



# **AGENDA**

## **HISTORIC LANDMARKS COMMISSION**

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**October 18, 2016**

**5:15 p.m.**

**2<sup>nd</sup> Floor Council Chambers**

**1095 Duane Street • Astoria OR 97103**

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
  - a. August 16, 2016
4. PUBLIC HEARINGS
  - a. Exterior Alteration EX16-10 by Michelle Dieffenbach, Rickenbach Construction Inc. for Buoy Beer to install two roll-up doors, install windows in various locations, replace decking, add solar roof panels, and restore original signage on an existing commercial building at 2 - 7th Street in the A-2, Aquatic Two Development zone.
  - b. New Construction NC16-05 by Jack E Coffey, Jack E Coffey Construction for Ken F. Thompson, to construct an approximate 900 square foot detached garage adjacent to historic property at 3682 Franklin in the R-2, Medium Density Residential zone.
5. REPORT OF OFFICERS
6. PUBLIC COMMENT (Non-Agenda Items)
7. GUEST PRESENTATION
  - a. Clatsop Community College Historic Preservation Course Design Review Process Questions & Answers
  - b. Lecture by John Goodenberger "Overlooked Astoria" on Astoria's historic resources and heritage
8. ADJOURNMENT

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| <p><b>THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE<br/>HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630<br/>BY CONTACTING SHERRI WILLIAMS, COMMUNITY DEVELOPMENT<br/>DEPARTMENT, 503-338-5183.</b></p> |
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## **HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers

August 16, 2016

### 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 Jack Osterberg, Paul Caruana, Mac Burns, Kevin McHone, and Thomas Stanley.

Staff Present: Planner Nancy Ferber. 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. There was none.

Commissioner Caruana moved to approve the minutes of June 21, 2016 as presented; seconded by Commissioner Burns. Motion passed 6 to 0 to 1. Ayes: Vice President Dieffenbach, Commissioners Caruana, Osterberg, Burns, Stanley, and McHone. Nays: None. Abstentions: President Gunderson.

### 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):

EX16-07 Exterior Alteration EX16-07 by Samuel E. Johnson to replace an existing garage door with carriage doors, replace flat roof with gabled roof, and replace siding on an existing garage at 3774 Grand in the R-2, Medium Density Residential zone.

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.

Commissioner Burns declared Dr. Johnson was a colleague, but he had not discussed the project with him. This would not affect his decision.

President Gunderson said she drove by the property.

Vice President Dieffenbach declared she had spoken to the Applicant three or four years ago about projects on his house. She believed she could be objective.

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.

Samuel E. Johnson, 3774 Grand, Astoria, thanked the Commission for taking care of the city. He has lived in three historic houses, one in Portland that he restored, one on Davenport that he restored, and this one that he



intends to restore. He thanked Planner Ferber for helping him through the process, which was much easier than in Portland.

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

Commissioner Osterberg agreed that the project met all of the criteria and the architecture would be of appropriate size and scale.

Commissioner Stanley moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX16-07 by Samuel E. Johnson; seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

ITEM 4(b):

EX16-08 Exterior Alteration EX16-08 by Michelle Dieffenbach, Rickenbach Construction to add a 600 square foot addition on the west side of an existing historic single family dwelling at 500 Duane in the R-2, Medium Density Residential zone.

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.

Vice President Dieffenbach stepped down from the dais.

President Gunderson stated she 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.

Greg Allen, 92771 Timberman Rd., Astoria, said he was excited to work on this project.

Commissioner Osterberg asked if the proposed entry door would match or be similar to the existing door or other doors on the house.

Patti Breidenbach, 500 Duane, Astoria, said the proposed door would be of a different style because the existing doors are not original to the house. She researched the time period and wanted to do something close to the Craftsman style of 1906. The proposed door will let more light into the hallway. She confirmed the new door would not match the existing door, but would match or be similar to the types of doors that were appropriate for the original architectural character of the house.

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

Commissioner Caruana said he liked that the addition would be separated from the house and the skylights would not be seen.

President Gunderson said the house is surrounded by trees, so the skylights are a good idea.

Ms. Breidenbach noted there was already a skylight on the main structure.

Commissioner Osterberg moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX16-08 by Michelle Dieffenbach; seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

Vice President Dieffenbach returned to the dais.

ITEM 4(c):

NC16-04        New Construction NC16-04 by Jorge and Heather Vazquez of Pelayos to install a tent canopy for covered seating adjacent to food vending truck in the parking lot of an existing gas station at 1701 Marine Drive in the FA, Family Activities zone.

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 declared that she also serves on the Design Review Committee (DRC). The Committee approved this project last week, but she did not believe that would impact her decision.

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. She confirmed that approval of this request would allow the Applicant to take the tent down for the winter and put the tent back up in the spring in the proposed location.

President Gunderson opened public testimony for the hearing, confirmed the Applicant was not present, and called for any presentations by persons in favor of, impartial to or against the application. Seeing none, she called for closing remarks of Staff. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Stanley confirmed the permit was necessary because the tent would be up for more than 30 days.

President Gunderson said the Applicant has done everything necessary. It was unfortunate that he had to go through the DRC and HLC to get permits in addition to purchasing the tent. His cost to complete the legal process far exceeds the cost of the tent.

Commissioner Osterberg agreed and said maybe this could prompt Staff to amend the Code. He found it difficult to understand why the Building Code considered this tent a structure because it has no occupancy. He agreed with the Staff report. This is a semi-permanent structure surrounded by historic structures and new construction is not required to match anything. Additionally, the criterion encourages new construction to refrain from matching. He understood the HLC was supposed to consider the scale, style, height, and architecture of surrounding structures. However, he could not imagine requiring a tent or canopy to somehow replicate or match a historic structure.

Vice President Dieffenbach agreed it was too bad this project had to be reviewed by the Commission. However, she could think of numerous tent styles she would not find compatible in certain areas. Even though this temporary tent is defined as a permanent structure, the HLC should be careful what it does with the Code.

Commissioner Caruana said the HLC did not believe the smoking structure at the Rosebriar was appropriate. This tent will not withstand a storm because it is not constructed for the environment. When the tent stops working, a tin version will likely be built. However, material changes would have to be approved. He believed the tent should be taken down for at least one day out of every month just to avoid this process. He did not want to approve this tent because the HLC did not approve the smoking structure at the Rosebriar. These structures seem functional and temporary, but they are still in place 20 years later.



Commissioner Osterberg said he did not expect this tent to be a long-term structure, nor did he expect it to be up during the winter.

Commissioner Osterberg moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC16-04 by Jorge and Heather Vazquez; seconded by Commissioner Burns. Motion failed 3 to 4. Ayes: President Gunderson, Commissioners Osterberg, and Burns. Nays: Vice President Dieffenbach, Commissioners Caruana, Stanley, and McHone.

Planner Ferber confirmed the Applicant could not have the tent up for more than 30 days. She has discussed the options with the Applicant, who indicated he wanted a permanent location for his customers to sit and did not want to bother with taking the tent down over and over. She and Director Cronin are considering Code amendments related to umbrellas, tents, and sidewalk furniture. Tables with umbrellas would not be reviewed by the HLC because they are not considered structures.

Commissioner Osterberg suggested Staff consider a 30-day permit with extension options that could be approved administratively.

President Gunderson read the rules of appeal into the record.

STATUS UPDATES – ITEM 5(a):

Status report photographs are included for the following: NC15-08 for 726 27<sup>th</sup> Street by Dan Peters. The project is complete or near completion and conditions have been met. This status report is for Commission information.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 6:

Planner Ferber reviewed the update on a recent Oregon Supreme Court ruling on historic structures, which was included in the agenda packet. She also noted the recently sold Flavel property would be nominated for a Restore Oregon grant for façade improvements. There would be no HLC meeting in September.

PUBLIC COMMENTS – ITEM 7:

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:50 pm.

**APPROVED:**

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Planner

## STAFF REPORT AND FINDINGS OF FACT

October 13, 2016

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER

SUBJECT: REQUEST FOR EXTERIOR ALTERATION EX16-10 AT EXISTING BREWERY AND RESTAURANT TO INSTALL TWO ROLL-UP DOORS, WINDOWS AT VARIOUS LOCATIONS, EXTEND DECKING, ADD SOLAR PANELS, ADD POP-UP ON LOWER ROOF, AND RESTORE HISTORIC SIGN

### I. BACKGROUND SUMMARY

- A. Applicant: Buoy Beer Company  
42 7<sup>th</sup> Street  
Astoria OR 97103
- B. Owner: Bornstein Seafoods, Inc.  
PO Box 188  
Bellingham, WA 98227-0188
- C. Location: #2 7<sup>th</sup> Street; Map T8N R9W Section 8CB, Tax Lot 700  
Zone: A-2 (Aquatic Two Development Zone)
- D. Classification: Secondary in the Downtown National Register Historic District
- E. Proposal: To install doors, windows, extend decking, restore sign, alter roof, and add solar panels.
- F. Previous Applications: EX15-05, Buoy Beer applied and received approval for installing a grain silo in April 2015. CU13-05, Planning Commission granted conditional use approval for an eating and drinking establishment in September 2013. HD13-03, the owners applied for Historic Designation, approved in August 2013.

### II. BACKGROUND

The Buoy Beer brewery and restaurant began operation in 2014. As the brewery operation has grown, the owners decided that a grain silo was necessary, similar to the silos at the Wet Dog and Fort George breweries.





A 30' x 12' metal tank silo is located on a leased portion of the RiverWalk on the south side of the building near the main entrance and was installed after HLC granted approval for this installation in April 2015. An additional proposal to add a 10' x 5' foot carbon dioxide tank next to the existing grain silo adjacent to the 7<sup>th</sup> Street end was approved December 15, 2015.

This proposal includes alterations to windows, roll-up doors, the addition of rooftop solar panels, a pop-up roof feature, extending decking on the north façade, and restoring original signage.

They are outlined on the following diagrams:

**First Floor:**

- 1a. Three new aluminum windows on the first floor north elevation
- 1b. Five new sliding windows on the first floor north elevation
- 2. Expanding decking and maintenance on deck on the west elevation
- 3a New roll up door on the first floor south elevation
- 3b. New aluminum glass door on the first floor south elevation

**Second Floor:**

- 4. Second floor two new windows north elevation
- 5. Pop-up rooftop area on southwest corner

**Additional exterior renovations:**

- 6. Rooftop solar panels
- 7. Historic sign restoration on west façade

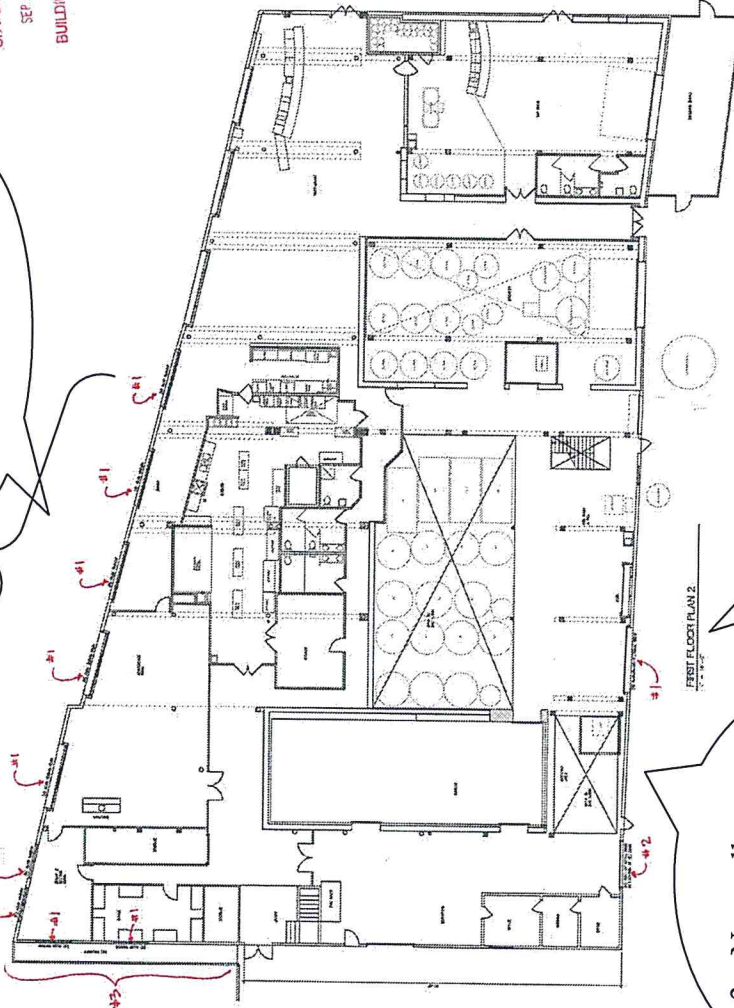
First Floor  
looking North

CITY OF ASTORIA  
SEP 13 2016  
BUILDING CODES

1b. Five new  
sliding windows

1a. Three new  
aluminum  
windows

2. Expanding  
maintenance deck  
(west elevation)



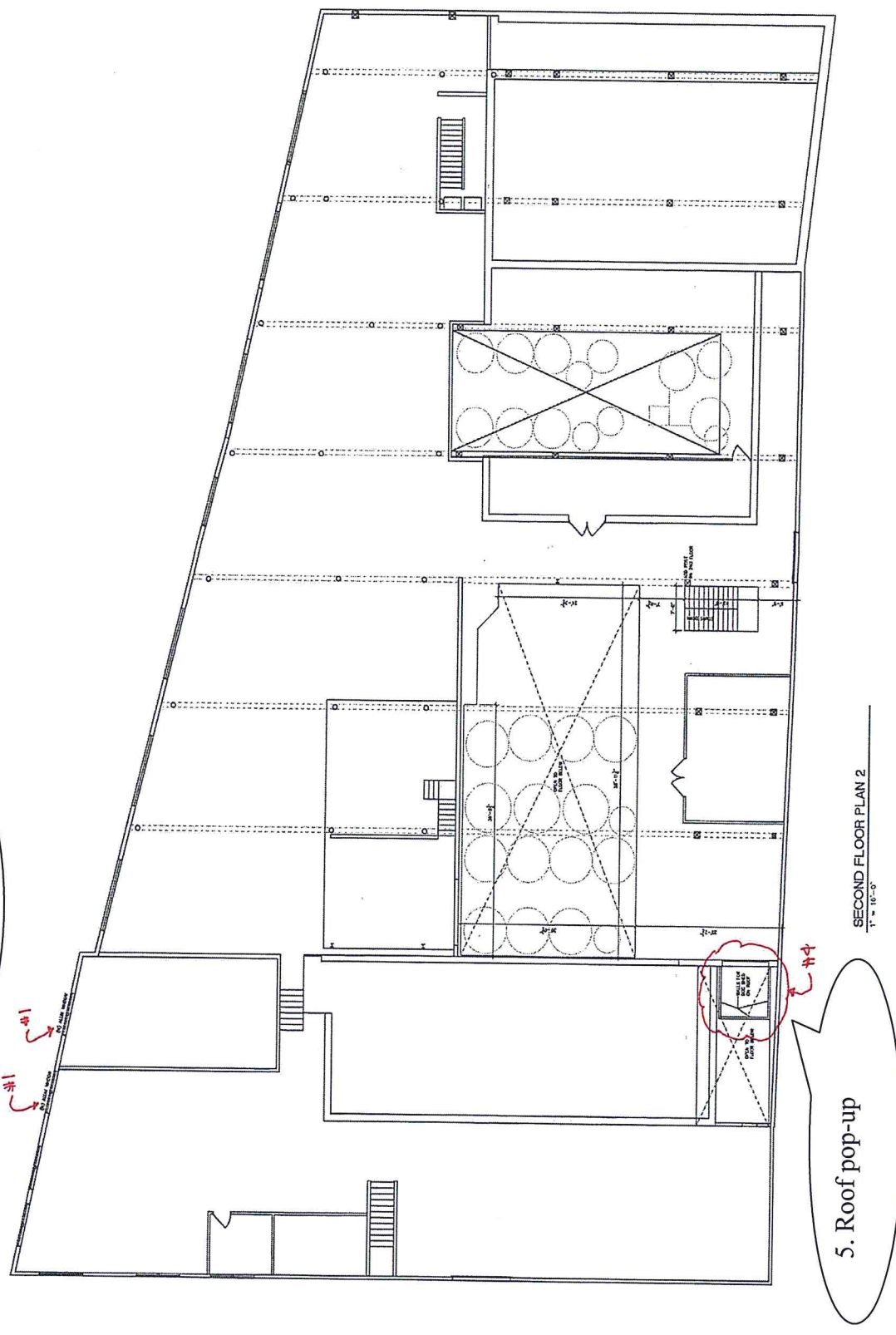
3a. New roll-up  
door (see  
additional details  
for size and  
materials)

3b. New  
Aluminum  
Glass Door



Second Floor  
looking North

4. Second floor two  
new windows



Roof view  
North

Architectural drawing of a roof plan for a building. The drawing shows a large rectangular area with a central staircase and various structural details. The drawing includes dimensions, material specifications, and a north arrow.

Key features and labels:

- Staircase:** Located in the upper right quadrant, showing a set of stairs with a landing.
- Dimensions:** Various dimensions are provided, including "10' 0\"
- Material Specifications:** Labels such as "1/2\"
- Structural Details:** Details of the roof structure, including beams and supports.
- North Arrow:** Located in the upper left corner, pointing towards the top of the page.

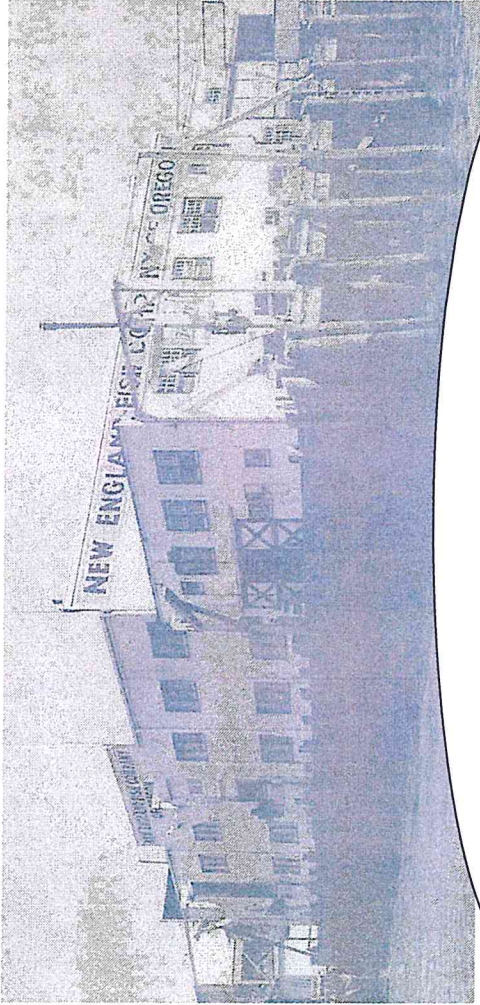
OCT 7 REC'D

**BUILDING CODES**

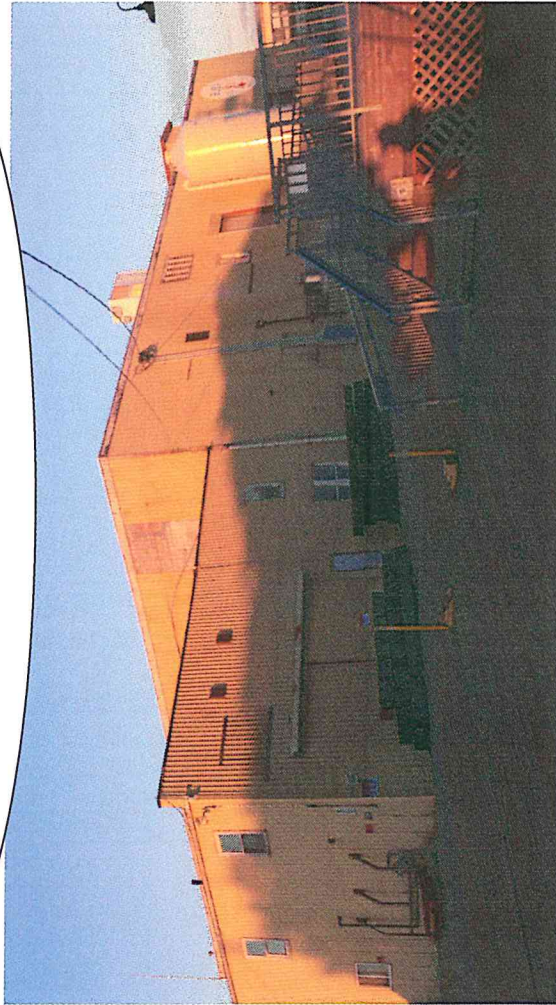
6. Solar panels appx 40" x 65"

ROOF PLAN  
1" = 16'-0"

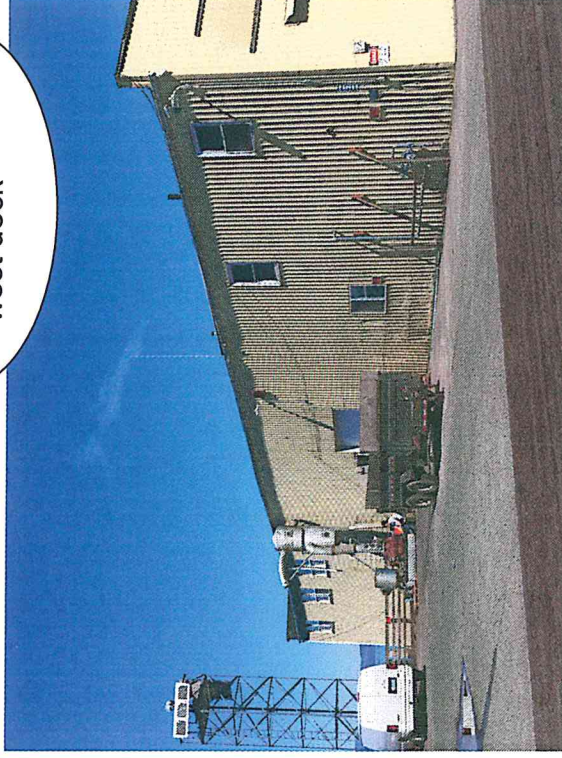




7. Historic sign restoration on west façade



8. Expanding and repairing west deck





### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on September 23, 2016. A notice of public hearing was published in the *Daily Astorian* on October 11, 2016. Any comments received will be made available at the Historic Landmarks Commission meeting.

Note - This application includes a solar facility, which does not require review by the HLC, however it does require notice to property owners pursuant to Article 16.030. In order to streamline the review process, the permit review for the roof-mounted facility was included in the public notice with the historic alterations.

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

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

Finding: The structure is listed as a Secondary historic structure in the Downtown National Register Historic District. It was designated as a local landmark on August 20, 2013. Its use as a fish processing facility was discontinued in 2006 while the restaurant/brewery opened its doors in 2014.

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

1. There is no change in historic character, appearance or material composition from the existing structure or feature; or
2. If the proposed alteration duplicates the affected building features as determined from a photograph taken during either the Primary or Secondary development periods, or other evidence of original building features; or
3. If the proposed alteration is required for the public safety due to an unsafe or dangerous condition.
4. If the proposed alteration relates to signage in scale to the architectural style of the building.

Finding: The proposed alterations are significant and require review by the Historic Landmarks Commission.



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

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

Finding: The 21,317 square foot building was built for fish processing in 1924 as the New England Fish Company, and was converted and opened as a brewery and restaurant in 2014. This proposal adds a pop-up roof structure to support the business operations that is separate from the main building. While the new structure does not directly support the original intended purpose of the fish processing plant, it adds needed space for the new industrial-like use for expanded brewery operations.

The additional exterior alterations including replacing and adding windows provides needed business improvements while providing minimal alteration of existing window openings. The business needs additional interior space to operate forklifts and install brewing equipment. The deck work is for maintenance and general upkeep, with intent to eventually create a walkway around to the north elevation of the building while using minimal alterations.

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

Finding: The applicant proposes to install aluminum windows and doors on the north and south elevations. There are few distinguishing original qualities on the south side of the building; it lacks significant architectural details as the original use was industrial and utilitarian in nature. The site was originally constructed as a wood building in 1924 and a large east addition was constructed in 1942. The corrugated metal siding was added during the 1950s at which time many of the window and door openings were covered. The proposal will not cover any significant architectural details.

The removal of siding is required to uncover and repair the historic signage on the west façade, the structure and site itself will not be destroyed.

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

Finding: No alterations are proposed to create an earlier appearance. Siding is proposed to be removed to inspect the condition and potential to repair and restore the “New England Fish Company of Oregon” sign. Should restoration be feasible, the applicant shall submit a sign permit with the Community Development Department.

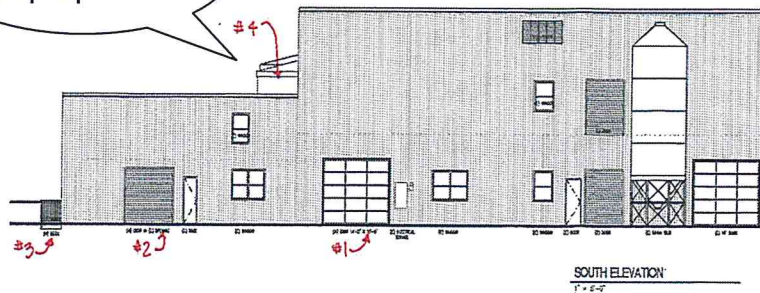


Potential sign restoration-siding for removal

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

Finding: No features that have acquired significance will be altered. The addition of a pop up roof will be of similar size, orientation and match materials of the existing rooftop mechanical pop-up areas. The additional roof pop-up will be approximately 25' at its highest point, with a low pitched roof of 2:12. The maximum height for structures for the A-2 zone is 28'.

Rooftop pop-up

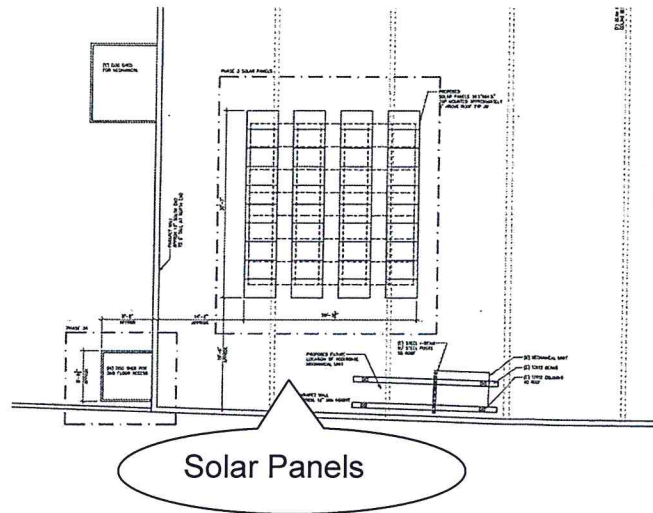


5. Section 6.050(D)(5) states that distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

Finding: The original building was extensively renovated in 2014. A grain silo was added in April 2015. The proposal would be compatible with the industrial nature and purpose of the building. The distinctive features and massing will remain consistent. In addition to the exterior window and door work, the applicant is proposing solar panels on the south western portion of the roof.

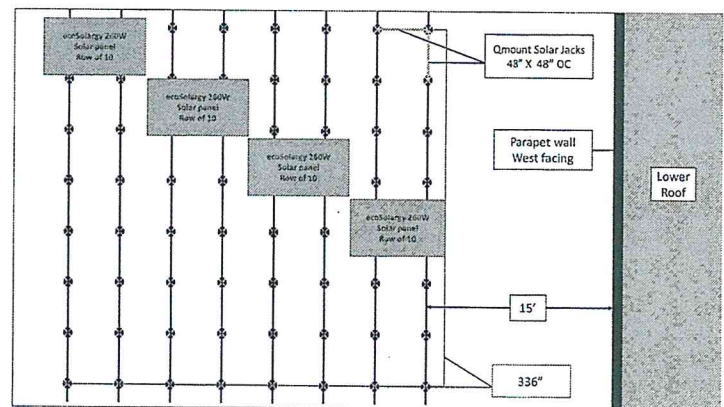


A site plan is below. At the time of the exterior alteration submission, the solar permit form was incomplete. Prior to installation, the applicant shall submit the required building permits to install the proposed solar panels.



*a. Roof mounted Facilities:*

- The applicant indicated the total roof area for the structure including the new pop-up design is 21,591 square feet, 2,600 square feet is proposed for paneling, which is less than 25% of the roof area on which they are located. The panels will generate power for the structure, are not on a primary elevation and will be hidden from view by the parapet wall. For both Section 6.050(D) (5) and 16.030 (3), the criteria for the solar panels has been met.

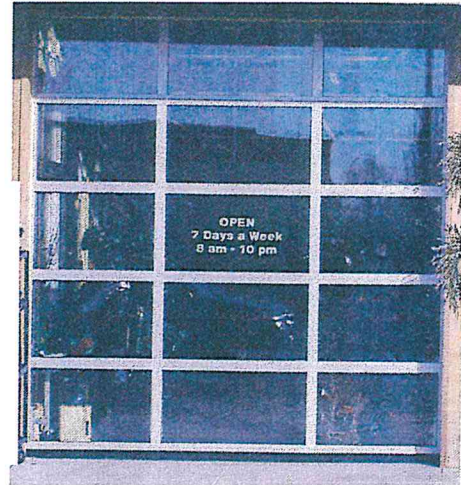
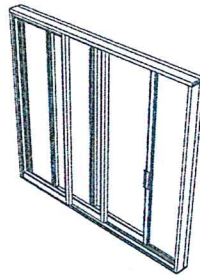


6. Section 6.050(D)(6) states that deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair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

Proposed doors and windows

Finding: No architectural features are proposed to be replaced. The industrial cannery style will be retained on the exterior; the treatment of the windows and doors will be similar as previously installations.

The proposed doors are aluminum sectional doors to match the existing roll-up door. The size and scale



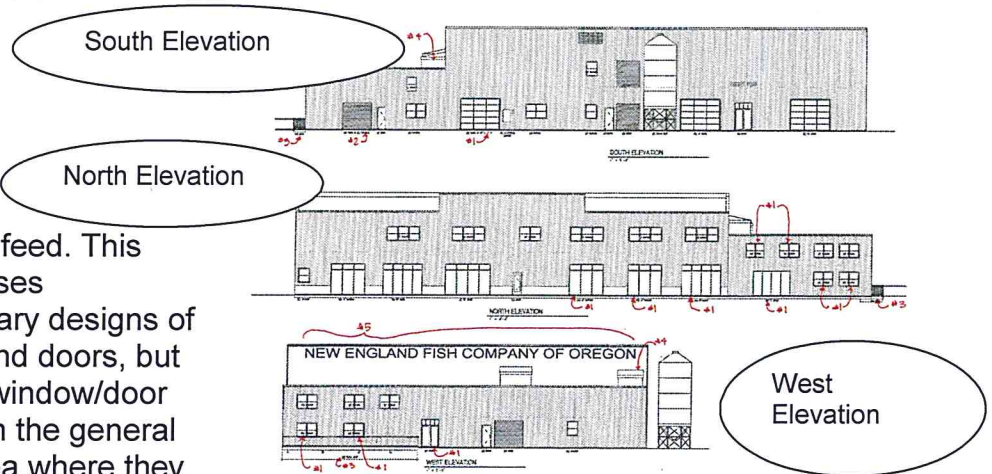
match the most recently installed doors during the last remodel, and will maintain a compatible design. The larger roll up door is 14' x 10', with five panels, similar to the existing doors in the tap room and brewing room. The smaller door is 10' x 8'-5" with metal coiling. It is similar to the existing solid metal door used for material access.

**Panel/Section Guide**

| Door Width      | No. Panels | Door Height    | No. Sections |
|-----------------|------------|----------------|--------------|
| Up to 8'3" Wide | 2          | Up thru 8'1"   | 4            |
| 9'4" to 12'3"   | 3          | 8'2" to 10'1"  | 5            |
| 12'4" to 16'3"  | 4          | 10'2" to 12'1" | 6            |
| 16'4" to 20'3"  | 5          | 12'2" to 14'1" | 7            |
| 20'4" to 23'7"  | 6          | 14'2" to 16'1" | 8            |
| 23'8" to 24'2"  | 7          | 16'2" to 18'1" | 9            |



The proposed sliding door on the north façade is a Cascade Aluminum Multi-Slide styled door. It will not be highly visible from the south (front) façade of the building. Historically, there were several windows and large roll up doors on the north elevation for the delivery and shipping of fish and feed. This proposal uses contemporary designs of windows and doors, but allows for window/door openings in the general original area where they were historically located.



The new windows will be the same size as the existing windows, approximately 6'10" x 4'5".

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

Finding: No surface cleaning is proposed.

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

Finding: Archaeological resources, if any, will not be affected.

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

Finding: The proposed windows and doors are not historic but are consistent with the concept of a "working waterfront" and the industrial nature of the building and the area. The addition of the solar panels are compatible with the building and will not be highly visible, nor destroy any character of the property as they are flush with the roof and not a freestanding solar structure. The additional roof top pop-up will match the existing pop-ups that create a look and feel of an industrial waterfront



building. The pop-ups are contemporary in design, however allow for continued use of an industrial site.

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

Finding: The proposed windows, doors, pop-up roof, and solar panels could be removed in the future and the essential form and integrity of the structure would be preserved. The restoration of the historic sign could be covered again by siding if necessary.

The proposed deck maintenance and extension of the deck on the north and west façade will be built to match the same appearance of the existing decks on the west and west end of the building. It will blend in a consistent appearance and allow for access by staff to the north elevation of the building. Additional documentation for over water work shall be submitted prior to obtaining any building permits. The applicant will need to address mitigation efforts to avoid debris falling into the river for over water construction work and other possible land use issues addressed in Article 4 and CRESO review.

## **V. CONCLUSION AND RECOMMENDATION**

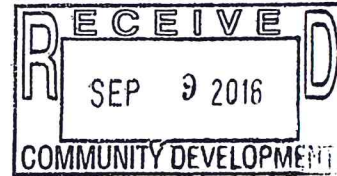
The request as proposed meets the applicable review criteria. Staff recommends approval of the request based on the Findings of Fact above with the following conditions: The applicant shall obtain all necessary City and building permits prior to the start of construction.

1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
2. The applicant shall submit a sign permit and documentation for restoration work for a certificate of appropriateness or higher level of review depending on the condition of the sign once the siding is removed.
3. Should the design of the solar panels alter from what is reviewed by the HLC, additional review by the Community Development Department and possibly the HLC may be necessary prior to installation.
4. An updated elevation certificate, and if necessary, FEMA Flood Insurance Certificate shall be submitted by the applicant for pre and post-construction.
5. Additional details for the maintenance on the west deck is required. The applicant shall submit necessary documentation for review by the Community Development Department.



CITY OF ASTORIA  
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT



EX 16-10

PAID 9-12-16  
FEE: \$100.00 Check 15631

**EXTERIOR ALTERATION FOR HISTORIC PROPERTY**

Property Address: #2 - 7<sup>th</sup> street Astoria, OR  
Lot — Block 7 Subdivision McClures  
Map 8CB Tax Lot 700 Zone A2

**For office use only:**

Classification: Secondary Inventory Area: Downtown NRHD

Applicant Name: Rickenbach Construction Inc.  
Mailing Address: 37734 Eagle Lane, Astoria, OR  
Phone: 503-325-3749 Business Phone: 503 Email: michelle@rcibuilds.com  
Property Owner's Name: Buoy Beer Co. David Kroening  
Mailing Address: 42 - 7<sup>th</sup> street  
Business Name (if applicable): Buoy Beer  
Signature of Applicant: Michelle Druffanbach  
Signature of Property Owner: [Signature]

Existing Construction and Proposed Alterations: Existing Brewery & Restaurant.  
1. New rollup doors & windows in various locations. 2. Replace existing sliding door with new roll-up door. 3. Maintenance deck on west elevation without dock adjacent. 4. Small roof pop-up on lower roof. 5. Restore the original painted sign on West wall.

**For office use only:**

|                       |                |                             |                 |
|-----------------------|----------------|-----------------------------|-----------------|
| Application Complete: |                | Permit Info Into D-Base:    | <u>9-20-16</u>  |
| Labels Prepared:      | <u>9-20-16</u> | Tentative HLC Meeting Date: | <u>10/18/16</u> |
| 120 Days:             |                |                             |                 |



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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.  
The building was used in the past as a cannery. The existing and proposed use will be expansion of the brewery and smaller expansion of the existing restaurant.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.  
The industrial cannery style will be retained on the exterior. The treatment of windows and doors will be treated in the same way as the previously installed windows and doors.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.  
No alterations are being made to create an earlier appearance.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.  
The building is a very simple industrial building, with limited previous changes.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.  
The building has very little to no details on the exterior.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.  
No architectural features will be affected by the proposed work.

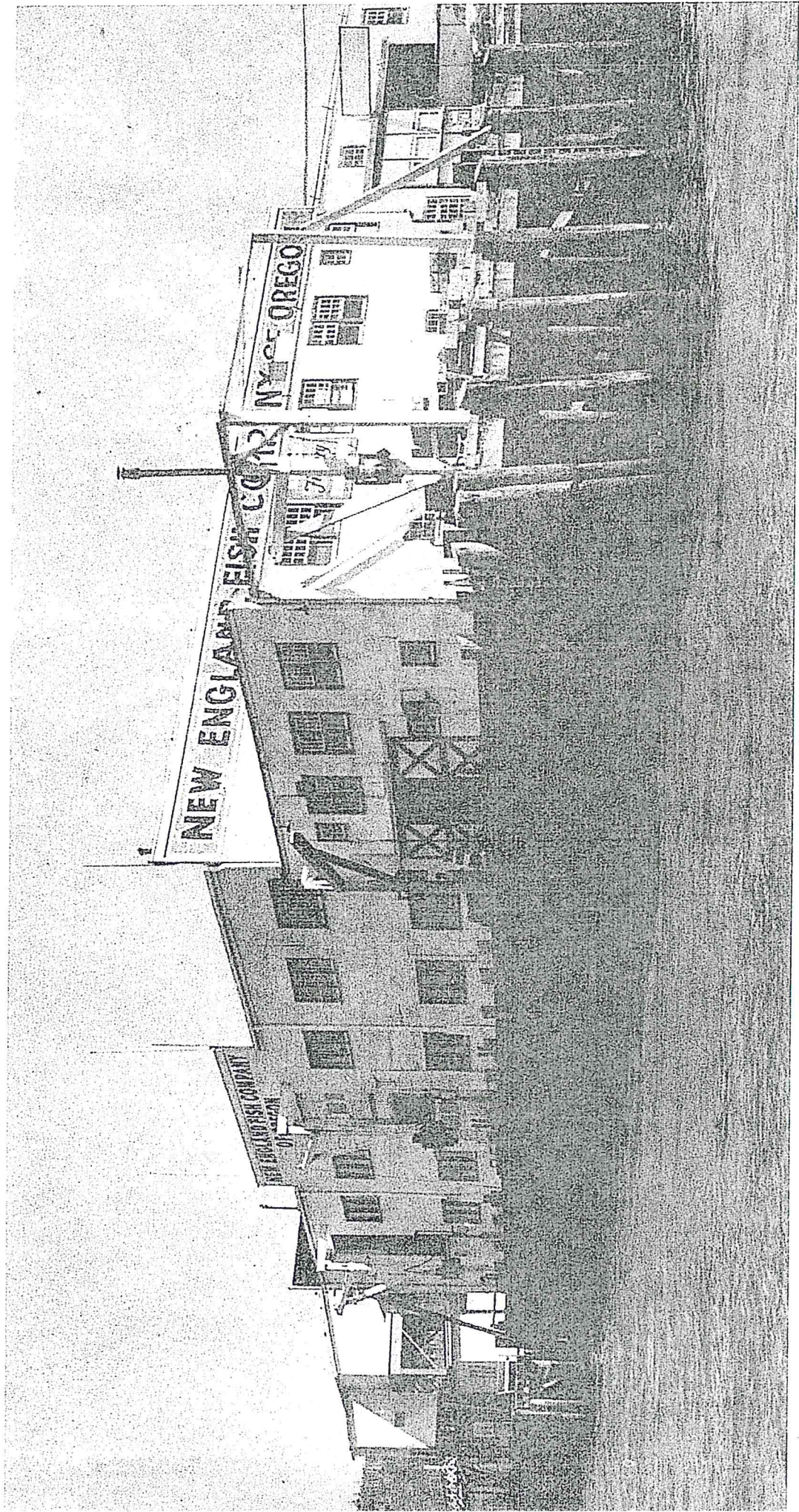


7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.  
Any metal siding needing to be replaced will be done with similar materials. The old sign will be restored using the existing material (siding) or replaced as needed with material to match.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.  
There are no know archaeological resources on or near this site.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.  
The new windows and doors will be the same type and installed in the same manner ~~that~~ as the previous remodel. The scale & design is compatible.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.  
The new windows, doors, walkway, and small roof change ~~can~~ be removed in the future without affecting the integrity of the structure.

---

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







## Nancy Ferber

---

**From:** Michelle Diefenbach <michelle@rcibuilds.com>  
**Sent:** Wednesday, October 12, 2016 8:08 AM  
**To:** Nancy Ferber  
**Subject:** RE: Additional information for EX 16-10  
**Attachments:** doc02647220161012080350.pdf

Nancy,  
Please see below.

Michelle Dieffenbach  
Rickenbach Construction Inc.

**From:** Nancy Ferber [mailto:nferber@astoria.or.us]  
**Sent:** Tuesday, October 11, 2016 6:34 PM  
**To:** Michelle Diefenbach <michelle@rcibuilds.com>  
**Subject:** Additional information for EX 16-10

Hi Michelle,

I'm hurrying to get HLC packets out, could you please confirm the following ASAP:

- size for the roll up door-I assume it's the 3 panel version? The larger one, 14' x 10', is a 5 panel glass roll up similar to the one on the tap room or brewing room. The smaller one, 10'x8'-5", is a metal coiling door, similar to the existing solid metal door for fork lift and material access.
- size for the proposed windows The new windows will be the same size as the existing, approximately 6'-10" x 4'-5".
- size for the sliding doors. Two will be 12'x 10', one 14'x10' and one 14'x8'.
- total square footage of the rooftop (will be required for the solar permit) Approximately 960 square feet of solar panel coverage.
- details of the proposed deck maintenance. The deck will be built to match the same appearance the existing decks on the east and west end of the building. It will blend in with and be consistent with what is there.
- which work will be done in which phase? The attached plan shows the phases but is a bit hard to see unless printed out large to I highlighted the phase lines. The second phase may not be all done at the exact same time but as the owner allocates money for these improvements. They anticipate to have the work completed in 2 to 5 years (they hope closer to the 2 years).

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](mailto:nferber@astoria.or.us)  
[www.astoria.or.us](http://www.astoria.or.us)

OCT 12 REC'D

BUILDING CODES



## CITY OF ASTORIA

Founded 1811 • Incorporated 1856

## COMMUNITY DEVELOPMENT

☐ Fee Paid Date \_\_\_\_\_ By \_\_\_\_\_

 Misc review  
 FEE: \$ 100

SE 16-01

## SMALL SCALE SOLAR ENERGY SYSTEM

☐ Administrative

☐ Conditional Use

☐ Historic

Property Address: \_\_\_\_\_

Lot \_\_\_\_\_

Block \_\_\_\_\_

Subdivision \_\_\_\_\_

Map \_\_\_\_\_

Tax Lot \_\_\_\_\_

Zone \_\_\_\_\_

(Prohibited in S-5, SBHO. Restricted in A-3, A-4)

Applicant Name: Rickenbach Construction Inc.Mailing Address: 37734 Eagle Lane, Astoria, OR 97103Phone: 503-325-3749 Business Phone: \_\_\_\_\_ Email: michelle@rcibuilds.comProperty Owner's Name: Buoy Beer - David Gronin KroeningMailing Address: 42 7th street, Astoria, ORBusiness Name (if applicable): River Barrel BrewingSignature of Applicant: Michael DriffenbachSignature of Property Owner: [Signature]Brief Description of Proposed Small Scale Solar Energy System: Add about 960 square feet of solar panels on the roof of Buoy Beer.

**FILING INFORMATION:** Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Complete applications must be received by the 13th of the month to be on the next month's agenda. Planning Commission meets at 6:30 pm on the fourth Tuesday of each month. Complete applications must be received by the 20<sup>th</sup> of the month to be on the next month's agenda.

**For office use only:**

|                       |  |                          |                                 |
|-----------------------|--|--------------------------|---------------------------------|
| Application Complete: |  | Permit Info Into D-Base: |                                 |
| Labels Prepared:      |  | Type I, II, or III:      | <u>Type II for installation</u> |
| 120 Days:             |  | HLC / APC Meeting Date:  | <u>Type I HLC review</u>        |



---

***PLANS: An accurate and scaled site plan, scaled elevation views, and other supporting drawings illustrating the location and dimensions of the proposed solar facility, including but not limited to support structure(s), alternative support structure(s), equipment enclosures, any and all other devices and attachments. Scaled free-hand drawings are acceptable.***

16.035 (A) (1) All applications for permits for the placement and construction of solar facilities, except those listed in Section 16.010.B shall be accompanied by the following:

1. A complete description of the proposed solar facility system including use of concealment technology, height, location, siting/site plan, color, and design, and description of services the applicant intends to provide from the facility. Manufacturer specification sheets on the equipment shall be provided.
2. Proof of ownership of the land upon which the solar facility is proposed; or evidence of an appropriate easement, lease, rental agreement, or land use application signed by the applicant and signed by the underlying property owner.
3. If mounted on a tower, data pertaining to the tower's safety and structural stability, including safety results from test facilities.
4. An accurate and scaled site plan, scaled elevation views, and other supporting drawings illustrating the location and dimensions of the proposed solar facility, including but not limited to:
  - a. Support structure(s)
  - b. Alternative support structure(s)
  - c. Equipment enclosures
  - d. Any and all other devices and attachments.

Not required for facilities listed as Outright in Section 16.030.A. {HB 3516}

5. If Federal funds are involved, evidence demonstrating that the applicant has filed a request with the State Historic Preservation Office (SHPO) to review the application under Section 106 of the National Historic Preservation Act (NHPA), or evidence demonstrating that the applicant has complied with all State Historic Preservation Office requirements as a result of the Section 106 consultation.
6. Payment of fees.

Not required for facilities listed as Outright in Section 16.030.A.

7. All such additional information as the Community Development Director may identify as being relevant to the permitting process.

8. No small scale solar energy systems shall be constructed or operated within the City limits until all necessary City, State, and Federal approvals have been secured. Evidence of approvals shall be provided to the City.
9. Manufacturer information on the reflective nature of the solar facility to evaluate the potential light reflection into adjacent properties and rights-of-way.

Not required for facilities listed as Outright in Section 16.030.A.

10. Visual impact analysis and demonstrations including mock-ups and/or photo simulations from at least three (3) directional perspectives. Simulations should include:
  - a. Perspectives from all directions that could impact view corridors;
  - b. Perspectives from above the site for roof mounted facilities;

Not required for facilities listed as Outright in Section 16.030.A.

11. Landscape and/or screening plan as required by Section 16.040.E.
12. Applicant shall submit the fee, copies of a complete application and plans, and other required information in accordance with Article 16. Only one copy shall be submitted for Type I and Type II applications reviewed administratively as an Outright Use and/or Administrative Conditional Use. For Type III applications requiring Planning Commission Conditional Use review, ten (10) copies shall be submitted. Digital copies of plans and required information is encouraged.

B. All applications for solar facilities specified in Section 16.010.B.1 shall be accompanied by the following:

1. A complete description of the proposed solar facility system including use of concealment technology, height, location, siting/site plan, color, and design, and description of services the applicant intends to provide from the facility. Manufacturer specification sheets on the equipment shall be provided.
2. Proof of ownership of the land upon which the solar facility is proposed; or evidence of an appropriate easement, lease, rental agreement, or land use application signed by the applicant and signed by the underlying property owner.
3. Photo of the proposed location as viewed from the street.



## Intake Checklist

### Please submit the following:

- ☒ Complete description of proposed solar facility system including use of concealment technology, height, location, siting/site plan, color, design, and description of services to be provided from the facility. Manufacturer specification sheets on the equipment shall be provided.
- ☒ If solar facility system is to be mounted on a tower, data pertaining to the tower's safety and structural stability, including safety results from test facilities.  
*no*
- ☒ If Federal funds are involved, submit evidence demonstrating that the applicant has filed a request with the State Historic Preservation Office (SHPO) to review the application under Section 106 of the National Historic Preservation Act (NHPA) or evidence demonstrating that the applicant has complied with all SHPO requirements as a result of the Section 106 consultation.  
*I don't believe so, but will verify.*
- ☒ Manufacturer information on the reflective nature of the solar facility to evaluate the potential light reflection into adjacent properties and rights-of-way  
*none -*
- ☒ Visual impact analysis and demonstrations including mock-ups and/or photo simulations from at least three (3) directional perspectives. Simulations should include:
- ☒ Perspectives from all directions that could impact view corridors;  
*none*
  - ☒ Perspectives from above the site for roof mounted facilities;  
*(Not required for facilities listed as Outright in Section 16.030.A)*  
*minimal - view from a long ways away*
- ☒ Landscape and/or screening plan  
*roof parapet - none needed*
- ☒ Photo of proposed location as viewed from the street  
*can't see them from street*

## Nancy Ferber

---

**From:** Michelle Diefenbach <michelle@rcibuilds.com>  
**Sent:** Wednesday, October 12, 2016 11:45 AM  
**To:** Nancy Ferber  
**Subject:** RE: Additional information for EX 16-10

Nancy,  
The total roof is 21,591 Sf. 25% of that is 5,397 sf. Looks like we are well below the 25% requirement.

Michelle Dieffenbach  
Rickenbach Construction Inc.

**From:** Nancy Ferber [mailto:nferber@astoria.or.us]  
**Sent:** Tuesday, October 11, 2016 6:34 PM  
**To:** Michelle Diefenbach <michelle@rcibuilds.com>  
**Subject:** Additional information for EX 16-10

Hi Michelle,

I'm hurrying to get HLC packets out, could you please confirm the following ASAP:

- size for the roll up door-I assume it's the 3 panel version?
- size for the proposed windows
- size for the sliding doors
- total square footage of the rooftop (will be required for the solar permit)
- details of the proposed deck maintenance
- which work will be done in which phase?

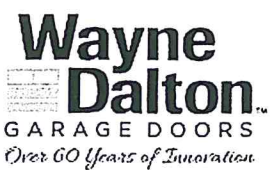
Thanks,  
Nancy

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](mailto:nferber@astoria.or.us)  
[www.astoria.or.us](http://www.astoria.or.us)



CITY OF ASTORIA  
Incorporated 1811 • Incorporated 1866



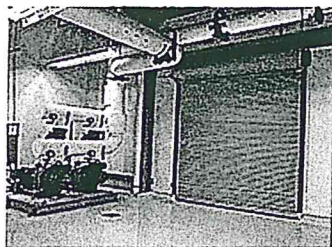


#2  
South Facade

Home • Commercial • Rolling Doors • Service Doors • Model 900

# Rolling Service Door Model 900

Reliable and Durable Rolling Service Doors For Moderate Use



**Key Product Features:**

- Standard Max Width 14"
- Standard Max Height 14"
- Steel, aluminum or stainless steel construction
- Flat or curved slats available
- Wind load 20 PSF standard; options up to 31 PSF

\*Larger sizes may be available. Consult factory for more information. 800-764-1457

**Options & Accessories:**

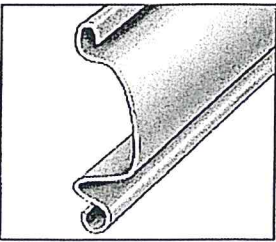
- Secur-Vent® perforated slats (Flat slat only)
- Motor Operator
- Cable Reels
- Thru-Wall Operation
- Bottom Bar Sensing Edges
- Anti-Drop Devices (including Wayne Dalton's Proprietary DSD - Drop Stop Device, and Brake Devices)
- Exhaust Ports
- Sloping Bottom Bars
- Mullions
- Optional powder coat finish

**Documents**

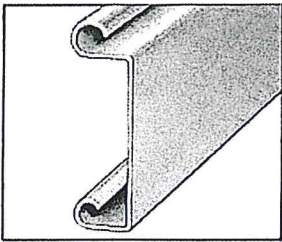
- [Brochure](#)
- [Door Operating Clearance](#)
- [Installation](#)
- [Warranty](#)
- [Specifications \(PDF\)](#)
- [Specifications \(DOC\)](#)

**Slat Profiles**

See our [Model 900 Slat Profiles](#) document for more profiles and details.

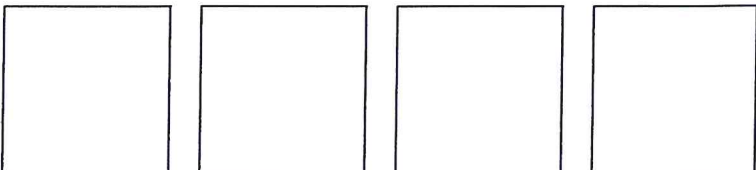


No. 2 Slat Profile



No. 17 Slat Profile

**Factory Finish Colors**



CITY OF ASTORIA  
SEP 13 REC'D  
BUILDING CODES



ALUMINUM FULL VIEW

K - AL

WAYNE DALTON COMMERCIAL DOOR SYSTEMS

BUILDING CODES

SEP 13 1991

**Wayne Dalton**

- MAXIMIZES LIGHT AND VISIBILITY
- CHOICES IN GLASS TYPES COMPLIMENT THE VARIETY OF USES THAT THE MODEL K-AL IS IDEAL FOR
- STANDARD SIZES UP TO 24' WIDE AND 18' HIGH

## ALUMINUM FULL VIEW SECTIONAL DOOR SYSTEMS

WHEN VISIBILITY AND LIGHT TRANSMISSION COUNT MOST

Wayne Dalton Aluminum Full-View doors are ideally suited for commercial applications ranging from car washes and tire stores to store fronts and other buildings where maximum light and visibility are desired. Available in clear, bronze and black anodize colors or powdercoated colors. The model K-AL door is sturdy, virtually maintenance free and weather resistant.



## SECTIONAL DOOR SYSTEMS

# ALUMINUM FULL-VIEW K-AL

Doors shall be Model K-AL aluminum sectional type as manufactured by Wayne Dalton.

**Sections** – All rails and stiles are extruded aluminum alloy 6063T6 with clear satin anodized finish. Optional baked-on acrylic finish, color as selected from standard finishes. Sections are 2" thick.

Stiles and rails to be joined together with self-tapping screws. Ends of bottom section are through bolted. Panels and glass are held in place by aluminum molding and sealed with waterproof acrylic high bond structural glazing tape.

Doors over 12' 2" wide will be equipped with one or more integral 2 1/4" reinforcing fins, as required by size and weight of door. Bottom section panel inserts shall be clear satin anodized aluminum (or painted finish to match door color). Glazed bottom section is not recommended. Vinyl U-shaped astragal weatherstripping is furnished as standard.

**Tracks** – Hot-dipped galvanized steel graduated for weathertight closing, 2" or 3" as required by size and weight of door.

**Hardware** – Hinges and brackets shall be made from hot-dipped galvanized steel. Track rollers to be bearing with case hardened inner races, sized to suit track type.

**Counterbalance** – Minimum 10,000 cycle rated helical wound torsion springs. Optional high cycle springs.

**Locking Device** – Interior slide lock suitable for padlocking.

**Weather Seals** – Bottom seal and between sections seal are standard. Optional jamb and header seal are available.

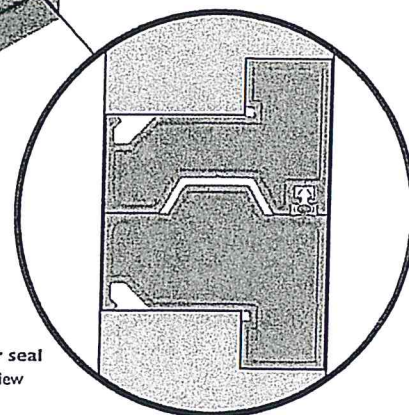
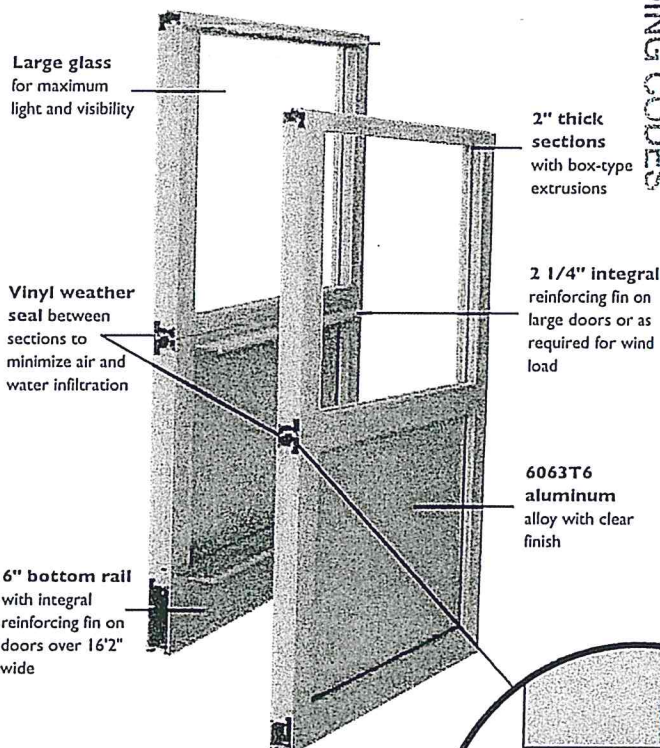
Contact Wayne Dalton for additional sizes and colors.

### Finishes

- Clear Satin Anodized (standard)
- Bronze Anodized
- Black Anodized
- Powdercoat in over 200 RAL colors
- Custom Powder Coat

**Glazing** – 1/8" DSB glass standard in intermediate and top sections. Optional 1/8" or 1/4" Tempered Glass, 1/8" Polycarbonate (Lexan), 1/4" Acrylic (Plexiglass), 1/2" Insulated DSB, 1/4" Wire. Special glass types not shown are available, please consult factory. Solid aluminum panels may be specified in lieu of glass.

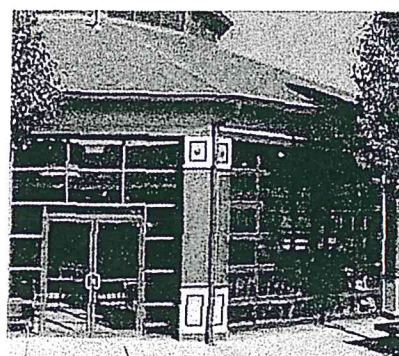
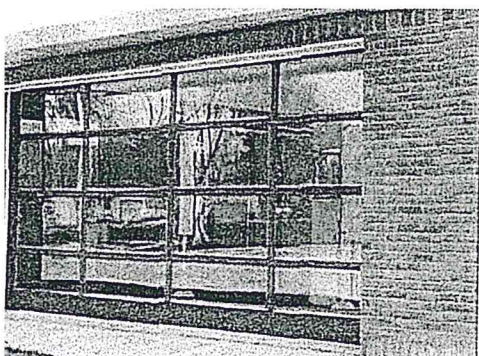
**Ventilation Panels** – Optional perforated aluminum panels or expanded mesh aluminum panels are available in a variety of patterns to suit flow requirements.



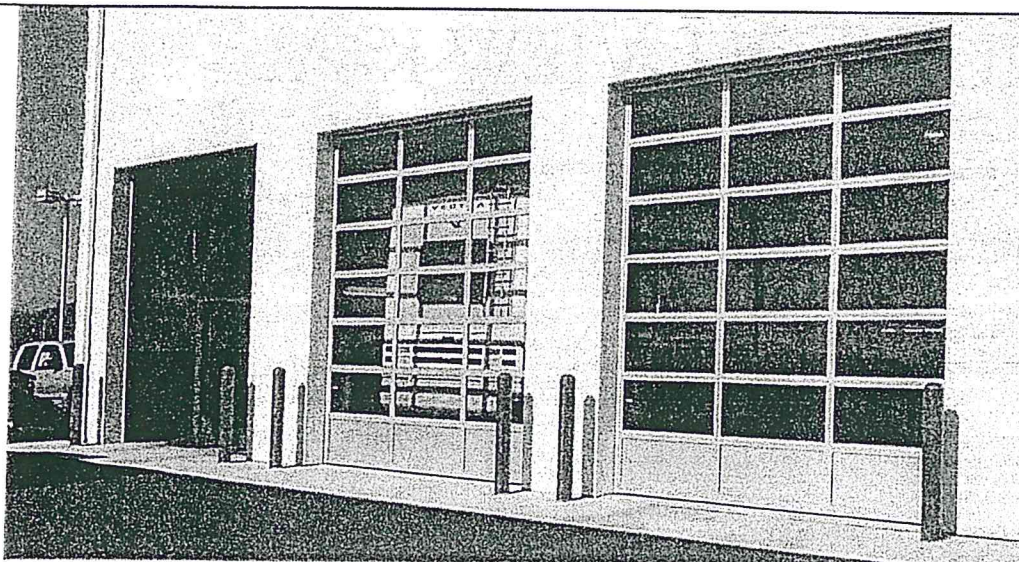
CITY OF ASTORIA

SEP 13 REC'D

BUILDING CODES







**STANDARD SIZES UP TO:**  
24' WIDE & 18' HIGH

**THERMAL EFFICIENCY VALUES:**  
R = 1.8

**WINDLOAD OPTIONS**  
Wayne Dalton Certified  
**WindSAFE**

**AVAILABLE:**

MEET OR EXCEED  
ANSI/DASMA 102-2003  
IN ACCORDANCE WITH  
ASTM E-330-70.

**BEST APPLICATIONS:**  
Where high visibility or  
natural light is needed

### General Operating Clearances

| Type                            | Headroom***           |               | Sideroom**    |          | Depth Into Room                  | Center Line of Springs****         |                                    |
|---------------------------------|-----------------------|---------------|---------------|----------|----------------------------------|------------------------------------|------------------------------------|
|                                 | 2" Track              | 3" Track      | 2" Track      | 3" Track | 2" & 3" Track                    | 2" Track                           | 3" Track                           |
| Standard Lift Manual 12" R      | 12 1/2 to 17"         | NA            | 4 1/2"        | 5 1/2"   | Opening Height + 18"             | Opening Height +12"                | NA                                 |
| Standard Lift Manual 14" R      | 14 1/2 to 20"         | NA            |               |          |                                  | Opening Height +13"                | NA                                 |
| Standard Lift Manual 15" R      | NA                    | 15 1/2 to 21" |               |          | Opening Height + 66"             |                                    | Opening Height +15"                |
| Standard Lift Motor Oper. 12" R | 15 1/2 to 19 1/2"     | NA            |               |          |                                  | Opening Height +12"                | NA                                 |
| Standard Lift Motor Oper. 14" R | 16 1/2 to 23"         | NA            |               |          | Opening Height - High Lift + 30" | Opening Height +13"                | NA                                 |
| Standard Lift Motor Oper. 15" R | NA                    | 18 1/2 to 24" |               |          |                                  |                                    | Opening Height +15"                |
| High Lift Manual                | High Lift + 12 to 14" |               | 24" One Side  |          | 24"                              | Opening Height + High Lift + 6 1/2 | Opening Height + High Lift + 7 1/2 |
| High Lift Motor Operator        |                       |               | 4 1/2" 5 1/2" |          |                                  | Door Height + 6                    |                                    |
| Full Vertical Lift Manual       | Door Height + 12"     |               | 24" One Side  |          |                                  |                                    |                                    |
| Vertical Lift Motor Operated    |                       |               |               |          |                                  |                                    |                                    |
| Low Headroom Manual*            | 6-14 1/2"             | 10-14 1/2"    | 6             | 9        | Opening Height + 30"             | Does Not Apply                     |                                    |
| Low Headroom Motor Operated*    | 9-14 1/2"             | 13-14 1/2"    |               |          | Opening Height + 66"             |                                    |                                    |

### Panel/Section Guide

| Door Width      | No. Panels | Door Height    | No. Sections |
|-----------------|------------|----------------|--------------|
| Up to 8'3" Wide | 2          | Up thru 8'1"   | 4            |
| 9'4" to 12'3"   | 3          | 8'2" to 10'1"  | 5            |
| 12'4" to 16'3"  | 4          | 10'2" to 12'1" | 6            |
| 16'4" to 20'3"  | 5          | 12'2" to 14'1" | 7            |
| 20'4" to 23'7"  | 6          | 14'2" to 16'1" | 8            |
| 23'8" to 24'2"  | 7          | 16'2" to 18'1" | 9            |

#### NOTES:

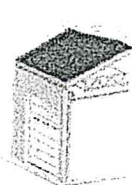
1. Rear mount torsion requirements shown on chart see drawings for front mount clearances
2. 8" sideroom required on one side for doors having chain hoist. 24" side Room required on on side for doors having jackshaft operators.
3. Clear Headroom is based on door weight and door size so please contact dealer for specific headroom for your door.
4. Center line of shaft is based on door weight and door size so please contact dealer for specific headroom for your door.

**CITY OF ASTORIA**

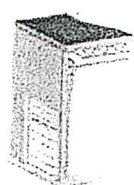
SEP 13 REC'D

**BUILDING CODES**

### Track Selection Guide



Standard Lift



High Lift  
(straight incline  
standard, break  
away available.)



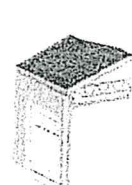
Roof Pitch  
(standard or high lift)



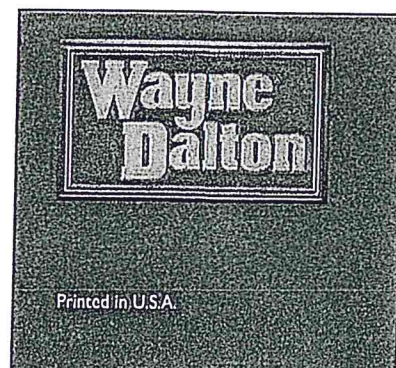
Vertical Lift



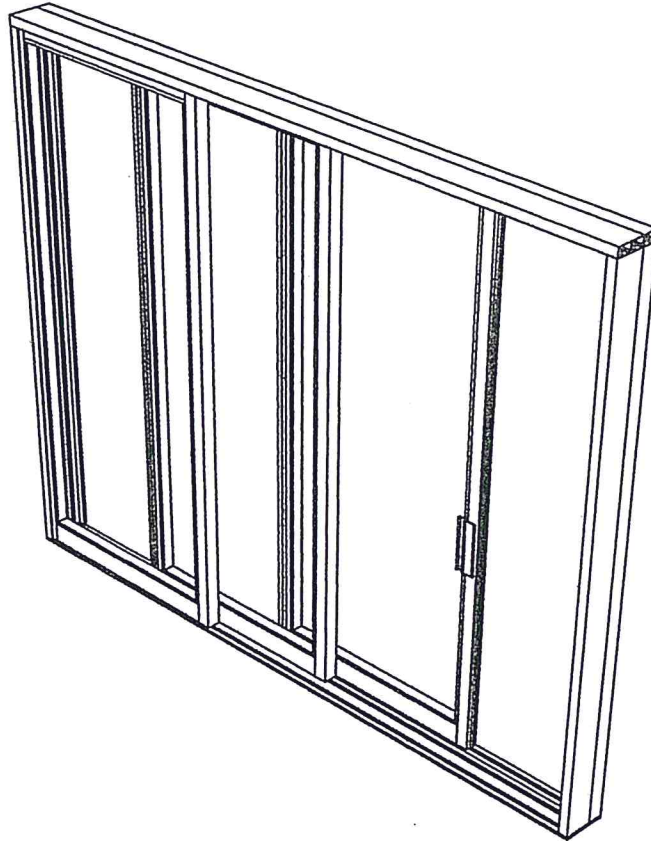
Low Headroom  
(rear mount torsion)



Low Headroom  
(front mount torsion)







### Cascade Aluminum's Sliding Door is a Multi-Slide Entrance System designed *for interior applications*.

The stacking head and sill sections provide a multitude of configurations to suit almost every architectural application. With the sliding door's multi-slide capabilities it can be used in a by-passing wall and adjacent pocket application. Sill tracks can be surface applied or recessed for unobstructed egress. Rugged overall construction coupled with heavy wall stiles and interlocks create a truly monumental sliding unit. Doors come equipped with flush finger pulls, hooklocks and cylinders. Each sliding door has adjustable \*stainless steel tandem rollers and floor tracks with stainless steel caps to provide easy operation and durability.

\*Stainless steel roller housing available.

CITY OF ASTOR

SEP 13 REC'D

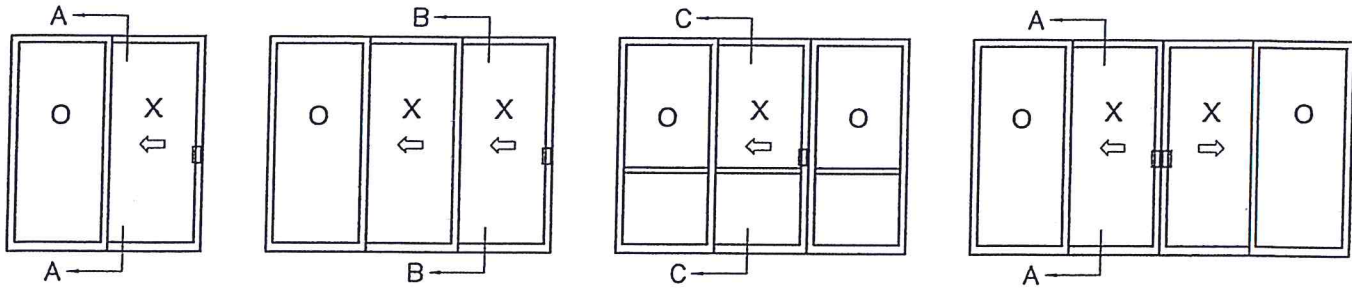
April 2005

BUILDING CODES

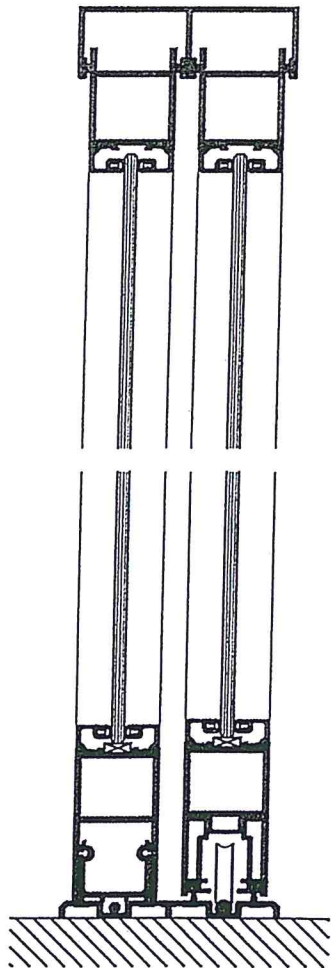
## Typical Details

## SLIDING MALL DOORS

MULTI-SLIDE

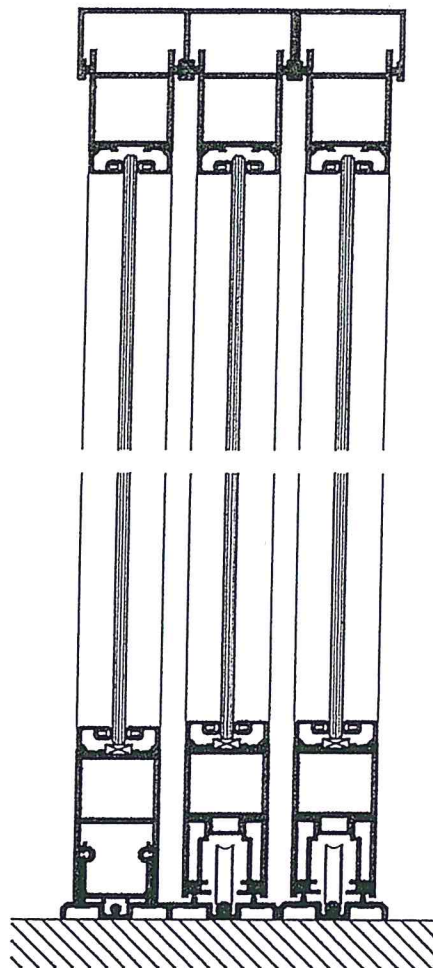


SECTION A-A



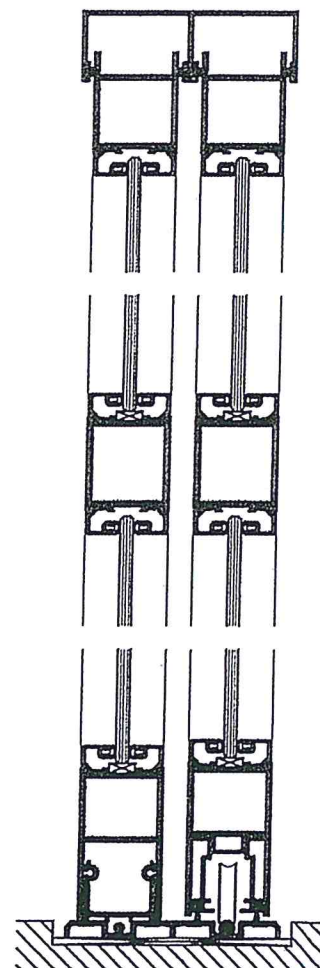
Surface applied track

SECTION B-B



Surface applied tracks

SECTION C-C



Recessed track

CITY OF ASTORIA



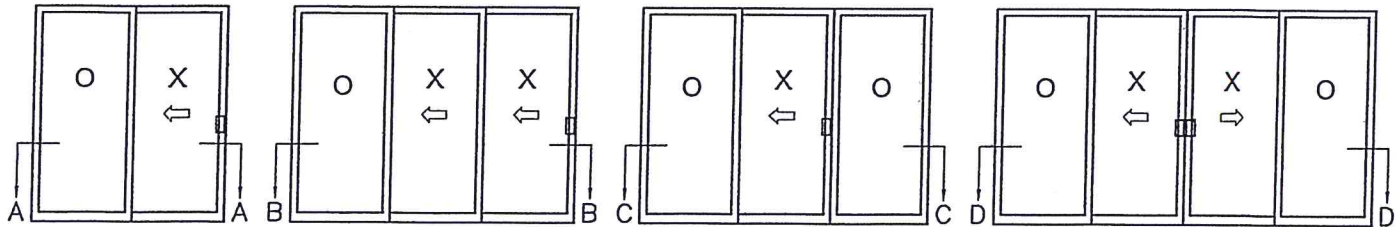
# CASCADE ALUMINUM, INC.

## ENTRANCES

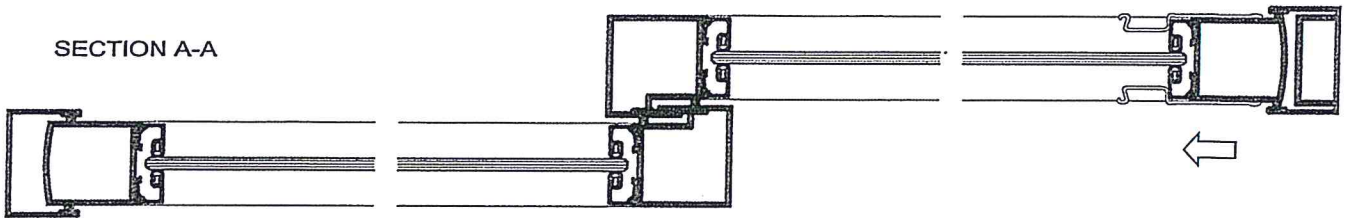
### Typical Details

### SLIDING MALL DOORS

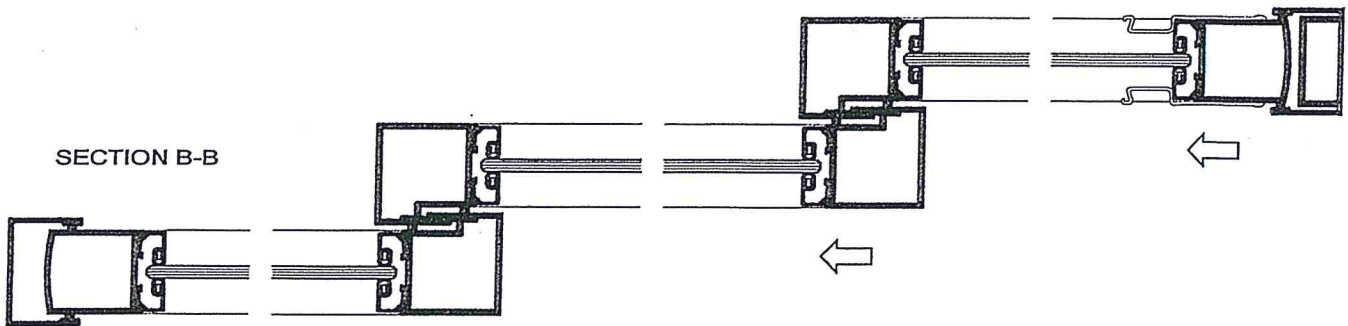
MULTI-SLIDE



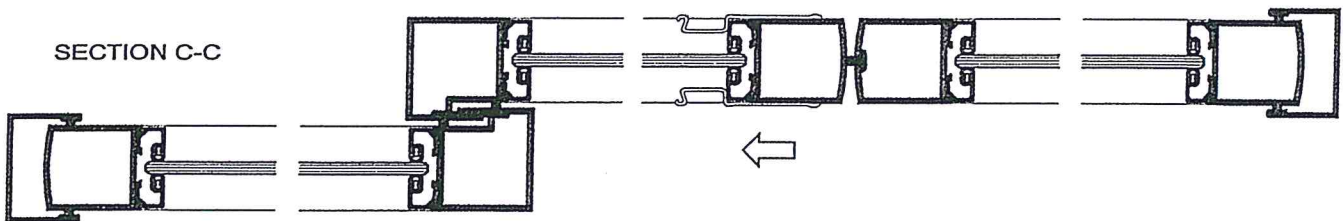
SECTION A-A



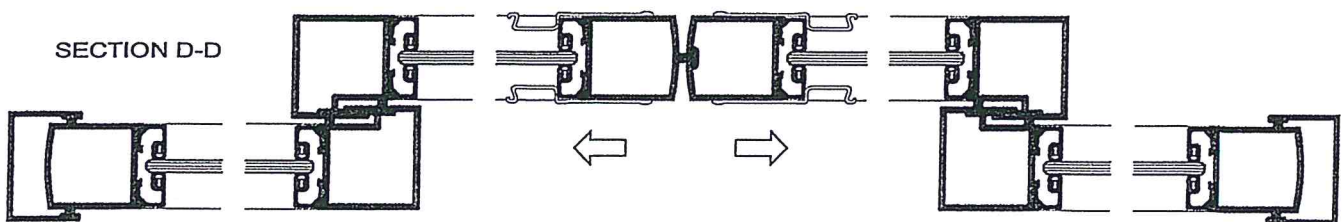
SECTION B-B



SECTION C-C

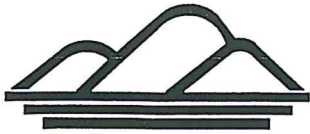


SECTION D-D



SCALE: 3/8"=1'-0"

April 2005



**CASCADE  
ALUMINUM**

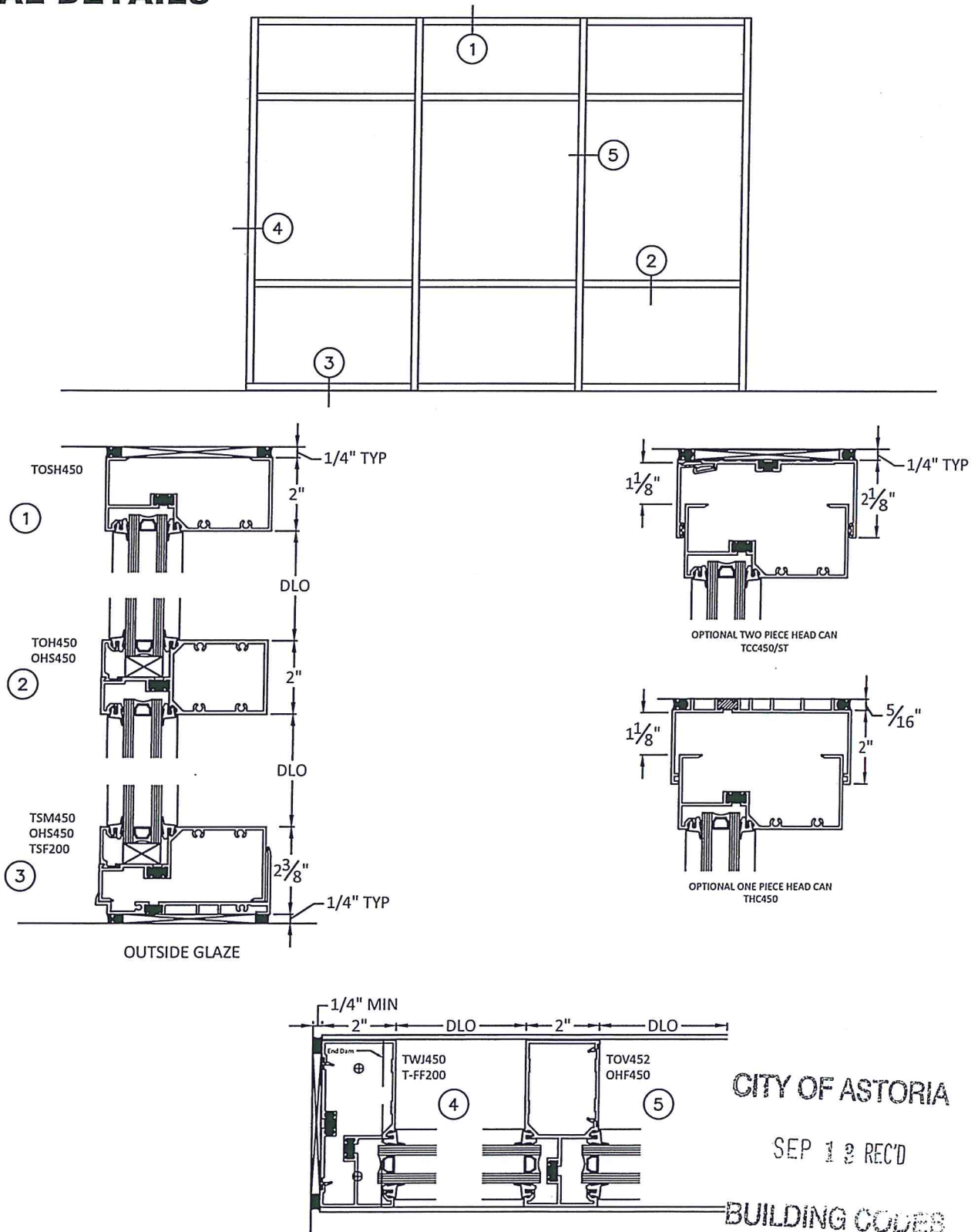
*The clear choice for aluminum  
fabricated products*

#1  
Windows

4102 NE 72nd Ave  
Vancouver, WA 98661

## TYPICAL DETAILS

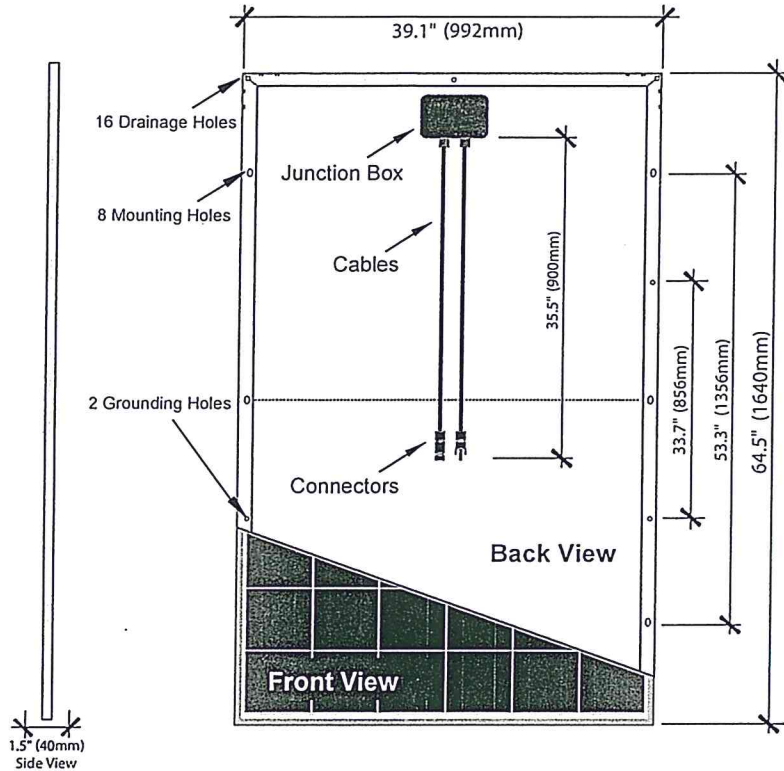
## 450-TOS SCREW SPLINE





# ORION 1000 ECO(XXX)H156P-60

## DIMENSIONS OF PV MODULE ORION ECO(XXX)H156P-60



## CURRENT-VOLTAGE & POWER-VOLTAGE CURVE

|            |             |
|------------|-------------|
| Efficiency | up to 15.7% |
| Wattage    | up to 275W  |
| Warranty   | 25 Years    |



Values at Standard Test Conditions (STC) = Irradiance: 1000W/m²  
Air Mass: 1.5; Module Temperature: 77°F (25°C)

## SPECIFICATIONS AND DATA

|                    |   |
|--------------------|---|
| Panel Dimensions   | 64.57" x 39.06" x 1.57" (1640mm x 992mm x 40mm) |
| Weight             | 40.79 lbs (18.5kgs)                             |
| Cells              | 60 x Polycrystalline 6"x 6" (156mm x 156mm)     |
| Glass              | 1/8" (3.2mm) Tempered Glass                     |
| Frame              | Anodized Aluminum Alloy; Color: Silver          |
| Junction Box       | IP Rated Junction Box with Bypass Diodes        |
| Cable              | 4mm² solar cable (RHW AWG #12)                  |
| Connector          | (MC4-Type) PV Plug Connectors                   |
| EVA                | EVA   |
| Backsheet          | TPT   |
| Modules per Pallet | 26 Panels                                       |

## TEMPERATURE COEFFICIENTS

|   |           |
|---|-----------|
| Nominal Operating Cell Temperature (NOCT) | 45±2°C    |
| Temperature Coefficient of ISC (α)        | 0.06%/°C  |
| Temperature Coefficient of VOC (β)        | -0.30%/°C |
| Temperature Coefficient of Pmax           | -0.43%/°C |

## PERMISSIBLE OPERATING CONDITIONS

|  |                                  |
|--|----------------------------------|
| Operating Temperature                  | -40°F to +185°F (-40°C to +85°C) |
| Maximum Hail Diameter @ 43Mph (80km/h) | Up to 1" (25mm)                  |
| Wind Impact                            | ≤2400 Pa                         |
| Snow Impact                            | ≤5400 Pa                         |

## ELECTRICAL DATA

| Model          | Pmax<br>(45W) | Vmp    | Imp   | Voc    | Isc   | Max System Voltage | Standard Test Conditions                                    |
|----------------|---------------|--------|-------|--------|-------|--------------------|---|
| ECO250H156P-60 | 250W          | 31.20V | 8.01A | 37.80V | 8.65A | 1000V              | Irradiance: 1000W/m²<br>AM: 1.5<br>Temperature: 77°F (25°C) |
| ECO255H156P-60 | 255W          | 31.60V | 8.06A | 37.90V | 8.73A |                    |   |
| ECO260H156P-60 | 260W          | 32.00V | 8.13A | 38.00V | 8.81A |                    |   |
| ECO265H156P-60 | 265W          | 32.40V | 8.18A | 38.10V | 8.89A |                    |   |
| ECO270H156P-60 | 270W          | 32.80V | 8.24A | 38.20V | 8.97A |                    |   |
| ECO275H156P-60 | 275W          | 33.20V | 8.89A | 38.30V | 9.05A |                    |   |



# ECOSOLARGY ORION 1000

## POLYCRYSTALLINE MODULE ORION 1000 ECOXXH156P-60



POSITIVE TOLERANCE



TRANSPARENT &  
ANTI-REFLECTIVE



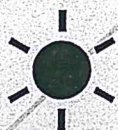
CORROSION RESISTANT



HIGH MODULE  
CONVERSION EFFICIENCY



WITHSTANDS HIGH  
WIND LOADS

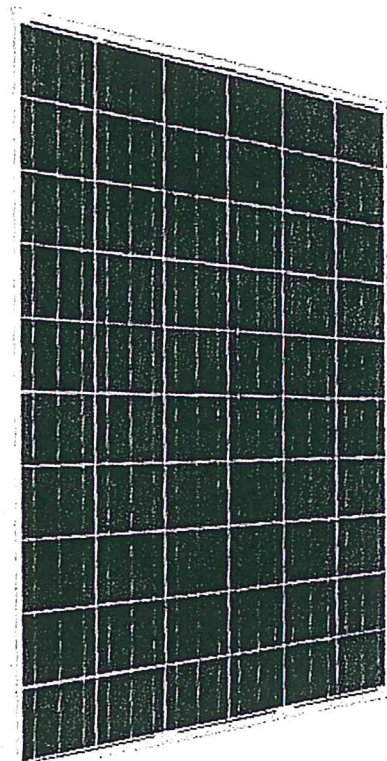


EXCELLENT PERFORMANCE  
UNDER LOW LIGHT CONDITIONS

CITY OF ASTORIA

OCT 7 REC'D

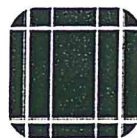
BUILDING CODES



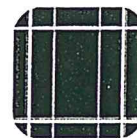
**10** YEAR  
WORKMANSHIP  
GUARANTEE

+

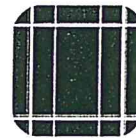
**25** YEAR  
PERFORMANCE  
GUARANTEE



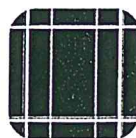
ECO-(250)60P  
Polycrystalline 250W



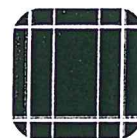
ECO-(255)60P  
Polycrystalline 255W



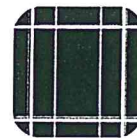
ECO-(260)60P  
Polycrystalline 260W



ECO-(265)60P  
Polycrystalline 265W



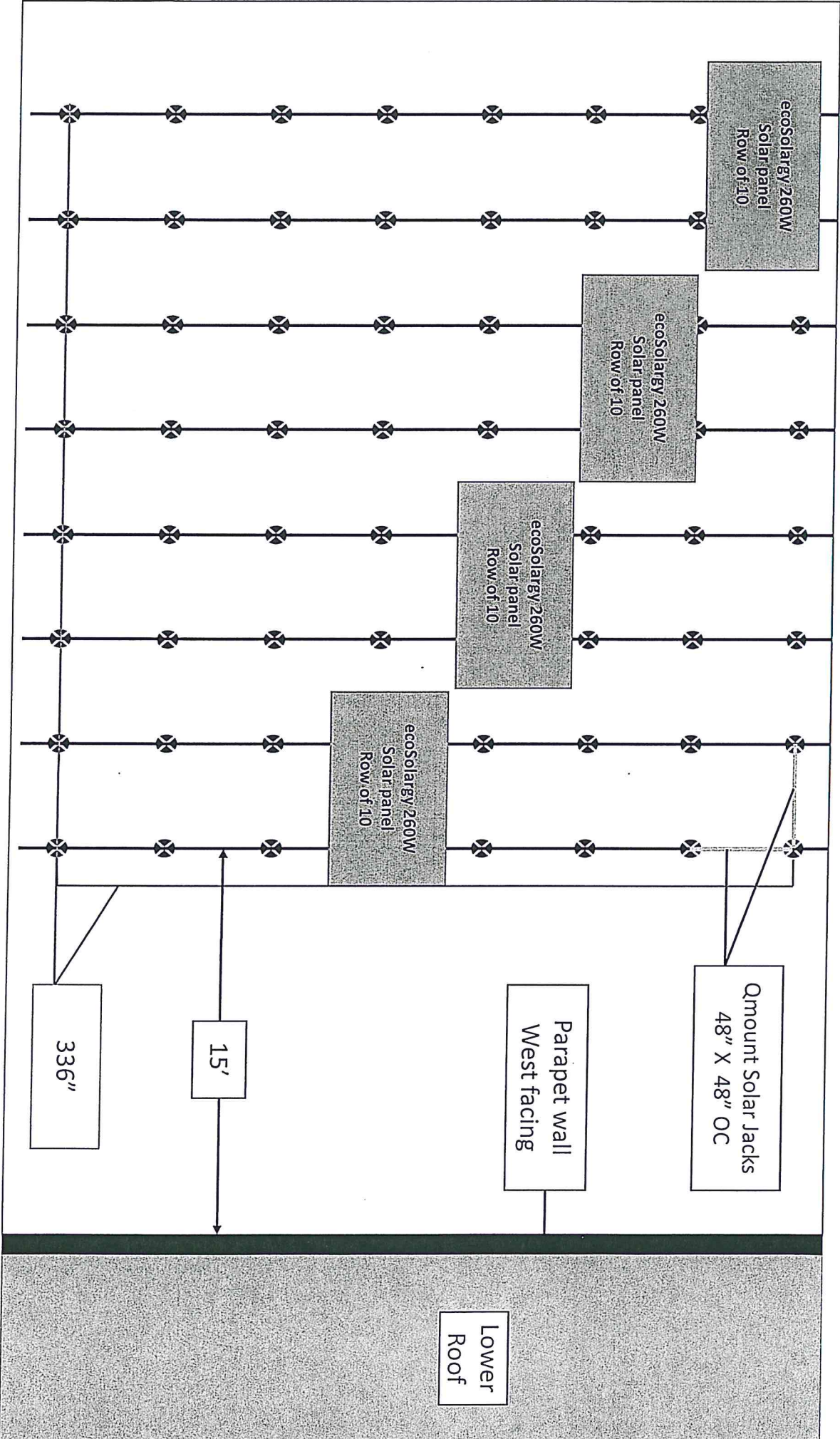
ECO-(270)60P  
Polycrystalline 270W

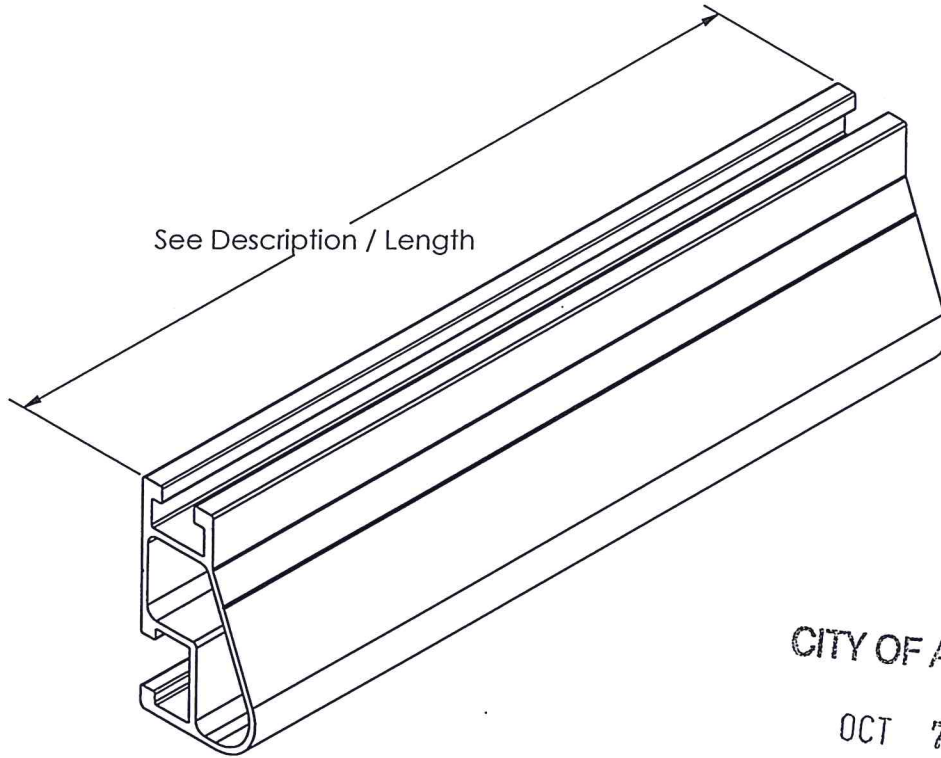


ECO-(275)60P  
Polycrystalline 275W





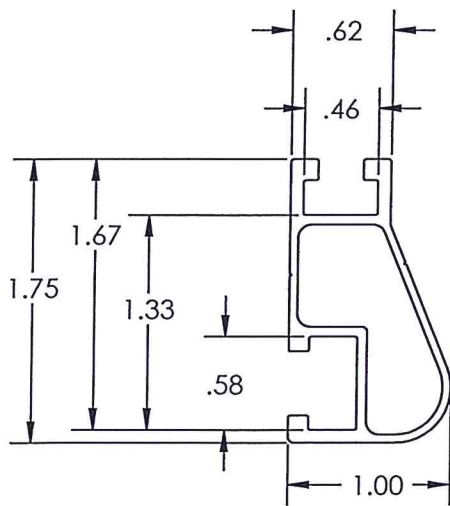




CITY OF ASTORIA

OCT 7 REC'D

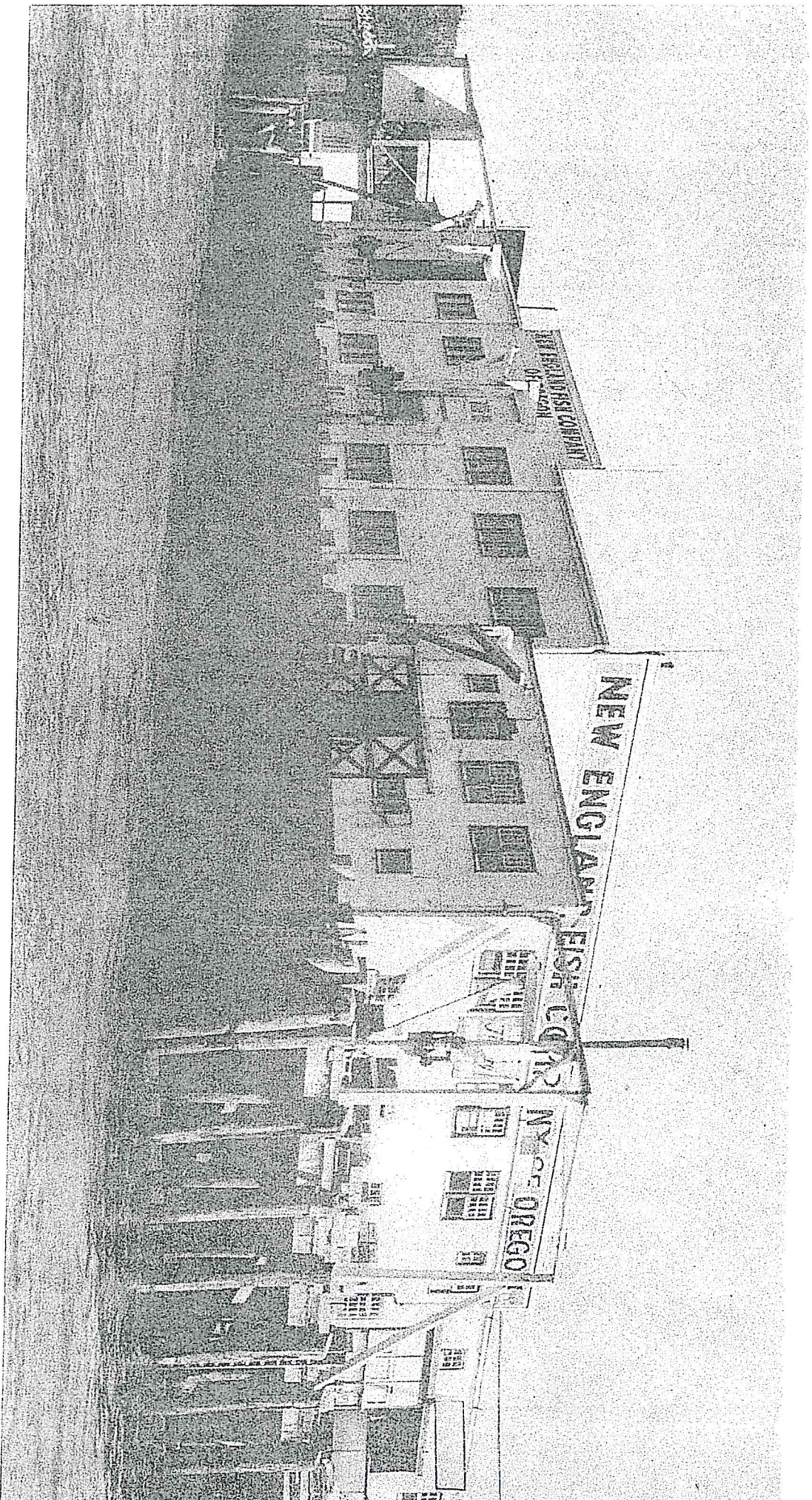
BUILDING CODES



| Rail Section Properties    |                       |
|----------------------------|-----------------------|
| Property                   | Value                 |
| Total Cross-Sectional Area | 0.363 in <sup>2</sup> |
| Section Modulus (X-axis)   | 0.136 in <sup>3</sup> |
| Moment of Inertia (X-axis) | 0.124 in <sup>4</sup> |
| Moment of Inertia (Y-axis) | 0.032 in <sup>4</sup> |
| Torsional Constant         | 0.076 in <sup>3</sup> |
| Polar Moment of Inertia    | 0.033 in <sup>4</sup> |

| Clear Part Number | Black Part Number | Description / Length      | Material             | Weight    |
|-------------------|-------------------|---------------------------|----------------------|-----------|
| XR-10-132A        | XR-10-132B        | XR10, Rail 132" (11 Feet) | 6000-Series Aluminum | 4.67 lbs. |
| XR-10-168A        | XR-10-168B        | XR10, Rail 168" (14 Feet) |                      | 5.95 lbs. |
| XR-10-204A        | XR-10-204B        | XR10, Rail 204" (17 Feet) |                      | 7.22 lbs. |





CITY OF ASTORIA

OCT 7 RECD

RECEIVED

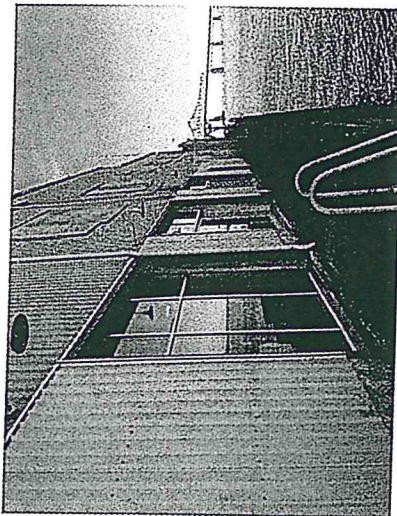
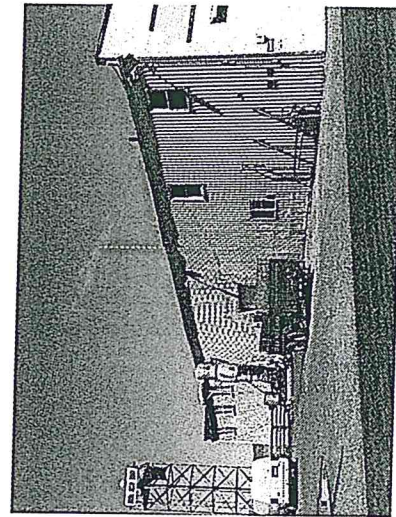
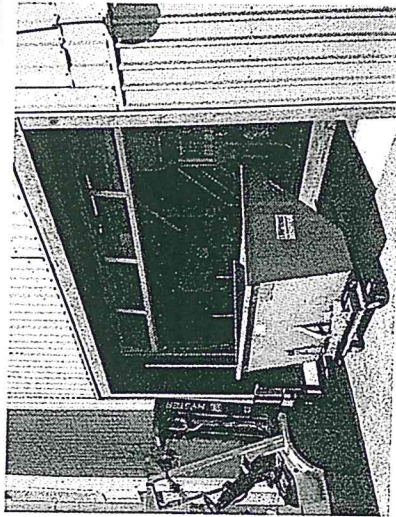
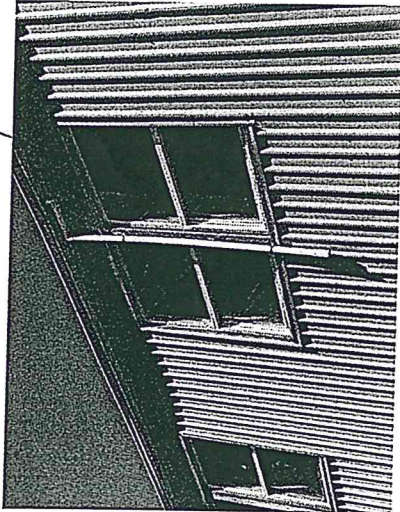


eventually  
 to be  
 replaced  
 w/ aluminum  
 comm. code  
 SEP 12 REC'D  
 CITY OF ASTORIA  
 BUILDING CODES  
 Vinyl in wood  
 inset

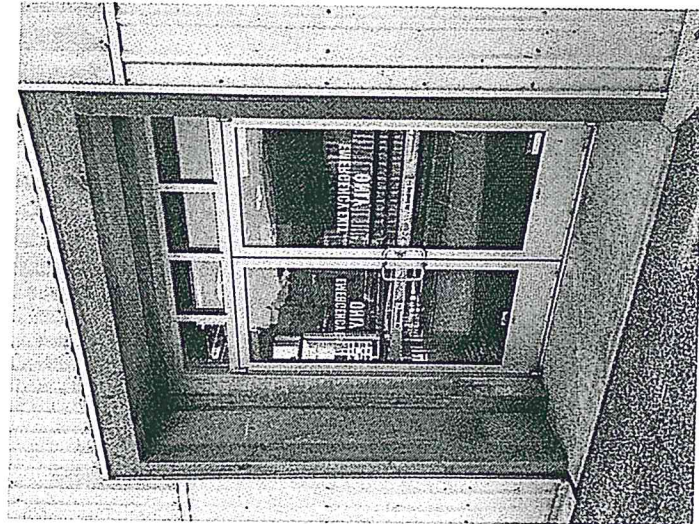
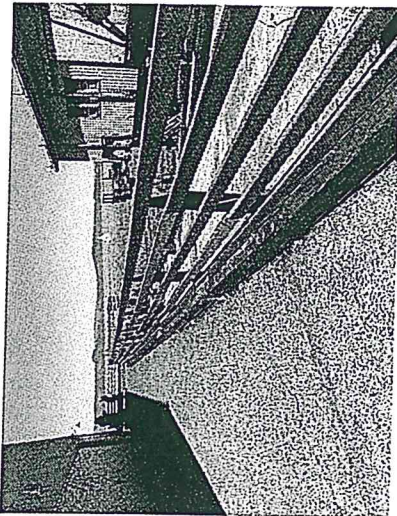
All materials  
 will be matching

Solar behind  
 Parapet 8', 12"

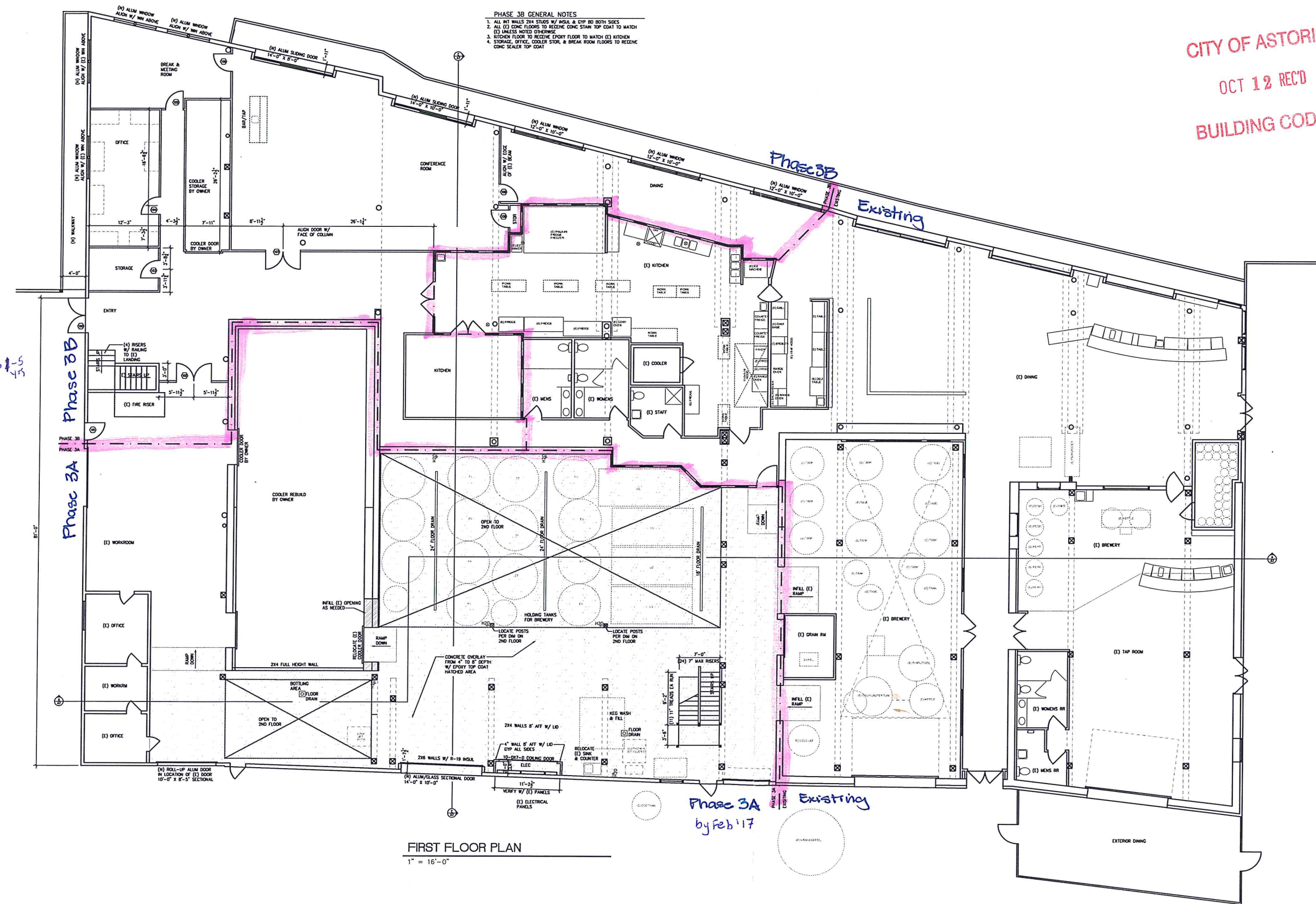
Peel off siding  
 to reveal  
 repaint sign  
 => will have to see  
 what's underneath



90%







FIRST FLOOR PLAN  
1" = 16'-0"

CITY OF ASTORIA  
OCT 12 REC'D  
BUILDING CODES



ARCHITECT: MICHELLE DIEFFENBACH

TENANT IMPROVEMENT  
BUILDOUT OF BREWERY  
#1 - 8th STREET  
ASTORIA, OR 97103

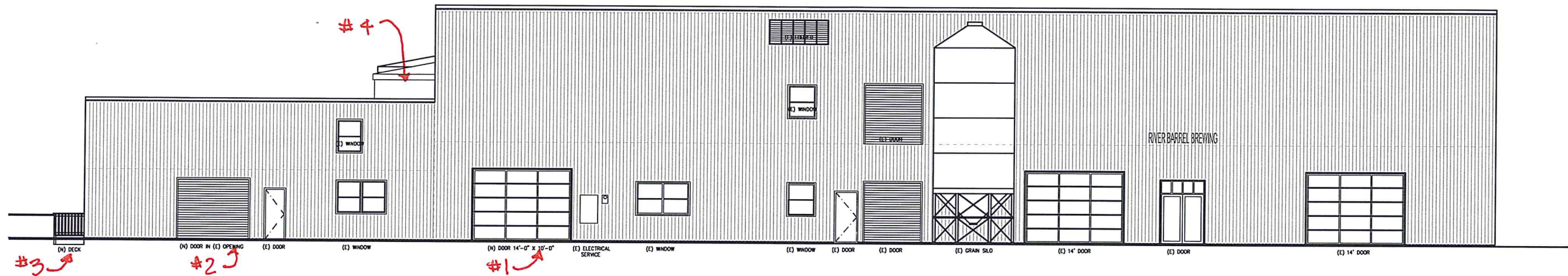
LUKE COLVIN  
BUOY BEER BREWING CO.  
42 7TH STREET  
ASTORIA, OR 97103  
503-468-0800

PRELIMINARY  
DATE: 10-6-16  
DATE REVISED:

DRAWN BY:  
MRD  
FILE NAME:

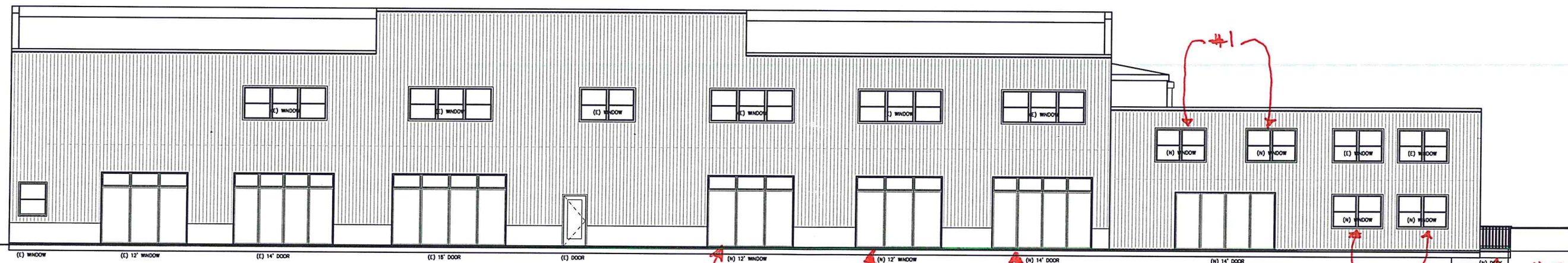
SHEET:  
A-3





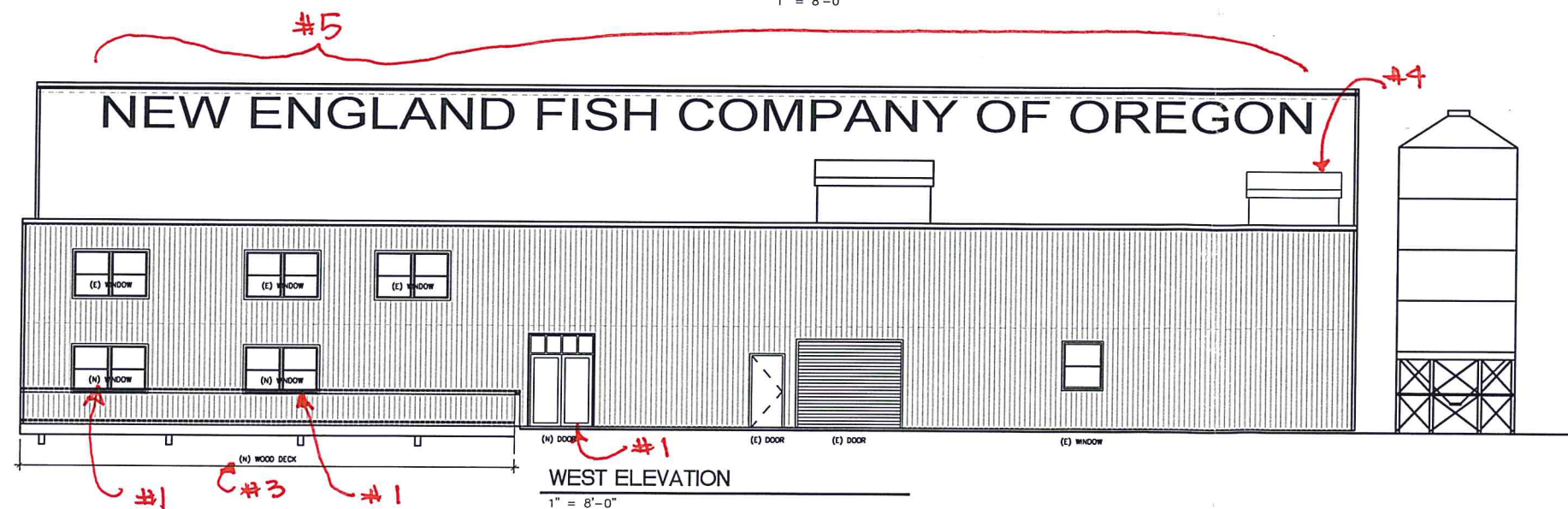
SOUTH ELEVATION

1" = 8'-0"



NORTH ELEVATION

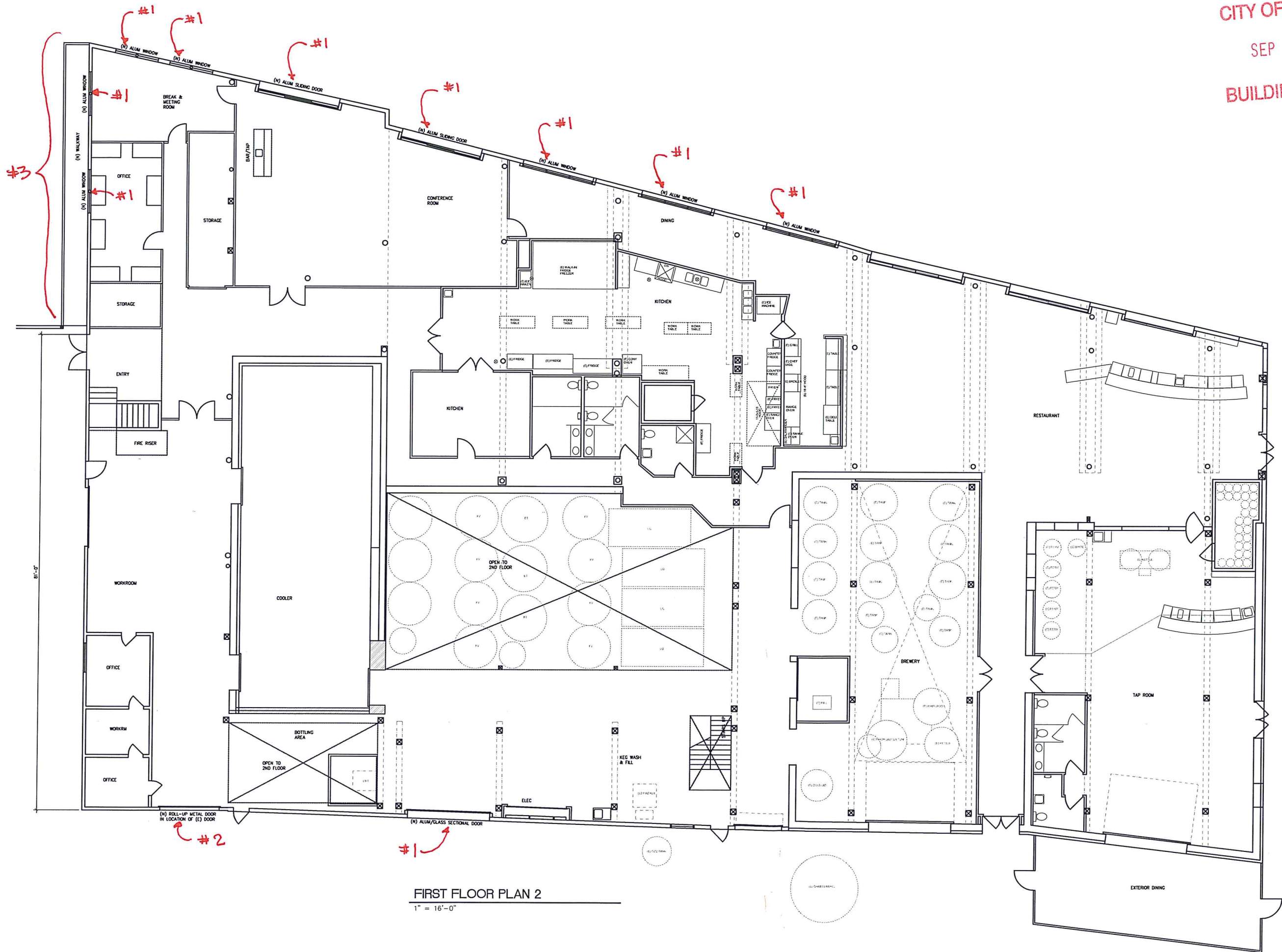
1" = 8'-0"



WEST ELEVATION

1" = 8'-0"





CITY OF ASTORIA  
SEP 13 REC'D  
BUILDING CODES

**RICKENBACH**  
CONSTRUCTION  
INCORPORATED

Office: 503.325.3748 • Fax: 503.325.6505  
37734 Eagle Lane, Astoria, OR 97103

ARCHITECT: MICHELLE DIEFFENBACH

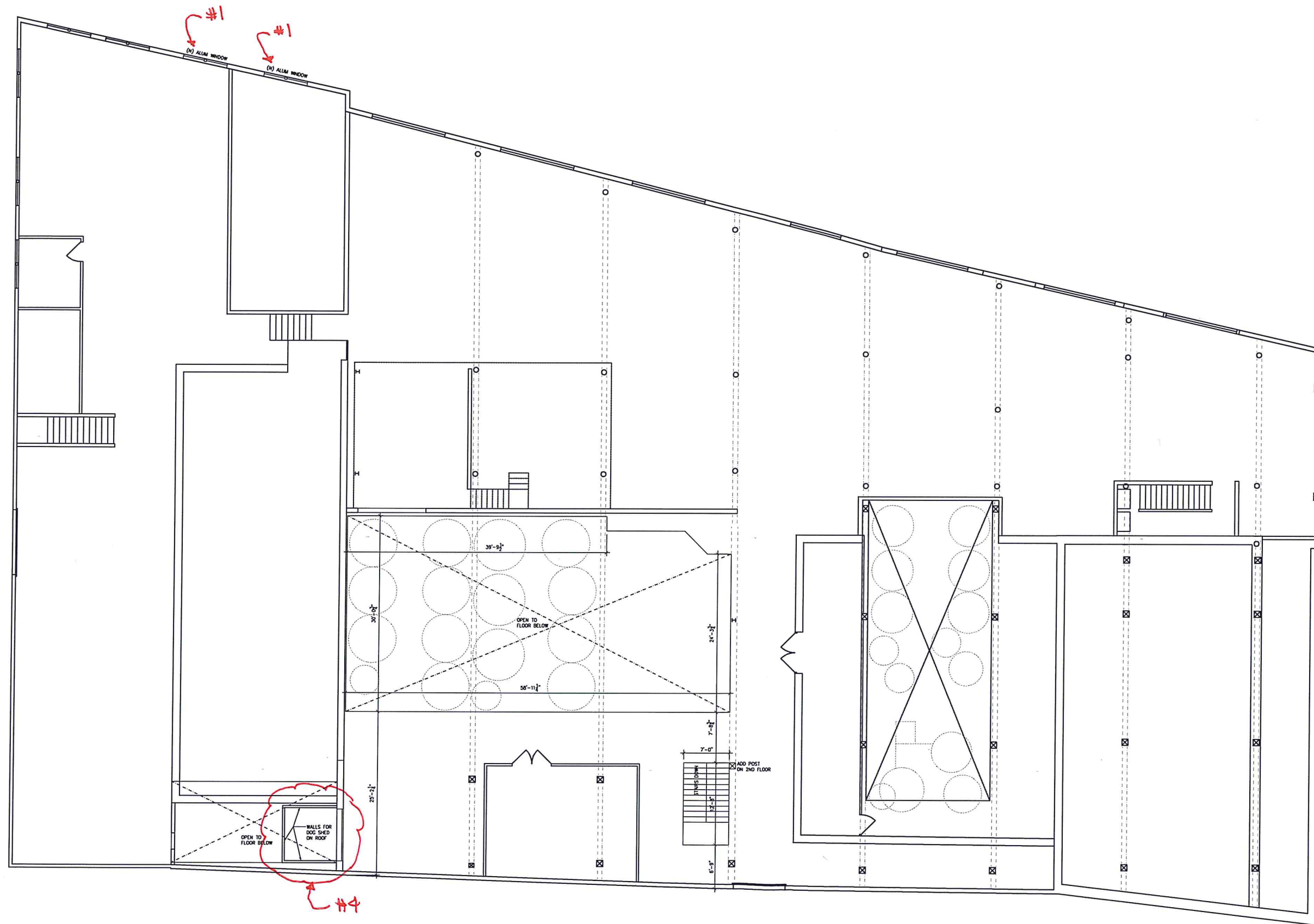
TENANT IMPROVEMENT  
BUILDOUT OF BREWERY  
#1 - 8th STREET  
ASTORIA, OR 97103

LUKE COLVIN  
BUOY BEER BREWING CO.  
42 7TH STREET  
ASTORIA, OR 97103  
503-468-0800

HLC REVIEW  
DATE:  
9-13-16  
DATE REVISED:

DRAWN BY:  
MRD  
FILE NAME:

SHEET:  
A-1



SECOND FLOOR PLAN 2

1" = 16'-0"

TENANT IMPROVEMENT  
BUILDOUT OF BREWERY  
#1 - 8th STREET  
ASTORIA, OR 97103

LUKE COLVIN  
BUOY BEER BREWING CO.  
42 7TH STREET  
ASTORIA, OR 97103  
503-468-0800

HLC REVIEW

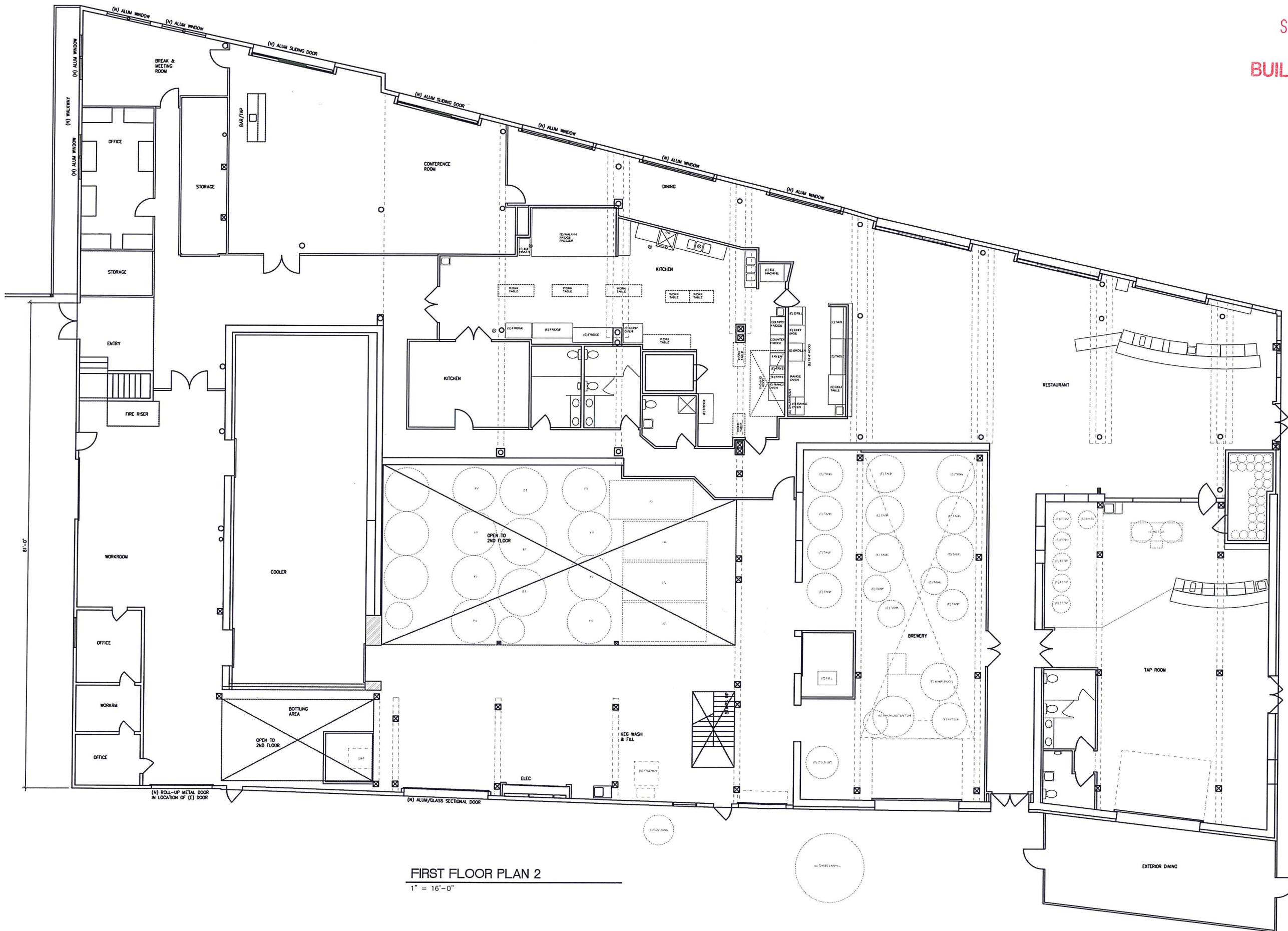
DATE:  
9-13-16  
DATE REVISED:

DRAWN BY:  
MRD  
FILE NAME:

SHEET:

A-2





FIRST FLOOR PLAN 2

1" = 16'-0"

CITY OF ASTORIA  
SEP 13 REC'D  
BUILDING CODES



ARCHITECT: MICHELLE DIEFFENBACH  
Office: 503.325.3748 • Fax: 503.325.8305  
37731 Eagle Lane, Astoria, OR 97103

TENANT IMPROVEMENT  
BUILDOUT OF BREWERY  
#1 - 8th STREET  
ASTORIA, OR 97103

LUKE COLVIN  
BUOY BEER BREWING CO.  
42 7TH STREET  
ASTORIA, OR 97103  
503-468-0800

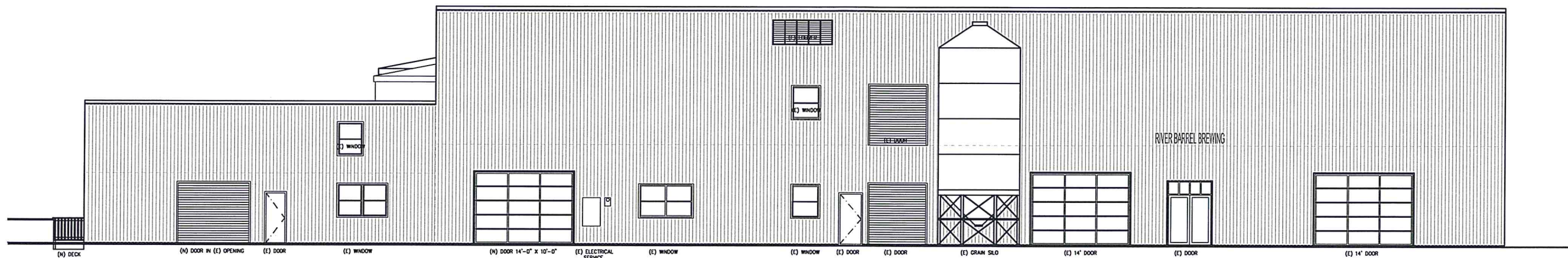
HLC REVIEW  
DATE:  
9-13-16  
DATE REVISED:

DRAWN BY:  
MRD  
FILE NAME:

SHEET:  
A-1

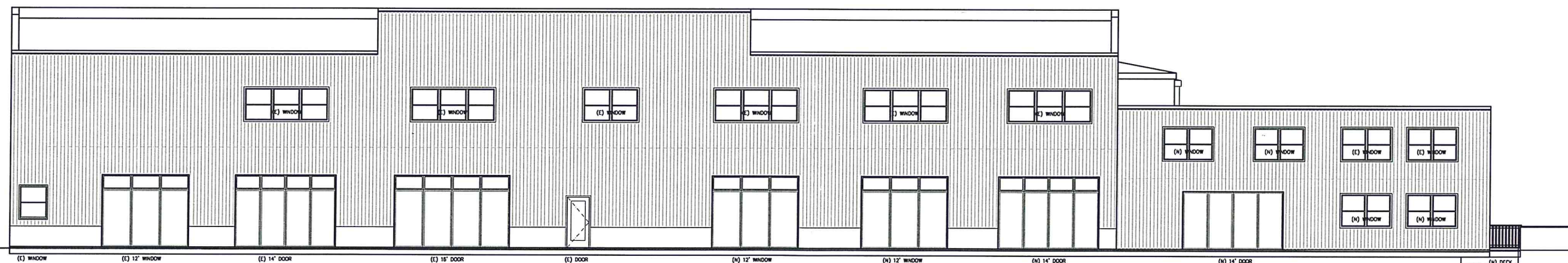






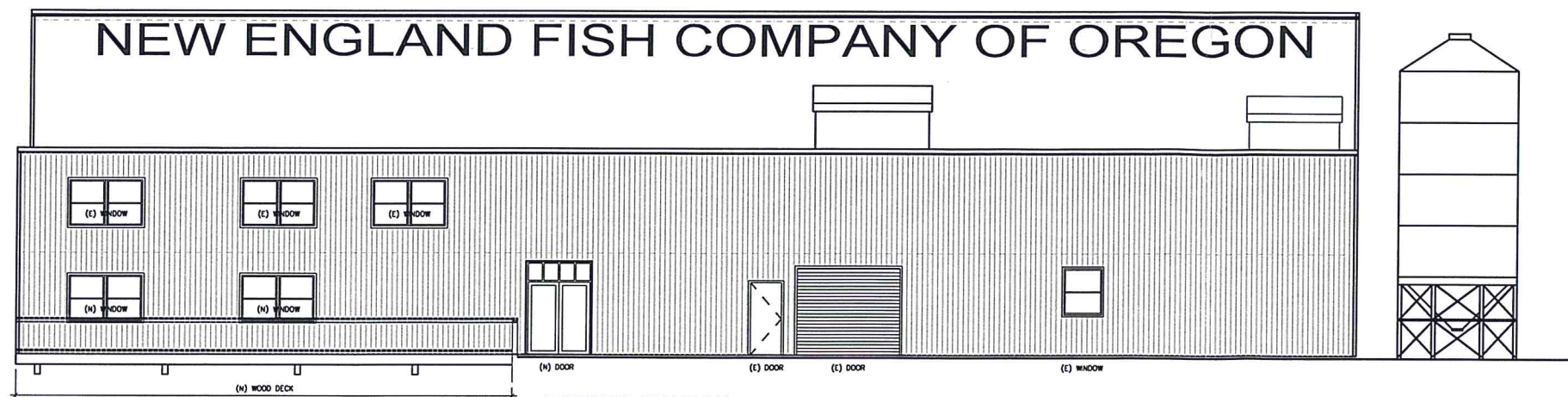
SOUTH ELEVATION

1" = 8'-0"



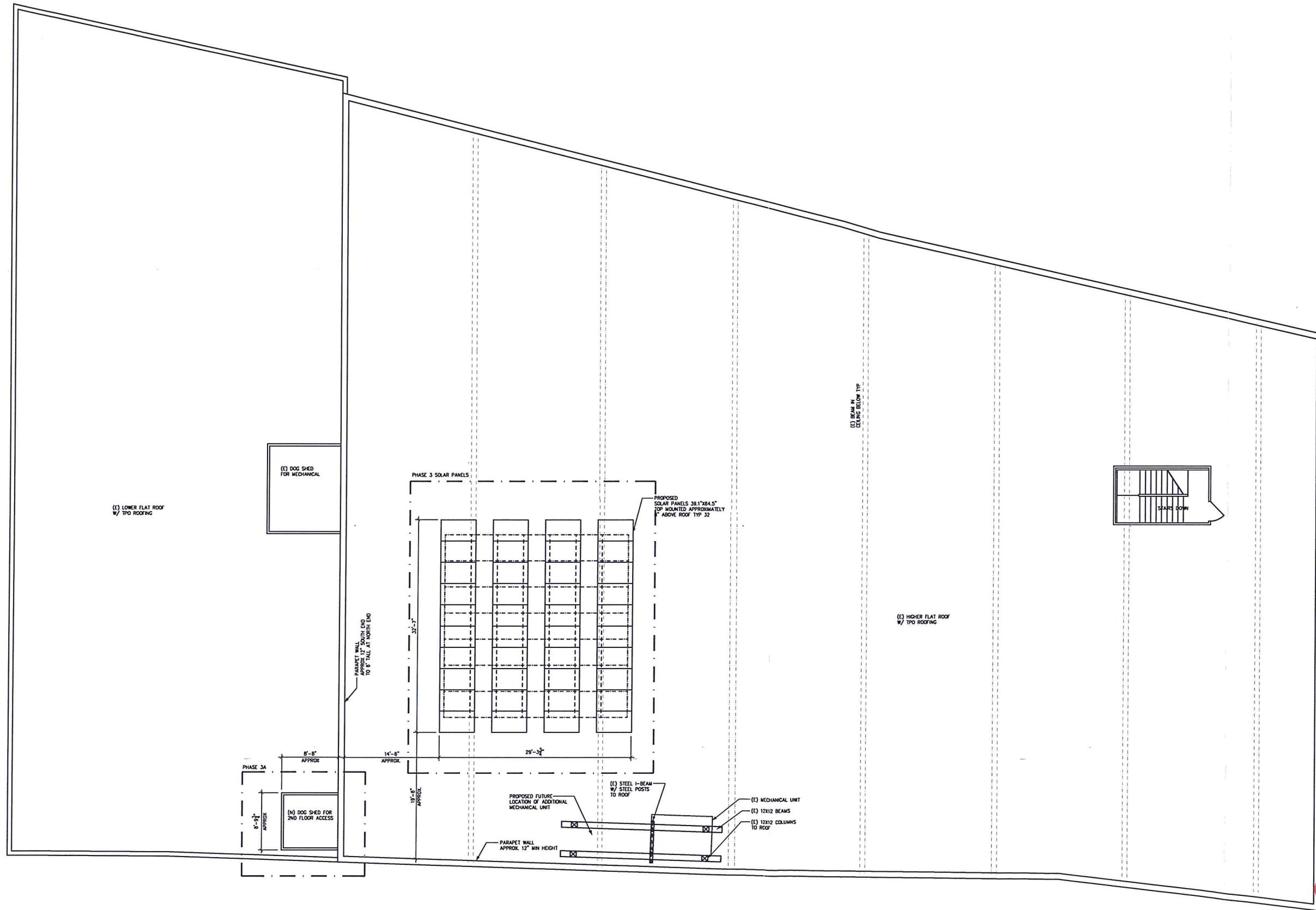
NORTH ELEVATION

1" = 8'-0"



WEST ELEVATION

1" = 8'-0"



ROOF PLAN  
1" = 16'-0"

CITY OF ASTORIA  
OCT 7 REC'D  
BUILDING CODES

TENANT IMPROVEMENT  
BUILDOUT OF BREWERY  
#1 - 8th STREET  
ASTORIA, OR 97103

LUKE COLVIN  
BUOY BEER BREWING CO.  
42 7TH STREET  
ASTORIA, OR 97103  
503-468-0800

PRELIMINARY  
DATE:  
9-27-16  
DATE REVISED:

DRAWN BY:  
MRD  
FILE NAME:

SHEET:  
A-5



## STAFF REPORT AND FINDINGS OF FACT

October 13, 2016

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER 

SUBJECT: NEW CONSTRUCTION REQUEST (NC16-05) BY JACK COFFEY ON BEHALF OF KEN THOMPSON TO CONSTRUCT A 22' x 40' DETACHED GARAGE AT 3682 FRANKLIN AVE

### I. BACKGROUND SUMMARY

- A. Applicant: Jack Coffey Construction  
1447 8<sup>th</sup> Street  
Astoria, OR 97103
- B. Owner: Kenneth F Thompson  
3682 Franklin  
Astoria, OR 97103
- C. Location: 3682 Franklin Street; Map T8N-R9W Section 9AC, Tax Lot(s) 3200; Lot 5, Block 20, Adairs Part of Upper Astoria
- D. Proposal: Constructing a new garage adjacent to historic homes
- E. Lot Size: Approximately 11,250 sq. ft. (approximately 150' x 75')
- F. Zone: R-2 (Medium Density Residential)
- G. Previous Applications: Variance from required 15' setback to 5' to locate a new garage and driveway.
- H. Public or Agency Comments:
  - #1. Lori Trucke – 9/23/2016
  - #2. SHPO – 9/20/2016
  - #3. Daniel Rahkonen 9/28/16
  - #4. Dana and Clifford Larson 9/27/16

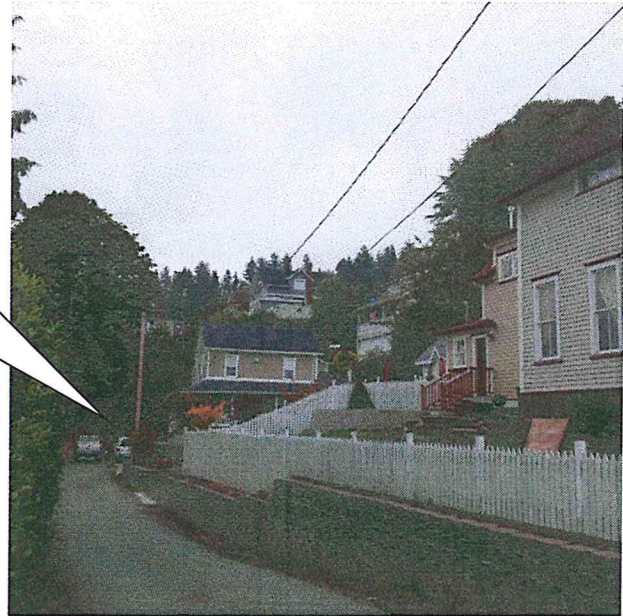


## II. BACKGROUND

The subject property is located on the northwest corner of Franklin Ave and unimproved 37<sup>th</sup> Street right of way, in a predominantly single family neighborhood. The lot is surrounded by single family dwellings. The proposed garage would be 5' from the east side lot line, within this side yard setback, which requires a variance from the 15' requirement. The applicant applied for the variance and was approved administratively for V16-08.

### B. Adjacent Neighborhood and Historic Property

Alley from 36<sup>th</sup> Street, including driveways accessed from alley, and the end of current partially improved alley at white pickup truck.



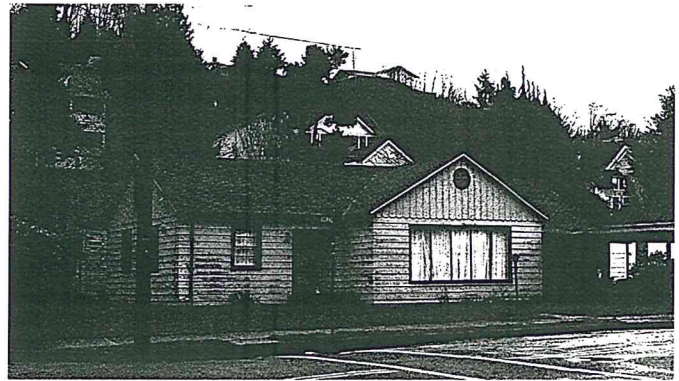






1) **3685 Duane Street**

Primary contributing minimal tract home in Adair's Port of Upper Astoria. Built circa 1941 by Albert Sorkki. Notable features include: Vertical boards with scalloped ends in gables, circular window in the front (north) gable, exterior brick chimney, intersecting gabled roof with composition shingles.



2) **502 37<sup>th</sup> Street**

Primary contributing craftsman bungalow in Adair's Port of Upper Astoria. Built circa 1915. Notable features include: Overhanging eaves with brackets and exposed rafters; shingles at gable, primary windows are 1/1 double hung with wood sashes. In the 1950s, exterior alterations included enclosing the front porch, the addition of a garage, new porch steps and railing, and a stucco chimney with metal flashing.



2) **3712 Franklin Ave**

Primary contributing craftsman in Adair's Port of Upper Astoria. Built circa 1910. Known as the "Orweck" or "Frye" Residence. Notable features include: Bellcast gable with gable dormers; asphalt shingles, primary windows are 1/1 double-hung wood with aluminum sash, exterior treatment includes weatherboard and wood shingles. The home has overhanging eaves with brackets and exposed rafters and a front porch. Decorative features include: Window cornices; stained glass in upper story windows; bay window on east side.





### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on September 23, 2016. A notice of public hearing was published in the *Daily Astorian* on October 11, 2016. Comments received will be made available at the Historic Landmarks Commission meeting.

Comments were received from the following:

- #1. Lori Trucke – 9/23/2016
- #2. SHPO – 9/20/2016
- #3. Daniel Rahkonen 9/28/16
- #4. Dana and Clifford Larson 9/27

In sum, public comments addressed concerns about additional traffic in the alleyway, and are not related to HLC criteria. They are included as an attachment with this report. Mr. Rahkonen addressed architectural design elements- specifically the roof pitch, which he feels is “rather shallow,” and requested more details about the proposed door, which is included in this report.

Dana and Clifford Larsen submitted a letter of support noting the project will help get parked vehicles off Franklin Avenue.

### 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 or a structure identified as Primary or Secondary, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission.”

Finding: 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: The proposed structure would be a 24' x 40' (960 square foot) detached garage.

### Scale

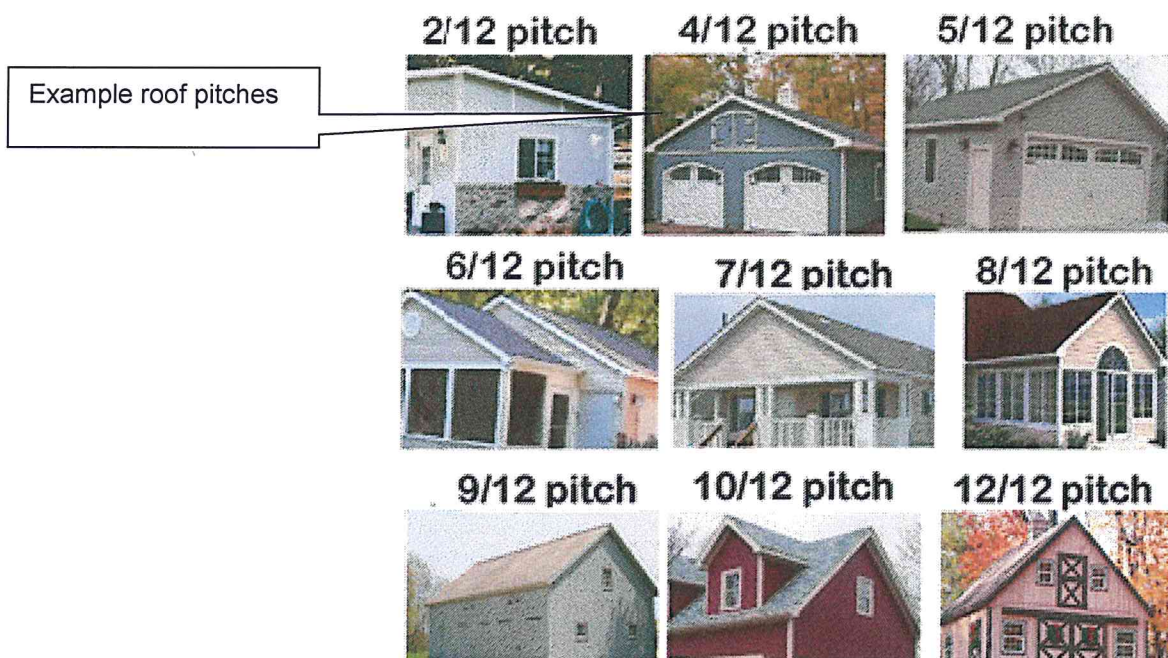
The existing single family dwelling on the lot is not designated as a historic structure. The house is approximately 1,700 square feet and sits on a lot that is 11,249 square feet. 5,000 square foot is the minimum requirement for a single family dwelling. Given the large lot size, a 960 square foot garage would be in scale with the existing structure.

### Height and architectural details

At its peak, the proposed garage is 14' tall. It will include engineered trusses and a proposed roof pitch of 4/12. The applicant noted the low pitch was proposed to avoid blocking the neighbors' views with a taller design.



A fairly low pitched roof is appropriate for many detached garages:  
The roof designs of the adjacent historic structures are also gabled roofs with slopes in scale with the single family dwellings. The adjacent structures have significant more detailing such as overhanging eaves with brackets and exposed rafters.



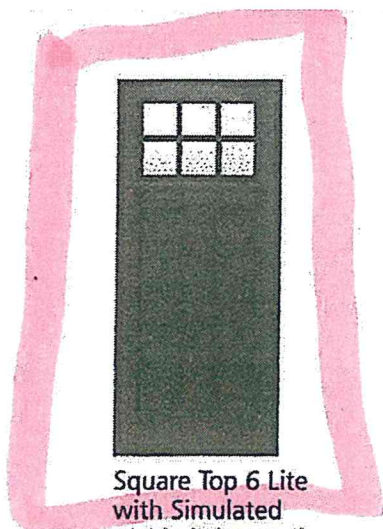


## Materials

Proposed materials include 5" lap siding to match the existing house, and 35 year architectural "weathered wood." Shingles on the garage roof will also match the existing single family dwelling. There will be continuous gutters on the east and west sides of the structure, and metal flashing around all door tops and sides.



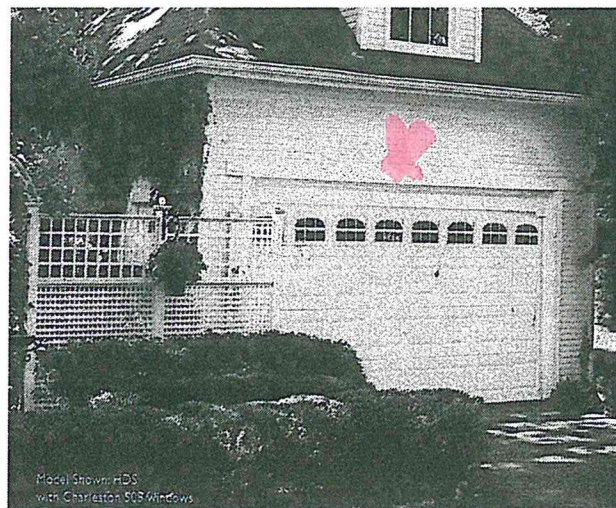
Existing siding and roofing on home



Square Top 6 Lite with Simulated Divided Lites and Clear Glass\*

The proposed mandoor is a 'craftsman glass door' with 6 lites simulated dividers, and clear glass. All doors and windows shall be true divided, a similar door with 6 lites would be appropriate if the lites are true divided. The dentil shelf is an optional design element with this door make and model, the applicant did not indicate if they intend to include the shelf.

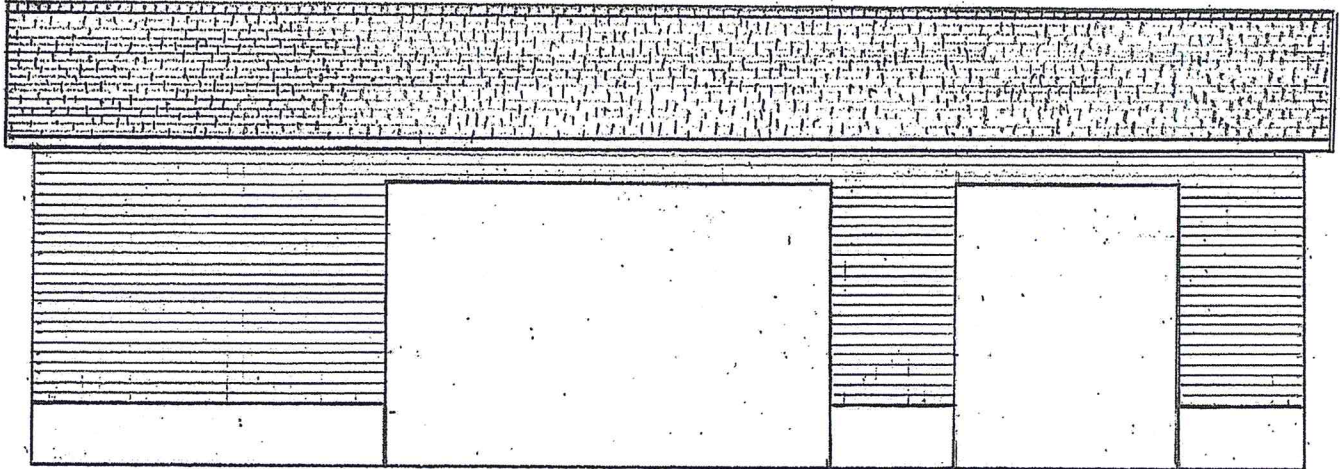
The proposed garage door consists of short panels and eight small windows. The materials are hot dipped galvanized steel skin and a woodgrain texture raised panel design which is paintable to match the single family dwelling. Wood grained textures are usually discouraged for both siding and any paneling, as it often intends to recreate a historic look or faux texture. The size and door style is appropriate for the needs of the garage; however the applicant shall propose alternative materials for review.



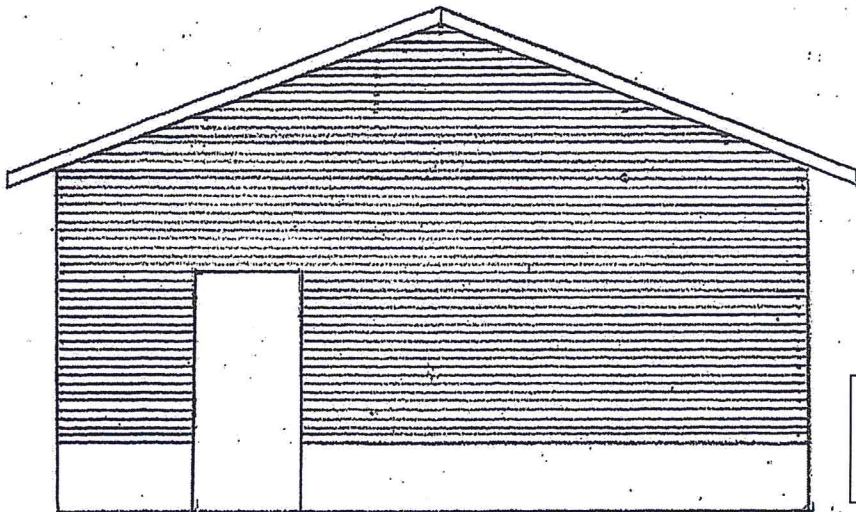
Model Shown: HDS with Charleston 503 Windows



No additional windows have been proposed, the applicant noted the garage is being constructed for the owner's collectable cars, and they wanted to limit visibility inside for security purposes.



West elevation (not to scale). East side will be the same but without doors and windows



South elevation. North elevation will be the same but without doors and windows



The proposed structure is compatible in scale, style, height and architectural detail with the existing historic house with the conditions noted at the end of this report.

- 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.”

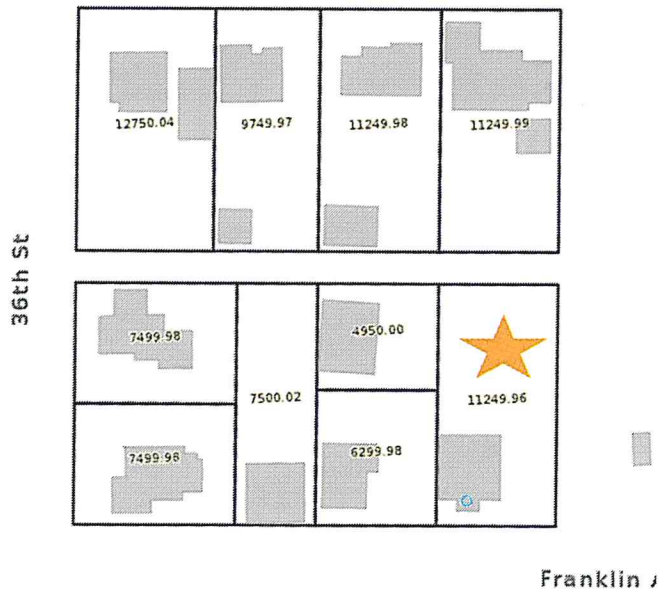
Finding: The lot is a rectangular shape, and at 11,250 square feet, is larger than the required 5,000 square feet for a single family dwelling. The building footprints and lots sizes are shown to the right.

The applicant has ample room on the lot to site a garage, as have all four neighbors to the north of the alleyway.

Structures in this neighborhood are built at various locations on the lots creating an irregular building pattern. Positioning a garage in a side yard is not unusual and is a common method to maintain privacy. The structure is proposed to encroach on the required 15' side yard setback

for the R-2 zone. The applicant has been approved for a variance (V16-08) from this setback, to locate the garage within the setback in order to avoid cutting down trees. The east side of the lot is adjacent to unimproved right of way, and the Astoria Transportation System Plan does not indicate planned transportation system improvements to this segment of 37<sup>th</sup> Street.

Placing the proposed garage further to the West to avoid the setback would require the applicant to cut more material from their rear yard, and occupy more rear yard space with driveway area in order to connect the garage with the alley, because the access alley slopes up from west to east and the whole conceivable yard area that can accommodate the garage is several feet above the alley. In sum, the east side of the applicant's property is closest to the highest point of the alley. The proposal will minimize cutting and grading, and maximize remaining usable yard space.

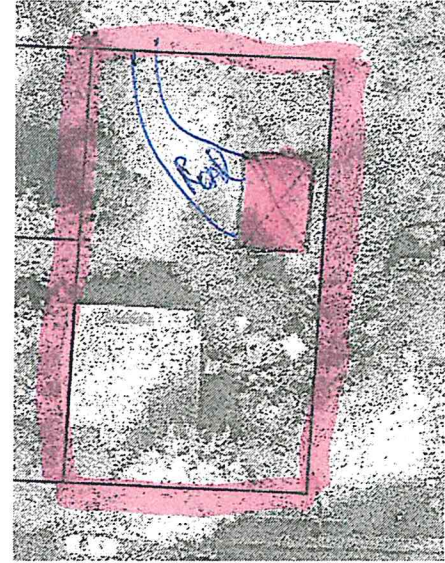


The applicant highlighted the approximate area for the garage and driveway, in the diagram to the right. There is very little information available about any historic features of the adjacent garages. The location and orientation of the garage at this site has been driven by the topography and driveway access.

The Assistant City Engineer has noted that the project will require a Grading and Erosion Control Permit through the Public Works Department.

Any changes in the location of the building shall be reviewed and approved by the Planner prior to issuance of a building permit.

In balance, 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 and location of entrances.



## **V. CONCLUSION AND RECOMMENDATION**

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

1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
2. The applicant shall obtain a grading and erosion control permit from Public Works Department.
3. The applicant shall submit for any necessary electrical permits to Clatsop County.
4. The applicant shall be responsible for returning the existing gravel alley to an equal or better condition upon completion of construction of the garage/driveway
5. All lites in any doors and windows shall be true divided.
6. Wood grained textures are usually discouraged for both siding and any paneling. The applicant shall propose alternative materials for review.

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

NC 16-05

FEE:

\$100.00

*paid (\$4090)*

**NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)**

Property Location: Address: 3682 Franklin

Lot 5

Block 20

Subdivision Adams Port of Upper Astoria

Map 9AC

Tax Lot 3200

Zone R-2

**For office use only:**

Adjacent Property Address: 3212 Franklin, 3695 Duane

Classification:

Inventory Area:

Adams Port of Upper Astoria

Applicant Name: Jack E Coffey Const

Mailing Address: 1447 8th Astoria OR 97103

Phone: 325 7406 Business Phone: 338 9715 Email: \_\_\_\_\_

Property Owner's Name: Kew F. Thompson

Mailing Address: 3682 Franklin

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

Signature of Applicant:

*Jack E Coffey*

Signature of Property Owner:

*Kew F Thompson*

Proposed Construction: 22x40 3 car detached garage

**For office use only:**

|                       |               |                             |                           |
|-----------------------|---------------|-----------------------------|---------------------------|
| Application Complete: | <u>9/8/16</u> | Permit Info Into D-Base:    | <u>Scheduled for 9/31</u> |
| Labels Prepared:      | <u>9-9-16</u> | Tentative HLC Meeting Date: | <u>Pre app 9/21/16</u>    |
| 120 Days:             | <u>1/5/17</u> |                             | <u>10/18/16 C</u>         |

City Hall • 1095 Duane Street • Astoria, OR 97103 • Phone 503-338-5183 • Fax 503-338-6538

[swilliams@astoria.or.us](mailto:swilliams@astoria.or.us) • [www.astoria.or.us](http://www.astoria.or.us)

**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](http://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.

Single story garage w/ T-1-11 siding Arch. Shingles  
New construction is screened from view by hillsides  
Higher than roof at its peak on the East and South sides.  
Trees screen building from view on West and North sides.  
Access is from the Alley on the North side leading to 36th  
Street.

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

In order to keep existing trees and make reasonable  
approach to garage doors I have applied for a variance  
on the East side so as to keep the trees on the West  
side.

**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.

- NO windows
- Just 1 door facing house
- Will be alarmed
- Roof will match house  
4:12 (to not block neighbor)
- T-1-11 Siding, may change to lap siding







- 1) Depicted wall is the west side THE EAST side is the same with out any doors or windows
- 2) 5" LAP siding All sides / matches house
- 3) 35 yr Architectural "weathered wood" Trim by Shinglet / matches House
- 4) Continuous gutters E. and W. side
- 5) Metal Flashing @ All door Tops and Sides

Total Height 14'  
Length 40'

503-325-7406  
**Jack Coffey Construction**  
1447 EIGHTH STREET  
ASTORIA, OR 97103

CITY OF ASTORIA

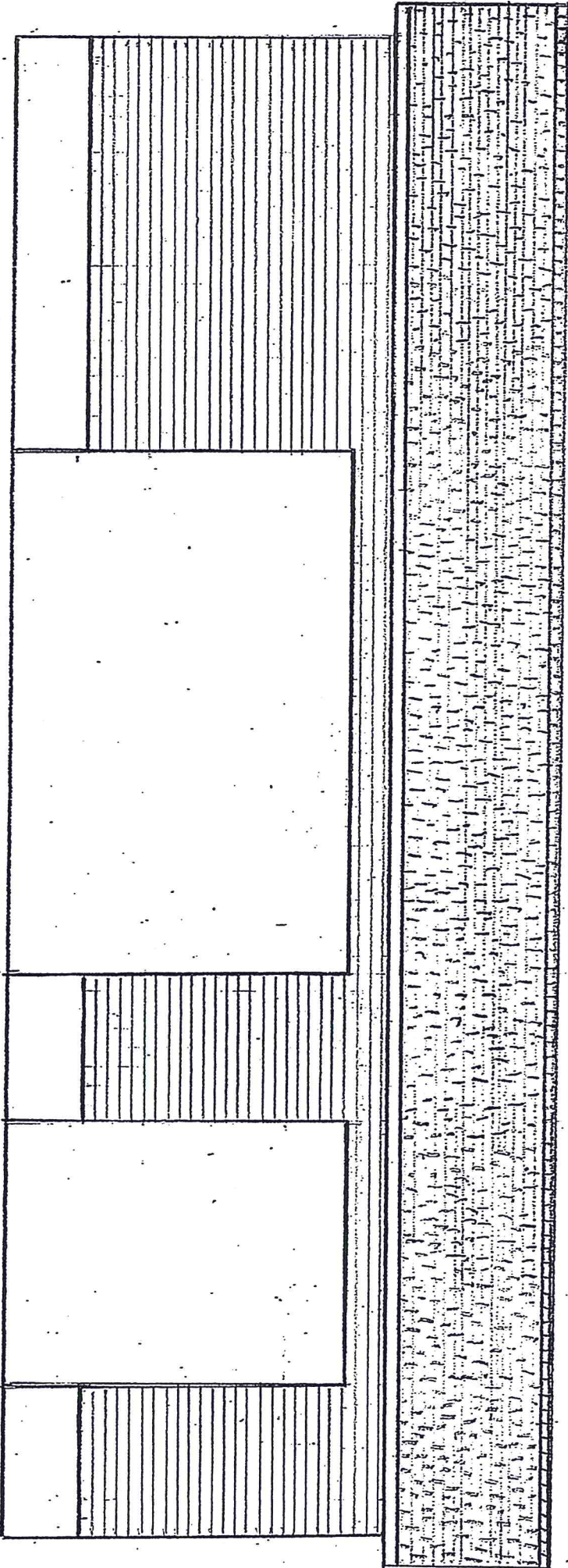
SEMOONWIPPER

SEP 7 REC'D

AMMAN DES

BUILDING CODES

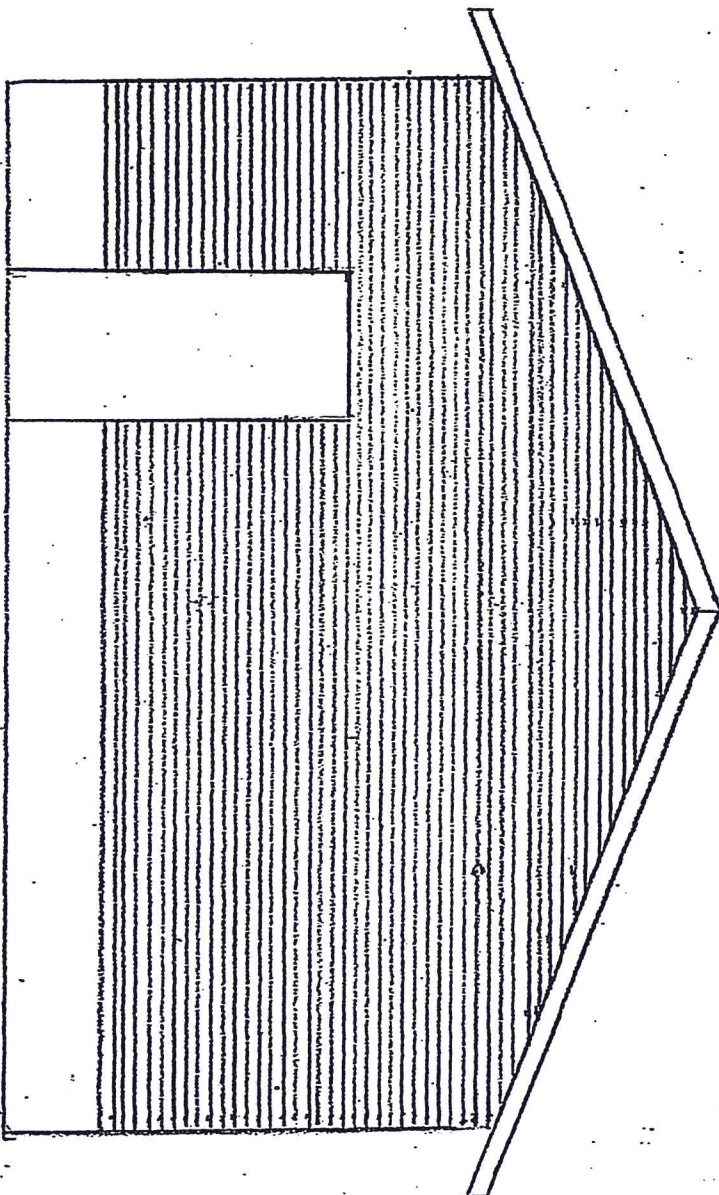
WINDSADONALIO





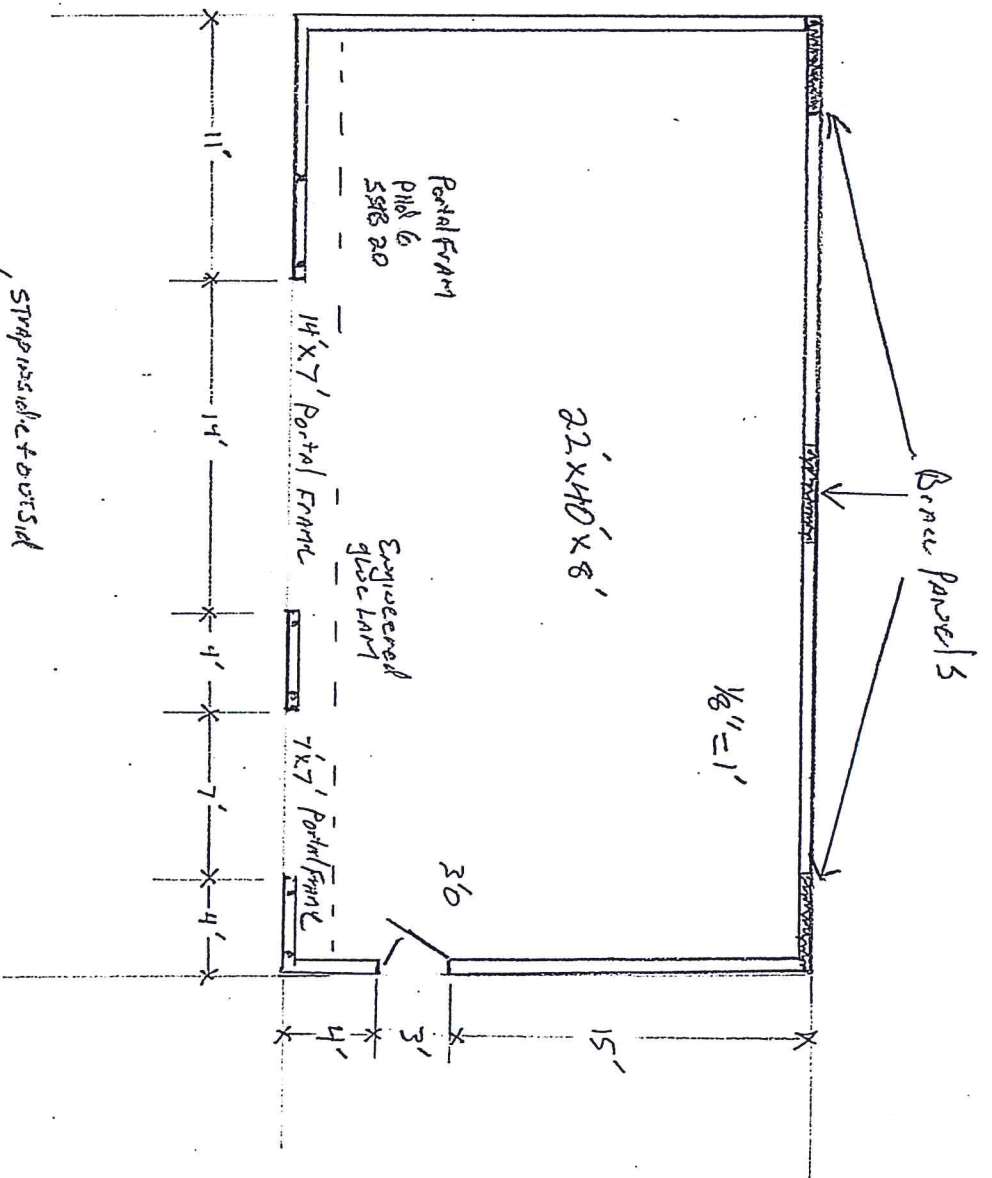
Total Height 14'  
 Total width 22'  
 Eaves over Hazy 16"  
 1/2" Ply wood Sheathing  
 2x4 16" O.C.  
 Engineered trusses  
 Continuous metal gutter  
 (4/12)

Depicted South Side  
 N. Side is the same with no  
 doors or windows

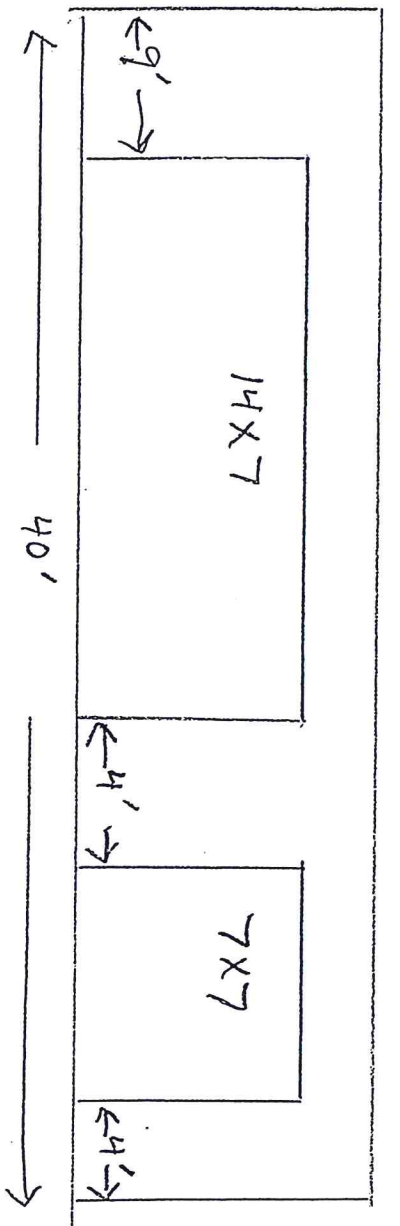


503-325-7406  
**Jack Coffey Construction**  
 1447 EIGHTH STREET  
 ASTORIA, OR 97103

503-325-7400  
**Jack Coffey Construction**  
1447 EIGHTH STREET  
ASTORIA, OR 97103

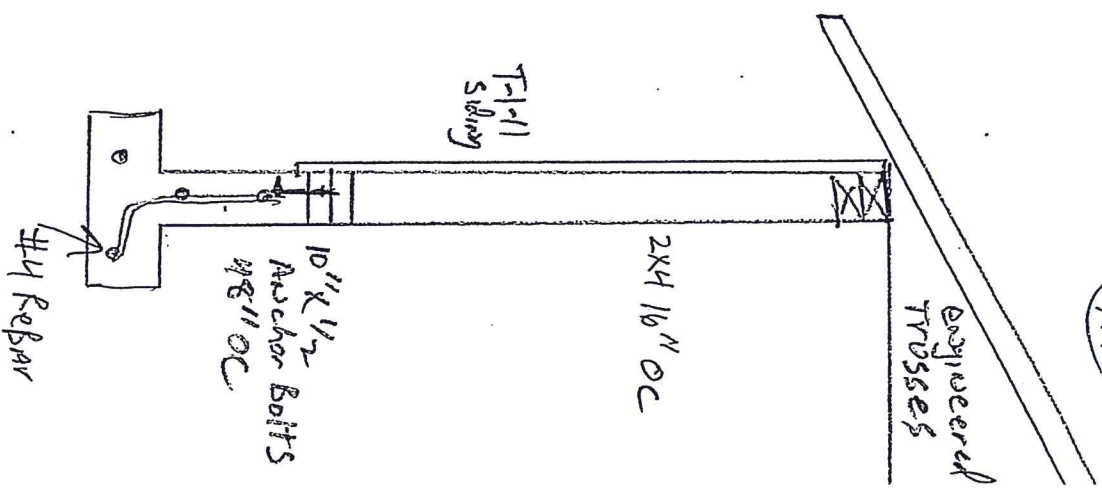
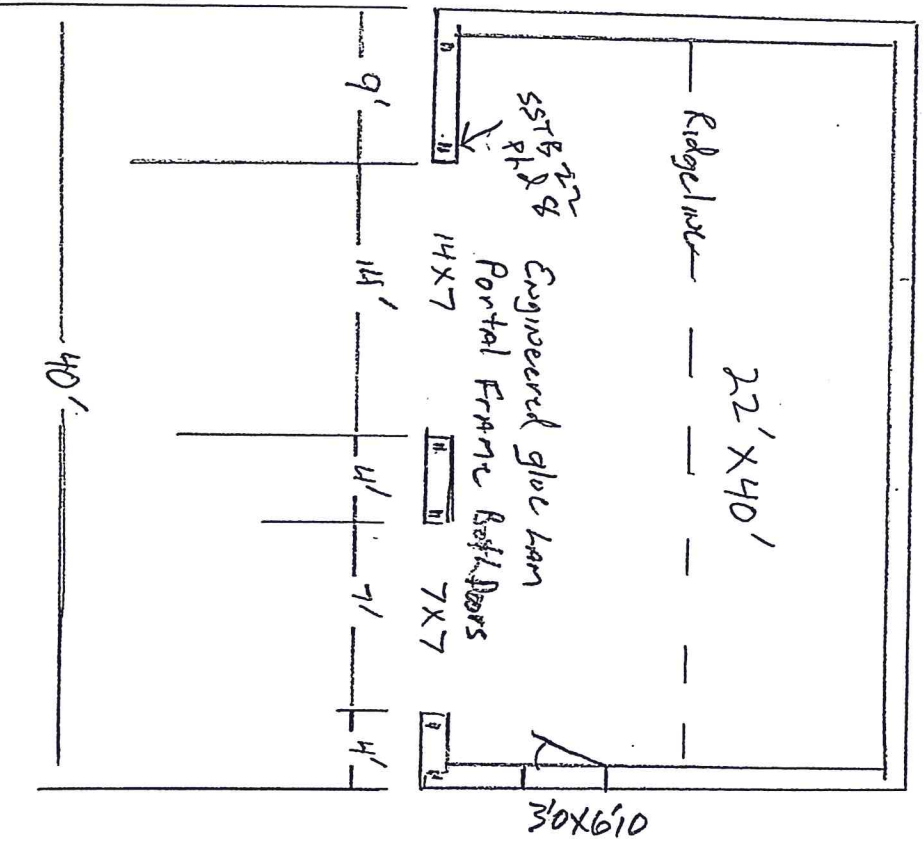






W FACE  
NOT TO SCALE

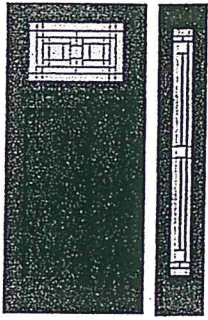
4/12





# CRAFTSMAN GLASS DOORS

Puertas con vidrio tipo craftsman



Square Top and Full Lite Sidelite with Cordova Patina Glass\*



Square Top 6 Lite with Simulated Divided Lites and Clear Glass\*



Square Top 6 Lite with Simulated Divided Lites and Rain Glass\*



Square Top 1 Lite with Micro Granite Glass\*

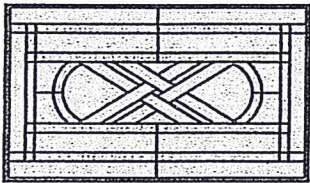


Square Top 3 Lite with Simulated Divided Lites and Double Glue Chip Glass\*

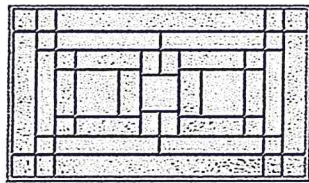
\*Shown with optional dentil shelf

\*Se muestra con la repisa de dentellones opcional

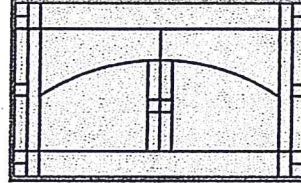
Available in 6'8" & 7'0" Doors & Sidelites



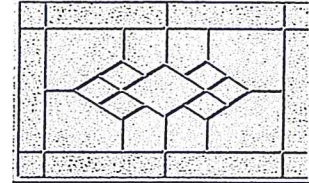
Ascot



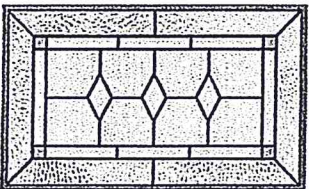
Cordova



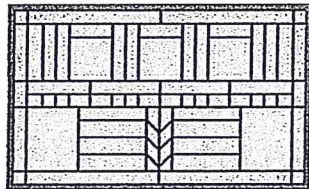
Idlewild



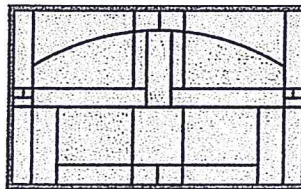
Kingston



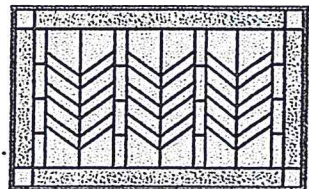
Mission Prairie



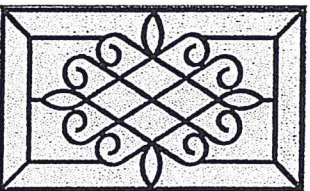
Oak Park



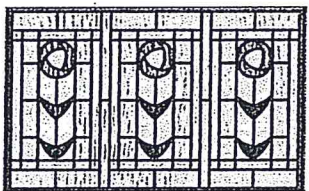
Portage



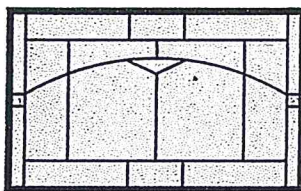
Prairie Bevel



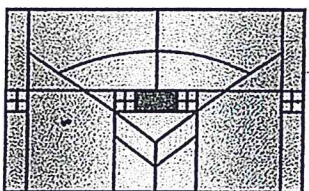
Sanibel



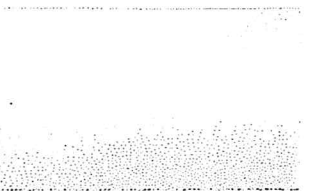
Scarlett



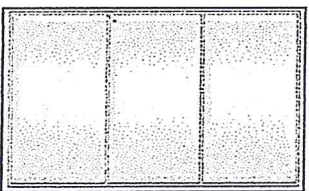
Topaz



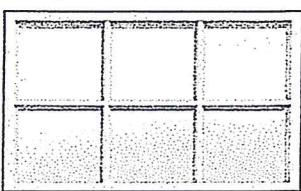
Greenfield



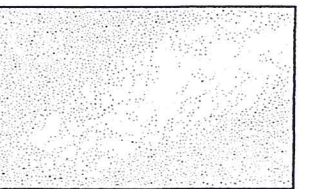
1 Lite Clear



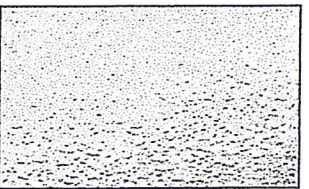
3 Lite Clear



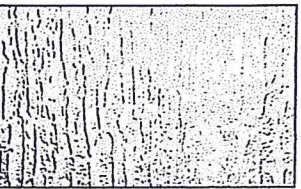
6 Lite Clear



Double Glue Chip Glass



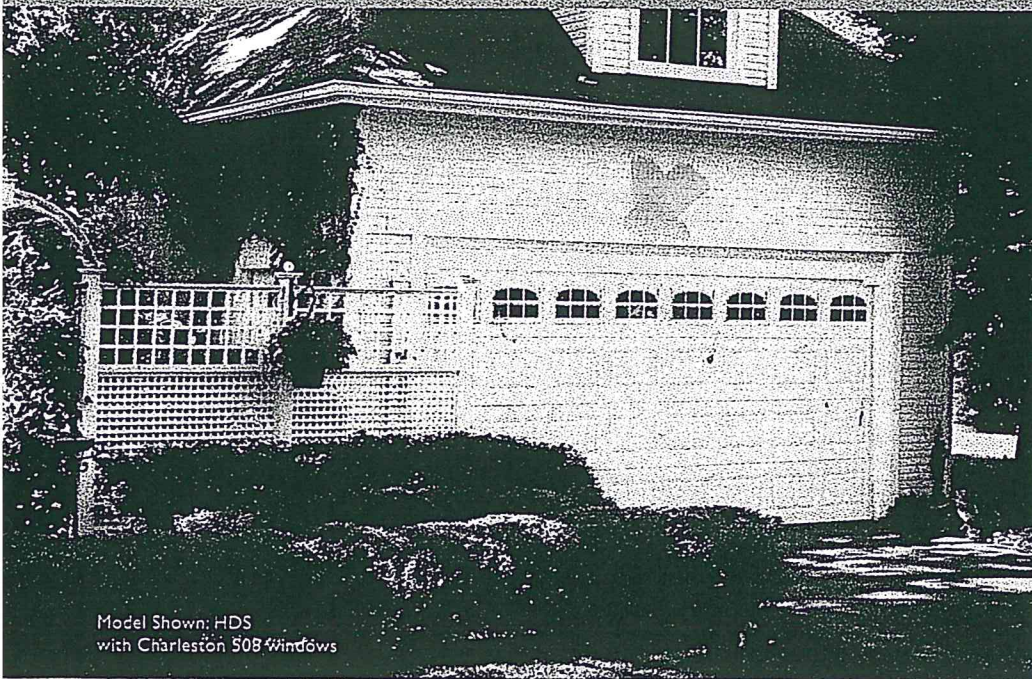
Micro Granite Glass



Rain Glass

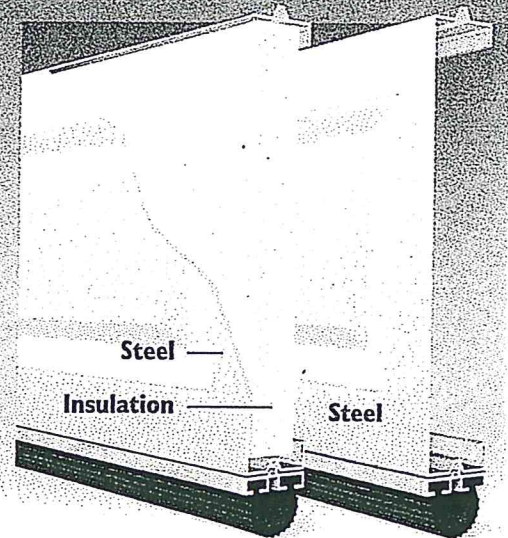


# VALUE PLUS & VALUE series

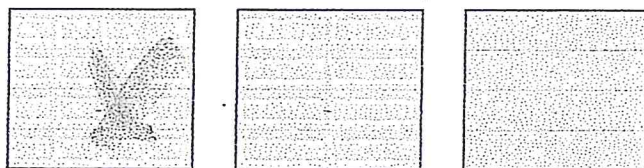


Model Shown: HDS  
with Charleston 508 Windows

2 & 1 LAYER CONSTRUCTION



## DESIGNS

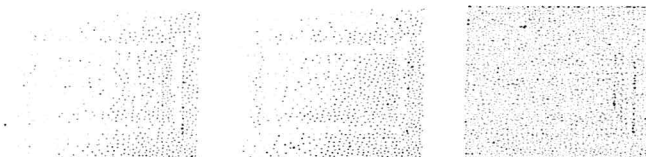


Short Traditional

Long Traditional

Flush

## COLORS



White

Almond

Desert Tan



Sandtone



Chocolate

Due to the printing  
process, colors may vary.

Short panel; windows optional, panel w/ard match

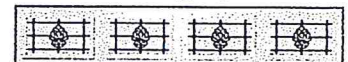
## WINDOW OPTIONS

### BRILLIANCE® series



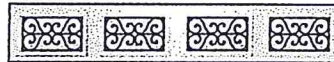
Trillian

### LEADED series (glass)



Carlisle®

### WROUGHT IRON series



Orleans

### PLAIN and SNAP-IN series



Sunset 503

See windows page 17 for complete options.

## MODEL SPECIFICATIONS

| Model | Panel Style       | Section Joint     | Steel Gauge | Insulation Thickness |
|-------|-------------------|-------------------|-------------|----------------------|
| HDS   | Short Traditional | Tongue-and-groove | 25          | 1-5/16" R-value 6.3  |
| HDSL  | Long Traditional  | Tongue-and-groove | 25          | 1-5/16" R-value 6.3  |
| HDSF  | Flush             | Tongue-and-groove | 24          | 1-5/16" R-value 6.3  |
| HDB   | Short Traditional | Tongue-and-groove | 25          | N/A                  |
| HDBL  | Long Traditional  | Tongue-and-groove | 25          | N/A                  |
| HDBF  | Flush             | Tongue-and-groove | 24          | N/A                  |
| HDB4  | Short Traditional | Tongue-and-groove | 24          | N/A                  |

Calculated door section R-value is in accordance with DASMA TDS-163.

## PRODUCT INFORMATION

- Hot-dipped galvanized steel skin with a baked-on primer and top coat helps assure maintenance-free durability and long-lasting beauty.
- Woodgrain textured raised panel design may be painted to complement any home's exterior.

## WARRANTIES

| PAINTS/PRIMER               | WOODGRAIN                   | PAINTS/PRIMER               | WINDOWS                     | HARDWARE/FASTENERS         |
|-----------------------------|-----------------------------|-----------------------------|-----------------------------|----------------------------|
| LIMITED<br>LIFE<br>WARRANTY | LIMITED<br>25YR<br>WARRANTY | LIMITED<br>15YR<br>WARRANTY | LIMITED<br>10YR<br>WARRANTY | LIMITED<br>3YR<br>WARRANTY |

HDB4

HDS/HDSL/HDSF

HDB/HDBL/HDBF

ALL MODELS

ALL MODELS





Jump To:

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[Search Tools](#)

[Sketch Tools](#)

[Advanced Tools](#)

[Simple Search](#)



GeoMOOSE 2.6.1 1:300

X,Y: 7366382, 937578 Lat, Lon: 46.191, -123.800

Ken Thompson  
40% Coverage  
Historic Review RE Adjoining  
Property



## Nancy Ferber

---

**From:** Nathan Crater  
**Sent:** Monday, October 03, 2016 10:12 AM  
**To:** Nancy Ferber  
**Subject:** RE: 3682 Franklin Garage

Nancy,

It appears that the alley currently provides access to the property, though it is primarily pedestrian access. It looks like it may have provided vehicular access at some time in the past (prior to 1970), but I cannot confirm. The owner has the right to utilize the alley for access as do the rest of the abutting residents.

City Code Section 6.060 (2) Prohibited Parking or Standing restricts parking in an Alley except to load and unload, and in no case longer than 30 minutes. The house at 3656 Franklin Ave. appears to have several off-street parking areas that can accommodate the use. If sufficient parking area is not available, we assume that the owner/renters will conduct themselves in a manner that is compliant with the City's code.

The alley appears to be in fair condition, and it is our understanding that the applicant will be extending the gravel improvement further east to access the proposed garage. The applicant is required to obtain a Grading and Erosion Control Permit for the proposed work. This will address the potential erosion issues mentioned below.

*\*After Construction*

We also suggest conditioning the permit such the owner is responsible for returning the existing gravel alley to an equal or better condition upon completion of construction.

If you have any questions, please let me know.

Thank you,

Nathan Crater, PE  
Assistant City Engineer  
503-338-5173

---

**From:** Nancy Ferber  
**Sent:** Thursday, September 29, 2016 3:55 PM  
**To:** Nathan Crater  
**Subject:** FW: 3682 Franklin Garage

Hi Nathan  
These are some of the concerns about the alleyway at 3682 Franklin. I have folks coming to the counter in a bit who are worried about the increased traffic in the alleyway as well.

Please send proposed conditions to include in the report for the variance (that will also be referenced in the historic review that's going to HLC in a couple weeks)

Thanks  
Nancy

**From:** Sherri Williams  
**Sent:** Wednesday, September 28, 2016 9:00 AM

BUILDING CODES  
SEP 27 REC'D  
CITY OF ASTORIA

September 27, 2016

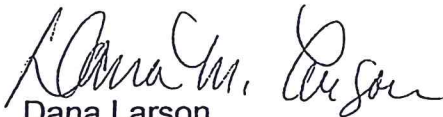
Ref. #V16-08

To whom it may concern,

Please accept this letter in favor of the variance for the garage project at 3682 Franklin Avenue.

We see no problems with this project. It will help get parked vehicles off of Franklin Avenue.

Thank you for your consideration.



Dana Larson  
3644 Franklin Ave. Astoria, Oregon 97103



Clifford Larson  
3644 Franklin Ave. Astoria, Oregon 97103



NC 16-05  
Coffee/Thompson

**From:** Lorri Trucke <[lorri.trucke@gmail.com](mailto:lorri.trucke@gmail.com)>  
**Date:** September 23, 2016 at 1:53:01 PM PDT  
**To:** Nancy Ferber <[nferber@astoria.or.us](mailto:nferber@astoria.or.us)>  
**Subject:** 3656 Franklin Astoria

Nancy,

I just spoke with you on the phone. I have the duplex at 3656 Franklin Astoria. It's on the alley off of 36th street. Ken Thompson is planning on putting a garage in at the end of the alley. That Alley is considered a city street. It is very narrow and congested with all the driveways that are using it. I'm concerned about the construction vehicles as much as his vehicles using that road to get to his property. As it is it's on a hill that might be altered to build this.

It's difficult now to get in & out of my property now. You mostly have to drive in and back out a long way. There were trees blocking his access to his property back there. I'm not sure if he's remove them or not.

You may reach me by phone at 503-440-2223.

My mailing is 1921 S. Roosevelt Dr. Seaside OR 9713

Lorri Trucke

Sent from my iPhone

## Nancy Ferber

---

**From:** Rahkonen, Daniel A <daniel.a.rahkonen@boeing.com>  
**Sent:** Tuesday, October 04, 2016 4:05 PM  
**To:** Nancy Ferber  
**Cc:** Cliff and Dana Larson; Dan and Sue Rahkonen (r.rahknall@frontier.com)  
**Subject:** RE: 3682 Franklin Garage

Nancy -

Thanks for the information. Please share my input with the HLC.

We walked down the alley last weekend. It's quite narrow, and gets more so further east. Cars from the duplex would likely block access to the proposed garage, unless additional space is carved from the rental property, or the alley is widened by cutting back hedges. Not sure what access the Fire Department requires for public right of way access as well.

It will be interesting to see how the garage access from the alley is carved out of the terrain.

Best Regards,

Dan Rahkonen

---

**From:** Nancy Ferber [mailto:nferber@astoria.or.us]  
**Sent:** Tuesday, October 04, 2016 8:33 AM  
**To:** Rahkonen, Daniel A  
**Cc:** Cliff and Dana Larson  
**Subject:** RE: 3682 Franklin Garage

Hi Mr. Rahkonen,

Sherri forwarded me your concerns. I'm working on the staff report for the approval of the variance right now and it should be ready by the end of the week, we can send you a copy.

I've included responses below in red. Please feel free to reach out if you have other concerns. This application will also be heard at the next Historic Landmarks Commission (HLC) meeting 5:15pm on the 18<sup>th</sup>. You're welcome to share any concerns about the project at that meeting, but it needs to be specific to the design and preservation criteria that will be reviewed. HLC does not review the requirements for the variance.

### Architecture:

- The garage is essentially a box, which is not all that unusual for a stand-alone parking structure. From my literal viewpoint, most of the houses in the area are architecturally interesting, and if not historic, certainly have the look and feel of other historic houses in the area. Almost all have relatively steep, multiple roof lines. The garage is an...880 square-foot box, with a single roof line. The 4 in 12 roof slope indicated in documents is rather shallow compared to what surrounds the proposed building. **Roof pitch and design will be reviewed by the HLC.**
- Looking toward the east, it appears we will see mostly the doors. It's unclear from the materials provided if windows will be included in the doors as they are indicated as optional. The design of the door will assist in providing a more interesting looking box. **The applicant has limited the number of windows for security**



concerns, but the number of windows and size of openings will also be reviewed by the HLC to make sure they're compatible with the adjacent historic structures.

- Do appreciate use of lapped siding.

What can be done to the design in an affordable way that better fits the area?

#### Utilities

Presuming electric power will be provided to the garage, how will this be routed? What is the visual impact of routing? What other utilities are planned for the garage? **The County processes all electrical building permits. I'm not aware if the applicant has submitted for electrical work. If he does include any lights, they will have to be downcast and not glare into neighbor's property. Public Works can better answer your questions about any potential utility work. They're at 503.338.5173 if you have additional concerns.**

#### Parking

The house immediately to the west of the proposed garage uses the ally (formerly Exchange Street) to park in. This is a rental unit with two separate living areas, and three to four vehicles are parked adjacent to it. (See Google Maps aerial photograph.) Access to new garage now creates a parking challenge for the rental units. Not sure of what city code is, but seems reasonable that on-site parking be provided by the owner for occupants to use. What is the City's plan to address this? **The ally is a public right of way, so anyone can use and park on it. The rental unit does need to have off-street parking, but if they've been operating as a duplex for a while, they are often grandfathered in a non-conforming use. I will look into their parking situation, but the addition of the garage does not affect who can use the allyway. I confirmed with Public Works, that their understanding is the applicant will be extending the gravel improvement further east to access his proposed garage.**

#### Erosion

The slope just to the south and east of the building is very steep. Erosion and potential slides are always a concern. This does not directly impact where I live, but certainly could impact the homes immediately surrounding the garage. Mitigation may include vegetation and/or drainage control. **The applicant is required to obtain a grading and erosion control permit from Public Works.**

Best Regards,

Dan & Susan Rahkonen

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**From:** Sherri Williams  
**Sent:** Wednesday, September 28, 2016 9:00 AM  
**To:** Nancy Ferber <[nferber@astoria.or.us](mailto:nferber@astoria.or.us)>  
**Subject:** FW: 3682 Franklin Garage

Nancy, Mr. Rahkonen has some notes below for review and sounds like he would like a response regarding the garage Jack Coffey is constructing on Franklin.

Thanks!

Sherri

Sherri Williams

Administrative Assistant  
Community Development Department  
City of Astoria  
1095 Duane  
Astoria OR 97103  
503-338-5183  
[www.astoria.or.us](http://www.astoria.or.us)



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**From:** Rahkonen, Daniel A [<mailto:daniel.a.rahkonen@boeing.com>]  
**Sent:** Wednesday, September 28, 2016 7:29 AM  
**To:** Sherri Williams  
**Cc:** Cliff and Dana Larson ([cliff@larsn@aol.com](mailto:cliff@larsn@aol.com)); Sue Rahkonen  
**Subject:** RE: 3682 Franklin Garage

Sherri –

After looking thru the materials, I have a few observations and thoughts:

Architecture:

- The garage is essentially a box, which is not all that unusual for a stand-alone parking structure. From my literal viewpoint, most of the houses in the area are architecturally interesting, and if not historic, certainly have the look and feel of other historic houses in the area. Almost all have relatively steep, multiple roof lines. The garage is an...880 square-foot box, with a single roof line. The 4 in 12 roof slope indicated in documents is rather shallow compared to what surrounds the proposed building.
- Looking toward the east, it appears we will see mostly the doors. It's unclear from the materials provided if windows will be included in the doors as they are indicated as optional. The design of the door will assist in providing a more interesting looking box.
- Do appreciate use of lapped siding.

What can be done to the design in an affordable way that better fits the area?

Utilities

Presuming electric power will be provided to the garage, how will this be routed? What is the visual impact of routing? What other utilities are planned for the garage?

Parking

The house immediately to the west of the proposed garage uses the alley (formerly Exchange Street) to park in. This is a rental unit with two separate living areas, and three to four vehicles are parked adjacent to it. (See Google Maps aerial photograph.) Access to new garage now creates a parking challenge for the rental units. Not sure of what city code is, but seems reasonable that on-site parking be provided by the owner for occupants to use. What is the City's plan to address this?

Erosion



The slope just to the south and east of the building is very steep. Erosion and potential slides are always a concern. This does not directly impact where I live, but certainly could impact the homes immediately surrounding the garage. Mitigation may include vegetation and/or drainage control.

Best Regards,

Dan & Susan Rahkonen

---

**From:** Sherri Williams [<mailto:swilliams@astoria.or.us>]  
**Sent:** Tuesday, September 27, 2016 12:14 PM  
**To:** Rahkonen, Daniel A  
**Subject:** RE: 3682 Franklin Garage

So sorry, I forgot to attach them!

Thanks!

Sherri

Sherri Williams  
Administrative Assistant  
Community Development Department  
City of Astoria  
1095 Duane  
Astoria OR 97103  
503-338-5183  
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**From:** Rahkonen, Daniel A [<mailto:daniel.a.rahkonen@boeing.com>]  
**Sent:** Tuesday, September 27, 2016 12:04 PM  
**To:** Sherri Williams  
**Subject:** RE: 3682 Franklin Garage

Sherri –

I received only the embedded picture from Google. If other documents were attached, they may have been too large and were filtered from the email. Possible to send separately?

Thanks,

Dan

**From:** Sherri Williams [<mailto:swilliams@astoria.or.us>]

**Sent:** Tuesday, September 27, 2016 11:54 AM

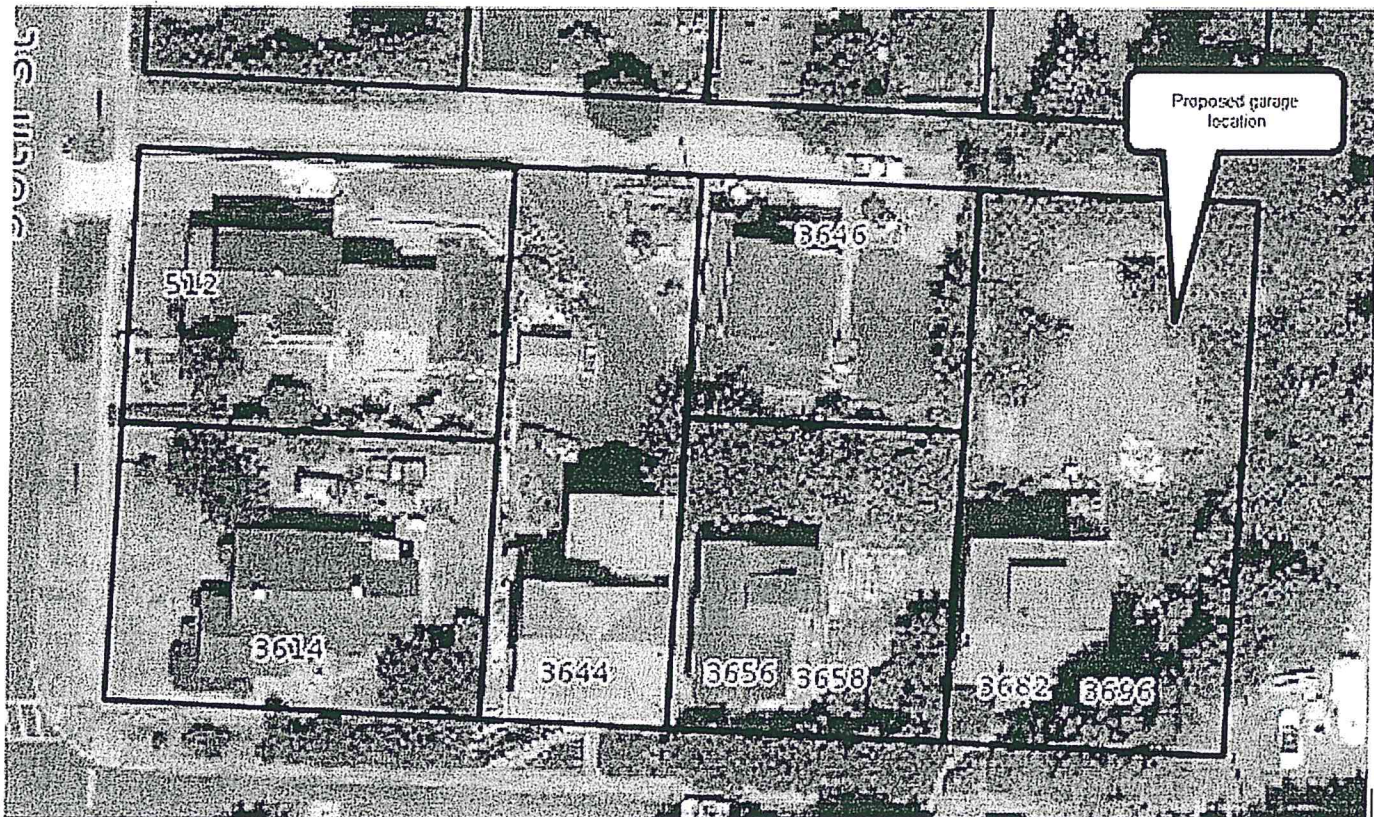
**To:** Rahkonen, Daniel A

**Cc:** Nancy Ferber

**Subject:** 3682 Franklin Garage

See attached application documents. I trust this is the information you were wanting to see. The picture below shows where the proposed garage will be located. Feel free to contact us if have additional questions.

Also, if you have concerns, please send those in writing so that we can include them in the file.



Sherri Williams

Administrative Assistant

Community Development Department

City of Astoria

1095 Duane

Astoria OR 97103

503-338-5183

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# Oregon

Kate Brown, Governor

Parks and Recreation Department  
State Historic Preservation Office  
725 Summer St NE Ste C  
Salem, OR 97301-1266  
Phone (503) 986-0690  
Fax (503) 986-0793  
[www.oregonheritage.org](http://www.oregonheritage.org)



September 20, 2016

Ms. Sherri Williams  
City of Astoria  
Planning Department  
1095 Duane St.  
Astoria, OR 97103

RE: SHPO Case No. 16-1610

City of Astoria, Variance V16-08, Jack Coffey for Ken Thompson  
Construct garage  
3682 Franklin (8N 9W 9), Astoria, Clatsop County

Dear Ms. Williams:

Our office recently received a request to review your application for the project referenced above. In checking our statewide archaeological database, it appears that there have been no previous surveys completed near the proposed project area. However, the project area lies within an area generally perceived to have a high probability for possessing archaeological sites and/or buried human remains. In the absence of sufficient knowledge to predict the location of cultural resources within the project area, extreme caution is recommended during project related ground disturbing activities. Under state law (ORS 358.905 and ORS 97.74) archaeological sites, objects and human remains are protected on both state public and private lands in Oregon. If archaeological objects or sites are discovered during construction, all activities should cease immediately until a professional archaeologist can evaluate the discovery. If you have not already done so, be sure to consult with all appropriate Indian tribes regarding your proposed project. If the project has a federal nexus (i.e., federal funding, permitting, or oversight) please coordinate with the appropriate lead federal agency representative regarding compliance with Section 106 of the National Historic Preservation Act (NHPA). If you have any questions about the above comments or would like additional information, please feel free to contact our office at your convenience. In order to help us track your project accurately, please reference the SHPO case number above in all correspondence. This letter refers to archaeological resources only. Comments pursuant to a review for above-ground historic resources will be sent separately.

Sincerely,

Dennis Griffin, Ph.D., RPA  
State Archaeologist  
(503) 986-0674  
[dennis.griffin@oregon.gov](mailto:dennis.griffin@oregon.gov)