 8000; Lot(s) N 70' of Lot 6, Shively) in the R-2 Medium Density Residential zone.

For information, call or write the Community Development Department, 1095 Duane St., Astoria OR 97103, phone 503-338-5183.

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

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 Anna Stamper Administrative Assistant

October 10, 2017 PUBLISH:

Mail 9/22/17

CITY OF ASTORIA NOTICE OF PUBLIC HEARING

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, October 17, 2017 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. New Construction NC17-04 by Zoee Fenton to construct a new single family dwelling adjacent to historic structures at 2609 Irving Ave (Map T8N-R9W Section 9CC, Tax Lot(s) 8000; Lot(s) N 70' of Lot 6, Shively) in the R-2 Medium Density Residential zone. Development Code Standards 2.060-2.2.095 (Zoning), Articles 6 (Historic Properties) and 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005-CP.025 (General Development), CP.070-.075 (Uppertown Policies) and CP.240-CP.255 (Historic Element) and CP .215-.230 (Housing Element) 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

Anna Stamper

Administrative Assistant

MAIL: September 22, 2017



2578 Irving Ave Astoria, Clatsop County

LOCATION AND PROPERTY NAME	
address: 2578 Irving Ave	
Astoria	current/ other names:
Optional Information assoc addresses: (former addresses, intersections, etc.) location descr: (remote sites)	block nbr: _43 lot nbr: _11 tax lot nbr: _6600 township: range: map #: _9CC zip: _97103_
PROPERTY CHARACTERISTICS	
resource type: Building height (# stories): 1 elig. evaluation: eligible/contributing primary constr date: 1940 (c. secondary date: (c.)	NR status:
(optionaluse for major addns) primary orig use: secondary orig use:	orig use comments:
primary style: <u>Minimal Traditional</u> secondary style:	prim style comments:sec style comments:
primary siding: Horizontal Board secondary siding:	siding comments:
comments/notes: Wood frame, side gable structure with weather elements includes shutters and brick stairs at elements.	architect:builder:board siding. 2/2 and 1/1 double-hung wood sash. Decorative
GROUPINGS / ASSOCIATIONS	iu y.
survey project name or other grouping name Astoria Adair-Uppertown RLS 2013	Potential Historic District
farmstead/cluster name:	external site #:(ID# used in city/agency database)
SHPO INFO FOR THIS PROPERTY	3
NR date listed:	
ILS survey date:	
RLS survey date:	
106 Project(s)	

2578 Irving Ave Astoria, Clatsop County

Alternation in the second	tion of the building/property, setting, sign	nificant landscape features, outbuildings, a	nd alterations)
Alterations include shed ro	of porticos over both front and side door	r. Garage converted to living space.	
	χ.		
			*
ISTORY			
	gistory of the property from its construction	on through at least the historic period [prefe	
	istory of the property from its construction	on through at least the historic period [prefit	erably to the present])
7			
14			
SEARCH INFORMA	TION		
eck all of the basic source	es consulted and cite specific important s	sources)	
Title Records	Census Records	☐ Property Tax Records	Local Histories
Sanborn Maps	☐ Biographical Sources	SHPO Files	☐ Interviews
Obituaries	☐ Newspapers	State Archives	Historic Photographs
City Directories	☐ Building Permits	State Library	
City Directories			
		University Library	
cal Library:			

Printed on: 9/10/2013



Jacobson, Otto E & Astrid, House 942 26th St Astoria, Clatsop County

address: 942 26th St appn addr	S
Astoria	current/ other names:
Optional Information assoc addresses: (former addresses, intersections, etc.) location descr: (remote sites)	block nbr: _71
PROPERTY CHARACTERISTICS	
resource type: Building height (# stories): _1,5 elig. evaluation: eligible/contributing	total # eligible resources:2_ total # ineligible resources:0_ NR status:
primary constr date:1931_ (c secondary date: (c.) (optionaluse for major addns)	NR date listed: (indiv listed only; see Grouping for hist dist)
primary orig use:	orig use comments:
primary style:Enalish Cottagesecondary style:	prim style comments:sec style comments:
primary siding: Shingle secondary siding:	siding comments:
plan type:	architect: builder:
comments/notes: Wood frame, cross gable structure with wood sh include swept front gable, bargeboard with curve interior brick chimney, round hood over front do	ingle siding. 6/1 double-hung vinyl sash. Decorative features ed ends, small shed dormer, curved window in front gable, or.
Garage (historic), north.	
GROUPINGS / ASSOCIATIONS	
survey project name or other grouping name Astoria Adair-Uppertown RLS 2013	Potential Historic District
farmstead/cluster name:	external site #:(ID# used in city/agency database)
SHPO INFO FOR THIS PROPERTY	
NR date listed:	
ILS survey date:	
RLS survey date: 3/1/2013	
Gen File date:	
106 Project(s)	

Jacobson, Otto E & Astrid, House 942 26th St Astoria, Clatsop County

Largely intact, door and w	indows replaced.		
		4.	
HISTORY			
the second secon	history of the property from its account	on through at least the historic period [pre	
	matory of the property from its constituct	on infough at least the historic period ibre	terably to the presentl)
This was the residence of C Norman Farmhouse style, a	Otto E. and Estrid (Nordstrom) Jacobson	from 1938 through at least 1955. Jacobson n neighborhood but one that is widely four	was a millworker. The house is of th
This was the residence of C	Otto E. and Estrid (Nordstrom) Jacobson	from 1938 through at least 1955. Jacobson	a was a millworker. The house is of th
This was the residence of C Norman Farmhouse style, a The style was popular durin	Otto E. and Estrid (Nordstrom) Jacobson by type not usually found in the Uppertowing the 1930s.	from 1938 through at least 1955. Jacobson neighborhood but one that is widely four	a was a millworker. The house is of th
This was the residence of C Norman Farmhouse style, a The style was popular durin the style was popular durin SESEARCH INFORMA Theck all of the basic source	Otto E. and Estrid (Nordstrom) Jacobson by type not usually found in the Uppertowing the 1930s. ATION es consulted and cite specific important	from 1938 through at least 1955. Jacobson neighborhood but one that is widely four	n was a millworker. The house is of the
This was the residence of C Norman Farmhouse style, a The style was popular durin	Otto E. and Estrid (Nordstrom) Jacobson by type not usually found in the Uppertowing the 1930s.	from 1938 through at least 1955. Jacobson neighborhood but one that is widely four	n was a millworker. The house is of the din Adair's Addition just to the east.
This was the residence of Colorman Farmhouse style, a The style was popular during the style was popula	Otto E. and Estrid (Nordstrom) Jacobson by type not usually found in the Uppertowing the 1930s. ATION es consulted and cite specific important Census Records	from 1938 through at least 1955. Jacobson neighborhood but one that is widely four sources) Property Tax Records	Local Histories
ESEARCH INFORMA heck all of the basic source Title Records Obituaries	Otto E. and Estrid (Nordstrom) Jacobson by type not usually found in the Uppertowing the 1930s. ATION es consulted and cite specific important Census Records Biographical Sources	from 1938 through at least 1955. Jacobson neighborhood but one that is widely four sources) Property Tax Records SHPO Files	n was a millworker. The house is of the din Adair's Addition just to the east.
ESEARCH INFORMA heck all of the basic source Sanborn Maps Obituaries City Directories	ATION es consulted and cite specific important Census Records Biographical Sources Newspapers	sources) Property Tax Records SHPO Files State Archives State Library	Local Histories

Printed on: 9/10/2013

Morning Astorian 5/5/18:1



pd \$150 @ emailed CITY OF ASTORIA

Community Development Department

BUILDING CODES

Applicant (Checklist (Pr	int, Copy to File)	BUILDING CO
Application	n		
Required	Complete	Signed Application, Narrative of Applicable Criteria, Supporting Documentation (letter of support, title report, appraisal, etc)	oBizlicense Contractor Gradingterosion
Site Plan			
Required	Complete	11 x 17 inch paper drawn to scale	Notes
	Ū	Site plan: including all relative details such as trees, access, building footprints, signs, setbacks, lot coverage, property lines, solid waste/recycling, and adjacent structures	9 Pull details from previous VAR application
		Elevations: Architectural details of each side of the structure with topographic info and heights	
Building M	aterials (pho	tos of samples or similar materials is strongly encourage	ed
Required	Complete	Materials: size, type, dimensions, and product specifications	Notes
		Doors	· Sendina 2D
M		Siding	Sending 2D house plans
		Roofing	DOUGE DIGAS
		Railing	1
		Balustrades	
M		Windows	
W		Trim	
Q .		Decorative Elements	
E .		Other Porches, decks, and accessory buildings	
Photographs	3		
Required	Complete	Color or Black & White	Notes
		Historic: Check LCPS, Heritage Museum, City files	
		Current Conditions: Digital photos accepted	
ite Conditio	Haracher and Company of Asset Company		
Required	Complete	11 x 17 inch paper drawn to scale	Notes
		Utility Plan	
		Landscape Plan	
-		Transportation Parking Plan (Traffic Analysis/Study)	Driveway info
-		Professional Survey (Lot Lines, Easements, Right of Way)	
		Geologic/Geotechnical Survey (Slide Zone)	

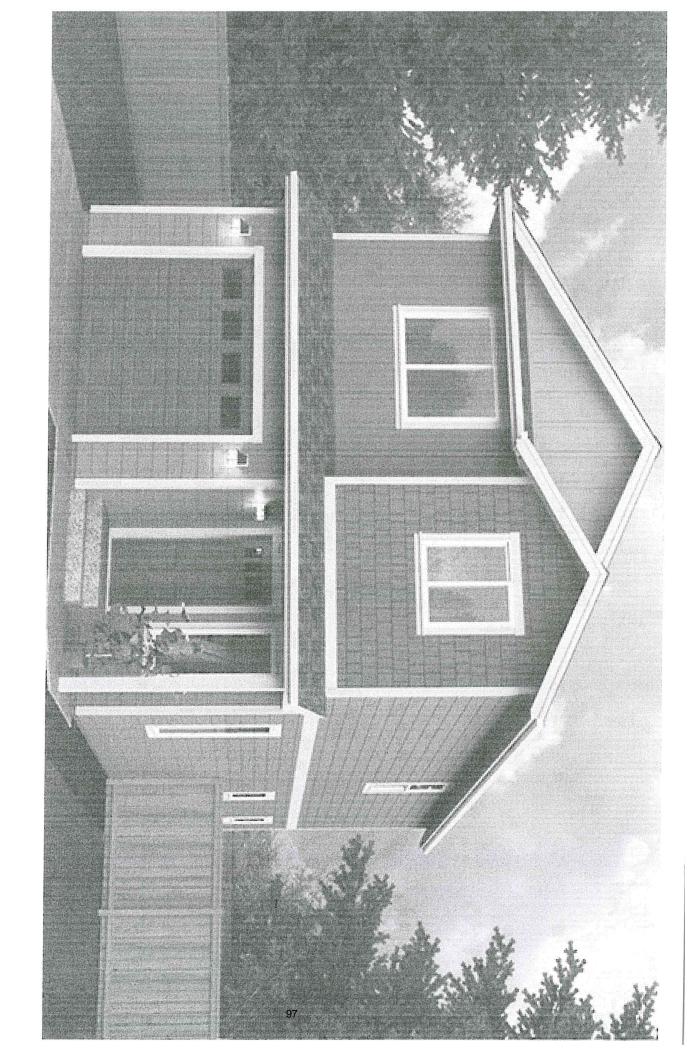
Site Address:

Applicant Name: Zoee Fenton 2609/rving NCT7-

File #: NC17-04

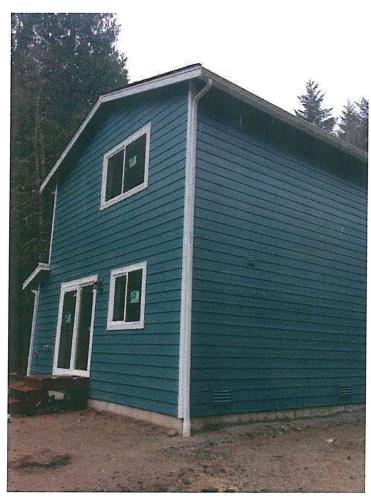
Procedure: Type II: Admin/Public Notice | Type III: Hearing/Onsite Notice | Type IV: APC/CC Hearing

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AUG 2 2 2017 BUILDING CODES

- · Proposal
- 0 8/22/17
- · Repart booker Breat dixcopart of
- , usending) more photosi

Description of Standard Materials

Below is a list of STANDARD MATERIALS and in certain places information regarding the availability of upgrade options. If owner upgrades anything, it will be noted on the final customer selection sheet verified by True Built Home and Owner after the Pre-construction meeting and the cost may be reflected on the Home Cost Sheet or on a Change Order if an option is selected after construction begins. The verified final customer selection sheet, Home Cost Sheet, and/or any Change Orders will supersede this Description of Materials.

Footings	Concrete mix 2000 PSI MIN; wall footing size per engineering and building code
*	requirements. If city requires larger footings or walls, refer to Section E.3 of the
	contract.
Foundation Walls	Material CONCRETE; thickness 6"; height 22"; reinforcing INCLUDED (IS
	REQUIRED).
Mud Sills	Material TREATED; size 2"x 6" house, 2" x 6" in garage; Anchoring: MASP-Z;
	Spacing: CODE.
Basement (less	Ground cover POLY .006 ; insulation CODE ; Foundation vents: CODE ; Size: 8"x16".
spacing)	
Crawl Space	Clearance earth to joists 18"; size of access opening to code.

1. EXTERIOR WALLS:

Wood Frame	Grade and species: DOUGLAS FIR & MIXED SPECIES ; Stud size 92-5/8" ; spacing	
	16" o.c. 2"x 6"; House Wrap TYVEK or equivalent.	
Headers	Sizes: 6"x 10"- SPAN Varies; materials DF#2, GLB, or LVL as per engineering.	
Sheathing	Materials 7/16" OSB ONLY IN HORIZONTAL SIDING AREA.	
Siding	Materials- Cemplank lap siding; board and batt OR simulated shake gables by	
	location. Fastening NAILS.	
Exterior Paint	Material and labor by owner. Owner to select color.	

2. FLOOR FRAMING: Joist material TJI SILENT FLOOR OR BCI; size 9-1/2" or 11 7/8"; spacing 16" or 19.2" o.c.

3. SUB-FLOORING: Material: 3/4" TONGUE AND GROOVE; size 4'x 8' SHEETS; ring shank nails + Sub-floor Glue.

4. PARTITIONS - INTERIOR:

Studs	Size 2"x 4"; spacing 16" o.c.; douglas fir & hemlock; grade STANDARD STUD.
Sole Plate	Size <u>LINEAR 2"x 4"</u> ; cap size: <u>LINEAR</u>

5. ROOF TRUSSES: 2"x 4" MANUFACTURED TO SPECIFIED PITCH, 4/12 PITCH standard, 5/12 OR 6/12 PITCH AVAILABLE IF UPGRADE IS CHOSEN.

6. ROOFING:

Sheeting /	Material OSB EXTERIOR; size 7/16"; type 4'x 8'	
Roofing	Material <u>FIBERGLASS</u> ; grade or class <u>B</u> ; weight or thickness: <u>30 YEAR Architectu</u>	
	limited warranty; fastening STAPLE; underlay 15 LB. FELT.	
Flashing	Material GALVANIZED; gauge of thickness .026	
Ventilation	Roof vents: Continuous Ridge Vent. Bird block, number: to CODE	

- 7. GUTTERS AND DOWNSPOUTS: Gutter material: <u>ALUMINUM</u>; gauge or weight <u>.026</u>; size <u>5"</u>; shape <u>U</u>. Note: Attaching positive drain to downspouts is owner's responsibility.
- **8. INTERIOR WALL AND CEILING:** Drywall: <u>GYPSUM BOARD</u>; Thickness <u>1/2"</u>; treatment <u>TAPE AND TEXTURE</u>; All interior painting by owner.
- **9. INTERIOR DOORS AND TRIM:** Doors: Type <u>HOLLOW CORE</u>, Material <u>WOOD</u>; Thickness <u>1-3/4</u>"; Door Trim: <u>BASE</u> Material <u>WOOD</u>.

10. WINDOWS: (Storm windows supplied and installed by owner) Type: **SLIDING INSULATED**; Material: **VINYL.** Window screens provided by TBH and installed by owner.

11. ENTRANCES AND EXTERIOR DETAIL:

Main Door	Material Fiberglass/Metal; Width 3'; Thickness 1-3/4"; Frame: Material FIR.
Weather Stripping	Type VINYL; Threshold VINYL SWEEP.
Walks and	Exterior handrails, patio, decks, sidewalks, steps from garage into the house, and garage
Driveways	aprons are owner responsibility and will be constructed to code. (Codes vary so check
	with the building department in your area).

12. CABINET AND INTERIOR DETAIL:

Kitchen Cabinets	Material WOOD; Finish on cabinet: STAIN; # of coats: FAC	
Countertop	FORMICA LAMINATE	
Edging	FORMICA LAMINATE	
Back Splash	TILE	

13. FLOORING, BASE TRIM & UNDERLAYMENT: All vinyl flooring to be placed on <u>1/2"</u> particleboard, <u>2-1/4"</u> wood base trim in carpeted areas and in vinyl areas.

14. PLUMBING:

Brand of fixtures and sink styles to be selected by owner and indicated on verified final customer selection Sheet. Owner to provide all fixture and sink style specifications before plumbing rough-in. (Fixture quantities are as shown on plans). Water pressure is needed to test for leaks and operation; if not ready at time of testing, owner is responsible for all expenses caused by such delay. If owner does not provide all fixture and sink style specifications by plumbing rough-in, all sinks and fixtures will be plumbed as is standard and customary and Owner will be responsible for all expenses and delays incurred to make any changes after the plumbing roughin stage.

SEWER & WATER LINES STUBBED OUT UNDER FOOTING UNLESS OTHERWISE NOTED ON BREAKDOWN & BINDER.

Bathroom	1 TOWEL BAR, 1 PAPER HOLDER & 1 MIRROR PER BATH.	
Accessories		
Water Piping	Piping material: <u>PEX</u> ; Sill cocks #2; Domestic water heater type: <u>ELECTRIC</u> : Capacity	
	50 <u>GAL.</u>	

15. HEATING: Heating system Zonal Heat or Forced Air per home plan; Ventilating equip to comply with local City, County or State code.

16. ELECTRICAL WIRING: Must comply with local City, County or State code. If Romex is required, the additional cost shall be paid by the Owner. Fixtures included to be selected by Contractor and installed according to plans, with bulbs 200 AMP breaker type panel to be located at Contractor's discretion unless defined in writing. Lead wire size to be code for calculated load.

17. LIGHTING FIXTURES: (outlets and fixtures shall comply with Minimum Property Requirements). Note: Actual location of electrical outlets to be determined by the electrician and installed to code. Total # of fixtures: PER CODE.

18. INSULATION: PER CODE

19. CLEAN-UP: Owner shall keep building site free of rubbish during construction, clean all windows, fixtures, cabinet tops. True Built Home is not responsible for any construction clean up.

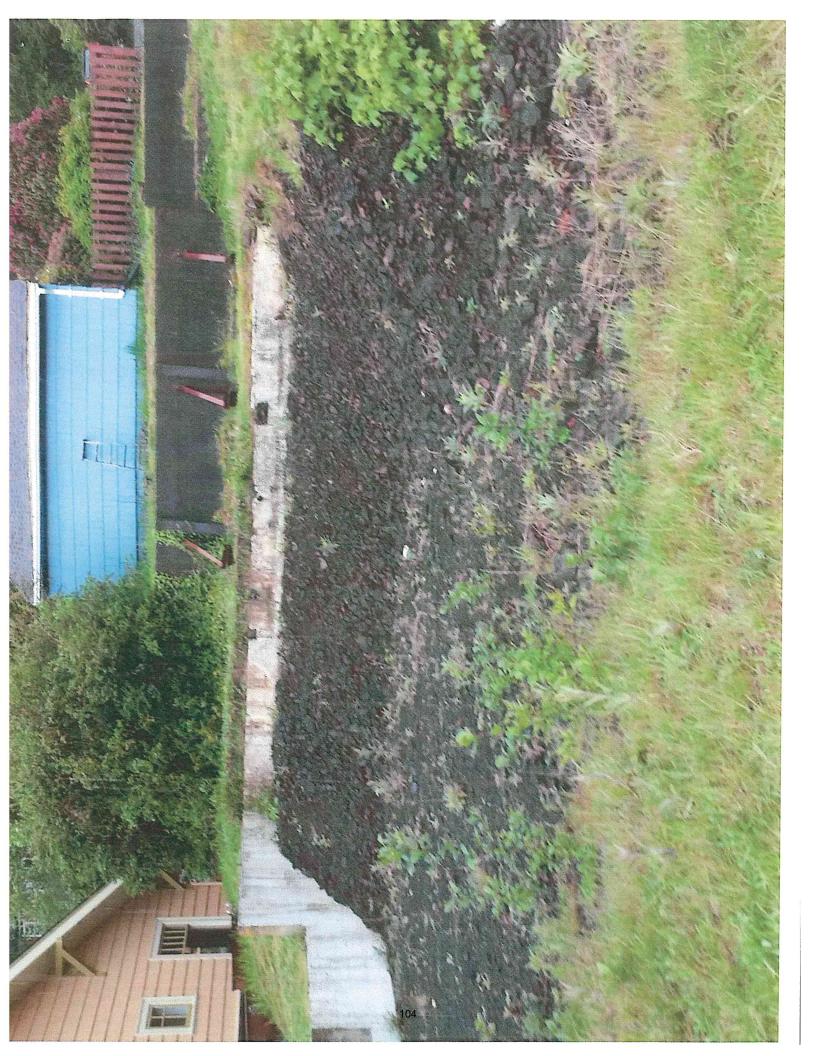
20. The approved final selection sheet, verified by Owner and True Built Home after the Pre-construction meeting, shall control in the event of a conflict between the specifications set out herein and the plans and/or manufacturer's specifications. The manufacturer's specifications shall apply to the selections of Owner in the approved final selection sheet subject to True Built Home's reservation of rights regarding changes or substitutions stated below.

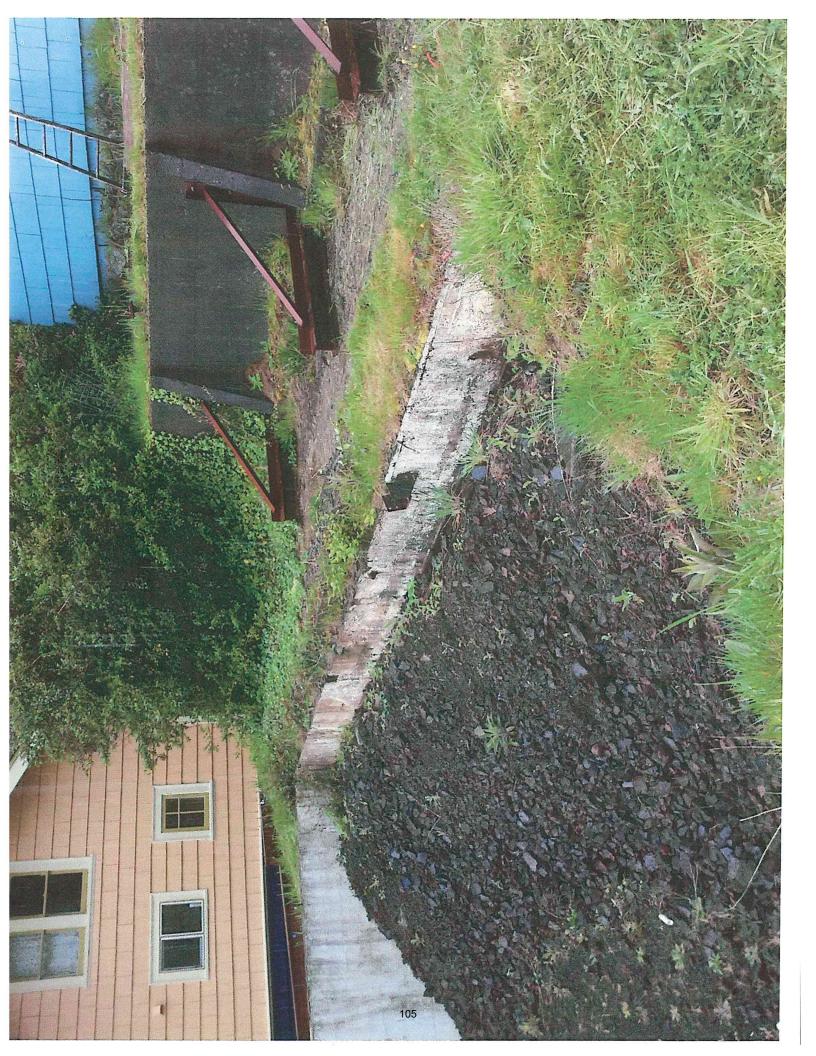
True Built Home (or its licensee) reserves the right to make changes or substitutions of equal or greater value in the dimensions, specifications, materials, or construction techniques at any time. True Built Home and the Owner(s) agree that this home as priced and represented will meet normal code requirements. Any additional labor and/or materials that True Built Home may be required to perform or supply, that is due to an unforeseen special requirement of this particular building site will be an extra charge to the Owner(s) and payable in advance at the estimated or final cost plus 10%.

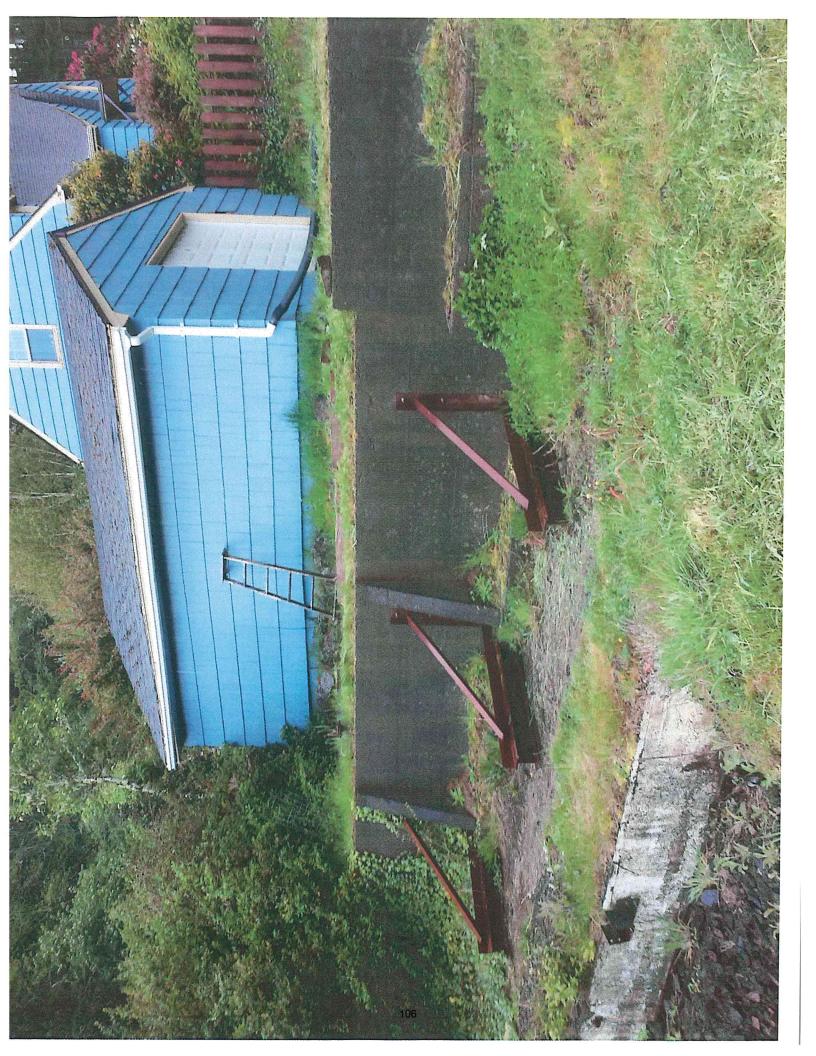
For True Built Home	1/0/1900
Sign Here	1/0/1900
Sign Here	

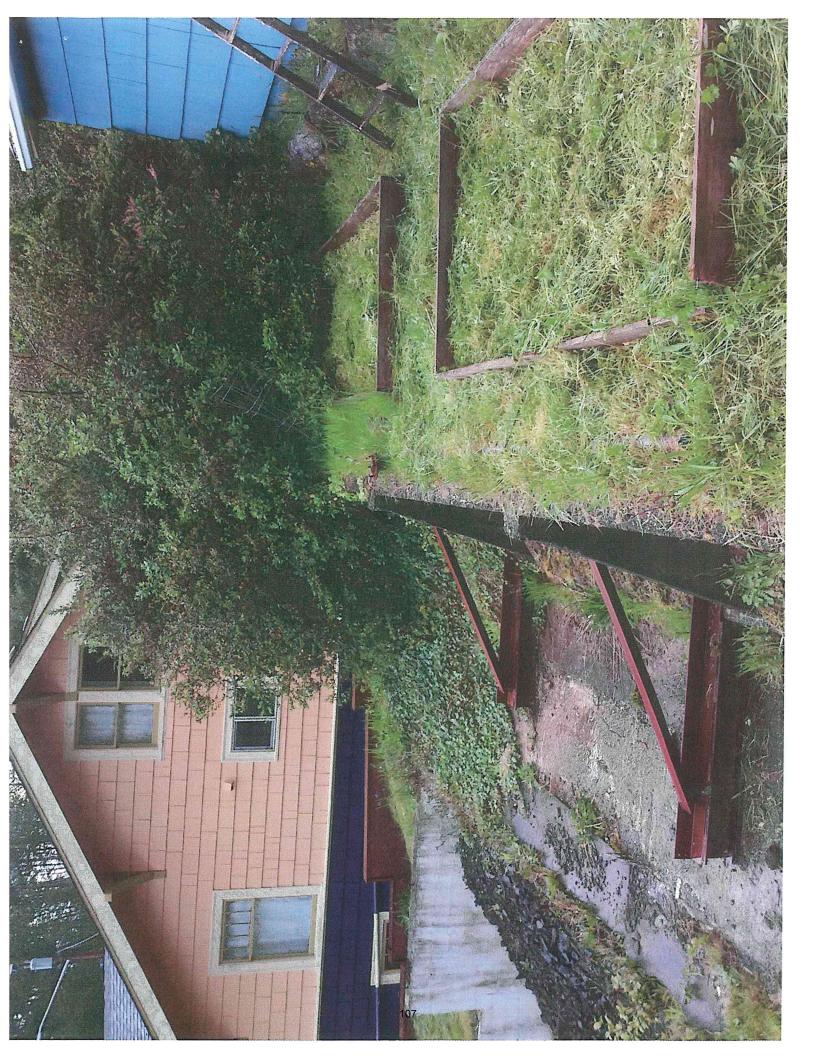


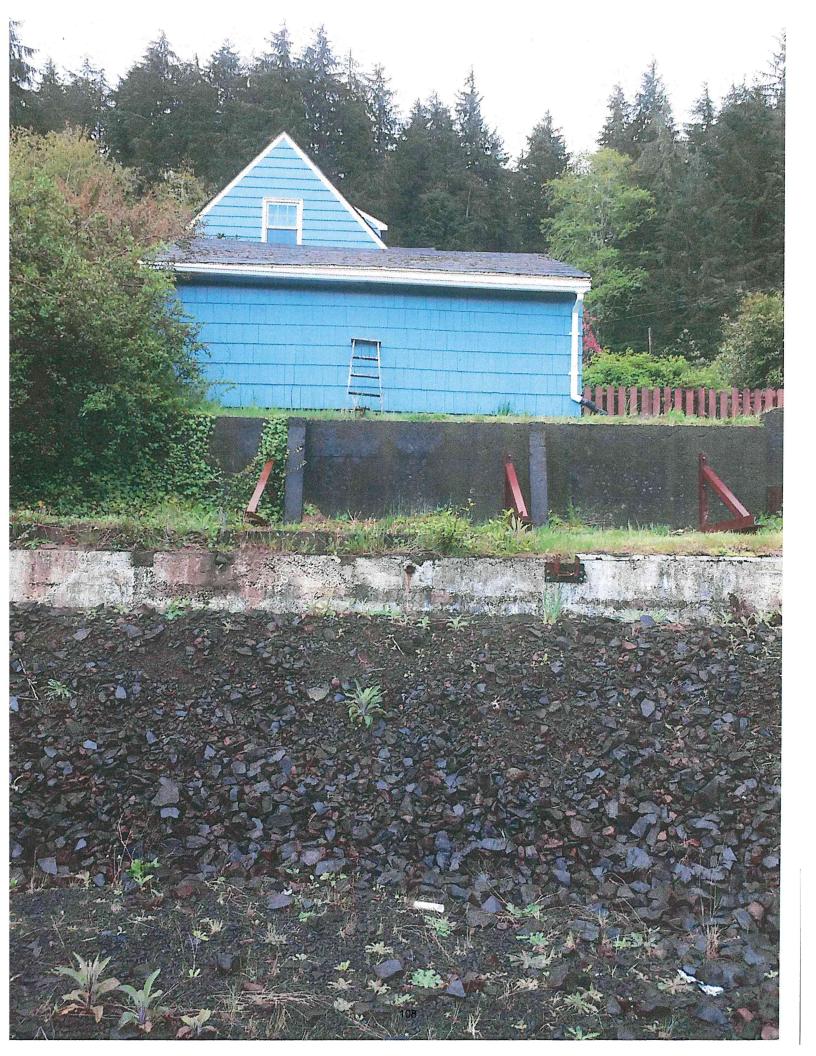












Nancy Ferber

From:

Zoe Fenton <zlfenton@gmail.com>

Sent: To:

Tuesday, May 16, 2017 11:14 AM Nancy Ferber

Subject:

Re: FW: 2609 Irving Variance

Attachments:

1.jpg; 2.jpg; 3.jpg; 4.jpg; 5.jpg; 6.jpg; 7.jpg; Pile Drawing.jpg

Hi Nancy, here are the photos. Things to note:

- 1. There is an extra wide shoulder on Irving Avenue at this particular location. Note the large white van parked, and consider that even with variance, the house would sit a significant distance away from the road. Off street parking in this case may indeed reduce crowding on the street by allowing residents to park somewhere other than where the van is parked. Technically, such a space shouldn't be parked in anyway because of the fire hydrant, but people tend to do what is pragmatic. Situating a driveway adjacent to where the van sits in these photos would render parking so as to block the hydrant both unnecessary and infeasible.
- 2. There are two large jumps in elevation at the rear of the lot. These further reduce the space available for building on what is already a small parcel. The lot is near a slide zone on both the East and West sides. Upon demolition, much work was done to ensure the stability of our lot. Around \$70,000 worth of pilings were installed by Bergeman Construction, per plans drawn by a local engineer, Harri Utti. Pushing the structure any further back than we've proposed would mean possibly compromising the integrity of the work that has already been done.
- 3. The house that was on this lot prior to demolition had a basement with a garage door accessed from 26th avenue. Logistically, this space was inaccessible by vehicle because of the grade. The garage door was located at the Northwest corner of the house, which is the most ideal place for it in such a situation. However, this still placed the access just above where my Prius is parked in the attached pictures. The foundation sits a couple feet below grade on the main portion of the lot, which results in a steep incline, and then an even steeper decline into the garage, rendering such an option highly undesirable.

Regarding the questions in your previous email:

The house was demolished more than two years ago, but Rosemary did make a file on it which still exists, and may contain relevant information. She seemed dedicated to ensuring our ability to rebuild on this lot. Finally, we would like to approach reducing the size of the structure as a last resort. As I stated in the application, we actually had a friend of mine who is an architect design plans to fit our setbacks. We received multiple bids to build that modest structure, and none were even close to within our budget.

Thank you for doing what you can to help us expedite this process despite the email mix-up!

Sincerely,

Zoee Fenton

On Tue, May 16, 2017 at 9:38 AM, Nancy Ferber < nferber@astoria.or.us > wrote:

Hi Zoee,

2609 Irving Ave Scale: 1"=20' 110

Nancy Ferber

From:

Nancy Ferber

Sent:

Thursday, April 13, 2017 5:23 PM

To:

'photosbybooth@gmail.com'

Subject:

2609 Irving Variance

Hi Tiffany,

I'm reviewing your variance request at 2609 Irving. In hopes of avoiding sending you to Planning Commission for approval, could you clarify a couple things?

· 5 years

When was the previous structure demolished? If it was within the last Zyears, I'm pretty sure you won't need a variance from the lot size as it'd be considered rebuilding a non-conforming dwelling.

For the setbacks-it looks like you're good on 3 of the 4 sides. Is there any way you could scoot the new house back just a few feet? With a provision in our development code, we allow for front yard averaging. So because your neighbor is already built out into their setback, averaging where they are and where you should be, gives you another .75' so you need to build back 19.25'. Is there any way you can situate the new house back just 3.25' more?

I'm out of the office tomorrow but feel free to call and leave a message.

Thanks! Nancy

Nancy Ferber

City Planner Community Development Department City of Astoria 1095 Duane Street Astoria, OR 97103 (w)503-338-5183 (c) 971-704-4000 nferber@astoria.or.us

www.astoria.or.us



CITY OF ASTORIA