



AGENDA

HISTORIC LANDMARKS COMMISSION

November 19, 2019

5:15 p.m.

2nd Floor City Council Chambers
1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
4. PUBLIC HEARINGS
 - (a) * *Continued from October 15, 2019* * Exterior Alteration Request (EX19-06) by Jonah Dart-McLean, on behalf of the Astoria Parks Department, to replace the existing Fort Astoria Sign located at 1480 Exchange in the C-4 (General Commercial) Zone. The property is designated as historic in the Downtown National Register Historic District.
 - (b) Exterior Alteration Request (EX19-07) by Fred Pynes, on behalf of Friends of the Astoria Column, to replace the steps to the burial canoe and construct a viewing platform with a safety rail at 2195 Coxcomb Drive in the IN (Institutional) Zone. The column property is listed as historic by Special Ordinance 83-10.
 - (c) Exterior Alteration Request (EX19-08) by KD Properties, on behalf of Jimmie and DeLores Richards, to remove the exterior fire escape and replace wood windows with vinyl windows to match existing windows approved in EX05-06 at 1005 Exchange Street in the C-4 (Central Commercial) Zone. The structure is designated as historic in the Downtown Historic District.
5. REPORT OF OFFICERS
6. STAFF UPDATES
 - a) Save the Date:
 - i. Tuesday, December 17, 2019 @ 5:15pm – HLC Meeting
7. PUBLIC COMMENT (Non-Agenda Items)
8. ADJOURNMENT

REVISED STAFF REPORT AND FINDINGS OF FACT

September 19, 2019-October 28, 2019

TO: ASTORIA HISTORIC LANDMARKS COMMISSION

FROM: BARBARA FRYER, CITY PLANNER

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

I. BACKGROUND SUMMARY

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

II. BACKGROUND

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

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



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

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

III. PUBLIC REVIEW AND COMMENT

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

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

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

- B. Section 6.050(D), Type II Certificate of Appropriateness - Administrative Review, states that *"Projects that are limited in scope or minor alterations that meet the criteria below are classified as Type II Certificate of Appropriateness permits. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing before the Historic Landmarks Commission. These reviews shall be considered as a limited land use decision and shall require a public notice and opportunity for appeal in accordance with Article 9 of the Astoria Development Code."*

The Historic Preservation Officer shall review and approve the following Type II permit requests if it meets the following:

1. *Criteria.*

- a. *Located on the rear or interior side yard, not adjacent to a public right-of-way, except as noted below; and/or*
- b. *Reconstruction and/or replacement of porch and/or stairs on any elevation; and/or*
- c. *May result in an increase in building footprint of no more than 10%, and will not result in an increase in building envelope except for mechanical venting."*

Section 6.050(E), Type III Certificate of Appropriateness – Historic Landmarks Commission Review, states that *"Projects that do not meet the criteria for a Type I or Type II review are classified as Type III Certificate of Appropriateness permits. Historic Design review performed by the Historic Landmarks Commission based upon the standards in the Development Code shall be considered discretionary and shall require a public hearing, notice, and opportunity for appeal in accordance with Article 9 of the Astoria Development Code."*

Finding: This project is to replace the sign at the site, a prominent feature, and it is visible from both 15th and Exchange Streets. The proposed alterations are significant and require review by the Historic Landmarks Commission.

- C. Section 6.050(F), Historic Design Review Criteria, states that *"The following standards, in compliance with the Secretary of the Interior's Standards for Historic Preservation, shall be used to review Type II and Type III exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are intended to be used as a guide in the Historic Landmark Commission's deliberations and/or the Historic Preservation Officer's decision."*

- "1. *Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose."*

Finding: The existing sign with Wolmanized posts is need of replacement. City Parks and Recreation Department staff propose replacement of the wooden structure and sign with ~~powder-coated metal~~ 8 inch wooden posts and a 3/4 inch thick HDPE plastic sign.

- "2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible."*

Finding: The applicant has proposed replacing the existing wooden sign and posts with the ~~powder-coated metal~~ 8 inch wooden posts and plastic

“3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.”

“4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.”

Existing Sign

FORT ASTORIA

ASTORIA, OREGON, was founded by James W. Wadsworth, a U.S. Army officer, in 1811. It was the first American settlement on the Columbia River. The fort was built on a high bluff overlooking the river. It was the site of the first battle between the United States and the British in the Pacific Northwest, the Battle of Astoria, in 1813. The fort was destroyed by fire in 1813 and was rebuilt in 1814. It was the site of the first battle between the United States and the British in the Pacific Northwest, the Battle of Astoria, in 1813. The fort was destroyed by fire in 1813 and was rebuilt in 1814. It was the site of the first battle between the United States and the British in the Pacific Northwest, the Battle of Astoria, in 1813. The fort was destroyed by fire in 1813 and was rebuilt in 1814.

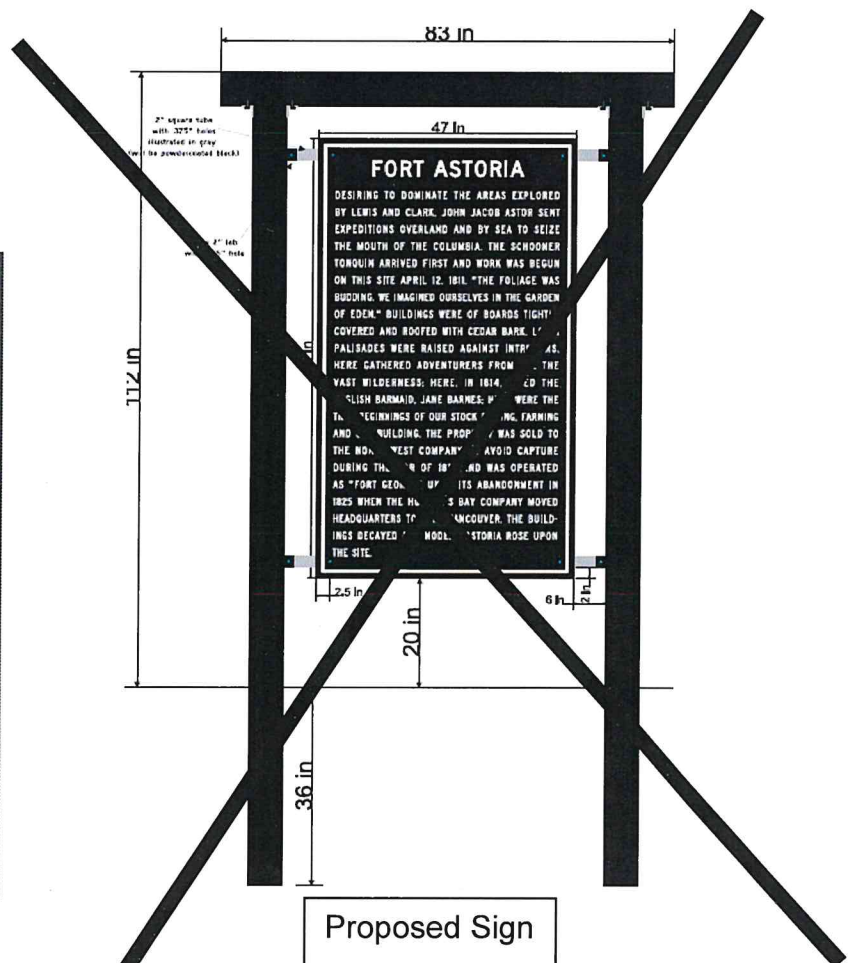
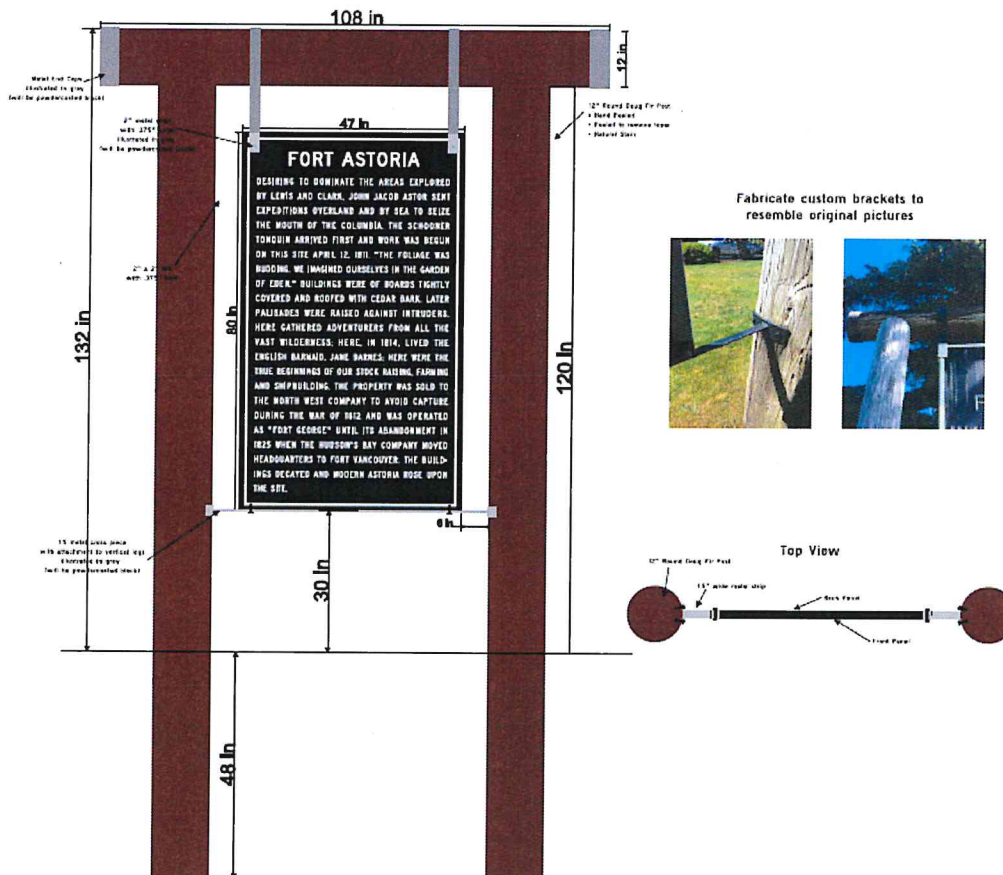




Photo depicting the size of the logs for the sign.



Proposed sign structure

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

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

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

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

- “7. *Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.*”

Finding: No surface cleaning is proposed.

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

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

- “9. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.*”

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

- “10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.”*

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

V. CONCLUSION AND RECOMMENDATION

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

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

The applicant should be aware of the following requirements:

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

1480 Exchange

DWNTWN NR - R-112

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

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

CITY: Astoria, 97103

ARCHITECT: John E. Wicks
BUILDER:

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

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

T/R/S: T8N/R9W/S8

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

ADDITION: Shively's Astoria

xBLDG STRUC DIST SITE OBJ

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

CLASSIFICATION: National Historic Landmark (site), historic reconstruction

PLAN TYPE/SHAPE: rectangular

NO. OF STORIES: n/a

FOUNDATION MATERIAL: concrete

BASEMENT: none

ROOF FORM & MATERIALS: pyramid/wood shingles

WALL CONSTRUCTION: wood log

STRUCTURAL FRAME: wood log

PRIMARY WINDOW TYPE: none

EXTERIOR SURFACING MATERIALS: wood log

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: none extant

OTHER: none

HISTORICAL INTEGRITY: very altered

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

NOTEWORTHY LANDSCAPE FEATURES: large Cedar tree, NE corner

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

KNOWN ARCHAEOLOGICAL FEATURES: original site of Astoria and Fort George

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

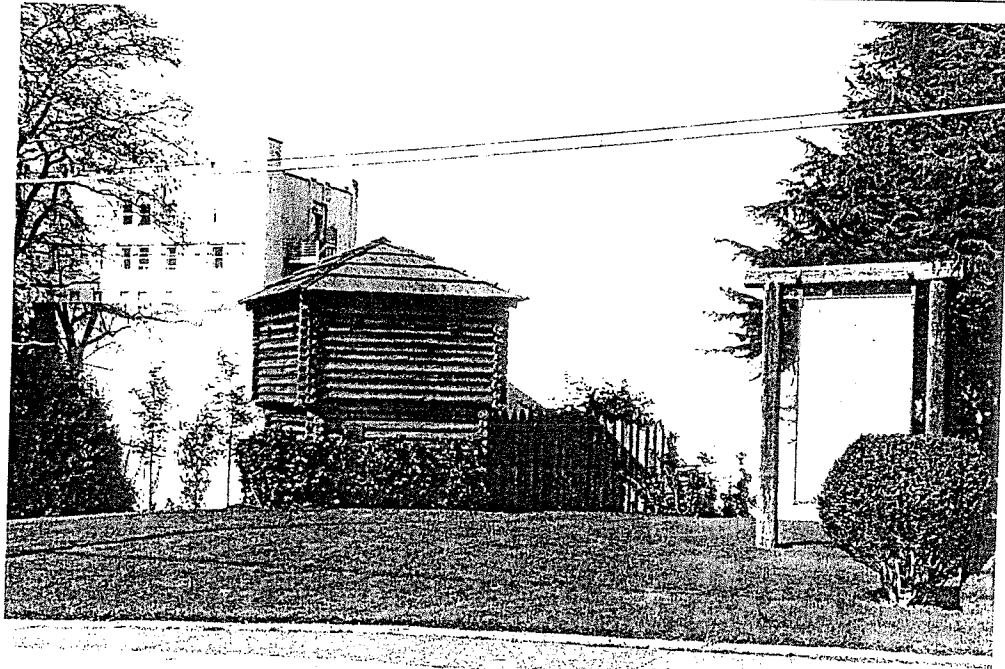
SIGNIFICANCE: exploration & settlement

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

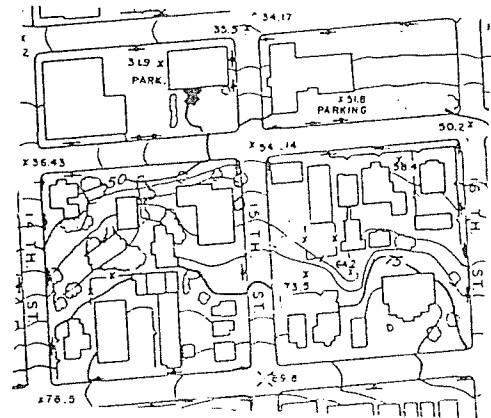
This property was designated a National Historic Landmark on October 15, 1966.

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

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



Hand-drawn sketch map of the Kahala McDonald Memorial Exchange area. The map shows a rectangular lot divided into sections. The top section is labeled "CAR LOT". Below it is a section labeled "PARKING". To the right of the parking area are two circular structures, possibly representing trees or fountains. A north arrow is in the top left corner, pointing upwards. The text "KAHALA McDONALD MEMORIAL EXCHANGE" is written across the bottom of the map. The word "FIFTEENTH" is written vertically along the right edge of the map.



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

1480 Exchange
NRD

THE CITY OF ASTORIA

SPECIAL ORDINANCE # 83-10

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

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

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

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

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

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

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

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

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

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

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

Section 3. Provisions:

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

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

Section 3. Provisions (continued)

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

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

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

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

/s/ Edith Henningsgaard
Mayor

ATTEST:

Ronald D. Eaton
Finance Director

ROLL CALL ON ADOPTION: YEA NAY ABSENT

Commissioners:	Hauer	X		
	Merriman	X		
	Hauke	X		
	Law	X		
Mayor	Henningsgaard	X		

CITY OF ASTORIA

HISTORIC BUILDING APPLICATION

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

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

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

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

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

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

Style of architecture if known Log fort

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

Maintained by City Parks & Recreation Dept.

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

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

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

ALREADY ON NATIONAL REGISTER OCTOBER 15, 1966

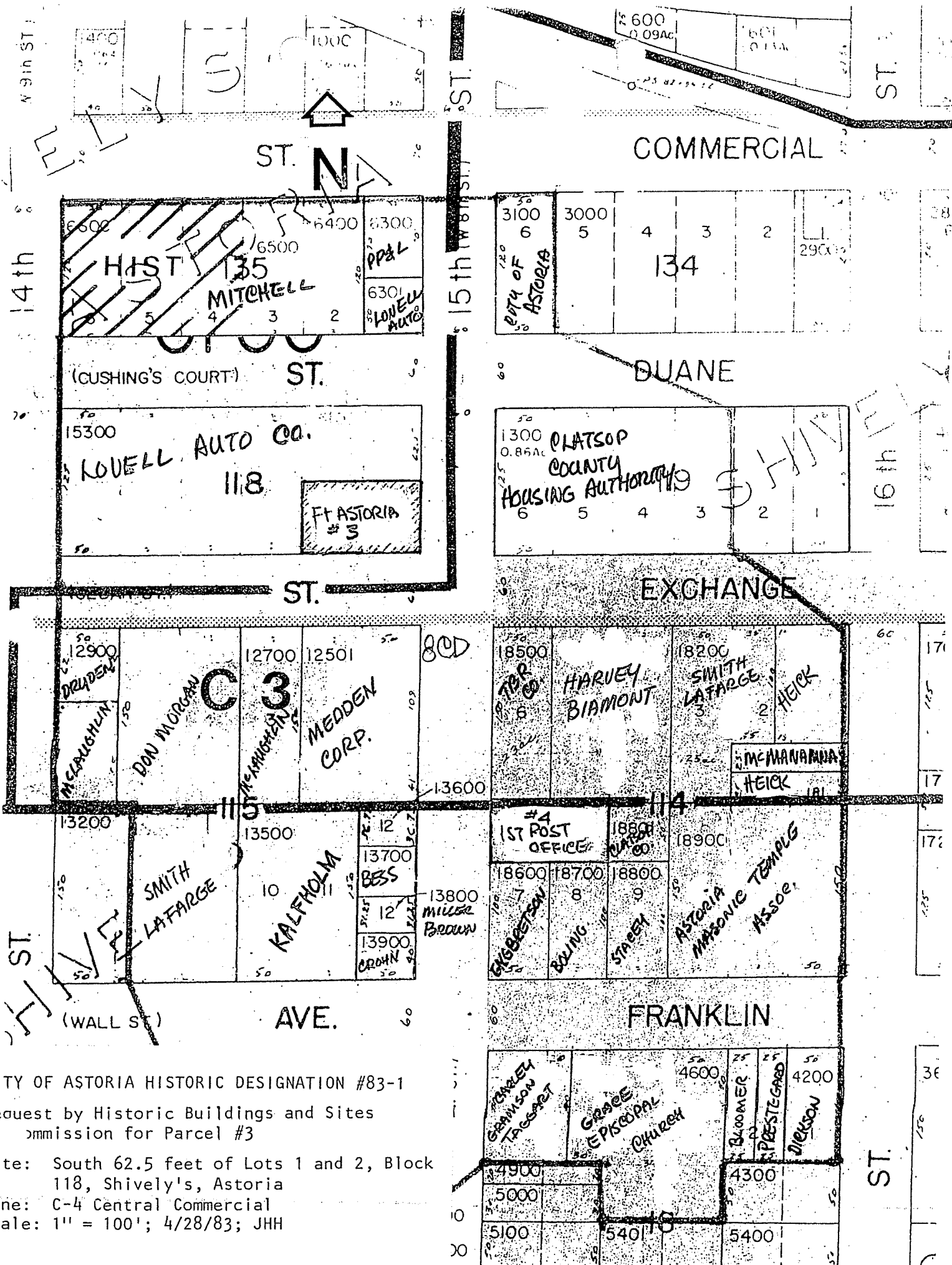
A. Received by City Planning Office: Date 2/24/83 Initials QA

B. Reviewed by HBSC: Date MAR. 23 1983 Action Approved

C. Planning Commission hearing: Date 6/7/83 Action _____

D. City Council Agenda: Date _____ Action _____

E. Other: _____



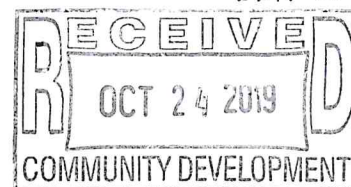
CITY OF ASTORIA HISTORIC DESIGNATION #83-1

Request by Historic Buildings and Sites
Commission for Parcel #3

Site: South 62.5 feet of Lots 1 and 2, Block
118, Shively's, Astoria

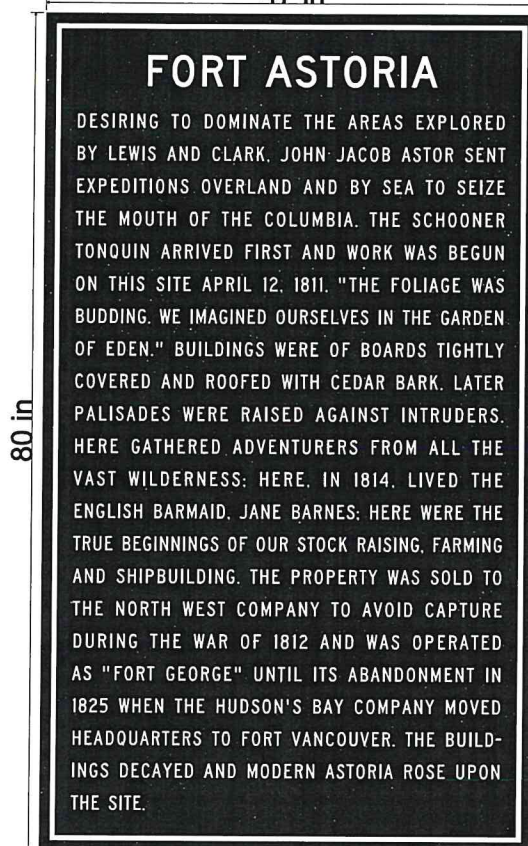
Zone: C-4 Central Commercial

Scale: 1" = 100'; 4/28/83; JHH



Front panel

47 in

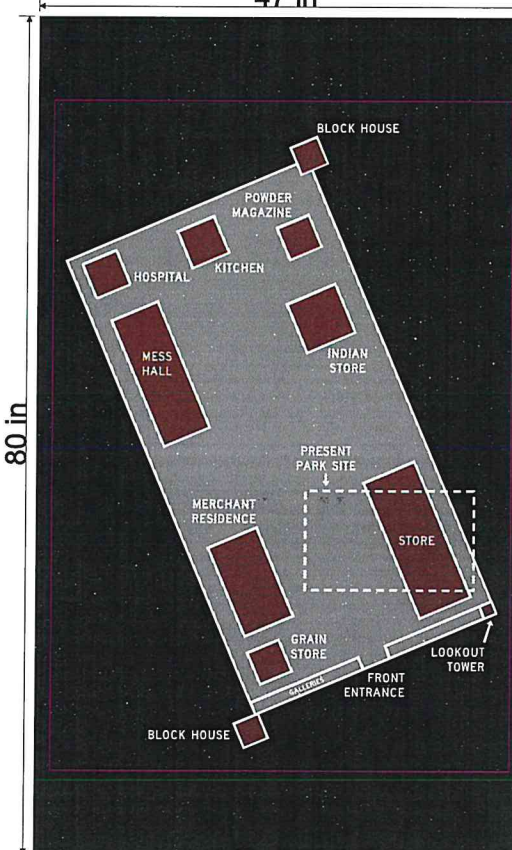


3" text

1.375" text

Back panel

47 in



44" x 64"

Digital Graphic on
acrylic backing
(shown in magenta)
Inlaid into routed
pocket for flush
mount

.85" text on
map inlay



SIGN ORDER PROOF!

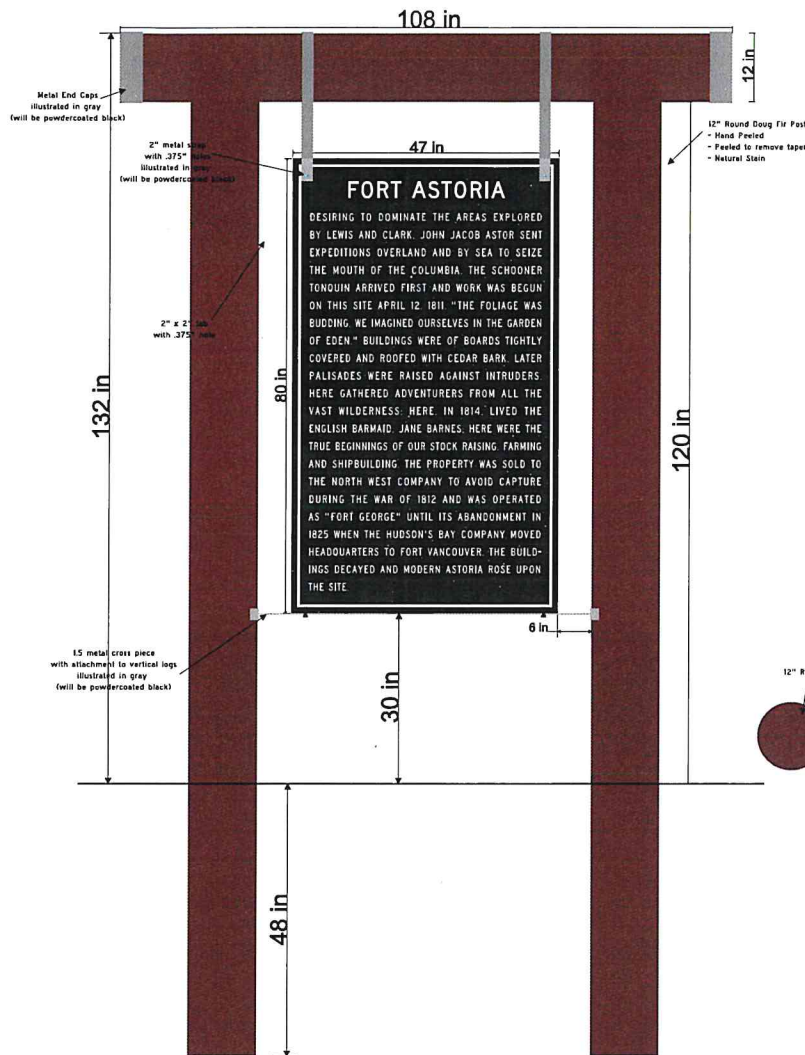
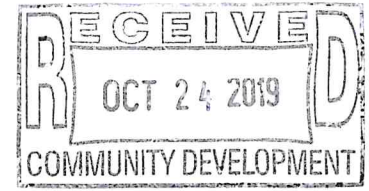
READ THIS BOX CAREFULLY AND CHECK FOR
ACCURACY ON EACH ITEM

~ Design Property of Wood Product Signs ~

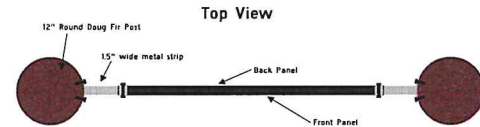
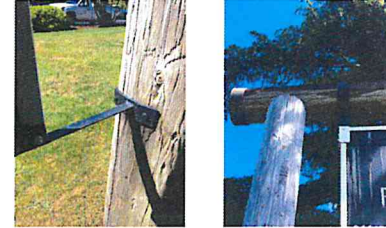
PROOF DATE: 8-21-19	FONT: ASA Series D 3" and ASA Series C 1.375"
ORDER NUMBER #: 19-2764	QUANTITY: (1) Front Panel, (1) Back panel
COLOR: Black/White/Black	CORNER RADIUS: n/a
MATERIAL: 3/4" thick HDPE Plastic	BORDER: .5" border, 1" inset on front panel
DIMENSIONS: 47" x 80"	SINGLE-SIDED: yes
SPELL CHECK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

INITIAL HERE
PLEASE

EX19-66



Fabricate custom brackets to resemble original pictures



SIGN ORDER PROOF!

READ THIS BOX CAREFULLY AND CHECK FOR ACCURACY ON EACH ITEM

~ Design Property of Wood Product Signs ~

PROOF DATE: 10-24-19	FONT: n/a
ORDER NUMBER #: 19-2764	QUANTITY: 1
COLOR: Natural Stain	CORNER RADIUS: n/a
MATERIAL: 12" Round Doug Fir Posts	BORDER: n/a
DIMENSIONS: as shown	SINGLE-SIDED: n/a
	SPELL CHECK COMPLETED: TM

INITIAL HERE
PLEASE

Please look over your order. Double check for errors with spelling, fonts, punctuation, use of upper & lower case letters, materials used, and single or double-sided. If everything is correct, **fax or email back your signature** to start production. (1-970-641-8107) If changes need to be made please fax or email and let us know.

WPS reserves the right to charge a re-proofing fee for proof changes. The fee will be at the discretion of WPS.

We cannot start production on your order until we receive your written approval. Thanks!

PLEASE ALLOW 8-12 WEEKS FOR YOUR SIGN ORDER TO BE COMPLETED ONCE APPROVAL HAS BEEN RECEIVED.

☐ APPROVED

☐ REQUIRES CHANGES (DO NOT SIGN BELOW IF CHANGES ARE REQUESTED)

Signature _____ Date _____



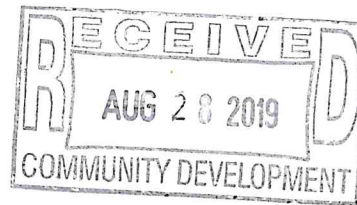
EX19-06

RECEIVED
OCT 24 2019
COMMUNITY DEVELOPMENT



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT



EX 19-06

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

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

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

For office use only:

Classification: National Historic Landmark (Site) Inventory Area: Downtown

Applicant Name: Jonah Dart-McLean

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

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

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

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

Business Name (if applicable): _____

Signature of Applicant: Jonah Dart-McLean

Signature of Property Owner: _____

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

For office use only:

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

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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
Property use will not change, no impact to aesthetic or character of site

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
All salvageable materials and wooden sign will be donated to the Clatsop County Heritage Museum for storage and care. Site will be investigated for the presence of archaeological items in advance of any ground disturbance.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
N/A

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. All efforts will be made to uphold this stipulation

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

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
Deteriorated features are beyond feasible repair. Replacement materials will be of a different, more durable quality, but will be of similar color and appearance to original

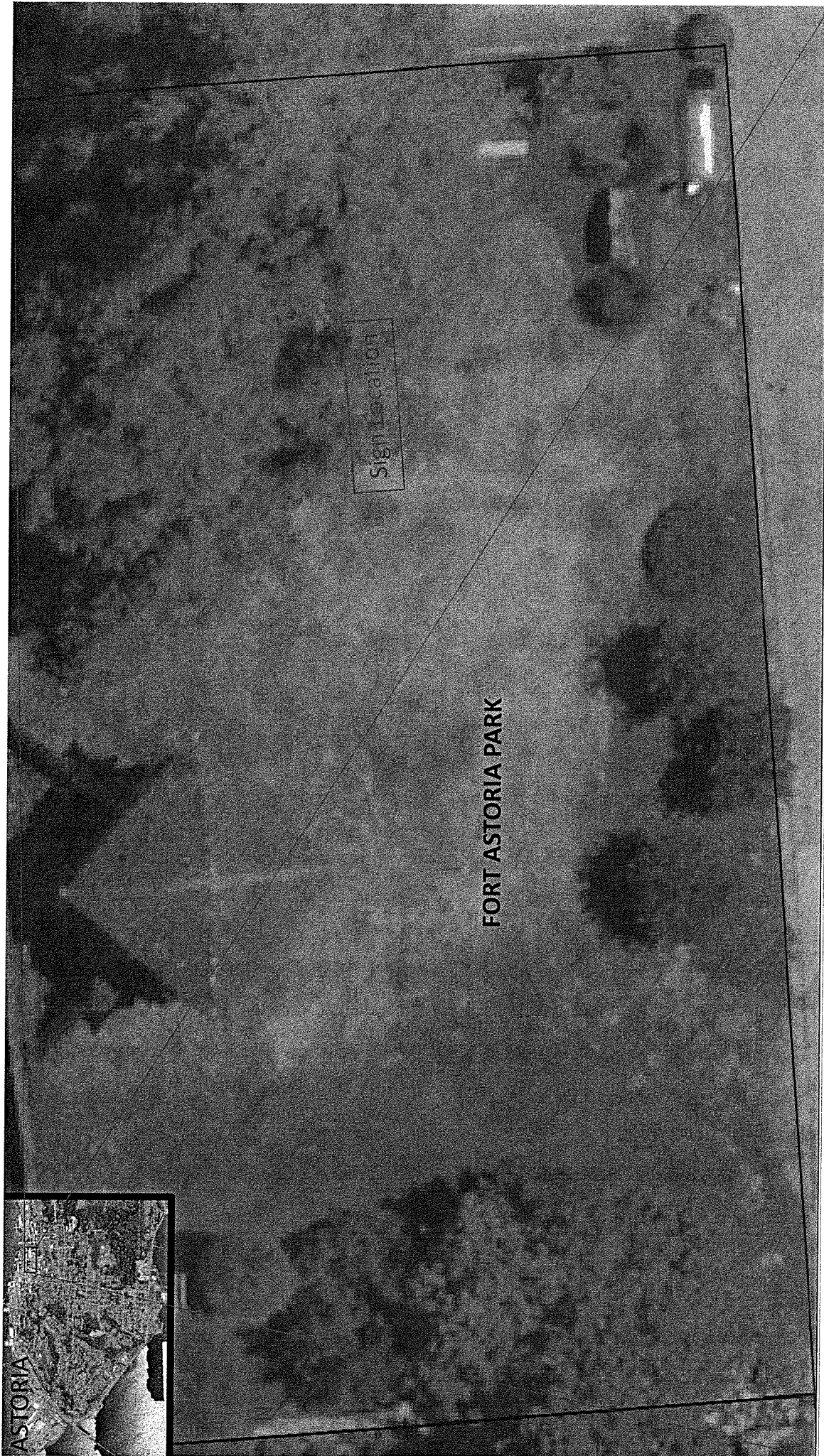
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
N/A

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

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
Contemporary materials will be used to replace the sign and support posts, they will be compatible with the character of the site and surrounding environment

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
Construction techniques will be employed to easily dismantle all items installed, should the need arise to do so

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





Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



August 20, 2019

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

RE: SHPO Case No. 19-0455

City of Astoria, Fort Astoria Sign Replacement
Replace sign and posts
1480 Exchange Street (8N 9W 8), Ashland, Clatsop County

Dear Mr. Dart-Mclean:

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

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

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

Sincerely,

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

OR SHPO SUBMITTAL FORM

RESPONSE REQUIRED IN ALL SECTIONS

WHY

This submittal is (Select One)

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

WHAT

Your Project Name

Your Project Number

Extremely Brief Project/Undertaking Description

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

WHERE

Project Location

County(s)

Street Address

City

OR Legal Description T/R/S

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

Long

Lat

WHO RECEIVES CORRESPONDENCE FROM THE SHPO

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

Formal Contact

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

Name

Name

Org

Org

Address

Address

Address

Address

City/ST/Zip

City/St/Zip

Phone

Phone

Email

Email

HOW

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

☐ Yes

☒ No

Ownership of Project Land?

☐ Private

☒ Public

☐ Both

Additional Comments (Optional)

SUBMITTED TO SHPO FOR

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

SUBMITTAL EMAIL ACCOUNT

ORSHPO.Clearance@oregon.gov

ADDITIONAL ATTACHMENTS (Select All that Apply & Attach Individually)

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

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

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

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

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

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

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

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

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Historic Landmarks Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The Historic Landmarks Commission's ruling may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the Historic Landmarks Commission's decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15-day period, the decision of the Historic Landmarks Commission shall be final.

The public hearing, as conducted by the Historic Landmarks Commission, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, and deliberation and decision by the Historic Landmarks Commission. The Historic Landmarks Commission reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA

MAILED: September 20, 2019


Tiffany Taylor
Administrative Assistant



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

STAFF REPORT AND FINDINGS OF FACT

October 30, 2019

TO: ASTORIA HISTORIC LANDMARKS COMMISSION

FROM: BARBARA FRYER, CITY PLANNER

SUBJECT: EXTERIOR ALTERATION REQUEST (EX19-07) BY FRED PYNES, FRIENDS OF ASTORIA COLUMN, AT 2195 COXCOMB DRIVE

I. BACKGROUND SUMMARY

- A. Applicant: Fred Pynes
Friends of Astoria Column
2193/2195 Coxcomb Drive
Astoria, OR 97103
- B. Owner: City of Astoria
1095 Duane Street
Astoria, OR 97103
- C. Location: 2193/2195 Coxcomb Drive; Map T8N R9W Section 17, Tax Lot 00600
- D. Classification: National Register; National Historic Landmark (site)
- E. Proposal: To replace broken steps to the burial canoe monument with a viewing platform with a safety rail.
- F. Zone: IN (Institutional)



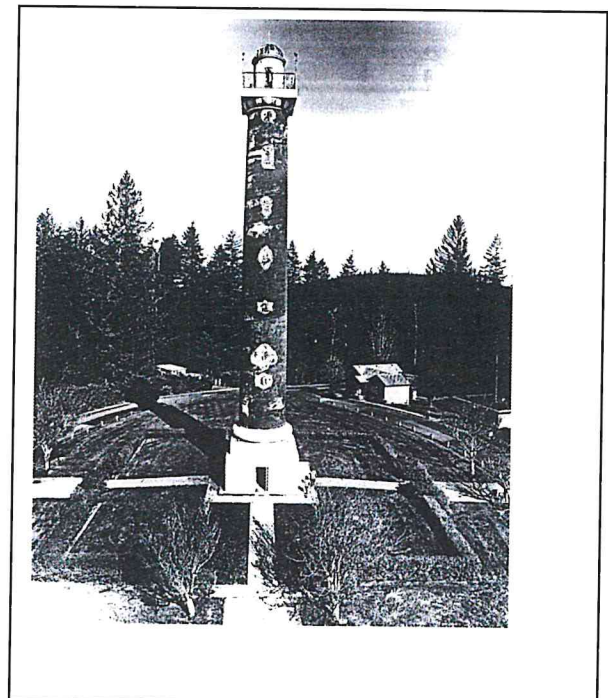
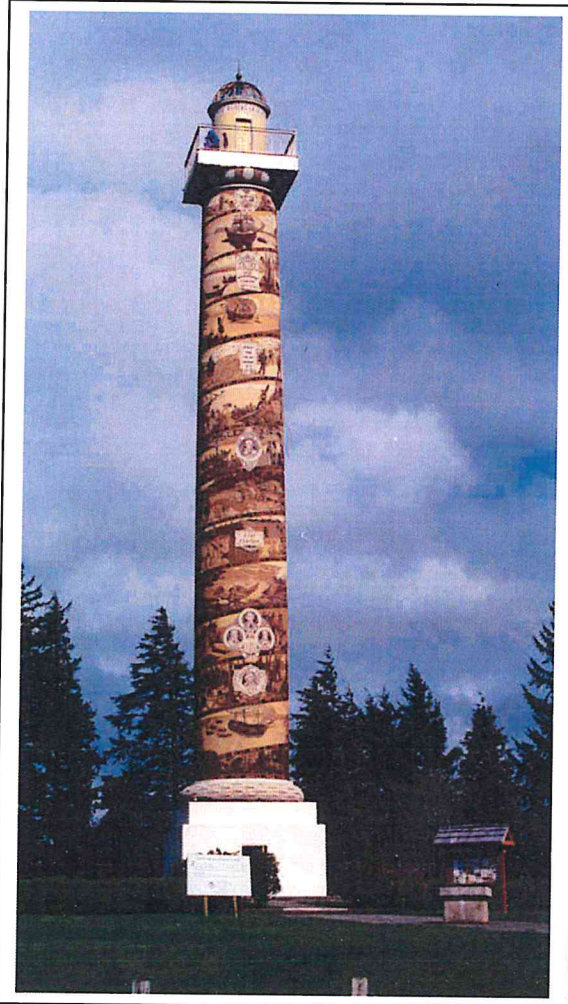
II. BACKGROUND

In 1983, the Astoria City Council amended the Astoria Land Use and Zoning Map to designate *the Astoria Column and surrounding property, but not the caretakers' house, as historic.*

The Astoria Column has undergone major restoration over the last few years. The Column art was cleaned and restored in 1995, and the foundation repaired in 2003. The overall restoration included changes to the plaza and parking area

The Column was constructed in 1926 and stands in John Jacob Astor Park on the crest of Coxcomb Hill. The National Register includes two acres of land surrounding the Column. It is a 125' tall column patterned after the Trajan Column of Rome Italy and has a decorative, plaster frieze depicting the exploration and settlement of Astoria and the surrounding region. Typically, Trajan columns are located in courtyards and are the focal point of urban spaces. The Astoria Column is unique in that it is in a park setting. The original architect, Electus Litchfield, designed a formal landscape plan for the site. The Column was located on an oval shaped area with a 40' x 40' concrete bordered courtyard around the base of the Column. There are three concrete walkways radiating perpendicularly from the Column to the north, west, and south. These walkways step up from the parking area to the courtyard creating a separation from the natural landscaping below to the more formal landscaping around the Column.

In 2004, the City of Astoria and the State Historic Preservation Officer entered into an agreement with regard to maintenance of the property. The City received a Save

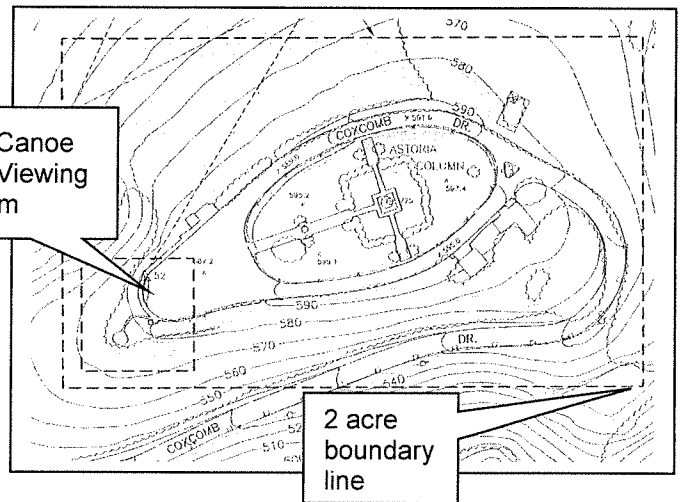


America's Treasures grant from the National Park Service.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on September 20, 2019. A notice of public hearing was published in the *Astorian* on October 5, 2019. On-site notice pursuant to Section 9.020.D was posted November 9, 2019. Any comments received will be made available at the Historic Landmarks Commission meeting.

Burial Canoe Site – Viewing Platform



2 acre boundary line

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is listed as on the National Register of Historic Places.

- B. Section 6.050(D), Type II Certificate of Appropriateness - Administrative Review, states that *“Projects that are limited in scope or minor alterations that meet the criteria below are classified as Type II Certificate of Appropriateness permits. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing before the Historic Landmarks Commission. These reviews shall be considered as a limited land use decision and shall require a public notice and opportunity for appeal in accordance with Article 9 of the Astoria Development Code.”*

The Historic Preservation Officer shall review and approve the following Type II permit requests if it meets the following:

1. *Criteria.*
 - a. *Located on the rear or interior side yard, not adjacent to a public right-of-way, except as noted below; and/or*
 - b. *Reconstruction and/or replacement of porch and/or stairs on any elevation; and/or*
 - c. *May result in an increase in building footprint of no more than 10%, and will not result in an increase in building envelope except for mechanical venting.”*

Section 6.050(E), Type III Certificate of Appropriateness – Historic Landmarks Commission Review, states that *“Projects that do not meet the criteria for a Type I or Type II review are classified as Type III Certificate of Appropriateness permits. Historic Design review performed by the Historic Landmarks Commission based upon the standards in the Development Code shall be considered discretionary and shall require a public hearing, notice, and opportunity for appeal in accordance with Article 9 of the Astoria Development Code.”*

Finding: The proposed project replaces broken concrete stairs with a viewing platform and new safety railing. The proposed alterations are significant and require review by the Historic Landmarks Commission.

- C. Section 6.050(F), Historic Design Review Criteria, states that *“The following standards, in compliance with the Secretary of the Interior’s Standards for Historic Preservation, shall be used to review Type II and Type III exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are intended to be used as a guide in the Historic Landmark Commission’s deliberations and/or the Historic Preservation Officer’s decision.”*

- “1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.”

Finding: The proposed installation of the viewing platform and safety railing is intended to provide for the safety and comfort of the visitor. The railing mimic that found on the Column.

- “2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.”

Finding: No removal or alteration of any historic material or distinctive architectural features was done as part of the project.

- “3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.”

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

- "4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected."*

Finding: The changes were made to an area of the park to allow for enhancement of the viewer experience. .

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

Finding: Alterations to the canoe monument and the Column structure are not proposed. This criteria has been met.

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

Finding: Unfortunately, the broken stairs were beyond repair. Replacement materials are of similar color and appearance to the original.

- "7. Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken."***

Finding: No surface cleaning is proposed.

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

Finding: The work commenced without archaeological review. This criterion has not been met.

- "9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural*



material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.”

Finding: The viewing platform and safety railing provide a safe viewing opportunity for the public. The railing mimics that found at the top of the column. The surface of the viewing platform is concrete and appears to be an extension of the sidewalk when viewed from the platform.

“10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.”

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

V. CONCLUSION AND RECOMMENDATION

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

1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

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.

Attachments:

Application
Applicant statement and photos
1983 Historic Designation
National Register of Historic Places information

1530 Shively

THE CITY OF ASTORIA
SPECIAL ORDINANCE # 83-10

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

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

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

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

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

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

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

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

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

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

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

Section 3. Provisions:

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

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

Section 3. Provisions (continued)

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

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

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

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

/s/ Edith Henningsgaard

Mayor

ATTEST:



Finance Director

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

#7

CITY OF ASTORIA

HISTORIC BUILDING APPLICATION

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

1. Applicant/Owner Name City of Astoria Phone 325-5821
Address 1695 Duane St. City ASTORIA, OR Zip 97103

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

2. Address of property City Park/ Shively Park, near 16th & James

Assessor's Map Number 8-9-17 Tax Lot Number 1200

3. Name of first owner if known _____ Estimate Year Built 1911

Style of architecture if known _____

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

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

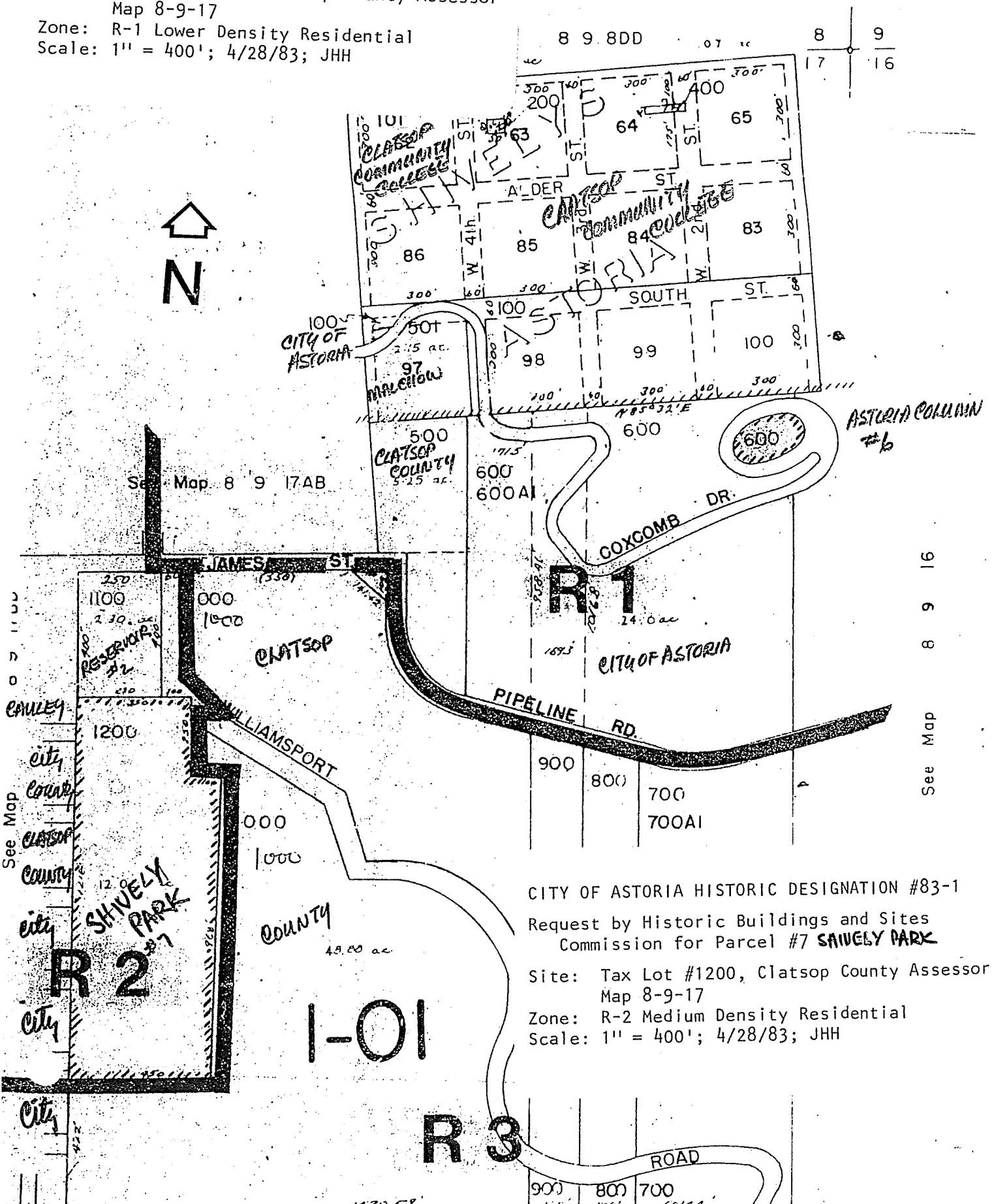
Park constructed for Astoria Centennial in 1911. Area where Shively hall is now was site of reconstruction of Fort Astoria stockade. On other side of knoll was amphitheater where "Bridge of the Gods" successfully played. Weinhard-Astoria Hotel porch posts, relics of 1922 fire, are there on view.

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

A. Received by City Planning Office: Date 3/20/83 Initials JE
B. Reviewed by HBSC: Date MAR. 22 1983 Action Approved TB
C. Planning Commission hearing: Date 6-7-83 Action _____
D. City Council Agenda: Date _____ Action _____

Request by Historic Buildings and Sites
Commission for Parcel #6 **ASTORIA COLUMN**

Zone: R-1 Lower Density Residential
Scale: 1" = 400'; 4/28/83; JHH



ASTORIA COLUMN

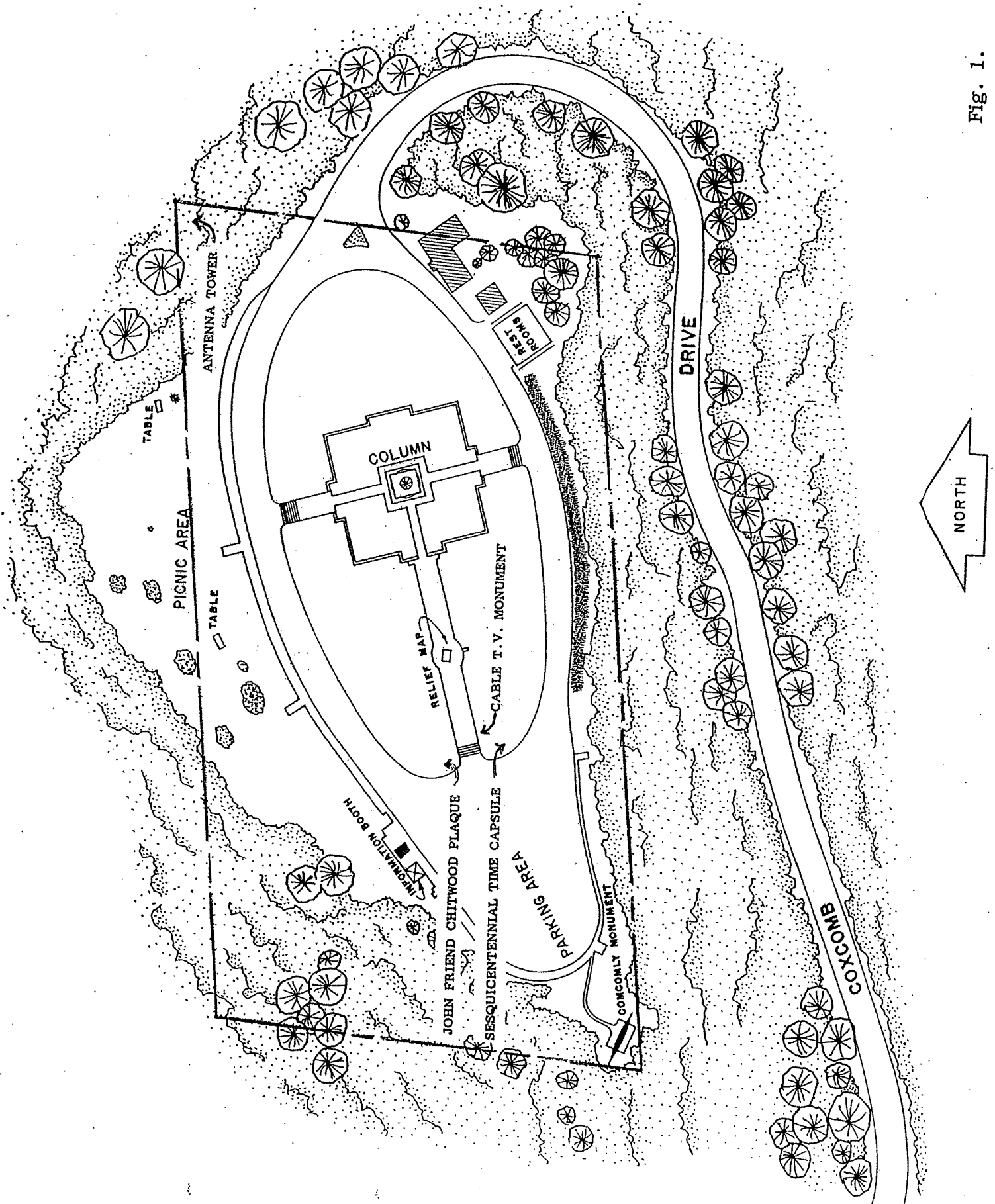


Fig. 1.

PROPERTY NAME Astoria Column

Page 4

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

Describe Present and Historic Physical Appearance.

The Astoria Column, built in 1926, stands in John Jacob Astor Park on the crest of Coxcomb Hill, elevation 595 feet, surrounded by an urban forest in the city of Astoria, Oregon. Patterned after the Trajan Column of Rome, Italy (113 A.D.), the 125 foot high column is wrapped in a decorative, plaster frieze depicting the exploration and settlement of Astoria and the surrounding Lower Columbia River region. Artist Attilio Pusterla decorated the 525 foot long by approximately 7 foot wide frieze in *sgraffito*, a traditional incised fresco technique. The 4,000 square feet of artwork is truly monumental.

Constructed of poured in place, reinforced concrete, the Doric column rests on a 13'-6" high, 19'-6" square base. The frieze springs from a laurel wreath, or enriched torus, and terminates with an egg-and-dart enriched echinus. The shaft has entasis, and is 13'-6" at its base, narrowing to 11'-4" at the top. A. Guthrie and Company constructed the Astoria Column which, like the Trajan Column, is a *columna cochlis*, a monumental column with an interior spiral staircase and exterior viewing platform. Astoria's column has a cast iron, spiral staircase which allows visitors to climb 164 steps to stand on a 110 foot high, overhanging deck with rail.

The column is surmounted by a cupola with 16 wooden ribs supporting 15 individual pieces of clear, curved glass. The copper flashed ribs are attached to cut, iron flanges, which are bolted through a wooden collar into the column's drum. A 4'-6" tall, spun copper finial stands on top of the cupola.

Architect, Electus D. Litchfield, designed two Italianate doors for the column. Both were wood panel doors, one for the column's base the other for the viewing platform. As restored on the basis of photographs, the lower door is eight-paneled with brass studs and has both a central knob and side lever. Its dimensions are 38" by 79". The upper door is ten-paneled with a side lever and does not have brass studs or a central knob. Its dimensions are 28" by 79".

The Astoria Column's landscape plan is very different from that of the Trajan Column. The partially wooded hilltop setting is unusual among those columns based on the Roman archetype. Trajan's Column was designed to stand in a courtyard between two libraries in the Forum. In Paris, France, the Vendome Column stands in the Place Vendome and those at the Karlskirche stand in a city square in Vienna, Austria. Other columns certainly exist, but none are known to be outside of a courtyard or square. They are the focal points of urban spaces.

Electus Litchfield successfully incorporated his Fine Arts background into a formal landscape plan. (Fig. 1.) First, the site was cleared of all snags and vegetation. Then the crest of the hill was cut into an organic, almost oval-shaped, area embraced by a narrow roadway. The column itself sits on two low, concrete steps or platforms. The upper platform extends 19" from the column, dropping 8" to the lower platform which extends another 42" before dropping 4" to the ground. The boundaries of a 40'-0 by 40'-0 courtyard are suggested by a low, rectangular, concrete border. A boxwood hedge currently follows that border, but it was not a

PROPERTY NAME Astoria Column

Page 5

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

part of the original scheme. The grade drops 7" outside that border, forcing the viewer to step up into the "courtyard," tactilely reinforcing the separation of the column from a more natural landscape. Three concrete walks radiate perpendicularly from the column on its north, west and south axis. Parking is provided to the west, though far enough away from the column as not to interfere with viewing it as a solitary object.

Other memorials were later placed on Coxcomb Hill. In 1961, a 25'-0 replica of Chief Comcomly's burial canoe was placed just below the parking lot. The canoe, raised 8'-0 in the air, was made of concrete and decorated in plaster by Gene "Geno" Ettro. Gene Ettro was the son of Charles Ettro, who assisted Pusterla during the 1936 restoration of the Column. Three small memorials are near the edge of the central mound. A 2'-6" tall, concrete upright stands beside the main walk leading to the column. Its brass plaque notes that in February of 1949, Coxcomb Hill was the site of the first community television antenna installation in the United States. The transmission marks "the beginning of cable TV." To the left of the walk's steps, mounted flush with the slope, is a granite plaque in memory of John Friend Chitwood, the "father of Coxcomb Hill." He advocated a monument on the hill to honor Lewis and Clark and blazed a wagon road to the summit in 1915. To the right of the steps is another granite plaque mounted flush with the slope. The plaque is actually the lid of a time capsule buried on December 22, 1994, to commemorate the sesquicentennial of Clatsop County. The capsule will be opened June 20, 2044.

Coxcomb Hill has three buildings within the boundaries of John Jacob Astor Park. All buildings are placed on the edge of the hillside, away from the column. A single-story, tourist information booth stands on the NW corner of the hill. A single-story caretaker's house and garage with public restrooms below is located on the SE corner of the hill. In addition, a microwave tower stands to the east of the column within the edge of the woods.

PRESERVATION OF THE COLUMN ARTWORK

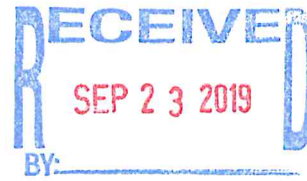
Column muralist, Attilio Pusterla, chose an unusual, and ultimately fragile, medium to decorate the column. Sgraffito, developed in the Italian Renaissance during the 15th and 16th Centuries, was unknown for monumental works of art in the Northwest. But, Pusterla had apparently used it with some frequency in New York. Sgraffito is a wet-on-wet process whereby a dark layer of plaster is laid down first, then a lighter colored plaster is brushed on top. While both layers of plaster are still wet, the figure's outline is incised with a trowel through the top layer. The lower layer of plaster is both exposed and slightly incised. Shadows and depth of field are also created by "scratching" away the upper layer of plaster. Pusterla chose a dark reddish brown plaster that had the consistency of coffee grounds for his first layer. Upper layers tended toward creams and golden tones, though an occasional Venetian red is found where Pusterla attempted to restore the images in 1936.

While the initial artwork was vibrant, the images soon began to lose their definition through the erosion of the top layer of plaster. Pusterla used a lime-



CITY OF ASTORIA
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COMMUNITY DEVELOPMENT



EX EX 19-07

☒ Fee Paid Date 9-23-19 By CC
FEE: \$350.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY
<25,000 Project Value

Property Address: 1 Coxcomb Drive 2195 Coxcomb Drive
Lot 2300 ~~2300~~ Block 8 AC Subdivision _____
Map 8 North 9 West Tax Lot 2300 0600 Zone R2 IN
MAP 18-17

For office use only:

Classification:

Inventory Area:

Applicant Name: FRED PYNES (Friends of Astoria Column)
Mailing Address: 2195 Coxcomb Drive Astoria, OR 97103
Phone: 541-570-5299 Business Phone: SAME Email: fredw5919@gmail.com
Property Owner's Name: city of Astoria Parks and Recreation Dept
Mailing Address: 1555 W. Marine Dr Astoria, OR 97103
Business Name (if applicable): FOAC
Signature of Applicant: Fred Pynes
Signature of Property Owner: _____

Existing Construction and Proposed Alterations:

improve viewing area at the Burial Canoe Monument
by adding a viewing platform and eliminating the broken
walkway and adding a safety rail.

For office use only:

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

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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

The path to the monument was broken and we felt it was a potential area for an accident.

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

The monument was not affected by the viewing improvements.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

NA

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

The viewing improvement will enhance the visitors experience and all efforts will be made to uphold this stipulation.

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

All efforts will be made to uphold this stipulation

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

Broken features are beyond repair. Replacement materials will be similar color and appearance to original.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
NA
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
A full Archaeological review of the site will be carried out by the National Park Service prior to any work
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
Contemporary materials will be used to replace the walk. They will be compatible with the character of the site and surrounding environment
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
Construction techniques will be used to easily dismantle all items installed, should the need arise to do so.

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

We constructed a viewing platform at the Chief Comcomly Burial Canoe Monument, it needed a safety rail to prevent accidents. We built the safety rail to OSHA specifications; it is sturdy material and attached securely to the platform. We matched the safety rail at the top of the Astoria Column

CITY OF ASTORIA

SEP 23 2019

BUILDING CODES

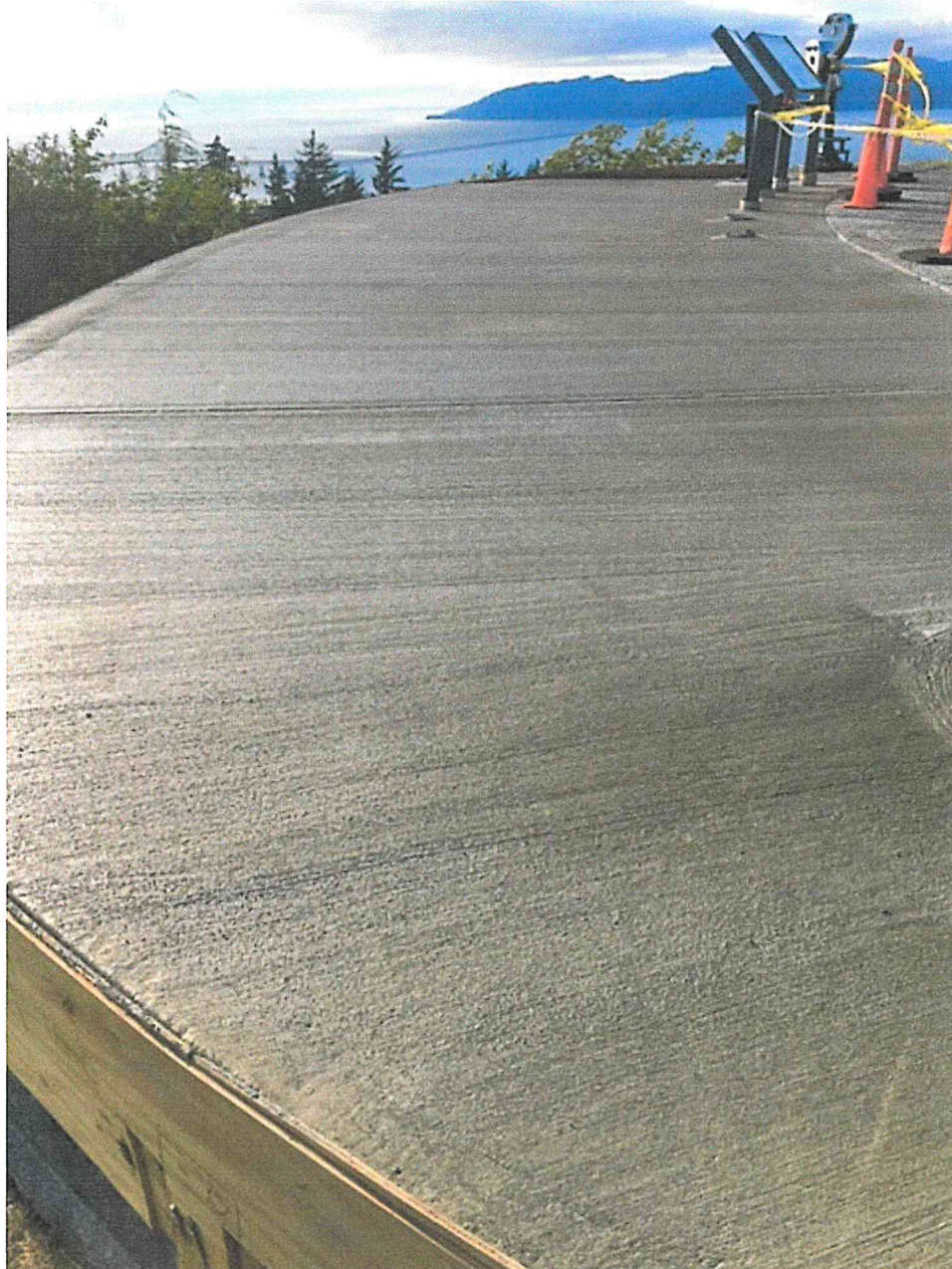
Subject: Platform 1

From: fred pynes <fredw5919@gmail.com>

Date: 9/10/2019, 11:08 AM

To: fredw5919@gmail.com

—IMG_1248.JPG—

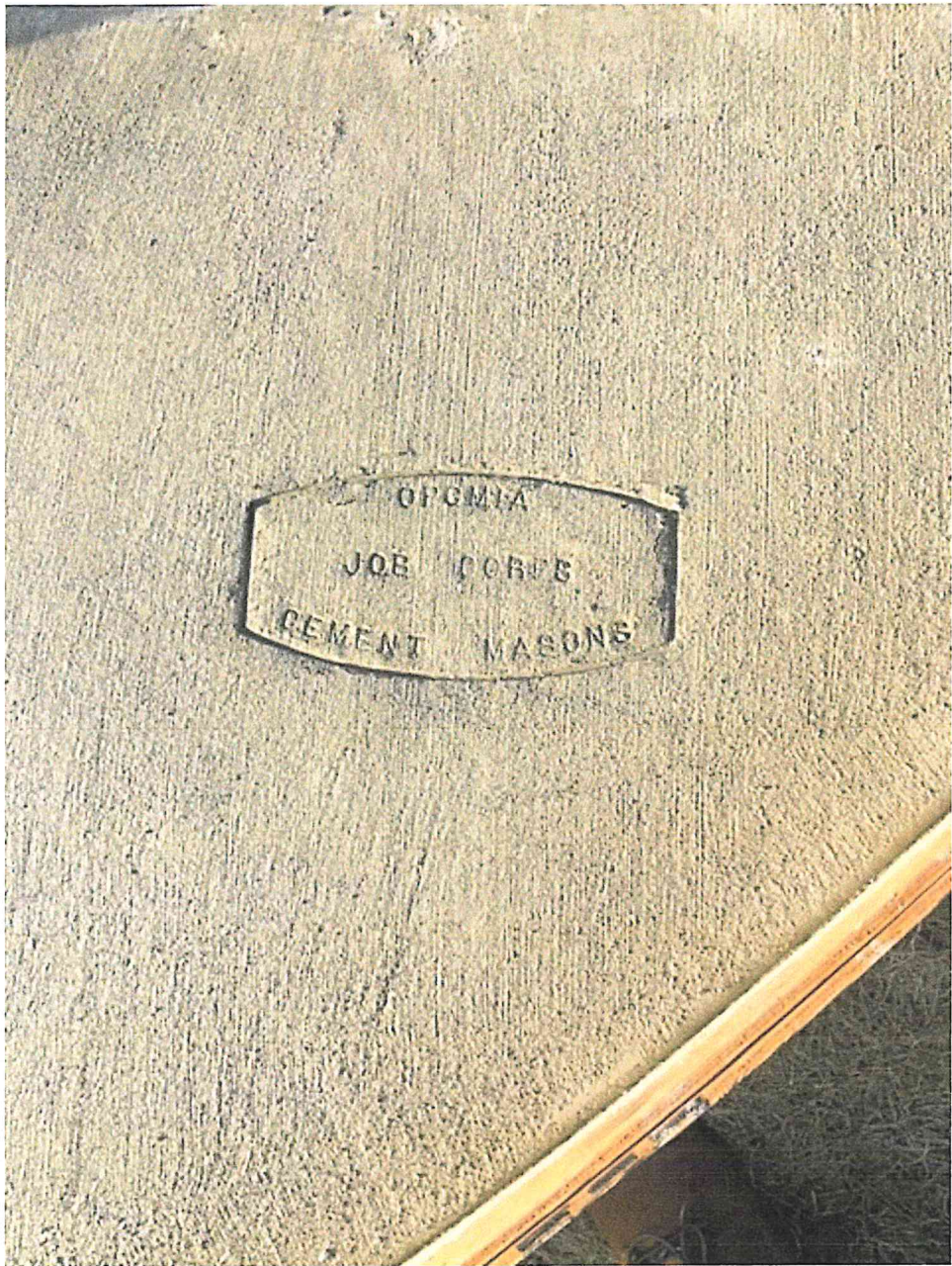


CITY OF ASTORIA

SEP 23 2019

BUILDING CODES

—IMG_1247.JPG—



Sent from my iPhone

—Attachments:—

IMG_1248.JPG	147 KB
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IMG_1247.JPG	203 KB
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CITY OF ASTORIA
SEP 23 2019
BUILDING CODES



—IMG_0309.JPG—

CITY OF ASTORIA
SEP 23 2019
BUILDING CODES

Subject: Walkway

From: fred pynes <fredw5919@gmail.com>

Date: 9/9/2019, 4:13 PM

To: fredw5919@gmail.com

— IMG_0312.JPG —



CITY OF ASTORIA

SEP 23 2019

BUILDING CODES

—IMG_0311.JPG—



—IMG_0310.JPG—

CITY OF ASTORIA

SEP 23 2019

BUILDING CODES



Sent from my iPhone

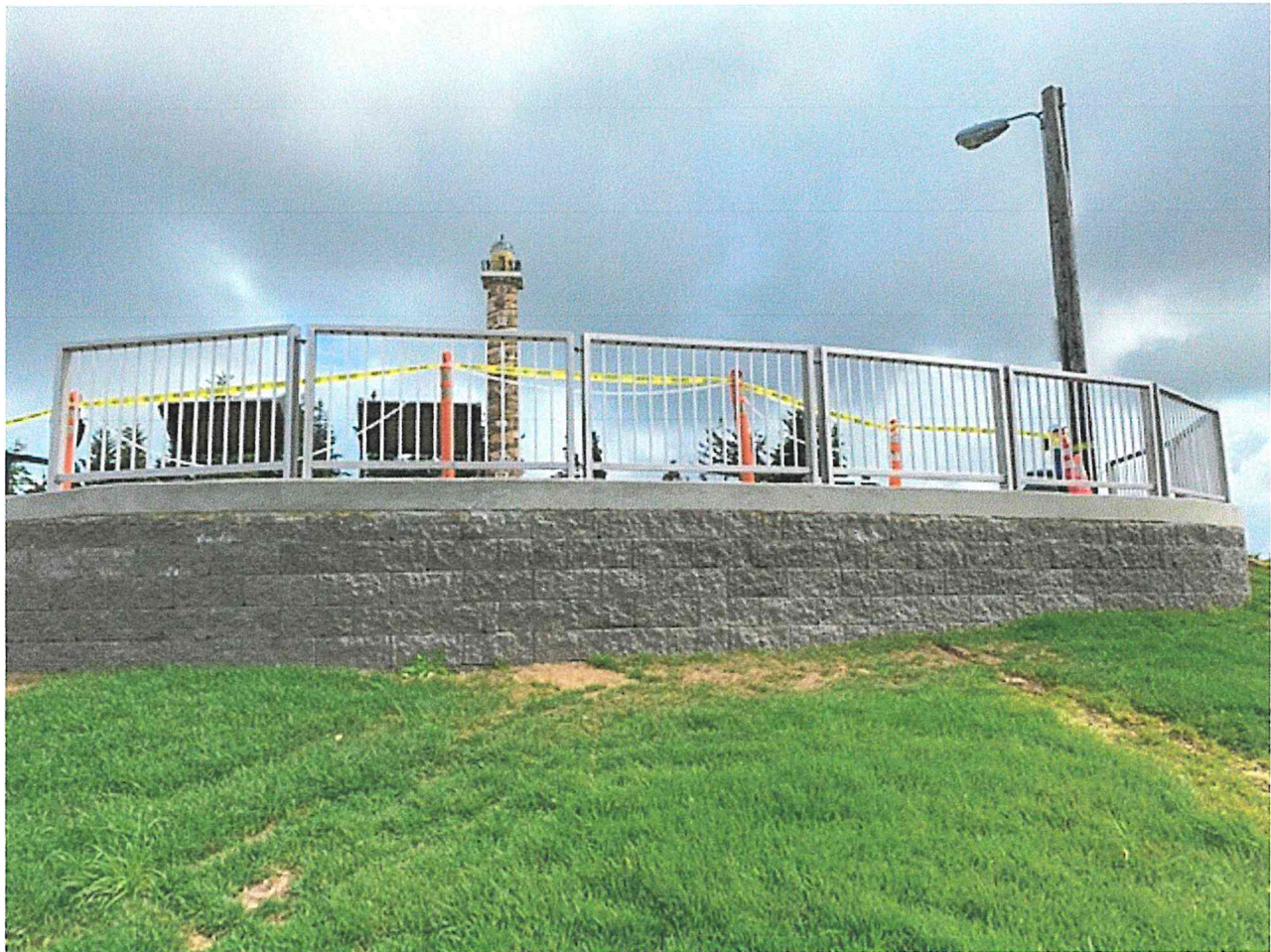
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IMG_0310.JPG	167 KB
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CITY OF ASTORIA
SEP 23 2019
BUILDING CODES

Subject: IMG_2849.jpeg
From: fred pyne <fredw5919@gmail.com>
Date: 9/16/2019, 6:53 AM
To: fredw5919@gmail.com

—IMG_2849.jpeg—



Sent from my iPhone

—Attachments:—

IMG_2849.jpeg

113 KB

CITY OF ASTORIA

SEP 23 2019

BUILDING CODES

Subject: IMG_2848.jpeg
From: fred pynes <fredw5919@gmail.com>
Date: 9/16/2019, 6:54 AM
To: fredw5919@gmail.com

— IMG_2848.jpeg —



Sent from my iPhone

— Attachments: —

IMG_2848.jpeg

128 KB

CITY OF ASTORIA
SEP 23 2019
BUILDING CODES

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

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

Mail	10-28-19
Email	10-29-19
Web	10-29-19

Pub 11-9-19

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, November 19, 2019 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Exterior Alteration Request (EX19-07) by Fred Pynes, on behalf of Friends of the Astoria Column, to replace the steps to the burial canoe and construct a viewing platform with a safety rail at 2195 Coxcomb Drive (Map T8N R9W Section 1700, Tax Lot 00600, Clatsop County Assessor Map 8-19-17) in the IN (Institutional) Zone. The column property is listed as historic by Special Ordinance 83-10. Development Code Sections 2.150 to 2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.240 to CP.255, are applicable to this request.
2. Exterior Alteration Request (EX19-08) by KD Properties, on behalf of Jimmie and DeLores Richards, to remove deteriorating exterior fire escape and replace rotting wood windows with vinyl windows to match existing windows approved in EX05-06 at 1005 Exchange Street (Map T8N R9W Section 08 CC, Tax Lot 2100, Lot 1, Block 45, McClures) in the C-3 (General Commercial) Zone. The structure is designated as historic in the Downtown Historic District. Development Code Sections 2.150 to 2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.240 to CP.255, are applicable to this request.

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

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

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Historic Landmarks Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.



CITY OF ASTORIA

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STAFF REPORT AND FINDINGS OF FACT

October 30, 2019

TO: ASTORIA HISTORIC LANDMARKS COMMISSION

FROM: BARBARA FRYER, CITY PLANNER

SUBJECT: EXTERIOR ALTERATION REQUEST (EX19-08) AT 1005 EXCHANGE STREET

I. **BACKGROUND SUMMARY**

- A. Applicant: KD Properties
Jimmie and DeLores Richards
PO Box 334
Astoria OR 97103
- B. Owner: Jimmie and DeLores Richards
35645 Dow Lane
Astoria OR 97103
- C. Location: 1005 Exchange Street; Map T8N R9W Section 8CC, Tax Lot 2100;
Lot 1, Block 45, McClure's, C-4 (Central Commercial) Zone.
- D. Classification: Secondary in the Downtown National Register Historic District
- E. Proposal: Replace existing rotting wood windows with vinyl windows to match those replaced in 2005 and remove deteriorating fire escape.

II. **BACKGROUND**

The Walters Apartments was constructed in 1925 and is Late Commercial style with Mediterranean detailing. The structure is reinforced concrete with one over one double hung windows. The majority of the windows (52 of 64) are vinyl with some original wood windows (12) remaining on the north and west elevations. The structure is three stories and encompasses the entire lot. The building is at the corner of 10th and Exchange Streets and is bounded on the east by the Century Link Building.

Other than the windows, there have been few alterations to the building. The existing wood windows were recommended for repair in 2005 as part of EX05-06. Now the windows leak water and cold air.

While vinyl windows are not the first choice of material for a historic building, the fact that the proposal is to match existing windows is a consideration. This is a commercial building with a total of 64 windows of which only 12 remain wood. The number of windows to be replaced and the overall final appearance and continuity are also major factors.

The fire escape is deteriorated and the applicant cites that it is no longer considered safe.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet, pursuant to Section 9.020 on October 28, 2019. A notice was posted on site on November 4, 2019. A notice of public hearing was published in the *Astorian* on November 9, 2019. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is listed as a Secondary Historic Structure in the Downtown National Register Historic District.

- B. Section 6.050(C) states that the Historic Preservation Officer shall approve an exterior alteration request if:
1. There is no change in historic character, appearance or material composition from the existing structure or feature; or
 2. If the proposed alteration duplicates the affected building features as determined from a photograph taken during either the Primary or Secondary development periods, or other evidence of original building features; or
 3. If the proposed alteration is required for the public safety due to an unsafe or dangerous condition.

4. If the proposed alteration relates to signage in scale to the architectural style of the building.

Finding: The proposed work to replace existing wood windows with vinyl windows is significant and requires review by the HLC. The applicant cites that the fire escape is unsafe; therefore, it may be reviewed by staff.

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

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

Finding: The building was constructed in 1925 as an apartment building. The current use will continue as that same use.

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

Finding: The proposed alteration will replace wood one over one with vinyl one over one windows to match the existing vinyl one over one windows.

The vinyl windows selected would be installed to the same overall dimensions and would be inset in the existing frame with the original exterior brick molding retained. The mullion would be the same approximate size and location as the wood windows. The vinyl windows would be approximately less than 1" closer to the brick molding but would retain an inset appearance. All would be single hung one over one windows. The sloped sill would be retained. Each window would be custom made to fit the existing opening dimension of the original window.







Windows proposed in previous application.

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

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

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

Finding: Alterations do not affect changes which have acquired historic significance.

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

Finding: The proposed alterations will match all windows. While the wood windows may show skilled craftsmanship, in this case, the windows are deteriorated and causing air and water leakage.

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

Finding: The proposed request is to replace the deteriorated one over one wood windows with one over one vinyl windows. The wood windows proposed for replacement with vinyl would maintain the historic design and basic dimensions of the wood windows but in a contemporary material. The overall visual quality of the continuity of having all the windows the same should be a consideration.

The vinyl windows would be 3 3/8" thick while wood windows are 2 3/4" thick. This results in the vinyl windows being closer to the facade of the building. However, these windows would be custom made and would be inserted into the existing openings and would retain the exterior brick

molding and sloped sills. The sash on vinyl windows is 1 5/8" while wood is 1 7/8" wide.

The vinyl windows may be white, almond, or a sand color. Since the color of the building can change and it is unknown what colors would match in the future, it would be best to install white. The existing vinyl windows are white, therefore; the white color would be compatible.

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

Finding: The applicant does not propose surface cleaning of the building.

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

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

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

Finding: The proposed alteration includes replacement of windows with vinyl windows. This contemporary material is compatible as the windows will be approximately the same size and scale as the existing vinyl windows. The windows will all be the same opening size and in scale to the existing windows in the building. The glass will be Low E energy efficient windows and will not be tinted. The windows on this building are generally painted and the existing vinyl windows are white; therefore white windows should be used to match the existing windows. This criteria is met.

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

Finding: The proposed alterations will not affect the openings in the building wall and could be easily removed in the future and the essential form and integrity of the structure would be preserved. It would be

recommended that any wood windows removed be stored for potential reuse on the building.

V. CONCLUSION AND RECOMMENDATION

On balance, the request meets the applicable review criteria. The applicant should be aware of the following requirements:

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

Staff recommends approval of the request based on the Findings of Fact above, with the following conditions:

1. All windows shall be clear glass, not tinted.
2. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

HIST. NAME: Walters Apartments
COMMON NAME: Exchange Apartments
ADDRESS: 1005 Exchange Street

DATE OF CONSTRUCTION: 1925
ORIGINAL USE: apartments
PRESENT USE: apartments

CITY: Astoria, 97103

ARCHITECT: J.H. Beaver
BUILDER: Mattson & Lindfors

OWNER: G. T. Investments
 % Jimmy K. & Delores Richards
 Rt. 1 Box 556
 Astoria, OR 97103

THEME: commerce & urban dev
STYLE: Late Commercial w/
 Mediterranean detailing

T/R/S: T8N/R9W/S8

MAP NO.: 80908CC **TAX LOT:** 2100

ADDITION: McClure's Astoria

BLOCK: 45 **LOT:** 1, **EXC ST QUAD:** Astoria

xBLDG STRUC DIST SITE OBJ

CLASSIFICATION: secondary

PLAN TYPE/SHAPE: rectangular

NO. OF STORIES: three

FOUNDATION MATERIAL: conc/pier

BASEMENT: yes

ROOF FORM & MATERIALS: flat/built-up

WALL CONSTRUCTION: reinforced concrete

STRUCTURAL FRAME: reinf conc

PRIMARY WINDOW TYPE: 1/1 double-hung in wood and aluminum frame; multi-pane steel awning with and without fixed; sliding aluminum

EXTERIOR SURFACING MATERIALS: textured stucco

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: parapet with applied vase and festoons in relief, north; Mediterranean influence seen in rounded parapet at corners and arched entry ways

OTHER: stained glass lamps in iron frames at entries, stylized "W" part of iron grill-work

HISTORICAL INTEGRITY: very altered

EXTERIOR ALTERATIONS/ADDITIONS: two-thirds of 1/1 double-hung wood windows replaced by aluminum windows of like size and style, north and west; sliding aluminum framed windows replaced most multi-paned steel frames, east; three of four entry way lights remain intact

NOTEWORTHY LANDSCAPE FEATURES: none

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: SE corner, 10th & Exchange Streets; free standing

SIGNIFICANCE: architecture

STATEMENT OF SIGNIFICANCE: G.W. Walters let a contract to the Astoria firm of Mattson & Lindfors on July 10, 1925, for the construction of this building. The cost of the structure, which contains 19 apartments, was \$50,000. The building was ready for occupancy in January of 1926, and on January 20th, Mrs. Josephine Kling was named manager of the apartment building. The name of the building changed from the Walters Apartments to the Exchange Apartments in 1986.

This building is significant for its contribution to the historic streetscape and its restrained use of Mediterranean motif. Its iron and stained glass entry way light fixtures are some of the finest fixtures to be found in Astoria.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, July 11, 1925, January 21, 1926; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

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

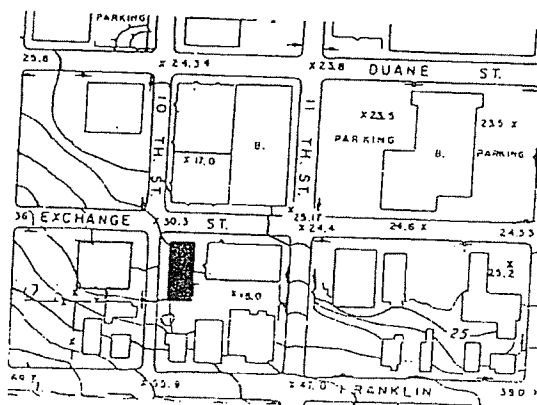
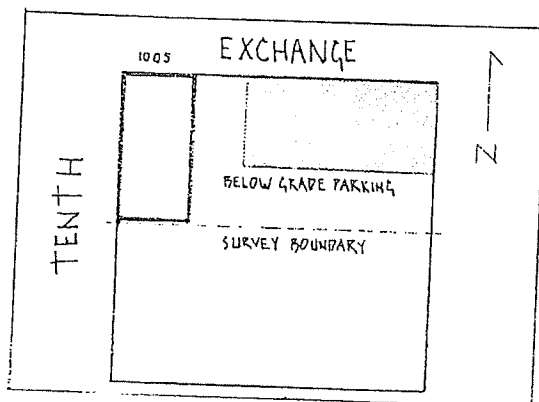
R-102

PROPERTY: Exchange Apartments
ADDRESS: 1005 Exchange
TAX I.D.: 51188

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



NEGATIVE NO.: R3 N13



TOPOG. DATE: 1967

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



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT



EX 19-08

☒ Fee Paid Date 10/11/19 By ck# 4624
FEE: \$350.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY
<25,000 Project Value

Property Address: 1005 Exchange St Astoria Or
Lot 1 Block 45 Subdivision mcclellan
Map 80908CC-02100 Tax Lot 2100 Zone LT 1 BLOCK 45

For office use only:

Classification:

Inventory Area:

Applicant Name: KD Properties (Jimmie & DeLores Richards)

Mailing Address: P.O. Box 334 ASTORIA OR 97103

Phone: 503-791-7792 Business Phone: _____ Email: _____

Property Owner's Name: Jimmie & DeLores Richards

Mailing Address: P.O. Box 334
35645 DOW LANE ASTORIA OR 97103

Business Name (if applicable): KD Properties

Signature of Applicant: DeLores Richards

Signature of Property Owner: DeLores Richards

① Existing Construction and Proposed Alterations: Remove Deteriorating Fire Escape

② 2nd Second Consideration - Wood Windows Rotting
Most of the Bldg has Vinyl Windows approved by
Historic Committee over 10 years ago vinyl to match existing EX05-06

For office use only:

Application Complete: 10/28/2019

Permit Info Into D-Base:

Labels Prepared:

Tentative HLC Meeting

Date:

120 Days:

2/25/2019

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

planning@astoria.or.us • www.astoria.or.us

WINDOWS - 1005 Exchange

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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

ENTIRE WEST SIDE OF THE BLDG WAS
APPROVED FOR THE VINYL WINDOWS TEN
YEARS AGO BECAUSE THEY WERE ALUMINUM
EXCEPT BASEMENT WINDOW THAT WERE WOOD

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

DISTINGUISHING ORIGINAL QUALITIES OF THE WEST
SIDE WINDOWS DOES NOT EXIST

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

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

REPLACING THE LOWER VINYL WINDOWS
WITH WOOD WOULD BE IN SYNC WITH
THE CHANGES IN THE COURSE OF TIME

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

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

THE LOWER END OF WINDOW ARE ROTTEN
THEY NEED TO BE REPLACED TO MATCH
THE REST OF THE WINDOWS

Fire Escape

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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
NO LONGER CONSIDERED SAFE FOR
USE AS ITS ORIGINAL PURPOSE. BY
LAW NEW CONSTRUCTION OF FIRESCAPES IS NOT
ALLOWED
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
REMOVAL OF A NON-FUNCTIONAL
FIRE PLACE WOULD NOT EFFECT
THE CHARACTER OF THE BLDG
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

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

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

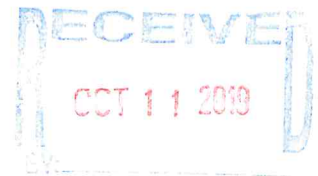
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural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

KD Properties (503)325-3323

Jimmie Kenneth Richards and DeLores Richards

PO BOX 334

Astoria Or 97103



:City of Astoria, and Community development and Historical division

October 8, 2019

In reference to replacement of rotten windows at 1005
Exchange St:

Over ten years ago, we got permission from the Historical Society to change out a certain amount of windows with vinyl windows. They were aluminum. The other windows were wood. We have rotten wood windows along the 1st floor/basement level now. They will not open or shut effectively anymore. In the winter they are covered with condensation. May we change at least these windows to vinyl?

And, the rotten wood does not give a good appearance to that side of the building because the rest of the side of the building is vinyl all the way up.

There are also a number of wood windows on the upper front of the building (not the side) but they appear to be in acceptable condition (although drafty) at the moment.

Thanks for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jimmie Richards". The signature is fluid and cursive, with the first name being more prominent.

A handwritten signature in black ink, appearing to read "DeLores Richards". The signature is fluid and cursive, with the last name being more prominent.

Jimmie and DeLores Richards

KD PROPERTIES (503)325-3323

Jimmie and DeLores Richards PO Box 334

Astoria Or 97103



City of Astoria, Community Development

October 8, 2019

In reference to the apartment building at 1005 Exchange St Astoria Or 97103:

Fire Escape: We have noted, according to The Daily Astorian that the Waldorf (next to the City Hall) Project will be removing it's fire escape. We wish to apply to remove our fire escape also. It is deteriorating. It is in need of repair or removal. We understand that fire escapes are no longer approved in new construction by law.

Our building is three stories. However since there is access to street level on the 2nd floor, it is in effect like a building with only 2 floors. It has 2 stairways from the top floor (on both ends of the hall) which grants access to the street level door on the 2nd floor and to the stairs to the bottom floor at the other end of the hall. The first floor has street access and two doors out of the building. The building has a manual fire alarm system which also informs us when it needs attention. It has fire extinguishers on every floor. It also has smoke detectors in every unit and in the halls.

We are now almost thru with painting the building. And, it is a perfect time to take care of the problem fire escape also.

Please give this your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jimmie Richards". The signature is fluid and cursive, with a large loop at the end.

Jimmie and DeLores Richards

A handwritten signature in black ink, appearing to read "DeLores Richards". The signature is cursive and matches the style of the first signature.



Why Milgard Windows & Doors

Milgard windows and patio doors can help you create a beautiful home. Learn why Milgard is the clear choice.

Quality

Milgard offers award-winning windows and patio doors built for long-lasting comfort. For over 50 years industry experts have consistently recognized Milgard as a trusted brand, ranking #1 in vinyl window quality nationwide*.

Experience

Since 1962, Milgard has designed and assembled superior custom made windows and patio doors for replacement, remodeling and new construction. Milgard engineers are known for their industry-leading designs using patented technologies.

Service

We serve the Western U.S. and Canada with customer care centers near you. Our belief is that by being close to our customers, we can provide you better service.

Warranty

At Milgard, we build our windows and patio doors to last and we back them with the Milgard Full Lifetime Warranty. See complete warranty details by product series at milgard.com.

*According to the 2019 Hanley Wood Brand Use Study.

Everything *You Need*

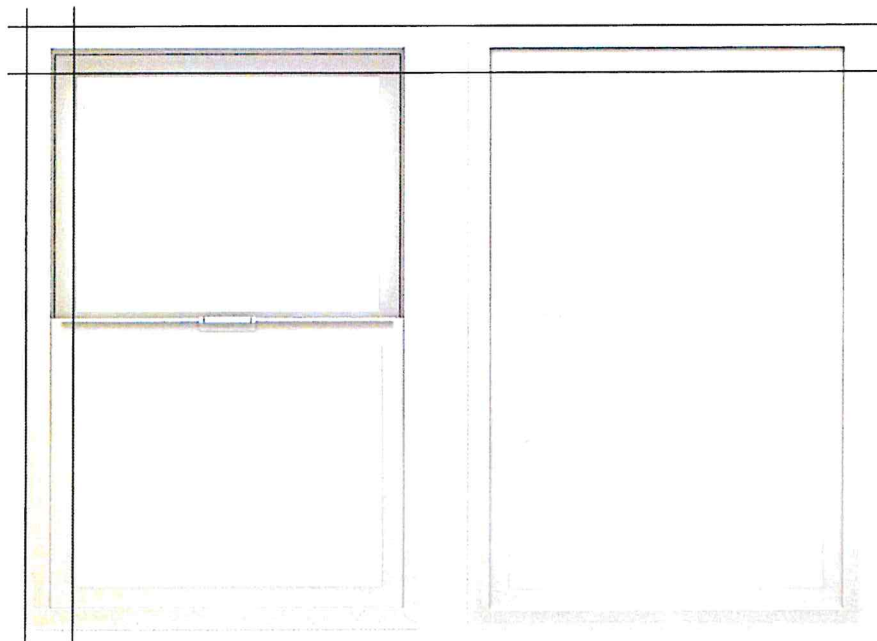
- Our reimagined contemporary look to the SmartTouch® window lock on single hung and sliders practically disappears from view when closed
- Worry-free vinyl construction that won't corrode and does not need to be painted
- Eight premium exterior vinyl finishes to choose from
- Windows made to custom specifications with 2-7/8" jamb depth, perfect for 2" blinds
- Suitable for new construction and replacement window projects
- ENERGY STAR® packages designed for your specific climate
- Weep hole covers and pull rail screens come standard to help your windows continue to perform their best



Even Sightlines

All Trinsic™ Series windows come with even sightlines, from top to bottom, and across operating styles.

This provides a streamlined and aesthetically pleasing effect throughout your home, no matter which window operating style you choose.



Define your home with *Windows*

Trinsic™ Series offers a complete selection of operating styles you can mix and match throughout your home depending on your need for increased daylight or ventilation. Even sightlines can help create a cohesive look and visually appealing result in every room. Each window is custom made to your exact specifications using our signature vinyl formula.



HORIZONTAL
SLIDER



Horizontal slider windows open with the sash sliding left or right. In a single slider, one sash slides to open. A double vent has two operable sashes on either side of a fixed sash.

Since they open and close without protruding, horizontal sliders are an excellent choice for rooms facing walkways, porches or patios.



SINGLE HUNG



In the single hung window, the bottom sash moves up to open and allow air flow and the top sash is fixed. Since it opens and closes without protruding, single-hung windows are an excellent choice for first-story rooms. Single hung windows also work well in combinations.



CASEMENT

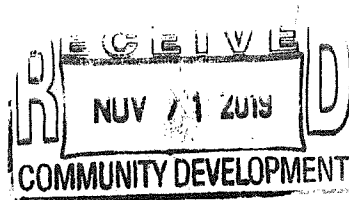


A casement window is hinged at the side and opens outward like a door. Unlike single hung or sliding windows, a casement window has no rail for an unobstructed view. If you're installing windows over a sink, countertop or appliance, a casement window with a crank can be the perfect solution.

DK Window Works, Inc.

35372 HWY 101 Business #11

Astoria, Oregon 97103

**PROPOSAL**

Phone #	503-325-4672
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DATE	PROPOSAL #
10/28/2019	10265

NAME
KD Properties. 1005 Exchange PO Box 334 Astoria, Or. 97103 503-325-3323

Fax #	E-mail
503-325-4830	DKWindowworks@hotmail.com

QTY	DESCRIPTION	RATE	TOTAL
8	Trinsic, 2210, SH, 1 3/8" Setback, Ext White / Int White, Net Frame: 36" x ", U-Factor: .25, SHGC: .29, VT: .54	310.00	2,480.00T
8	Labor to Install Windows 2nd floor	240.00	1,920.00T
8	Disposal of old windows and materials	8.00	64.00T
	(2nd floor Bid)		0.00

NOTE: PLEASE READ OVER CAREFULLY! This is a contract. Signing this proposal indicates that you have thoroughly read, understand and agree to the terms and conditions of this document. This order will not be placed until we receive this signed proposal. Thank you.

Acceptance of proposal: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

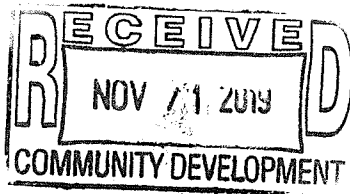
Authorized signature _____

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

TOTAL

S4,464.00

DK Window Works, Inc.
 35372 HWY 101 Business #11
 Astoria, Oregon 97103



PROPOSAL

Phone #	503-325-4672
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DATE	PROPOSAL #
10/28/2019	10264

NAME
KD Properties. 1005 Exchange PO Box 334 Astoria, Or. 97103 503-325-3323

Fax #	E-mail
503-325-4830	DKWindowworks@hotmail.com

QTY	DESCRIPTION	RATE	TOTAL
16	Milgard, Trinsic, 2210, SH, 1 3/8" Setback, Ext White / Int White, Net Frame: 36" x U-Factor: .25, SHGC: .29, VT: .54	310.00	4,960.00T
16	Labor to install windows	240.00	3,840.00T
16	Disposal of old windows and amterials	8.00	128.00T
			0.00

NOTE: PLEASE READ OVER CAREFULLY! This is a contract. Signing this proposal indicates that you have thoroughly read, understand and agree to the terms and conditions of this document. This order will not be placed until we receive this signed proposal . Thank you.

Acceptance of proposal: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____
 Date _____

Authorized signature _____
 NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

TOTAL	\$8,928.00
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Chase & Sons Home Improvements
1871 S. Main Avenue
Warrenton, OR 97146



October 10, 2019

Astoria Downtown
Historic District Association
No. 1 – 12 Street, Suite 114
Astoria, Oregon 97146

To whom it may concern:

KD Properties recently hired our company to repaint the entire exterior of the Walters Building, at 1005 Exchange Street, Astoria, OR 97103. Upon inspection of the windows we found several of them to be in extremely poor condition. There is extensive rot due to the moisture that builds up on the windows that have single panes, due to the fact that we live in a very high moisture area and the fact that they are all single pane windows. Due to the location and space between buildings, the windows on the west and north sides do not have the adequate amount of sun to dry the condensation that accumulates on the windows. The poor condition of the windows also causes the interior spaces to have water damage and mold. The mold is a great health concern to the owners as this is a rental property. In addition, the inefficiency of the windows plays a economical impact on the tenants, as it makes it very difficult to keep the apartments at a level bearable temperature, especially during the winter months.

The building already has 75% of the windows as vinyl. We are recommending that all remaining single pane windows be replaced to due to their condition, and the effect it has on the tenants in the building, and the fact that vinyl windows are much more energy efficient. We are recommending that replacement windows match the existing vinyl windows that are currently in place.

The owners are aware that allowances for vinyl windows have been made for other buildings in the Downtown Astoria District. Example: 240 14th Street building has all vinyl windows.

KD Properties would like to be able to proceed with this renovation and are awaiting approval.

Sincerely,

Todd Chase
Chase & Sons Home Improvements, CCB# 223610

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

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

Mail	10-28-19
Email	10-29-19
Web	10-29-19
Pub	11-9-19

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, November 19, 2019 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Exterior Alteration Request (EX19-07) by Fred Pynes, on behalf of Friends of the Astoria Column, to replace the steps to the burial canoe and construct a viewing platform with a safety rail at 2195 Coxcomb Drive (Map T8N R9W Section 1700, Tax Lot 00600, Clatsop County Assessor Map 8-19-17) in the IN (Institutional) Zone. The column property is listed as historic by Special Ordinance 83-10. Development Code Sections 2.150 to 2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.240 to CP.255, are applicable to this request.
2. Exterior Alteration Request (EX19-08) by KD Properties, on behalf of Jimmie and DeLores Richards, to remove deteriorating exterior fire escape and replace rotting wood windows with vinyl windows to match existing windows approved in EX05-06 at 1005 Exchange Street (Map T8N R9W Section 08 CC, Tax Lot 2100, Lot 1, Block 45, McClures) in the C-3 (General Commercial) Zone. The structure is designated as historic in the Downtown Historic District. Development Code Sections 2.150 to 2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.240 to CP.255, are applicable to this request.

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

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

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Historic Landmarks Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.