



AGENDA

HISTORIC LANDMARKS COMMISSION

November 18, 2014

5:15 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. October 21, 2014
4. PUBLIC HEARINGS
 - a. 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. This issue was continued from the October 21, 2014 meeting.
 - b. Historic Designation HD14-03 by Heather & Jason Davis to designate an existing single family dwelling as a local landmark in the Adair-Uppertown Historic Inventory Area at 3710 Grand Avenue in the R-2, Medium Density Residential zone. The applicant has requested this item be continued to December 16, 2014 at 5:00 p.m.
 - c. New Construction NC14-06 by Tracy & Donna Black to construct an approximate 4,700 square foot, two story commercial building at 1619 Marine in the MH - Maritime Heritage zone. The structure would be adjacent to structures designated as historic. Staff recommends approval 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

October 21, 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 Jack Osterberg, Thomas Stanley, Paul Caruana, and Mac Burns.

Commissioners Excused: Vice President Michelle Dieffenbach and Kevin McHone.

Staff Present: Planner Rosemary Johnson and City Manager Estes

APPROVAL OF MINUTES – ITEM 3:

President Gunderson asked if there were any changes to the minutes of September 16, 2014. There was none.

Commissioner Burns moved to approve the minutes of September 16, 2014 as presented; seconded by Commissioner Caruana. The minutes were approved 4 to 0 to 1. Ayes: President Gunderson, Commissioners Caruana, Burns, and Stanley. Nays: None. Abstentions: Commissioner Osterberg.

Commissioner Osterberg noted that he abstained from voting because he did not attend the meeting of September 16, 2014.

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):

HD14-02 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.

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

President Gunderson declared that Easom Property Management managed this property until it was purchased by the Applicant, Mr. Haefker. However, she had not discussed the remodel with Mr. Haefker.

President Gunderson requested a presentation of the Staff report.

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

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

Kris Haefker, 2034 N. Killingsworth, Portland, stated he was present to answer questions.

Commissioner Osterberg said he appreciated much of the detail work the Applicant planned to do, particularly the restoration of the building's small-scale elements, like the belt course between floors. He believed this was important, but would have preferred to review a set of architectural elevations. Because Mr. Haefker had shown the repairs and changes already made to the back of the building, he understood the project would be a good one. Even though there were no architectural elevation plans, the quality of work that had already been done combined with the Applicant's detailed written statement gave him confidence in Mr. Haefker's work.

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

John Goodenberger, 856 Harrison, # 2, Astoria, stated he supported the project. He lives in the neighborhood and was pleased to see that the neighborhood would get another historic structure and to see the work of previous owner Roberta Stramiello be completed after so many years. He said Mr. Haefker has restored another house in the neighborhood and has worked on the Home Apartments. He believed Mr. Haefker had the capability of doing good work and he looked forward to seeing Mr. Haefker's work again on this building.

President Gunderson called for presentations by persons impartial to or against the application. Seeing none, she called for closing remarks from Staff. There were none. President Gunderson closed the public hearing and called for Commission discussion and deliberation.

President Gunderson stated she was familiar with the building and believed Mr. Haefker had done excellent work on his projects, following through with what he said he would do. She supports anyone who is going to bring the glory back to a historic home.

Commissioner Stanley said he supported the application. He was pleased to see that the building would be restored back to its original condition. Commissioners Burns, Osterberg, and Caruana said they supported the application. Commissioner Osterberg noted he had already stated his reasons for supporting the application.

Commissioner Caruana moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Historic Designation HD14-02 by Kris Haefker with the conditions listed in the Staff report; seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

ITEM 4(b):

NC14-04 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.

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

President Gunderson declared that her company manages property at 3008 Grand, which is directly across the street. However, this would not affect her decision. She requested a presentation of the Staff report.

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

President Gunderson called for questions of Staff.

Commissioner Osterberg asked how the required variance would be processed. Planner Johnson replied the variance would be approved administratively. She explained that administrative variances are publicized just as for public hearings. After a 20-day public review period, she would prepare a Staff report and approve or deny the request. The public review period for this variance had passed and no correspondence in objection to the request was received. Therefore, it was Staff's intent to approve the variance. No one was on record to appeal the decision.

Planner Johnson confirmed for Commissioner Osterberg that no street improvements had been proposed. The street is a substandard street and the City allows a certain extent of in-fill development on substandard streets. When the building permit application is submitted, any street improvements would be reviewed by the City Engineer. Commissioner Osterberg asked if a sidewalk extension would be proposed or required. After speaking with the City Engineer about this project, it was her understanding that no additional street improvements would be required. However, this would still need to be reviewed by the City Engineer.

Commissioner Osterberg said he assumed the review by the City Engineer would be completed prior to Staff's approval or denial of the variance request. Planner Johnson explained that street improvements are not a condition of the setback variance because the Applicant is only asking for a small variance that would still allow a five-foot setback. This would create a typical side yard, but one that is substandard for a street side yard. She confirmed that this would not be tied to a land use application, but would be under the review of the City Engineer.

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

Andrew Olson, 3710 Harrison Avenue, Astoria, said he had attended on behalf of Warren Williams to answer any questions.

Commissioner Caruana said he would like to see a cornice return on the roof and fascia to give the house a historic feel. He believed the proposed boxed cornice dated the house as new construction and asked if the Applicant would be opposed to making the roof and fascia wrap around the eave. Mr. Olson said he would not be opposed, but could not speak specifically for Mr. Williams. However, he would be working with Mr. Williams on the project. Commissioner Caruana said cornice returns would require a little more work, but it really would give the house a more classic feel. This is the only feature on the home that stands out as new construction. Mr. Olson said he appreciated the idea and planned to make the house beautiful.

President Gunderson asked if the stone veneer would be limited to the minimal amount shown in the Staff report. Mr. Olson said Mr. Williams obtained the architectural drawings from Mascord. He believed stone veneer must be done well or it looks cheesy. He might choose the look of stacked concrete like a lot of the older homes in the area. President Gunderson and Commissioner Caruana said they preferred the stacked concrete over the stone. Mr. Olson said he understood and believed that Mr. Williams was not set on having stone veneer.

Commissioner Osterberg asked Commissioner Caruana to consider specifying a specific length for the return. He wanted the condition of approval to be clear. Commissioner Caruana said typically, the return is the same as the depth of the eave as it turns a corner to form a box. The roofing rolls around the corner as well.

President Gunderson called for presentations by persons in favor of, impartial to or against the application. Seeing none, she called for closing remarks of Staff.

Planner Johnson verified that the HLC wanted to add the following conditions:

- Install full cornice returns the full depth of the roof eave
- Stone veneer shall be concrete or other stucco style or wood siding to match the house

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

Commissioner Stanley said he had no objections with the conditions that were proposed. Commissioners Caruana and Burns and President Gunderson said they supported the request with the additional conditions. Commissioner Osterberg said he agreed with the Staff report and the additional conditions of approval for the design. He added that he is always disappointed when new construction occurs without street or sidewalk improvements. However, he understood that in some circumstances, the City might find that such improvements are not warranted.

Commissioner Burns moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC14-04 by Warren M. Williams with the conditions listed in the Staff report and the addition of the following new conditions:

- "4. The applicant shall install full cornice returns the full depth of the roof eaves.

5. The applicant shall use a concrete, stucco, or wood siding material in lieu of the stone veneer on the front entry."

Motion seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

ITEM 4(c):

NC14-05 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 designated as historic at 1122 Duane in the C-4, Central Commercial Zone.

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

Commissioner Caruana declared that he banks at Columbia Bank. Commissioner Burns stated he also banks at Columbia Bank and that the Applicant is a member of the Clatsop County Historical Society. He stated this should not affect his opinion or judgment.

President Gunderson requested a presentation of the Staff report.

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

President Gunderson called for questions of Staff.

Commissioner Osterberg understood that virtually all glazing on similar structures must have some amount of tinting or reflection in order to meet energy codes. He believed he understood Staff's intention with regard to the condition of approval requiring clear glass. However, Staff should keep in mind that the building plan examiner would know that some amount of tinting or reflective glazing would probably be required to meet the energy codes. Planner Johnson said the condition could be edited to say that no additional tinting or reflective glazing be allowed. She has worked with the building official and the minimum glazing required by Code would be allowed. The condition is intended to prevent tinted glass like the State Office building (450 Marine Drive) with blue tinted glass and would not supersede Building Code requirements.

Commissioner Osterberg believed the condition would satisfy the HLC's purpose. The existing language would allow the developer options or alternatives. However, he preferred the Staff report be edited to include Planner Johnson's revised language.

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

Steve Hockman, Steele Associates Architects, 760 NW York Drive # 200, Bend OR 97701, said the design of the new bank was driven by several factors; branding of the bank in the cream-colored stucco, the blue metal roof, and blue awnings; and the function of the building, which will be asymmetrical so that each side of the building will be different. He wanted to tie everything together to meet the historical aspects of the City and meet the branding aspects of the bank. He worked with the bank and City Staff to come up with some accent colors for the branding elements. The awnings and pyramid will be blue to represent the bank. The field colors will be earth tones. Jumbo brick will be used on the base with smaller field brick above. The windows will be slightly articulated with mullions to help bring in a more historic look. He intends to develop and repair some of the sidewalks and has spoken with the City about the elevated sidewalks. The project will be phased because demolition is involved. The building will be constructed first, and then the old building will be removed.

Commissioner Osterberg understood that Staff worked with the Applicant on the domed tower roof. However, he was concerned about the choice to use standing seam metal on that roof. He believed the scale, size, and height of the roof feature was appropriate and roughly mirrored some of the same features on other downtown buildings. However, to his knowledge, the standing seam metal was not found elsewhere in the downtown area.

Other similar roofs described in the Staff report are covered with terra cotta or ceramic, which is the character of the historic nature of the domed roof features. He asked if the Applicant would be willing to consider a different material for the roof that would be more appropriate. Mr. Hockman said metal is a standard material used by Columbia Bank. He would have to speak with staff about this. He believed terra cotta was available in blue, but his team would need to do some research. The proposed roof, which is one small element of the entire building, is a branding element for the bank. Therefore, he would need to discuss alternative materials with the bank. He confirmed for Commissioner Osterberg that he was not able to suggest an acceptable alternative at this time. He believed he had seen another bank in Astoria with a standing seam metal roof.

Commissioner Osterberg said it was possible to find standing seam metal, but not on historic structures. He was not sure that he would want to see standing seam metal introduced as a desirable building material in such a prominent location. The proposed design is prominent, well balanced, and reasonably attractive, but he believed the metal was not appropriate with the historic character the bank is trying to achieve. The metal is also not compatible with the surrounding buildings or the buildings cited in the Staff report.

Commissioner Burns asked how this building would be different from a bank building in Longview. He understood branding, but he wanted to know how this building would be unique to Astoria. Mr. Hockman said most Columbia Bank buildings are one-story instead of two-story buildings and have not been in a historic area. The one-story buildings have sloping roofs, gabled roofs, a lot of blue standing seam metal, and stucco and earth tones below the roofs. He tried to introduce those features and originally had a more prominent roof in mind. After working with the City, he scaled it back so the parapet would be more prominent. The Staff report includes the schematic design package, so the building is not fully designed yet. There are definitely some items that can still be tweaked, but he is not sure about the roof and would have to do some research.

Commissioner Burns asked what the difference in square footage would be between the old and new buildings. Mr. Hockman believed the existing building footprint is about 10,000 square feet, which includes a full basement. The new building would have a footprint of about 5,200 square feet. A reduction in square feet appears to suit the needs of the bank, allowing for more parking and a better drive-through lane.

Commissioner Caruana asked Mr. Hockman to clarify what would be brick and what would be stucco. Mr. Hockman confirmed that only the stucco would be cream colored. He pointed out on the plan elevations where the stucco would be located. The jumbo brick would be used along the base and the field brick would be a lighter tone. He has not yet decided if standard faced brick would be used. Materials have not yet been selected, so the Staff report includes established concepts. Materials would still need to be approved by the bank and City Staff. The north side of the building will have more stucco because a portion of the north side is just one story. A lot of steel would be necessary to support the weight if brick was used on the inset second floor. However, the same horizontal elements would still be used on the north side.

President Gunderson noted that she did not see any rooftop mechanical equipment. Mr. Hockman explained that the roof was flat. He intended to install the mechanical equipment below the roof or set them back far enough that they could not be seen. The mechanical equipment have not yet been developed and he would be speaking with the mechanical engineer to find out how large the equipment would be. The preliminary schematic design stated there would probably be one unit on the roof.

President Gunderson said she looked at the Columbia Bank website to get an idea of the branding and noticed that branding features were across the board. She asked how the blue proposed in the Staff report compared to the blue she saw online. She also wanted to know if the proposed building featured a new branding style. Mr. Hockman said the bank would be following the same standard color scheme, like the cream-colored stucco. The computer images do not replicate the exact shades.

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

Heather Seppa, 89471 Shady Pine Road, Warrenton, said she is a regional manager for Columbia Bank and thanked the HLC for listening to their presentation. She believed the new building would be a nice asset to downtown Astoria. Her office will be relocated to the new building. The bank is swimming in its current building that is about 10,000 square feet. A lot of the space is unused. She is excited for her employees, customers, and the community.

President Gunderson called for any presentations by persons impartial to the application.

Cindy Price, 1219 Jerome, Astoria, said she has an account at Columbia Bank. She thanked the HLC for encouraging as much historical quality and materials as possible and for making the building as distinctive as possible. The location is very prominent.

Lucien Swerdloff, 1087 11th Street, Astoria, noted that the Staff report showed a stairwell on the east side of the building, which he assumed was the required second egress. The second floor plan shows a hallway connecting the main building to the stairwell was shown. However, no indication of this connection was shown on the elevation. Mr. Hockman explained that an exterior exit was located on the roof. Mr. Swerdloff said it still appeared as if the building was not high enough for a roof level door. He believed this would change. Mr. Hockman said the height shown should be pretty close, reminding that the Staff report contained a schematic design. The intent was to have the second exit on the roof. Steele Associates Architects has done this on its own roof.

Chris Haefker, 2034 N. Killingsworth, Portland, believed historical continuity downtown was very important. He did not object to the shape of the roof, but did object to the color. He believed zinc aluminum roofing and the colors proposed were post war features. Standing seam roofs on historic buildings are usually galvanized and painted red or copper. He believed the HLC should consider this because blue clashes. He understood branding, but did not care for branding when he looks out his window.

President Gunderson called for any presentations by persons opposed to the application. Seeing none, she called for closing remarks of Staff.

Planner Johnson asked if the HLC wanted to change the Staff report to require a different roof material and add a condition concerning the texture of the brick façade. She explained that on new construction, color is not a criteria reviewed by the HLC, but the materials need to be compatible, not necessarily historic, with the downtown area. There are newer downtown buildings with standing seam metal, but none are historic.

President Gunderson understood the HLC could not review colors. However, if the HLC were presented with something the Commission believed did not compliment the surrounding historic area, they could make a statement.

Planner Johnson said the criteria specifically states scale, mass, height, architectural details, and materials must be compatible with adjacent historic structures. The HLC can consider the orientation of the building and the location of the entrances. The HLC does have the authority to state that a feature is not compatible when compared to adjacent historic structures. She understood her answer was not clear because color is not a criterion. However, if color plays into the overall design and material, the HLC may address the issue.

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

Commissioner Caruana said metal roofs have been around for thousands of years. Color may not be a factor, but he believed the HLC would prefer galvanized, stainless, or copper instead of standing seam metal. Blue with the right materials could be gorgeous. He understood the branding aspects and recognized that this may be something the HLC could not enforce, but would like the Applicant to consider using a more appropriate combination of color and material.

President Gunderson believed the color and material proposed for the pyramid dome did not complement the downtown area and was concerned about the shade of blue. She understood the branding aspects, but would prefer a different material on the roof.

Commissioner Stanley believed the branding could and should be compatible with the historic aspects of the City. He did not believe it would be necessary to conduct research before making a decision on this request. The size, scope, and scale of this project at this location justified the argument that the type of roof proposed was not acceptable. Terra cotta or copper would be more appropriate materials. If the roof was blue, the shade of blue would not need to be one that electrified the City. He suggested a shade of blue that would be more complementary. He was thrilled about the building and loved the idea of filling in the corner, but did not support the request as proposed.

President Gunderson said Leavenworth, Washington has done a great job of helping national corporations make their branding fit with the town. She believed Astoria could do the same with Columbia Bank.

Commissioner Osterberg agreed with the other Commissioners. He asked if the application would go through a design review process. Planner Johnson explained that this hearing was the last step in the design review process. Commissioner Osterberg said he would not restate his comments about the roof, but noted that his focus was the material; the color was of less concern. However, other Commissioners made some good points about the color. The Applicant stated the design process was not complete and some details are yet to be decided. Commissioner Osterberg said that some of the concerns stated during the public hearing seemed to argue in support of additional review of two or three design details. He hoped the Applicant would consider requesting a continuance of the application and come back to the HLC to address the concerns. He did not believe the application met criteria with the proposal of standing seam metal because materials must be compatible with the surrounding historic structures and the historic district. He believed the other Commissioners and members of the public who gave testimony agreed, even though the public testimony was impartial to the application.

Planner Johnson said the HLC could approve the request with the condition that the Applicant comes back with a revised roof plan.

Commissioner Caruana believed the roof material was not the only concern. A two-story building will look great, but the HLC would need to see brick and roof samples before approving the request. He wanted to allow the Applicant to move forward with the architectural aspects of the building and return to the HLC for final approval of the details.

President Gunderson asked the Applicant to state whether he preferred a full continuance of this hearing or a decision now with the additional conditions desired by the HLC. Mr. Hockman stated he would need to speak to the bank about the standing seam metal roof and the color. He would like clarification on whether the color was an enforceable issue, but was sure the bank wanted to work with the HLC to come to an agreement with all of the materials.

President Gunderson said the HLC definitely wants the project to move forward and does not want to be a stumbling block. However, she believed the Applicant could bring some other material options to the HLC.

Mr. Hockman said he would work with the HLC regardless of its decision tonight.

City Manager Estes said if this hearing were continued, it could be continued just for certain issues. However, he believed the City would prefer a continuance of the entire request.

Commissioners Osterberg and Stanley agreed that the entire request should be continued.

Commissioner Caruana asked if it would be advantageous to the Applicant if the HLC approved the request contingent on the final selection of brick and roof materials.

Mr. Hockman understood that the bank wanted approval of this request before going any further. However, they would probably need more time to finish the design because there are underground issues that must be resolved.

City Manager Estes explained that requiring the Applicant to come back to the HLC to have material approved would result in a new land use application because the issue could be appealed.

Commissioner Osterberg believed it would be faster for the Applicant to have the entire request continued for one month. Having some items come back at another time would require the public review process to start over from the beginning, which would take longer.

Commissioner Stanley moved that the Historic Landmarks Commission continue New Construction NC14-05 by Steve Hockman to the November 18, 2014 Historic Landmarks Commission meeting at 5:15 pm at City Hall, Council Chambers; seconded by President Gunderson. Motion passed unanimously.

Planner Johnson confirmed for Commissioner Osterberg that Staff would not need an extension to the 120-day land use decision requirement.

City Manager Estes clarified that the HLC wants additional materials to be considered for the pyramid roof. Staff will provide clarification on the issue of color. However, he agreed with Planner Johnson that the Code does not allow for any discretion with regard for color, only on specific material. He did not hear any concerns about the mass or scale of the building and confirmed that the HLC wanted material samples.

Commissioner Burns believed, and Commissioner Osterberg agreed, that the footprint, mass, and size of the project was acceptable to the Commission. City Manager Estes added that Staff would work with the Applicant on any possible issues with the rooftop mechanical equipment.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

ITEM 5(a): Update on Oregon Heritage All Star Community application

Commissioner Burns said Planner Johnson had already completed most of the work. He made a few inquiries to organizations like the Columbia River Maritime Museum. He has received nothing but support for this project and did not believe it would be too difficult to complete the application. He would collaborate with other Commissioners to gather the rest of the information necessary to complete the application. Planner Johnson added that Staff would like to submit the application in December. Commissioner Burns said he had asked the other organizations to begin gathering information within two weeks.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:37 p.m.

ATTEST:

APPROVED:

Secretary

City Manager

STAFF REPORT AND FINDINGS OF FACT

November 10, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER



SUBJECT: NEW CONSTRUCTION REQUEST (NC14-06) BY TRACY & DONNA BLACK TO
CONSTRUCT A COMMERCIAL BUILDING AT 1619 MARINE DRIVE

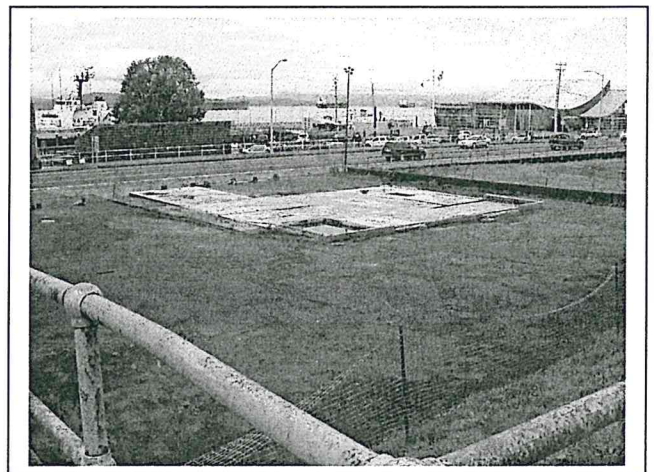
I. BACKGROUND SUMMARY

- A. Applicant: Tracy & Donna Black
2505 Mill Pond Lane
Astoria OR 97103
- B. Owner: Tracy Victor Black
Donna Isabelle Black
91854 Highway 104
Warrenton OR 97146
- C. Location: 1619 Marine Drive; Map T8N-R9W Section 8DB, Tax Lot 2300; Lots
5 & 6, Block 133, Shively
- D. Classification: New construction adjacent to structure(s) designated as
historic within the Downtown National Register Historic District
- E. Proposal: To construct an approximate 4,700 square foot, two story
commercial building
- F. Zone: MH (Maritime Heritage)

II. BACKGROUND

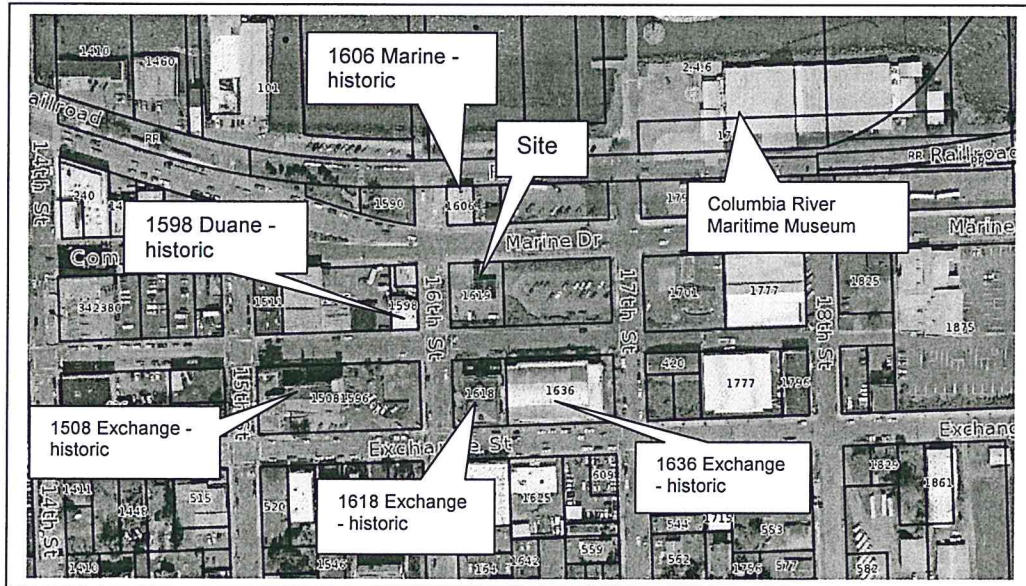
A. Subject Property

The subject property is located on the south side of Marine Drive and east side of 16th Street. The lot is 100' x 120' (12,000 square feet). The site was formerly developed with a dry cleaner facility which has recently been demolished. It is located within the Gateway Overlay Zone and subject to that design review also.



B. Adjacent Neighborhood and Historic Property

The site is located on the east edge of downtown. To the north across Marine Drive right-of-way is Bach-n-Rock retail store, a City park, parking lot for the USCG, and Columbia River Maritime Museum; to the east is a City-owned parking lot for USCG; to the west across 16th Street right-of-way is Custard King and Shallon Winery, and across 16th and Duane right-of-way is the parking lot for Owens Adair housing; to the south across the Duane Street right-of-way is the Armory event center, and Clatsop County Historical Society Heritage Museum. There are other historic buildings in the general neighborhood.



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

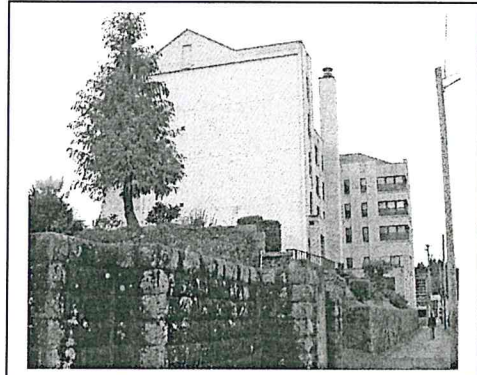
- 1) 1598 Duane
Secondary
Downtown National
Register Historic District
Mediterranean
1926



- 2) 1606 -1616 Marine
Secondary
Downtown National
Register Historic District
Late Commercial w/
Classical detailing
1925



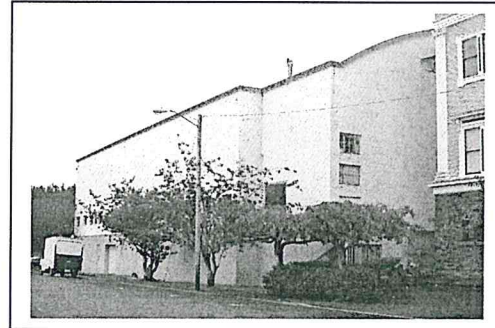
- 3) 1508 Exchange
Secondary
Downtown National
Register Historic District
Art Deco w/ Mediterranean
detailing
1931



- 4) 1618 Exchange
Primary
Downtown National
Register Historic District
American Renaissance /
Neo-Classic
1905



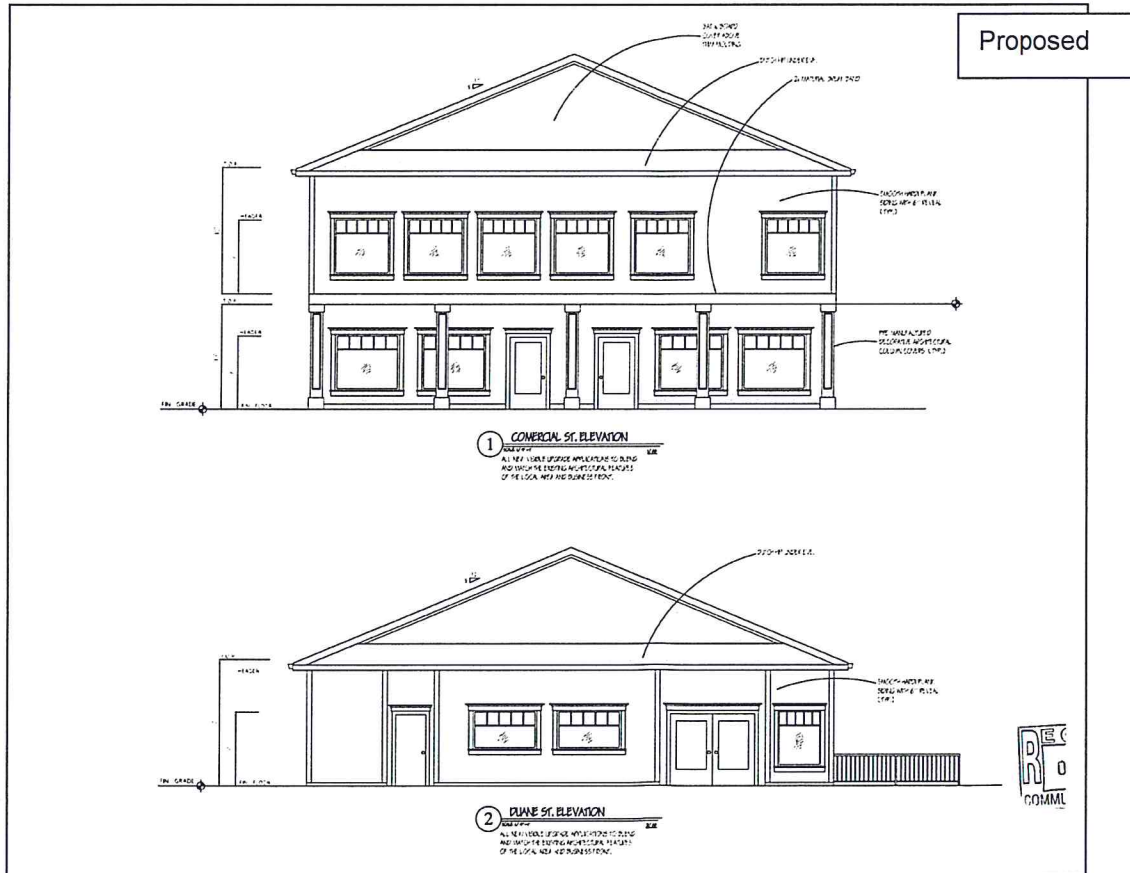
- 5) 1636 Exchange
Secondary
Downtown National
Register Historic District
International
1942



The proposed project is to construct an approximate 4,700 square foot, two story building at the southwest corner of the lot at the 16th and Duane Street sidewalks with storefronts on both the Marine Drive and Duane Street elevations. The parking would be at the Marine Drive level of the building.

- Height: 2 stories with a height of approximately 37' which would be 48' to the peak
- Roof: Front gable with Dutch hip under front and rear eaves; black composition roofing; 5:12 pitch
- Siding: Smooth fiber cement horizontal plank siding, with board and batten in gable ends
- Windows: Vinyl clad with simulated divided lites with exterior mutins; storefront windows with window headers and sills with 3/4" x 5.5" trim
- Doors: Front doors full lite fiberglass or metal; east door would be solid with no glass

Other Features: Second floor viewed from Marine would extend beyond first floor and be supported by square, wrapped columns; metal staircase on east elevation



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on October 24, 2014. A notice of public hearing was published in the Daily Astorian on November 11, 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."*

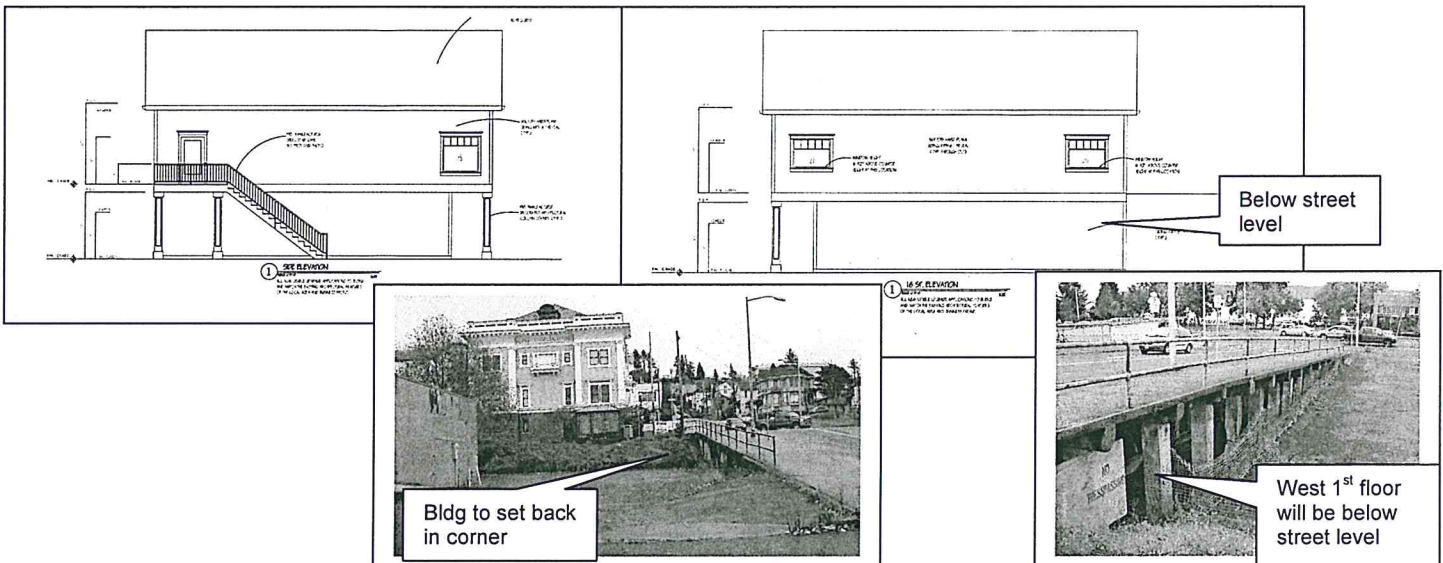
Finding: The structure is proposed to be located adjacent to structure(s) designated as historic in the Downtown National Register Historic District. The proposed structure shall be reviewed by the Historic Landmarks Commission.

- 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 adjacent historic buildings are all different styles with no one common feature or design. They include Mediterranean, Late Commercial, Art Deco, American Renaissance, and International. The proposed design has elements from some of the structures in the neighborhood including the use of divided lites over larger single pane, belt course between floors, window and door casings with crown molding and lower sills, and support columns.

The proposed structure will be a 2 story commercial building with main entries both on Marine Drive and Duane Street. It will appear as a two story building as viewed from the north and east and only one story as viewed from the south and west. Most buildings in the Downtown are one, 1.5, or two stories with a few taller buildings.

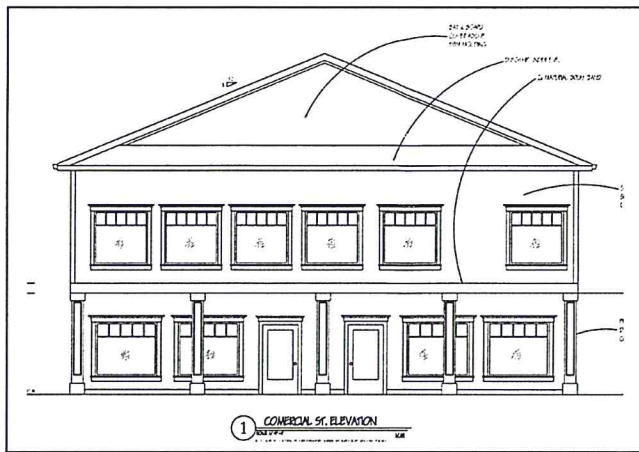


The adjacent historic building roofs include flat/built up, truncated hip/ceramic tile, truncated hip/slate, barrel vaulted steel truss/built up. The proposed design would have a front gable, black composition roof with 5:12 pitch and a Dutch hip roof under the gable ends. The streetscape view from Marine Drive includes a backdrop of the residential neighborhood to the south which includes hip and gable end roofs. With the variety of roofs in this area, the proposed roof design is compatible.

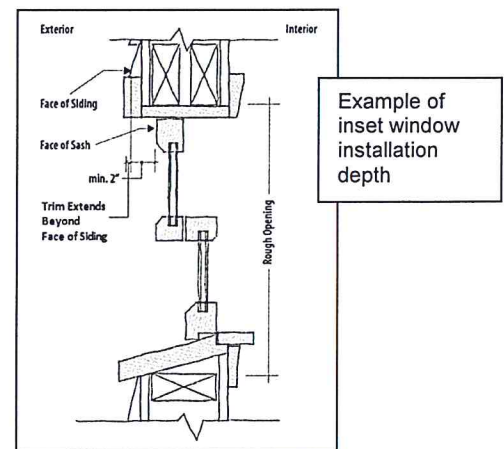
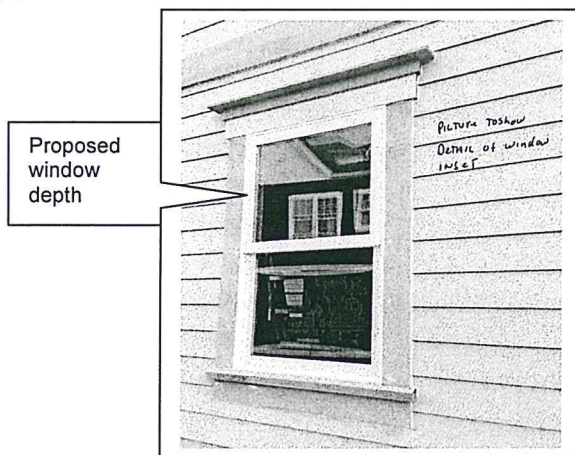


The adjacent historic building exterior walls include aggregate stone, brick veneer, wood clapboard, and finished concrete. The proposed design would be smooth horizontal fiber cement siding with 6" reveal, and board & batten in the gable ends. This would most closely reflect the horizontal siding of the Heritage Museum at 1618 Exchange.

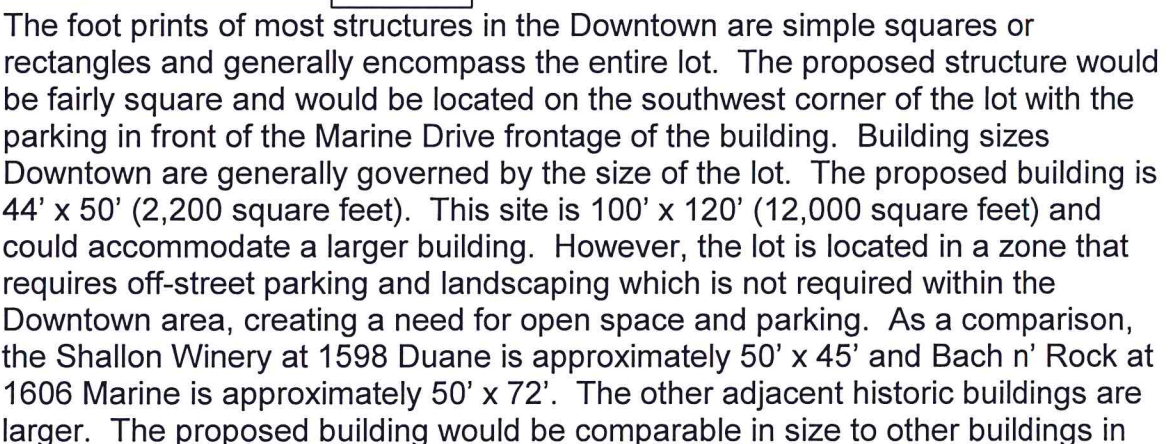
The adjacent historic building windows include multi-paned industrial steel, wood and aluminum storefront windows with transoms, 1/1 double hung wood, wood and aluminum fixed windows, and multi-lite steel windows. The proposed design would have multi-lites over single storefront style window including casings with crown molding and lower sills. Glass shall be clear and not tinted or reflective except as required by building codes (Condition 1).



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). The applicant has shown the window inset similar to a window in the Gateway Overlay Area. However, the historic depth should be as per the example below which appears to be more than the picture provided by the applicant.



column	Other features on the proposed design that reflects features on some of the other adjacent historic buildings include the support s on the Marine Drive elevation, single full-lite steel or fiberglass doors, belt course, and metal exterior stairs.
--------	--



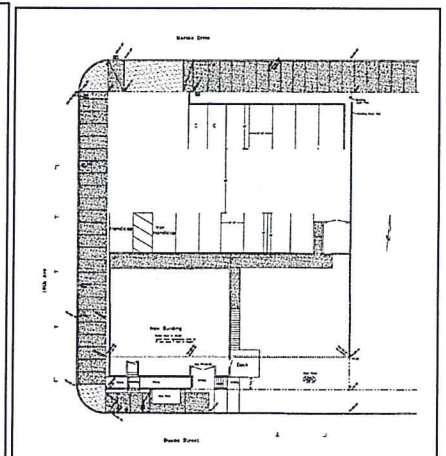
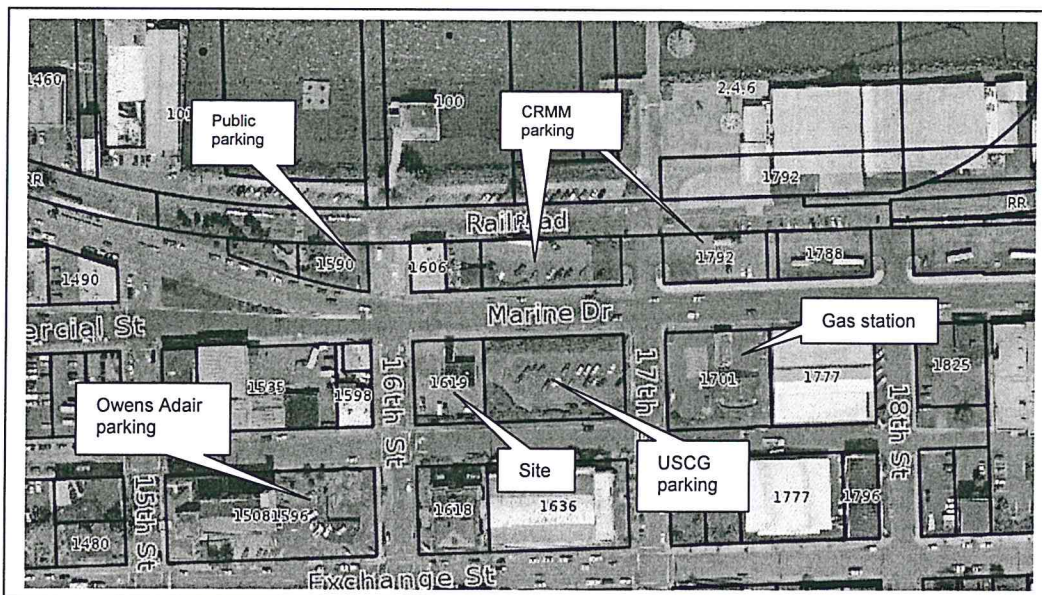
this portion of Downtown and in the general area and compatible with other larger buildings.

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 corner of the lot adjacent to the sidewalk along 16th and Duane rights-of-way with no setback. It will have public entrances on Marine Drive and Duane Street elevations and a secondary entrance to the second floor from a staircase on the east elevation.

The subject property is located on the east boundary of Downtown where many structures have more land and have more open space on the lots. Buildings in this area have a mixture of locations on their sites. The Columbia River Maritime Museum across the Marine Drive right-of-way to the north sits on the shoreline with a large parking lot in front between the building and Marine Drive. The Owens Adair Apartments across the 16th and Duane Street right-of-way sits on the west side of the block long lot with a parking lot on the east side facing the subject property. To the east of the site is the City's USCG parking lot and a gas station. The proposed location is consistent with the location of other buildings in this area.



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 except as required by building codes.
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

14-06

FEE:

\$100.00

pd via

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 1619 Marine Drive

Lot 514

Block 133

Subdivision Shively

OK

Map 8-09-08DB

Tax Lot 2800

Zone MH

For office use only:

Adjacent Property Address: 1606-1616 Marine; 1598 Duane; 1508 Exchange; 1618 Exchange; 1636 Exchange

Classification:

Inventory Area:

Applicant Name: Tracy and Donna Black

Mailing Address: 2505 Mill Pond Lane Astoria, Oregon 97103

Phone: 818-822-6539 Business Phone: _____ Email: tblack2831@yahoo.com

Property Owner's Name: Tracy & Donna Black

Mailing Address: 2505 Mill Pond Lane Astoria, Oregon 97103

Business Name (if applicable): Life in the Slow Lane

Signature of Applicant: Donna Black / Tracy V Black

Signature of Property Owner: Donna Black / Tracy V Black

Proposed Construction: 2 story Building to construct an approx 4,900 sq ft, 2 story commercial building in the MH zone at 1619 Marine

For office use only:

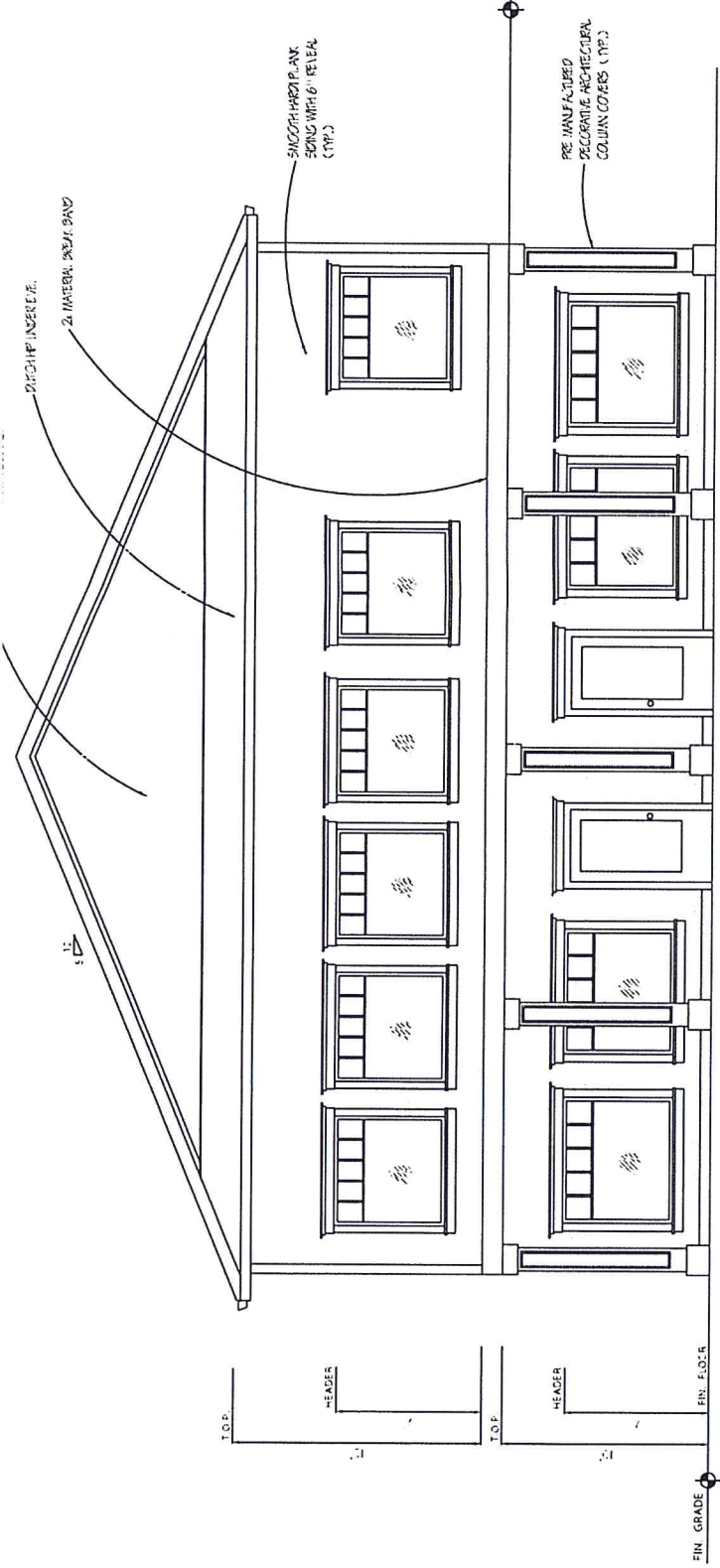
Application Complete:		Permit Info Into D-Base:	<u>10/21/14</u>
Labels Prepared:	<u>10/21/14</u>	Tentative HLC Meeting Date:	<u>11-18-14</u>
120 Days:			

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

rjohnson@astoria.or.us • www.astoria.or.us

1619 Marine Drive

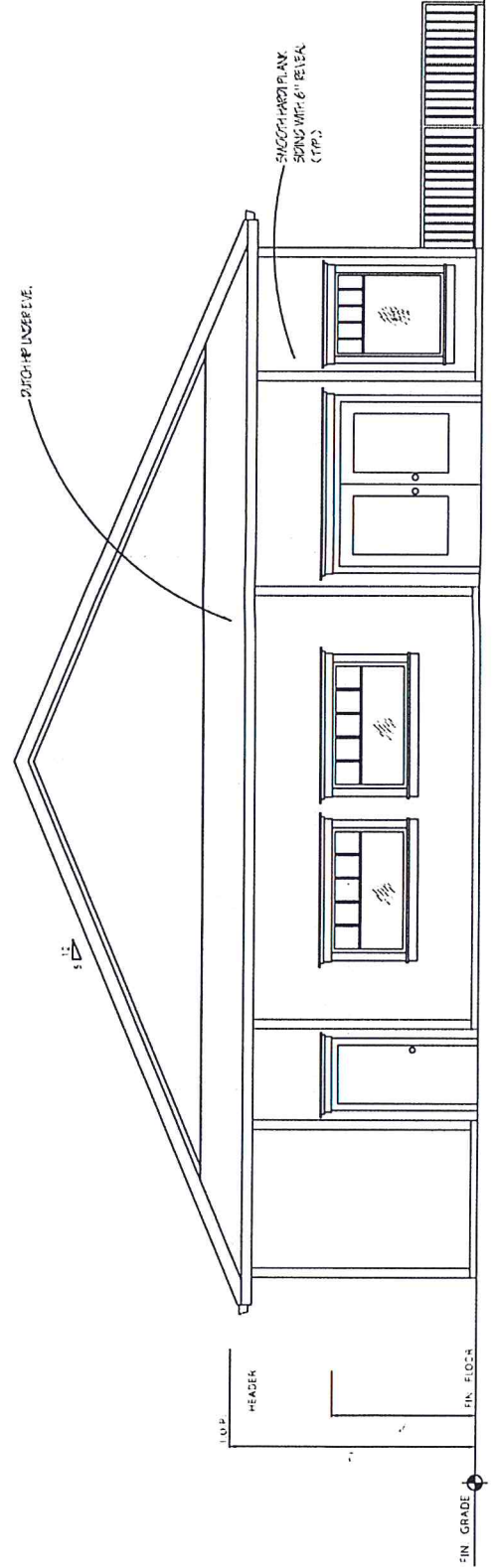
The building height (2 stories) and scale are compatible with the adjacent and surrounding properties. The purposed building is of craftsman style using Hardie board smooth siding with a six inch reveal and board and batton with a dutch hip roof separating the two. Windows will be vinyl with simulated true divided lites with window trim consistent of the craftsman style. A onyx black owens corning "oak ridge" composition roof with a pitch of 5-12 and Ogee profile rain gutter which is consistent with surrounding properties. Doors will be of either smooth fiberglass or metal with a window and the kitchen service door will be without a window.



1 COMMERCIAL ST. ELEVATION

SCALE: 1/8" = 1'-0"
ALL NEW VISIBLE UPGRADE APPLICATIONS TO BLEND
AND MATCH THE EXISTING ARCHITECTURAL FEATURES
OF THE LOCAL AREA AND BUSINESS FRONT.

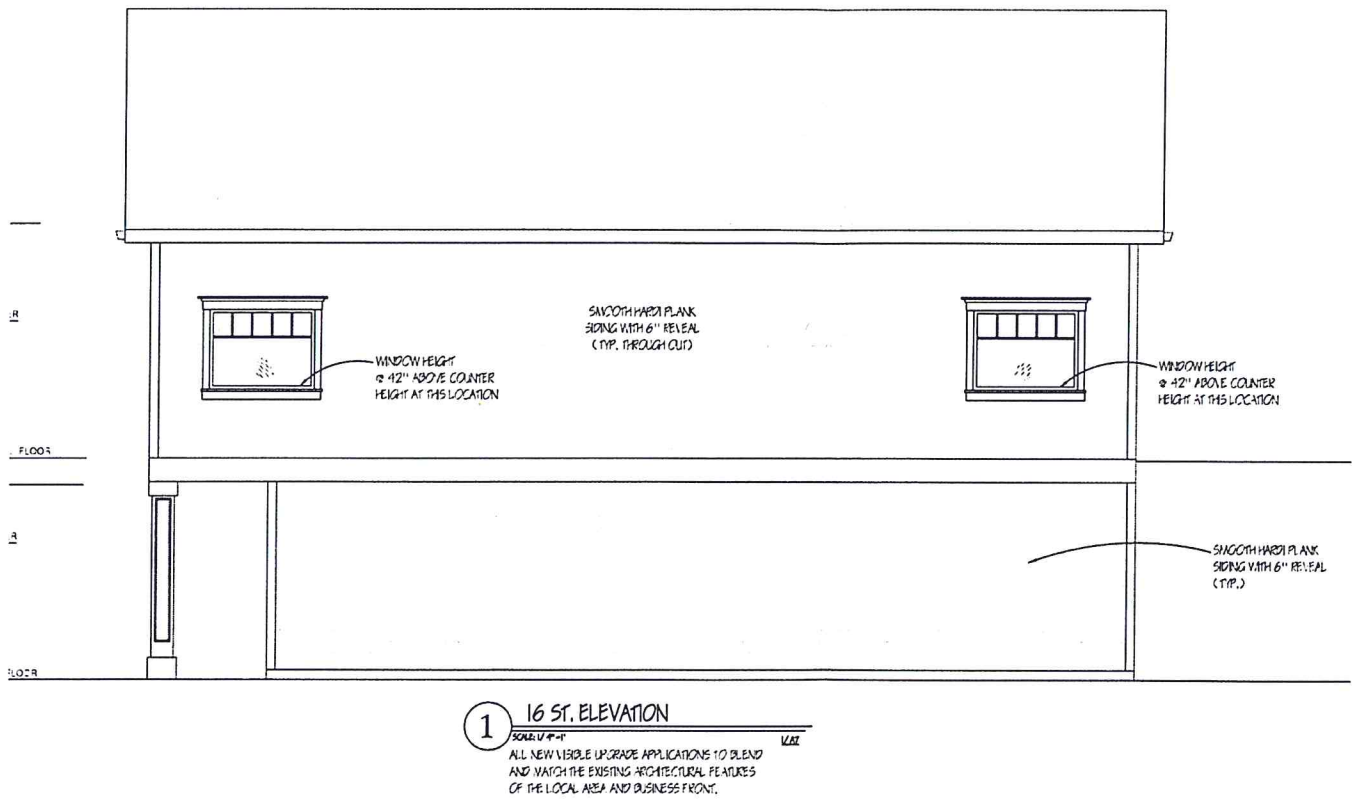
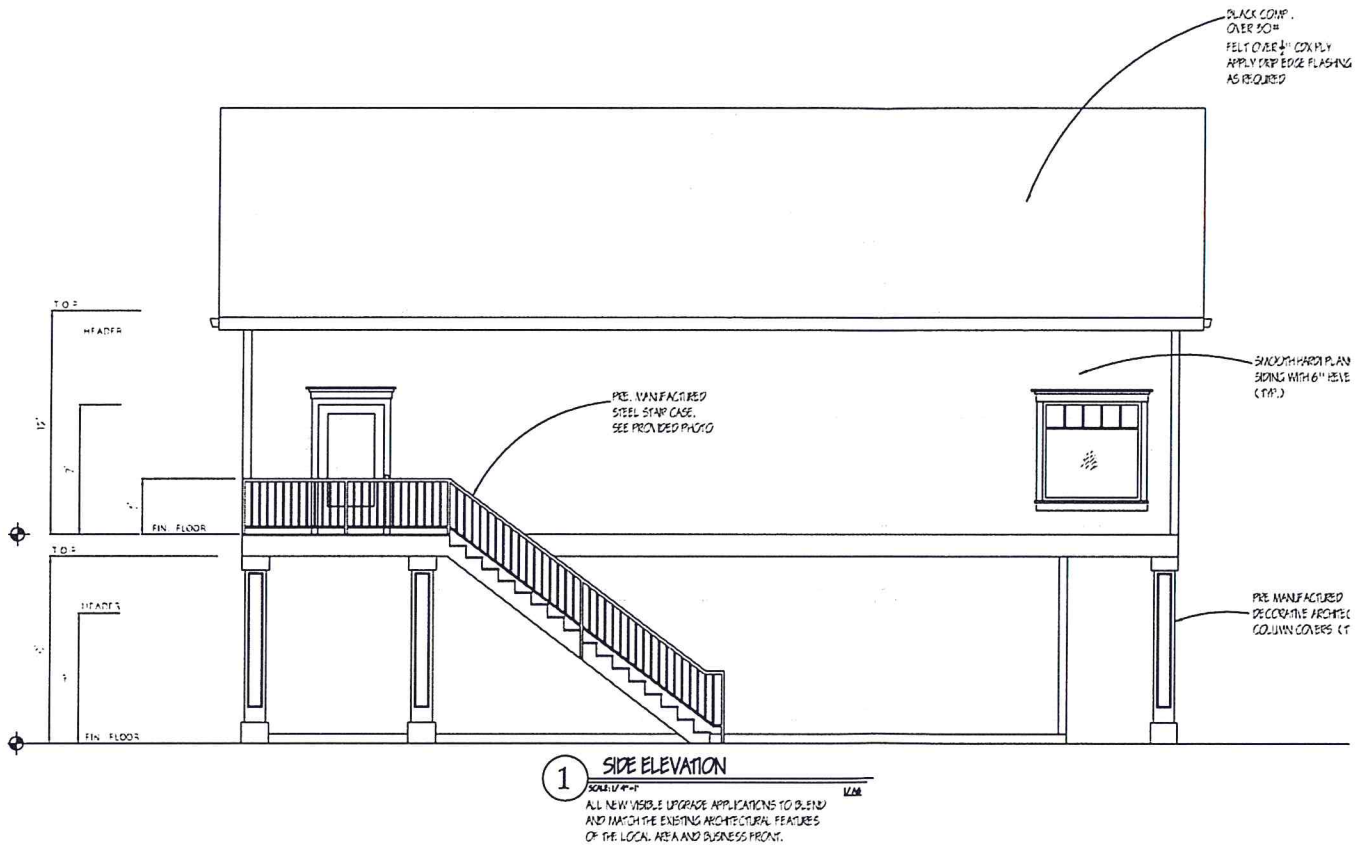
DATE



2 DUNE ST. ELEVATION

SCALE: 1/8" = 1'-0"
ALL NEW VISIBLE UPGRADE APPLICATIONS TO BLEND
AND MATCH THE EXISTING ARCHITECTURAL FEATURES
OF THE LOCAL AREA AND BUSINESS FRONT.

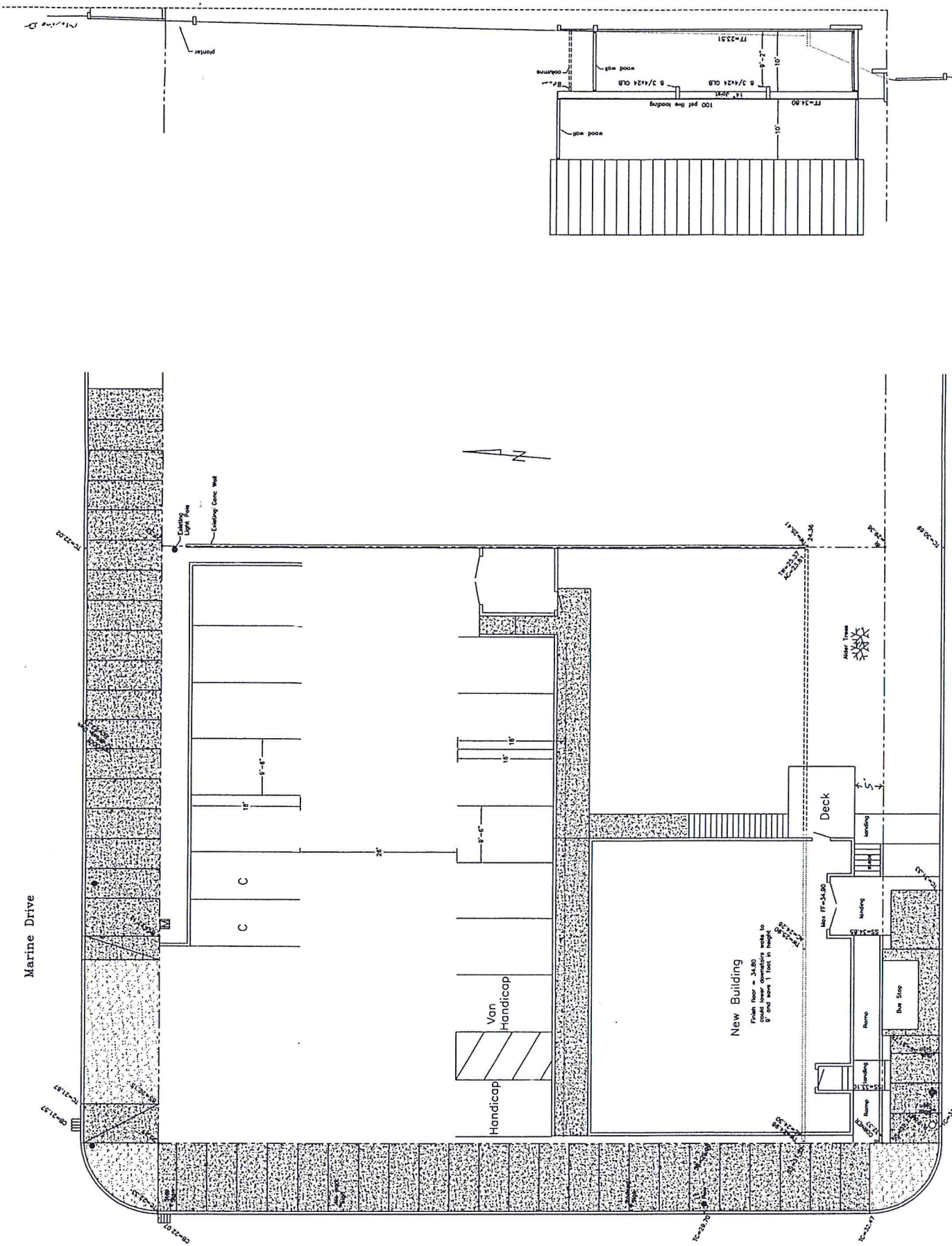
DATE



Marine Drive

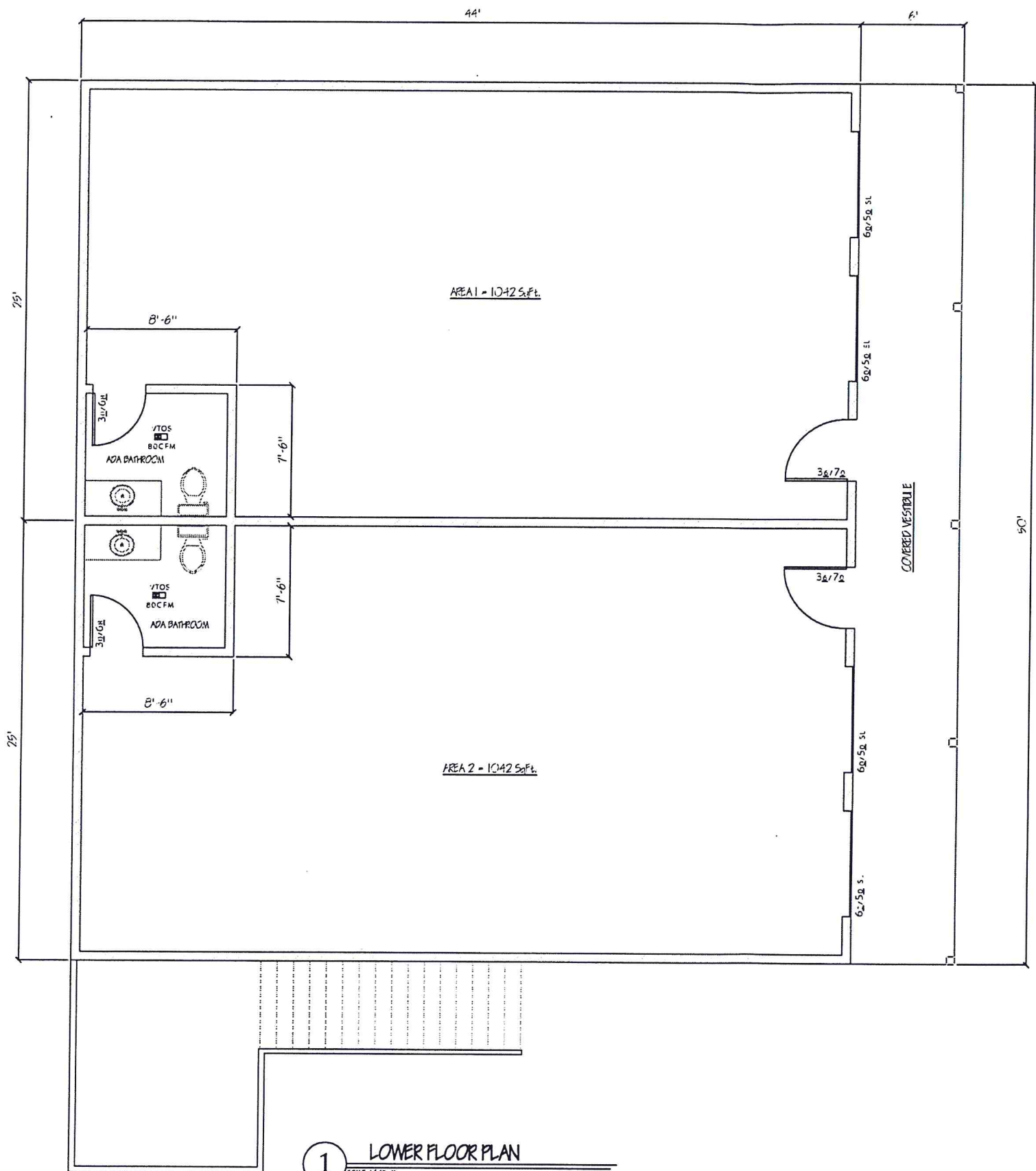
Duane Street

16th Ave



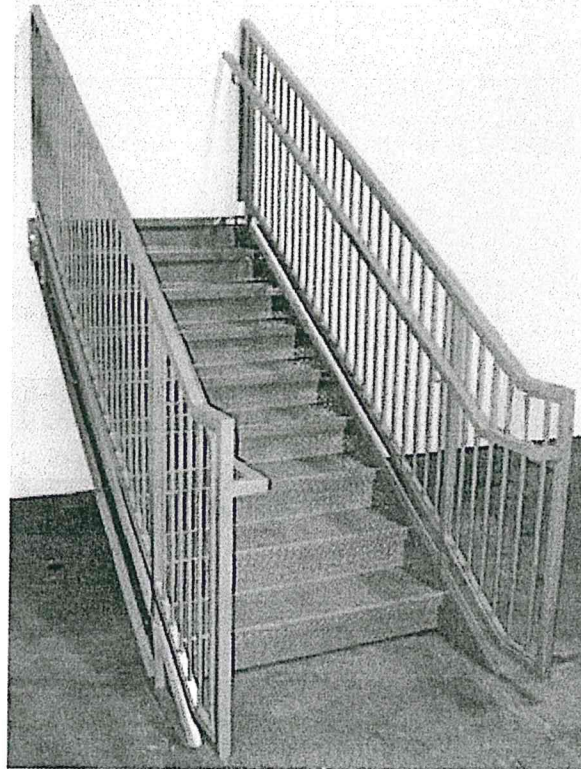
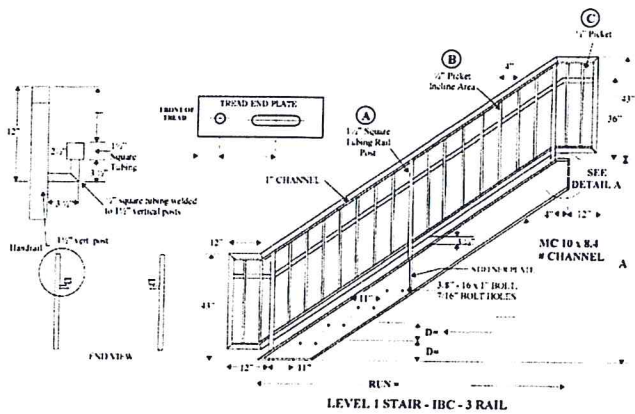
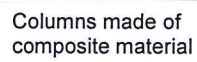
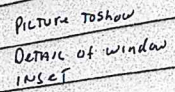
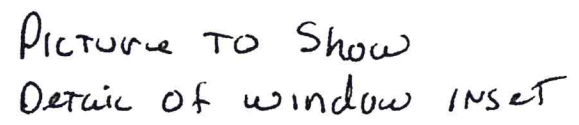
VA 2000 8-06-0008
1618 Marine Drive
Barnesville, GA 30004
Map 0-08





1 LOWER FLOOR PLAN
 SCALE: 1/4" = 1'
 ALL NEW VISIBLE UPGRADE APPLICATIONS TO BLEND
 AND MATCH THE EXISTING ARCHITECTURAL FEATURES
 OF THE LOCAL AREA AND BUSINESS FRONT.

1/24





CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

November 14, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER

SUBJECT: NEW CONSTRUCTION (NC14-05) BY STEELE ASSOCIATES ARCHITECTS TO
CONSTRUCT A COMMERCIAL BUILDING AT 1122 DUANE STREET –
SUPPLEMENTAL FINDINGS OF FACT

Background

At its October 21, 2014 meeting, the Historic Landmarks Commission (HLC) held a public hearing on the proposed new construction at 1122 Duane Street. The public hearing was closed at that meeting. The HLC expressed concerns with the blue standing seam metal pyramid roof, the location and design of rooftop mechanical equipment, and the texture and appearance of the various siding materials. The HLC indicated that the basic design and other aspects of the proposed construction appeared to meet the criteria. The HLC requested that the applicant return to the next HLC meeting with additional information to address these concerns. The issue was continued to the November 18, 2014 HLC meeting.

The applicant has submitted the design and location of the rooftop mechanical equipment dated 12-12-14 which are attached and incorporated by reference as part of the Findings of Fact. They will bring samples of the siding materials as noted in the attached submittal to the HLC meeting. Concerning the blue standing seam metal roof, the applicant has submitted examples of other structures in Astoria with blue and/or standing seam metal roofs. The memo from the applicant indicates that Columbia Bank uses the blue metal roof as corporate branding and have reduced the amount of this feature from a full roof to just the pyramid portion. The applicant has submitted the attached justification for the use of this material and requests that the HLC approve the blue standing seam metal pyramid roof.

The buildings used as examples of blue and/or standing seam metal roofs by the applicant are as follows:

	<u>Address and map/tax lot</u>	<u>Use</u>	<u>Designation</u>	<u>District/Area</u>
1.	697 Duane (8CC 200)	commercial		Hobson-Flavel
2.	901 Marine (8CB 5500)	commercial		Downtown
3.	1052-1084 Commercial (8CB 8900)	commercial		Downtown
4.	1138 Exchange (8CD 400)	commercial		Downtown
5.	1161 Commercial (8CA 5100)	commercial		Downtown
6.	1598 Duane (8DB 2900)	commercial	Historic	Downtown
7.	1681 Franklin (8DC 3500)	residential		Shively-McClure
8.	544 17th (8DC 15501)	residential		Shively-McClure

Only one structure, Shallon Winery at 1598 Duane is designated as historic and is used as an example of “blue field color facade”.

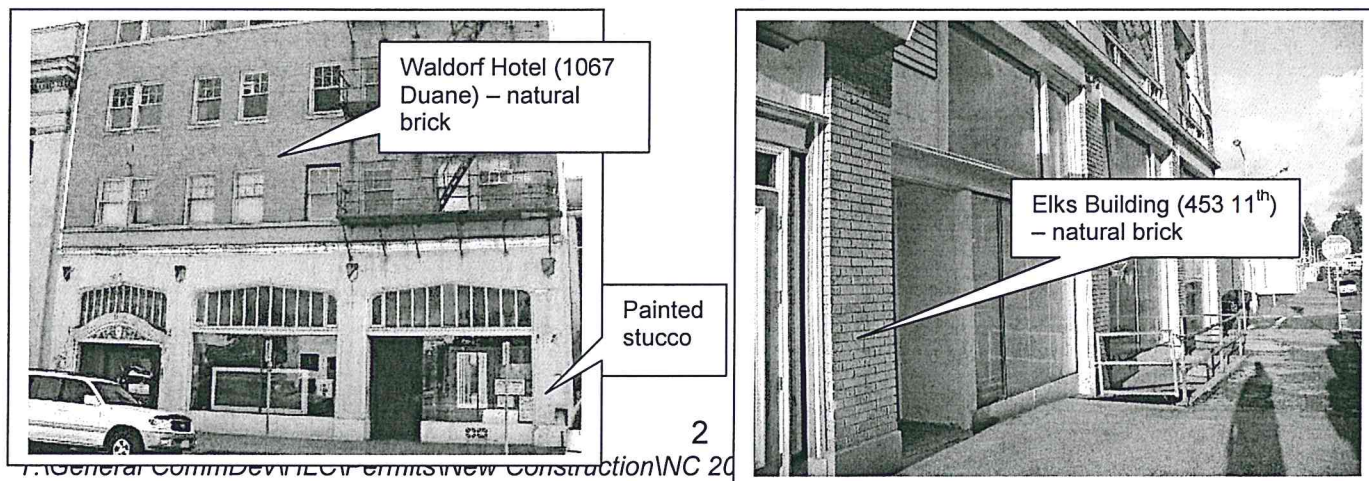
Development Code Section 6.070(B.1) states that “In reviewing the request, the Historic Landmarks Commission **shall consider and weigh** the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural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

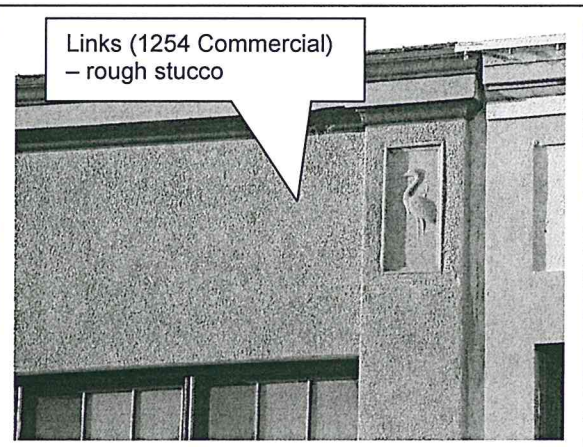
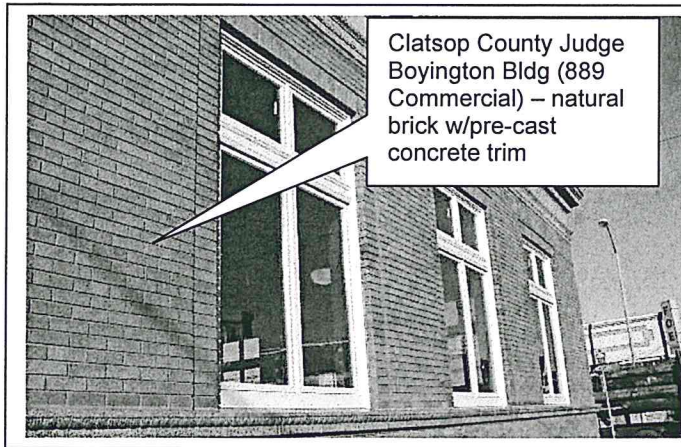
Finding: The criteria for New Construction review does not include review of color but does include review of materials. At its October 21, 2014 meeting, the HLC suggested that the applicant research the possibility of materials other than standing seam metal for the pyramid roof. Tile roofing was suggested. The Liberty Theater (1203 Commercial), Owens Adair Apartments (1508 Exchange), and Shallon Winery (1598 Duane) have tile roofs, but all three buildings are the Mediterranean style. The applicant has indicated that a tile roof is not the branding for Columbia Bank.



The HLC needs to “consider and weigh” the criteria in approving or denying a request. The applicant has indicated that the roof design is a branding feature of the bank. Therefore, it could be considered similar to signage. Due to the fact that the roof design is specifically for the bank, it could be constructed so that it could be removed in the future should Columbia Bank vacate the building and the future tenant no longer needs that specific branding feature (Condition 2). The HLC could make a condition that the roof construction be such that the pyramid feature is easily removable leaving an approved roof under the pyramid area (Condition 1).

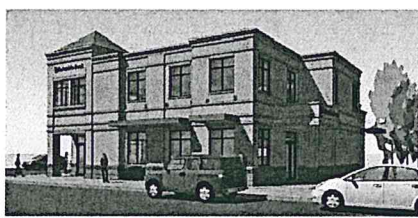
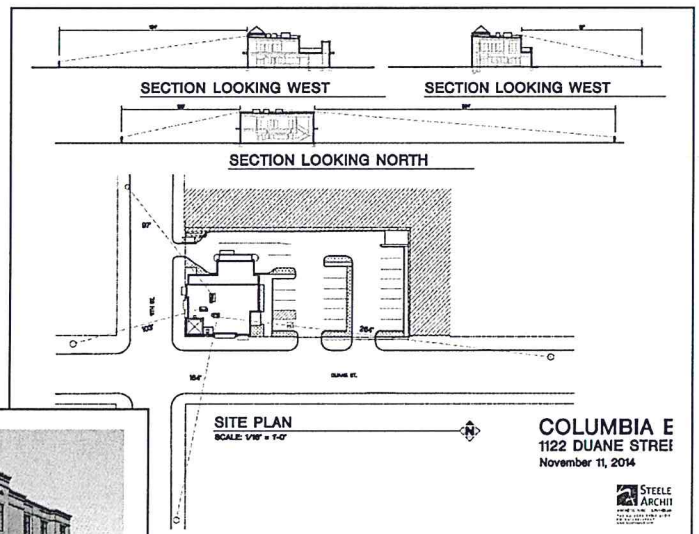
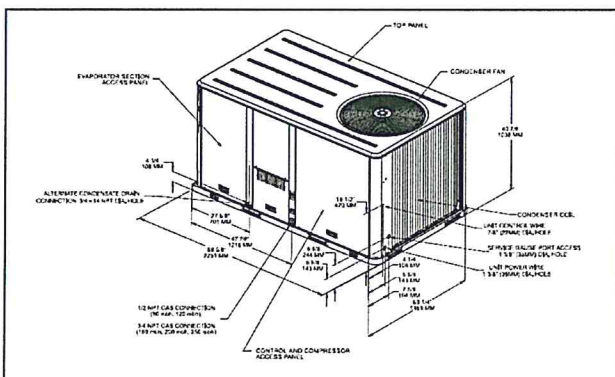
The siding material is proposed to be a mixture of sandblasted stucco, precast concrete sills, and brick. Siding on historic buildings Downtown vary in texture including rough stucco and concrete, smooth stucco, natural brick, and smooth glazed brick tile.





The applicant will provide samples at the meeting to show the texture and visual appearance of the materials. The proposed materials are consistent with other stucco and brick siding in the Downtown area.

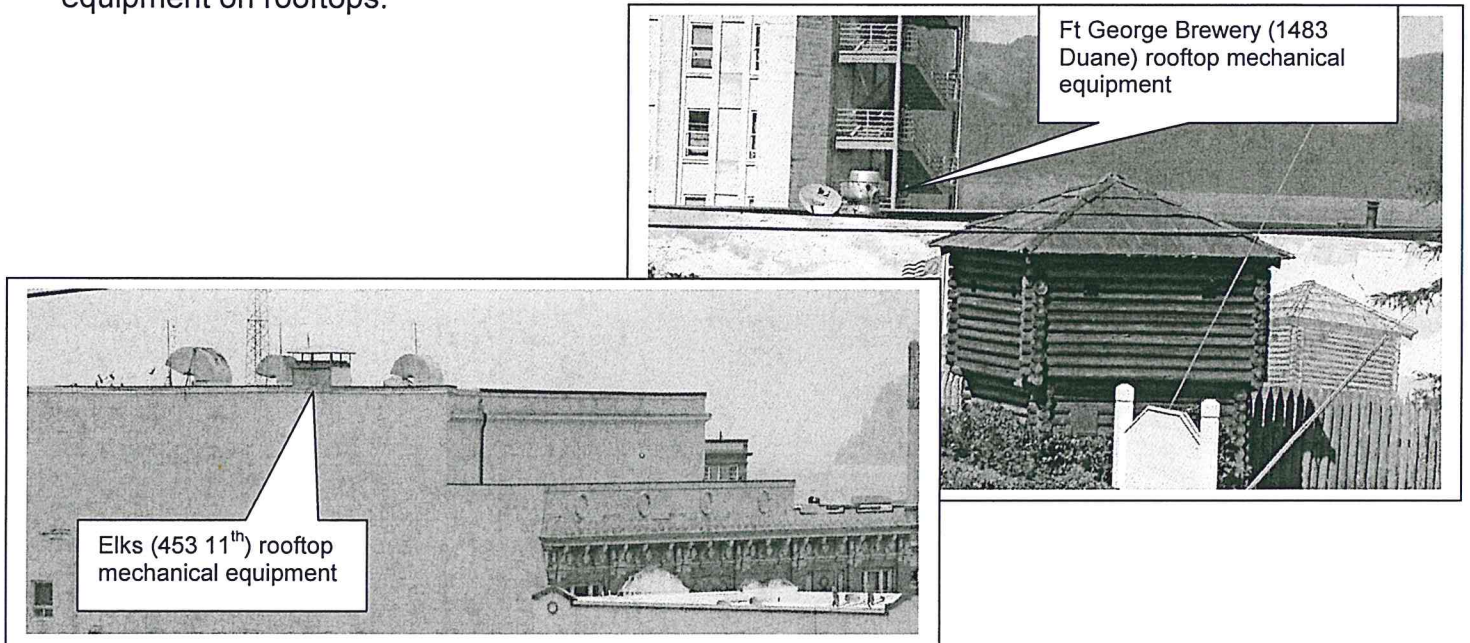
The rooftop mechanical equipment is similar to other equipment throughout the City. The units are approximately 40" tall and will be set back from the parapet toward the center of the roof. The applicant has included view prospective plans showing that the units would not be highly visible from the surrounding streets. Location of mechanical equipment on rooftops is a Class 1 historic review which allows for "over-the-counter" review and approval.



COLUMBIA E
1122 DUANE STREET
November 11, 2014



Rooftop mechanical equipment is common on downtown buildings. Most are located back from the edge of the building to reduce the visual impact from the street. Equipment includes chimneys, cooking vents, heating and air conditioning equipment, wireless communication dishes and equipment, etc. The proposed size and location is consistent with other mechanical equipment on rooftops.



CONCLUSION AND RECOMMENDATION

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

1. The roof construction shall be such that the pyramid feature is easily removable leaving an approved roof under the pyramid area.
2. The pyramid roof shall be removed if the tenant no longer uses this feature as corporate branding unless otherwise approved by the Historic Landmarks Commission.
3. All conditions in the New Construction (NC14-05) Findings of Fact shall apply.



STEELE ASSOCIATES ARCHITECTS LLC

ARCHITECTURE

MASTER PLANNING

SUSTAINABLE DESIGN

INTERIOR DESIGN

760 NW YORK DR. SUITE 200 BEND OR 97701

PH: 541-382-9867

FX: 541-385-8816

WWW.STEELE-ARCH.COM

INFO@STEELE-ARCH.COM

November 12, 2014

Rosemary Johnson
City Planner
Community Development Department
Astoria City Hall
1095 Duane Street
Astoria, OR 97103

Transmitted: via email to rjohnson@astoria.or.us

Project: Columbia Bank Astoria – Reference City of Astoria #NC14-05

Rosemary,

This letter is a response to the HLC requests to address the metal seam standing roof color, providing physical samples of the exterior materials, and presenting the location of the roof top units (RTU's) relative to sight lines from various viewpoints.

Roof material and color: In last month's HLC meeting the Commission took issue with the standing seam metal roof color. Other forms, materials, colors, and proportions of the exterior elevations presented were acceptable. Our understanding from the Commission was that a blue metal seam roof was not representative of the historic downtown dating back to pre-WWII. Possible recommendations were blue terra cotta tiles, grey, copper or stainless steel metal seam. Steele associates was directed to discuss with Columbia Bank if other options were possible as part of the continuance.

Owner-Architect response: Company branding colors and materials are very important to Columbia Bank. Columbia Bank respectfully requests that the Commission reconsider the current proposal of a blue standing seam metal pyramid. We hope the following bullet points justify the proposal to the Commission:

- **Accent Only:** Steele Associates has worked with City staff to provide the branding color as an accent material to the rest of the project. Traditionally Columbia Bank metal seam roofs are sloped and cover the entire building; a visually prominent feature. The proposed pyramid is a small percentage of the roof overall. It was also purposely set back from the parapet so to not interfere with the horizontal banding required by the City.
- **Low Profile and Scale:** Pedestrian level views from the street (see 3-D images) indicate that the pyramid roof is partially obscured. The pyramid is at a low profile and scale compared to the rest of the building.
- **Terra Cotta blue tiles:** This option was reviewed, but terra cotta roof tiles are not part of the bank's branding. Terra cotta also suggests Asian and Mediterranean styles.



STEELE ASSOCIATES ARCHITECTS LLC

ARCHITECTURE | MASTER PLANNING | SUSTAINABLE DESIGN | INTERIOR DESIGN
760 NW YORK DR. SUITE 200 BEND OR 97701 PH: 541-382-9867 FX: 541-385-8816 WWW.STEELE-ARCH.COM INFO@STEELE-ARCH.COM

- We researched in and near the Astoria Downtown and Shively-McClure Historic districts for examples to support the Owner's desire to maintain the blue metal seam roof. Please reference the graphic showing select structures where the following materials and colors have been used:
 - Blue metal seam roof; 1 and 8.
 - Blue metal seam awning at main entrance; 4.
 - Blue accent color façade; 2
 - Blue field color façade; 6.
 - Mixture of green and red metal seam awnings next to a predominant blue façade; 3.
 - Blue roof and field façade; 7.
 - Predominant red metal seam awning and parapet; 5. Though not blue the percent of red metal seam to the rest of the façade appears to be 50% or more against the rest of the elevation. The metal seam appears to interrupt the adjacent horizontal banding.

Summary: Based on select examples downtown, the placement and proportion of the metal seam roof, and the minimalist use of the material we believe the blue color, as proposed, is consistent with City's guidelines.

Exterior material samples: Please reference attached photographs indicating proposed materials in sunlight and diffused light. This helps in presenting how the materials change in appearance in different lighting conditions. Materials are proposed as follows:

*Metal Seam Roof / Awnings: Regal Blue (W35) - Metal Sales

*Stucco Texture & color: Sandblast NTX, 104 Dover Sky - Dryvit Systems, Inc.

PreCast Concrete window head and sills: Pewter 860 - Davis Colors.

Curtain wall window Frame: Dark Bronze - Kawneer

Field – Light Earth Tone: Limestone thin brick veneer - Mutual Materials

*+Base – Dark Earth Tone: Redondo Gray thin brick veneer - Mutual Materials

*Columbia Bank standard branding materials

+No jumbo brick: Manufacturer confirmed that jumbo brick size is difficult to produce in a thin brick veneer format. There would be a substantial increase in units breaking between the extrusion process and product delivery. As a cost saving measure the standard 2 1/4" x 7 5/8" units are proposed. Full size samples will be presented at the HLC meeting.

Roof Top Unit Sightlines: Please reference plan and section profile document indicating the maximum distance where the parapet blocks a pedestrian's view of the RTU. Distances are from 97'-0", 103'-0", 164'-0" and 264'-0" feet away from the building.

Best Regards,

Steve Hockman, Project Manager
Steele Associates Architects

EXISTING

ELEMENTS OF DOWNTOWN ASTORIA



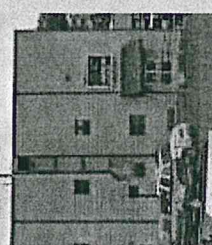
OREGON GLASS



COMMERCIAL ADJUSTMENT



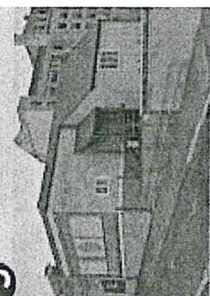
1000 BLOCK COMMERCIAL



AMERICAN LEGION



GARBO'S



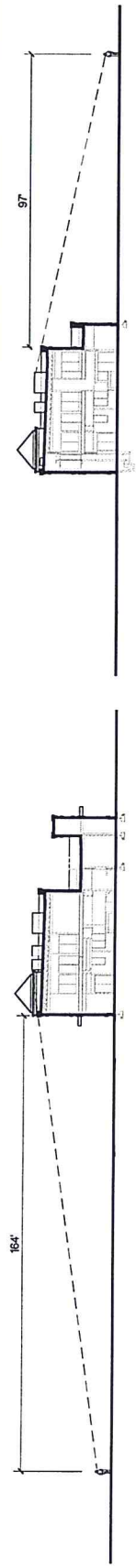
SHALLON WINERY



631 17TH

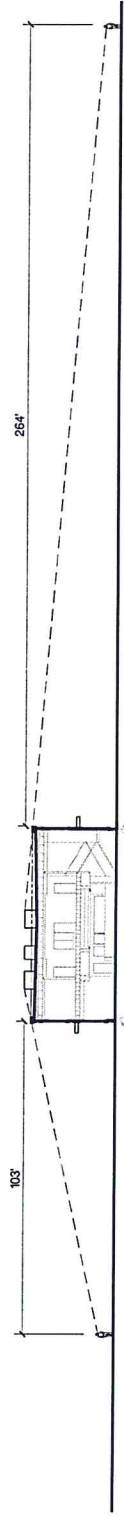


542 17TH

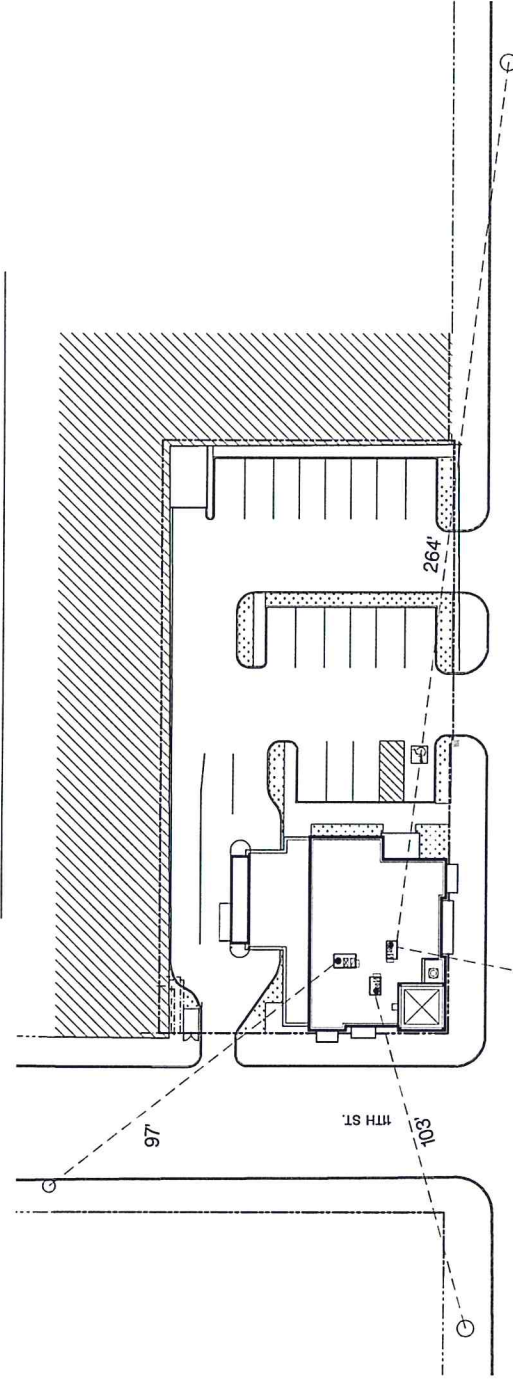


SECTION LOOKING WEST

SECTION LOOKING WEST



SECTION LOOKING NORTH



SITE PLAN

SCALE: 1/16" = 1'-0"



COLUMBIA BANK

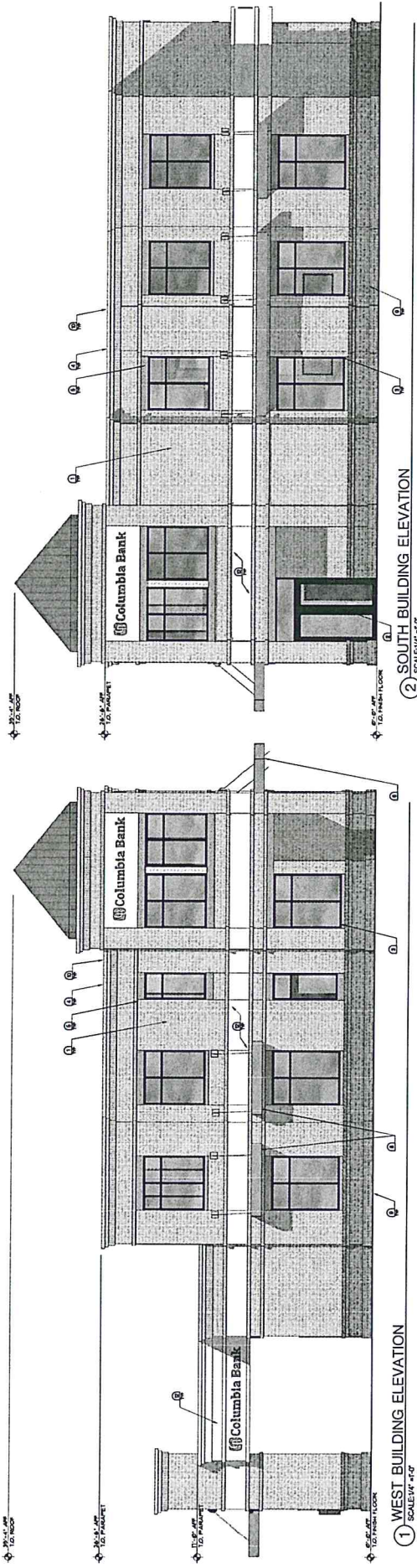
1122 DUANE STREET

November 11, 2014

COLUMBIA BANK

1122 DUANE STREET

ASTORIA, OREGON

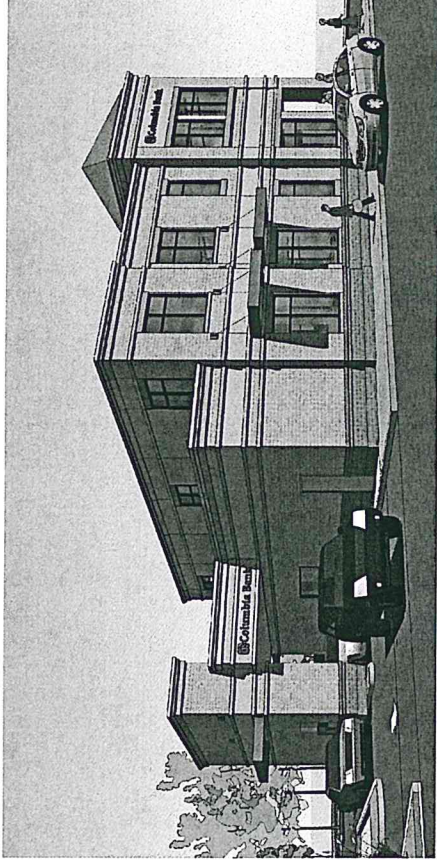


KEY NOTES

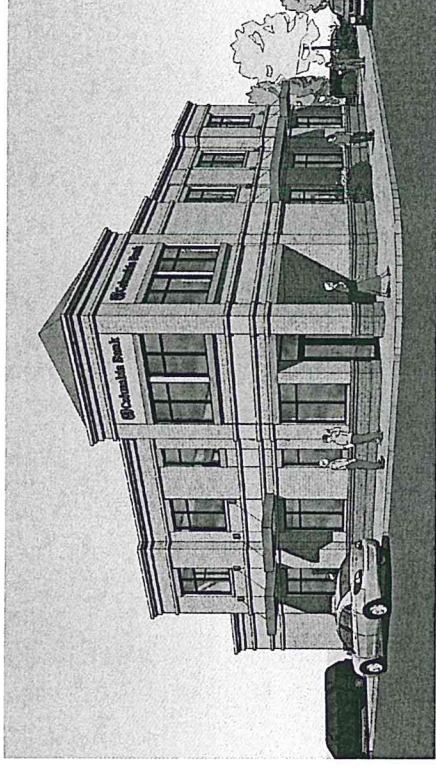
- 1 BRICK VENEER, LIGHT EARTH TONE
- 2 BRICK VENEER, DARK EARTH TONE
- 3 BRICK VENEER, DARK EARTH TONE
- 4 BRICK VENEER, DARK EARTH TONE
- 5 BRICK VENEER, DARK EARTH TONE
- 6 BRICK VENEER, DARK EARTH TONE
- 7 BRICK VENEER, DARK EARTH TONE
- 8 BRICK VENEER, DARK EARTH TONE
- 9 BRICK VENEER, DARK EARTH TONE
- 10 BRICK VENEER, DARK EARTH TONE
- 11 BRICK VENEER, DARK EARTH TONE
- 12 BRICK VENEER, DARK EARTH TONE
- 13 BRICK VENEER, DARK EARTH TONE
- 14 BRICK VENEER, DARK EARTH TONE
- 15 BRICK VENEER, DARK EARTH TONE
- 16 BRICK VENEER, DARK EARTH TONE
- 17 BRICK VENEER, DARK EARTH TONE
- 18 BRICK VENEER, DARK EARTH TONE
- 19 BRICK VENEER, DARK EARTH TONE
- 20 BRICK VENEER, DARK EARTH TONE
- 21 BRICK VENEER, DARK EARTH TONE
- 22 BRICK VENEER, DARK EARTH TONE
- 23 BRICK VENEER, DARK EARTH TONE
- 24 BRICK VENEER, DARK EARTH TONE
- 25 BRICK VENEER, DARK EARTH TONE
- 26 BRICK VENEER, DARK EARTH TONE
- 27 BRICK VENEER, DARK EARTH TONE
- 28 BRICK VENEER, DARK EARTH TONE
- 29 BRICK VENEER, DARK EARTH TONE
- 30 BRICK VENEER, DARK EARTH TONE
- 31 BRICK VENEER, DARK EARTH TONE
- 32 BRICK VENEER, DARK EARTH TONE
- 33 BRICK VENEER, DARK EARTH TONE
- 34 BRICK VENEER, DARK EARTH TONE
- 35 BRICK VENEER, DARK EARTH TONE
- 36 BRICK VENEER, DARK EARTH TONE
- 37 BRICK VENEER, DARK EARTH TONE
- 38 BRICK VENEER, DARK EARTH TONE
- 39 BRICK VENEER, DARK EARTH TONE
- 40 BRICK VENEER, DARK EARTH TONE
- 41 BRICK VENEER, DARK EARTH TONE
- 42 BRICK VENEER, DARK EARTH TONE
- 43 BRICK VENEER, DARK EARTH TONE
- 44 BRICK VENEER, DARK EARTH TONE
- 45 BRICK VENEER, DARK EARTH TONE
- 46 BRICK VENEER, DARK EARTH TONE
- 47 BRICK VENEER, DARK EARTH TONE
- 48 BRICK VENEER, DARK EARTH TONE
- 49 BRICK VENEER, DARK EARTH TONE
- 50 BRICK VENEER, DARK EARTH TONE
- 51 BRICK VENEER, DARK EARTH TONE
- 52 BRICK VENEER, DARK EARTH TONE
- 53 BRICK VENEER, DARK EARTH TONE
- 54 BRICK VENEER, DARK EARTH TONE
- 55 BRICK VENEER, DARK EARTH TONE
- 56 BRICK VENEER, DARK EARTH TONE
- 57 BRICK VENEER, DARK EARTH TONE
- 58 BRICK VENEER, DARK EARTH TONE
- 59 BRICK VENEER, DARK EARTH TONE
- 60 BRICK VENEER, DARK EARTH TONE
- 61 BRICK VENEER, DARK EARTH TONE
- 62 BRICK VENEER, DARK EARTH TONE
- 63 BRICK VENEER, DARK EARTH TONE
- 64 BRICK VENEER, DARK EARTH TONE
- 65 BRICK VENEER, DARK EARTH TONE
- 66 BRICK VENEER, DARK EARTH TONE
- 67 BRICK VENEER, DARK EARTH TONE
- 68 BRICK VENEER, DARK EARTH TONE
- 69 BRICK VENEER, DARK EARTH TONE
- 70 BRICK VENEER, DARK EARTH TONE
- 71 BRICK VENEER, DARK EARTH TONE
- 72 BRICK VENEER, DARK EARTH TONE
- 73 BRICK VENEER, DARK EARTH TONE
- 74 BRICK VENEER, DARK EARTH TONE
- 75 BRICK VENEER, DARK EARTH TONE
- 76 BRICK VENEER, DARK EARTH TONE
- 77 BRICK VENEER, DARK EARTH TONE
- 78 BRICK VENEER, DARK EARTH TONE
- 79 BRICK VENEER, DARK EARTH TONE
- 80 BRICK VENEER, DARK EARTH TONE
- 81 BRICK VENEER, DARK EARTH TONE
- 82 BRICK VENEER, DARK EARTH TONE
- 83 BRICK VENEER, DARK EARTH TONE
- 84 BRICK VENEER, DARK EARTH TONE
- 85 BRICK VENEER, DARK EARTH TONE
- 86 BRICK VENEER, DARK EARTH TONE
- 87 BRICK VENEER, DARK EARTH TONE
- 88 BRICK VENEER, DARK EARTH TONE
- 89 BRICK VENEER, DARK EARTH TONE
- 90 BRICK VENEER, DARK EARTH TONE
- 91 BRICK VENEER, DARK EARTH TONE
- 92 BRICK VENEER, DARK EARTH TONE
- 93 BRICK VENEER, DARK EARTH TONE
- 94 BRICK VENEER, DARK EARTH TONE
- 95 BRICK VENEER, DARK EARTH TONE
- 96 BRICK VENEER, DARK EARTH TONE
- 97 BRICK VENEER, DARK EARTH TONE
- 98 BRICK VENEER, DARK EARTH TONE
- 99 BRICK VENEER, DARK EARTH TONE
- 100 BRICK VENEER, DARK EARTH TONE

COLUMBIA BANK

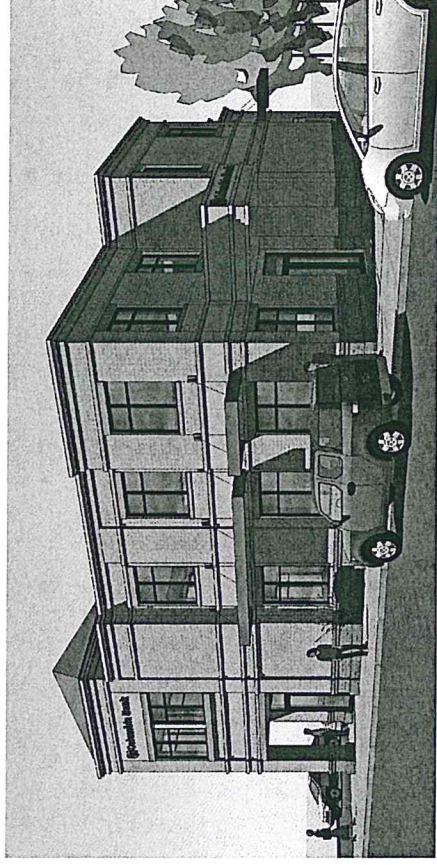
1122 DUANE STREET
ASTORIA, OREGON



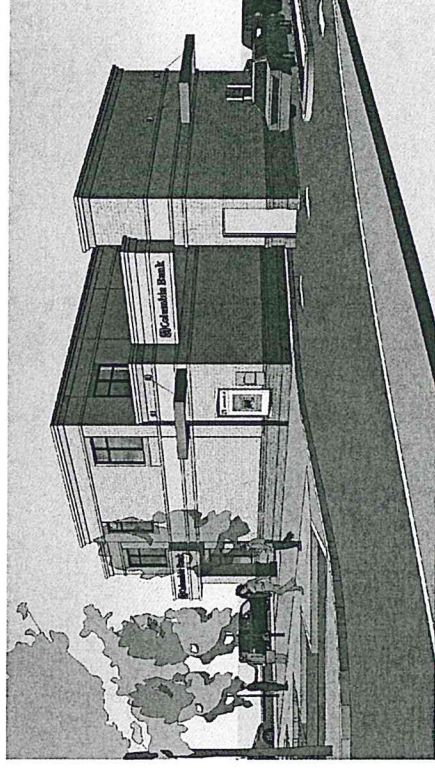
① NORTHWEST
SCALE 1/8"



② SOUTHWEST
SCALE 1/8"



③ SOUTHEAST
SCALE 1/8"



④ NORTHEAST
SCALE 1/8"

CB STANDARD - DIFFUSED LIGHT

Curtain Wall Frame:
Dark Bronze -
Kawneer

Dark earth tone
Base brick thin
veneer

Redondo Gray -
Mutual Materials

PreCast concrete
WDW Head / Sills:
Pewter 860 -
Davis Colors

Light earth tone
field brick thin
veneer:
Limestone -
Mutual Materials

Stucco:
Texture: Sandblast NTX
Color: 104 Dover Sky -
Dryvit Systems, Inc.

Metal Seam Roof /
Awnings:
Regal Blue (W35) -
Metal Sales

CB STANDARD - SUN LIGHT



Curtain Wall Frame
Dark Bronze -
Kawneer



Light earth-tone
field brick thin
veneer



Limestone -
Mutual Materials

PreCast concrete
WDW Head / Sills:
Pewter 860 -
Davis Color
DAVIS
Colors



Metal Seam Roof/
Awnings:
Regal Blue (W35) -
Metal Sales

Stucco
Texture Sandblast NTX
Color 104 Dover Sky
Davis Systems, Inc.

Dimensional Data

Figure 11. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency

Note: All dimensions are in inches/millimeters.

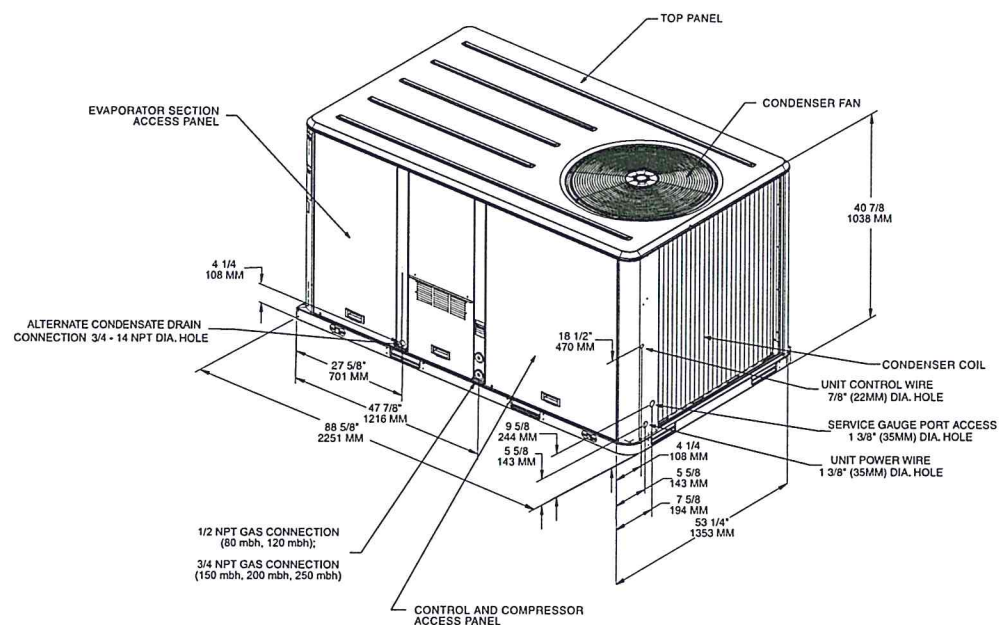
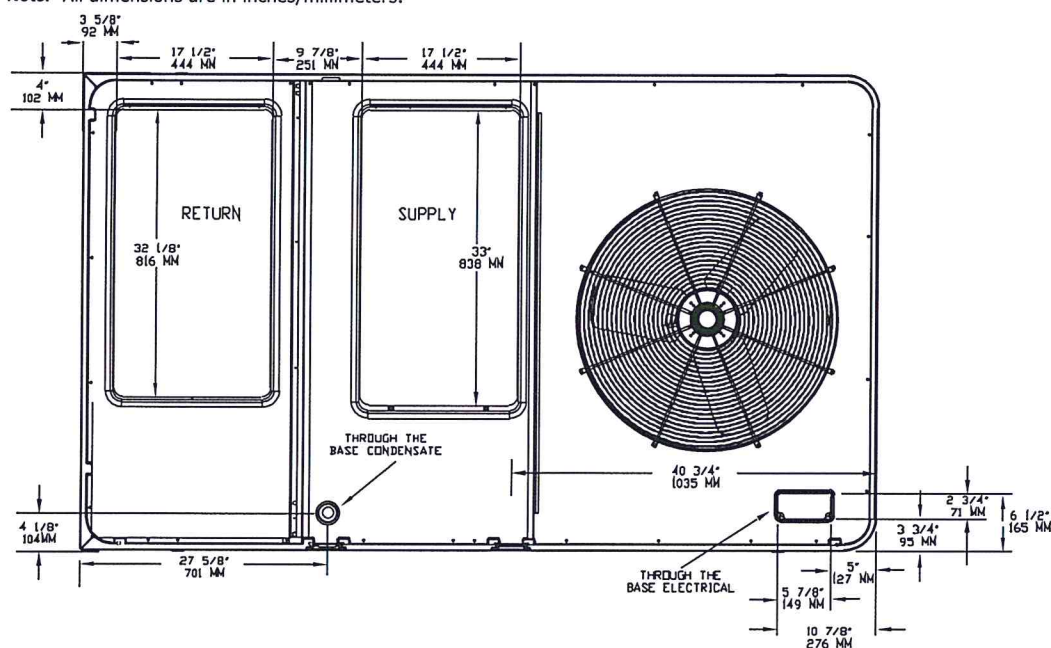


Figure 12. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency downflow airflow supply/return - through-the-base utilities

Note: All dimensions are in inches/millimeters.



Dimensional Data

Figure 13. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency horizontal airflow supply and return

Note: All dimensions are in inches/millimeters.

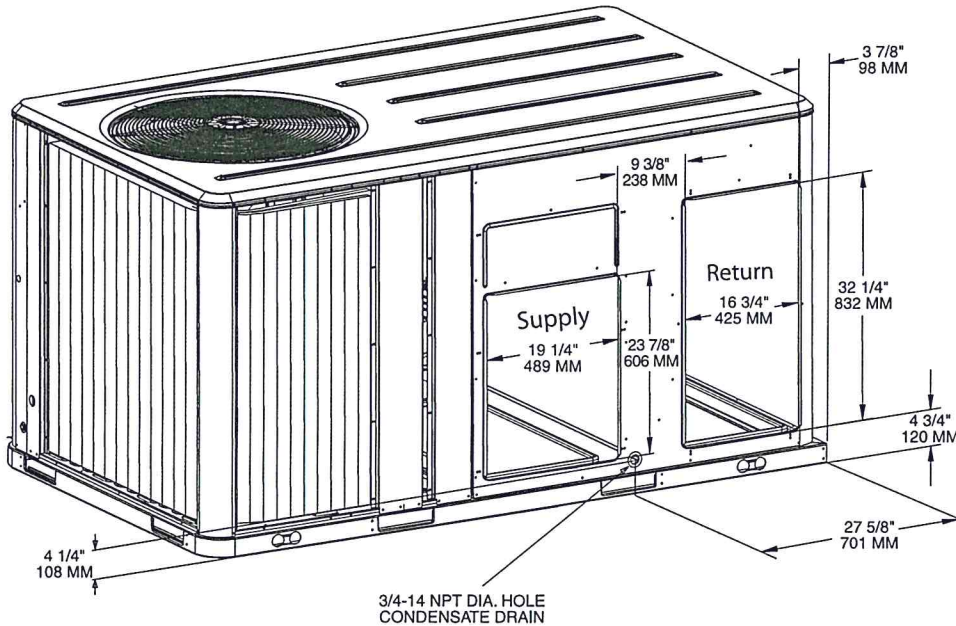


Figure 14. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency unit clearance and roof opening

Note: All dimensions are in inches/millimeters.

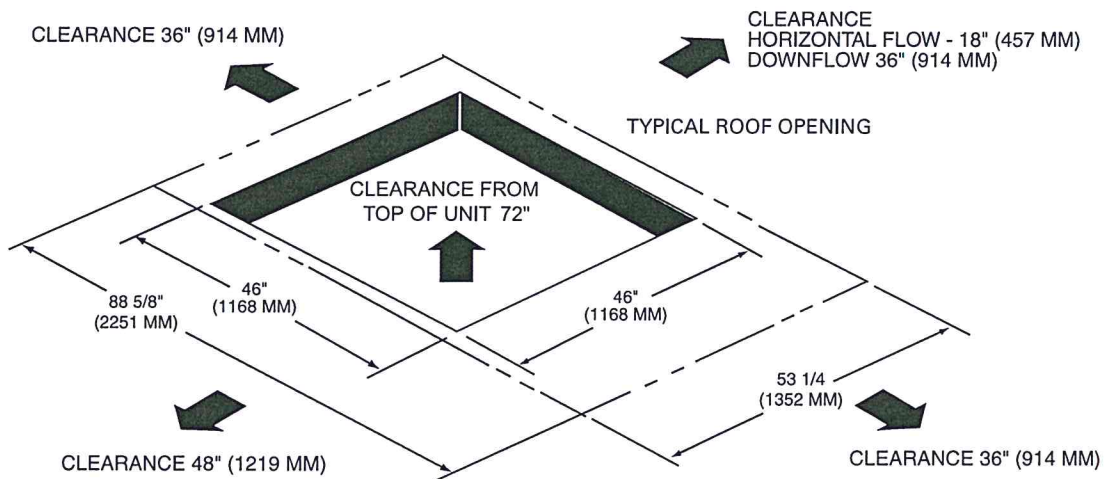


Figure 15. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency - roof curb

Note: All dimensions are in inches/millimeters.

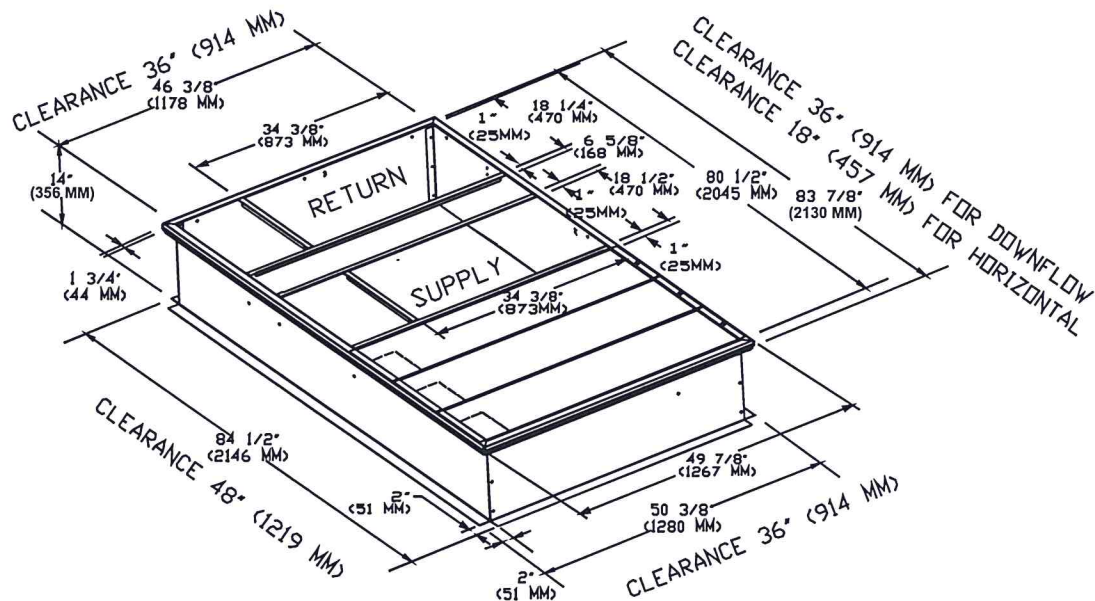
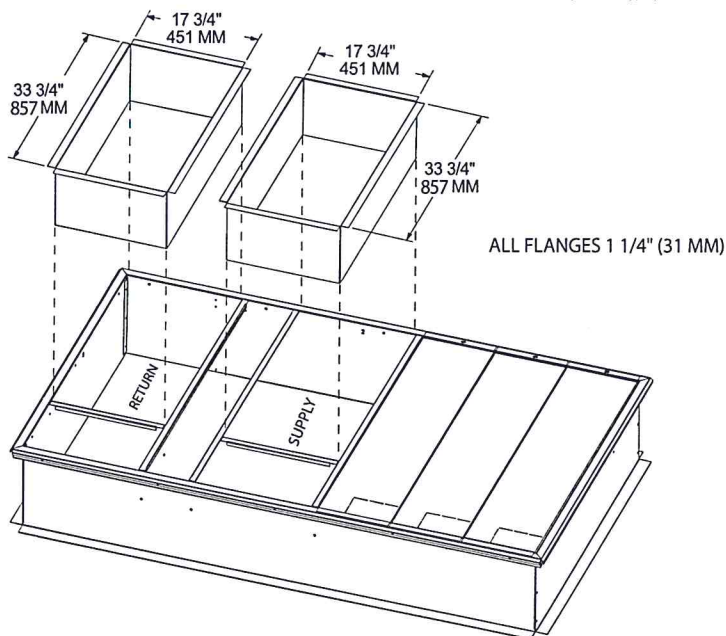


Figure 16. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency downflow duct connections field fabricated

Note: All dimensions are in inches/millimeters.

Note: See "Clearance required from duct to combustible surfaces (inches)," p. 19 for duct clearance to combustible materials.



Dimensional Data

Figure 1. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency

Notes:

1. All dimensions are in inches/millimeters.
2. 1/2 NPT Gas Connection = (Y_C Models only); 2" Electrical Connection: Single Point Power When Heat Installed (T_C Models only.)

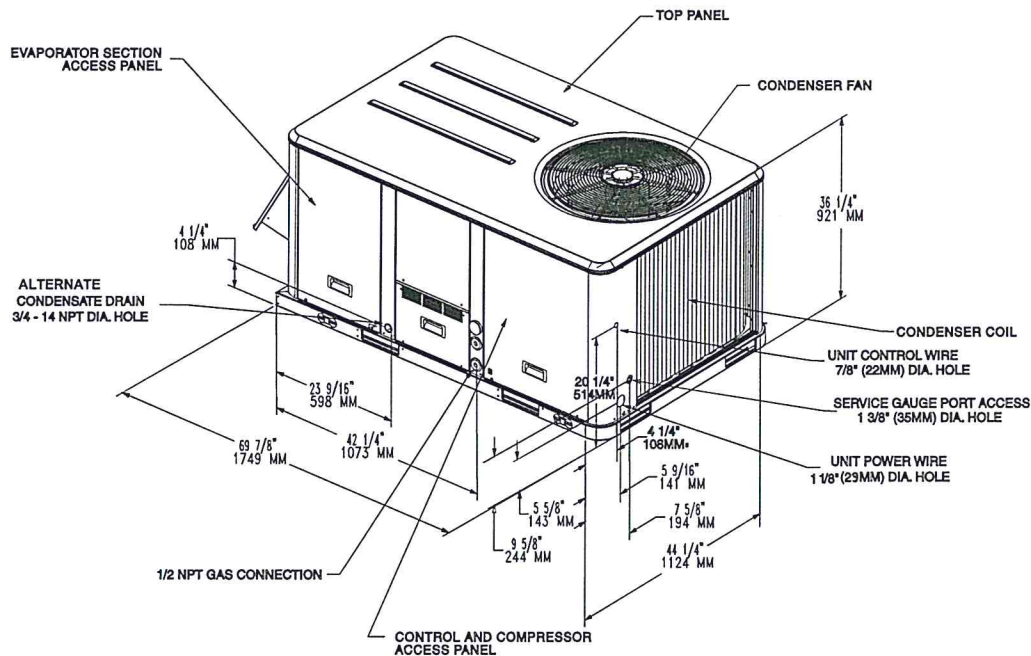
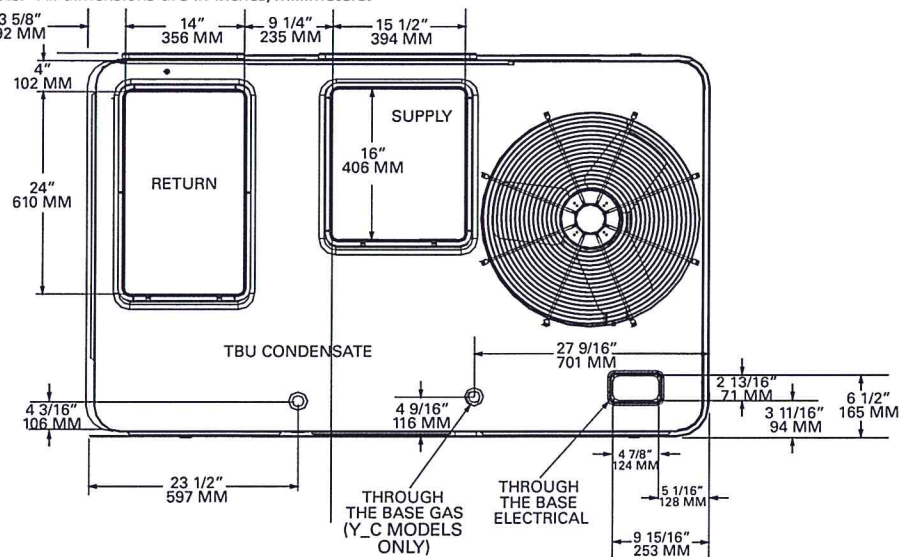


Figure 2. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency downflow airflow supply/return - through-the-base utilities

Note: All dimensions are in inches/millimeters.

Note: All dimensions are in inches/millimeters.





Dimensional Data

Figure 3. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency horizontal airflow supply/return

Note: All dimensions are in inches/millimeters.

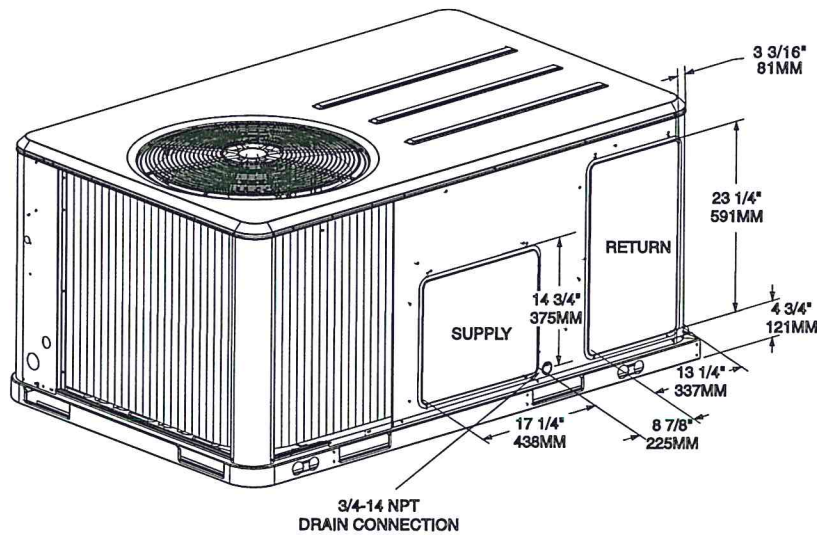


Figure 4. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency unit clearance and roof opening

Note: All dimensions are in inches/millimeters.

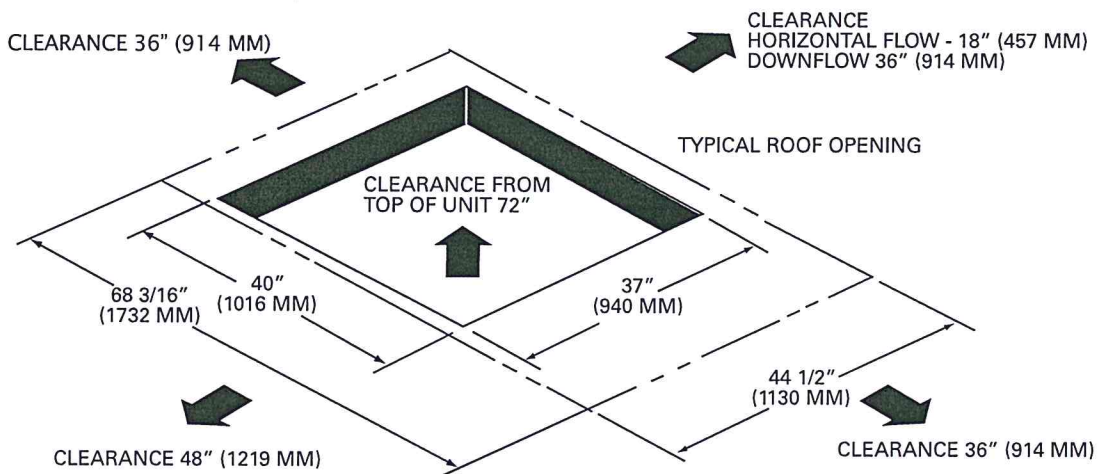


Figure 5. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency - roof curb

Note: All dimensions are in inches/millimeters.

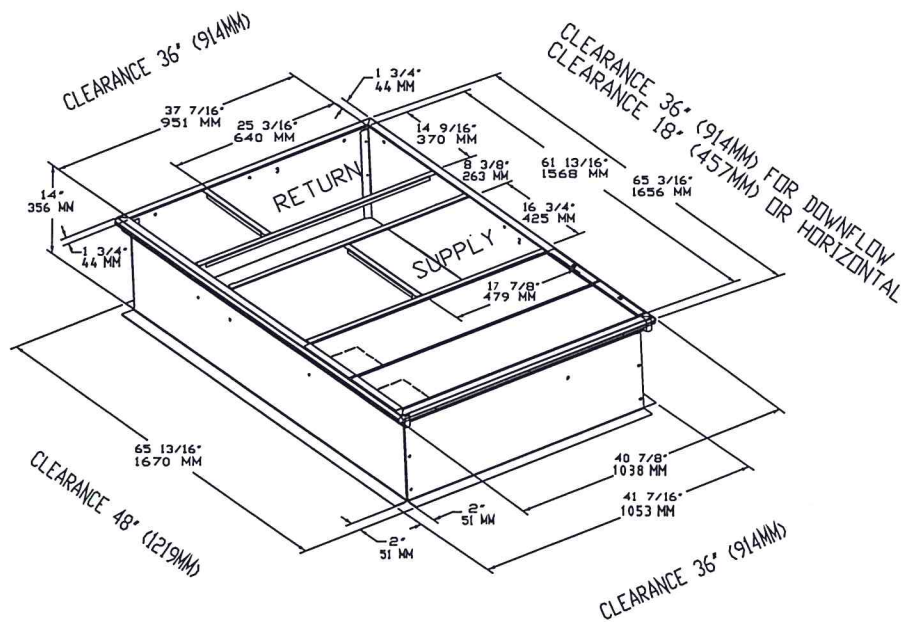
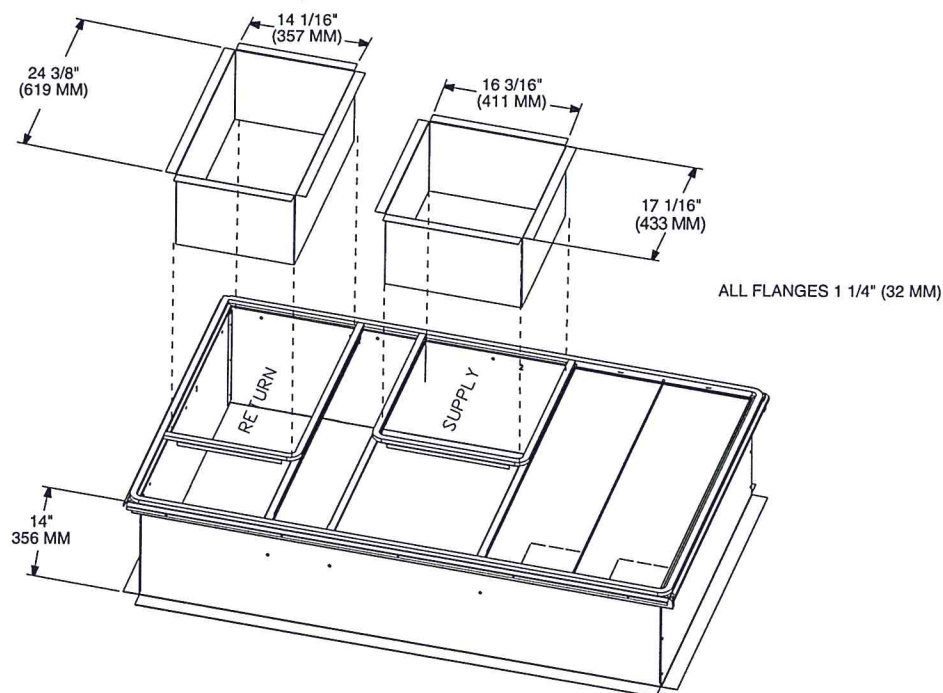


Figure 6. Cooling and gas/electric - 3-5 tons standard efficiency; 3 tons high efficiency downflow duct connections - field fabricated

Note: All dimensions are in inches/millimeters.



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

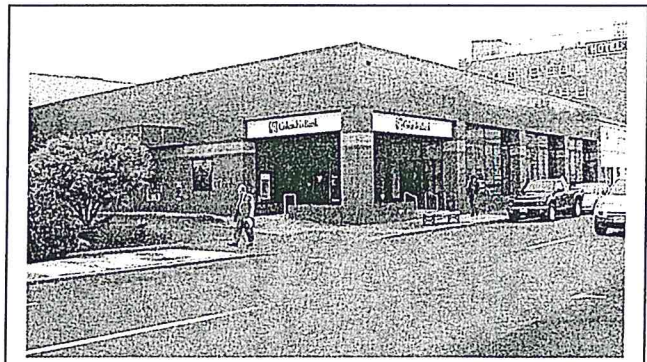
I. BACKGROUND SUMMARY

- 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

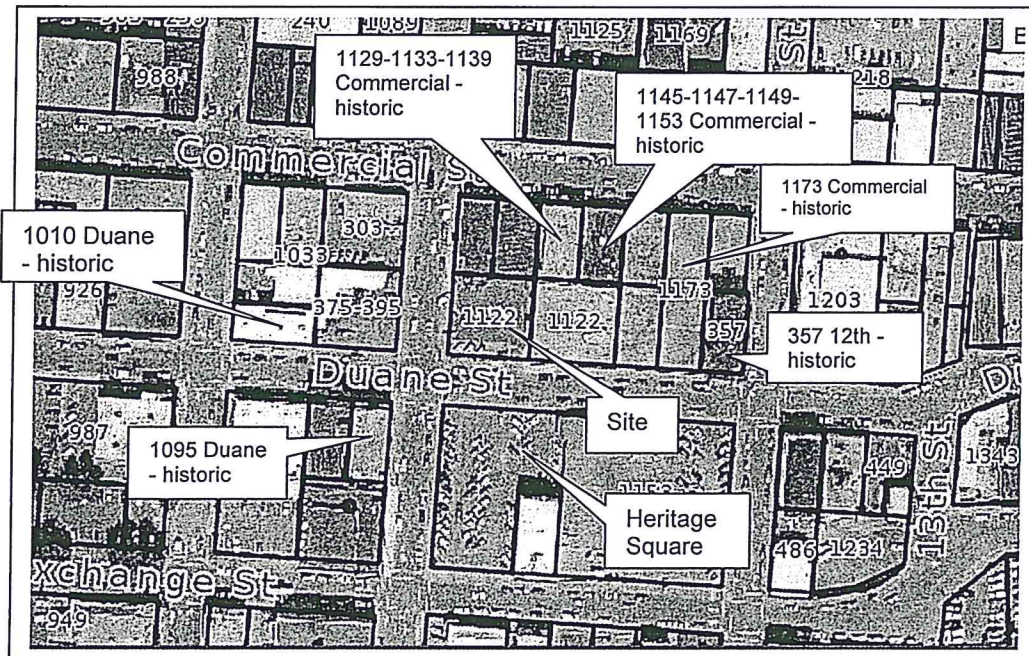
A. Subject Property

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.



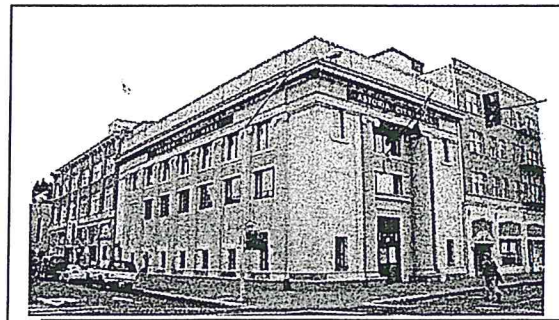
B. Adjacent Neighborhood and Historic Property

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.

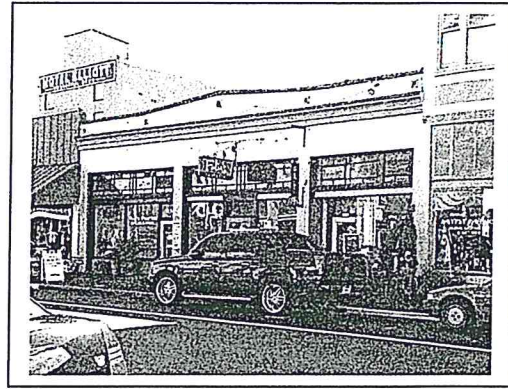


Review of new construction at this site is triggered by the following properties:

- 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

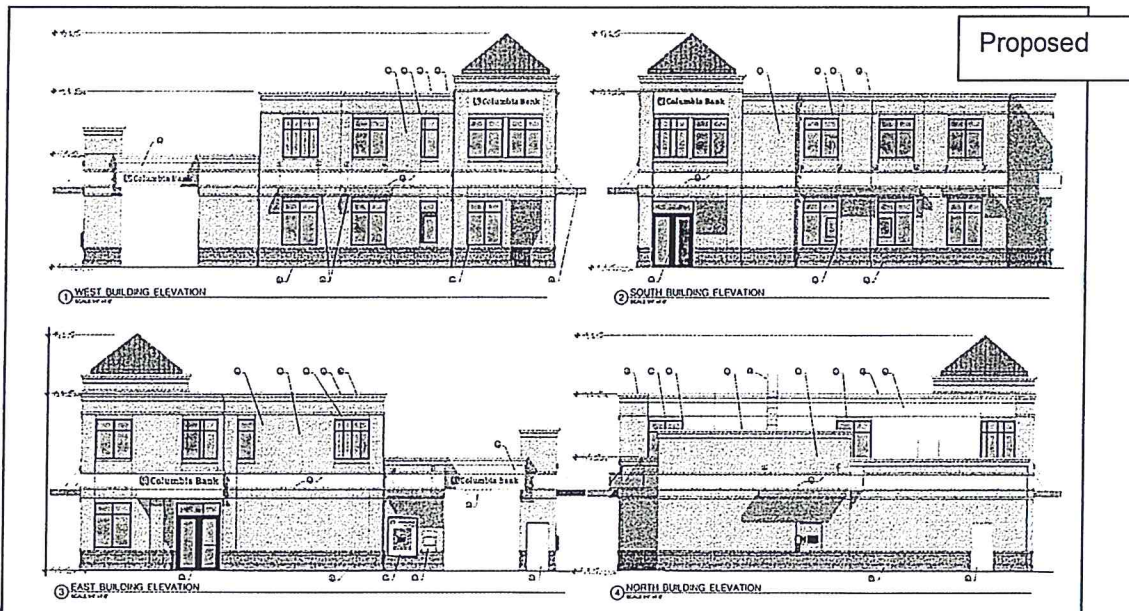
Roof: Flat parapet roof with hip dome tower feature in front corner; blue standing seam metal hip roof

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

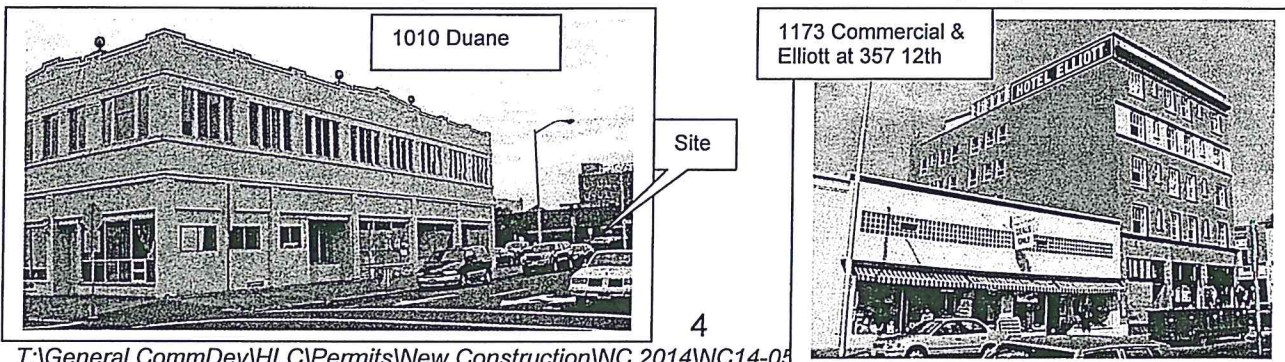
- A. Development Code Section 6.070(A) states that *"No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks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

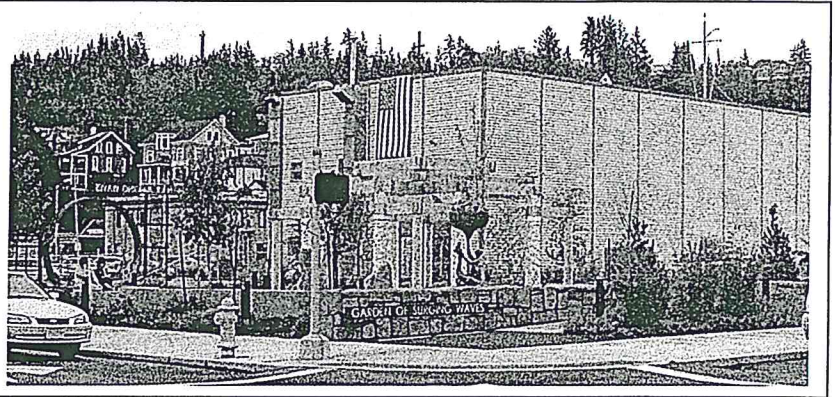
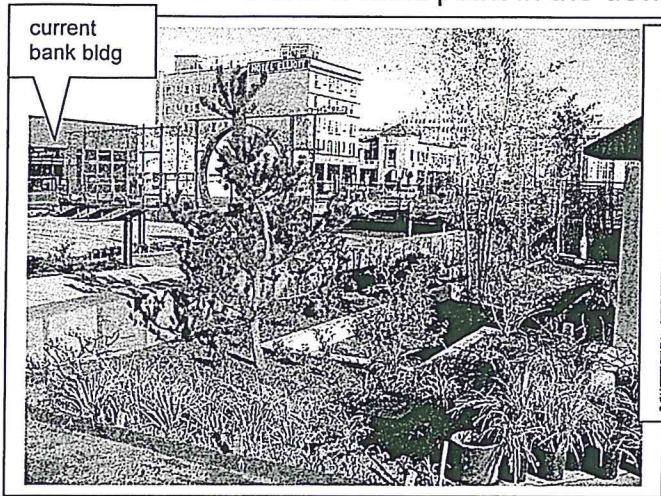
- B. Development Code Section 6.070(B.1) states that "In reviewing the request, the Historic Landmarks Commission **shall consider and weigh** the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural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

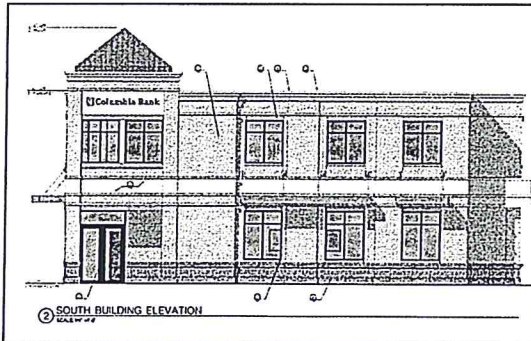
The proposed design reflects the horizontal lineal features of the adjacent historic buildings and of many of the other historic buildings in the Downtown. The structure does not attempt to appear as historic. While the review is triggered by the buildings located on Commercial Street, it will be more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



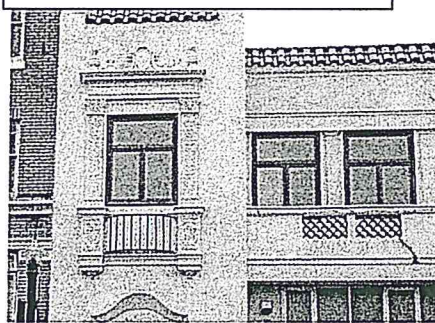
The building will also be across the Duane Street right-of-way from Heritage Square and the Garden of Surging Waves. This park is not designated as historic but is a focal point in the downtown.



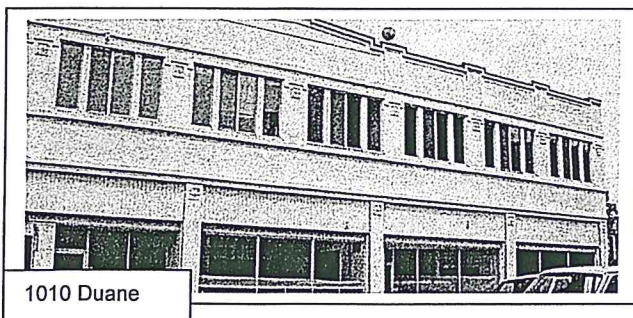
The windows would be anodized aluminum storefront windows with mullions creating true divided lites. Windows are fixed. The mullion / lite pattern and window header and sills are similar to other downtown historic buildings such as Gunderson Building at 1129-1139 Commercial, Van Dusen Building at 1010 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.



1203 Commercial – Liberty Theater



926 Duane – Labor Temple



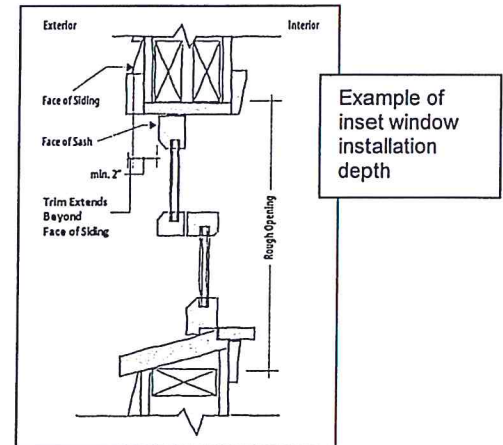
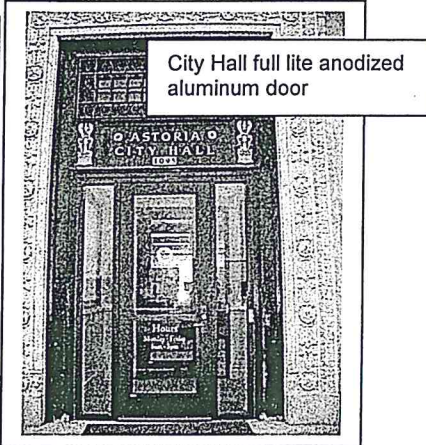
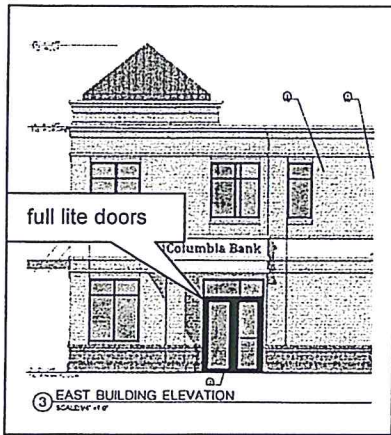
1010 Duane



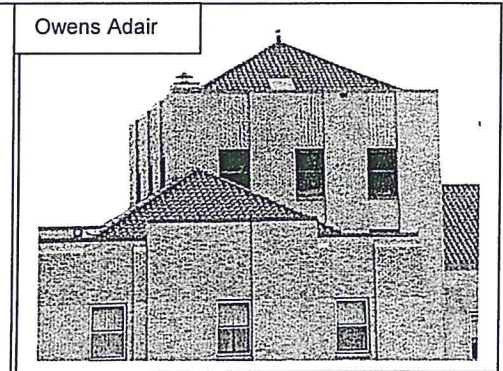
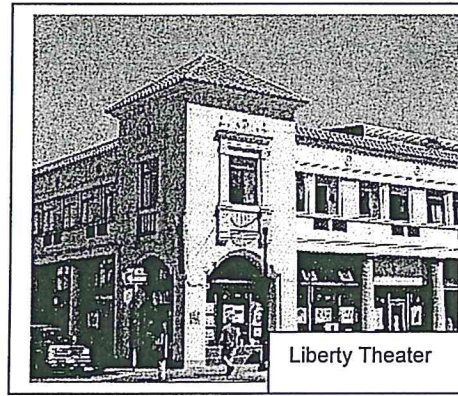
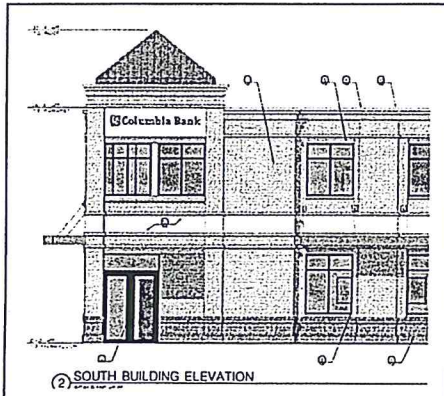
Gunderson Bldg – 1129-1139 Commercial

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.

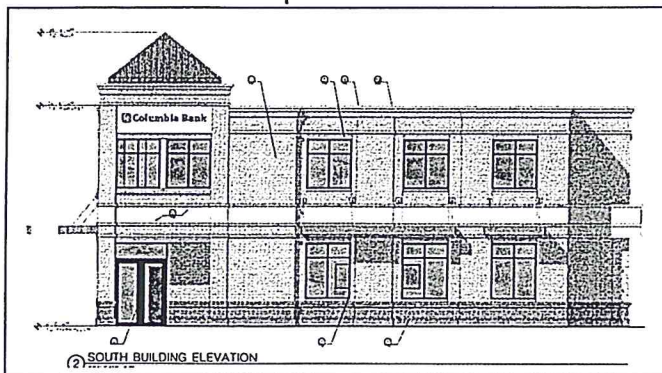


The parapet roof is typical of downtown historic buildings. The pyramid dome on the main corner of the building is a corporate design feature of Columbia Bank. This style of roof is not common downtown but can be found on the Liberty Theater (1203 Commercial) and Owens Adair Apartments (1508 Exchange).



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.

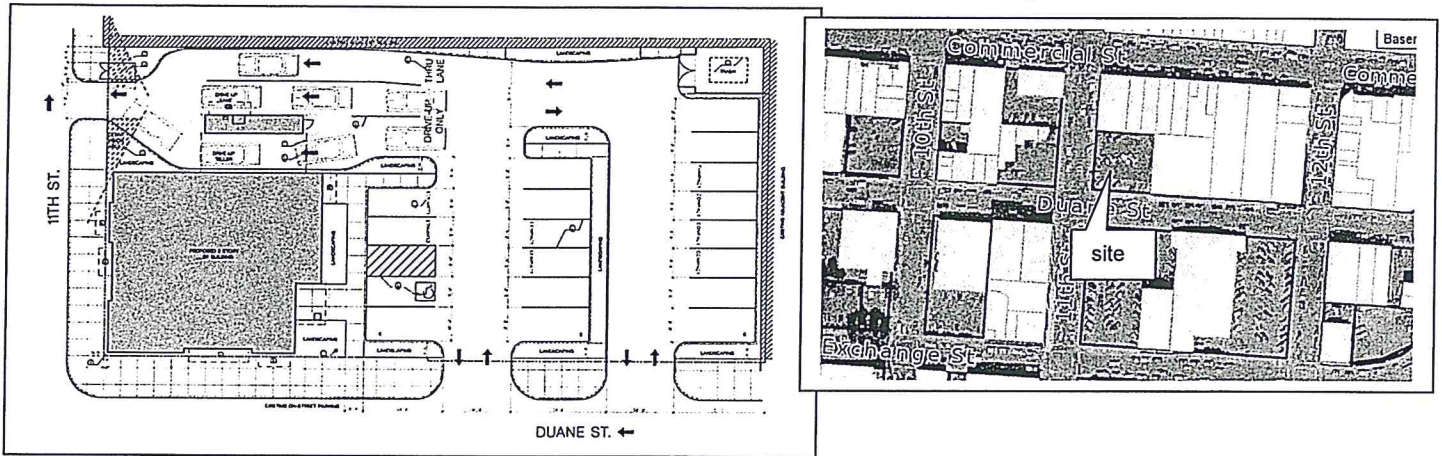
There will be flat metal awnings over first floor windows which are typical on industrial buildings and contemporary buildings. They will be similar to the awnings used on the historic Spexarth Building at 818 Commercial which has similar building design to the proposed building. The awnings would be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



6
014WC



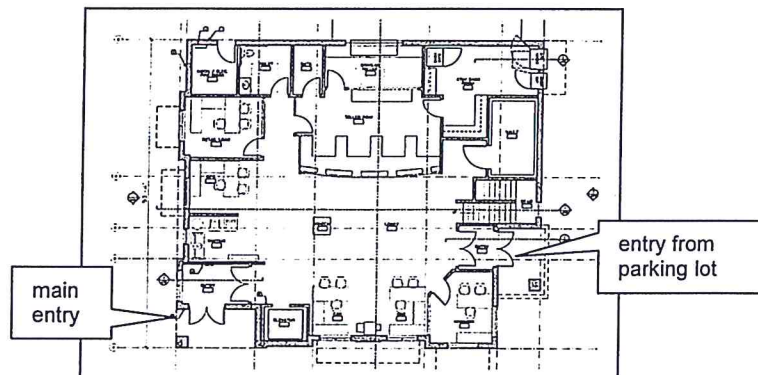
The foot print of most structures in the downtown are simple square or rectangle and generally encompass the entire lot. The proposed structure would be rectangle and be located on the southwest corner of the lot with the parking behind the building. Building sizes are generally governed by the size 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.

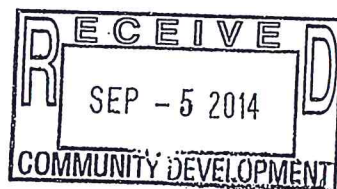
The applicant should be aware of the following requirements:

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 ~~EXCISE~~

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

rjohnson@astoria.or.us • 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.

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.

A401

COLUMBIA BANK

1122 DUANE STREET
ASTORIA
OREGON

STEEL ASSOCIATES
ARCHITECTS LLC
760 NW YORK DRIVE, SUITE 200
BEND, OR 97701
541.382.9867 FAX 541.385.8816
info@steel-arch.com

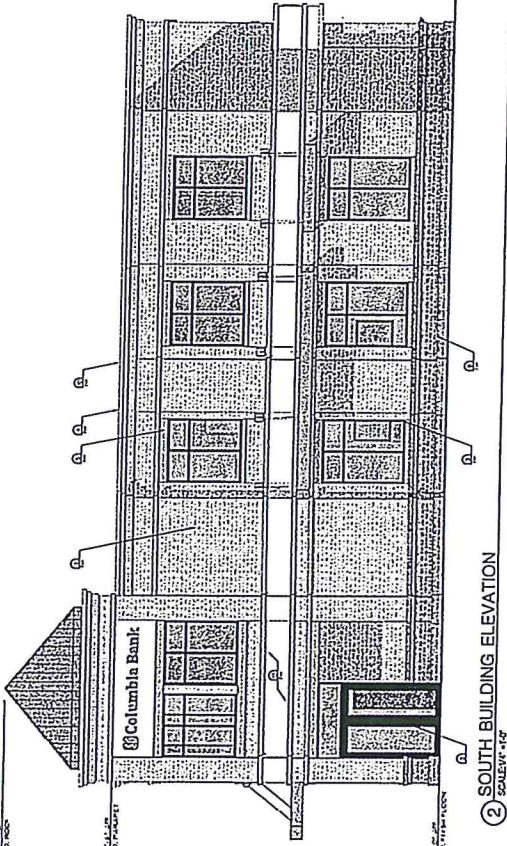


Copyright 2014
Steel Associates LLC
All rights reserved. No part of this document may be reproduced without written permission from Steel Associates LLC.

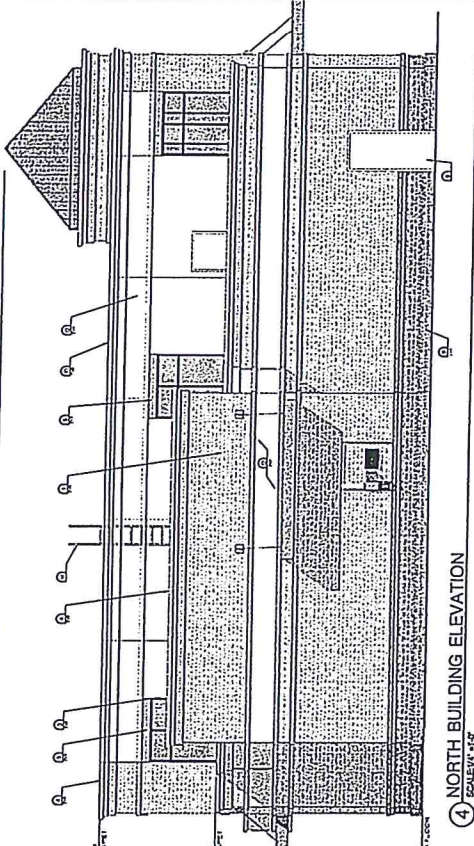
GENERAL NOTES

A. TOP GROUND

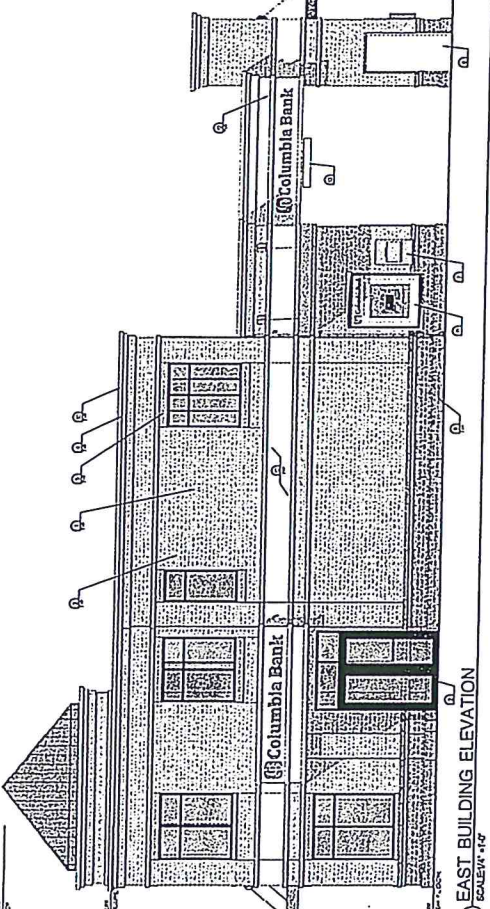
- 1 BRICK VENEER, LIGHT EARTH TONE
- 2 ADDED ALUMINUM STOREFRONT DOOR, PAINE COLOR, BLACK
- 3 ADDED ALUMINUM STOREFRONT WINDOW, PAINE COLOR, BLACK
- 4 BRICK CORNICE, LIGHT EARTH TONE
- 5 BRICK CORNICE, MEDIUM GALT
- 6 BRICK CORNICE, MEDIUM GALT
- 7 BRICK CORNICE, MEDIUM GALT
- 8 BRICK CORNICE, MEDIUM GALT
- 9 BRICK CORNICE, MEDIUM GALT
- 10 BRICK CORNICE, MEDIUM GALT
- 11 BRICK CORNICE, MEDIUM GALT
- 12 BRICK CORNICE, MEDIUM GALT
- 13 BRICK CORNICE, MEDIUM GALT
- 14 BRICK CORNICE, MEDIUM GALT
- 15 BRICK CORNICE, MEDIUM GALT
- 16 BRICK CORNICE, MEDIUM GALT
- 17 BRICK CORNICE, MEDIUM GALT
- 18 BRICK CORNICE, MEDIUM GALT
- 19 BRICK CORNICE, MEDIUM GALT
- 20 BRICK CORNICE, MEDIUM GALT
- 21 BRICK CORNICE, MEDIUM GALT
- 22 BRICK CORNICE, MEDIUM GALT
- 23 BRICK CORNICE, MEDIUM GALT
- 24 BRICK CORNICE, MEDIUM GALT
- 25 BRICK CORNICE, MEDIUM GALT
- 26 BRICK CORNICE, MEDIUM GALT
- 27 BRICK CORNICE, MEDIUM GALT
- 28 BRICK CORNICE, MEDIUM GALT
- 29 BRICK CORNICE, MEDIUM GALT
- 30 BRICK CORNICE, MEDIUM GALT
- 31 BRICK CORNICE, MEDIUM GALT
- 32 BRICK CORNICE, MEDIUM GALT
- 33 BRICK CORNICE, MEDIUM GALT
- 34 BRICK CORNICE, MEDIUM GALT
- 35 BRICK CORNICE, MEDIUM GALT
- 36 BRICK CORNICE, MEDIUM GALT
- 37 BRICK CORNICE, MEDIUM GALT
- 38 BRICK CORNICE, MEDIUM GALT
- 39 BRICK CORNICE, MEDIUM GALT
- 40 BRICK CORNICE, MEDIUM GALT
- 41 BRICK CORNICE, MEDIUM GALT
- 42 BRICK CORNICE, MEDIUM GALT
- 43 BRICK CORNICE, MEDIUM GALT
- 44 BRICK CORNICE, MEDIUM GALT
- 45 BRICK CORNICE, MEDIUM GALT
- 46 BRICK CORNICE, MEDIUM GALT
- 47 BRICK CORNICE, MEDIUM GALT
- 48 BRICK CORNICE, MEDIUM GALT
- 49 BRICK CORNICE, MEDIUM GALT
- 50 BRICK CORNICE, MEDIUM GALT
- 51 BRICK CORNICE, MEDIUM GALT
- 52 BRICK CORNICE, MEDIUM GALT
- 53 BRICK CORNICE, MEDIUM GALT
- 54 BRICK CORNICE, MEDIUM GALT
- 55 BRICK CORNICE, MEDIUM GALT
- 56 BRICK CORNICE, MEDIUM GALT
- 57 BRICK CORNICE, MEDIUM GALT
- 58 BRICK CORNICE, MEDIUM GALT
- 59 BRICK CORNICE, MEDIUM GALT
- 60 BRICK CORNICE, MEDIUM GALT
- 61 BRICK CORNICE, MEDIUM GALT
- 62 BRICK CORNICE, MEDIUM GALT
- 63 BRICK CORNICE, MEDIUM GALT
- 64 BRICK CORNICE, MEDIUM GALT
- 65 BRICK CORNICE, MEDIUM GALT
- 66 BRICK CORNICE, MEDIUM GALT
- 67 BRICK CORNICE, MEDIUM GALT
- 68 BRICK CORNICE, MEDIUM GALT
- 69 BRICK CORNICE, MEDIUM GALT
- 70 BRICK CORNICE, MEDIUM GALT
- 71 BRICK CORNICE, MEDIUM GALT
- 72 BRICK CORNICE, MEDIUM GALT
- 73 BRICK CORNICE, MEDIUM GALT
- 74 BRICK CORNICE, MEDIUM GALT
- 75 BRICK CORNICE, MEDIUM GALT
- 76 BRICK CORNICE, MEDIUM GALT
- 77 BRICK CORNICE, MEDIUM GALT
- 78 BRICK CORNICE, MEDIUM GALT
- 79 BRICK CORNICE, MEDIUM GALT
- 80 BRICK CORNICE, MEDIUM GALT
- 81 BRICK CORNICE, MEDIUM GALT
- 82 BRICK CORNICE, MEDIUM GALT
- 83 BRICK CORNICE, MEDIUM GALT
- 84 BRICK CORNICE, MEDIUM GALT
- 85 BRICK CORNICE, MEDIUM GALT
- 86 BRICK CORNICE, MEDIUM GALT
- 87 BRICK CORNICE, MEDIUM GALT
- 88 BRICK CORNICE, MEDIUM GALT
- 89 BRICK CORNICE, MEDIUM GALT
- 90 BRICK CORNICE, MEDIUM GALT
- 91 BRICK CORNICE, MEDIUM GALT
- 92 BRICK CORNICE, MEDIUM GALT
- 93 BRICK CORNICE, MEDIUM GALT
- 94 BRICK CORNICE, MEDIUM GALT
- 95 BRICK CORNICE, MEDIUM GALT
- 96 BRICK CORNICE, MEDIUM GALT
- 97 BRICK CORNICE, MEDIUM GALT
- 98 BRICK CORNICE, MEDIUM GALT
- 99 BRICK CORNICE, MEDIUM GALT
- 100 BRICK CORNICE, MEDIUM GALT



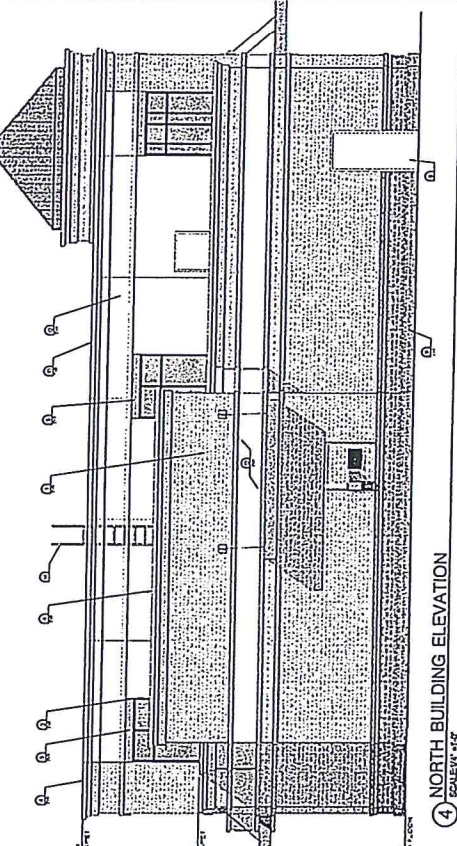
WEST BUILDING ELEVATION
SCALE 1/4" = 1'-0"



SOUTH BUILDING ELEVATION
SCALE 1/4" = 1'-0"



EAST BUILDING ELEVATION
SCALE 1/4" = 1'-0"



NORTH BUILDING ELEVATION
SCALE 1/4" = 1'-0"

KEYNOTES

- 1. PLAS POLE
- 2. CLEAR VISION CONE
- 3. PROPOSED TRUCK ENCLOSURE
- 4. PROPOSED TRUCK ENCLOSURE
- 5. PROPOSED TRUCK ENCLOSURE
- 6. PROPOSED TRUCK ENCLOSURE
- 7. PROPOSED TRUCK ENCLOSURE
- 8. PROPOSED TRUCK ENCLOSURE
- 9. PROPOSED TRUCK ENCLOSURE
- 10. PROPOSED TRUCK ENCLOSURE
- 11. PROPOSED TRUCK ENCLOSURE
- 12. PROPOSED TRUCK ENCLOSURE
- 13. PROPOSED TRUCK ENCLOSURE
- 14. PROPOSED TRUCK ENCLOSURE
- 15. PROPOSED TRUCK ENCLOSURE
- 16. PROPOSED TRUCK ENCLOSURE
- 17. PROPOSED TRUCK ENCLOSURE
- 18. PROPOSED TRUCK ENCLOSURE
- 19. PROPOSED TRUCK ENCLOSURE
- 20. PROPOSED TRUCK ENCLOSURE
- 21. PROPOSED TRUCK ENCLOSURE
- 22. PROPOSED TRUCK ENCLOSURE
- 23. PROPOSED TRUCK ENCLOSURE
- 24. PROPOSED TRUCK ENCLOSURE
- 25. PROPOSED TRUCK ENCLOSURE
- 26. PROPOSED TRUCK ENCLOSURE
- 27. PROPOSED TRUCK ENCLOSURE
- 28. PROPOSED TRUCK ENCLOSURE
- 29. PROPOSED TRUCK ENCLOSURE
- 30. PROPOSED TRUCK ENCLOSURE
- 31. PROPOSED TRUCK ENCLOSURE
- 32. PROPOSED TRUCK ENCLOSURE
- 33. PROPOSED TRUCK ENCLOSURE
- 34. PROPOSED TRUCK ENCLOSURE
- 35. PROPOSED TRUCK ENCLOSURE
- 36. PROPOSED TRUCK ENCLOSURE
- 37. PROPOSED TRUCK ENCLOSURE
- 38. PROPOSED TRUCK ENCLOSURE
- 39. PROPOSED TRUCK ENCLOSURE
- 40. PROPOSED TRUCK ENCLOSURE
- 41. PROPOSED TRUCK ENCLOSURE
- 42. PROPOSED TRUCK ENCLOSURE
- 43. PROPOSED TRUCK ENCLOSURE
- 44. PROPOSED TRUCK ENCLOSURE
- 45. PROPOSED TRUCK ENCLOSURE
- 46. PROPOSED TRUCK ENCLOSURE
- 47. PROPOSED TRUCK ENCLOSURE
- 48. PROPOSED TRUCK ENCLOSURE
- 49. PROPOSED TRUCK ENCLOSURE
- 50. PROPOSED TRUCK ENCLOSURE
- 51. PROPOSED TRUCK ENCLOSURE
- 52. PROPOSED TRUCK ENCLOSURE
- 53. PROPOSED TRUCK ENCLOSURE
- 54. PROPOSED TRUCK ENCLOSURE
- 55. PROPOSED TRUCK ENCLOSURE
- 56. PROPOSED TRUCK ENCLOSURE
- 57. PROPOSED TRUCK ENCLOSURE
- 58. PROPOSED TRUCK ENCLOSURE
- 59. PROPOSED TRUCK ENCLOSURE
- 60. PROPOSED TRUCK ENCLOSURE
- 61. PROPOSED TRUCK ENCLOSURE
- 62. PROPOSED TRUCK ENCLOSURE
- 63. PROPOSED TRUCK ENCLOSURE
- 64. PROPOSED TRUCK ENCLOSURE
- 65. PROPOSED TRUCK ENCLOSURE
- 66. PROPOSED TRUCK ENCLOSURE
- 67. PROPOSED TRUCK ENCLOSURE
- 68. PROPOSED TRUCK ENCLOSURE
- 69. PROPOSED TRUCK ENCLOSURE
- 70. PROPOSED TRUCK ENCLOSURE
- 71. PROPOSED TRUCK ENCLOSURE
- 72. PROPOSED TRUCK ENCLOSURE
- 73. PROPOSED TRUCK ENCLOSURE
- 74. PROPOSED TRUCK ENCLOSURE
- 75. PROPOSED TRUCK ENCLOSURE
- 76. PROPOSED TRUCK ENCLOSURE
- 77. PROPOSED TRUCK ENCLOSURE
- 78. PROPOSED TRUCK ENCLOSURE
- 79. PROPOSED TRUCK ENCLOSURE
- 80. PROPOSED TRUCK ENCLOSURE
- 81. PROPOSED TRUCK ENCLOSURE
- 82. PROPOSED TRUCK ENCLOSURE
- 83. PROPOSED TRUCK ENCLOSURE
- 84. PROPOSED TRUCK ENCLOSURE
- 85. PROPOSED TRUCK ENCLOSURE
- 86. PROPOSED TRUCK ENCLOSURE
- 87. PROPOSED TRUCK ENCLOSURE
- 88. PROPOSED TRUCK ENCLOSURE
- 89. PROPOSED TRUCK ENCLOSURE
- 90. PROPOSED TRUCK ENCLOSURE
- 91. PROPOSED TRUCK ENCLOSURE
- 92. PROPOSED TRUCK ENCLOSURE
- 93. PROPOSED TRUCK ENCLOSURE
- 94. PROPOSED TRUCK ENCLOSURE
- 95. PROPOSED TRUCK ENCLOSURE
- 96. PROPOSED TRUCK ENCLOSURE
- 97. PROPOSED TRUCK ENCLOSURE
- 98. PROPOSED TRUCK ENCLOSURE
- 99. PROPOSED TRUCK ENCLOSURE
- 100. PROPOSED TRUCK ENCLOSURE

STEEL ASSOCIATES

ARCHITECTS LLC

760 NW YORK DRIVE, SUITE 200

BEND, OR 97701

541.382.9867 FAX 541.385.8816

info@steel-arch.com

COLUMBIA BANK

112 DUANE STREET

ASTORIA

OREGON

SITE PLAN

A101

DATE: 10/1/11

BY: [Signature]

PROJECT: 112 DUANE STREET

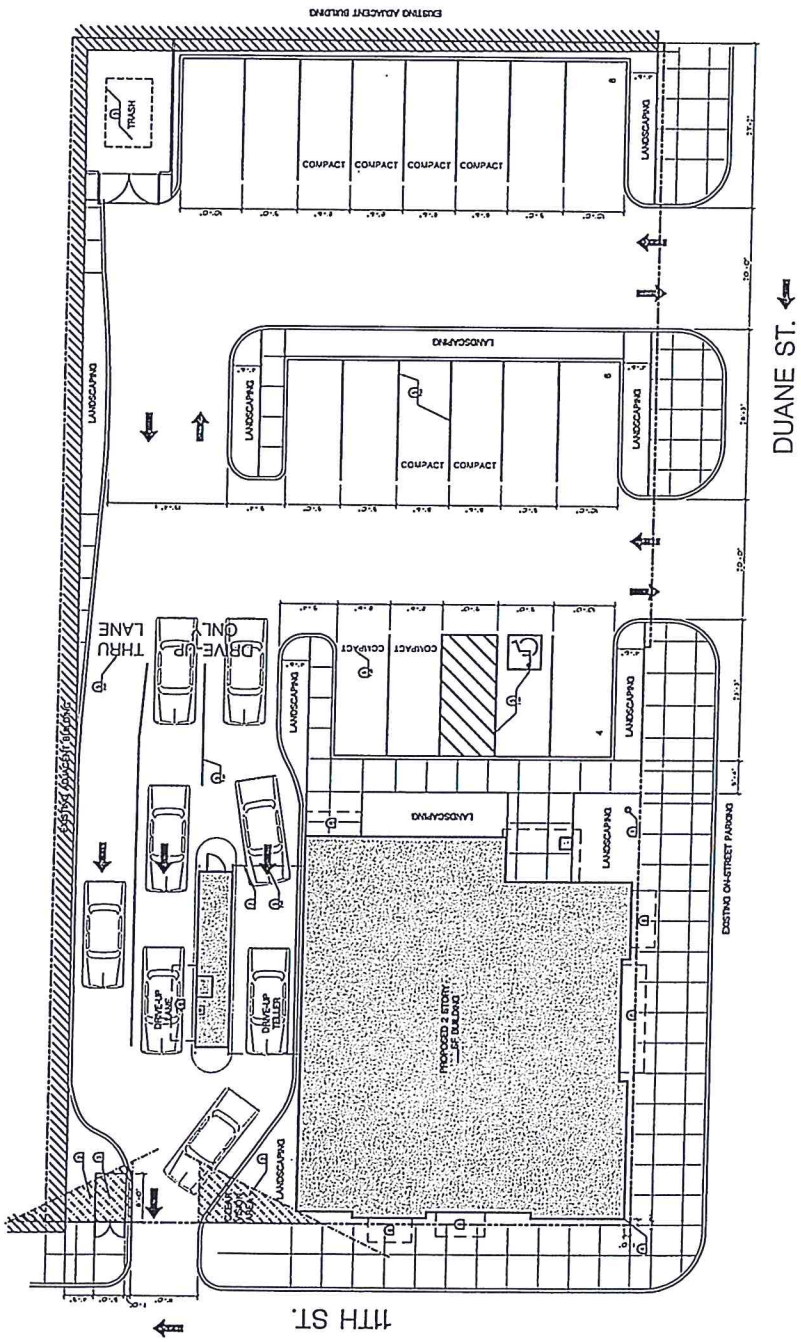
SCALE: 1/8" = 1'-0"

DATE: 10/1/11

BY: [Signature]

PROJECT: 112 DUANE STREET

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



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

A201

DATE	10/1/14
PROJECT	COLUMBIA BANK
OWNER	AT&T
ARCHITECT	STEELE ASSOCIATES
SCALE	1/8" = 1'-0"

COLUMBIA BANK
7122 DUANE STREET
AT&T
FIRST FLOOR PLAN

STEELE ASSOCIATES
ARCHITECTS LLC
760 NW YORK DRIVE, SUITE 200
BEND, OR 97701
541.382.9867 FAX 541.385.8816
info@steele-arch.com

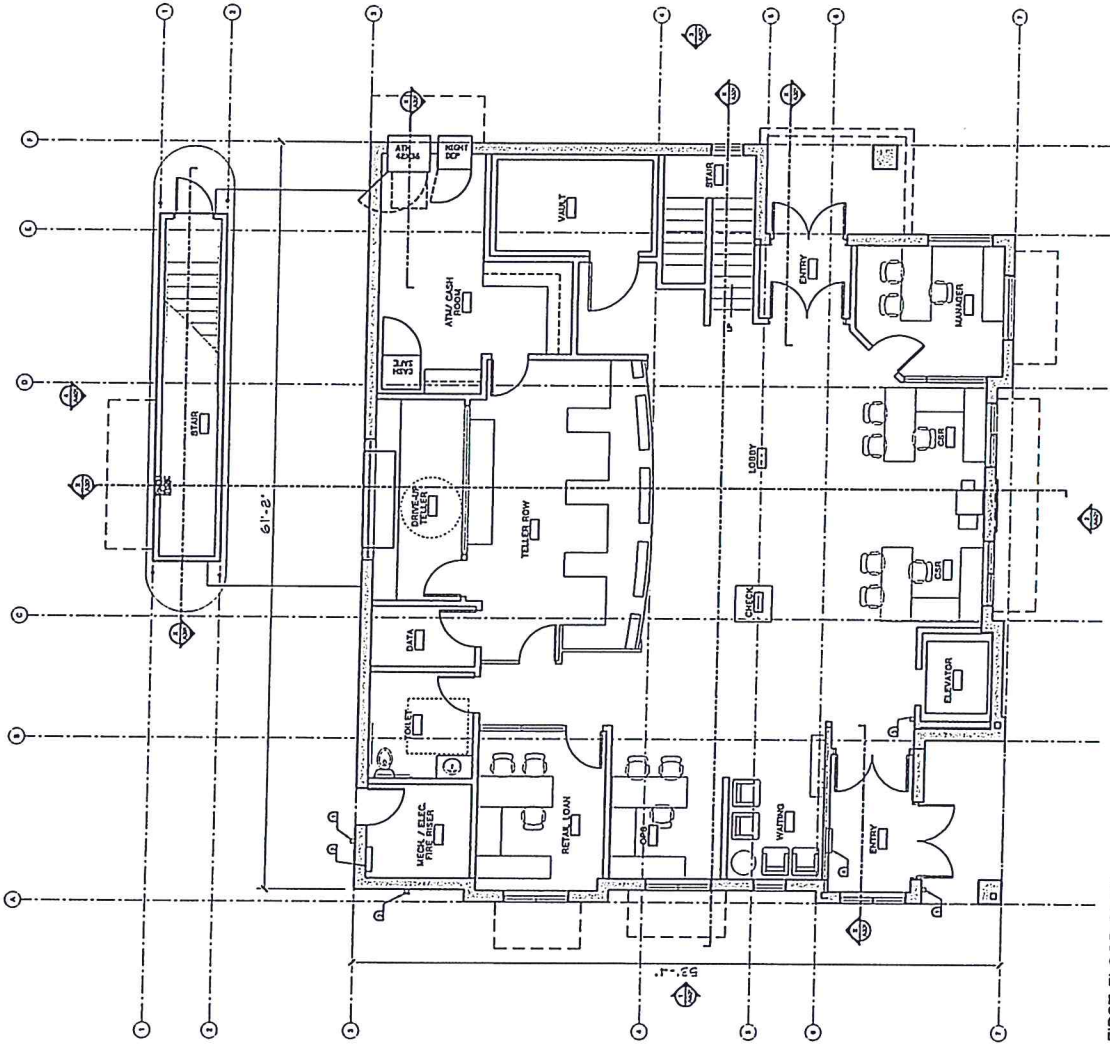
STEELE ASSOCIATES
ARCHITECTS LLC
760 NW YORK DRIVE, SUITE 200
BEND, OR 97701
541.382.9867 FAX 541.385.8816
info@steele-arch.com

KEY NOTES

- 1. ROOM LOCK BOX
- 2. PA PANEL
- 3. SMALL POINTED WATERFIRE DEPARTMENT CONNECTION
- 4. ANNUNCIATOR PANEL
- 5. ELEVATOR LOCK BOX, TWO BY FIVE DEPARTMENT

GENERAL NOTES

TEMP ACCESS CODE



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
3,195 SQUARE FEET

A202

DATE	08/25/14
BY	ARCHITECTS LLC
PROJECT	COLUMBIA BANK
LOCATION	1122 DUANE STREET ASTORIA, OREGON
SCALE	1/8" = 1'-0"

COLUMBIA BANK
1122 DUANE STREET
ASTORIA, OREGON
SECOND FLOOR PLAN

STEEL ASSOCIATES
ARCHITECTS LLC
760 NW YORK DRIVE, SUITE 200
BEND, OR 97701
info@steel-arch.com
541.382.9867 FAX 541.385.8816

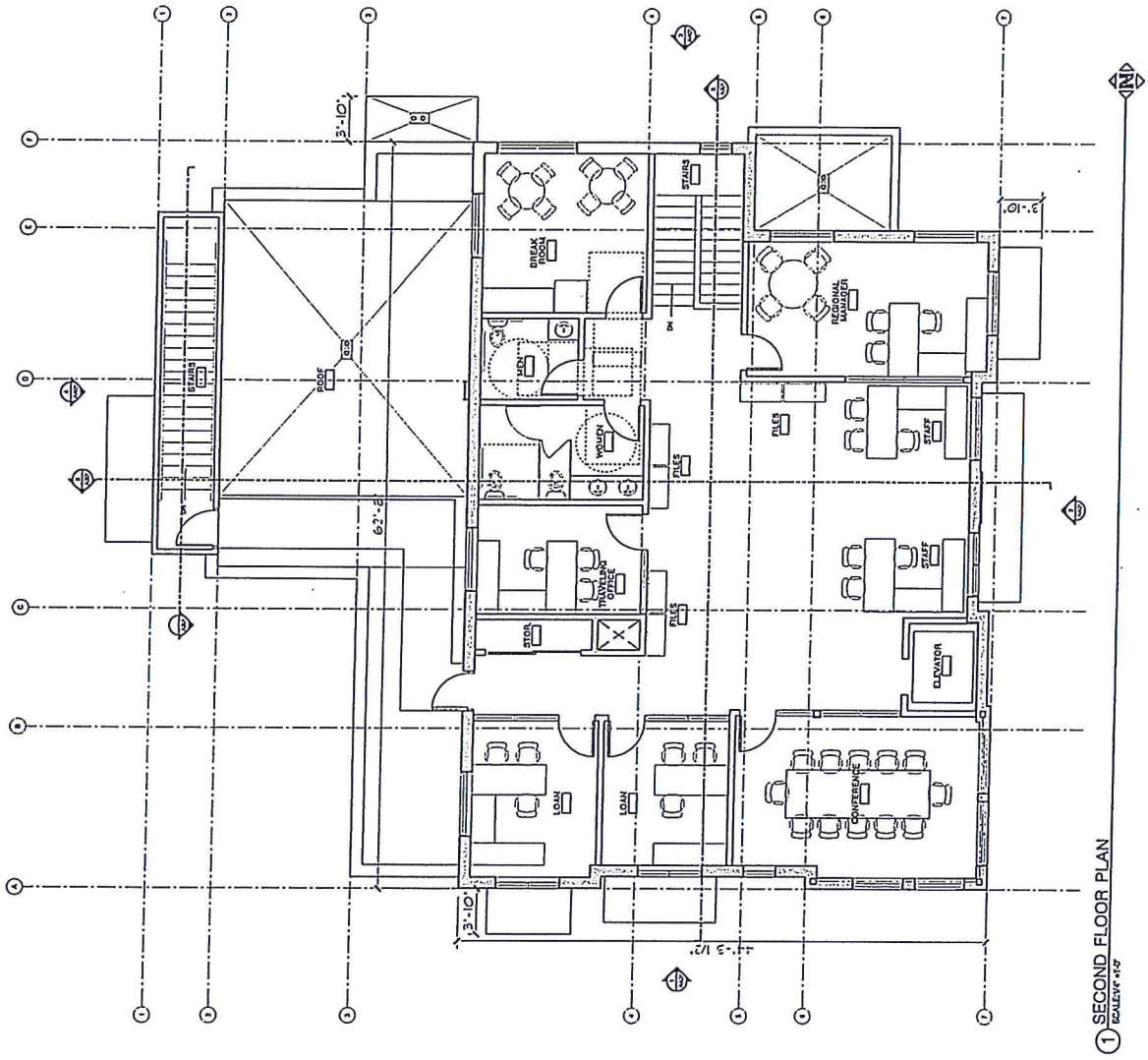
OWNER: BANK OF AMERICA
1122 DUANE STREET, ASTORIA, OR 97103
PROJECT NO. 14-001
DATE: 08/25/14
BY: ARCHITECTS LLC

KEY NOTES

1. SEE 6003 4-12

GENERAL NOTES

1. SEE 6003 4-12



RECEIVED
AUG 26 2014
COMMUNITY DEVELOPMENT

1122 DUANE STREET
ASTORIA, OREGON

COLUMBIA BANK 112 DUANE STREET ASTORIA OREGON		COVER SHEET 08-25-M	
541-382.9867 FAX 541.365.8816 760 NW YORK DRIVE, SUITE 200 ASTORIA, OR 97101 info@steelc-arch.com		STEELC ASSOCIATES ARCHITECTS LLC 541-382.9867 FAX 541.365.8816 760 NW YORK DRIVE, SUITE 200 ASTORIA, OR 97101 info@steelc-arch.com	