



AGENDA

HISTORIC LANDMARKS COMMISSION

November 21, 2017
5:15 p.m.
2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. October 17, 2017 Minutes
 - b. September 19, 2017 Minutes
4. PUBLIC HEARINGS
 - a. New Construction NC17-04 by Zoe Fenton to construct a new single family dwelling adjacent to historic structures at 2609 Irving Ave in the R-2 Medium Density Residential zone.
(Continued from October 17, 2017 meeting)
 - b. Exterior Alteration EX17-12 by Stephan Eiter, WWHJ Holdings, LLC to alter windows, and replace a window with a roll up garage door on existing historic building at 1010 Duane St in the C-4, Central Commercial zone.
5. REPORT OF OFFICERS
6. STAFF UPDATES
7. MISCELLANEOUS
8. PUBLIC COMMENT (Non-Agenda Items)
9. ADJOURNMENT

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

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers
October 17, 2017

CALL TO ORDER – ITEM 1:

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

ROLL CALL – ITEM 2:

Commissioners Present: Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Mac Burns, Kevin McHone, and Katie Rathmell.

Commissioners Excused: President LJ Gunderson and Paul Caruana

Staff Present: Planner Nancy Ferber. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

APPROVAL OF MINUTES – ITEM 3:

Item 3(a): August 15, 2017

Vice President Dieffenbach asked if there were any changes to the minutes. There were no changes.

Vice President Dieffenbach moved to approve the minutes of August 15, 2017 as presented; seconded by Commissioner Rathmell. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Rathmell, and McHone. Nays: None. Abstentions: Commissioners Osterberg and Burns.

Item 3(b): September 19, 2017

Planner Ferber noted that Staff just received the minutes of the September meeting so the HLC would approve them at the next meeting.

PUBLIC HEARINGS:

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

ITEM 4(a):

NC 17-05 New Construction NC 17-05 by Brian and Terri Osken for new construction of a 2,079 square foot single-family dwelling and a 338 square foot garage adjacent to historic structures at 910 Grand Ave. in the R-3, High Density Residential zone. This hearing was continued from the September 19, 2017 meeting.

Planner Ferber stated the Applicants had chosen to withdraw their application. She confirmed the withdrawal had been submitted to Staff in writing.

Vice President Dieffenbach opened public testimony.

Anne Bronson, 959 Franklin Ave., Astoria, stated she was concerned about the Applicants removing trees to improve their view of the river. The trees provide some shade on her house during the summer and she could see the entire hillside ending up on Franklin Avenue if the trees were removed.

Vice President Dieffenbach explained that landscaping and tree removal were not under the HLC's jurisdiction. Planner Ferber recommended that Ms. Bronson discuss her concerns with the Planning Office, so Staff could research any potential geological hazards on the property.

Vice President Dieffenbach closed the public hearing.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) close the public hearing for New Construction NC 17-05 by Brian and Terri Osken; seconded by Commissioner Rathmell. Motion passed unanimously.

ITEM 4(b):

NC 17-04 New Construction NC 17-04 by Zoe Fenton to construct a new single-family dwelling adjacent to historic structures at 2609 Irving Ave. in the R-2, Medium Density Residential zone.

Vice President Dieffenbach asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. Vice President Dieffenbach asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. Vice President Dieffenbach requested a presentation of the Staff report.

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

Commissioner Burns asked what options the HLC would have if the Applicant was unable to provide all of the necessary information. Planner Ferber confirmed the Commission could approve parts of the project, continue the hearing to a later date, or approve the application pending compliance with conditions of approval.

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

Zoe Fenton, 90599 Peter Johnson Rd., Astoria, said the prefabricated home company asked him to sign a contract and then make decisions. He has been doing his best to obtain details from the company about what his options were. He believed he had most of the missing information about overall height, the reveal of the lap siding, the possibility for double hung windows, and photographs of the garage door, entry door, and light sconces. He was fine with submitting the information to Staff and continuing the hearing next month.

Commissioner McHone asked if Mr. Fenton had to sign a contract prior to deciding what would be on the house.

Mr. Fenton confirmed that the company had a standard list of available items. This list is on their website. Nothing is final because the company might change brands next month. He had photographs of what the company currently offers. He presented the photographs at the dais. The lap siding would be Hardi Plank with a seven-inch reveal. He believed the company would be willing to work with the HLC on all of the design details. The photographs just show standard options, so any deviation would cost more money. Therefore, he wanted to stick with the standards options as much as possible.

Commissioner Burns asked for more details on the oil spill that occurred on the property.

Mr. Fenton explained that there was an above ground tank inside the basement, which he had decommissioned even though that was not required. The tank sat in front of the house for almost a month before someone could come do the decommissioning work. Two days after the tank was decommissioned, Wilcox and Flegel arrived, unaware that the work had already been completed. The bung was capped, but they opened it up anyway and ran the pump until they saw oil running out of the far end of basement. There were many cracks in the cement and 95 gallons seeped beneath the basement. In the end, the situation worked out for the best.

He requested double hung windows without divided lites, but offered to find out if divided lites were an option.

Vice President Dieffenbach noted that the conditions of approval allowed for true divided, simulated divided or no divides at all. Therefore, the Applicant's preference would be an acceptable option.

Mr. Fenton stated he was open to either the traditional or the carriage style garage door, but would prefer the traditional door without windows.

Commissioner Rathmell stated she would prefer a five-inch reveal on the lap siding because historic homes typically have smaller reveals. Vice President Dieffenbach agreed and added that the smaller reveal would look better on this home because it was a smaller home.

Mr. Fenton said okay and asked for the Commission's feedback on a belly band.

Commissioner Rathmell stated they were common and noted that the neighboring house had one.

Mr. Fenton explained that the Commission's feedback would allow him to tell the company exactly what he needed.

Commissioner Rathmell reiterated that she preferred a smaller reveal on the lap siding, no simulated divided lites, and no vinyl windows. Vice President Dieffenbach said the HLC typically allowed vinyl windows on new construction as long as they had true divided or simulated divided lites. Planner Ferber confirmed that vinyl windows were allowed on new construction but not exterior alterations.

Mr. Fenton said he understood the look of the windows was important. His windows would be single hung.

Vice President Dieffenbach said she preferred the garage door had some articulated depth instead of solid smooth panels. Either bead board or panel insets would be acceptable. She asked for details about window trim options.

Mr. Fenton said the only information he had was the photograph.

Vice President Dieffenbach stated the elevation drawing appeared to indicate five quarter trim on the corners and window surrounds. Traditionally, cottage style houses do not have a lot of ornamentation but do have trim on the corners, windows, and where the wall meets the roof. She believed what was shown in the drawing would be acceptable. A window sill would look good as well.

Commissioner Rathmell believed a sill would be important because it would give the house shadow lines and details. A flat-sided house with flat windows would look like a prefabricated house, which would not match the character of the neighborhood.

Mr. Fenton agreed.

Vice President Dieffenbach explained that the fascia board should be as big as or bigger than the window and corner trim to give the house a cap with the roof.

Mr. Fenton stated he would make sure the fascia board was an acceptable size.

Commissioner Osterberg asked if the details provided should be considered minimums. He also wanted to know if the Applicant was presenting extra cost options as part of his proposal that should be considered part of the amended application.

Mr. Fenton stated definitely and explained that he presented the only photographs the company could provide of an existing example of his house plans. He believed the photographs showed the most basic way to build the house and he would build his house per the HLC's suggestions.

Vice President Dieffenbach suggested the hearing be continued to give the Applicant an opportunity to look at the available options and prices, and put together a package to present to the HLC next month.

Mr. Fenton explained that he would not be able to discuss design details with the company until he starts paying them. Now he knows the HLC is amenable, so he can move forward with the company and then come back to

the HLC with more definite answers. He confirmed that a continuance would not interrupt his time frame. He did not plan on building until the beginning of spring.

Vice President Dieffenbach noted the home would be built on a corner lot. The side view should also be considered a front view, so the details should be carried all the way around the house.

Mr. Fenton agreed. He confirmed the standard roof pitch was 5:12 and he had the option of 6:12.

Commissioner Rathmell said the porch looked enclosed.

Mr. Fenton noted that the corner with the post was open and the porch would have a four-foot overhang. He explained that the lot had a large elevation gain, so the view of one side of the house would be blocked by the hillside. However, he still planned to add the belly band to this side of the house. He confirmed that the HLC had given him all the direction he needed and he would come back next month with details.

The Commissioners discussed the simulated shake siding shown on the gable ends and agreed it would be appropriate.

Planner Ferber said if the front stairs will require handrails details shall be submitted.

Mr. Fenton said if the builder did not provide options for railings, that would be easy to take care of elsewhere. He understood the style would be important.

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

Commissioner McHone moved that the Historic Landmarks Commission (HLC) continue the hearing for New Construction NC 17-04 by Zoe Fenton; seconded by Commissioner Burns. Motion passed unanimously.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

There were none.

STAFF UPDATES – ITEM 6:

Planner Ferber said iron work was installed on some of the windows on the YMCA building. She expected an application for exterior alterations to the maker space building.

MISCELLANEOUS – ITEM 7:

PUBLIC COMMENTS – ITEM 8:

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:09 pm.

APPROVED:

City Planner

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers
September 19, 2017

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission (HLC) was held at the above place at the hour of 5:24 pm.

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Commissioners Jack Osterberg, Paul Caruana, Mac Burns, and Katie Rathmell.

Commissioners Excused: Vice President Michelle Dieffenbach.

Staff Present: Planner Nancy Ferber. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes of August 15, 2017. There was none. Commissioners Osterberg and Burns stated they would abstain from voting, as they were not present at that meeting. Planner Ferber noted the abstentions may prevent a quorum and confirmed the minutes would be added to the next meeting's agenda for approval.

PUBLIC HEARINGS:

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

The Historic Landmarks Commission continued to Public Hearings Item 4(b): EX17-08 at this time.

ITEM 4(a):

EX17-09 Exterior Alteration EX17-09 by Ron and Muriel Jensen to add a vertical lift to the side of the front porch on the front façade of an existing single-family dwelling at 659 15th Street in the R-3, High Density Residential Zone.

This agenda item was addressed following Public Hearing Item 4(b).

President Gunderson asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. President Gunderson requested a presentation of the Staff report.

Planner Ferber presented the Staff report and recommended approval with conditions. Correspondence from neighbor Rosemary Johnson was submitted in support of the project.

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

Muriel Jensen, 659 15th Street, Astoria, stated that currently, she must go down the steps backwards two steps in front of her husband to hold on to his belt. If he fell, they would likely end up in a heap at the bottom of the stairs. Her husband likes to get out and do things and she must keep him safe. Getting from the porch to a cab is a giant ordeal with the walker. There is no way to make the chair lift beautiful or historic, but it is the only solution they have.

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

Commissioner Burns moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX17-09 by Ron and Muriel Jensen; seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

The HLC proceeded to Public Hearing Item 4(c) at this time.

ITEM 4(b):

EX17-08 Exterior Alteration EX17-08 by Jim Forrester to replace wood around the storefront windows, add cultured stone to kick plate, and rebuild transom windows at 155 11th Street and 119 11th Street in the S-2A, Tourist Oriented Shorelands zone.

This item was addressed immediately following Item 3(a): Approval of Minutes.

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

President Gunderson declared that her company, Easom Property Management, does business with JP Plumbing and she had previously confirmed with City Attorney Henningsgaard that she could make a decision without being biased.

Commissioner Caruana confirmed he did business with JP Plumbing, but this would not affect his ability to weigh in on this application.

Commissioner Burns declared that Clatsop County Historical Society has done business with JP Plumbing, but he had not discussed this application with them. He drove by the properties, but he did not believe his business dealings would affect his judgment on this matter.

President Gunderson requested a presentation of the Staff report.

Planner Ferber noted she had been directed to present Staff reports without a PowerPoint presentation and encouraged Commissioners to follow up with her manager if they had concerns. She presented the Staff report and recommended denial. No correspondence has been received.

President Gunderson stated she preferred the PowerPoint presentation and believed it was important for the Commissioners and audience to see the color photos. All of the Commissioners agreed. Commissioner Burns added that the audience does not typically read the entire agenda packet, but are invited to give testimony.

President Gunderson asked if the City received any complaints about this project. Planner Ferber said no complaints were submitted, but the project came to the City's attention because the property is right down the block. Staff must address code enforcement issues that come to their attention, even if no complaints are received. She worked extensively with the Applicants to avoid the need for a public hearing; however, the Applicants chose to move forward with the permitting process.

Commissioner Caruana confirmed that similar materials proposed for the Astoria Waterfront Bridge Replacement Project, which was cited in the Staff report, had been denied, and was never reviewed by the HLC because the materials were so inappropriate for that area.

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

Jim Forrester, 165 Skyline Avenue, Astoria, stated he spent a lot of his own money fixing the face of the building last year. Transom windows were built to the City's requirements. It never dawned on him that there was a big issue with what was installed underneath the windows after the rotted material was replaced. He used treated plywood, stainless steel flashing, and Hardi Plank to dress up the building and make it look more presentable. The material is not cultured stone or river rock; it is manufactured true stone that has been bonded together and placed in a valance. The total square footage of the stone is the same as two sheets of plywood, which is about two percent of the entire front façade. He believed the stone made the building look better and brought out the details of the building. He wanted to keep the stone. He presented photographs of buildings within a block of his that used a variety of materials and colors, including stone. He understood that he should have gone through the permitting process or replaced the material, but he did not want to remove something that had already been installed because the stone cost a substantial amount of money to put on. He noted one of the photographs showed a building with vinyl windows and awnings. He believed the same standards should be applied to everyone.

Commissioner Caruana asked why Mr. Forrester chose not to apply for a permit prior to starting the project.

Mr. Forrester said installing the stone was an afterthought to dress the building up. He deals with permitting all the time and was at fault for failing to do so. Bloomin Crazy installed stone underneath their windows not too long ago. The Albatross has wood planking underneath their windows. He did not believe this was a big issue. He confirmed that prior to installing the stone, he was unaware that it would not be allowed. However, he never asked.

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

Kent Easom, 175 14th Street, Suite 110, Astoria, said after looking around town and seeing the various materials used on buildings, he believed the stone should be allowed. In some ways, the stone is a natural progression and commercial buildings change over time. There are many other more egregious violations that do not appear to have been addressed. He did not see any harm in allowing the stone.

Paul Larson, 92967 Pearson Road, Astoria, JP Plumbing, said he realized the stone was not of the same period as the building, but 250 feet up the street, there are lights over the street and up the trees, the building has a mural, and there is a parklet. His street is boring and he thought the stone would enhance the space. He spoke with Jill Brown, who said the color could be changed if that would be more acceptable to the City.

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

Planner Ferber said it was never fun to write up a recommendation for denial, but the Code very clearly outlines that if photographic evidence exists of the building in its original condition, that original condition should be maintained. She was thankful that the Applicant had provided photographs of the original building. Contemporary alterations require a review and in this case, the owners should be stewards of their historic building. It is important for the HLC to consider historic materials when a historic building is being enhanced. This is a contributing building in the Downtown Historic District. A variety of materials has been used around town. Some of those have been permitted and some are not on historic buildings. The diversity is great, but the this application focused on this specific material on this specific building.

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

Commissioner Rathmell said the Staff report clearly demonstrates that the stone is not in compliance and does not fit with the rest of the historic buildings in town. The historic buildings in that neighborhood have plaster panels. Enforcement is a problem and she has seen a lot of work done that did not comply with historic requirements. She agreed the stone looked nice, but also believed it looked out of place with the rest of the buildings.

Commissioner Osterberg stated he had not yet come to any conclusion. A diversity of finishes and materials can be seen throughout downtown and there is no doubt that some are on historic buildings. The original stucco that

was on the building is not necessarily the future of commercial buildings in downtown Astoria. He was not sure the stucco was the most appropriate finish. A couple of criteria speak to the skilled craftsmanship, which would be exhibited by plain stucco. He was also troubled by conclusions that imply that all downtown buildings with a plain cement finish were inappropriate. Some amount of change must be okay and there must be room for some improvements in materials and finishes that do not replicate or match the existing historic exteriors. The stone that the applicant has chosen might not be the most appropriate, but there must be an acceptable improvement.

Commissioner Burns said he wished the Applicant had followed protocol because he struggled with the notion that the HLC must consider this application as if the work had not yet been completed. When he drove by the building, he was not offended by the stone. He likely would not have noticed the stone if he had not been driving by specifically to look at it. The stone is not an overwhelming element in the architecture. Astoria is eclectic and the stone is not a permanent change to the building. Additionally, he did not want to make the business spend money reversing something that he did not consider horrific.

Commissioner Caruana said part of buying and owning a historic property is maintaining it as historic. Most of the storefronts in the photographs are of changes made in the 1960s and 1970s. He did not like the faux marble on the building that burned and was renovated. It is too bad that what was built in the 1920s is as good as it gets and that there is no room for improvements. However, innovators find ways to work creatively within the restrictions. He installed a historic storefront at the Astor, which involved buying extra large material and milling it down to the exact size of the original window sills. He wished Astoria had more diversity. He did not like most of the buildings in the photographs, but appreciated the diversity because it makes downtown Astoria more interesting. The diversity on 11th Street is accomplished through paint colors and things that can be moved or taken away. When he buys historic properties, he accepts that he is limited to paint colors to show off the property. If the stone had not yet been applied to the building, he would deny the request. However, he believed adding awnings and things that can be removed are acceptable and enhance the usability of a building. The stone is an application that can be removed, but if he votes yes, he would have to accept that the building could be like this for 100 years. He wished historic towns had more going on. Color is very helpful and when you own a historic property, you are accepting was there; innovation is limited to paint colors and decorative elements that can be removed. New neighborhoods have diversity, but no character.

President Gunderson said she was undecided as well. Out of the entire project, the 18 inches of stone was not offensive to her. JP Plumbing has been a great partner in downtown and they have invested a lot of money into this project. The HLC approved the mural on the building just a few blocks away, but vinyl windows were installed in that building. The awning with shakes was installed in the middle of the night and is completely offensive. The City should be going after the offensive projects instead of a project like JP Plumbing's. The Custard King mural was never reviewed by the HLC and it contains copy write infringements. She would have a difficult time telling the Applicants they must remove the rock because many residential homeowners have come to HLC after completing projects. One project on Alameda was done wrong, but the HLC did not make the owner tear it down. She understood the HLC did not set precedents, but she could not condemn the Applicants for 18 inches when there are bigger issues in downtown.

Commissioner Caruana asked if the stone could be allowed only until a change in ownership.

Commissioner Osterberg said land use decisions run with the land and cannot be linked to changes in ownership.

Planner Ferber requested a recess so that she could consult with City Attorney Henningsgaard via telephone. However, she believed Commissioner Osterberg was correct.

President Gunderson called for a recess at 6:04 pm.

The HLC meeting reconvened at 6:08 pm.

Planner Ferber said she confirmed with City Attorney Henningsgaard that a deed restriction could be required or simply make a note on the property's file for future owners. She was uncomfortable adding a note because it is unusual for a historic property to have something so loosely tied to it.

Commissioner Burns suggested a condition of approval requiring the HLC to reconsider the stone if and when a future project was reviewed by the Commission. Commissioner Osterberg agreed this condition would be appropriate.

Planner Ferber reminded that if the Commission wanted to approve this application, the Staff report would need new findings of fact to support approval of the request. The Commission and Staff discussed options for approving the project and amending the Staff report. They also discussed options for reconsidering the stone as part of a future project.

Commissioner Osterberg suggested continuing this hearing to the next meeting to give Staff time to write new findings. Planner Ferber said she would appreciate the extra time to amend the Staff report, but would still need more direction from Commissioners on how this project meets the criteria.

President Gunderson was concerned about a continuance because two Commissioners were not present to hear the Applicant's testimony. Commissioner Caruana agreed and added that it would not be fair to the public.

The HLC conducted a straw poll, which indicated the request would be approved.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) approve Exterior Alteration EX17-08 by Jim Forrester and adopt the Findings and Conclusions contained in the Staff report with the following amendments:

- Page 4, Section C, Paragraph 2, Finding: The finishing on the skirting is not a distinguishing original quality of the building and is not one of the key characteristics or distinguishing qualities of the architecture of the building or the surrounding area, and is therefore compatible.
- Page 5, Section C, Paragraph 4, Finding: The plain cement stucco finish along the sidewalk of the building has not acquired its own distinctive character over time and therefore does not need to be replaced in kind, but may have an updated or different appearance. The proposed finish meets the criteria.
- Page 5, Section C, Paragraph 5, Finding, last sentence: "The application of the river rock was done well and the material itself ~~is not~~ appropriate for the site."
- Page 6, Section C, Paragraph 6, Finding: It was not possible to replace the existing material because the property was subject to substantial rot and needed substantial repair. Future alterations to the property, the river rock should be reconsidered by the HLC.
- Page 6, Section C, Paragraph 9, Finding: The proposed materials would not destroy significant culture materials and the design is compatible with the building and the surrounding area.
- Page 7, Section C, Paragraph 10, Finding: Amend the second sentence, "~~However,~~ The application of the river rock ~~is not~~ a compatible material at the site." Also, delete the last sentence and all references to the Comprehensive Plan.
- Replace all instances of "river rock" with "stacked slate."
- Delete Conditions of Approval 1 and 2.
- Add a Condition of Approval requiring the slate be reconsidered as part of future projects.

Motion seconded by Commissioner Burns. Motion passed 4 to 1. Ayes: President Gunderson, Commissioners Osterberg, Burns, and Rathmell. Nays: Commissioner Caruana.

President Gunderson read the rules of appeal into the record.

The HLC proceeded to Public Hearing Item 4(a) at this time.

ITEM 4(c):

EX17-07 Exterior Alteration EX17-07 by Rickenbach Construction to add a 392 square-foot addition for cooler storage on the south façade and awning over existing seating area on the south façade at #1 8th Street in the A-2, Aquatic Two Development zone.

This item was addressed immediately following Public Hearing Item 4(a).

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

President Gunderson declared that she knew the owners of Buoy Beer, but she did not believe that would affect her decision.

Commissioner Burns declared that two owners of Buoy Beer were members of the Clatsop County Historical Society Board of Directors. He eats at the restaurant, but has not discussed this with the owners. He did not believe any of that would alter his impartiality.

Commissioner Osterberg declared that he visited the site.

Commissioner Caruana excused himself from the meeting at 6:48 pm.

President Gunderson requested a presentation of the Staff report.

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

President Gunderson said the HLC does not approve of signage. However, she wanted to know if using red and blue on the awning to make it match the building would be considered signage.

Planner Ferber explained that adding the logo would clearly be considered signage because it advertised their business. If only colors were, it would be up to Staff to decide whether it was related to advertising at the site. In this case, she believed red and blue on the awning would be considered signage because the colors are specific to advertising that site.

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

Dave Kroening, 1168 14th Street, Astoria, said he planned to keep the awning in its natural canvas color. He apologized that the awning was put up prior to coming to the HLC. Buoy Beer has come to the HLC many times and this was a result of miscommunication between himself and management. The canvas replicates their growler bags and pays homage to the nature and history of the town. They did not plan to take the awning down every night because that would be too cumbersome. However, he would consider taking it down over the winter. The awning shades sun that gets into the brewery and on the patio. He would be happy to maintain the awning because he did not want it to look ragged. The cooler is for more space as they grow. They need space for more inventory. The front piece of property is leased from the Parks Department and the cooler would not violate the lease. The façade would be the same as the rest of the building.

Commissioner Burns noted that taking the awning down in the winter was recommended as a condition of approval.

President Gunderson asked if there was a maintenance plan for the awning.

Mr. Kroening said the fabric could easily be replaced if damaged and pressure washing would take care of it.

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

Planner Ferber recommended the conditions of approval state when winter starts and include language regarding maintenance and repairs.

Commissioner Rathmell noted that the drawing shows five pieces of fabric while the photograph showed three.

Mr. Kroening stated they installed three pieces of fabric, but his staff would like two more pieces installed to provide more coverage.

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

Commissioner Osterberg believed Condition of Approval 3 should be deleted because the HLC should not consider matters that are up to Staff. He also disagreed with Condition of Approval 6 because a finding about the durability of canvas should simply be approved or denied. If canvas awnings are found to be adequate and reasonably durable, then the matter should be considered on its own merits in the Staff report. It goes without saying that things that are approved should be maintained and replaced when damaged.

Commissioner Rathmell did not believe the HLC should be telling someone to bring in their awning in November because they might want to put it out on a nice day in December. She believed Condition of Approval 6 should be changed, but she planned to vote for approval.

Commissioner Burns agreed with Commissioners Osterberg and Rathmell and said he was ready to approve the request.

Planner Ferber noted that Condition of Approval 3 could be deleted if the color and number of panels was specified elsewhere in the Staff report.

Commissioner Rathmell moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX17-07 by Rickenbach Construction, with the following amendments:

- Delete Condition of Approval 3.
- Amend Condition of Approval 6 – “The awning shall be maintained to remain in good condition and the awning fabric shall be replaced when not in good condition.”

Motion seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

ITEM 4(d):

NC17-05 New Construction NC17-05 by Brian and Terri Oksen for new construction of a 2079 square-foot single-family dwelling and a 338 square-foot garage adjacent to historic structures at 910 Grand in the R-3, High Density Residential zone.

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

Commissioner Rathmell declared that she owned a property located around the corner from the site, but she believed she could be impartial.

President Gunderson requested a presentation of the Staff report.

Planner Ferber presented the Staff report and recommended a continuance so that the HLC could get more details about the project from the Applicants.

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

Terri Oksen, 1090 Klaskanine Avenue, Astoria, said she and her husband had not received any of Staff's recommendations until last Thursday. She presented a project outline based on Staff's recommendations.

Brian Oksen, 1090 Klaskanine Avenue, Astoria, added that the three dimensional photograph was given to Staff as a courtesy to show what [inaudible] on the side of his architectural plans just to give him an idea of what the house would look like. All of the details were submitted to Staff as part of the plans. The photograph should not have been displayed for the HLC. He clarified which set of plans the HLC should consider and said the first seven pages of their report addressed Staff's concerns.

Mrs. Oksen stated that they researched the windows recommended by Staff. The home that faces Grand is very visible, so they planned to install simulated true divided wood clad windows on that face of the house to maintain the historic look. On the other sections of the home, they plan to install simulated true divided vinyl windows because the cost to do all wood clad windows is cost prohibitive. The other sides of the house are not highly visible like the side facing Grand.

Mr. Oksen added that 9th Street is not a through street and the walkway is 50 foot or more from the house. The neighboring house is five feet from the property line and his home would be set back five feet from the property line. Overgrown bushes between the properties would hide three-fourths of that side of the home. The back of the home is only visible from a distance.

Mrs. Oksen said the home would be viewed from the pedestrian pathway. They are not able to install wood windows on the entire home.

Commissioner Burns asked if the Applicants were willing to allow a continuance.

Mr. Oksen stated he wanted to get started on the project. He retired a few weeks prior and had been working on getting contractors. The survey has been completed and he wanted approval as soon as possible.

Commissioner Osterberg explained it would be helpful for the Applicants to address Staff's list of 12 recommendations on Page 13 of the Staff report.

Mr. Oksen stated he had already done so and numbered them accordingly. The first seven pages of his handout addressed recommendations 1 through 12, as well as Planner Ferber's concerns.

Mrs. Oksen believed they had addressed the concerns noted in the Staff report even though they did not have the opportunity to work directly with Planner Ferber. They feel the requirements have been met.

Mr. Oksen said they could definitely do wood clad windows on the side most noticeable to pedestrians and traffic on Grand. He did not mind the extra expense of putting the front door in the recommended location. The garage door would be cedar. Spending money for all wood clad windows would more than double the window budget for the house.

Mrs. Oksen confirmed she preferred to complete this hearing at this meeting.

Commissioner Rathmell asked what kind of brick would be used on the courtyard wall.

Mrs. Oksen said the brick would be a composite material.

President Gunderson stated she was concerned that Staff and the HLC have not had adequate time to review the many changes. Additionally, two Commissioners are not present. The HLC wants to direct applicants appropriately and she was not comfortable trying to absorb all of the new information before Staff has seen it. She did not like to delay their project, but believed it would be a disservice to rush into a decision.

Commissioner Osterberg agreed with President Gunderson and said he would like to hear Staff's review of the newly proposed items.

Commissioner Burns said he did not like to make applicants wait a full month as they go into the winter season. However, he did not feel comfortable reviewing so much information. He wanted Staff to have the opportunity to make recommendations.

Mr. Oksen said as long as HLC did not come back and require all wood clad windows, which would break his budget, he would be happy to give the City some extra time.

President Gunderson stated the HLC could not commit to anything at this point.

Commissioner Burns said the new information was encouraging and he was glad the Applicants were talking to Staff and trying to address concerns.

Mr. Oksen explained that he originally wanted to start the project in the middle of summer, but was new to this process. Little by little, he learned each step. This is the first home he has built and realized he had purchased a lot in a historic district. His designer has a lot of experience and he took a lot of things into consideration when designing this home, including the historic area. The house was designed to the contours of the lot so that the second level would not block views from across the street. He had a geological report done so that the foundation could be built appropriately. He appreciated all of the feedback, considerations, and concerns.

President Gunderson said she was not thrilled with the original proposal, but felt more comfortable about the project after seeing the new information.

Commissioner Osterberg suggested Commissioners review the information and give Staff their comments prior to the October meeting. Planner Ferber said that would be fine and recommended the public hearing be left open.

President Gunderson called for any presentations by persons in favor of the application. Hearing none, she called for testimony impartial to the application.

Mary Clat, 731 9th Street, Astoria, stated she was impartial to the application. This will be a 2,000 square foot home on a very small piece of land. She was concerned that the house would go straight up and block her view. She has lived in her home for eight years. The house to the right of the lot has been vacant for at least five years. She was not sure if the vacant house was being torn down. She asked if there was a height requirement on new home construction that could block her view.

President Gunderson stated the home would be well under the maximum height limit. She explained that the HLC cannot regulate or change zoning standards, nor can they protect views. Commissioner Osterberg suggested Ms. Clat get information from Staff about her concerns.

Ms. Clat said she was also concerned about how far into the earth the foundation would be installed. She has cracks in her foundation and moldings are separating from the walls because the house is moving. When the City worked on the street, she purchased landslide insurance in case something happened after the work was complete. She was concerned about the potential for a landslide or more damage to surrounding homes. If the foundation is just going to be laid on top of the ground, that would be one thing. But a 2,000 square foot home with a daylight basement would be dug into the ground.

President Gunderson reiterated that Ms. Clat's concerns did fall within the realm of the HLC and suggested she speak with Staff.

Planner Ferber added that she would not present a new construction project to the HLC if it did not meet basic zoning and land use requirements.

President Gunderson called for any presentation by persons against the application. There was none.

Commissioner Burns moved that the Historic Landmarks Commission (HLC) continue the hearing for New Construction NC17-05 by Brian and Terri Oksen to the October meeting; seconded by Commissioner Osterberg. Motion passed unanimously.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5: There were none.

STAFF UPDATES – ITEM 6: There were none.

MISCELLANEOUS – ITEM 7: There were none.

PUBLIC COMMENTS – ITEM 8: There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:35 p.m.

APPROVED:

City Planner

STAFF REPORT AND FINDINGS OF FACT

November 16, 2017

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER

SUBJECT: EXTERIOR ALTERATION REQUEST (EX17-12) AT 1010 DUANE STREET TO ALTER WINDOWS AND REPLACE A WINDOW WITH A ROLL UP GARAGE DOOR ON AN EXISTING HISTORIC BUILDING

I. BACKGROUND SUMMARY

- A. Applicant: Stephan (Steff) Eiter on behalf of WWHJ Holdings LLC
1010 Duane Street
Astoria OR 97103
- B. Owner: WWHJ Holdings LLC
1684 Franklin Ave
Astoria OR 97103
- C. Location: 1010 Duane Street; Map T8N R9W Section 8CB, Tax Lot(s) 9800; Lots 7 & 8, Block 60, McClure, Zone C-4 Central Commercial
- D. Classification: Local landmark, secondary in the Downtown National Register Historic District
- E. Proposal: Restoring windows and transom lites, replacing easternmost street level window bay with a roll up glass front garage door.
- F. Previous Applications: CA09-52 approved November 2009 for roof repair, adding skylights below the parapet, CA17-24 for repairing cement, prepping and painting exterior and restoring windows.



II. BACKGROUND

The Van Dusen Building, previously addressed 372 10th, and 1010-1036 Duane Street, has housed multiple commercial uses as a prominent structure on the west end of the downtown commercial district. The site was originally constructed in December of 1923, by Van Dusen & Company, an insurance and realty firm. The building was originally designed for a corner storefront with three storefronts facing Duane, and offices on the upper floor.



A current proposal pending review by the Astoria Planning commission seeks a conditional use permit to use the space for light industrial use. The use will allow for a makers space- a collaborative space for professional artists and craftspeople to use for manufacturing, business incubation as well as workshops and instructions. Additional studio/professional office space is available on the upper floor. The roll up garage door is proposed with this HLC request, to allow access for large equipment, and make the storefront façade more engaging.

As noted in the historic inventory research, the building is significant for its connection to the Van Dusen family. The well-designed structure is heavily altered and currently lacks continuity. The “borderline secondary structure, if restored, would contribute significantly to the historic streetscape.” With the proposed plans to house a makers space, the new use will activate this currently vacant portion of the Astoria’s historic downtown district.



The structure currently has concrete floors in the basement, and crib flooring upstairs. The basement houses a collection of smaller rooms slated for conversion to better use of the space. The space will potentially house an area for welding and a kiln for ceramics.

The first floor will include workspace for jewelry making, woodworking, sewing, a gallery area and computer stations/ 3-D printing. Three alterations are proposed with this permit, only one requires review by HLC:

1. The windows on the southwest corner will be restored full sized storefront windows to provide consistency with the south façade
2. Transom windows along the south and west façade will be restored
3. The easternmost street level window bay will be replaced with a roll up glass front garage door

The first two alterations have been reviewed administratively by staff and issued certificates of appropriateness. However, the alteration of the eastern window to a roll up door requires review by the HLC. Proposed signage, requiring a variance, is scheduled for review by the Astoria Planning Commission.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet, excluding rights-of-way, pursuant to Section 9.020 on October 27, 2017. A notice of public hearing was published in the *Daily Astorian* on November 14, 2017. 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.

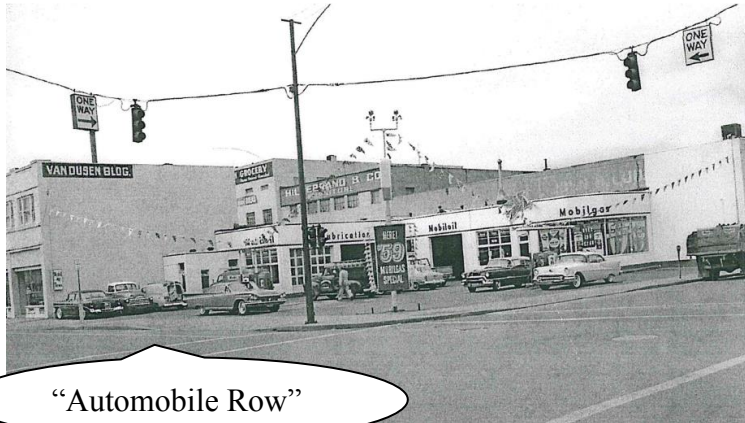
Finding: The structure is listed as a local landmark and Secondary Historic Structure in the Downtown National Register Historic District. The criteria is met.

- 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: Altering the character and appearance of the existing structure through the addition of a roll up garage door requires review by the HLC. The criteria is met.

- 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 current structure was constructed in 1923, shortly after the fire of 1922. The entire downtown commercial district housed basic goods and services, as well as auto repair and light industry. Duane

Street was also known as “Automobile Row”, and included a number of auto related businesses. Commercial uses of the building have changed over time. The proposed alterations will allow better access for the proposed use of a makers space with professional offices. The requested alteration allows continuation of reuse of the building. The criteria is met.

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 only historic material proposed for removal are windows on the south façade for replacement with a roll up door. The south façade is highly visible, but the main character of the building will not be heavily altered. With the additional repair work to expand the windows on the west end of the south façade, this side of the building will have better continuity,

and allow better access for the proposed internal use of the site. If necessary, the roll up door could be replaced by a window to return to original storefront design in the future.

Uncovering and restoring the original transom above the garage door maintains uniformity with the rest of the façade, providing a balance of restoring existing features while adding a new design element. The criteria is met.



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. The use of the structure has transformed over its own time, most recently from vacant storefronts to the proposed makers space use. The proposed alteration is historically fitting with the site adjacent to automobile services and situated along “Automobile Row,” and historic uses of Duane Street. The professional office space will continue use at the site, in conjunction with the new proposed light manufacturing under review by APC. The criteria is met.

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. The proposed garage door allows for adaptive reuse, and functions to keep the streetscape open and inviting. While this request is focused on a very site specific alteration, the changes in downtown environment have changed over time, and roll up garage doors are not uncommon on other structures in the downtown district. Keepsake Tattoo and the Astoria Coffee House and Bistro both utilize roll up garage doors, as does Fernhill Glass, pictured below. In good weather, these doors are rolled up and create an inviting environment for pedestrian engagement and active streetscapes.



Example of similar roll up doors downtown

Existing configuration



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 south side is the primary facade of the site and feature the skilled craftsmanship of the building. The detailing includes the pilasters, rosettes, pediment parapet with ornamental spheres on the roofline, transom windows and projecting aluminum windows. The craftsmanship of the existing windows and decorative elements will be treated with sensitivity. The addition of just one roll up garage door will not detract from the existing craftsmanship on the building; swapping an existing man door from the west side to the east side of the far window still allows for access



Proposed configuration

and an inviting exterior that was provided by the previous window configuration. The criteria is met.

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

Finding: The applicant proposes repairing and replacing the existing window, with the garage door. The specifications for the garage door are attached in exhibit 5. The proposed door will have aluminum framing, with options of anodized or powder coated finishing. The man door will not be replaced, just reconfigured. The garage door has a simple design, and is neutral in its color and texture. It will not be a substantial design element on the building; it does not require structural changes to install at the proposed location. The criteria is met.

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

Finding: No sandblasting or invasive/destructive cleaning methods will be utilized. The criteria is met.

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. The criteria is met.

Finding: Archaeological resources, if any, will not be affected. The proposed alterations will not include any disturbance below grade. If any archaeological resources are discovered, the applicant shall stop work and contact the City before proceeding. The criteria is met.

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.

The proposed door addition/reconfiguration does not alter significant historical, architectural, or cultural materials on the building.

Size

The proposed door is approximately 10'x 9'. Installation of the door will not require any structural changes for installation.

Scale

The footprint of the existing structure will remain intact. The size and scale of the door are compatible with the existing south façade. Staff and the applicant discussed alternative locations for the roll up garage door. Adding it to the east side would require access off a parking lot under different ownership. The existing storefronts on the west façade are not being altered. The south side provides the interior access needed for moving large equipment into the building and is the best location for a roll up door on the site. The massing of the structure is not being altered. The Late Commercial/Classical style of the building will not be heavily altered with the addition of this storefront improvement. The scale is in proportion with the rest of the windows and doors on the building. The criteria is met.

Color & Materials

There are two options for finishes for the roll up door. The applicant indicated the door framing will be black. The design specifications note anodized or powder coated finishes. Windows shall be clear to match the existing windows at the site for continuity. The criteria is met.

Character of the property

The Van Dusen building is notable for its Late Commercial style of architecture, and well preserved detailing currently being restored. The ornamental elements such as the pediment-parapet, pilasters on the south façade and transom windows are defining features of the building. The addition of the roll up garage will not alter these elements. The 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 could be removed in the future and the essential form and if the window was replaced and door location reconfigured, the integrity of the structure would be preserved. The criteria is met.

V. CONCLUSION AND RECOMMENDATION

In balance, the request meets the applicable review criteria. 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.

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

Any additional structures at the site including a garbage enclosure or covered bike parking may require historic review.

With the potential for increased impact to the sidewalk through maneuvering large equipment, Public Works staff noted in the event of any damage, City Code section 2.000 requires maintenance of sidewalks by adjacent property owners.

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

1. Any wood shall be free of incision marks.
2. The applicant shall clarify the finishing on the garage door.
3. All windows shall be clear glass, not tinted.



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

EX 17-12

☒ Fee Paid Date 9/20 by check w/ CV-17 By NF
FEE: \$350.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY <25,000 Project Value

Property Address: 1010 DUANE ST. 1010 - 1036 Duane St
Lot 5500, 5600 7+8 Block 61 60 Subdivision M. Clure
Map 8-CA CB Tax Lot 5500, 5600 9800 9880 Zone C-4

For office use only:

Classification: local landmark Inventory Area: Secondary - Downtown HD

Applicant Name: WWHS HOLDINGS, LLC - STEPHAN EITER (member)

Mailing Address: 1684 FRANKLIN AVE

Phone: 202-285-8350 Business Phone: same Email: STEFFEITER@YAHOO.com

Property Owner's Name: WWHS HOLDINGS, LLC

Mailing Address: 1684 FRANKLIN AVE

Business Name (if applicable): WWHS HOLDINGS, LLC

Signature of Applicant: [Signature]

Signature of Property Owner: [Signature]

Existing Construction and Proposed Alterations: See attached

To alter windows & replace a window w/ a roll-up garage door on
existing historic building

For office use only:

Application Complete: 10-30-17

Permit Info Into D-Base:

Labels Prepared:

Tentative HLC Meeting

Date: 11/21

120 Days: 2-26-18

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.):

See attached

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 property has been used in various stages of its life for retail, print shop, DMC headquarters, etc. We are looking to alter one window bay to be replaced with a roll up garage door to allow the new maker space easier access for hauling materials
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.
Only plate glass windows & the single entry door would be removed. The original transom window would remain & be restored as is.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
No appearance change is requested. We would simply try to put a door in.
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.
We have no evidence that the plate windows are significantly enhancing the appearance of the building. The architectural style & significance comes from the structure & location of the property itself.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
Again - removing only plate glass & glass door. Will use modern changes to the original structure.
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.
N/A for proposed alteration. However we would look to fixing cement bottoms of posts on South face & West face

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.

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

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.

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.

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.

Overview

WWHJ Holdings and Astoria Makers is requesting two alterations to the facade of the Van Dusen Building located at 1010 Duane St in downtown Astoria. The building falls into the downtown historic district which requires this application for request. We hope the Historic Landmarks Commission will agree that the proposed changes will adhere to the historic look and feel and be an enhancement of the building in general.

The Van Dusen building is listed currently as a ^{secondary} contributing building to the Historic District. Although contributing, the build is noted to be severely altered. Our proposed exterior changes would remedy two of these noted issues, the corner infilled windows at the southwest corner on Duane St, and the restoration of the transom windows across the entire two sides of the public facing facade. Our third exterior alteration would be to replace the easternmost street level window bay with a roll up glass front garage door, to allow Astoria Makers to move materials more easily into and out of the building.

We have provided image comps to show the proposed changes and have addressed the items on the application below. Astoria Makers hope to be an asset to the community and a major anchor for the surrounding neighborhood, to draw more of the public to the soon to be rejuvenated Duane St. corridor.

Exterior Alteration Criteria

Criteria 1: The intended alterations would be minimal changes to the building. We would be restoring the original corner full height windows that historically housed a corner store. The transom windows were covered at an unknown date, but are in fact intact and waiting to be restored. The garage door alteration would be a new change to the original building but we should note that the lot to the east of the building previously housed a gas station and auto shop, so this simple glass roll up door would be an homage to that.

Criteria 2: We should easily adhere to Criteria 2 as we won't be altering the original facade and qualities of the building. In fact as we progress with our restoration will be repainting the facade, fixing the crumbling cement pilasters and enhancing the structure visually by bringing out the decorative elements on the trim and portico.

Criteria 3: We do not wish to alter the building to a time period that conflicts with the building itself. It was originally a retail/commercial space and we intend to keep the building essentially as is.

Criteria 4: We don't see any evidence that the changes over time to the building have any historic significance in their own right. In fact the SHPO inventory of the building directly notes that the filled in windows and covered transoms are contributing to the "very altered" historical integrity listing.

Criteria 5: We don't plan to alter any significant craftsmanship during our alteration. The only alteration that would fall under this criteria would be the uncovering and restoration of the transom windows. Here we will adhere to the guidelines we have learned as students in the CCC Historical Preservation Program. Every effort will be made to treat the windows as historical entities and restore them to their full grandeur.

Criteria 6: For this criteria, we plan to restore the full size windows on the southwest corner to "in-kind" style of the current windows of the other unaltered storefronts of the first floor. Similar framing and window treatments will be used to maintain a cohesive look and feel of the entire public facing facades. The pilaster fixes will be on the same style cement finish as currently exists.

Criteria 7: We will adhere to best standards when it comes to treatment of the facade of the building. We plan to completely repaint the full exterior of the building in a fitting complimentary color scheme. The only other exterior cleaning would be the decorative orbs on the front portico. However, neither of these fall under the scope of this application.

Criteria 8: We do not anticipate any archaeological resources will be affected by our proposed alterations.

Criteria 9: We hope to fully adhere to the sentiment of Criteria 9. Our plans will be to match existing window treatments, restore the transoms, and choose a garage door that fits the look and feel of the final design of the building.

Criteria 10: For Criteria 10, we will answer in two parts. For the southwest corner windows, we aim to restore the original storefront full size windows, allowing the public a better view into the building itself. For the proposed garage door, we would not be disturbing the historical transoms above the windows, only removing the currently broken and covered plate glass windows that need repair. The bottom window footing would easily be recreated should these windows ever want to be reinstalled into the building. No structural changes will be made for the garage door. Here the transom window restorations are not applicable.

New Windows on South West corner:**Existing:****Proposed:**

HIST. NAME: Van Dusen Building
COMMON NAME: Van Dusen Building
ADDRESS: 372 Tenth Street
 1010 - 1036 Duane Street

DATE OF CONSTRUCTION: 1923
ORIGINAL USE: office, retail
PRESENT USE: office, retail

CITY: Astoria, 97103
OWNER: Robert E. Poole
 PO Box 9
 Seaside, OR 97138

ARCHITECT:
BUILDER: Rohaut & Gearhart
THEME: commerce & urban dev
STYLE: Late Commercial w/
 Classical detailing

T/R/S: T8N/R9W/S8
MAP NO.: 80908CB **TAX LOT:** 9800
ADDITION: McClure's Astoria
BLOCK: 60 **LOT:** S 1/2 LT 7 & 8 **QUAD:** Astoria

xBLDG STRUC DIST SITE OBJ

CLASSIFICATION: local landmark, secondary

PLAN TYPE/SHAPE: rectangular
FOUNDATION MATERIAL: conc/wood post
ROOF FORM & MATERIALS: flat/built-up
WALL CONSTRUCTION: reinforced concrete
PRIMARY WINDOW TYPE: fixed and sliding in aluminum frame
EXTERIOR SURFACING MATERIALS: finished concrete
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

NO. OF STORIES: two
BASEMENT: yes
STRUCTURAL FRAME: reinf conc

DECORATIVE FEATURES: rosettes on street level pilasters; pediment parapet with spheres on either side

OTHER: pilasters pierce cornice

HISTORICAL INTEGRITY: few remaining features

EXTERIOR ALTERATIONS/ADDITIONS: second story wood framed 1/1 double-hung windows replaced by sliding, fixed and projecting windows in aluminum frame; transom windows covered by corrugated metal; display windows reduced in size and replaced with sliding, fixed and projecting windows in aluminum frame, SW corner; single display window replaced with multiple windows, south elevation.

NOTEWORTHY LANDSCAPE FEATURES: none

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: NE corner, 10th & Duane Streets; nearly free standing; parking to north

SIGNIFICANCE: architecture

STATEMENT OF SIGNIFICANCE: Van Dusen & Company, an insurance and realty firm, announced plans for the construction of a business block located on the NE corner of Duane and Tenth, on April 4, 1923. Rohaut and Gearhart were awarded the contract for the construction of this 45' x 95' building. When completed in December, 1923, the building contained an office facing Tenth Street (for the Van Dusen Company), a corner storefront, three storefronts facing Duane and business and professional offices located on the upper floor. In addition to the Van Dusen Company, Clatsop Abstract Company was among one of the first tenants in the new building. The building continues to house business and professional offices including R. L. Reinebach Attorney at Law, Astoria Chiropractic Center, Poulsen & McCanahan Computer Service Corp., and Deja Vu Resale Shop. Second floor offices include the Community Action Team Housing & Weatherization Program.

This building is significant for its connection to the Van Dusen family, pioneers of Astoria. However, the well designed building is heavily altered and lacks continuity. This borderline secondary structure, if restored, would contribute significantly to the historic streetscape.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, April 4, 1923, May 14, 1923, June 28, 1923, September 11, 1923, January 22, 1924; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

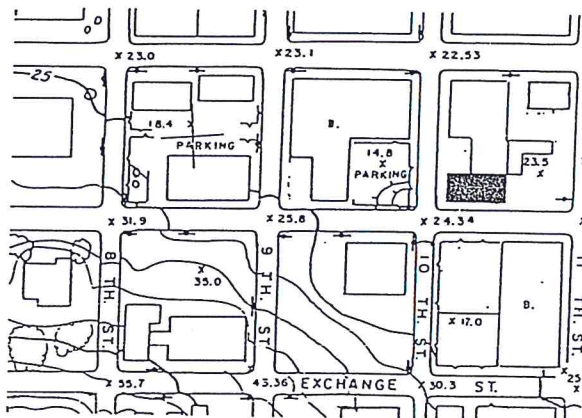
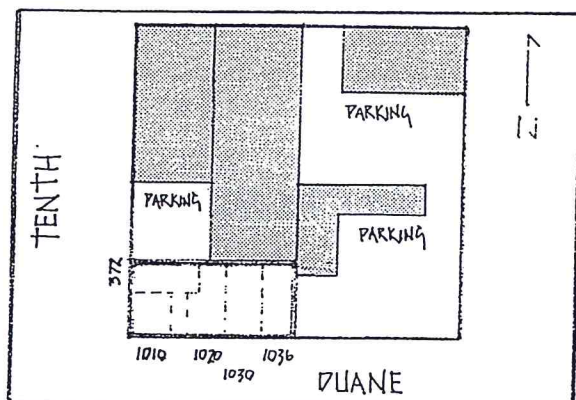
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

PROPERTY: Van Dusen Building
ADDRESS: 372 Tenth Street
TAX I.D.: 51167

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



NEGATIVE NO.: R4 N5



TOPOG. DATE: 1967

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



sent to DA 10/31/17

October 31, 2017

E-MAILED TO: LEGAL ADS, DAILY ASTORIAN, legals@dailyastorian.com
FROM: ANNA STAMPER, COMMUNITY DEVELOPMENT, 338-5183
SUBJECT: PLEASE PUBLISH THE FOLLOWING PUBLIC NOTICE, ONE TIME.

CITY OF ASTORIA
NOTICE OF PUBLIC HEARING

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, November 21, 2017 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria.

The purpose of the hearing is to consider the following request(s):

1. Exterior Alteration EX17-12 by Stephan Eiter, WWHJ Holdings, LLC to alter windows and replace a bay window with a roll-up garage door on an existing historic building at 1010 Duane St in the C-4, Central Commercial zone.

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

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

The Historic Landmarks Commission reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA
Anna Stamper
Administrative Assistant

PUBLISH: November 14, 2017

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

Mail	10/27/16
Email	10/27/16
Web	10/27/16

CITY OF ASTORIA
NOTICE OF PUBLIC HEARING

Mail	
Email	
Web	

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, November 21, 2017 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Exterior Alteration EX17-12 by Stephan Eiter, WWHJ Holdings, LLC to alter windows, and replace a bay window with a roll-up garage door on existing historic building at 1010 Duane St (Map T8N-R9W Section 8CB, Tax Lot(s) 9800; Lot(s) 7 & 8, Block 60, McClure) in the C-4, Central Commercial zone. Development Code Standards 2.425-2.445 (Zoning), Articles 6 (Historic), & 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005-CP.025 (General Development), CP.055-CP.055 (Downtown Area), CP.190-CP.210 (Economic Element), and CP.240-CP.255 (Historic Preservation) are applicable to the request.

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

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

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

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

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

THE CITY OF ASTORIA



Anna Stamper
Administrative Assistant

80908CB06400
Astoria Labor Temple Inc
PO Box 55
Astoria, OR 97103-0055

80908CB09500
Blasal Investment Co
111 N Wall St
Spokane, WA 99201-0609

80908CB06100
Jacob Robert H
140 Grand Ave
Astoria, OR 97103

80908CB06200
Luottamus Partners LLC
433 13th St
Astoria, OR 97103

80908CB09400
T & C Home Furnishings LLC
1033 Commercial St
Astoria, OR 97103

80908CC02000
Astoria Lodge 180 BPOE
453 11th St
Astoria, OR 97103-4117

80908CB06300
Grider Matthew T/Lavis Patrick
PO Box 476
Astoria, OR 97103-0476

80908CA04600
Jeffery & Laurie Enterprises
LLC
1810 SE Kearney St
Astoria, OR 97103-5416

80908CB09300
Mitchum Marie A
Paavola Rose Marie
376 W Grand Ave
Astoria, OR 97103-6414

80908CC01400
U S National Bank Of Oregon
U S Bank Corp Prop (LAKE 0012)
2800 E Lake St
Minneapolis, MN 55406-1930

80908CA05600
Bank Of Astoria
PO Box 2156
Tacoma, WA 98401-2156

80908CC01800
Groat Brothers Inc
PO Box 1630
Woodland, WA 98674

80908CB06000
Long James A
Long Lisa H
3205 SE Taylor St
Portland, OR 97214
80908CB09600
Smith Frederick DMD
640 Kensington Ave
Astoria, OR 97103

80908CB09800
WWHJ Holdings LLC
1684 Franklin Ave
Astoria, OR 97103

~~Division of State Lands
775 Summer St NE #100
Salem OR 97301-1279~~

JIM STOFFER
ALDERBROOK GROUP
jstoffer@charter.net E-MAIL

Planning & Development Manager
Oregon Department of Transportation
Region 2 Headquarters
455 Airport Road SE Building B
Salem OR 97301-5395

E-MAIL

ADHDA

office@astoriadowntown.com
E-MAIL

Greg Kenney E-MAIL
Cannery Lofts HOA
Gregkenney2@msn.com

Arline LaMear E-MAIL
alamear@astoria.or.us

Sirpa Duoos E-MAIL
sduos@co.clatsop.or.us

Port of Astoria
admin@portofastoria.com
E-MAIL

Floral Alameda Ngbhd Assoc
c/o Bruce Conner
P.O. Box 543
Astoria OR 97103

EMERALD HEIGHTS GRP
1 EMERALD DRIVE
ASTORIA OR 97103
emeraldheights@charter.net E-MAIL

BLAIR HENNINGSGAARD
1482 JEROME
ASTORIA OR 97103
blair@astorialaw.com E-MAIL

Patrick Wingard
Coastal Services Representative
DLCD
4301 Third Street, Room 206
Tillamook, OR 97141 E-MAIL

Dulcye Taylor E-MAIL
ADHDA
dulcye@astoriadowntown.com

Jennifer Holen E-MAIL
ADHDA
jennifer@bakedak.com

Eagle Ridge Home Owner Association
Mark Hedeem E-MAIL
Mark.hedeem@raymondjames.com

Leroy Aldolphson
Uniontown Neighborhood Assoc
c/o 165 W. Bond
Astoria OR 97103

ATTN: HOUSING OFFICER
COMMANDING OFFICER
USCG AIRSTA ASTORIA
2185 SE 12TH PLACE
WARRENTON OR 97146-9693

Jim Wolcott
Mill Pond Village Home Owners' Assoc
2735 Mill Pond Lane
Astoria OR 97103 E-MAIL

RUSS WARR
415 MARINE DRIVE
ASTORIA OR 97103
E-MAIL

Karen Mellin E-MAIL
kmellin5382@charter.net

Tryan Hartill E-MAIL
editor@northcoastoregon.com

Columbia House Condominiums
1 3rd Street # 510
Astoria OR 97103

EXHIBIT

NAVY DUSEN EXHIBIT

NAVY DUSEN

CITY OF ASTORIA

OCT 23 2017

BUILDING CODES



EXHIBIT 7

CITY OF ASTORIA
OCT 23 2017
BUILDING CODES



CITY OF ASTORIA

OCT 23 2017

BUILDING CODES



CITY OF ASTORIA

OCT 23 2017

BUILDING CODES



Wayne Dalton™

COMMERCIAL DOORS

Exhibit 5

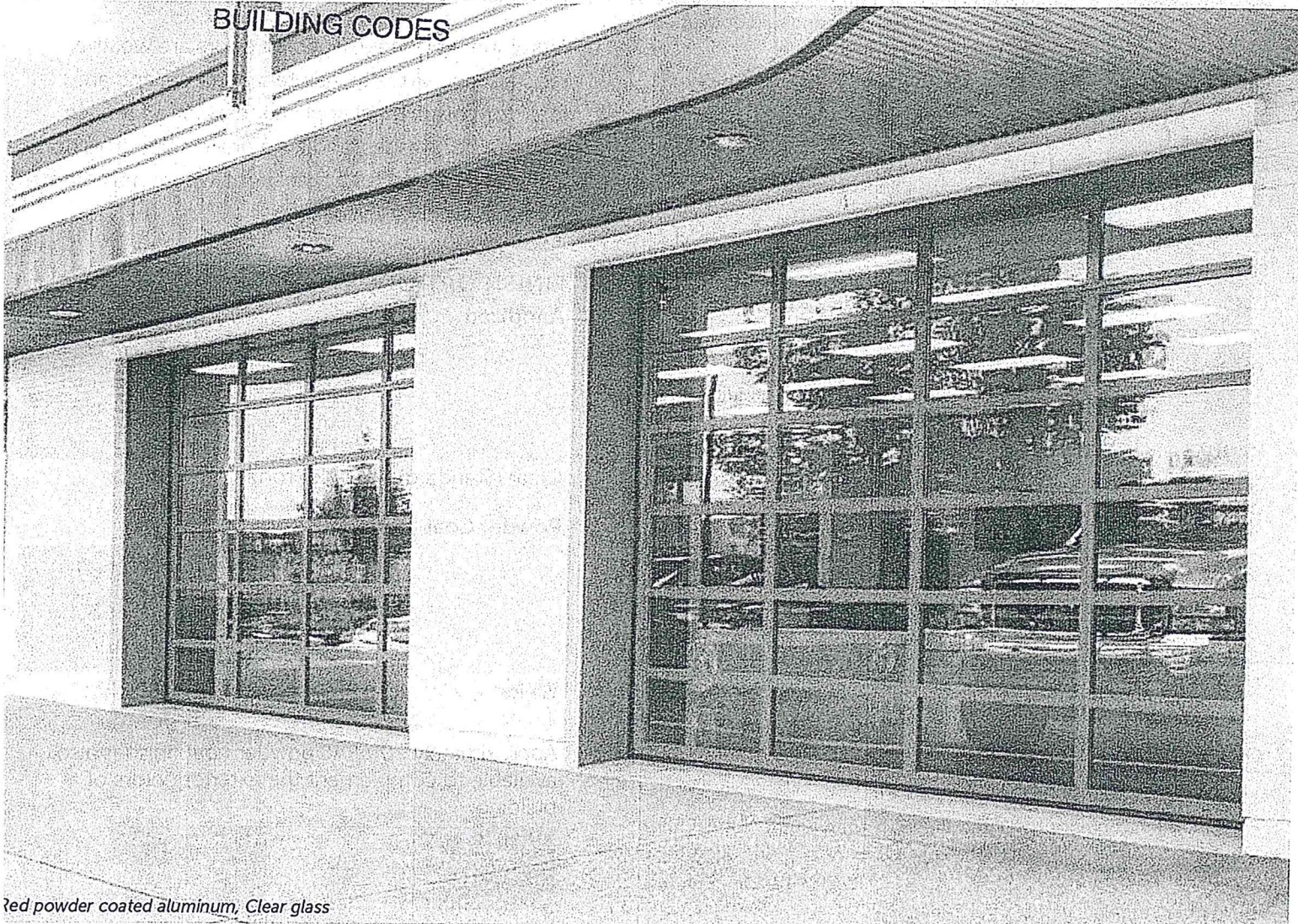
CITY OF ASTORIA

K-AL

OCT 23 2017

ALUMINUM FULL-VIEW

BUILDING CODES



Red powder coated aluminum, Clear glass

WHEN VISIBILITY AND LIGHT TRANSMISSION COUNT MOST

Wayne Dalton's K-AL Aluminum Full-View Doors are ideally suited for a variety of commercial applications ranging from car washes and tire stores to store fronts and other buildings where maximum light and visibility are desired. Available in Clear, Bronze and Black anodized or powder coated colors.

The Model K-AL door is sturdy, virtually maintenance free and weather resistant.

» MAXIMIZES LIGHT AND VISIBILITY

» WIDE RANGE OF GLASS OPTIONS

» STANDARD SIZES UP TO 24' WIDE AND 18' HIGH

» OPTIONAL INSULATED RAILS AND STILES AVAILABLE

STANDARD FEATURES OVERVIEW

CONSTRUCTION

MAX HEIGHT	18' (5,486 mm)
MAX WIDTH	24' (7,315 mm)
DOOR ASSEMBLY	Stile and rail assembly of aluminum alloy 6063-T6, 2" thick stiles and rails, joined with self tapping screws.
RAILS	Top and bottom rails with 3" wide, lower intermediate rail 1-3/8", upper rail 1-3/8", minimum wall thickness 0.062".
STILES	End stiles and center stiles are 3" wide, minimum wall thickness 0.062". Double end stiles are optional or as required by weight.
SPRINGS	10,000 cycles.
LOCK	Interior mounted slide lock.
WEATHERSTRIPPING	Flexible bulb-type strip at bottom section.
TRACK	Provide track as recommended by manufacturer to suit loading required and clearances available.
MANUAL OPERATION	Pull rope or chain hoist.
ELECTRIC MOTOR OPERATION	Provide UL listed electric operator, equal to Genie Commercial Operators, size and type as recommended by manufacturer to move door in either direction at not less than 2/3 foot or more than 1 foot per second.

WARRANTY

TERMS	Five (5) year limited
-------	-----------------------

OPTIONS

- Springs: 25,000, 50,000 or 100,000 cycles.
- Lock options: Interior mounted slide lock with interlock switch for automatic operator, keyed lock, keyed lock with interlock switch for automatic operator.
- Weather stripping: Jamb and header seals.
- Insulated rails and stiles for a R-value* of up to 4.25
- Powder coat finish: White, Brown, Black, RAL
- Anodized finishes: Clear, Dark Bronze, Black
- Multiple 1/8", 1/4", 1/2" glass options available.

*Wayne Dalton uses a calculated door section R-value for our insulated doors.

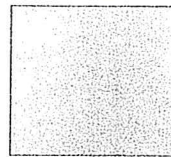
Wayne Dalton's Aluminum Full-View Doors are the preferred choice when visibility and light transmission are just as important as aesthetics.

MATERIALS AND CONSTRUCTION

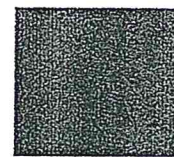
Aluminum Full-View sectional doors are weather-resistant and virtually maintenance free, and are ideal for commercial applications such as service stations, car washes, and auto dealerships. This door is perfectly suited for applications where maximum light and visibility are desired.

FINISH OPTIONS

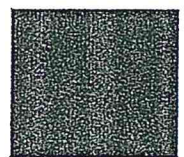
Anodized



Clear (Standard)

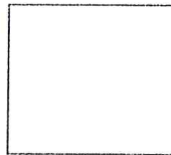


Dark Bronze

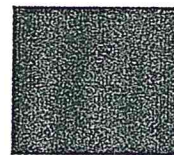


Black

Powder Coat (optional)



White



Brown

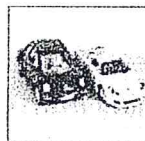


Black

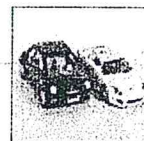
Approximately 200 RAL powder coat finishes also available to complement the exterior colors of a building.



GLASS OPTIONS



Clear (Standard)



Gray Tinted



Green Tinted



Bronze Tinted



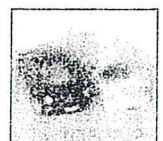
Low E



Satin Etched

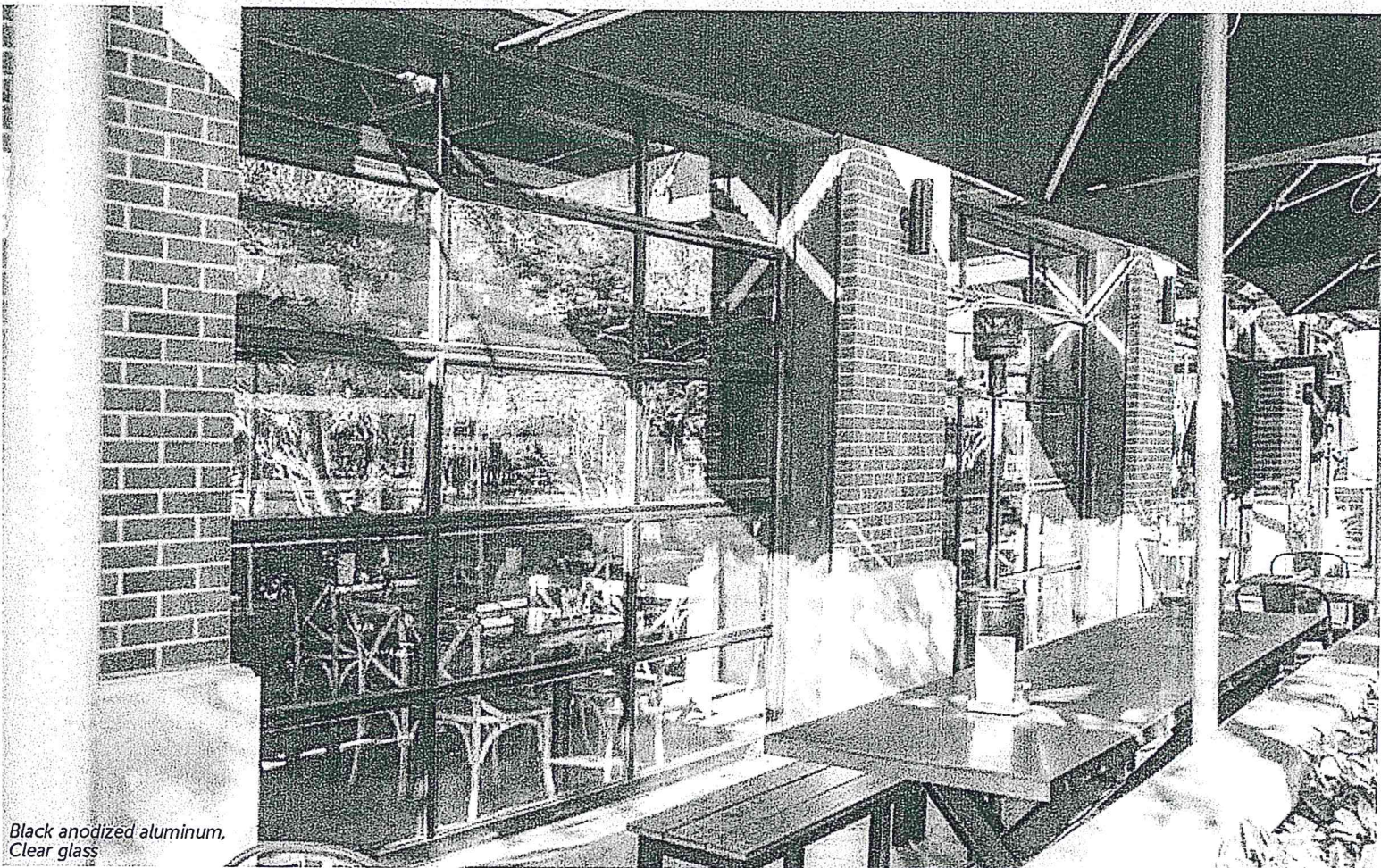


White Laminated

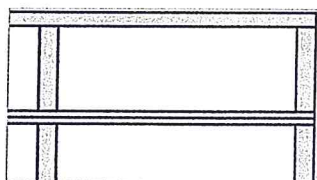


Obscure

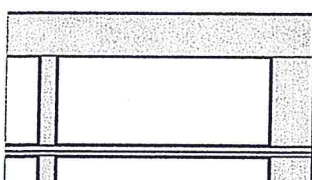
ALUMINUM FULL-VIEW



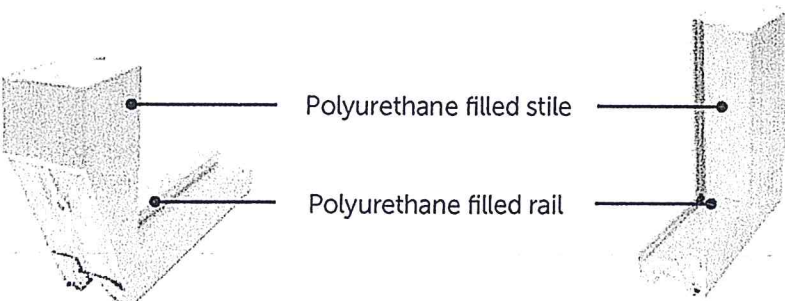
Black anodized aluminum,
Clear glass



Light-glass frame



Heavy-glass frame



Polyurethane filled stile

Polyurethane filled rail

Large glass panels
for maximum light
and visibility.

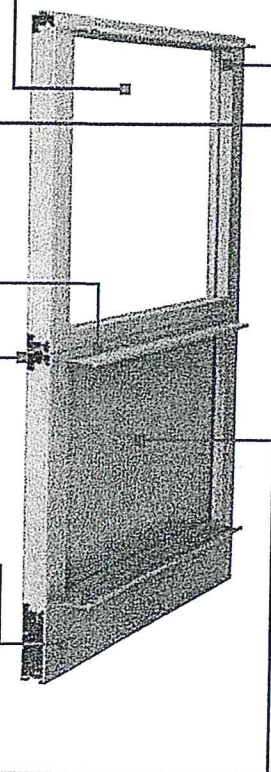
2" thick
sections with
box-type
extrusions.

2-1/4" integral
reinforcing fin on
large doors.

Vinyl weather seal
between sections
to minimize air and
water infiltration.

6" bottom rail
with integral
reinforcing fin on
doors over 16'2"
wide. Optional on
narrower doors.

6063T6
aluminum alloy
with clear finish.



R-VALUES OF COMPLETE K-AL

1/2" insulated glass Solar Ban
70XL argon filled (R = 3.125) with
polyurethane filled rails and stiles

10 X 10
DOOR

4.25

12 X 12
DOOR

4.18

14 X 14
DOOR

4.17

1/2" insulated glass Low E
(R = 2.38) with polyurethane filled
rails and stiles

3.60

3.52

3.52

1/2" insulated glass (R = 1.75) with
polyurethane filled rails and stiles

3.05

2.96

2.96

GENERAL OPERATING CLEARANCES

TYPE	HEADROOM		SIDEROOM		DEPTH INTO ROOM	CENTER LINE OF SPRINGS		
	2" TRACK	3" TRACK	2" TRACK	3" TRACK	2" AND 3" TRACK	2" TRACK	3" TRACK	
Standard Lift Manual 12" R	12 1/2'-17"	NA	4.5'	5.5'	Opening Height +18"	Opening Height +12"	N/A	
Standard Lift Manual 14" R	14 1/2'-20"	NA				Opening Height +13"	N/A	
Standard Lift Manual 15" R	NA	15 1/2'-21"				Opening Height +15"		
Standard Lift Motor Oper. 12" R	15 1/2'-19 1/2"	NA			Opening Height +66"	Opening Height +12"	N/A	
Standard Lift Motor Oper. 14" R	16 1/2'-23"	NA				Opening Height +13"	N/A	
Standard Lift Motor Oper. 15" R	NA	18 1/2'-24"				Opening Height +15"		
High Lift Manual	High Lift +12"-16"		24" One Side		Opening Height -Lift +30"	Opening Height +Lift +6.5"	Opening Height +Lift +7.5"	
High Lift Motor Oper.								
Vertical Lift Manual	Door Height +12"-24"		4.5'	5.5'	24"	Double Door Height + 6"		
Vertical Lift Motor Oper.			24" One Side					
Low Headroom Manual	6-14 1/2"	10-14 1/2"	6'	9'	Opening Height +30"	N/A		
Low Headroom Motor Oper.	9-14' 1/2"	13-14 1/2"			Opening Height +66"			

PANEL/SECTION SELECTION GUIDE

DOOR WIDTH	NUMBER OF PANELS	DOOR HEIGHT	NUMBER OF SECTIONS
Up to 8'3" W	2	Up to 8'1"	4
9'4" to 12'3"	3	8'2" to 10'1"	5
12'4" to 16'3"	4	10'2" to 12'1"	6
16'4" to 20'3"	5	12'2" to 14'1"	7
20'4" to 23'7"	6	14'2" to 16'1"	8
23'8" to 24'2"	7	16'2" to 18'1"	9

NOTES:

1. For low headroom, springs must be rear mount to achieve minimum headroom listed. Front mount torsion headroom depends on drum size, and varies over the range listed. See approval drawing.
2. Side-room of 8" required, one side, for doors with chain hoist.
3. Headroom depends on drum size, and varies over the range listed. See approval drawing.

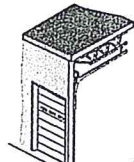
TRACK SELECTION GUIDE



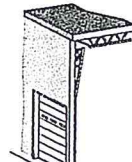
STANDARD LIFT



HIGH LIFT
break-away is standard, straight incline is available



ROOF PITCH
standard or high lift



VERTICAL LIFT
break-away is standard, straight incline is available



LOW HEADROOM
rear mount torsion



LOW HEADROOM
front mount torsion



Architect Resource Center

Visit wayne-dalton.com/architect-resource-center to find our Architect Resource Center. In this tool, you will quickly find all of the specifications, drawings and documents you need to complete your project.

Wayne Dalton
COMMERCIAL DOORS

DISTRIBUTED BY:

2501 S. State Hwy 121 Bus., Ste 200
Lewisville, TX 75067

wayne-dalton.com





Panel/Section Selection Guide

Aluminum Full View Model K-AL

Door Width	Number of Panels	Door Height	Number of Sections
Up to 8'3" Wide	2	Up thru 8'1"	4
9'4" to 12'3"	3	8'2" to 10'1"	5
12'4" to 16'3"	4	10'2" to 12'1"	6
16'4" to 20'3"	5	12'2" to 14'1"	7
20'4" to 23'7"	6	14'2" to 16'1"	8
23'8" to 24'2"	7	16'2" to 18'1"	9

* For assistance from the factory, please call (800) 635-5139.

Proposed door 10'x9'

EXISTING

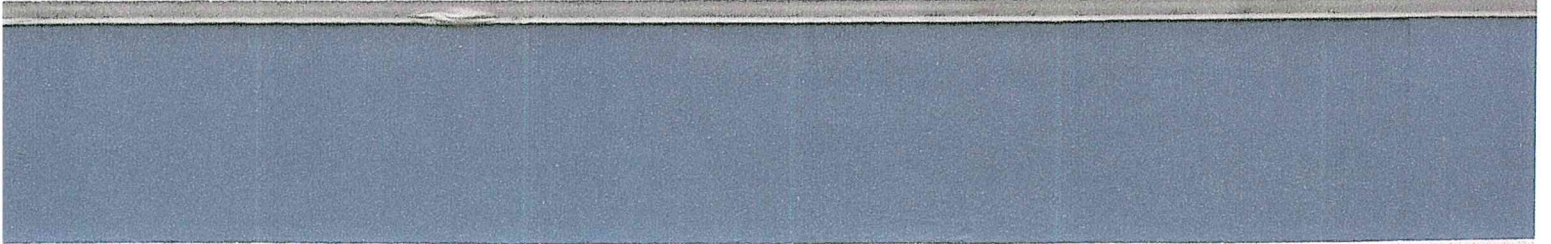
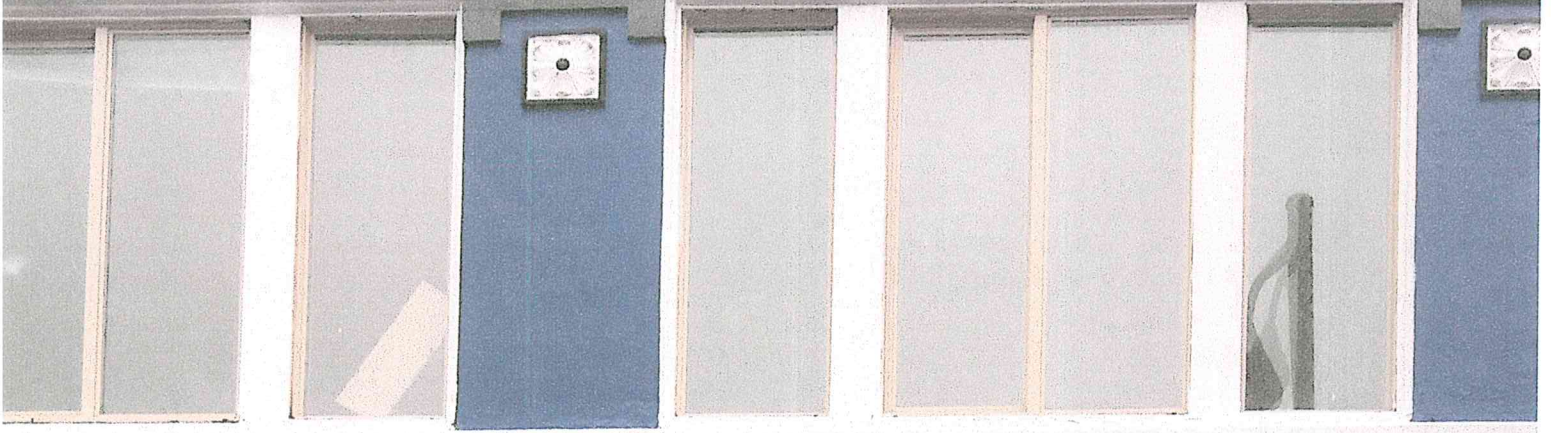
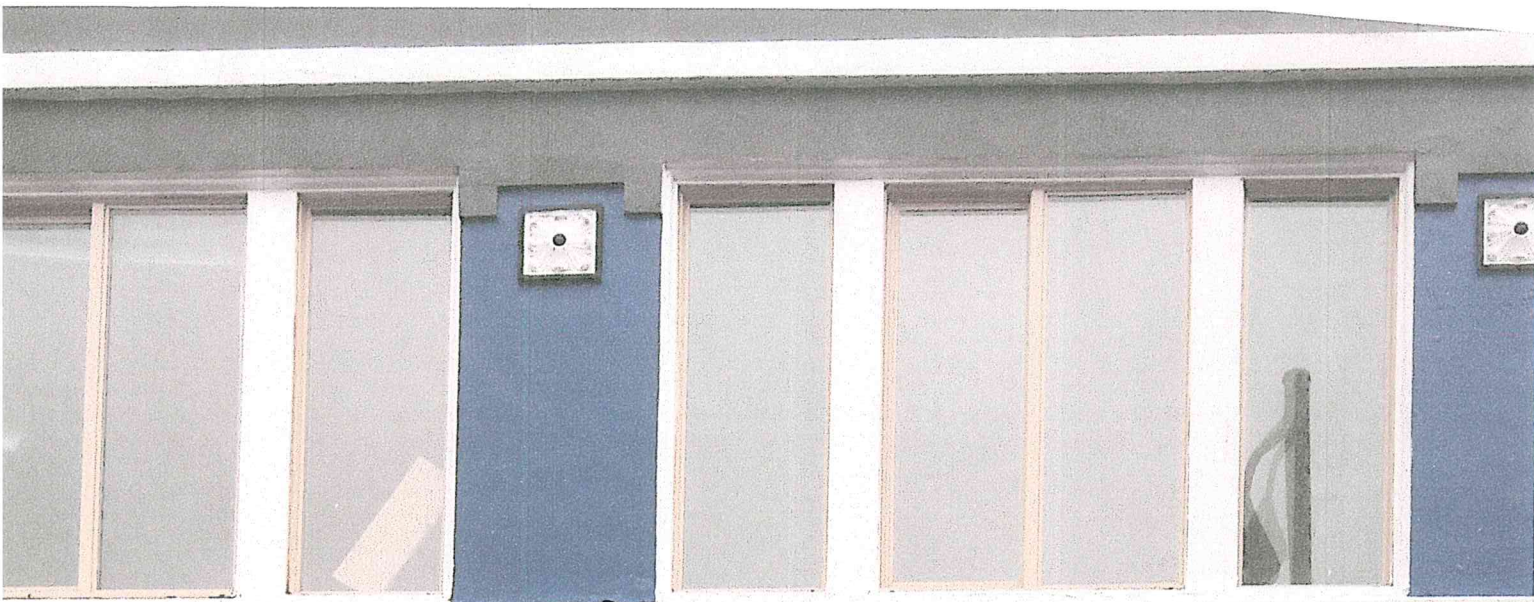


Exhibit 6



PROPOSED

CITY OF ASTORIA
OCT 23 2017
BUILDING CODES



③

Exhibit 7