



# **AGENDA**

## **HISTORIC LANDMARKS COMMISSION**

**October 21, 2014**

**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. September 16, 2014
4. PUBLIC HEARINGS
  - a. Historic Designation HD14-02 by Kris Haefker to designate the residential structure as historic within the Shively-McClure National Register Historic District. Designation will be based upon proposed alteration plans to restore the building to its historic design at 665 12th in the R-3, High Density Residential zone. Staff recommends approval of the request with conditions.
  - b. New Construction NC14-04 by Warren M Williams to construct a new approximate 1,800 square foot single family dwelling adjacent to properties designated as historic at 3011 Grand in the R-2, Medium Density Residential zone. Staff recommends approval of the request with conditions.
  - c. New Construction NC14-05 by Steve Hockman, Steele Associates Architects to construct an approximately 5,200 square foot, two-story commercial building adjacent to structures designed as historic at 1122 Duane in the C-4, Central Commercial zone. Staff recommends approval of the request with conditions.
5. REPORT OF OFFICERS
  - a. Update on Oregon Heritage All Star Community application
6. ADJOURNMENT

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

## **HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers

September 16, 2014

### CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission was held at the above place at the hour of 5:15 p.m.

### ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Commissioners Paul Caruana, Mac Burns, and Kevin McHone.

Commissioners Excused: Vice President Dieffenbach, Commissioners Stanley and Osterberg

Staff Present: Planner Rosemary Johnson

### APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes of the July 15, 2014 meeting. There were none. Commissioner Burns moved to approve the minutes of July 15, 2014 as presented; seconded by Commissioner McHone. Ayes: President Gunderson, Commissioners Caruana, Burns, and McHone. Nays: None.

### PUBLIC HEARINGS:

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

### ITEM 4(a):

EX14-08 Exterior Alteration EX14-08 by Stephen Lakatos to install basement windows, install vertical skirting / siding on basement and foundation levels, add belt course at bottom of basement level, and change front door to an etched half lite door at 529 35th in the R-2, Medium Density Residential zone.

President Gunderson asked if anyone objected to the jurisdiction of the Historic Landmarks Commission (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. None declared. President Gunderson called for a presentation of the Staff report.

Planner Johnson presented the Staff report and noted that while the Staff report shows the belt course on one side of the basement, Staff has recommended the belt course be installed on two sides of the basement between the foundation and basement level. Staff recommended approval with the conditions listed in the Staff report. No correspondence had been received.

President Gunderson called for questions of Staff. She asked if historic decks on the house were being replaced, noting that the proposed door would be installed over a long drop. Planner Johnson replied the decks would be replaced in the future as part of a long-range plan. The Applicant intends to restore the historic, two-story porch, but that is not part of this application because restoring the porch to match available historic photographs would only require an administrative review. The Code allows restoration of historic features based on photographs or plans as an outright approval. The door would need to be secured per building codes to prevent it from being opened until the deck is replaced.

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



Stephen Lakatos, 529 35<sup>th</sup> Street, Astoria, said Planner Johnson did an excellent job summarizing the project. The foundation is not complete; the footings have been poured and the foundation walls are ready to be poured. Logically, this is the best time to tend to the basement, which was made of bare soil, concrete, and rough-sawn wood, making it uninhabitable. The historic photograph of the house showed during Staff's presentation showed the windows and door are a different style and are of a lower quality than the outside architecture of the first and second floor. The house was close to toppling down because of the condition of the basement and foundation. He decided it would make the most sense to convert the basement into a habitable space. He would like to remain as consistent as possible with the architecture of the first floor and align the basement windows on the west and north sides with the windows on the first floor. The door is not original and is only about 26 inches wide. He would like to replace it with a solid wood door that is historically appropriate. He has every intention to redo the deck within about two years. Losing the deck removed much of the character of what otherwise is a pretty blocky and nondescript house and the deck will bring back the character of the structure. He teaches at Washington State University Vancouver and interacts with many people in Portland. Everyone he runs into knows the house. When he starts to describe where the house is located, people say they have seen it or they know of it. The house is very visible and the fact that it has been in such poor condition for so many years has not been an asset to the City. It is his intention to continue working up from the foundation to restore the first and second floors. The house has been completely rewired and the entire interior is being sheet rocked; plumbing is next. He hopes the house will move from being an eyesore to something that people can be proud of. He confirmed that the porch will look exactly as it did in the original picture, but he has not yet had a detailed discussion about this with Planner Johnson. He would like to replicate the porch, but believed building codes would require the railing to be higher.

Commissioner McHone asked if the vertical siding would still be appropriate after the deck is added. Mr. Lakatos said Planner Johnson recommended vertical siding and he believed it was a good idea. The house has a massive northwest front. The house originally had horizontal siding and was open underneath, but horizontal siding was added to the foundation level at one time. So vertical siding is not historically accurate, but he believed using vertical siding was in the spirit of the original home and what was done to the home later. Even with the deck, he would like to use vertical siding if that is acceptable.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application. Hearing 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 the way the basement ties in with the upper floor and matches nicely. However, he wished the siding were horizontal because the vertical siding on the basement is irregular. The body of the house is large, but his personal preference is for the two floors to marry each other. Planner Johnson stated she believed horizontal siding would work just as well as vertical siding after looking at photographs for the basement level. However, the foundation should still have vertical siding.

Commissioner Caruana agreed, adding that vertical siding is typical as it hides the irregular shapes of the foundation lines on most houses.

President Gunderson and Commissioner McHone agreed that horizontal siding should be used.

Mr. Lakatos stated he would be fine using horizontal siding.

Commissioner McHone added that the look of horizontal siding is a personal preference.

Commissioner Burns agreed, he liked the horizontal siding better than the vertical siding. However, the house belongs to the Applicant and he understood that the Landmarks Commission and Staff were okay allowing the Applicant to choose which siding to use.

Commissioner McHone moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX14-08 by Stephen Lakatos with conditions; seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.



ITEM 4(a):

NC14-02      New Construction NC14-02 by Palmberg Development & Construction LLC to construct an approximate 2,300 square foot, two story, single family dwelling adjacent to structures designated as historic at 1150 Kensington in the R-1 zone.

President Gunderson asked if anyone objected to the jurisdiction of the Historic Landmarks Commission (HLC) to hear this matter at this time. Cordie Riddle, 1149 Jerome, Astoria, stated she objected to the project. Staff asked if Ms. Riddle was objecting to the ability of the HLC to consider the application or if she was objecting to project itself. Ms. Riddle stated she objected to the project. President Gunderson advised that her objection would be heard in a few minutes. There were no objections to the jurisdiction. 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 knows Jason Palmberg, but has not dealt with him for business purposes or discussed this project with him. She did not believe this would affect her decision in any way.

President Gunderson called for a presentation of the Staff report.

Planner Johnson presented the Staff report. One piece of correspondence was received, a letter discussing the elevations and differences in height, which will be addressed during approval of the applications for building permits. The visible portion of the foundation may increase a bit, but foundations are generally not part of any major portion of the house. Usually, foundation heights vary, and this project may vary from approximately one to seven feet, depending on the elevations. Staff recommends approval with the conditions listed in the Staff report.

President Gunderson called for questions of Staff. Hearing none, she opened public testimony for the hearing and called for the Applicant's presentation.

Jason Palmberg, 1790 SE 3<sup>rd</sup> Street, Astoria, said he spent some time with a realtor trying to choose a house plan. The plan he has chosen is a standard Suntel Plan and he spoke with Planner Johnson about how to finish the house. Obviously, the cultured stone around the front of the house is not Craftsman style. Therefore, he did some quick modifications to what the house would look like. He has built a handful of houses at Mill Pond. He eliminated the bump out for the fireplace because the look was not compatible and extended into the setback. He tried to choose a house that did not look very tall compared to the houses behind it. The back of the house does not have a full second story. He offered to answer questions.

President Gunderson and Commissioner Burns said they were happy the Applicant eliminated the stone.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application.

Cordie Riddle, 1149 Jerome, Astoria, spoke in opposition to the application, stating she had a letter written by Dave Ambrose who lives at 1179 Jerome, Astoria, noting the first sentence on Page 3 refers to the proposed residence being located on the level area of a sloped lot. This portion of the lot is visibly not level from east to west. The lot slopes at least five feet from west to east as assessed from the adjacent landowner's property.

President Gunderson explained that the HLC had a copy of the letter, which they have reviewed. Ms. Riddle said she was concerned about flooding issues. The property below the Applicant's property already has problems and creek beds are present. She wanted to know how building on the lot would help the situation. There was water in the area in August and all of the houses below the Applicant's property have problems with flooding. The clear cut will not make the issues easier on any of the neighbors. This issue will reduce property values. She wanted to know who would be responsible if flooding issues should occur.

President Gunderson clarified the role of the HLC is to ensure that the project design blends in with the historic neighborhood.

Ms. Riddle stated that the HLC did not listen to her before about issues with other projects, so she thought she would attend the meeting to see if she could speak about her concerns again, but evidently, this is a done deal.



President Gunderson asked if Ms. Riddle had spoken to the HLC in the past. Ms. Riddle said she spoke at the last City Council meeting about the placement of the house, but not about the design of the house.

President Gunderson explained that the HLC only deals with the design and noted Ms. Riddle's concerns have to do with building codes. The HLC cares about Ms. Riddle's concerns, but those concerns are outside the scope of what the Commission is tasked to do. Planner Johnson added that Ms. Riddle's concerns would be addressed by the Building Inspector and the City Engineer when the building plans are reviewed.

Ms. Riddle indicated she understood and said she had no problems with making sure the house was pretty.

Rick Winters, 1150 Jerome, Astoria, asked how it was possible for the house to be built at 1150 Kensington when Kensington does not exist in this location. Planner Johnson explained that when the City was platted, the streets were platted on maps and exist as rights-of-way. Any right-of-way on a platted map can be improved as a street, driveway, or public access. Therefore, Kensington does exist on the map, but is simply unimproved at this time. As development occurs, the streets are improved by the developer, not the City, to provide access to the development. She clarified that the street was never improved because there has never been development in that area. Any unimproved platted streets in the City could remain unimproved for a myriad of reasons.

Planner Johnson explained that platting a right-of-way allows that street to be built. However, the building of that street depends on developers who would want to build and pay for the street. The City allows a substandard street, which is equivalent to a driveway, within a right-of-way, if a house does not have access to an improved street, with the condition that a fire suppression system is required in the house as a concession for building a substandard street. Driveways exist all over town at the dead ends of streets and this situation is not uncommon. She added that she or the City Engineer could answer further questions about the street. The City Engineer and Building Inspector can address questions about the water and drainage issues; they are already aware of these issues. She said Ms. Riddle is welcome to come to City Hall to speak to the City Engineer and Building Inspector.

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

President Gunderson believed the design was within the guidelines of the neighborhood. She appreciated that the height and pitch of the roof had been taken into consideration by the applicant.

Commissioner McHone agreed, adding that consideration of the rear slope of the roof to minimize the impact of the view from the neighbors on Jerome Street was a nice touch. He agreed with Staff's recommendations.

Commissioner Burns agreed, adding that he also liked the garage door.

Commissioner Caruana said he was fine with the design, especially Staff's recommendations. However, it is difficult to get a picture of how the siding will look. He liked what the Applicant had done in Mill Pond with siding choices to break up the houses and give them some charm. Therefore, he hoped that upon final review of siding selections for this house, the Applicant would choose something similar to what the HLC is used to seeing from him.

Commissioner Burns moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC14-02 by Palmberg Development & Construction LLC, with conditions; seconded by Commissioner McHone. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

#### REPORTS OF OFFICERS/COMMISSIONERS – ITEM 6:

##### ITEM 6(a): Certified Local Government (CLG) Program Review

President Gunderson reported that she, Rosemary Johnson, and Sherri Williams attended a State Historic Preservation Office (SHPO's) CLG four-year review which was conducted in August 2014. Many positive things were said about the programs that Planner Johnson has started. She noted Planner Johnson has kept the



Historic Preservation Program on track and goes above and beyond in all of her work. Sitting through the audit was great because SHPO said the HLC has exceeded all of the requirements. She read comments made by the SHPO representative during the review, which indicated Astoria has a model program. SHPO recommended a representative visit the person replacing Planner Johnson to help get them up to speed and ensure the same level of customer service. The SHPO representative liked Astoria's recently updated historic review processes, so much so that she is recommending other cities use the same processes.

Planner Johnson said the results of the review are a reflection of the HLC's decisions and professionalism. It was good for President Gunderson to hear the questions asked at the review about how Astoria's program and Commission work. It is also good for the Historic Landmarks Commission to hear how well SHPO believes they are doing. The programs are not possible without a strong Commission to support the Staff.

#### ITEM 6(b): Oregon Heritage All-Star Community Application

President Gunderson noted that the Oregon Heritage All-Star Community Application was also discussed during the CLG review. The SHPO representative was adamant that Astoria apply for the designation because the City has already met many of the requirements. Staff requested assistance from the HLC to prepare an application for the designation because Planner Johnson has many other projects to finish before she retires. To complete the application, information from many different areas must be gathered and President Gunderson believed the Commissioners could help put the application together.

Planner Johnson said when the program began in 2012, SHPO encouraged Astoria to apply. Therefore, she received approval from City Council to proceed with the application. The designation will open up opportunities for grants and will indicate to the State that Astoria is operating at a high level of historic preservation / heritage. The designation applies to the City as a whole and all of its programs for historic preservation, which is why the application takes so much time to complete. She explained how she believed Astoria complied with all 20 of the eligibility requirements, noting that compliance with just 15 are necessary to receive the designation. She had started to collect information about the various historic organizations and events in Astoria, but she did not have enough time to finish gathering all the details. She hoped each Commissioner would contact some of the agencies to collect hard copies of the necessary information. The application describes what and how much information is necessary to comply with each of the eligibility requirements. Once all the information has been collected, she would put the application package together and send it to the State. She hoped to have all of the materials by mid-November 2014 so she could submit the application before she leaves in January 2015.

Commissioner Burns said he had the time to assist and offered to contact the Historical Society, Maritime Museum, and the College. He offered to review the application and determine what items he could complete and then let the HLC know what other items needed their assistance.

The HLC and Staff discussed how to answer questions on the application and talked about some of businesses, organizations, and events in Astoria that could be included. Planner Johnson listed some specific organizations that she believed should be contacted. Commissioners decided to communicate with each other and Staff through email as they decide who would contact each group and divide tasks. President Gunderson noted that Historical Society Board members could help gather information as well.

Planner Johnson believed that only about three or four cities in Oregon have this designation.

Kent Easom and Rachel Jensen, who were in the audience, offered to help gather information for the application.

#### ITEM 6(c): Certified Local Government (CLG) Workshop

Planner Johnson said the State Historic Preservation Office (SHPO) would conduct a CLG Workshop on October 1, 2014 in McMinnville in conjunction with the Oregon Main Street Conference. HLC members are encouraged to attend. She gave an overview of the Workshop. She noted that the City will pay for the HLC member's attendance including travel money and they should to contact Sherri Williams at the City if they planned to attend.



President Gunderson said she and Kent Easom planned to attend all three days of both events. Planner Johnson added that she would only be attending the CLG workshop.

STATUS REPORTS – ITEM 7:

Planner Johnson has included status report photographs of the following: NC13-01 for 636 14th Street, NC13-02 for 636 14th Street, HD13-03 for 1 8th Street aka 2 7th Street, MR13-01 for 1598 Duane, EX13-04 for 96 W Commercial, HD12-01 for 1004-1008 Commercial, HD12-02 for 1254 Commercial, EX11-05 for 646 16th Street, NC11-06 for 1153 Duane. All projects are complete or near completion and conditions have been met. These status report photographs are for Commission information.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:22 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
City Manager

## STAFF REPORT AND FINDINGS OF FACT

October 14, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER

SUBJECT: HISTORIC DESIGNATION (HD14-02) BY KRIS HAEFKER TO DESIGNATE  
665 12TH STREET AS A LOCAL LANDMARK / CONTRIBUTING HISTORIC



### I. BACKGROUND SUMMARY

- A. Applicant: Kris Haefker  
2034 N Killingsworth St  
Portland OR 97217
- B. Owner: Kris Haefker  
2034 N Killingsworth St  
Portland OR 97217
- C. Request: To designate an individual property as a Local Landmark  
and as Contributing within the Shively-McClure National  
Register Historic District with the building condition /  
configuration as proposed in the attached plans
- D. Location: 665 12th Street; Map T8N-R9W Section 8CD, Tax Lot  
4600; north 42' / 48' Lots 8 & 9, Block 70, McClure

### II. BACKGROUND

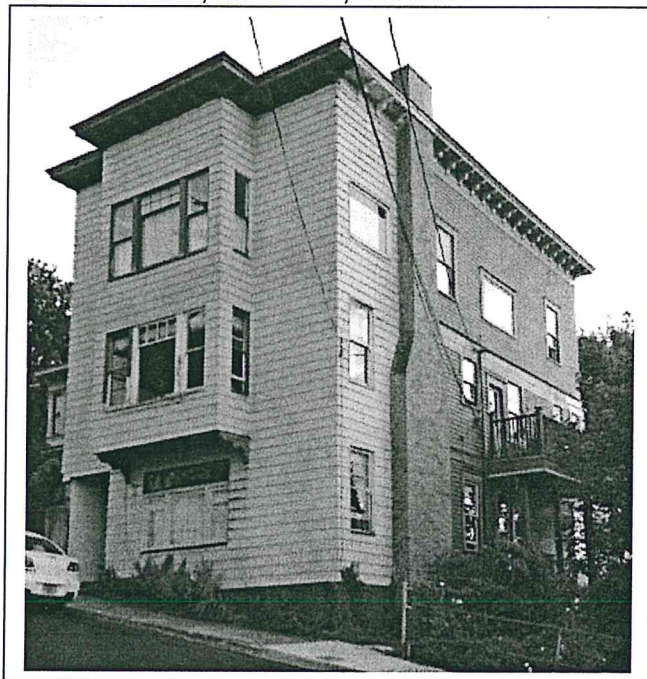
The structure is within the Shively-McClure National Register Historic District and was classified as Historic Non-contributing.

Year Built: 1913

Style: Craftsman

Historic Name:  
Ferdinand and Clara Fisher  
Residence

Common Name:  
View Apartments





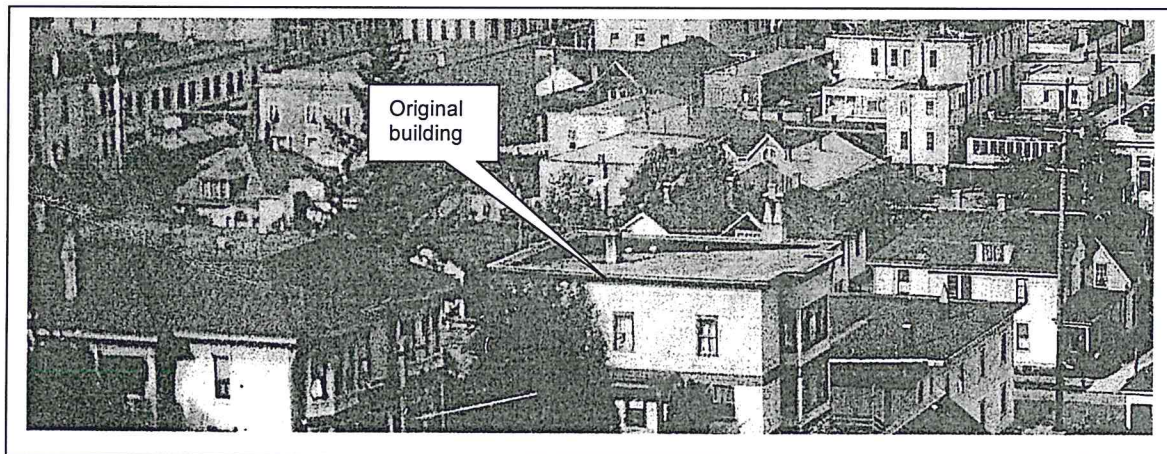
The structure is located on the west side of 12th Street between Franklin and Grand Avenues and is currently used as a fourplex. It was classified as Historic Non-Contributing in the Shively-McClure National Register Historic District. It was not designated as historic due to the exterior alterations including aluminum siding, obscured or missing window casings, installation of awning windows, and other door and window alterations. The inventory states *"The building gains significance for its association with Ferdinand and Augustus Fisher, prominent businessmen in Astoria. However, the building has been significantly altered and no longer reflects the historic period. Restoration would strengthen the building's connection to the historic streetscape."*

The applicant has submitted written plans for the building which include removal of the aluminum siding with restoration of the existing original wood clapboard and wood shingle siding; repair the roof; restoration of the existing historic windows and casings; install wood drip edge at base of siding; restore belt course; remove newer wall enclosure at the entry and restore original porch and stairs; install period metal roof on entry roof; and paint the building. These alterations are part of the proposal before the HLC and would be the design proposed for designation. The applicant would not be required to submit a separate Exterior Alteration Request for these features.

Distinctive Stylistic Features of a Craftsman: The use of horizontal wood clapboard and shingle siding, window casings and crown moldings, open porches, use of belt course.

Occupants: The original use was as a single-family dwelling for Ferdinand, Clara, and Augustus Fisher. They operated several businesses in Astoria most notably "Fisher Brothers Hardware". They originally lived in the adjacent house at 687 12th today known as the Roberta Stromiello House and built this house in 1911. It was most likely converted to apartments by 1955.

Alterations: The building was originally constructed as a wood clapboard and shingle building in 1911. The basic shape remains the same. Exterior alterations include aluminum siding, obscured or missing window casings, installation of awning windows, and other door and window alterations.





The applicant has submitted a discussion on the alterations to each elevation and the plans for restoration which is attached as part of the application. The proposed work would generally restore the original siding, window casings, decorative trim, and porch to their original design and material. Some newer windows may need to remain due to the interior use of the space. The project is proposed to be completed in phases with the roof repair first to protect the building. Painting has begun on one elevation and will continue in phases for the entire building.

The HLC would be designating the building with the understanding it is being remodeled with the addition of a metal roof on the porch, and retention of some newer windows. These alterations are part of the proposal before the HLC and would be the design proposed for designation (Condition 1). The applicant would not be required to submit a separate Exterior Alteration Request for these features. Once the building is designated, any substantial changes that would deviate from the design as presented with this application would need to be reviewed by the HLC for compatibility with the historic design.

### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on September 26, 2014. A notice of public hearing was published in the Daily Astorian on October 14, 2014. Any comments received will be made available at the Historic Landmarks Commission meeting.

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

- A. Development Code Section 6.040(A) states the *"Historic Landmarks Commission, City Council or a property owner may initiate the proceedings for designation of a Historic Landmark. Upon receipt of a complete application requesting that a building or site be designated historic, the Historic Landmarks Commission shall consider the request. The Historic Landmarks Commission shall hold a public hearing on the request in accordance with the procedures set forth in Article 9. The Historic Landmarks Commission may approve, modify or reject such request in accordance with Section 9.030."*

Finding: The proposed designation as historic local landmark is being nominated by the property owner. A public hearing is scheduled before the Historic Landmarks Commission to consider the request at their meeting of October 21, 2014.

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

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



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

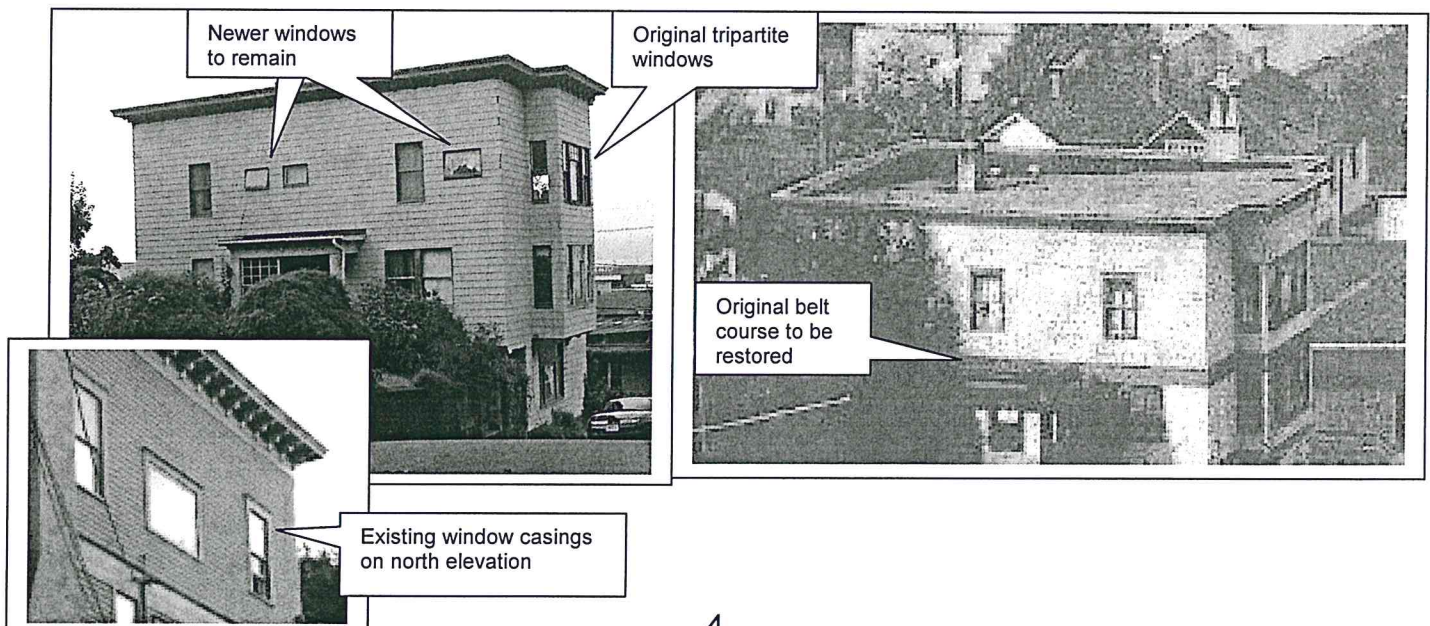
Finding: The building is listed as "Historic Non-contributing" in the Shively-McClure National Register Historic District. Therefore it cannot be automatically considered a Historic Landmark.

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

*"1. Physical Integrity.*

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

Finding: The essential form of the building is intact however features have been altered by the addition of the aluminum siding over the original siding and removal of window casings. The owner is restoring those features to the original. A few windows have been altered to accommodate the interior use of the building and will remain. The footprint of the building has not changed. The original siding exists and the aluminum siding would be removed. Missing window and door casings would be replaced to match existing historic design visible on rear portion of north elevation. The original porch has been enclosed and the porch would be returned to its open configuration but with a new roof and stairs. Other features such as wood brackets on the bay, tripartite windows, and boxed columns still exist.





*"2. Architectural Significance.*

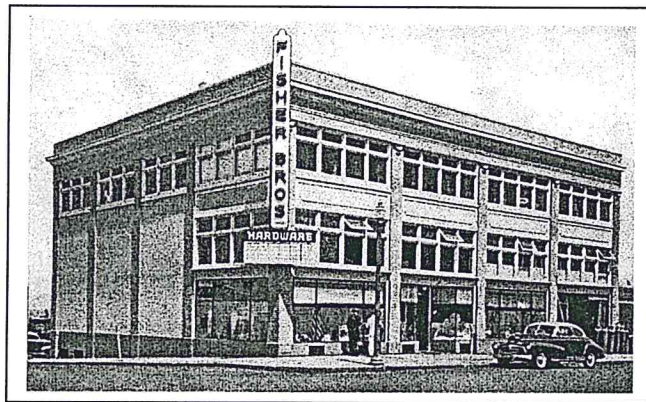
*Rarity of type and/or style. Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the City. Property is a prototype or significant work of an architect, builder, or engineer noted in the history of architecture and construction."*

Finding: The Craftsman style is a common local design and reflects the working man's home in the area. The structure is not a typical design of other Craftsman buildings in the area. Elements that remain and/or will be restored include the horizontal clapboard siding without corner boards, wide plain belt course, multi-lite over single-lite windows, simple front porch detailing.

*"3. Historical Significance.*

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

Finding: The building was built as a single-family dwelling for Ferdinand, Clara, and Augustus Fisher, prominent business family owning hardware, grocery, and chandlery businesses. With their brother Louis, they had the Fisher Bros. Hardware store and subsequent owners were involved with McCall Tire Service. The house was built to replace their house at 687 12th which was converted into a boarding house.



Fisher Bros  
Hardware at 1210  
Marine Drive

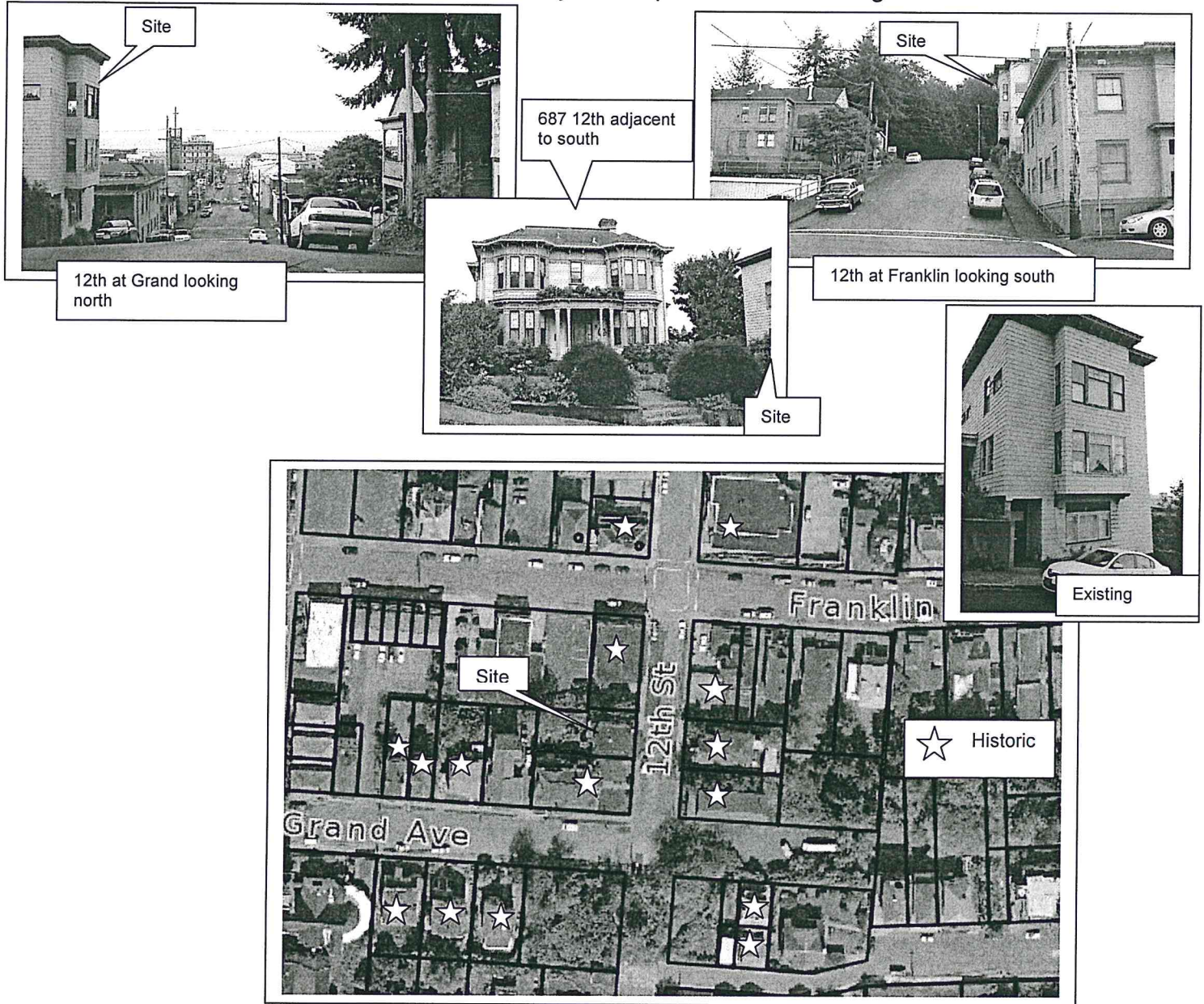
*"4. Importance to Neighborhood.*

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

Finding: The building has had several alterations but the applicant proposes to restore many of the original historic features with this application. The building is located adjacent to the original owner's first



house at 687 12th Street. Restoration of this structure would add to the overall visual continuity and importance of the neighborhood.



“5. Symbolic Value.

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

Finding: The symbolic value for this building is its use as a prominent business owner’s home with occupants who were involved in the retail history of Astoria.



“6. Chronology.

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

Finding: The building was constructed as a single-family dwelling in 1911 which is more than 50 years old.

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

1. Physical Integrity	3.0	3.0	4.5	4.5	4.5	3.0	4.5
2. Architectural Significance	2.5	7.5	7.5	12.5	7.5	10.0	5.0
3. Historical Significance	7.5	7.5	10.0	7.5	7.5	7.5	10.0
4. Importance to Neighborhood	3.0	6.0	7.5	6.0	4.5	4.5	7.5
5. Symbolic Value	4.5	4.5	4.5	4.5	3.0	4.5	7.5
6. Chronology	1.0	2.0	2.5	2.5	1.5	1.5	2.5
TOTAL	21.5	30.5	36.5	37.5	28.5	31.0	37.0

AVERAGE: 31.8 (Adequate)

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

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

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

Finding: The owner is voluntarily asking for the designation and all of the restrictions that come with owning a historic building in order to help preserve the building and this part of Astoria's history. The historic designation would allow flexibility of building code applications that would help make the restoration more financially feasible.

2. CP.250.2, Historic Preservation Goals, states that the City will *“identify and encourage the inclusion of as many qualified buildings and structures as possible on the National and/or State register of historic*



*places, and maintain a City registry under the stewardship of the Historical Buildings and Sites Commission.”*

Finding: The City of Astoria maintains a register of historic places. The City encourages property owners to include their properties on the register. The building has had some alterations over the years. However, the alterations are proposed to be removed and the building restored to most of its original condition. With the restoration and the importance of the early residents of the building, the structure warrants inclusion as a Local Landmark and contributes to the Shively-McClure National Register District.

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

Finding: The applicant requests designation of the building to preserve the building and the history of the residents. He proposes to expose and restore many of the original features.

4. CP.255.1, Historic Preservation Policies, states that *“The City will use its Historic Properties Section of the Development Code, an educational and technical assistance program, the tax incentives available at the Federal, State, and local levels, and the cooperative efforts of local organizations as the means to protect identified historic buildings and sites.”*

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

Finding: The applicant has requested historic designation to assist with the financial burden of renovating the building. With historic designation, the City Building Official may apply exceptions to certain building code requirements in order to preserve the historic character of the building. The City has worked to develop a process whereby the building permit may be reviewed and approved based on the historic designation of the property. However, should the work not be completed as proposed and/or the historic designation is denied, then all work would then need to be in full compliance with the building codes (Condition 2). The applicant is aware of this condition. While not a direct source of financing funding, this process is one way the City can assist property owners in preserving potentially historic properties.

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

- F. Section 6.050.C.1.b, Type I Certificate of Appropriateness - Immediate Approval, states that *“Projects that are limited in scope or minor alterations that*

*meet the criteria listed below are classified as Type I Certificate of Appropriateness permits. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing nor public notice.*

1. *The Historic Preservation Officer shall review and approve the following Type I permit requests. . .*
  - b. *The proposed alteration duplicates the affected building features as determined from a photograph taken during either the Primary or Secondary development periods, original building plans, or other evidence of original building features; or . . .”*

Finding: As indicated in the applicant’s written description of the proposed work, he plans to restore the building to its original features. The original horizontal wood siding and belt courses exist but are covered by aluminum siding which is proposed to be removed. Window and door casings are either covered and/or removed with the installation of the aluminum siding. Several windows on the north elevation have historic design casings that match the historic photo and the design will be replicated. The applicant has provided a historic photo showing the original details and design. With the existence of the original material and based on the historic photo, the proposed work would be approved as a Type I permit and would not require HLC review.

## VI. CONCLUSION

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

1. The designation of the building as historic is based on the proposed alterations submitted with the application. Failure to complete the alterations as proposed could result in the decertification of the building as historic.
2. If the building is decertified as no longer designated as historic, any work completed on the building would need to comply with the building codes as required by the Building Official.
3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

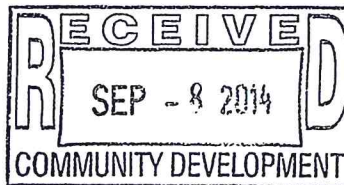
The applicant should be aware of the following requirements:

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





CITY OF ASTORIA  
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COMMUNITY DEVELOPMENT



HD 14-02

FEE: \$50.00

HISTORIC DESIGNATION

Property Location: Address: 665 12<sup>th</sup>  
Lot 4600 Block 70 Subdivision McClure's Astoria  
Map 80908CD Tax Lot 4600 Zone R3

Applicant Name: KELIS HAEFKER  
Mailing Address: 2034 N. KILLINGSWORTH, Pdx 97217  
Phone: 503 312 9986 Business Phone: \_\_\_\_\_ Email: haefker@gmail.com  
Property Owner's Name: KELIS HAEFKER  
Mailing Address: 2034 N. KILLINGSWORTH, Pdx 97217  
Business Name (if applicable): \_\_\_\_\_  
Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Property Owner: [Signature] Date: 9-8-14

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

to designate the residential structure as historic within the Shively-McClure

**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.

at Reg Hist Dist. Designation will be based upon proposed alteration plans

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

to restore bldg to its historic design.

**For office use only:**

Application Complete:		Permit Info Into D-Base:	<u>9-18-14</u>
Labels Prepared:	<u>9/18/14</u>	Tentative HLC Meeting Date:	<u>10/21/14</u>
120 Days:			



**Rosemary Johnson**

---

**From:** Kris Haefker <haefker@gmail.com>  
**Sent:** Wednesday, September 17, 2014 11:18 AM  
**To:** Rosemary Johnson  
**Subject:** 665 12th restoration plan

Rosemary,

Have a look at the restoration plan. Maybe this suits your needs better.

I hope to get the SHPO application out next week. Still working on the drawings.

## **Ferdinand and Clara Fisher Residence (View Apartments)**

**665 12 th street**

**Astoria, Oregon 97103**

Draft I

### **Restoration Plan**

#### **Existing Condition:**

The Fisher Residence, also known as the "View Apartments," is a three story rectangular wooden framed structure built in 1911. Its original style reflects the craftsman style but has been dramatically altered over time. Originally it was constructed as a residence but now functions as a four plex.



Judging by the materials used, most of the alterations probably happened in the late 1950's. This is also when historical permits show its change of use into apartments. In order to make apartments, several double hung windows were replaced with smaller awning windows. This was done in the kitchen and bath room areas. The casement windows are constructed of matching materials and profiles.

The exterior shell has been clad with metal siding and all the projecting decorative features were stripped. These features include head casing details, window sill horns, drip edges and parting bead on the belly band. The front porch has had the original stairs removed and has been partially walled in. On the north side, historical photos and several exterior doors give evidence that there was a covered exterior stairwell with landings on the lower and middle levels. Today, the upper landing remains with some of the features and structural members having been replaced. The lower exterior door remains and is inoperable.

The interior space is lacking most of the original wood work. The entry still maintains some of the original woodwork along the stairwell. Walls have been added to make apartments and original light fixtures are



missing. In the lower two units fireplaces are covered and not used.

## **Project scope:**

To dress the building in its original outfit. This would make the building a significant contribution to the historical landscape of Astoria. As it appears now only degrades the historical charm of the city.

To insure the life of the building, removing and replacing the roof is the first priority.

Then remove the existing metal siding, restore the wooden lap board siding, and reinstall the original exterior wooden features. Matching the features exactly will be impossible because there are no models or photos to refer to. However, we can reference the paint lines for profiles and sizes. The windows sash will be restored and some sashes will need replacing. The replacements will match the originals in size and materials. The front porch will be opened up and period style stairs constructed. Insulation will be added in the upper and lower crawl spaces to make the building more energy efficient along with possible heating updates.

## **1) The Roof:**

The roof design hasn't been altered or time. It is a sloped flat roof surrounded by a parapet wall. The existing membrane is torch down resting on top of a 1x10 ship lap fir deck. The roofing structure is in good



condition but there is evidence of leakage. The chimneys have been capped, the hatch cover has been roofed over, and the edge flashing is improperly installed.

### **Proposed Treatment:**

Remove and replace existing membrane with PVC membrane. Install venting as needed. Replace hatch cover. Insulate attic crawl space where no insulation is present.

## **2) The Exterior**

The exterior is currently clad with metal siding. The Installation of this product involved the removal of some of the building's most distinctive architectural features. These features include the large window head casing caps, drip edges along the skirts, and window sill horns. The existing cornice with brackets in the frieze seem to be in good condition. There is a small amount of crown moulding missing on the west side that can be easily replaced. The window features on the east side where tripartite windows with transom are located, appear to be in good condition. They will require some restoration to the sash and moulding features added. In other locations, some of the double hung windows were removed and smaller awning windows were installed in the existing openings to accommodate the apartment interiors.



## **Proposed treatment:**

To remove all the metal cladding and reinstall the distinctive wooden architectural features. This would include a wooden drip edge at the base of the siding, window sill horns to match the originals, window head casing details and flashing, and parting bead along the belly band between the floor levels. After the removal of the metal, it is expected that the existing paint will need removing and the wood work repaired or replaced as needed. All wood work to match the original. Some of the profiles of the moulding might not be original but will be period. Again, the original profiles no longer exist but paint lines on the siding give us an idea of the profile and the size. The window sashes on the south side might need to be duplicated or restored along with some of the siding repaired where the casement windows were installed.

## **3) The Front Porch:**

The front porch is modest in size but pronounces the front entrance being centered on the building. The stairs and landing have been altered over time, the casing around the door and flanking windows are covered with metal cladding, and both the west and south sides have been walled in. The walls were installed at a later date to either protect the porch from the weather or provide a smoking area. The cornice and brackets in the frieze are intact. They are smaller versions of the details located on

the main structure and the two box columns are intact but missing some of the trim details.

### **Proposed Treatment:**

Remove the walled in areas, the existing steps, porch lid, and roof membrane. Replace the steps with full length stairs which were probably original, install a new porch lid, install grab rails, restore the column details, and install a metal roof with external gutter. Although it looks like the porch roof was a miniature version (flat sloped roof surrounded by parapet wall) of the main roof, the cost to rebuild it that way would be prohibitive and a custom metal roof would look period and function better.

## **4) Interior**

The interior has been seriously altered by the change in use from a single family residence to a multi family dwelling. The entry of the building still has some of the original woodwork around the stairwell. Some of the original doors are visible from the hallways and the lighting has been retrofitted as needed. In the units, some period cabinetry exists, some of the baseboard details are intact, and the bathrooms have period plumbing fixtures. Most of the floors have been covered with carpet on top of T&G fir flooring.

### **Proposed Treatment:**

Remove the existing carpet and refinish the wooden floors where possible. Replace the lighting with period



style fixtures located properly in the spaces. Keep original doors and woodwork intact and restore as needed. Repair or replace some of the plumbing fixtures for lower water consumption.

## **5) Systems**

In this building, all the heating is electric including the water heater. Evidence shows the building was heated by free standing radiators. The boiler room was located at the west side of the building and also serviced the neighboring property. The two lower floors have decommissioned fire places. The building has no insulation in the lower and upper crawl spaces or in the walls. The cost for heating the spaces is high and windows seem to get covered during the cold months to keep the drafts down.

### **Proposed treatment:**

To replace the apartments with more cost effective heating units. Insulate the lower and upper crawl spaces. Possibly replace the electric water with a high efficiency gas heater. Add weather stripping while restoring the sashes.





4

Historic Photo

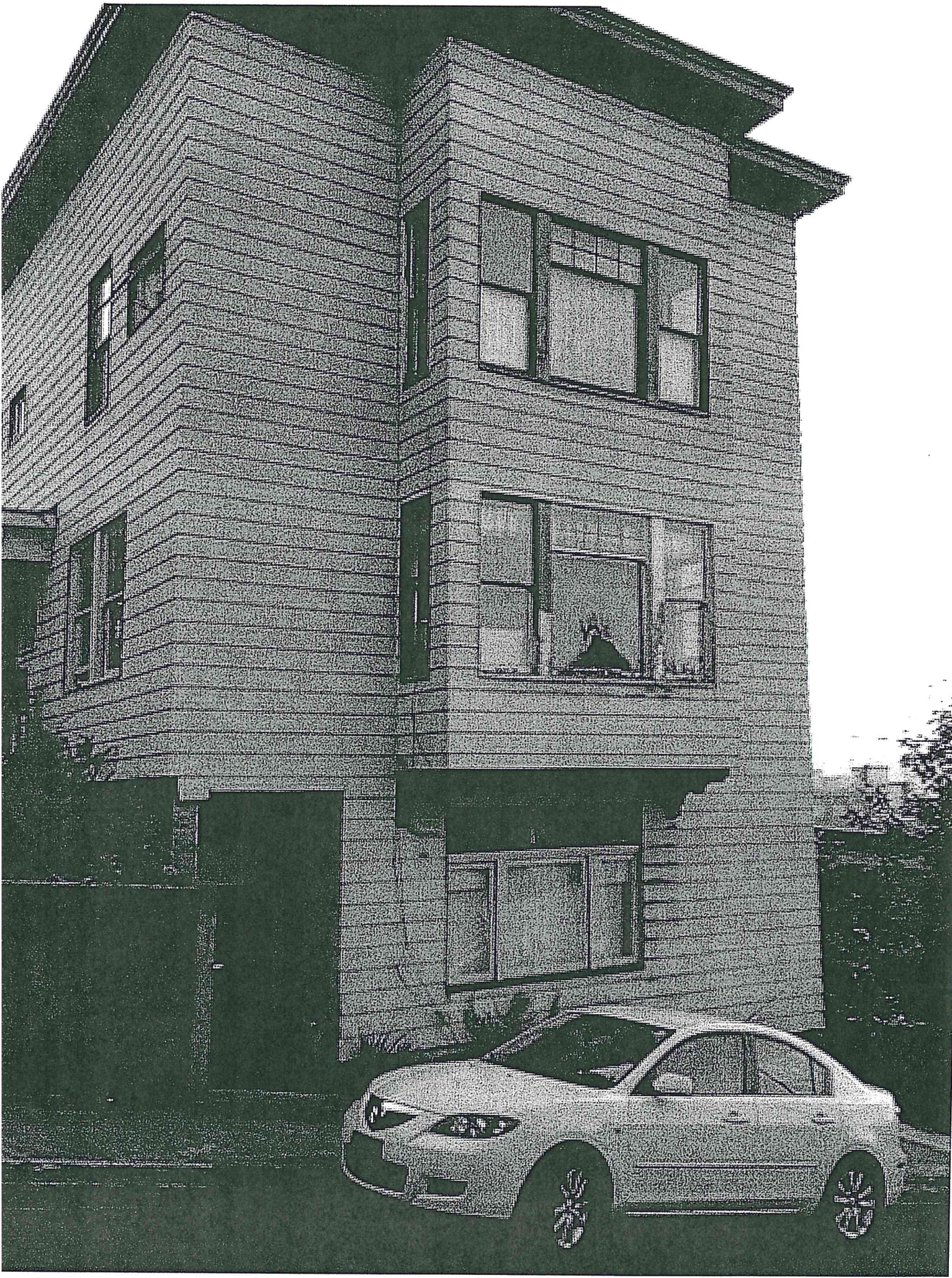








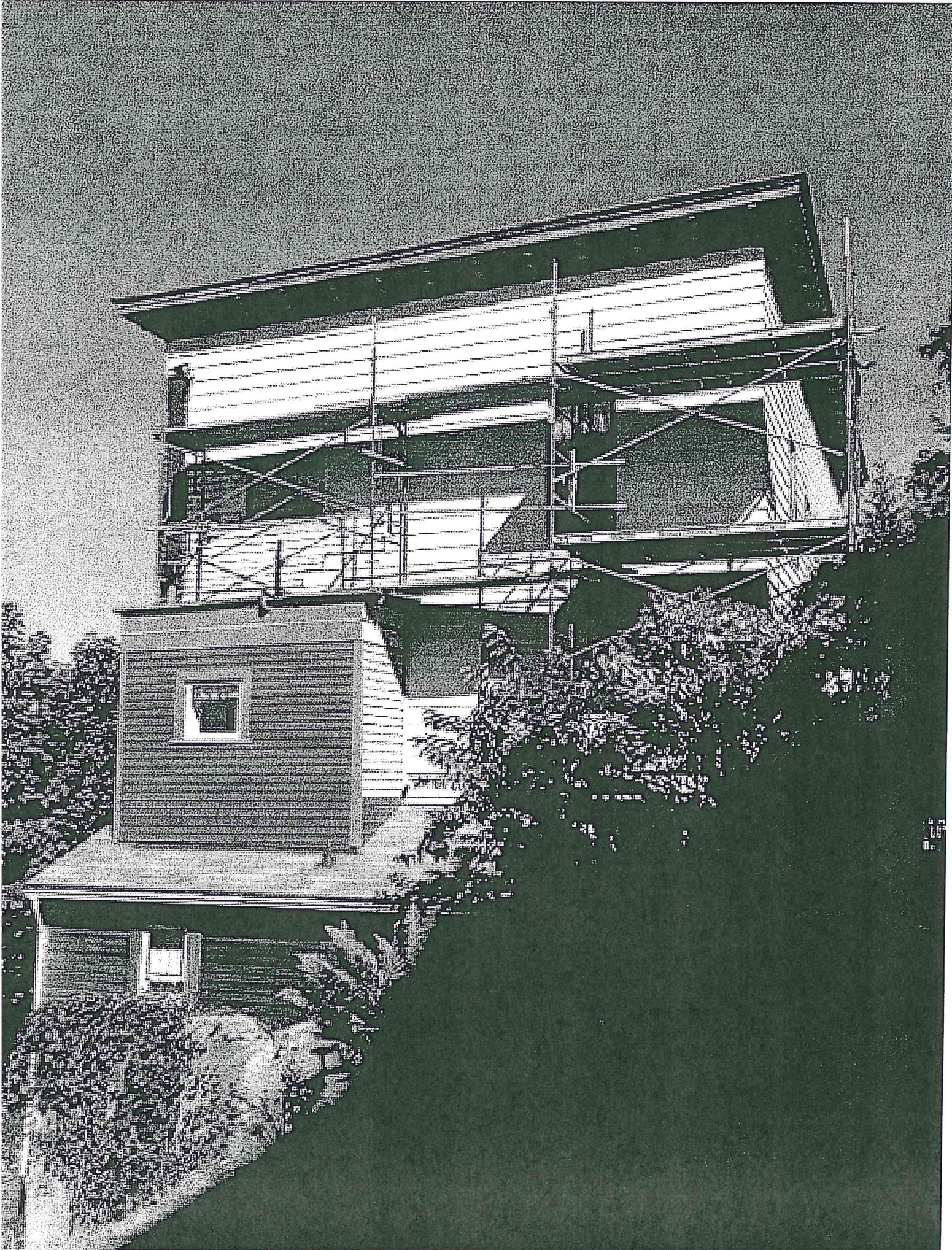














## STAFF REPORT AND FINDINGS OF FACT

October 13, 2014

TO: HISTORIC LANDMARKS COMMISSION



FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER

SUBJECT: NEW CONSTRUCTION REQUEST (NC14-04) BY WARREN WILLIAMS TO  
CONSTRUCT A SINGLE-FAMILY DWELLING AT 3011 GRAND AVENUE

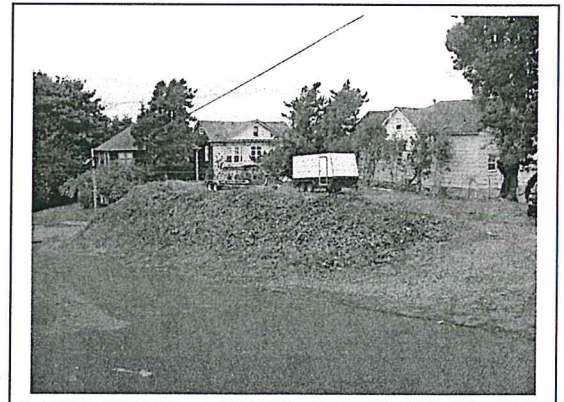
### I. BACKGROUND SUMMARY

- A. Applicant: Warren Williams  
PO Box 476  
Astoria OR 97103
- B. Owner: Warren Williams  
PO Box 476  
Astoria OR 97103
- C. Location: 3011 Grand Avenue; Map T8N-R9W Section 9CA, Tax Lot 17100;  
Lot 6, Block 37, Shively
- D. Classification: New construction adjacent to structure(s) designated as  
historic within the Adair-Uppertown Historic Inventory Area
- E. Proposal: To construct an approximate 2,525 square foot, two story single-  
family dwelling with garage
- F. Zone: R-2 (Medium Density Residential)

### II. BACKGROUND

#### A. Subject Property

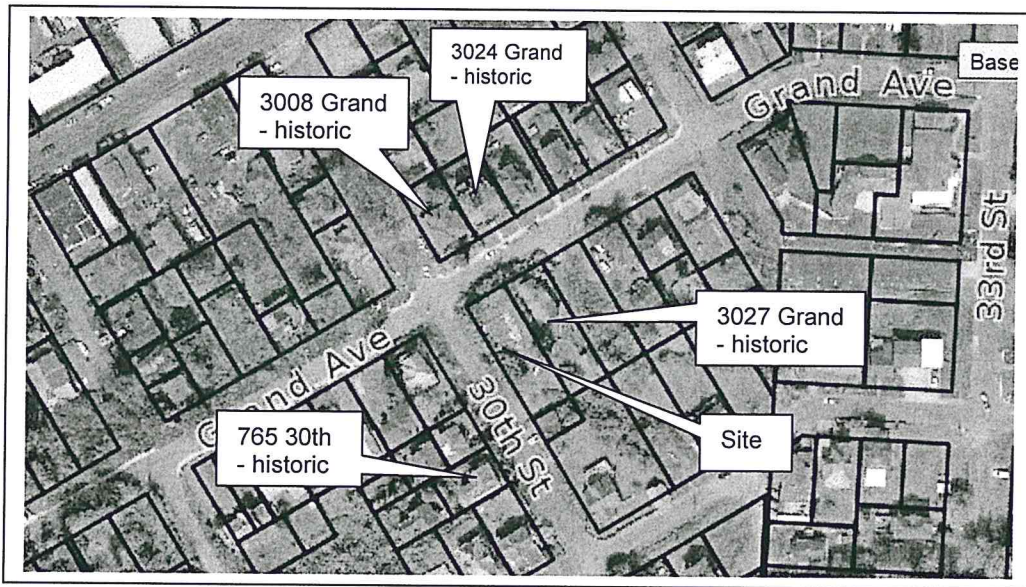
The subject property is located on the south side of Grand and east side of 30th Street. The lot is 50' x 150' (7,500 square feet) and is of sufficient size in the R-2 Zone to accommodate the proposed single-family dwelling (5,000 square foot minimum). The site is currently vacant. The site is not located within 100' of a known geologic hazard area.





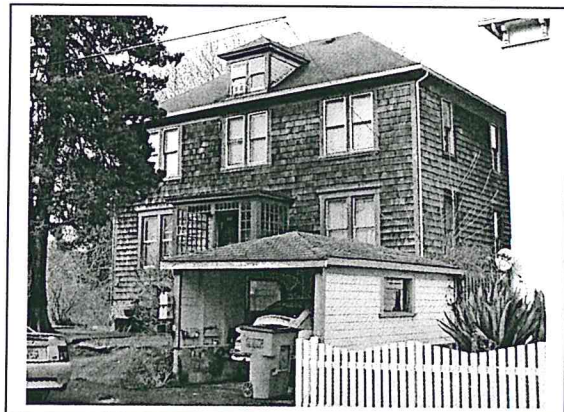
B. Adjacent Neighborhood and Historic Property

The site is bounded on all sides by mostly single-family dwellings and some multi-family dwellings. The residential neighborhood has a mixture of styles and ages of homes. There are historic homes adjacent to this site and in the general neighborhood. There are several vacant lots in the neighborhood. Lot sizes vary with sub-standard, standard, and larger than standard single-family dwelling lots. Most houses are generally built slightly closer to the front and street side property lines.



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

- 1) 3008 Grand Avenue  
Eligible Contributing  
Adair Uppertown Historic  
Inventory Area  
Foursquare  
1906



- 2) 3024 Grand  
Eligible Contributing  
Adair Uppertown Historic  
Inventory Area  
Italianate Vernacular  
c 1913





- 3) 3017 Grand  
Eligible Contributing  
Adair Uppertown Historic  
Inventory Area  
Victorian Era Vernacular  
c 1892



- 4) 765 30th  
Eligible Contributing  
Adair Uppertown Historic  
Inventory Area  
Victorian Era Vernacular  
c 1895



The lot sits above the Grand Avenue level and the proposed residence would be located toward the front of the lot and 5' from the street side property line.

Height: 2 stories with a height of approximately 25' to ridge

Roof: Side gable with front and rear gable roofs, and gable pediment over front entry; composition roofing material; 8:12 pitch main roof with 10:12 pitch front gable roof

Siding: Cedar horizontal lap siding with 4" reveal; cedar shingles in the front and rear gable ends

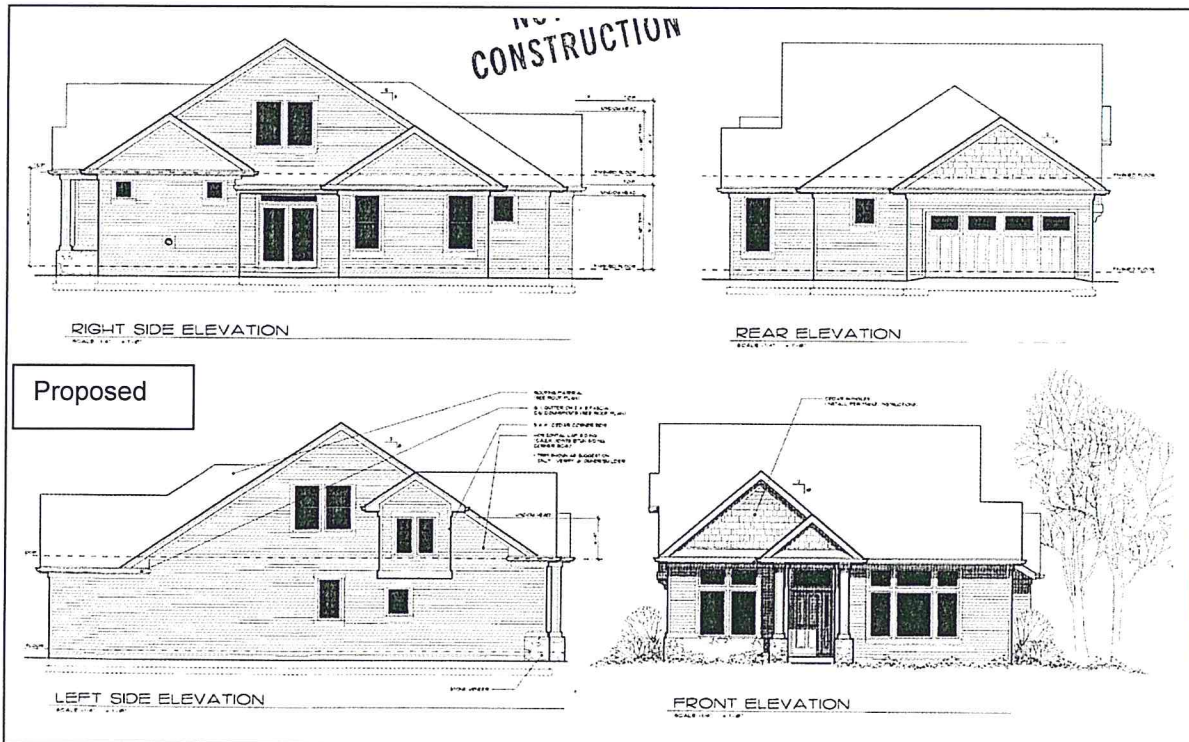
Windows: Anderson Woodwright; single, paired, and triple; windows would be 9/9, fixed 8 lite and fixed 4 lite; any grids would be interior with exterior applied grids; windows are fixed or single hung; front elevation has upper transom windows; casing 5/4" x 4" minimum with crown and lower sill

Doors: Front door panel with side lites and transom; garage door with vertical panels and upper lites; west side door is an inset atrium door with transom

Other Features: Covered front entry with columns supporting pediment entry; stone veneer base for columns and front entry; 5/4" corner boards; small projecting second floor bay with paired windows

Garage: Two car garage accessed from rear elevation (south) of house





### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on September 26, 2014. A notice of public hearing was published in the Daily Astorian on October 21, 2014. Comments received will be made available at the Historic Landmarks Commission meeting.

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

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

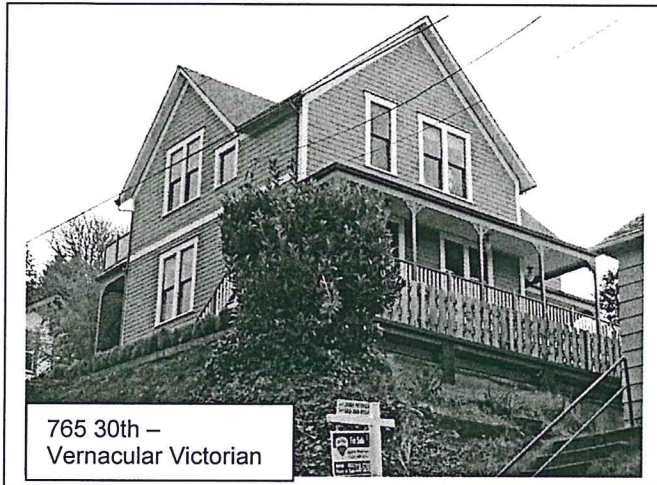
Finding: The structure is proposed to be located adjacent to structure(s) designated as historic in the Adair-Uppertown Historic Inventory Area. The proposed structure shall be reviewed by the Historic Landmarks Commission.

- 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."

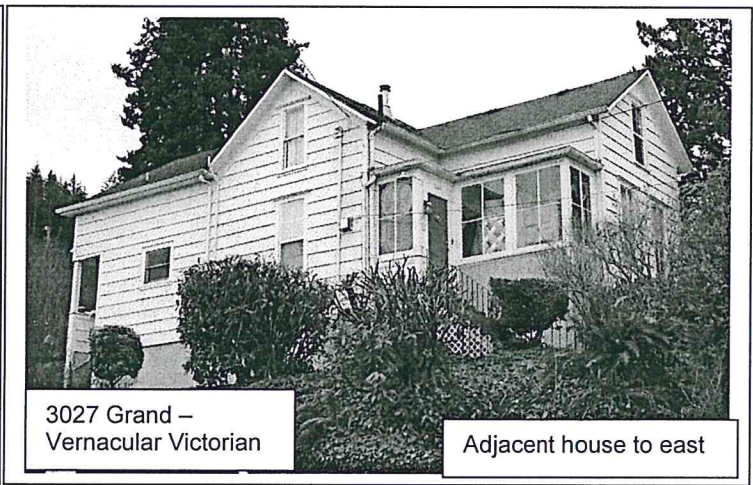
Finding: The proposed structure will be a 2 story single-family dwelling with a rear garage. Most homes in this area are one, 1.5, or two story and most are single-family dwellings. The design has elements from other structures in the neighborhood including the use of multiple gables, transom windows, bay window,



post supported covered porch, and horizontal wood siding with some shingle gable ends. The adjacent historic structures include a 1.5 story Vernacular Victorian with shake siding; two story Foursquare with shingle siding; two story vernacular Italianate with horizontal siding and shingles, bay windows and front entry gable; and a two story Vernacular Victorian with horizontal and shingle siding, cross gable and column supported covered porch. Windows are mostly single and paired, multi-lite single hung with some transoms.



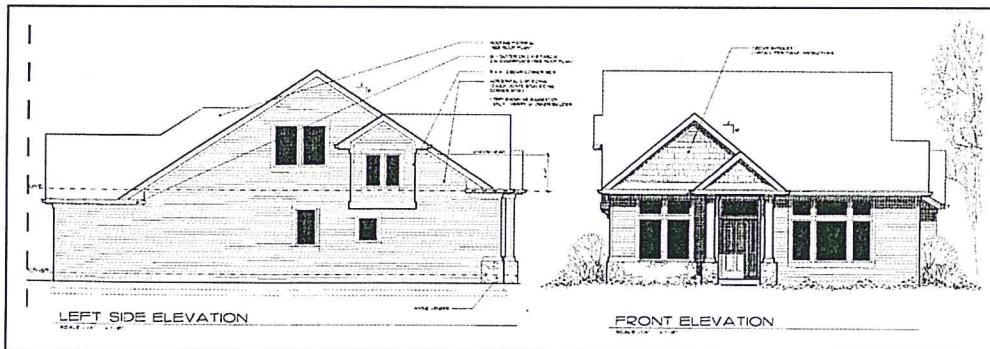
765 30th –  
Vernacular Victorian



3027 Grand –  
Vernacular Victorian

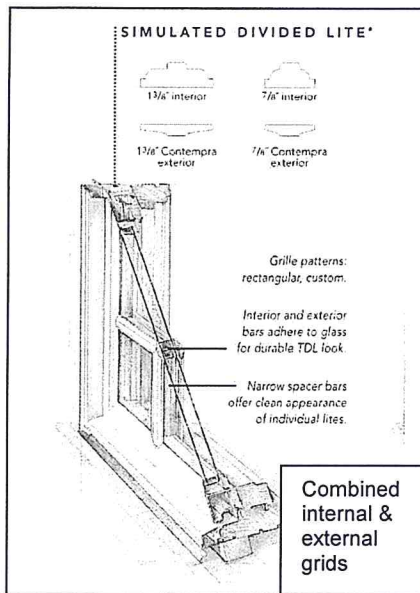
Adjacent house to east

The front is the most detailed portion of the house with the west, street facing side also with some detail and wall plane variation. The design reflects the style of the adjacent Vernacular Victorian house but does not attempt to appear as historic.

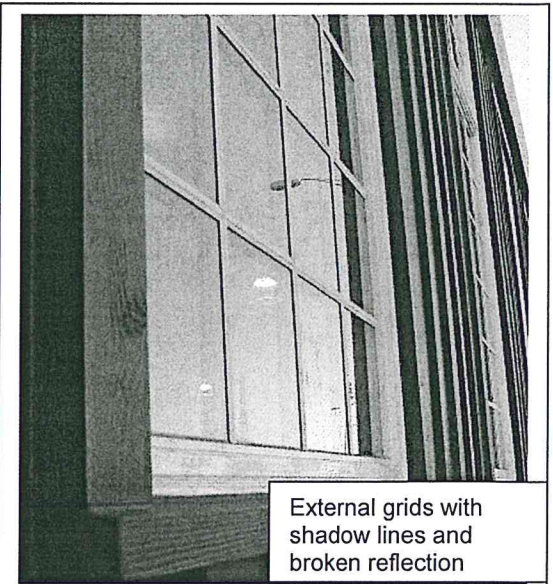
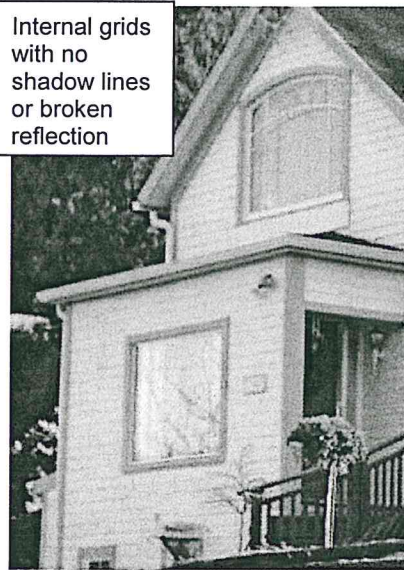


The windows are proposed to have grids with varying numbers depending on size of windows. Standard single hung windows would be 9/9 lites; tall, narrow fixed windows would have 8 lites; small square windows would have four lites. The windows would have simulated grids with internal and external applied grids. In the past, the HLC has approved external applied grids or no grids, but has not approved internal grids alone as they create a false appearance without the typical shadow lines created by a true divided lite. These windows create one reflection without the breakup typical of true divided lites. The applicant proposes to do external grids in addition to possible internal grids (Condition 1).



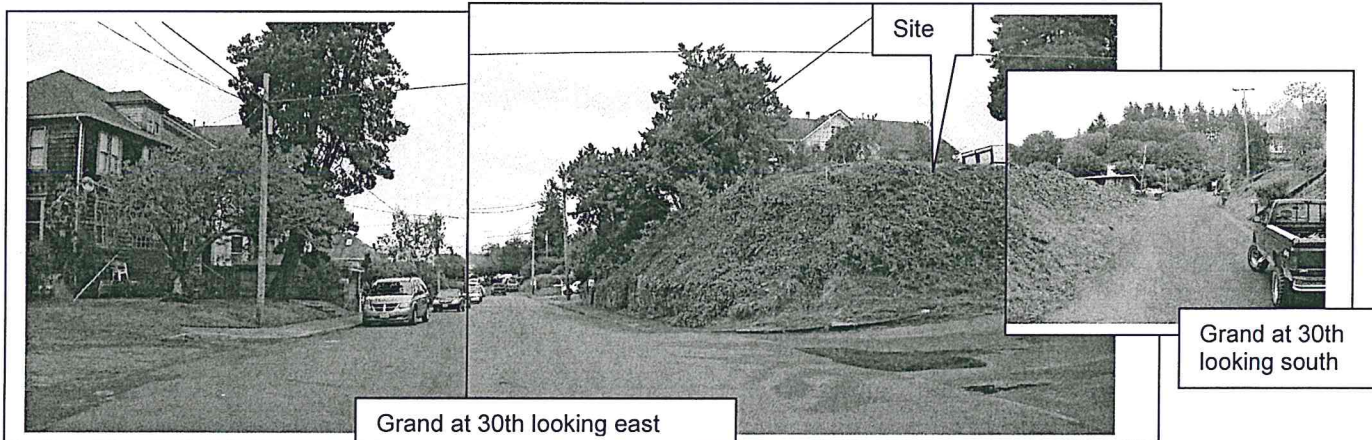


Internal grids with no shadow lines or broken reflection



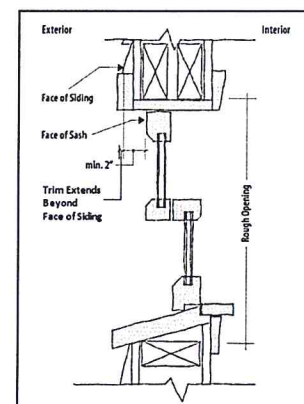
External grids with shadow lines and broken reflection

The historic structures that trigger the review are located to the east side of the subject property, to the west across 30th Street, and across Grand Avenue. These structures are visible from the subject site streetscape and the new structure will be visible from their streetscape.



The siding materials are proposed to be horizontal cedar lap siding and cedar shingles, and trim work. This is similar to the siding material on the historic properties.

The windows are proposed to be Anderson Woodwright and will be trimmed with minimum 5/4" x 4" casings with crowns and sills. The windows should be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade as indicated in the graphic (Condition 2).

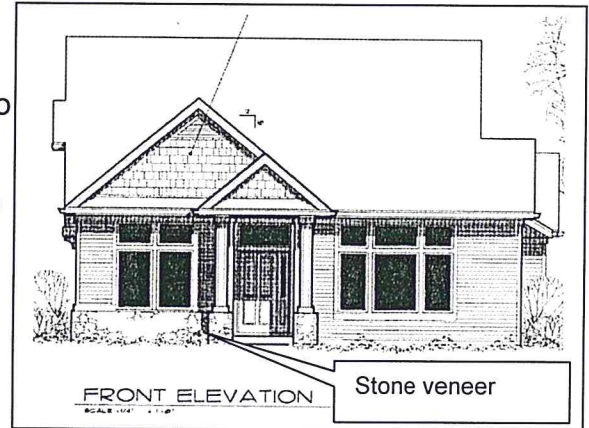




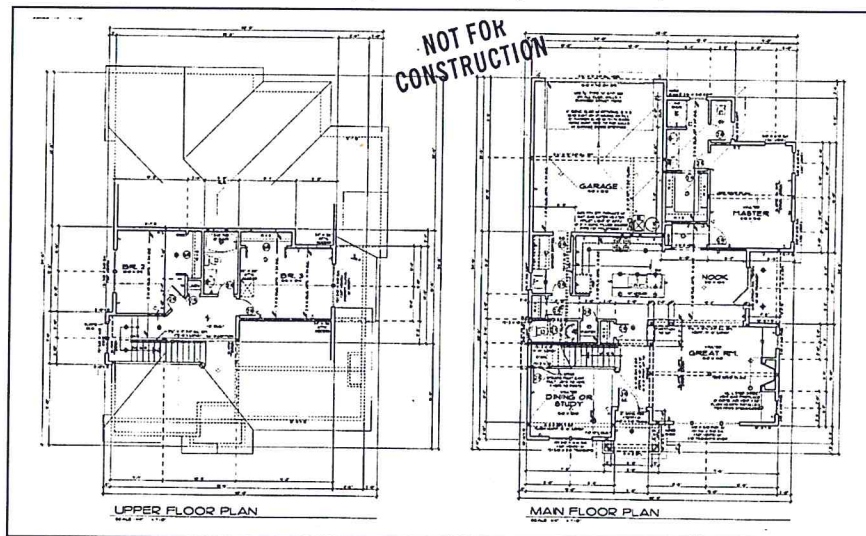
East side elevation is fairly plain while the front and west side elevations facing the street rights-of-way contain multiple planes and variety of windows and doors.

Roof pitches are 8:12 for main roof, and 10:12 for front gable end. These are similar pitches to other roofs in the area and are typical of historic homes as contemporary homes generally have shallow, low pitch roofs. Front door is a panel door with transom and side lites. The west side door is an atrium door with fixed panel and transom.

The lower portion of the front corner near the entry on the first floor would be stone veneer. While other homes in this block do not contain stone veneer, it is used sparingly on this house and can be found on some historic homes in Astoria. Use of stone is not a common feature in Astoria; however, it is a typical Craftsman style feature and the limited use on a small portion of the first floor would be compatible with the historic buildings.



The foot print of all of the structures are simple square or rectangle. The proposed house would be a simple, almost square, rectangle with an approximate 6' x 6' covered front entry. Some homes in the area have driveways and no garages. The proposed driveway would access from 30th Street with a garage in the rear of the house. The proposed two story house is approximately 40' x 56.5' (2,024 square feet). Other structures in the neighborhood have house foot prints of approximately 1,650 sqft (3008 Grand), 1,740 sqft (3024 Grand), 1,120 sqft (3040 Grand), and 1,400 sqft (2991 Grand and 3027 Grand). The proposed house foot print is slightly larger, but most of the noted buildings have full second floors for overall square footages of between approximately 2,200 sqft to 3,400 sqft in size. The proposed house would be approximately 2,525 sqft.

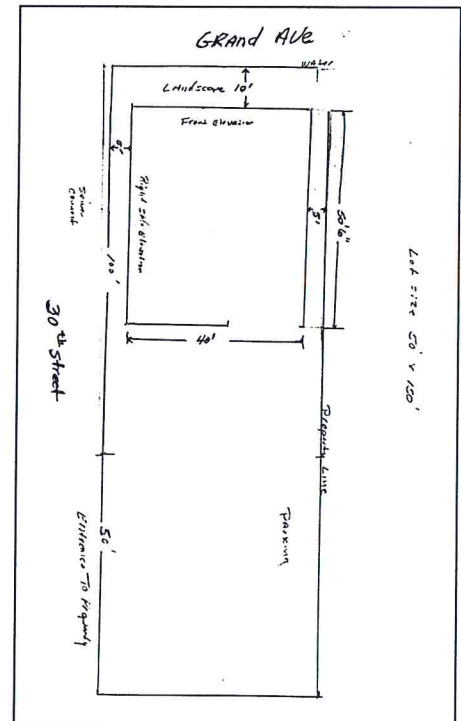
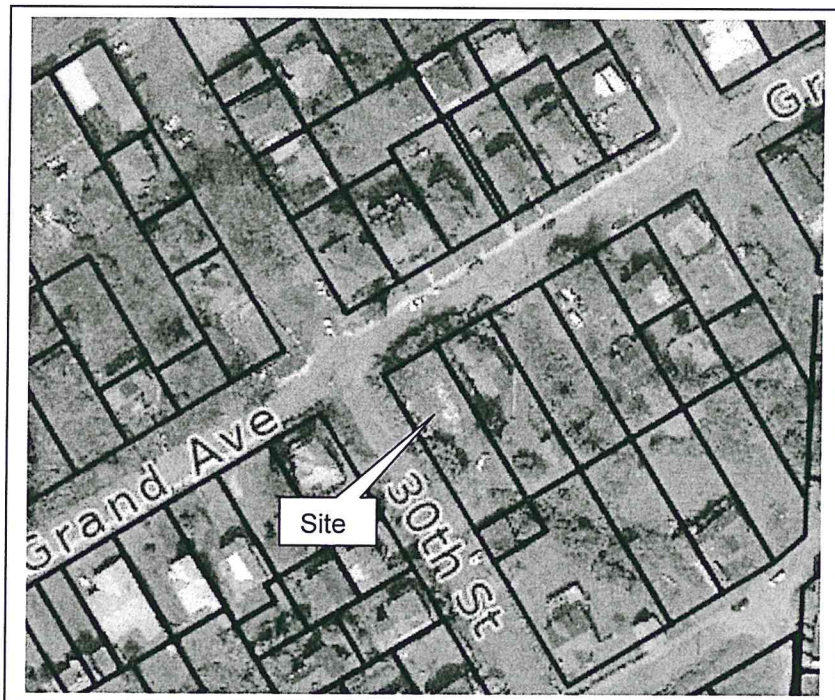




With the conditions noted, the proposed structure is compatible in scale, style, height and architectural detail with the existing historic homes.

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

Finding: The structure is proposed to be situated on the front portion of the lot with a 10' front setback and 5' street side setback on 30th Street which would require a variance from the required 20' front and 15' street side yard setback. The applicant has applied for the variance. The site slopes up from the Grand Avenue elevation. Both Grand Avenue and 30th Street are platted at 60' wide but Grand is paved with a 24' wide travel lane and 30th is paved with 20' travel lane. This creates the appearance of larger yards and setbacks. The proposed structure would be situated similar in setbacks to other structures in the area. The main entrance to the structure is in the front facing Grand Avenue right-of-way which is similar to other properties in the neighborhood facing their frontage rights-of-way. Houses in this area are located at varying setbacks to the property lines. The proposed location of the house is consistent with the location of other similar structures.



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.



## **V. CONCLUSION AND RECOMMENDATION**

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

1. Windows may have sculptured, profile grids between the panes of glass but shall also have external muntins, or be true divided. Single lite windows with no muntins would also be allowed.
2. The windows shall be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade.
3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

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





CITY OF ASTORIA  
Founded 1811 • Incorporated 1856  
COMMUNITY DEVELOPMENT

CITY OF ASTORIA

AUG 22 2014

BUILDING CODES

NC 14-04

FEE: \$100.00

Pol -

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 3011 Grand Ave

Lot 6 Block 34 Subdivision John A Shively

Map #0101 80909CA Tax Lot 17100 ID 23705 Zone R-2

For office use only:

Adjacent Property Address: 3008 Grand ; 3024 Grand ; 3027 Grand ;

765 30th ;  
Classification: Adair: Uppertown

Applicant Name: WARREN M WILLIAMS

Mailing Address: PO Box 476 Astoria, OR. 97103

Phone: 541-480-2518 Business Phone:  Email: W.Williams7@msn.com

Property Owner's Name: WARREN M WILLIAMS

Mailing Address: SAME

Business Name (if applicable):

Signature of Applicant: Warren M Williams

Signature of Property Owner: Warren M Williams

Proposed Construction: Craftsman style home SFD  
1,850 sq ft 1348 sq ft 5024 sq ft 25' bridge  
construct a new approx 1,850 sq ft SFD adjacent to properties  
designated as historic

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>8/26/14</u>
Labels Prepared:	<u>8/27/14</u>	Tentative HLC Meeting Date:	<u>10/21/14</u>
120 Days:			

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

[rjohnson@astoria.or.us](mailto:rjohnson@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.

Craftsman style, 2 story, horizontal siding & shingles;  
side gable w/ front gabled porch.  
wood windows,  
4" reveal on siding

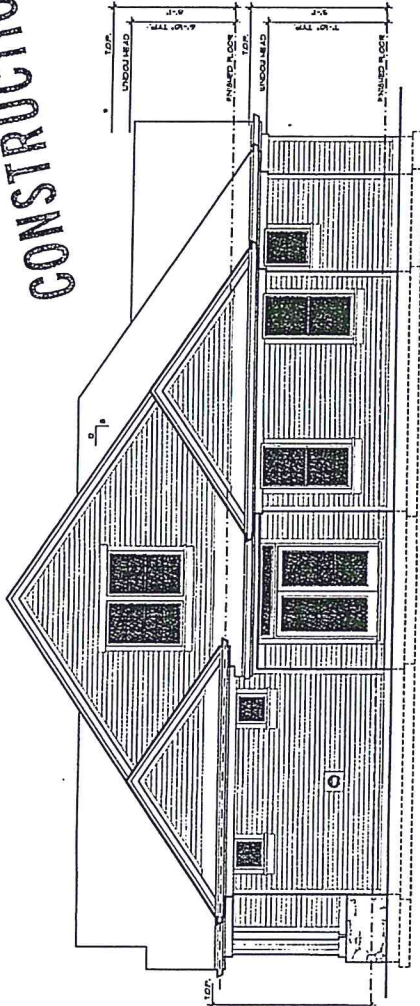
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

garage in rear; front entry faces street w/ side  
entry facing 30th St; Setbacks similar to  
adj properties;

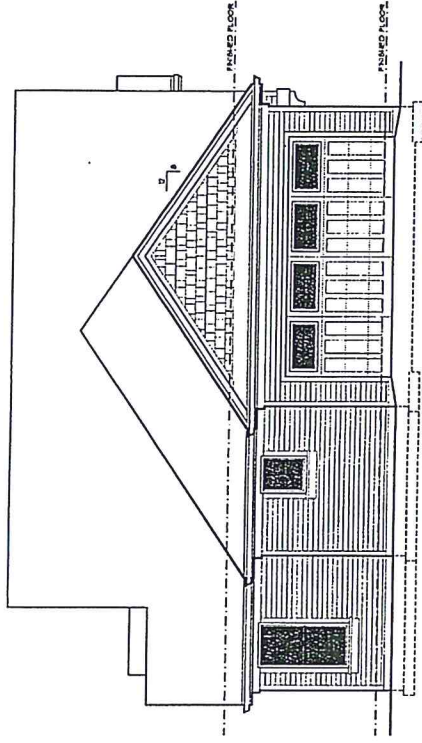
**PLANS:** A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance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



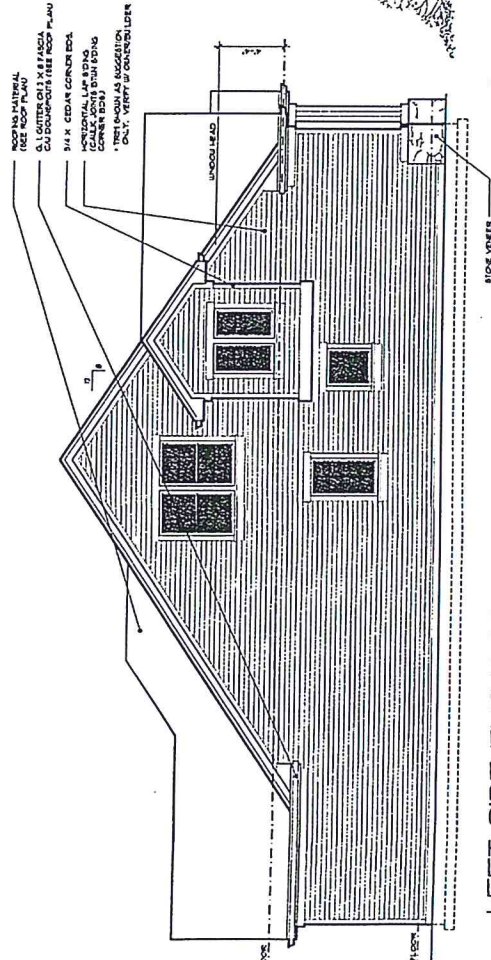
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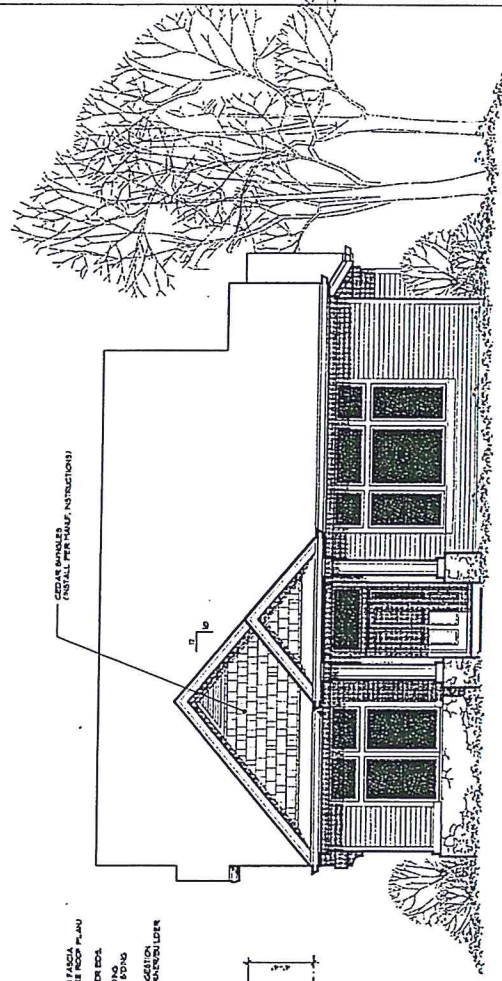
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

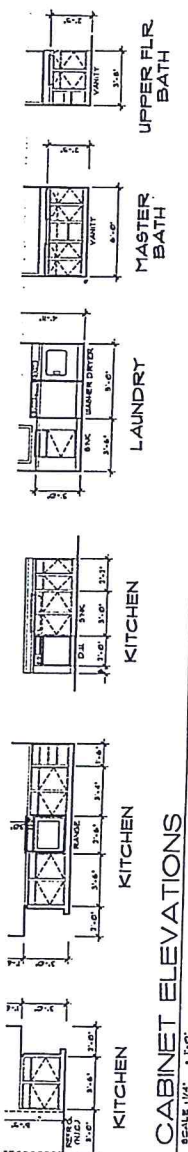
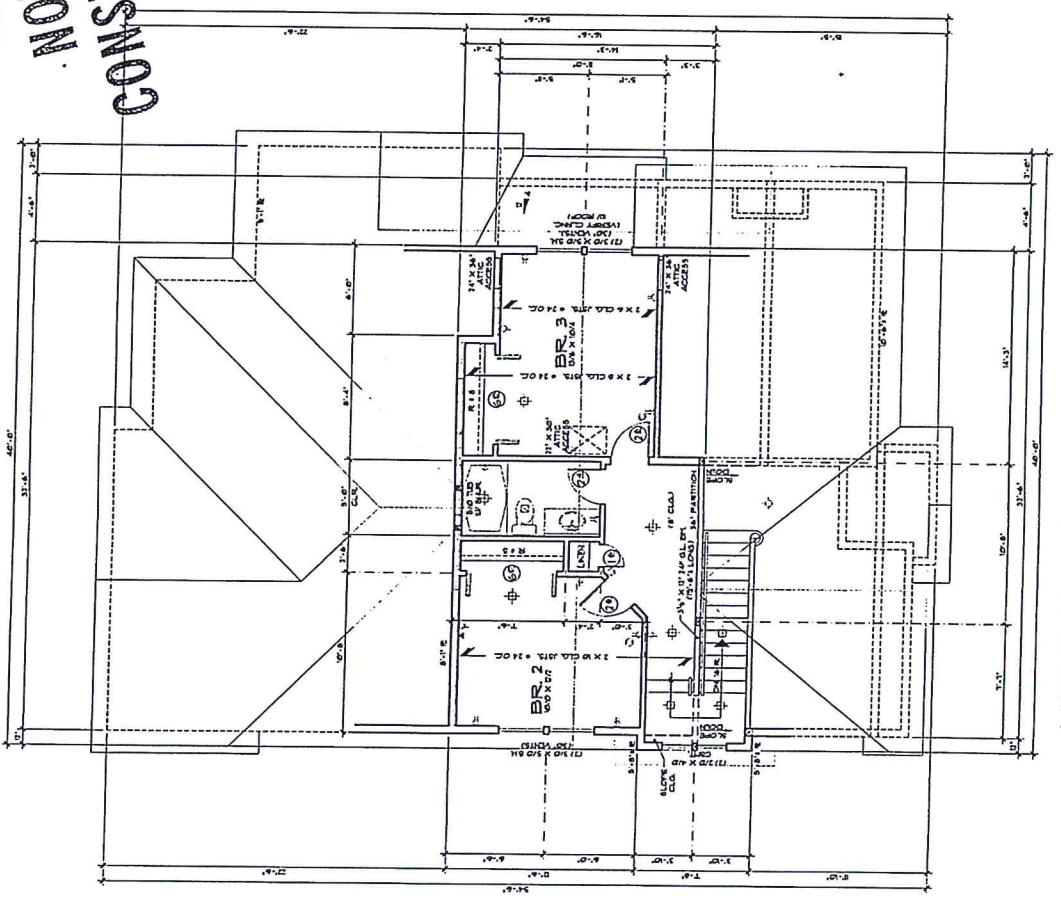
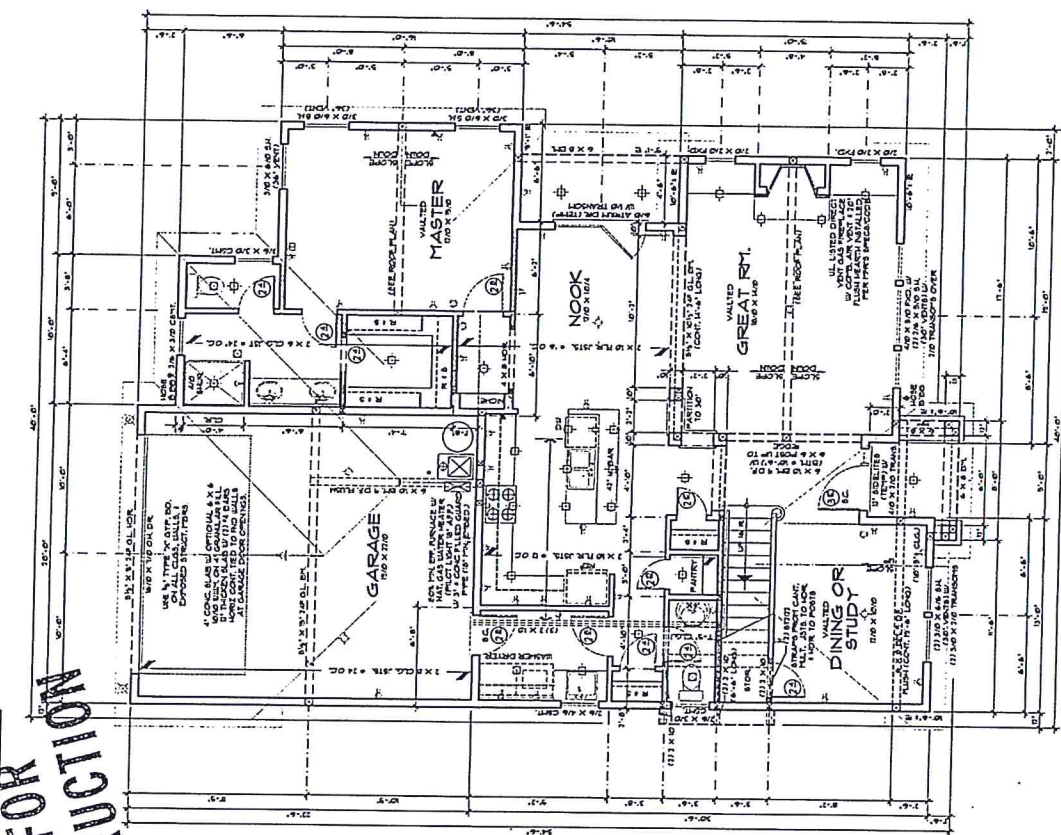


FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



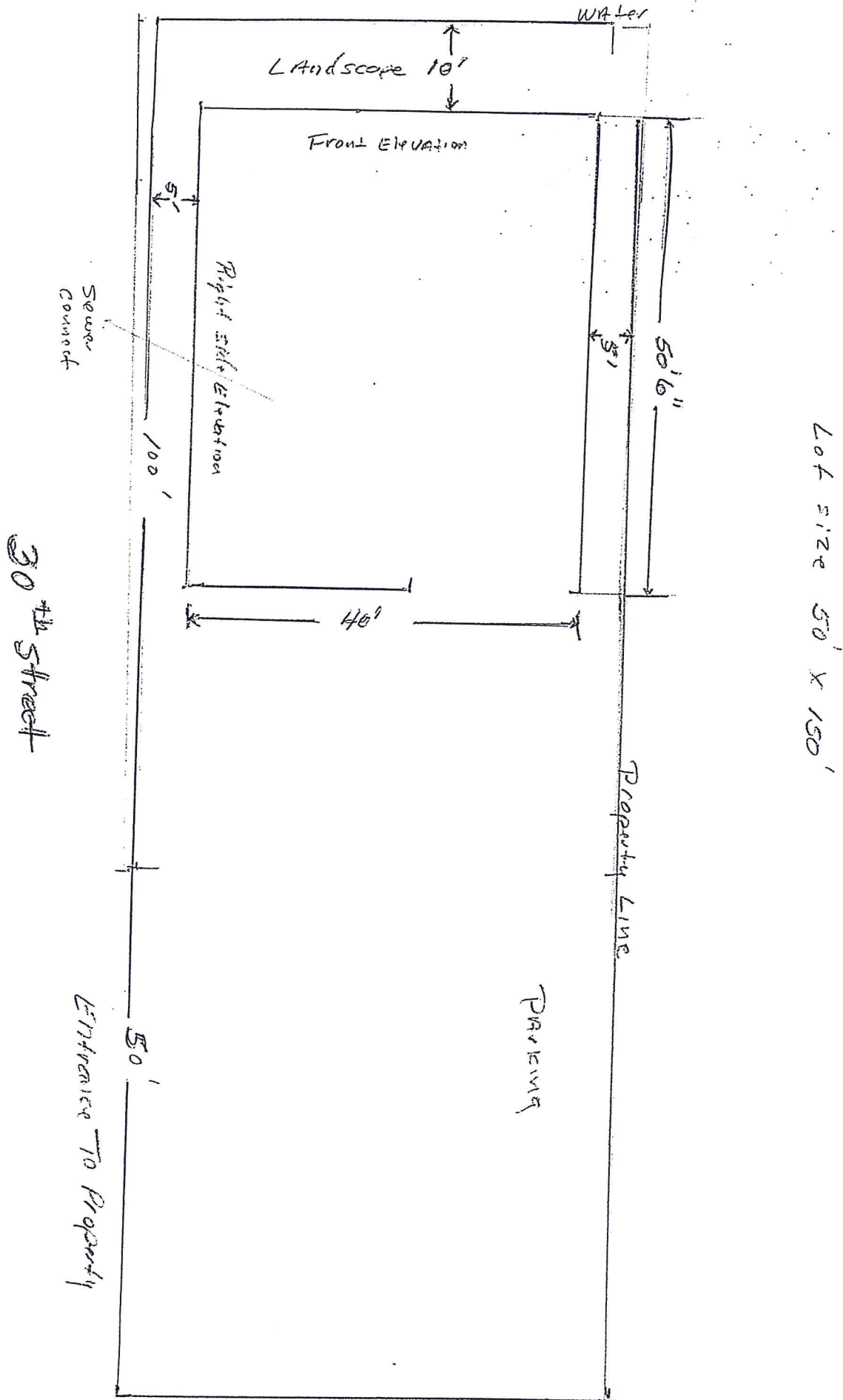
- LEGEND**
- 1. HALLWAY
  - 2. ENTRY
  - 3. KITCHEN
  - 4. BATH
  - 5. MASTER BATH
  - 6. GARAGE
  - 7. NOOK
  - 8. GREAT RM.
  - 9. DINING OR STUDY
  - 10. BR. 1
  - 11. BR. 2
  - 12. BR. 3
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**NOT FOR CONSTRUCTION**





GRAND AVE





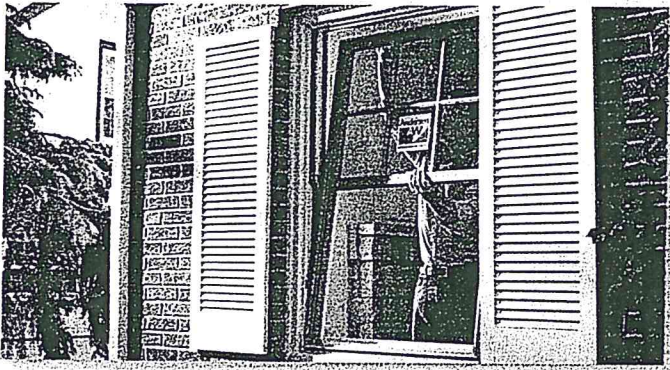


## REPLACING

Insert replacement windows are specially designed to save you time and trouble. With insert windows, you replace only the moving parts and keep your existing frame and trim, then install the insert window into the existing opening. Before deciding if an insert replacement window is right for you, make sure the window frame is sound. It doesn't have any rot and all four corners are 90° angles, then you may be able to use an insert window. Another advantage: you can do it from inside your home — which makes a big difference if you're replacing windows on the second story of your home. Learn more at [andersenwindows.com/replacement](http://andersenwindows.com/replacement), where you can download a measuring guide and watch an installation video.

### 400 SERIES WOODWRIGHT® INSERT A better replacement window.

If your window frame is in good shape, you can simplify the replacement process by installing Woodwright® insert windows. They give you all the advantages of Woodwright® full-frame windows, plus they install faster and easier, while keeping the mess and disruption of your home to a minimum. In most cases, you can even preserve the original trim.



Andersen® 400 Series Woodwright® double-hung insert window in white.



### 200 SERIES TILT-WASH WINDOWS Simply beautiful and beautifully simple.

Our 200 Series tilt-wash double-hung window comes in our most popular sizes and gives you our most requested options. You still get low-maintenance exteriors and real wood interiors, along with our renowned Owner-2-Owner® limited warranty.



### 200 SERIES NARROLINE® WINDOWS Limited features and options. Unlimited appeal.

With a classic Colonial design similar to our 200 Series tilt-wash window, the Narroline® window is available in popular sizes and has a non-tilting sash.

### NARROLINE® CONVERSION KIT

If your home has Andersen® Narroline® windows that were made after 1967, our quick conversion kit can turn them into convenient, tilt-wash double-hung windows with High-Performance™ Low-E4® glass. It installs easily with less mess than ordinary window replacement. Plus, it matches your existing window inside and out and is backed by our full Owner-2-Owner® limited warranty. To determine compatibility, see if your old double-hung window has the Andersen logo etched in one of the corners of the glass. If it does, but it does not have a tilt-in feature, then the window is a Narroline® window and the kit is compatible.

DOUBLE-HUNG WINDOW FEATURES		400 SERIES WOODWRIGHT®	400 SERIES TILT-WASH	200 SERIES TILT-WASH	200 SERIES NARROLINE®
<b>Low-Maintenance Exteriors</b>					
	White	●	●	●	●
	Sandtone	●	●	●	●
	Terratone®	●	●		
	Forest Green	●	●		
<b>Interiors</b>					
	Maple	●			
	Oak	●			
	Pine	●	●	●	●
	White	●	●	●	●
<b>Easy Cleaning</b>					
Low-Maintenance Glass		●	●		
Tilt-to-Clean Sash		●	●	●	
<b>Grilles</b>					
Full Divided Light		●	●		
Simulated Divided Light		●	●	●	
Finelight™ (Grilles-between-the-glass)		●	●	●	●
Removable Interior Grilles		●	●	●	●
<b>Performance Options</b>					
EcoExcel™ Package		●	●	●	
Stormwatch® Protection			●		
<b>Glass</b>					
Low-E4®		●	●		
Low-E4® Sun		●	●		
Low-E4® SmartSun™		●	●		
Low-E®				●	●
Low-E® Sun				●	●
Low-E® SmartSun™				●	
<b>Custom Sizes</b>		●			
Minimum Width		1'-9 5/8"	1'-9 5/8"	1'-7 1/2"	1'-9 5/8"
Maximum Width		3'-9 5/8"	3'-9 5/8"	3'-3 1/2"	3'-9 5/8"
Minimum Height		3'-0 7/8"	3'-0 7/8"	2'-11 1/2"	3'-1 1/4"
Maximum Height		6'-4 7/8"	7'-8 7/8"	5'-11 1/2"	6'-5 1/4"

For complete product details and sizes, visit [andersenwindows.com/products](http://andersenwindows.com/products).



## MATERIALS

- Anderson 200 series wood windows Double Hung  
Interior Removable Grids & exterior grids
- Cedar Shingles
- Cedar Lap Siding
- Roofing DARK Architectural 3 TAB



## STAFF REPORT AND FINDINGS OF FACT

October 13, 2014

TO: HISTORIC LANDMARKS COMMISSION



FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER

SUBJECT: NEW CONSTRUCTION REQUEST (NC14-05) BY STEELE ASSOCIATES  
ARCHITECTS TO CONSTRUCT A COMMERCIAL BUILDING AT 1122 DUANE  
STREET

### I. BACKGROUND SUMMARY

- A. Applicant: Steve Hockman  
Steele Associates Architects  
760 Northwest York Drive #200  
Bend OR 97701
- B. Owner: Bank of Astoria  
MS OP-3300  
PO Box 2156  
Tacoma WA 98401-2156
- C. Location: 1122 Duane Street; Map T8N-R9W Section 8CA, Tax Lot 5600; Lot  
13 & 14, Block 61, McClure
- D. Classification: New construction adjacent to structure(s) designated as  
historic within the Downtown National Register Historic District
- E. Proposal: To construct an approximate 5,200 square foot, two story  
commercial building
- F. Zone: C-4 (Central Commercial)

### II. BACKGROUND

#### A. Subject Property

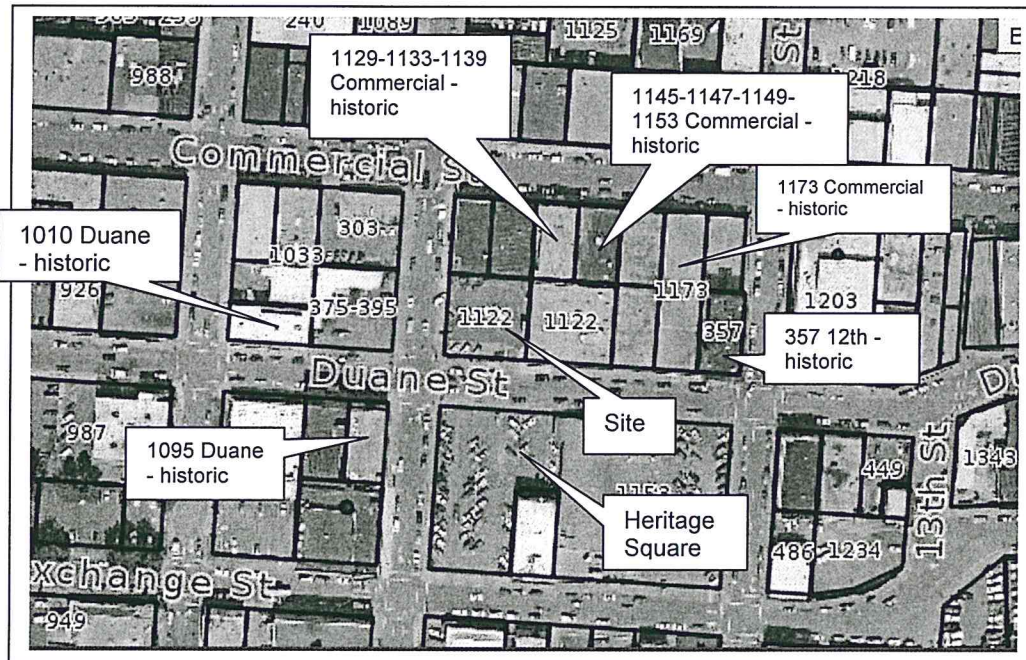
The subject property is located on the north side of Duane Street and east side of 11th Street. The lot is 95' x 195' (18,525 square feet). The site is currently developed with the Columbia Bank on the east half of the parcel and a parking lot on the west half.





B. Adjacent Neighborhood and Historic Property

The site is located in the downtown and is bounded on all sides by mostly commercial buildings. To the north is Silver Salmon Restaurant; to the east is retail stores; to the west across 11th Street right-of-way is retail and offices, and a bank facing Commercial Street; to the south across the Duane Street right-of-way is Heritage Square and the Garden of Surging Waves, American Legion, and City Hall. There are historic buildings adjacent to this site and in the general neighborhood. Most structures are generally built up to the sidewalks except the commercial cluster at the northwest corner of 11th and Duane has a parking lot at the sidewalk with the building behind similar to the existing bank building site.



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

- 1) 1095 Duane  
Primary  
Downtown National  
Register Historic District  
Classical  
1923
- 2) 1129-1133-1139 Commercial  
Secondary  
Downtown National  
Register Historic District  
Late Commercial  
1924





- 3) 1145-1147-1149-1153  
Commercial  
Secondary  
Downtown National  
Register Historic District  
Late Commercial  
1924



The proposed project would locate an approximate 5,200 square foot, two story building at the southwest corner of the lot at the sidewalk with the parking behind the building.

Height: 2 stories with a height of approximately 28' to top of parapet and 35.5' to peak

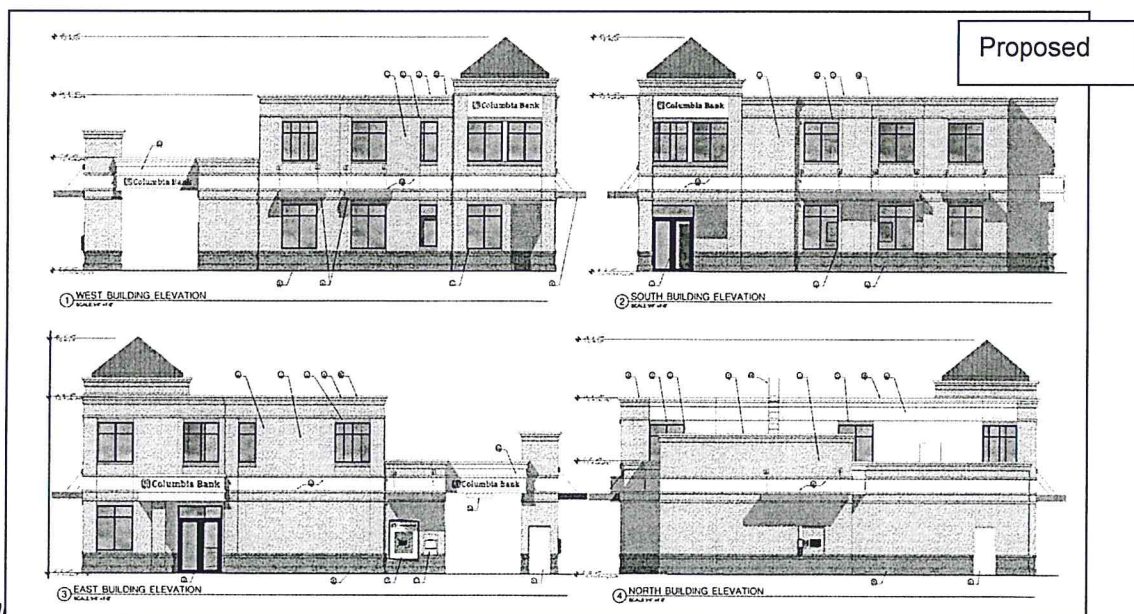
Roof: Flat parapet roof with hip dome tower feature in front corner; blue standing seam metal hip roof

Siding: Cream colored stucco and earth toned standard and jumbo brick veneer

Windows: Anodized aluminum storefront windows with window headers and sills in precast concrete; mullions divide window lites;

Doors: Front door full lite anodized aluminum storefront door; metal man doors on north and east side elevations

Other Features: Covered recessed front entry; belt course between first and second floors; crown molding at parapet cap; pedestrian scale base band; drive through window with stair tower on north elevation; flat metal awnings on east, west, and south elevations





### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on September 26, 2014. A notice of public hearing was published in the Daily Astorian on October 21, 2014. Comments received will be made available at the Historic Landmarks Commission meeting.

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

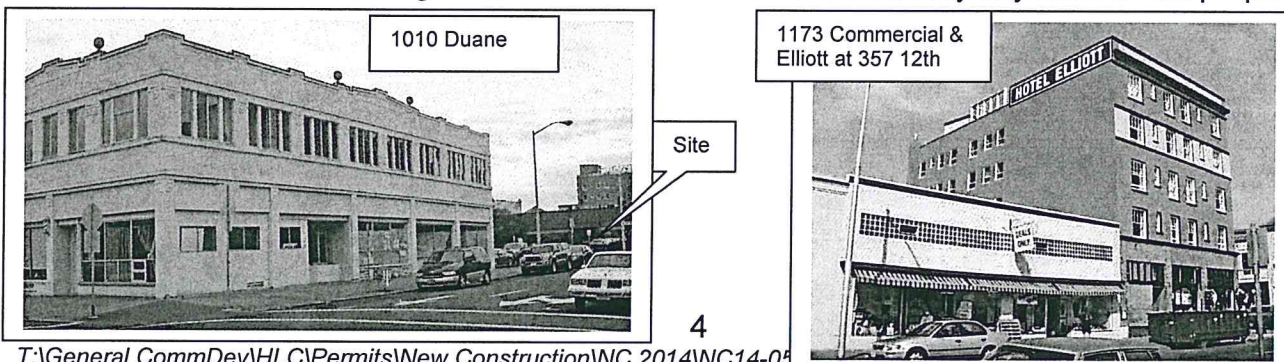
- A. Development Code Section 6.070(A) states that *"No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks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

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

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

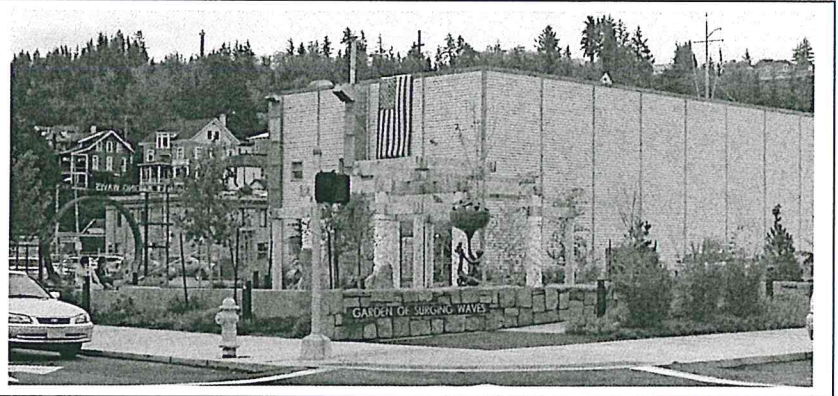
Finding: The proposed structure will be a 2 story commercial building with a drive through bank teller window. Most buildings in the Downtown are one, 1.5, or two story. The design has elements from other structures in the neighborhood including the use of crown molding parapet, mullion divided window lites; belt course between floors, pedestrian scaled base band, and full lite doors. The adjacent historic structures include a two story Late Commercial, one story Late Commercial, and three story Classical (City Hall). The two Late Commercial buildings are finished concrete with gable parapet and have aluminum frame storefront windows. The City Hall is finished in terra cotta with Ionic columns and cornice and a granite base.

The proposed design reflects the horizontal lineal features of the adjacent historic buildings and of many of the other historic buildings in the Downtown. The structure does not attempt to appear as historic. While the review is triggered by the buildings located on Commercial Street, it will be more of an impact to the historic buildings on Duane Street that are not directly adjacent to the property.

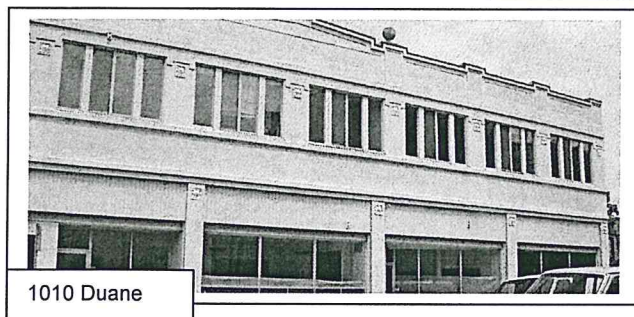
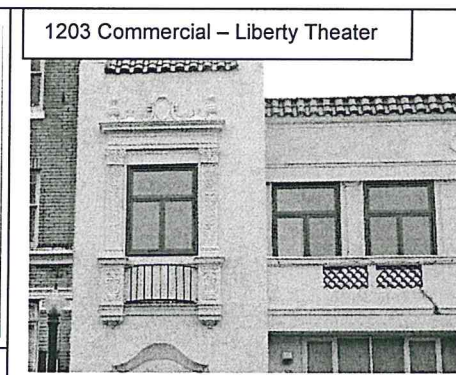
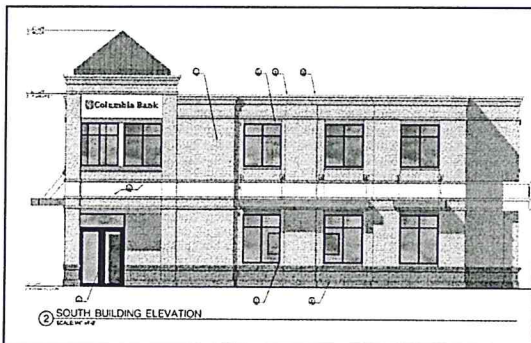




The building will also be across the Duane Street right-of-way from Heritage Square and the Garden of Surging Waves. This park is not designated as historic but is a focal point in the downtown.



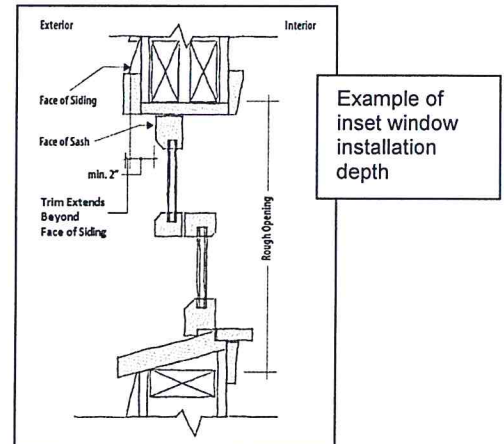
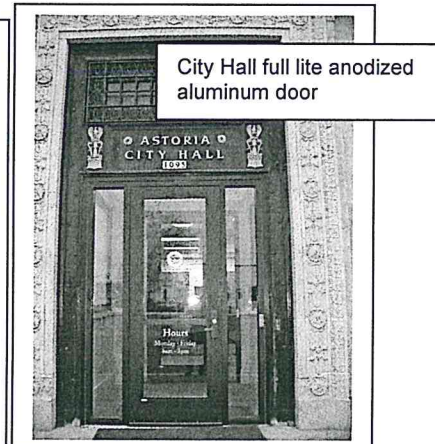
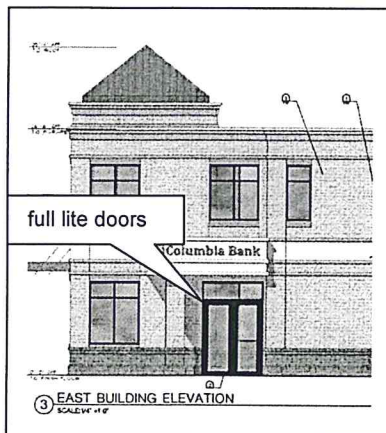
The windows would be anodized aluminum storefront windows with mullions creating true divided lites. Windows are fixed. The mullion / lite pattern and window header and sills are similar to other downtown historic buildings such as Gunderson Building at 1129-1139 Commercial, Van Dusen Building at 1010 Duane, Liberty Theater at 1203 Commercial, and Labor Temple at 926 Duane. The glass should be clear and not be tinted or reflective (Condition 1). The window design would be compatible with the historic buildings.



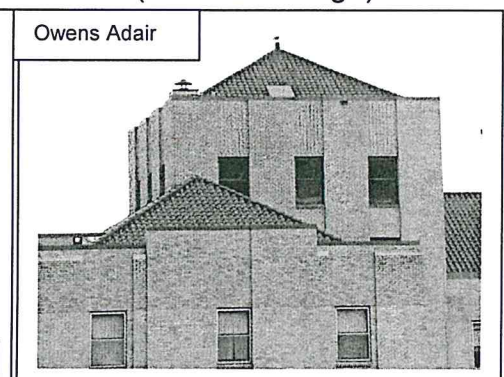
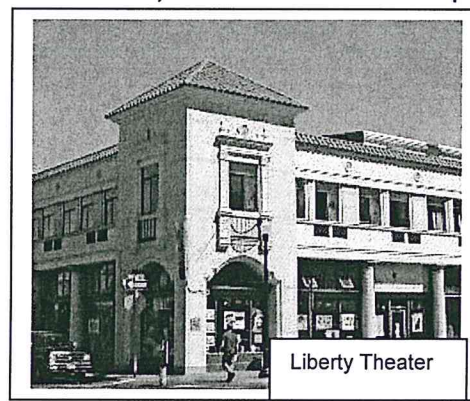
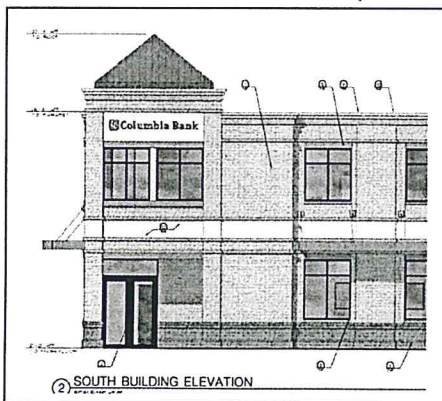
The windows should be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade as indicated in the



graphic (Condition 2). Front and parking lot doors will be single lite, anodized aluminum door; north side doors will be steel with no lites.

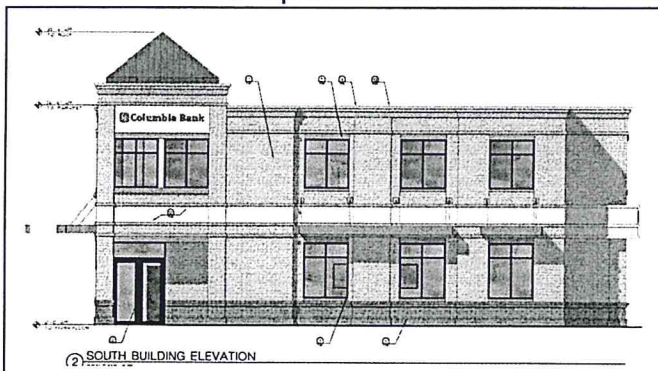


The parapet roof is typical of downtown historic buildings. The pyramid dome on the main corner of the building is a corporate design feature of Columbia Bank. This style of roof is not common downtown but can be found on the Liberty Theater (1203 Commercial) and Owens Adair Apartments (1508 Exchange).



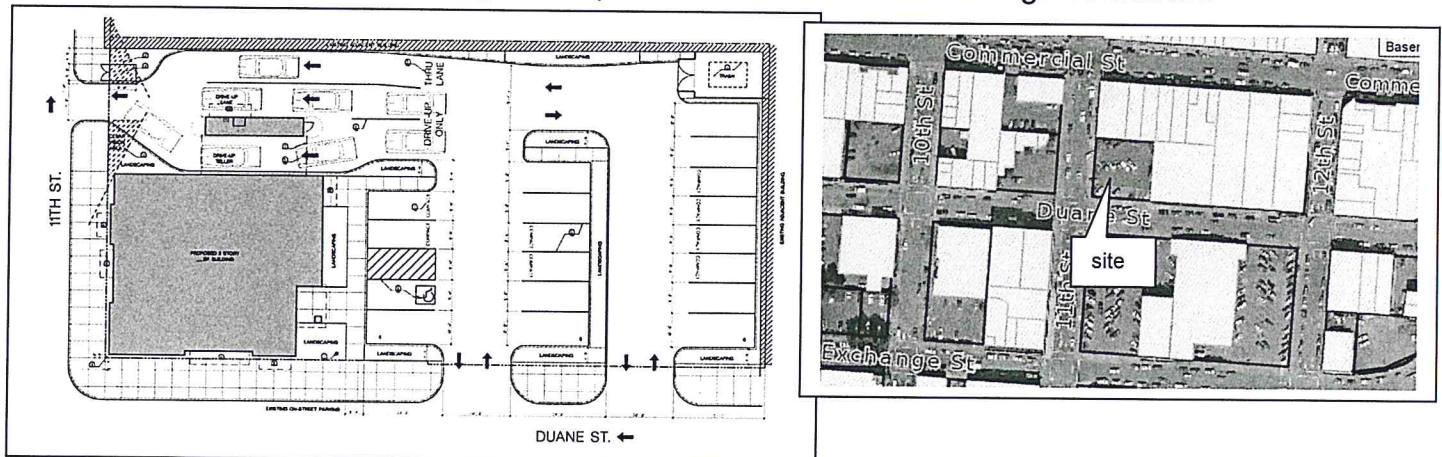
The siding is proposed to be cream colored stucco and earth toned standard and jumbo brick veneer. This is similar to the siding material on the historic properties which are finished concrete and terra cotta. Several historic downtown buildings are brick and stucco. The siding is compatible with the historic buildings.

There will be flat metal awnings over first floor windows which are typical on industrial buildings and contemporary buildings. They will be similar to the awnings used on the historic Spexarth Building at 818 Commercial which has similar building design to the proposed building. The awnings would be compatible with the historic downtown.





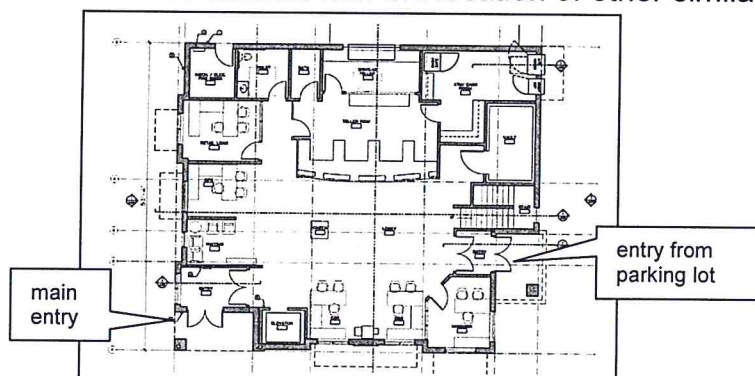
The foot print of most structures in the downtown are simple square or rectangle and generally encompass the entire lot. The proposed structure would be rectangle and be located on the southwest corner of the lot with the parking behind the building. Building sizes are generally governed by the size of the lot. This site is 195' x 100' and could accommodate a larger building. However, the nature of a bank with a drive through teller window and customer parking requires a smaller building. The building is comparable in size to other buildings downtown.



With the conditions noted, the proposed structure is compatible in scale, style, height and architectural detail with the existing historic structure.

- 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 structure is proposed to be situated on the southwest front corner of the lot adjacent to the sidewalk with no setback. This is typical of most downtown buildings. The parking area would be in the rear of the building but would front on Duane Street. The proposed structure would be situated similar in setbacks to other structures in the area. The main entrance to the structure is in the front at the 11th Street corner facing Duane Street. There is a second entrance on the east side facing the parking lot. The proposed location of the structure and entrances is consistent with the location of other similar structures.





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.

## **V. CONCLUSION AND RECOMMENDATION**

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

1. All glass shall be clear and not tinted or reflective.
2. Windows shall be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade
3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission.

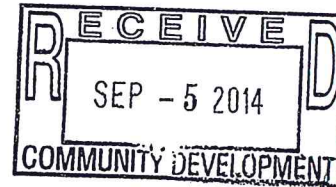
The applicant should be aware of the following requirements:

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





CITY OF ASTORIA  
Founded 1811 • Incorporated 1856  
COMMUNITY DEVELOPMENT



NC 74-05

FEE:

\$100.00 *9-8-14*

**NEW CONSTRUCTION**

Property Location: Address: 1122 Duane street, Astoria, Oregon

Lot 13 & 14 ~~MCCLURES LT 13~~

Block 14 BLK 61

Subdivision ~~EXCST~~ *McClure*

Map 8-09-08 CA 05600

Tax Lot 22465 5600

Zone C-4

**For office use only:**

Adjacent Property Address: 1129-1133-1139 Commercial; 1095 Duane

1145-1147-1149-1153 Commercial

Classification:

Inventory Area:

Downtown NRD

Applicant Name: Steve Hockman / Steele Associates Architects

Mailing Address: 760 Northwest York Drive, suite 200, Bend OR 97701

Phone: \_\_\_\_\_ Business Phone: 541.382.9867 Email: shockman@steele-arch.com

Property Owner's Name: Columbia Bank

Mailing Address: P.O. Box 2156 MS OP2118, Tacoma WA. 98401

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

Signature of Applicant:

*Steve D. Hockman*

Signature of Property Owner:

*Avery Johnson*

Proposed Construction: Phased development: Construction of a type VB, 2-Story wood framed structure; approximately 5,200 square feet. Demolition of an existing one-story structure; approximately 10,000 square feet. Scope will include significant restructuring of underground elevated sidewalk tunnel system along project property line, removing a sub-grade structure currently supporting a portion of the existing parking lot, and filling the basement of the existing building.

*construct an approx 5,200 sq ft, two-story commercial building adjacent to structures designated as historic*

**For office use only:**

Application Complete:		Permit Info Into D-Base:	<u>9-11-14</u>
Labels Prepared:	<u>9-12-14</u>	Tentative HLC Meeting Date:	<u>10/21/14</u>
120 Days:			

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

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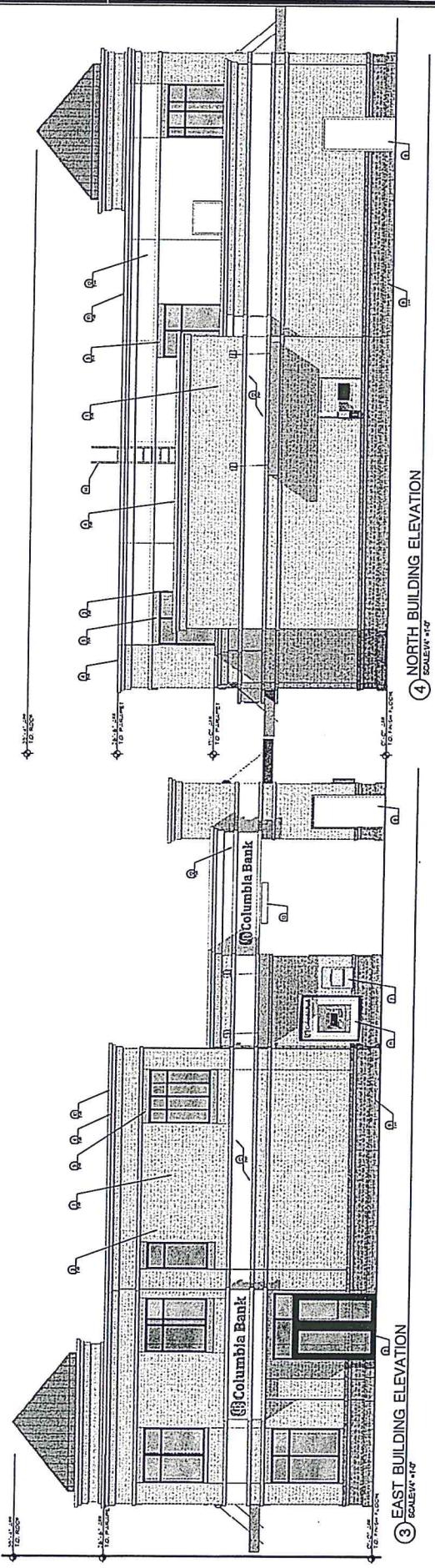
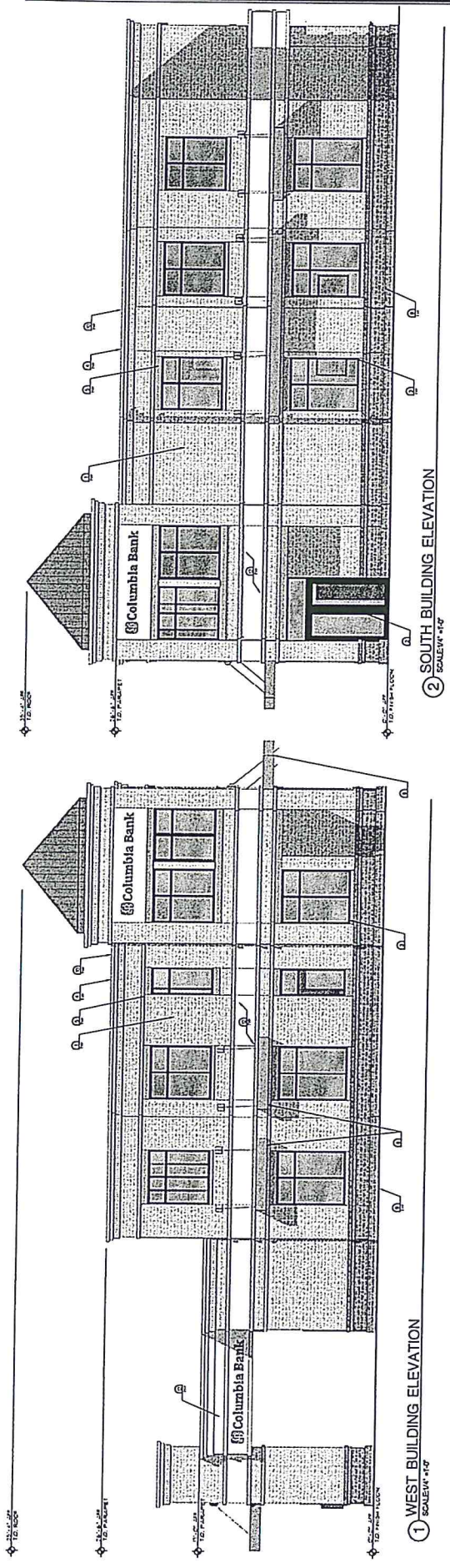
**FILING INFORMATION:** Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Completed applications must be received by the 13th of the month to be on the next month's agenda. A pre-application meeting with the Planner is required prior to the acceptance of the application 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.  
The proposed new bank exterior is articulated with a base, center and cap; further refined with a strong horizontal band; separating the first floor from the second floor. Though the bank has specific branding requirements (blue standing seam roof, blue awnings, and cream colored stucco) they are accented against a predominate field of earth toned standard and jumbo brick veneer elements. The window head and sill elements are punctuated with pre-cast concrete. Glazing is subdivided by mullions.
  2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.  
The proposed location is at the Southwest corner of the street intersection. The building is set back 1'-0" from the property line; final location will be determined by structural analysis of the elevated sidewalk, proposed piling locations, and recommendations by the geotechnical engineer. On-site parking and bank drive through will be adjacent to the north and east properties; bordered by their respective walls.
- 

**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.





GENERAL NOTES	
A. TEXT SIZES HERE	
1. BRICK VENEER, LIGHT EARTH TONE	
2. ANODIZED ALUMINUM STONE/MOUNT DOOR, WHITE COLOR, BLACK	
3. ANODIZED ALUMINUM STONE/MOUNT WINDOW, WHITE COLOR, BLACK	
4. BRICK CORNICE, LIGHT EARTH TONE	
5. BRICK HEADER, FREIGHT GATE	
6. YELLOW METAL, PAINT DOOR, EARTH TONE	
7. YELLOW METAL, PAINT DOOR, EARTH TONE	
8. BLUE METAL, PAINT DOOR, EARTH TONE	
9. JAPANESE BRICK, BROWN, EARTH TONE	
10. METAL CORNICE AT TOP OF PARAPET, LIGHT EARTH TONE	
11. METAL CORNICE AT TOP OF PARAPET, LIGHT EARTH TONE	
12. BRICK LIGHT CEMENT PER C.A. STANDARDS	
13. ROOF ACCESS LADDER	

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COMPANY 2014  
FIRM ADDRESS  
FIRM PHONE  
FIRM FAX  
FIRM E-MAIL  
FIRM WEBSITE

COLUMBIA BANK  
1122 DUANE STREET  
ASTORIA  
OREGON

BUILDING ELEVATIONS

A401

1/4" = 1'-0"

DATE: 08-25-14

PROJECT: COLUMBIA BANK

ARCHITECT: STEEL ASSOCIATES

ENGINEER: STEEL ASSOCIATES

DATE: 08-25-14

PROJECT: COLUMBIA BANK

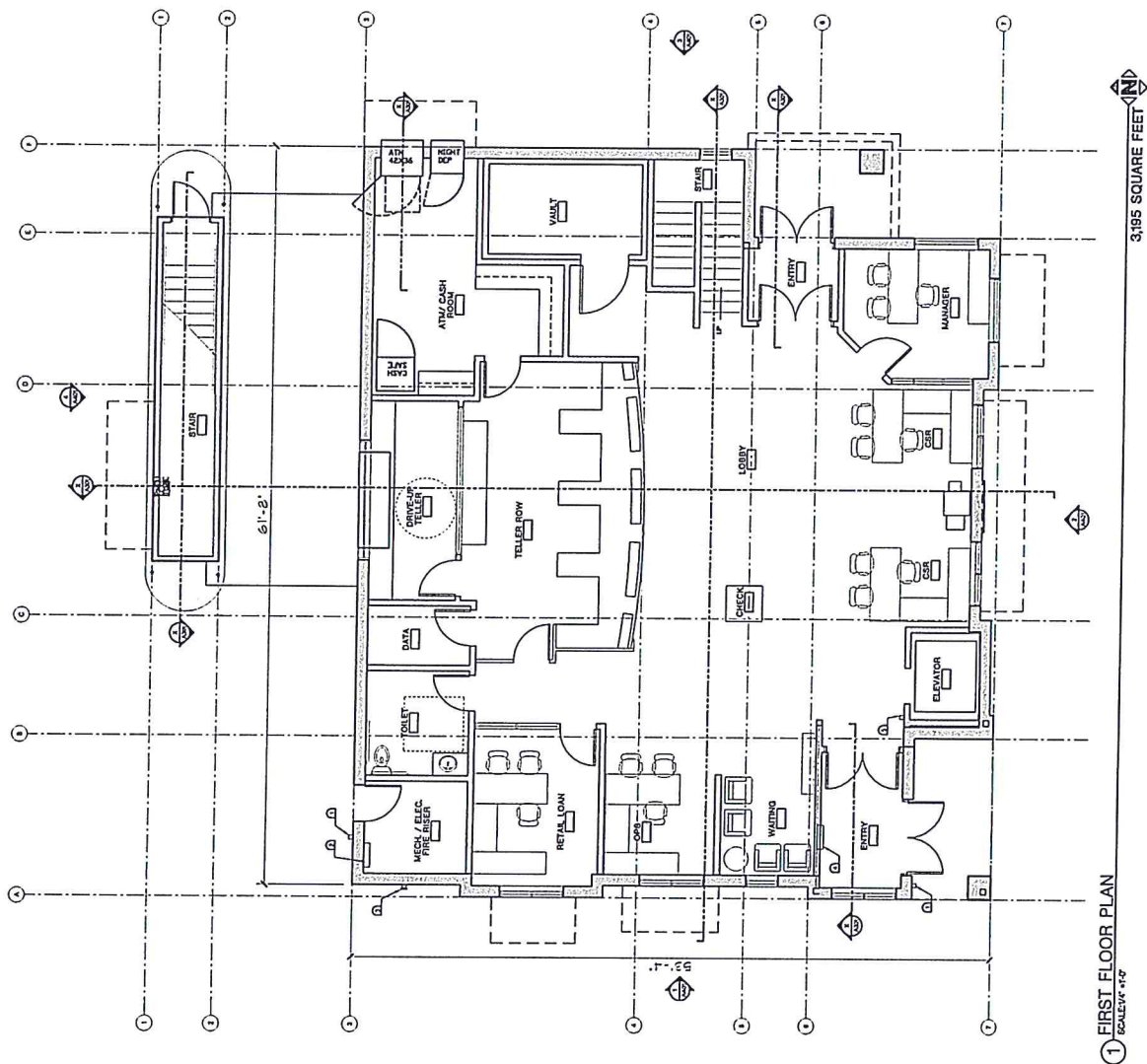
ARCHITECT: STEEL ASSOCIATES

ENGINEER: STEEL ASSOCIATES

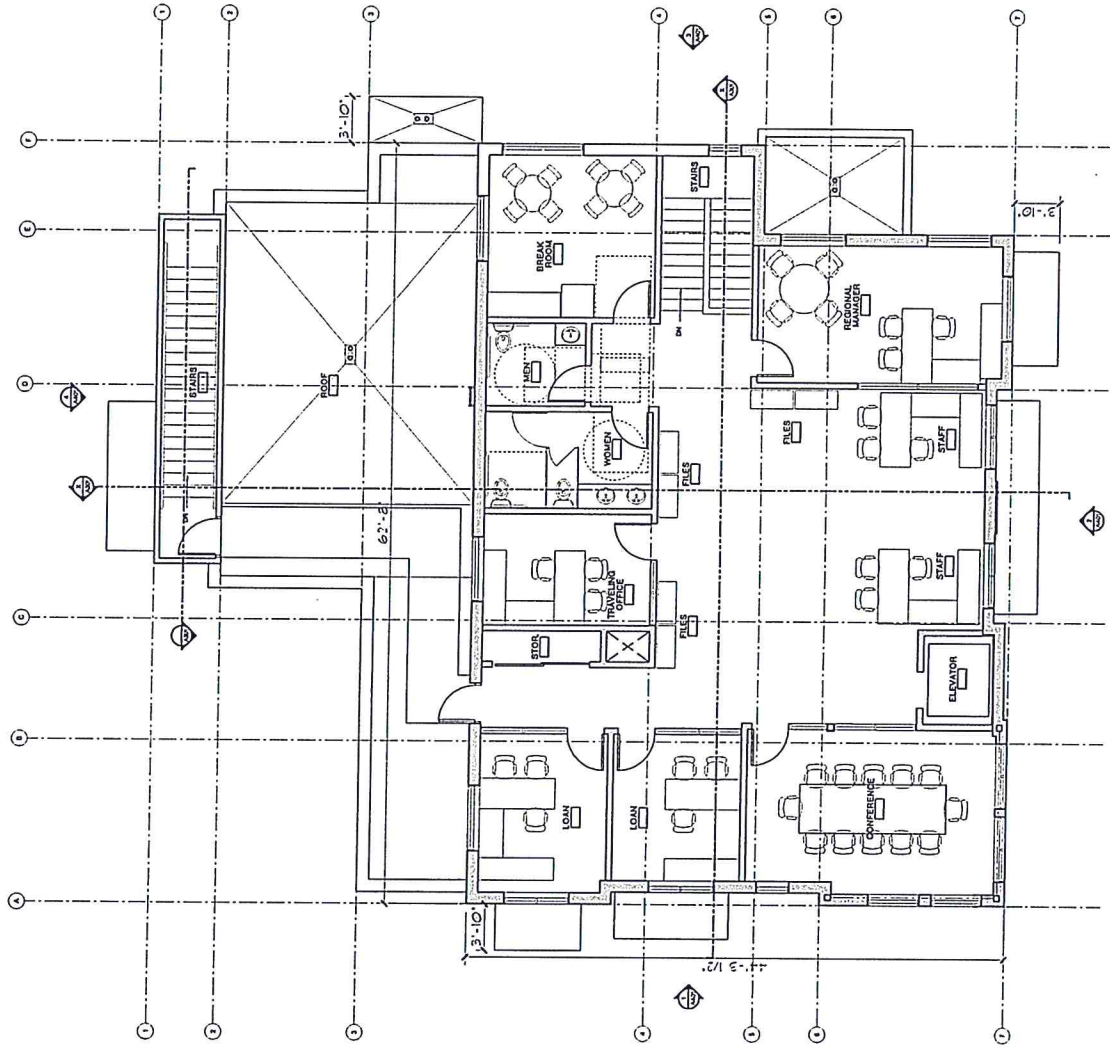












1 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**KEY NOTES**

## GENERAL NOTES



RECEIVED  
AUG 26 2014  
COMMUNITY DEVELOPMENT

1122 DUANE STREET  
ASTORIA, OREGON

[illegible]