



# **AGENDA**

## **HISTORIC LANDMARKS COMMISSION**

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**January 20, 2015**

**5:15 p.m.**

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

**1095 Duane Street • Astoria OR 97103**

1. CALL TO ORDER
2. ROLL CALL
3. ELECTION OF OFFICERS
  - a. In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the HLC needs to elect officers for 2015. The 2014 officers were President LJ Gunderson, Vice President Michelle Dieffenbach, and Secretary Sherri Williams.
4. MINUTES
  - a. December 16, 2014
5. PUBLIC HEARINGS
  - a. New Construction NC14-07 by Joseph Kancharla to construct a 10' x 20' shed at 3080 Grand in the R-2, Medium Density Residential zone. Staff recommends approval with conditions.
6. REPORT OF OFFICERS
7. OLD BUSINESS
  - a. Update re: Appeal AP14-01 by Steve Hockman, Steele Associates Architects for Columbia Bank. (City Council will hear the appeal on Tuesday, January 20 after the HLC meeting.)
8. ADJOURNMENT

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

City Council Chambers  
December 16, 2014

### 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 5:16 pm.

### ROLL CALL – ITEM 2:

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

Commissioners Absent: Vice President Dieffenbach and Commissioner Osterberg.

Staff Present: Planner Rosemary Johnson.

### APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes. There were none.

Commissioner Stanley moved to approve the minutes of November 18, 2014 as presented; seconded by Commissioner Burns. Ayes: President Gunderson, Commissioners Caruana, Burns, Stanley, and McHone. Nays: None.

### PUBLIC HEARINGS:

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

The Historic Landmarks Commission proceeded to Public Hearing Item 4(b): EX14-09 at this time.

### ITEM 4(a):

HD14-03 Historic Designation HD14-03 by Heather and Jason Davis to designate an existing single-family dwelling as a local landmark in the Adair-Uppertown Historic Inventory Area at 3710 Grand Avenue in the R-2, Medium Density Residential Zone.

This agenda item was addressed following Public Hearings 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 Johnson presented the Staff report and recommended approval with conditions. She noted that one additional score was received after the agenda packet had been sent out that raised the final rating to 30.25, which was still within the Adequate range. While the existing vinyl windows were not considered historically appropriate, they should not deter the building from the historic designation. Should the windows ever be replaced, vinyl windows would not be approved after the historic designation. The owners hope to replace the windows in the future but is not part of this application. If the request is approved, Staff will work with State Historic Preservation Office (SHPO) to correct the historical data recorded on the property.

Commissioner Caruana asked what advantages resulted from including this property in the Historic Inventory. Planner Johnson explained that the City and State have goals to designate as many historic properties as possible. Buildings over 50 years old, even if they are not designated historic, may have to undergo a historic review at the State level, depending on the permits required and any Federal funding. The goal is to preserve

Historic Landmarks Commission

Minutes 12-16-14

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history, even if a building only represents a common person's house. Designating this building as historic prevents someone from replacing it with a three-story home, which would be more visible from the street and impact the neighborhood. The designation prevents the neighborhood and the house from losing historic value.

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

Heather Davis, 3710 Grand Avenue, Astoria, said Planner Johnson did an excellent job and she had nothing to add. She offered to answer questions.

President Gunderson appreciated the research Ms. Davis conducted on the property. Ms. Davis responded that she was a trained archeologist. She confirmed for Commissioner Burns that when the windows need replacing in the future, she would like to replace them with historically accurate windows. She has no immediate plans to replace the windows.

President Gunderson noted there was no one in the audience and called for closing remarks of Staff. Hearing none, she closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Stanley said he was pleased the building would be added to the inventory as a historic building. He was also pleased to know this historic designation would preserve the future of the building. The building would continue to become more historic each time work is done on it.

Commissioner Burns initially believed the building did not contribute to the neighborhood because it was so hidden. However, the owner wants the designation, which will protect the neighborhood. Therefore, he believed the designation was a great idea.

Commissioner Caruana said he struggled with the scores because the vinyl windows, door, deck, and the porch did not seem appropriate. He appreciated this type of house and approved of the way the designation would help preserve the home for future renovations. Unfortunately, the house has been modified quite a bit, but it is a charming little house.

President Gunderson noted that designation would protect the neighborhood and the Applicant took the time to research the history of the house.

Commissioner Stanley moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Historic Designation HD14-03 by Heather and Jason Davis; seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson excused Commissioner Burns from the meeting at 5:38 pm and read the rules of appeal into the record.

The Commission proceeded to Old Business Item 6(a): Update on the Star City Application.

#### ITEM 4(b):

EX14-09      Exterior Alteration EX14-09 by Daren Doss to add a walkway and door with awning on the south elevation; add and change window locations on north, east, and south elevations; install metal roof on west half; add gutters at 4910 Ash in the A-3, Aquatic Conservation and R-2, Medium Density Residential Zone. This issue was continued from the November 18, 2014 meeting.

This agenda item was addressed following Agenda Item 3 Approval of Minutes.

President Gunderson requested a presentation of the Staff report.

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



President Gunderson 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. There were none. She asked if the Commission had questions for Staff. Hearing none, she opened public testimony for the hearing and called for the Applicant's presentation.

Daren Doss, 4900 Ash Street, Astoria, said the walkway was originally intended as a means to paint the building because the building sits over the water. However, the walkway will also provide a second egress out of the building, improving safety. Since applying for this permit, older people have told him the building used to have a walkway. He did not have any photographs of the original walkway, but he wanted the Commission to consider this. In response to questions from Commissioner Caruana, he explained that he wanted to make the door out of wood, but the door would be tall and would likely need to be fiberglass to withstand the weather. The door would be painted to match the building and he would try to find a door with a grid pattern that matches the six-over-six single hung windows so it ties in with the building. The door would be either a 10-lite or 12-lite, similar to the Dutch door on the boathouse, which was made of wood. However, the door on this building will be exposed to the weather as it faces south, so it will likely need to be a single panel.

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

Commissioners McHone, Stanley, Burns, and President Gunderson said they had no objections to the request.

Planner Johnson confirmed for Commissioner Caruana that the casing on the door would match the casing on the windows.

Commissioner McHone moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Exterior Alteration EX14-09 by Daren Doss, with conditions; seconded by Commissioner Stanley. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

The HLC addressed Public Hearings Item 4(a) HD14-03 at this time.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5: There were no reports.

OLD BUSINESS – ITEM 6:

ITEM 6(a): Update on Star City Application

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

Planner Johnson said Staff was waiting on one item from Fort Clatsop National Park. Once she receives the information, she will have everything she needs and will finish typing the application, package the information, and submit it.

She reported that Mayor Elect LaMear would begin working on new commission appointments in 2015. The HLC will need two appointments because President Gunderson and Commissioner McHone's appointments expire December 31, 2014. The HLC may receive reappointments or new Commissioners.

President Gunderson said the 15-day appeal period had passed for Columbia Bank. Planner Johnson confirmed that this should have been added to the agenda. Columbia Bank did file an appeal of the roofing material requirements. Their presentation to City Council emphasized that the metal roof would be a small element on a new building and included examples of other new buildings with similar elements in the downtown area. City Council will review their appeal on January 20, 2015. She confirmed that it would not be appropriate for any members of the HLC to speak about the appeal at the City Council meeting. City Council receives the application and the minutes of the HLC meetings which includes testimony about the application. In the past, City Council has specifically requested that Commissioners refrain from speaking about issues because they already have

the testimony given at the Commission's public hearings and the Commission's decision. The HLC and Staff discussed the differences between the Bank's presentation to the HLC and its presentation to City Council.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:45 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Planner

DRAFT



## STAFF REPORT AND FINDINGS OF FACT

January 6, 2015

TO: HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, PLANNER

SUBJECT: NEW CONSTRUCTION REQUEST (NC14-07) BY JOSEPH KANCHARLA TO  
CONSTRUCT A STORAGE SHED AT 3080 GRAND AVENUE

### I. BACKGROUND SUMMARY

- A. Applicant: Joseph Kancharla  
4809 Cedar St.  
Astoria OR 97103
- B. Owner: Kruparao Kancharla  
3080 Grand Avenue  
Astoria OR 97103
- C. Location: 3080 Avenue; Map T8N-R9W Section 9CA, Tax Lot 14700; S. 83' of  
Lot 12, Block 2, Shively
- D. Classification: New construction adjacent to structure(s) designated as historic  
within the Adair-Uppertown Historic Inventory Area
- E. Proposal: To construct a 10' x 20' wood storage shed adjacent to a historic  
structure.
- F. Zone: R-2 (Medium Density Residential)

### II. BACKGROUND

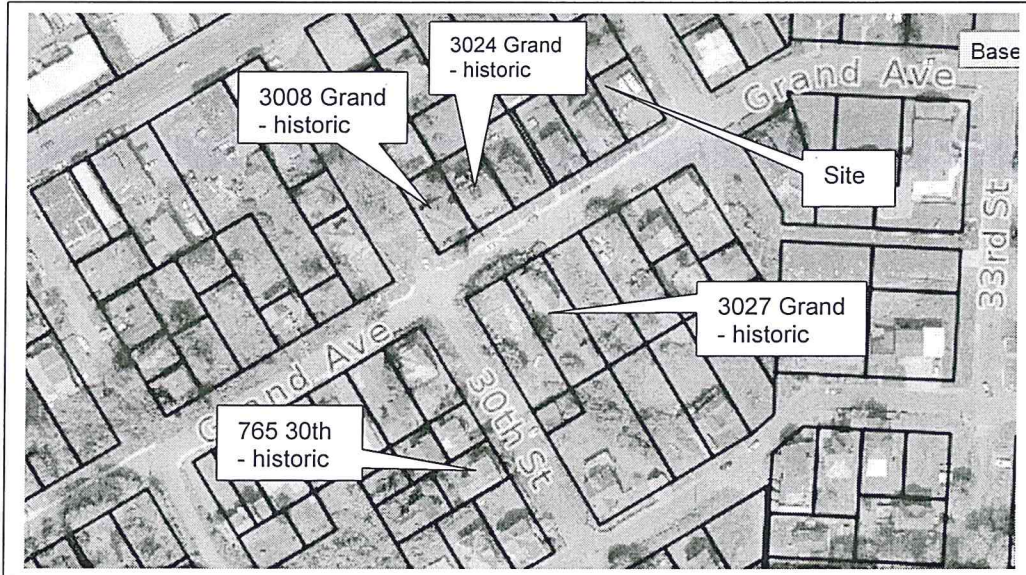
#### A. Subject Property

The subject property is located on the north side of Grand and west side of 31<sup>st</sup> Street. The lot is oversized, at 9,150 square feet, and is of sufficient size in the R-2 Zone to accommodate the proposed shed. The site is not located within 100' of a known geologic hazard area.



B. Adjacent Neighborhood and Historic Property

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



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

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



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





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



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



The site is located on 31<sup>st</sup> Street just north of Grand Avenue. The proposed site is currently utilized for parking vehicles owned by the assisted living facility. The proposed storage shed would have a pitched roof, wood siding, and a large door to facilitate lawn equipment. The attached photo submitted shows a horizontal sliding vinyl window.

### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on December 26, 2014. A notice of public hearing was published in the Daily Astorian on January 13, 2015. Any comments received will be made available at the Historic Landmarks Commission meeting.

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

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

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

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



historic structures considering scale, style, height, architectural detail and materials.”

Finding: The proposed structure will be a small, single story utility shed measuring 10' x 20'. The location would be in the parking lot for the assisted living facility where vehicles are currently parked. The applicant may, if the structure is approved by the HLC, request a variance to the 15' rear yard setback and 15' side yard setback in order to not consume parking single-family dwelling with a rear garage. Most homes in this area are one, 1.5, or two story and most are single-family dwellings. The design has elements from other structures in the neighborhood including the use of multiple gables, transom windows, bay window, post supported covered porch, and horizontal wood siding with some shingle gable ends. The adjacent historic structures include a 1.5 story Vernacular Victorian with shake siding; two story Foursquare with shingle siding; two story vernacular Italianate with horizontal siding and shingles, bay windows and front entry gable; and a two story Vernacular Victorian with horizontal and shingle siding, cross gable and column supported covered porch. Windows are mostly single and paired, multi-lite single hung with some transoms.



NEARBY STRUCTURES

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

Finding: The structure is proposed to be situated on the 31<sup>st</sup> Street side of the property near the north property line.

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

**V. CONCLUSION AND RECOMMENDATION**

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

1. The window shall be a vertically oriented (1 over 1) trimmed out as shown on the attached photo.
2. The applicant shall conform to setback requirements unless a variance is granted by the Community Development Department.
3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission.

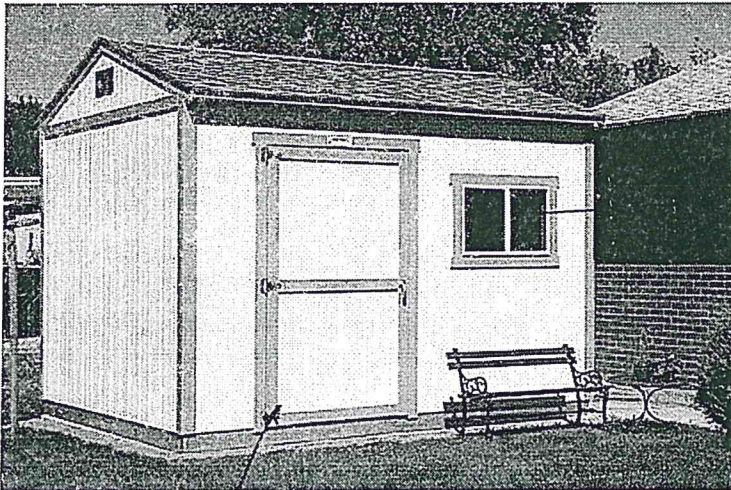
The applicant should be aware of the following requirements:

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



1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials

The storage shed is a 10ft x20ft wooden structure. The structure is a basic style storage shed and is not extravagant and would not interfere with the adjacent historic structures. Seen in the image below is the design but the width will be 20ft. Walls are 2"x4" spaced 16" on center. Siding is a wood LP Smartside type siding. The roof deck is 7/16" OSB. The interior wall height will be 6'8". Height is 9'2". Vinyl window will match that design of the existing style home. Roofing color will match the existing home. The paint will match the same color scheme as our home to maintain consistency. This shed would add several benefits to the home because we do not have any storage outside. This allows for a place to keep, shovels, rakes, any yard equipment, baby strollers, BBQ when not in use for winter, patio chairs, and any extra storage necessary. With the home being so large and not having any storage outside it creates challenges to store a lawn mower or any type of tools. The neighboring property directly north of 3080 Grand Avenue has a garage beside the property line and is in deteriorating condition, and the proposed shed would not conflict with any design of the adjacent historic properties.



Window to be changed  
to vertical orientation  
(1 over 1 or casement)

Door may be double wide  
with similar trim style

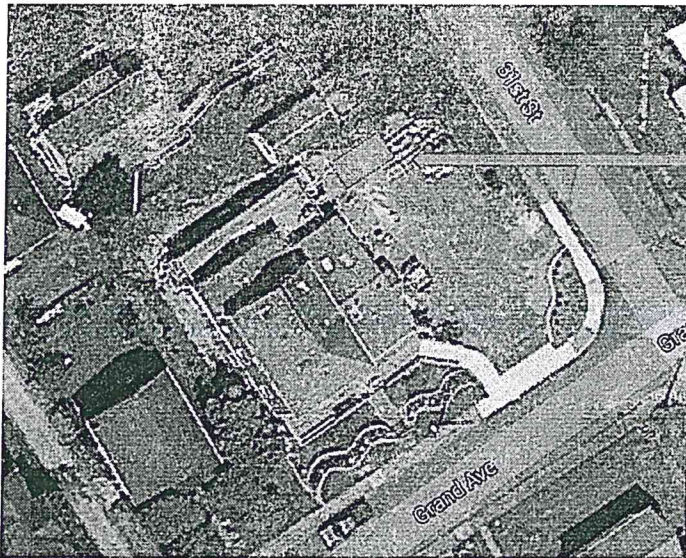
See next page.

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

The location will be on the northwest corner of the property of the parking lot. We will meet setbacks requirements from neighboring structures and current structures. Entrance will be on the south side facing Grand Avenue. The layout will be parallel and consistent with the neighboring property north of 3080 Grand Avenue.

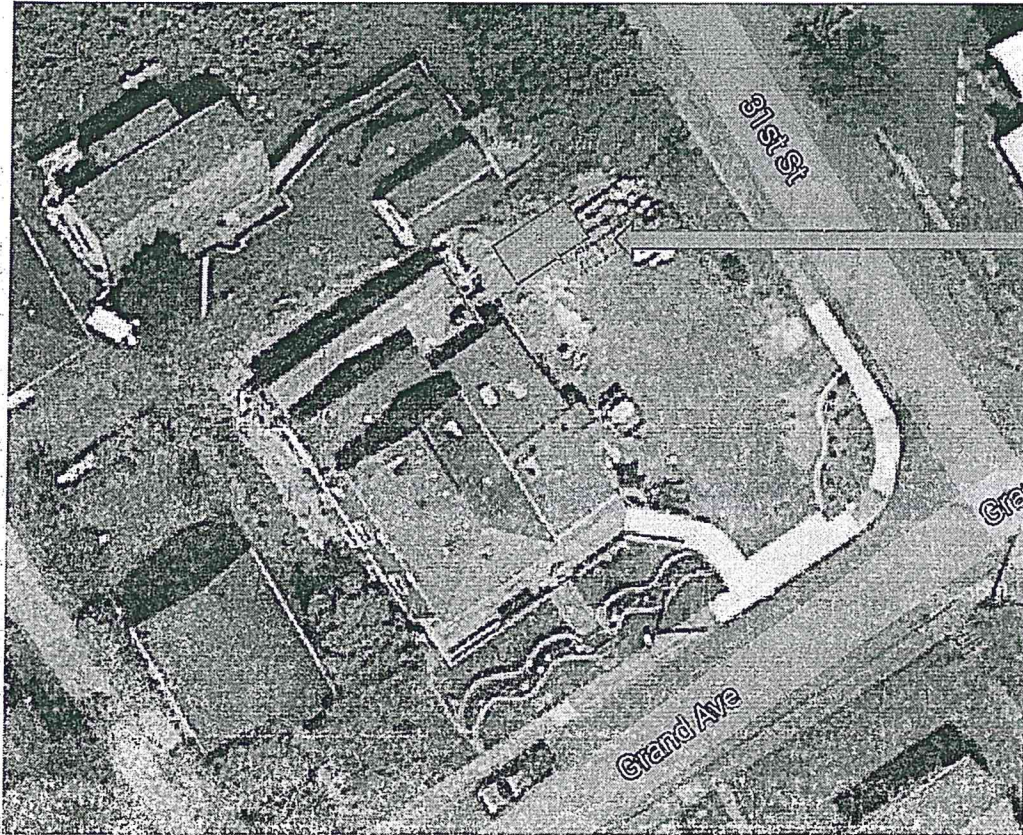
Set back from neighbors garage: PROP. LINE 5'

Set back from our existing deck: 5'



Location of  
Proposed Structure





Location of  
Proposed Structure

(Map Data Google, Charter)

DEC 12 2014



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

BUILDING CODES

NC

14-07

FEE:

\$100.00

R-CK

## NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 3080 Grand Avenue Astoria, OR 97103Lot S. 83' Lot 12Block 2Subdivision ShivelysMap 9CATax Lot 14700Zone R-2

## For office use only:

Adjacent Property Address: 709-31st & 692-31st & 659-31stClassification: Adair Inventory Area:Applicant Name: Joseph KancharlaMailing Address: 4809 Cedar St. Astoria, OR 97103Phone: 503-791-6420 Business Phone: 503-325-4209 Email: joe.kancharla@gmail.comProperty Owner's Name: Kruparao KancharlaMailing Address: 3080 Grand Avenue Astoria, OR 97103

Business Name (if applicable):

Signature of Applicant: [Signature]Signature of Property Owner: [Signature]Proposed Construction: 10 x 20 Wood Shed. See Attached docs for detailed description.

Art 6-

## For office use only:

Application Complete:	<u>12/15/14</u>	Permit Info Into D-Base:	<u>12/15/14</u>
Labels Prepared:		Tentative HLC Meeting Date:	<u>1/20/15</u>
120 Days:			

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**FILING INFORMATION:** Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Completed applications must be received by the 13th of the month to be on the next month's agenda. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Historic Landmarks Commission meeting is recommended. Forms also available on City website at [www.astoria.or.us](http://www.astoria.or.us).

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

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.

*See Attached docs.*

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

*See Attached docs.*

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

*See Attached docs.*