



AGENDA

HISTORIC LANDMARKS COMMISSION

December 16, 2014

5:15 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. November 18, 2014
4. PUBLIC HEARINGS
 - a. Historic Designation HD14-03 by Heather & Jason Davis to designate an existing single family dwelling as a local landmark in the Adair-Uppertown Historic Inventory Area at 3710 Grand Avenue in the R-2, Medium Density Residential zone. Staff recommends approval of the request.
 - b. Exterior Alteration EX14-09 by Daren Doss to add a walkway and door with awning on south elevation; add & 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. Staff recommends approval of the request with conditions.
5. REPORT OF OFFICERS
6. OLD BUSINESS
 - a. Update on Star City Application
7. NEW BUSINESS
8. ADJOURNMENT

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

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

November 18, 2014

CALL TO ORDER – ITEM 1:

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

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Thomas Stanley, Paul Caruana, Mac Burns, and Kevin McHone.

Staff Present: Planner Rosemary Johnson.

APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes of October 21, 2014. There were none.

Commissioner Stanley moved to approve the minutes of October 21, 2014 as presented; seconded by Commissioner Caruana. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Osterberg, and McHone. Nays: None.

PUBLIC HEARINGS:

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

ITEM 4(a):

NC14-05 New Construction NC14-05 by Steve Hockman, Steele Associates Architects to construct an approximately 5,200 square foot, two-story commercial building adjacent to structures designed as historic at 1122 Duane in the C-4, Central Commercial zone. This issue was continued from the October 21, 2014 meeting.

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

Vice President Dieffenbach declared that Rickenbach Construction has been consulting with the architect and owner of this property and has a conflict of interest. She stepped down from the dais.

Commissioner Burns declared that he banks at Columbia Bank, which has also been a long time member of the Clatsop County Historical Society. He has not discussed this issue with anyone and believed his judgment would not be affected.

President Gunderson declared that Columbia Bank was a client of the companies her family owns, Windermere Pacific Land Company and Easom Property Management. She did not declare this at the last meeting because she did not think of it. She did not believe this would have any bearing on whether or not the bank was built; therefore, she could vote impartially. She apologized for the oversight at the last meeting.

Planner Johnson said presentation of the Staff report and public input were given at the last meeting. She reviewed the issues raised and questions asked by the HLC during their deliberation, additional information about rooftop equipment submitted by the Applicant since that meeting, and a list of properties in Astoria that use standing seam metal and/or the color blue on awnings and roofs. She gave the HLC a supplemental memo that included additional information requested by one of the Commissioners and information that was brought to her

attention within the last day or two. She recently learned that standing seam metal roofs date back over 100 years, but were generally of a low profile rib height. She listed buildings in the downtown area and designated Historic District that had metal roofs or awnings, noting that none were designated as historic. She explained that both of the supplemental reports would be attached to the original Findings. The HLC must consider how the features relate to the historic criteria, which includes design, materials, styles, height, and details. She reminded that color is not a regulated element in Astoria's Code and is not mentioned in the National Register District nomination forms. Should the HLC approve the standing seam metal roof, Staff offered one option that the Applicant could be required to construct the roof under the metal so the pyramid could be removed, like a sign rather than an architectural feature. The metal roof be removed if the tenant changed or the branding of the bank changed. All conditions contained in the original Staff report would still apply. An additional condition to be considered has been included in the supplemental memorandum, which would require a standing seam metal roof to be of low profile rib height. Staff recommends approval with the proposed conditions.

Commissioner Osterberg asked if photos of the high and low profile metal roofing in the memo dated November 18th were of a specific manufacturer. Planner Johnson said the photos just showed an example of the height differences between the two types of profiles. She was not suggesting that the roofing material had to be of the same dimensions.

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

Steve Hockman, Steele Associates Architects, 760 Northwest York Drive, Suite 200, Bend OR 97701 thanked the HLC for allowing the continuance. During his presentation, he referred to several boards that showed photographs and diagrams of the proposed building. The blue color on the roof and the middle band was originally meant to be an accent on the building. Much of the roof cannot be seen from the street, but it is more visible from a flat elevation, as shown on one of the display boards. The intent was to avoid overemphasizing the color while maintaining the branding color that the bank really wants. He referred to a board that showed where blue is used as an accent color on buildings in and adjacent to the Historic District, noting that the bank wants to take a more reserved approach than some of the examples shown. He presented examples of veneer brick and field brick to be used on the facade. The bank originally wanted to use a jumbo size brick veneer, but decided to use a smaller brick of the same color because the manufacturer is not able to make the jumbo size without a lot of breakage. The field brick, which is a lighter earth tone than the veneer brick, would cover the majority of the building's facade. He showed an example of the stucco band in the middle and some accents that would be used here and there on the rest of the building. He showed the color of the precast header and sills on the windows, which would be a dark bronze. The colors generated by the computer can be different from the exact color to be used. The shade of blue might be a little bit darker than what is shown on the elevation board. He made handouts available that showed how diffused light and sunlight would change the look of the colors and materials. He hoped the HLC would reconsider the possibility of using blue on the roof for the branding because the bank holds the color dear to their corporate image. He also hoped that the building accents chosen would accent the corner of the street instead of overemphasize the roof. He showed how the rooftop equipment would look from four different locations. The bank is currently developing the design and beginning construction documents, so roof slopes and the height of the second floor are being considered as adjustments to the structure are worked out.

Commissioner Osterberg asked Mr. Hockman to respond to the new conditions of approval recommended by Staff.

Mr. Hockman said the low profile standing seam metal could easily be used. Various manufacturers can make different sizes and shapes, so this would not be a problem. He was concerned about how to handle wind loads if the blue metal roofing had to be installed as a temporary structure over a permanent roof. This would also be an extra expense. He asked the HLC to consider requiring the metal to be repainted instead of removed.

Commissioner Osterberg said repainting the metal roof would address the issue with the color, but not the material. He asked Mr. Hockman to keep this in mind, as he would like to hear Mr. Hockman's opinion of the condition during rebuttal.

Commissioner Caruana asked about the pitch of the roof, noting that in the Staff report, the roof looks much steeper than the examples given. Mr. Hockman agreed that the flat, straight on images were a little deceptive. He did not know the exact pitch of the roof, but believed it would be less than a 45-degree angle.

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 McHone believed the Applicant answered the HLC's questions satisfactorily. He appreciated the effort to consider minimizing the amount of the contentious color, as he understood the banks branding requirements. He believed the overall look of the building would make a good addition and he was not concerned about the height of the pyramid.

Commissioner Stanley said some of the examples shown were not historic buildings. He believed those non-historic buildings would likely have trouble trying to replace materials. However, he liked the proposed design and exterior of the bank building, which outweighs his concern about the color.

Commissioner Osterberg said after reviewing the list of other sites in the area that use standing seam metal or the color blue, he noticed that the letter dated November 12, 2014 did not include any examples of standing seam metal roofs within the Downtown Historic District. Metal used within the Historic District is almost entirely used on awnings or other features, not roofs. All of the metal roofs shown are outside of the Historic District. Therefore, he did not give these examples much merit. He was never concerned about the color, so he did not consider those examples either, but he respected that other Commissioners were concerned about the color. He believed the Commission could carefully consider the proposed standing seam metal as a roof, which he defined as a structure above the eave line or parapet line. The Applicant has not cited examples of any other such roofs in Downtown. Staff's memo dated November 18 indicates standing seam metal roofs have been used and can be appropriate, depending on the architecture or historic characteristics of the building. He appreciated the memo and believed Staff has concluded that a standing seam metal roof could potentially be approved. Therefore, the Commission should consider approving standing seam metal as a material. He believed the low profile material would be more appropriate. He did not support the requirement that the roof must be removed upon a change in tenant or owner, as this would be onerous. This requirement would only be warranted if the Commission approved standing seam metal even though it was considered objectionable. If the metal were that objectionable, the Commission probably would not approve it anyway. Therefore, the Commission should either approve or deny standing seam metal and not consider the requirement of the material to be removed in the future. He also believed the requirement would be difficult for Code enforcement and inappropriate for a land use action.

Commissioner Burns agreed the Commission should either deny or approve the standing seam metal without the additional condition of approval to remove the metal in the future. He believed the building would be fine. He appreciated seeing the colors even though he did not have an issue with them. He supported the project.

Commissioner Caruana also agreed that the proposed condition of approval should not be implemented. There is nothing special about the Applicant that would make him decide to grant the standing seam metal just for them. Therefore, if the Commission approves the metal roofing, it should do so without the requirement to have it removed in the future. The examples show roofs that look like they could be walked on, but the proposed bank roof seemed very steep. He was unsure how the steepness would affect anything, but noted that the proposed roof does not look like any of the examples given. He would rather see the roof be of a lower pitch and run out to the edge, like the Liberty Theatre, but this was just his personal opinion. Ultimately, he was fine with the request as long as there was no condition to remove the metal roofing by a future user.

The Commissioners discussed the difference between a low pitch roof and low profile standing seam metal, noting that each would change the look of the building.

Commissioner Stanley agreed that the requirement to remove the metal in the future did not make sense.

President Gunderson agreed with Commissioners Stanley and Osterberg that the examples given were not appropriate. Oregon Glass is not in business and when the building is to be used again, she would vote to have the standing seam metal replaced with the original material. She would be surprised if the metal were original to that building. The Commission is trying to get building owners in downtown to return their buildings to their original skins, which is not metal. Metal roofing does not reflect the flavor of downtown. U.S. Bank has the metal roofing on the back of the building and it is used as an element, not a prominent feature. Everyone in the

downtown area wants to see the building that Garbo's is located in (1161 Commercial) remove the metal and put its original skin back on the building. She had a hard time supporting the request. Approving this application could set a standard, as was done with Dutch Brothers (468 W Marine). She reminded that the Commission had some issues with the design proposed by Dutch Brothers. After approving their application, the Commission learned that Dutch Brothers used other designs in other towns, some of which would have better reflected the flavor of Astoria. She was not ready to set a precedent, but agreed that the requirement to make the roof removable was not appropriate. She loved the building, but not the metal. She and Commissioner Stanley believed tile would be appropriate, even if the tile were blue.

The Commission discussed the shade of blue. Mr. Hockman confirmed that the color proposed was the same color used on all of their other bank buildings. President Gunderson and Commissioner Caruana believed the shades varied among all of their buildings, noting that the color may fade or look different in different lights.

Commissioner Stanley agreed the Commission should not set a precedent. Planner Johnson explained that commissions do not set precedents in land use law. Each decision is based on its own merit and criteria. Land use law specifically prevents precedents from being set. The HLC could review this exact same building for another location and make a completely different decision. Commissioner Stanley concluded that other blue roofed buildings in the downtown area did not set a precedent for this building.

President Gunderson and Commissioner Stanley were still concerned. Even though no precedent would be set, a future applicant with a similar request could use the bank's blue roof as example of what had been approved in the past. The examples given did not convince them to go along with the bank's request. Commissioner Stanley said he did not like the metal, but agreed with Staff that the building would be ruled on its own merit. He suggested terra cotta be used instead because blue terra cotta would be beautiful.

Commissioner Osterberg said the buildings on Commercial have awnings, which is a different design issue than a roof feature. He hoped that as the buildings come before the HLC for review, the offending awnings, which are not historic, would be removed over time. These awnings have been cited by the Applicant, but are described as inappropriate in the historic inventory materials. Therefore, he did not believe approval of the bank's special roof feature would slow down or interfere with the removal of the awnings on Commercial Street. He did not believe awnings and roof features were strongly linked when making renovations.

The Commissioners looked at pictures of the Shallon Winery (1598 Duane) and discussed its roofing materials, which were a mixture of terra cotta tile and a metal material that looked like terra cotta tile. Commissioner Stanley did not believe people would be unable to recognize the bank building as a bank if it had a tile roof.

Mr. Hockman said he discussed this issue with the bank in October. The tile is more representative of a Mediterranean or Asian style, which is not the bank's style. All of the bank's buildings have blue standing seam metal roofs as part of their branding. A tile roof would be an anomaly for the bank.

President Gunderson said she had seen examples of corporate companies that were able to come up with designs that blended with the fabric of the local community while maintaining their identity. She would feel more comfortable with the building if the roof were tile. She wanted companies to work with the HLC to complement the downtown area, even if it meant keeping the blue, but using tile.

Commissioner Caruana suggested bringing the tiles all the way to the edge, like the Liberty.

Commissioner Stanley loved the color of the building and pitch of the roof, but did not like the color of the roof. There was just something about the color that was not attractive to the historic direction that the City is trying to go.

Tom Lewis, Construction Project Manager, Columbia Bank, c/o 1122 Duane, Astoria OR 97103 said he has worked on the bank's buildings in Newport, Gulfport, and Lincoln City. He has spoken to their marketing department about the branding and the importance of the metal seamed roof that has been proposed. The bank is not trying to compromise the integrity of the Historic District, but the proposed roof is the bank's corporate brand. The blue roof has been installed on several other projects this year in Oregon and Washington. He appreciated the HLC's consideration.

President Gunderson appreciated the branding issue, but did not believe the proposed roof was appropriate in downtown Astoria.

Commissioner Stanley agreed that other very recognizable brands have changed the look of their properties to fit the local area. He has seen McDonald's that were built as Brownstones. People were still able to find the restaurant and knew it was a McDonald's. The style of the building did not seem to hinder the marketing. The HLC wants the bank in downtown Astoria, but he did not see any reason the roof could not be tile.

Jenny Butension, Branch Manager, Columbia Bank, 1122 Duane, Astoria said the bank has looked at blue terra cotta tile samples. The tiles do not seem to fit with the style of the rest of the building. The bank is trying to fit in well with the architectural integrity of the downtown area and the Downtown Historic District. The bank believes the tiles mix a Mediterranean style in with a more classic historic style. This is why the bank is not in favor of using tile. She believed tile would make the building stick out. The bank really zoned in on the metal roof as an architectural feature, which she believes would be a nice highlight that would provide a bit of color and interest to the building. She believed people would agree that the tile looked out of place on the building. She thanked the HLC for their comments and the great care they were taking to consider the application. The bank and the HLC share the same goal of making a beautiful building.

Because comments were made after the public hearing had closed, President Gunderson called for additional testimony in favor of, impartial to, or opposed to the application. There was none.

Commissioner Caruana did not agree that the tile looked Mediterranean with the stucco siding. He believed the metal looked cheap and was disappointed that the bank could not understand the HLC's passion to keep things a certain way. He believed using tile would be a small concession. While metal roofs have been used for a long time, this combination of colors and materials would not be appropriate. Colored metal roofs do not look as nice as copper or stainless steel roofs.

Commissioner Osterberg said the Applicant had the opportunity to consider roofing materials other than tile or standing seam metal that might have been closer to the criteria for approval. However, the Applicant is so committed to the branding aspect that they are not willing to consider any alternatives. He believed the metal material that looked like tile, which is used on the Shallon Winery, is a compromise between standing seam and tile. However, the Applicant has indicated that they are not interested in anything other than standing seam metal. This leaves the HLC with a difficult decision.

Commissioner Burns said he did not prefer the metal roof, but it is a small part of an overall building that would otherwise be fine. He wished the Applicant would reconsider the metal roof. He has seen McDonald's in Santa Fe that were built as pueblo buildings so they could fit in with the local community. If the Applicant was not willing to fit in, he would still be okay with the request.

Commissioner McHone agreed with Commissioner Caruana that the metal roof is more of a design element than an actual roof. If this were a single story building, this would be a significant issue. He agreed that a compromise would be best. However, given the elemental nature of the roof, he was okay with the request.

Planner Johnson explained that the City Council would review this application if the HLC's decision were to deny the request and was appealed. She reminded that the HLC could approve or deny the request or add conditions. The Applicant would have the right to appeal either the entire decision or just the conditions of approval.

Commissioner Caruana said he would likely vote to approve the application, but was concerned that the pitch of the roof would make it a more prominent feature. He also wanted the Applicant to use a different material on the roof. If he were to add a condition, it would be to keep the roof within a certain pitch. Pictures of the proposed roof show what appear to be different pitches. The picture of the street view does make the roof look more diminished, but the straight on view makes the metal on the roof look much more predominant.

President Gunderson said she was disappointed that the Applicant was not willing to consider other branding concepts the way other corporations have; she wished the Applicant would consider a material other than metal.

Mr. Hockman apologized for not having information about the pitch of the roof. He said the bank would be willing to lower the pitch, if necessary. The photo of the roof from the straight on view was a bit deceptive and he was

pretty sure the roof would not be at a 45-degree angle. He believed the roof would be at about a 4:12 pitch. He confirmed for Commissioner Osterberg that both sets of elevation drawings were the same.

President Gunderson believed the blue on one set of drawings made it look different from the other set. Mr. Hockman added that the three dimensional drawings were from the same computer program base.

Commissioner McHone moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC14-05 by Steve Hockman, Steele Associates Architects, with the following changes to the Staff report:

Motion seconded by Commissioner Burns. Motion failed, as the vote was tied 3 to 3. Ayes: Commissioners McHone, Burns, and Caruana. Nays: President Gunderson, Commissioners Osterberg, and Stanley.

Planner Johnson explained that the Development Code states that a tied vote results in denial of the permit application.

President Gunderson said she did not want to deny the project, but she also did not want a metal roof in downtown Astoria. She offered to change her vote if the Applicant would consider a different material. She believed this would be a fair compromise. She has seen photos on the bank's website of buildings in other communities. While all of the buildings do use blue as an accent in some way, they do not all use standing seam metal. She believed the bank was great and she wanted the project in Astoria, but would only change her vote if the Applicant would consider tile or another alternative.

Planner Johnson said it would be up to the Applicant whether to come back to the HLC in December to propose other materials or to appeal the HLC's decision.

Commissioner Stanley agreed with President Gunderson that another material would be appropriate.

Commissioner Osterberg suggested the HLC could conduct a new vote with the condition of approval that required a material other than standing seam metal. The Applicant would have the right to appeal this decision. He believed this would be a limited condition of approval that would not require a vast redesign of the building. The condition would be limited to the material of one particular part of the roofing, which seemed appropriate.

Planner Johnson explained that as the vote currently stood, the HLC has denied the entire project and the Applicant would have to appeal to move forward. The HLC could vote to withdraw its decision, then add the condition that the roof be another material, and vote to approve the project with that condition. The Applicant could appeal that specific condition of the approval to City Council. This would indicate to City Council that the HLC approves of the project, but not the standing seam metal roof.

Commissioner McHone moved to withdraw the Historic Landmark Commission's decision on New Construction NC14-05 by Steve Hockman, Steele Associates Architects; seconded by Commissioner Burns. Motion passed unanimously.

Commissioner Osterberg moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC14-05 by Steve Hockman, Steele Associates Architects, with the following additional conditions and changes to the Staff report:

- Page 2, Paragraph 4, Sentences 4 & 5, delete in their entirety
- Page 2, Paragraph 4, Sentence 4, add: "However, the HLC finds that there are no standing seam metal roofs on historic buildings within the Downtown National Register Historic District and therefore it is not compatible with the historic buildings. The roof shall be a different material and the applicant shall submit the revised material for review and approval by the Planner (Condition 4). The pitch of the pyramid roof feature has not been indicated. It should be low as noted in the perspective elevations and not appear steep as shown in the plan elevation drawings (Condition 5)."
- Page 4, Conclusions and Recommendations, delete 1. & 2.

- Page 4, Conclusions and Recommendations, add:
 - “4. The pyramid roof shall be a material other than standing seam metal. The applicant shall submit a revised material to the Planner for review and approval.
 5. The pitch of the pyramid roof shall be low as indicated in the perspective elevations.
 6. All conditions in the New Construction (NC14-05) Findings of Fact shall apply.”

Motion seconded by Commissioner Burns. Motion passed unanimously.

Planner Johnson clarified for the Applicant that the building has been approved with a different material on the roof. The Applicant has the right to appeal the entire decision or just a condition of approval.

President Gunderson read the rules of appeal into the record.

Vice President Dieffenbach returned to the dais.

ITEM 4(b):

HD14-03 Historic Designation HD14-03 by Heather & Jason Davis to designate an existing single family dwelling as a local landmark in the Adair-Uppertown Historic Inventory Area at 3710 Grand Avenue in the R-2, Medium Density Residential zone. The applicant has requested this item be continued to December 16, 2014 at 5:00 p.m.

Planner Johnson explained that the Applicant has been doing research on the property and has found conflicting information. The continuance would allow the Applicant time to conduct more research.

Vice President Dieffenbach moved that the Historic Landmarks Commission continue Historic Designation HD14-03 by Heather & Jason Davis to December 16, 2014 at 5:00 pm; seconded by Commissioner Caruana. Motion passed unanimously.

ITEM 4(c):

NC14-06 New Construction NC14-06 by Tracy & Donna Black to construct an approximate 4,700 square foot, two story commercial building at 1619 Marine in the MH - Maritime Heritage zone. The structure would be adjacent to structures designated as historic.

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

Commissioner Burns declared that he was the Executive Director of the Clatsop County Historical Society, who operates the Heritage Museum adjacent to the Applicant's property. He did not believe this would impact his decision.

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

Vice President Dieffenbach asked for details about the area to the east of the new building. Planner Johnson said the hillside on the southeast corner of the lot extends down toward Marine Drive on the east side of the building. The final design of this terrain would be worked out with the Applicant. The building would only encompass the west side of the lot. The other half of the lot would remain open space. If the open space were to be developed, a retaining wall would be necessary.

Planner Johnson added that the Applicant has been working with the City and Tongue Point Job Corps on issues with the bus stop. The City is in the process of redoing the sidewalk along Duane Street as part of its

improvements to the Coast Guard's parking area. The bus stop will be relocated so that it does not impact the front, main Duane Street entrance to the building. The bus stop will be moved a few feet east of its current location so that it remains accessible and in the same block.

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

Tracy Black, 2505 Mill Pond Lane, Astoria, said the building would likely be shifted to the east five or six feet to prevent the roof eave from hanging over the sidewalk. This would allow the dumpster to be placed on the outside of the building instead of on the east side. The door opening to the metal stairs will probably have a window.

Jason Palmberg, 1790 SE 3rd, Astoria, noted that the bottom of Page 3 of the Staff report states the east door would be solid with no glass. Mr. Palmberg added that he would also install an ADA ramp along the Duane Street side.

Commissioner Osterberg asked what would be in the area between the sidewalk along 16th Street and the building. He also wanted to know what material would be used in the upper gable.

Mr. Black said a hard surface would be on the 16th Street side of the building and landscaping would be on the Marine Drive side of the building between the sidewalk and parking lot. Board and batten siding would be used in the gable.

The Commissioners discussed the space that would be created by moving the building five or six feet to the east. Mr. Black explained that the sidewalk along 16th Street is raised and would have a handrail.

Commissioner Caruana asked for the dimensions of the fascia that would be used on the bands that run down the gables. Mr. Palmberg said this detail had not yet been discussed, but most of his projects in Mill Pond have used 2 by 10 inch bands. The architecture of this building has been modeled after some of what he has seen in Mill Pond and in Astoria. The larger boards look better than 2 by 6 inch boards.

Commissioner Caruana said simple designs like this could look great if the right windows and the right scale of trim are used. Mr. Palmberg said the engineer realized the overhang on the roof would extend past the property line, so the building was moved back two feet. However, this would not leave room to do maintenance work on the siding. Moving the building back six feet would accommodate the maintenance work as well as allow the recycling to be stored in the extra space, keeping the dumpsters below grade and out of sight.

President Gunderson asked what the building would be used for. Mr. Black said the use would be food related. He encouraged people to read the article published in the Columbia River Business Journal as they are doing a series on the project.

Vice President Dieffenbach asked if the gable end of the roof would be stepped back to accept the Dutch gable and make the roof look not as large. Mr. Palmberg said the roof would be stepped back, allowing the gable to protrude a little bit. Vice President Dieffenbach believed this helped the look of the building.

Commissioner Burns noted that adjacent buildings had straight rooflines. Initially, he believed the proposed sloped roof did not fit with the surrounding buildings, but after reading through the Staff report, he believed it would be okay. He asked why the Applicant chose a sloped roof instead of a straight-line flat roof. Mr. Palmberg replied he did not like flat roofs in the northwest, so he chose a Dutch gable. The original design called for a straight gable because the roof needed something different.

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 Johnson reminded that Code allows Staff to review the enclosure for the garbage. Staff will review the design of the enclosure and approve it with a Certificate of Appropriateness. Staff will also work with the Applicant on landscaping requirements.

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

All of the Commissioners supported the request, as all of the criteria in the Staff report had been met. The design and scale of the building was appropriate for its location and the building would be an improvement on the corner lot. Commissioner Caruana said he assumed mechanical equipment would not be on the roof. He was concerned about the use of the larger trim, but otherwise the building looked great.

Commissioner Caruana moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC14-06 by Tracy & Donna Black, with conditions and the following changes:

Page 3, Last line, Doors – should read “. . . be solid with single lite”

Page 4, First line, Other Features – should read “. . . east elevation; ADA ramp on south elevation”

Page 8, Paragraph 4, First sentence – should read “. . . The structure is proposed to be situated on the southwest corner of the lot adjacent to the sidewalk along Duane Street right-of-way with no setback and approximately 6’ from the 16th Street right-of-way.”

Motion seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

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

Commissioner McHone confirmed that he had volunteered to do the Heritage events. Most of the work is already complete and he would only need to make a few phone calls and send a few emails. As long as he receives responses appropriately, the rest of the work will be easy. Everyone he has talked to is excited and anxious to help. He will try to get all of the information to Planner Johnson by December 1st.

The HLC and Staff discussed the need for someone to work on historic cemeteries. The application requires contact information and two photographs of each historic cemetery. Planner Johnson said she would like the information by December 1st, but the following week would be fine. President Gunderson volunteered to take responsibility for the historic cemeteries, but would delegate the gathering of information to her husband Kent Easom, who was in the audience and agreed to help.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:10 p.m.

ATTEST:

APPROVED:

Secretary

Planner/Historic Preservation Officer

STAFF REPORT AND FINDINGS OF FACT

May 14, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER/HISTORIC PRESERVATION OFFICER

SUBJECT: HISTORIC DESIGNATION (HD14-03) BY HEATHER DAVIS TO DESIGNATE
3710 GRAND AVENUE AS A LOCAL LANDMARK

I. BACKGROUND SUMMARY

- A. Applicant: Heather Davis
Jason Davis
3710 Grand Avenue
Astoria OR 97103
- B. Owner: Heather C Davis
Jason L Davis
3710 Grand Avenue
Astoria OR 97103
- C. Request: To designate an individual property as a Local Landmark. The building may also be considered as Eligible Contributing within the Adair-Uppertown Historic Inventory Area
- D. Location: 3710 Grand Avenue; Map T8N-R9W Section 9DB, Tax Lots 1001, 1900, 2000; northeast corner Lot 5, east 45' Lot 4, Block 35, Port of Upper Astoria, and vacated portion of 37th Street

II. BACKGROUND

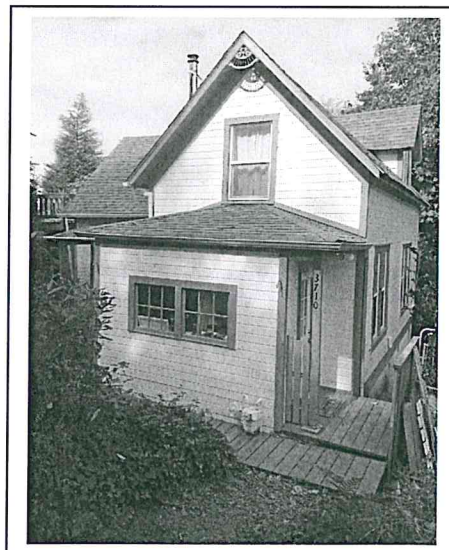
The structure is within the Adair-Uppertown Historic Inventory Area and was classified as Undetermined due to the fact that the evaluator could not visually see the building from the right-of-way.

Year Built: 1904 ca.

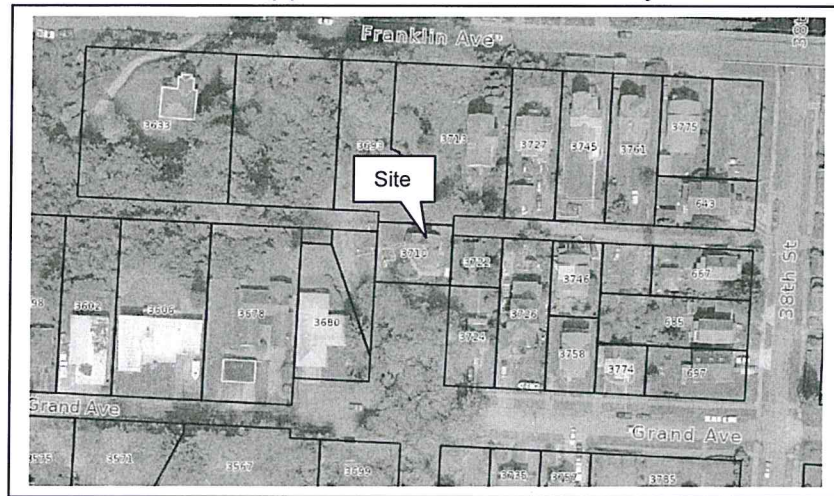
Style: Vernacular, Victorian Era

Historic Name:
Christensen Residence

Common Name:
None



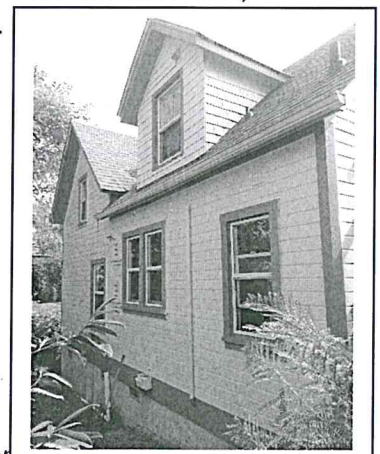
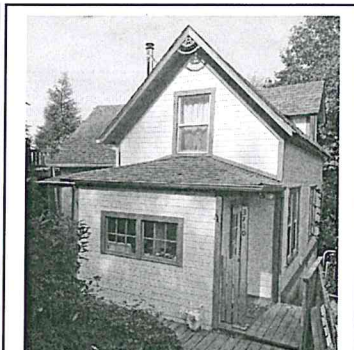
The structure is located on the north side of Grand Avenue within a vacated portion of the right-of-way. The Historic Site Form completed during the Adair-Uppertown Inventory in 2013 noted that the building was not visible from the right-of-way and the integrity of the building could not be determined. It was therefore classified as Undetermined in the Adair-Uppertown Historic Inventory Area.



There have been minor alterations to the building including the addition of an access walkway deck on the west elevation, and replacement of some windows with vinyl. The history of the building on the Historic Site Form appears to be for 3710 Harrison and not 3710 Grand. The applicant is a historic researcher and in checking the history of the house, she discovered discrepancies in the original resource documents and the Historic Site Form. The history as noted on the form is identical to that listed for 3710 Harrison. Staff will be correcting the forms and notifying SHPO of the needed corrections.

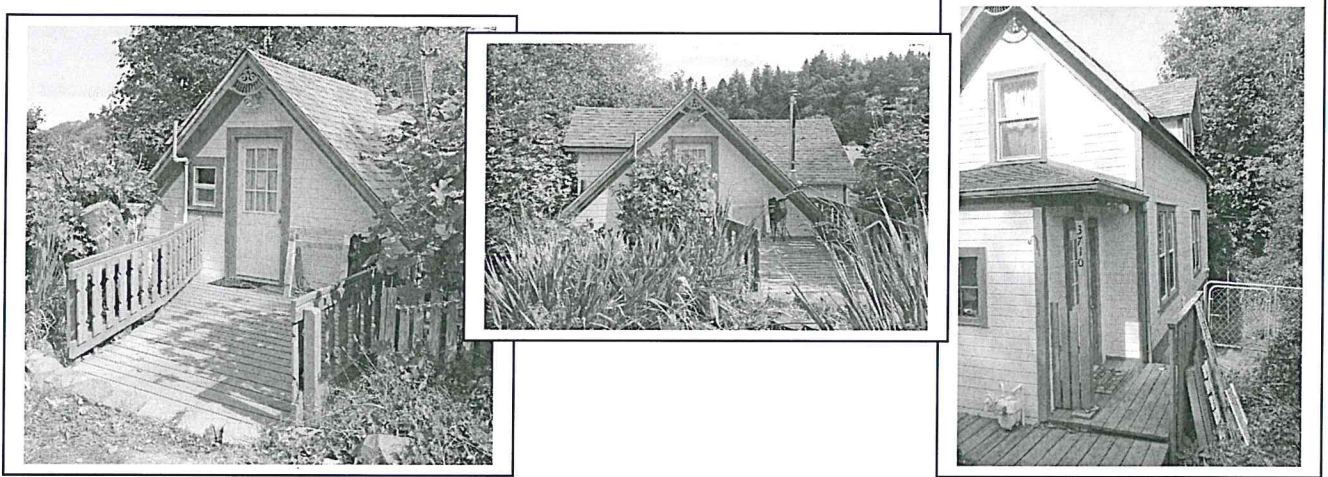
The earliest known occupant was Mina Christensen and her son Anton. They immigrated from Norway in 1905 and moved to the Norwegian area of Astoria in Uppertown. Mina lived there until her death in ca. 1934 and her son Anton lived there until his death in 1976. Mina was a laundress and son Anton was a laborer at the H Lumber Company, served as a Clatsop County Deputy Sheriff, and a projectionist at the Riviera Theater (now Columbian Theater at 1114 Marine Drive). The applicant has provided a more detailed history of the occupants and their occupations including copies of original resource documents.

Distinctive Stylistic Features of a Vernacular, Victorian Style: Wood 1/1 windows; horizontal wood siding; corner boards; crown molding and lower sills on windows; cross gable roof and dormers; and gable end decorative details.



Occupants: The occupants from 1905 to 1976 were the same immigrant family from Norway, Mina Christensen and her children. The family served as laundresses, worked at the H Lumber Company, Clatsop County Deputy Sheriff, longshoreman, Merchant Marine, and a theater projectionist as noted above.

Alterations: The building had minor alterations including an access walkway on the west elevation and replacement of some windows with vinyl.



The applicant requested that the issue be continued from the November 18, 2014 HLC meeting as advertised to allow additional time to verify the history of the building. The HLC continued the hearing to the December 16, 2014 meeting.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on October 24, 2014. A notice of public hearing was published in the Daily Astorian on November 11, 2014. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Development Code Section 6.040(A) states the *"The Historic Landmarks Commission, City Council or a property owner may initiate the proceedings for designation of a Historic Landmark."*

The application should include the following information as applicable: history of the structure; tenants both residential and commercial; exterior features and materials; alterations to the structure; architect; date of construction; outbuildings; photographs, both historic and current; and any other information available."

Finding: The proposed designation as historic local landmark is being nominated by the owner. The required information has been submitted with the application.

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

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

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

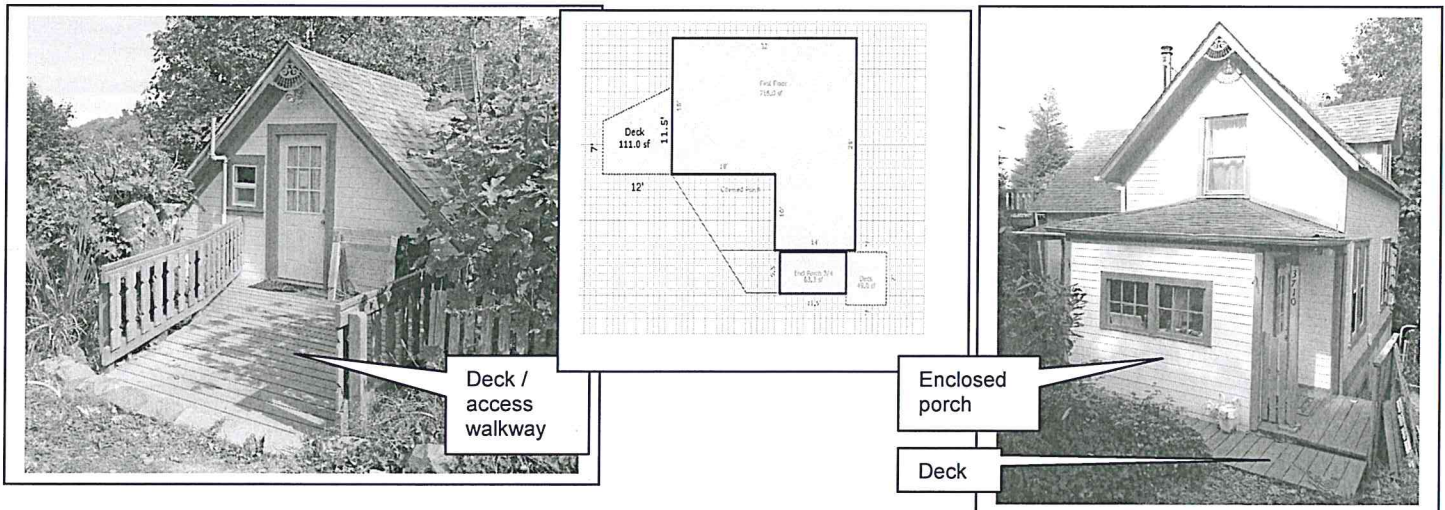
Finding: The building is listed as "Undetermined" in the Adair-Uppertown Historic Inventory Area. Therefore it cannot be automatically considered a Historic Landmark.

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

"1. Physical Integrity.

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

Finding: The essential form of the original building is intact however one porch was enclosed and two small decks were added. One of the decks serves as a walkway to access the second floor from street level. The house sits at a lower elevation than the right-of-way and is not easily accessible. The basic design of the Vernacular, Victorian Era style is visible in the construction.



Some of the windows have been replaced with vinyl which is an inappropriate material. The owner proposes to eventually restore the windows but not as part of this application. During the recent Adair-Uppertown Historic Inventory of this area, it was decided that based on acceptable standards for designation of a property as “contributing” to the historic neighborhood, that the presence of existing vinyl windows was not justification to prevent historic designation. While vinyl windows would not be approved to replace historic windows, the existing vinyl windows could be removed in the future and replaced with wood windows.

“2. Architectural Significance.

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

Finding: The Vernacular style is a common local design and reflects the working man’s home in the area.

“3. Historical Significance.

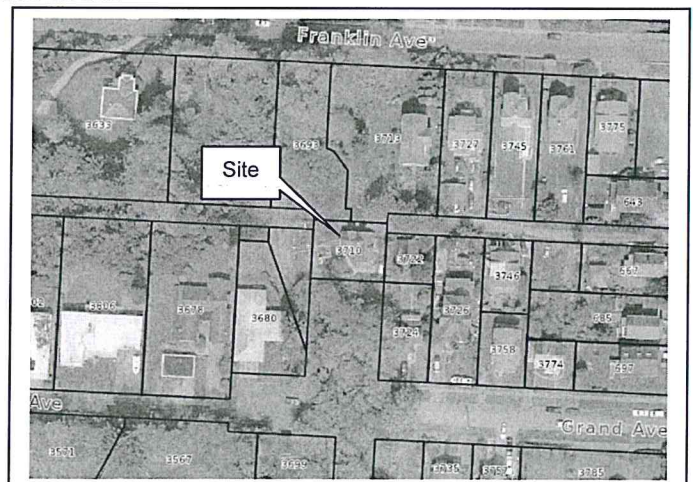
Property is associated with significant past events, personages, trends or values and has the capacity to evoke one or more of the dominant themes of national or local history.”

Finding: The building was built as a single-family dwelling for a working class family. Occupants were involved in the lumber industry, laundress, local law enforcement, longshoreman, and with the historic Riviera Theater.

“4. Importance to Neighborhood.

Property’s presence contributes and provides continuity in the historical and cultural development of the area.”

Finding: The building is hidden from view from the right-of-way and therefore does not add to the streetscape. It does reflect the development of this Norwegian portion of Astoria with working class homes that were built to fit in with the topography of the area.



“5. Symbolic Value.

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

Finding: There is little known symbolic value for this building other than its use as a working man’s home with occupants who were involved in the lumber and service history of Astoria, and who were from Norway.

“6. Chronology.

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

Finding: The building was constructed as a single-family dwelling in 1904 ca. which is more than 50 years old.

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

1. Physical Integrity	6.0	6.0	3.0	4.5	6.0
2. Architectural Significance	10.0	7.5	5.0	5.0	5.0
3. Historical Significance	5.0	7.5	7.5	7.5	7.5
4. Importance to Neighborhood	3.0	7.5	4.5	4.5	7.5
5. Symbolic Value	4.5	4.5	4.5	3.0	4.5
6. Chronology	2.0	2.0	2.0	1.0	2.5
TOTAL	30.5	35.0	26.5	26.0	33.0

AVERAGE: 30.2 (Adequate)

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

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

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

Finding: The new owner plans to eventually restore some of the original architectural features but not as part of this application. Designation of the building as historic would allow the Building Official to grant exceptions to some building codes to allow the owner to reconstruct to historic dimensions as needed. The owner is voluntarily asking for the designation and all of the restrictions that come with owning a historic building in order to help preserve this part of Astoria's architectural history.

2. CP.250.2, Historic Preservation Goals, states that the City will *"identify and encourage the inclusion of as many qualified buildings and structures as possible on the National and/or State register of historic places, and maintain a City registry under the stewardship of the Historical Buildings and Sites Commission."*

Finding: The City of Astoria maintains a register of historic places. The City encourages property owners to include their properties on the register. The building has had some alterations over the years but still retains much of its original character and warrants inclusion as a Local Landmark.

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

Finding: The applicant requests designation of the building to preserve the historic structure. As a working class man's house, the structure reflects the social development of Astoria.

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

VI. CONCLUSION

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

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.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

CITY OF ASTORIA

SEP 10 2014

BUILDING CODES

HD 14-03

FEE: \$50.00

HISTORIC DESIGNATION

Property Location: Address:

3710 GRAND AVE
NE corner, Lot 5,

Lot 545' x 14'

Block

35

Subdivision

ADAR Port of Upper
Ast.

Map

09DB

Tax Lot

1001, 2000, 1900

Zone

R-2

Applicant Name:

Heather and Jason DAVIS

Mailing Address:

3710 GRAND Avenue

Phone:

503-741-1520

Business Phone:

Email:

HDCDAVIS@gmail.com

Property Owner's Name:

Heather and Jason DAVIS

Mailing Address:

— See above —

Business Name (if applicable):

Signature of Applicant:

Heather C. Davis

Date:

9-18-14

Signature of Property Owner:

Heather C. Davis

Date:

9/18/14

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

designate an existing SFD as a local landmark in the

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.

dar-Uppertown Historic Inventory Area

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

For office use only:

Application Complete:

9/23/14

Permit Info Into D-Base:

9/23/14

Labels Prepared:

9/23/14

Tentative HLC Meeting Date:

11-18-14

120 Days:

Oregon Historic Site Form

Pedersen House
3710 Grand
Astoria, Clatsop County

LOCATION AND PROPERTY NAME

address: 3710 Grand ☐ apprx. addr

Astoria ☐ vcnt Clatsop County

historic name: Pedersen House

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: E 4 tax lot nbr: 1001

township: 8N range: 9 W map #: 09DB

zip: 97103

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5

elig. evaluation: undetermined HDR 13.22

primary constr date: 1904 (c. ☒ secondary date: (c.) ☐
(optional--use for major addns)

primary orig use: Single Dwelling

secondary orig use:

primary style: Victorian Era: Other

secondary style: Vernacular

primary siding: Horizontal Board

secondary siding:

plan type:

total # eligible resources: 0 total # ineligible resources: 1

NR status:

NR date listed: (indiv listed only; see
Grouping for hist dist)

orig use comments:

prim style comments:

sec style comments:

siding comments:

architect:

builder:

comments/notes: Wood frame, gable roof structure with shiplap siding. 1/1 single-hung vinyl sash windows with plain casings. Decorative elements include enclosed eaves, rake.

GROUPINGS / ASSOCIATIONS

survey project
name or other
grouping name Astoria Adair-Uppertown RLS 2013

Potential Historic District

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 3/1/2013

Gen File date:

106 Project(s)

Oregon Historic Site Form

Pedersen House
3710 Grand
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

Alterations include construction of deck, west; replacement of some/all windows with vinyl sash.

Location of building below grade and surrounded by vegetation makes it difficult to ascertain integrity of structure from right-of-way.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

According to Polk's Astoria's City and Clatsop County Directory, this residence was occupied in 1904 by Elina and Gabriel Fronsdaahl and Neils Steffensen, a fisherman. Gabriel was a laborer at the Clatsop Mill Company. There were several tenants residing in the building from 1908 thru 1921. These occupants included Daniel Ross, a logger; Victor Hendrickson, a sawyer at the Clatsop Mill Company; the Armstrong family of Georgia, a student, Harry, and William, a laborer at the Astoria Box Company; Mae Clark, James Rogers, a sawyer at the Astoria Box Company, Soren Spellberg, a carpenter, and Alfred Skaug, a laborer. In 1925 Lenard Pederson, a carpenter, is listed as residing in the building until 1938, the last city directory listing for this address.

RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Title Records | <input type="checkbox"/> Census Records | <input type="checkbox"/> Property Tax Records | <input type="checkbox"/> Local Histories |
| <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Biographical Sources | <input type="checkbox"/> SHPO Files | <input type="checkbox"/> Interviews |
| <input type="checkbox"/> Obituaries | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> State Archives | <input type="checkbox"/> Historic Photographs |
| <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> Building Permits | <input type="checkbox"/> State Library | |

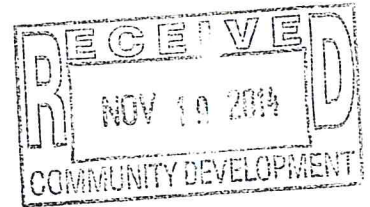
Local Library: _____

University Library: _____

Historical Society: _____

Other Repository: _____

Bibliography: Sanborn Fire Insurance Maps
Polk's Astoria's City and Clatsop County Directory
Astor Library newspaper index.



Rosemary-

I discovered a discrepancy in the history of my house at 3710 Grand and discovered that the history listed for my home is incorrect. In researching a resident listed on the site forms for 3710 Grand, Solveig Pedersen, in the Polks directories for 1953-54 and the following year of 1955 after the address numbers had been changed, It was discovered that the address was formerly at 1802 Harrison and was then changed to 3710 Harrison. I then searched all of the other listed residents and verified that the information given on the forms belonged to the Harrison house and not the 3710 Grand House.

The information provided on the historic site forms for 3710 Grand therefore belongs to the house at 3710 Harrison.

Regarding the discrepancies I discovered on the current *Oregon Historic Site form* as well as the *Oregon Inventory of Historic Properties Historic Resource Survey Form County: Clatsop* for 3710 Grand Avenue and 3710 Harrison:

1. I believe that the information in the *Oregon Historic site forms* and the *Oregon Inventory of Historic Properties Historic Resource Survey Form County: Clatsop* from 9/10/13 have been swapped. Both houses were formerly numbered 1802 and are currently numbered 3710 on their respective streets.
2. All other information on the Oregon Historic Site Forms look correct for the respective properties including the Property characteristics, Groupings/ associations, and architectural/ property description. It merely seems that the data from the History section was swapped, and easy thing to have done considering the similarity of addresses.
3. My research included primary sources such as the Sanborn Fire Maps, The U.S. Census, Polk City Directories and Other materials such as Military registration forms.

From my research:

1. 3710 Harrison's true historic name is the Pederson Residence.
2. 3710 Grand Avenue should be designated The Christensen Residence.
3. All other data on the Historic site forms are correct as far as I see.

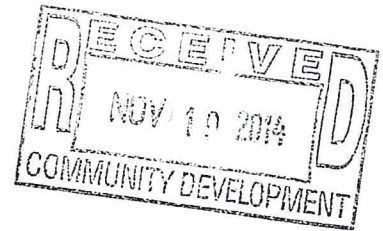
I hope that the information I have provided is helpful in your staffs search for further information.

Heather C Davis

3710 Grand Avenue

503-741-1520

hdcDavis@gmail.com



3710 Grand Avenue (formerly 1802 Grand Avenue)

Suggested Name: Christensen House

According to the documentation I have found, the house was built between 1896 and 1906; more research is needed to determine the exact date. However, it is likely that the Christensens lived in the house for at least 70 years. Further research may be needed on Mina's husband, and possible reason for the family's emigration. There is history of a man named Carl J. Christensen in the 1904 Polks listed as Single and living as a boarder working for and living in the Scandanavian Cannery (Polks 1904); not only is there a Carl J. listed as Mina's husband, but a grandchild was named Carl J. I have not found a clear link between this Carl J and the former husband of the widowed Mina Christensen. However, there are very few Christensens in any city directory in the early 1900's so there may be a link I have not found that will delineate the acquisition of the house prior to Mina's arrival in 1905.

The Christensens, headed by mother Mina lived at 1802 Grand Avenue from 1906 to likely 1976 when her heir, Son Anton passed away. The Christensens emigrated from Norway and became part of the thriving Norwegian population of Adairs Upper Astoria, now known as Uppertown. There are still Christensen descendants in Astoria today.

Mina (b.1853 d. between 1931 and 1934, and alternately spelled as Minne, Mina, and Mine) was a widow. Three of her 5 children and four of her grandchildren resided at the house at different times following their own immigration. Mina is listed in the 1910 census as a laundress. (U.S. Census, Polks City Directory)

Daughter Marie (b.23 Feb 1897 d. Feb 1978) arrived in the U.S. in 1907 and was a laundress as shown on the 1910 Census (U.S. Census, Polks City Directory)

Son Alexander (b. 1888) arrived in the U.S. in 1907. He was a Sailor, alternately listed as a quartermaster in the Merchant Marine, (U.S. Census, Polks City Directory, WWI Draft Enlistment card)

Son Anton J. (b. May 29 1895 d. Mar 10 1976) immigrated with his mother in 1905. He worked as a laborer at the H Lumber Company, and was a Clatsop County Deputy Sherriff, then a Projectionist at the Riviera Theater and secretary for the ITASE District 1 Astoria Projectionists Local no. 46 before becoming a Longshoreman when The Riviera Theater closed down. Anton inherited the house from his mother and likely resided there until his death in 1976. The last available document showing Anton residing at 3710 Grand Avenue was the 1960 Polks City Directory (U.S. Census, Polks City Directory, WWII Draft Enlistment card, ITASE Projectionist Union website)

TIMELINE

1896- Sanborn Fire Insurance Map does not show any building or house at address location.

1905- Mina Christensen and her son Anton immigrated to the United States from Norway. (U.S. Census)

1906- Minna Christensen (Widow) at the 1802/3710 Grand address location. (Polks)

1908- Sanborn Fire Insurance Map shows house at current location with a barn and an outbuilding. 1908 Polks city directory lists Mina and Marie as residents.

1910- Mina Christensen, 1802 Grand Avenue; Laundress. Owns house free from mortgage; Lives with Children Anton and Alexander and Grandchildren. (U.S. Census) 1910 Polks lists only Mine and Alex.

1913- Mine, Anton, Alexander. (Polks)

1915- Mina, Alexander, Anton. (Polks)

1917- Minna (widow of Carl); Anton J, Laborer H. Lumber Co. (Polks)

1920- Mina resides with Son Anton laborer, Son Alexander, Quartermaster and Grandson and Granddaughter. (U.S. Census)

1925- Mina (widow of Carl) resides there by herself. (Polks)

1930- Mina resides with Son Anton, a Clatsop County Deputy Sheriff. (Polks)

1931- Mina and Anton, Deputy Sheriff. (Polks)

1934- Anton Christensen, Film Operator. (Polks) The Riviera Theater opened in 1925.

1938- Anton, Film Operator, Riviera Theater. (Polks)

1940- Anton Christensen Motion Picture Operator. (Polks)

1948- Anton listed as Anthony Christensen, Projectionist Riveria Theater living with Brother Alex. (Polks)

1954/1955- The City of Astoria Changes house numbers. 1802 Grand Avenue becomes 3710 Grand Avenue.

1957- Anton Christensen, 3710 Grand Avenue (Polks)

1960- Anto. Christensen (Polks)

1976- Anton Christensen dies age 80. It is unknown if he resided at the house at the time of his death.

Later Residents:

Davies, Ronald and Cheryl (?) - 2001

Wendi Wyrwitzki 2001-2014

Jason and Heather Davis 2014-

Heather C Davis

3710 Grand Avenue

503-741-1520

hdcdavis@gmail.com

PHONE

FAIRfax 5-3461

1235 Commercial

Astoria

Astoria Apparel, Inc.

Youthful Styles for Miss and Matron

38

ED. NIEMI OIL CO.

MOBIL HEATING OILS

WE GIVE 5 & H GREEN STAMPS

Plant & Office At Port Dock

Tel. FAIRfax 5-1972

Chestnut Wauna M emp CRPA r RD 2 Box 131
Chet's Auto & Marine Repair (Chester Morisse) 376 S Main av
(W)

THEAROLET AUTOMOBILES AND TRUCKS, Lovell Auto
Co Dealers, 426 14th Between Duane and Exchange, Tel
FAIRfax 5-2711 (See Yellow Page 2)

Chicken Koop (Mrs Retha Longuet) restr 109 Broadway (SS)
Chief Motel (Clyde and Mrs Edith Howrey) 930 N Holladay
dr (SS)

Chilberg John S r RD 1 Box 153-L (W)
Chilcott Paul R (Rose M) driver Brookfield Co r RD 3 Box
605

Chilcott Rose Mary Mrs emp CRPA r RD 3 Box 605

Chilquist Betty Mrs (Coffee San) h709 2d av (SS)

Chilson A D r RD 1 Box 764

Chinese Medicine Co (Geo Chan) naturopath 201 Associated
Bldg

Chipman Clifford I h510 N Holladay dr (SS)

Chisholm Eliz B tchr PS r1337 Franklin av

Chisholm Jack H. surveyor's asst County Road Dept r1337
Franklin av

Chisholm Joanna (wid Blair) h1337 Franklin av

Chisholm John R r RD 2 Box 898

Chisholm Ray (Leona) mach CRPA r RD 3 Box 89

Chittenden Jerry mgr Willard Apartments h67 12th apt 4

Chocktoot Clayton M (Margt A) appr mech Johnson Motor
h677 18th apt 2

Choin Raymond (Genevieve) r RD 1 Box 39 (W)

Chopping Robt (Margt L) mgr KAST Broadcasting Station
h1427 Lexington av

Chowder Bowl (Mrs Retha Lonquet) restr 109 Broadway (SS)

Chris' News (Chas T and Chris P Mestrich) 1412 Commercial

Christensen Agnes Mrs (Christensen Cottages) r840 S Down-
ing (SS)

Christenson Anto h3710 Grand av

Christensen Arnold W (Anita) shipwright CRPA h2310 SE 1st
Christensen Arth C (Barbara V) smutter Pillsbury's h686 Nia-
gara av

Christensen C L r RD 3 Box 330

Christensen Chester E (Agnes; Christensen Cottages) h840 S
Downing (SS)

Christensen Chester E jr driver Crown Zellerbach r840 S
Downing (SS)

Christensen Cottages (Chester E and Mrs Agnes Christensen)
motel 840 S Downing (SS)

Christensen Dale RD 1 Box 857-C (W)

Christensen Ferd M (Nedra) tchr PS h3544 Irving av

Christensen Glen E (Mary L; Coast to Coast Stores) r PO Box
1290 (W)

Christensen Jas H (Ruby M) eng Swimming Pool h930 3d av
(SS)

Christensen Kristine (wid J F) h2330 SE 1st

Christensen Lawrence (Iva) h227 SE Anchor av (W)

Christensen Lloyd A (Tekla) truck logging supt Crown Zeller-
bach h1616 N Holladay dr (SS)

Christensen Mary L Mrs (Coast to Coast Stores) r PO Box
1290 (W)

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"IF ITS WORTH ANYTHING INSURE IT" E. T. EDISON AGENCY

INSURANCE — REALTOR

1001 Commercial cor. 10th Astoria Phone FAIRfax 5-5921

Christensen Nedra Mrs tchr PS r3544 Irving av
Christensen Nethaneal (Ann) r RD 3 Box 330-B
Christensen Peter W (Anna C) h1477 Lexington av
Christensen Philip H (Mary) h341 S Lincoln (SS)
Christensen Ripath emp Astoria Plywood r RD 3 Box 330
Christensen Verna Mrs r RD 1 Box 707-C (W)
Christenson E Thos (Laura D) plant mgr The Pillsbury Co
h3315 Irving av

Christian Business Women's Club 342 14th
Christian Church Wilbur R Hensley pastor 1325 N Holladay dr
(SS)

Christian Delmar (Ruth I) equip opr Pac Power & Light h1622
9th

Christian Science Reading Room Mrs Sylvia M Hogile librn
218-Broadway (SS)

Christian Science Reading Room 632 11th

Christians Delmar ground mn Pac Power & Light r1622 9th

Christians Irene E (wid John F) h687 14th apt 1

Christiansen Avis (wid Thos) h850 15th av (SS)

Christiansen Bobby jr emp Astoria Plywood r PO Box 322 (W)

Christiansen Howard P pntr J L Mogenson & Son r666 Bond

Christiansen Nellie oic wkr Woolworth's r239 Kensington av

Christiansen Thora E (wid Viggo C) h239 Kensington av

Christiansen Walter h151 5th apt 6

Christie John (Margt) r RD 1 Box 852

Christie Robt wchmn St Mary Hosp

Chrilton Evelyn (wid Otto) h921 Ocean way (SS)

Church of Christ SW Alder av & SE 1st (W)

Church Don R (Betty J) mgr Seaside Chamber of Comm h30
9th av (SS)

Church Jas S (Freda C) r RD 4 Box 247

Church of Jesus Christ of Latter Day Saints 816 N Holladay

Church of Jesus Christ of Latter Day Saints 817 Exchange
dr (SS)

Church of Jesus Christ of Latter Day Saints 389 S Main av
(W)

Church of The Nazarene Rev John R Lenker pastor 931 16th
av (SS)

Church of The Nazarene Rev W Lee Mansveld pastor 1440 7th

Churchwright Lambert B (Sarah W) h1334 Parker pl

Cieloha Henry A slip tender Astoria Navigation r145 South G

Ciraldi Avera A waitress Andrews & Steves h915 Grand av

Cissner Hoyt M (Eva J) mill wkr Astoria Plywood h689 Lex-
ington av

City Center Motel (Lester U and Mrs Sarah L Raw) auto ct
250 1st av (SS)

CITY DIRECTORY LIBRARY

OUT OF TOWN CITY DIRECTORIES

ASTORIA CHAMBER OF COMMERCE

270 14th

Telephone FAIRfax 5-6311

City Irons Works (Ray V Johnson) machs 141 W Bond
CITY LUMBER COMPANY, Amelia Lamb Pres, Don O Cor-
kill V-Pres-Mgr, Charles B Lamb Sec-Treas, Building
Materials and Coal, 2132 Commercial, Telephone FAIRfax
5-4511 (See Yellow Page 6)

ELECTRICAL CONTRACTORS

ELECTRICAL SUPPLIES

TELEPHONE FAIRfax 5-2552

ASTORIA

REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)

SERIAL NUMBER 250 1. NAME (Print) ANTON (First) (NONE) CHRISTENSEN (Middle) (Last) ORDER NUMBER

2. PLACE OF RESIDENCE (Print) 1802 GRAND AVE. ASTORIA, CLATSOP, OREGON
(Number and street) (Town, township, village, or city) (County) (State)

[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]

3. MAILING ADDRESS

SAME

(Mailing address if other than place indicated on line 2. If same insert word same)

4. TELEPHONE 1192 5. AGE IN YEARS 46 6. PLACE OF BIRTH HUGESUND
(Town or county)

DATE OF BIRTH MAY 29 1895 (Mo.) (Day) (Yr.)
(Exchange) (Number) (State or county)

7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS

MRS. MARIE SCHOW, P.O. Box 791 - ASTORIA, ORE.

8. EMPLOYER'S NAME AND ADDRESS

RIVIERA AMUSEMENT CO. 11TH BOND, ASTORIA, ORE

9. PLACE OF EMPLOYMENT OR BUSINESS

RIVIERA THEATRE ASTORIA CLATSOP OREGON
(Number and street or R. F. D. number) (Town) (County) (State)

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE

D. S. S. Form 1 (Revised 4-1-42) (over) 16-21680-2 (Registrant's signature) Anton Christensen

Form 1
 2570 9345
 REGISTRATION CARD A-3
 No.

1 Name in full (last name first)
Alexander, Christopher 29
 (Family name)

2 Home address
Box 1002, Grande, Astoria, Oregon
 (Street)

3 Date of birth
June 9, 1888
 (Month) (Day) (Year)

4 Are you (1) a naturalized citizen, (2) an alien, (3) or have you declared your intention (specify which)?
Declaration

5 Where born
Haugesund, Norway
 (Town) (State) (Nation)

6 If not a citizen, of what country are you a citizen or subject?
Norway

7 What is your present trade, occupation, or office?
Teacher

8 By whom employed?
Colantha River Packers Army

9 Where employed?
Nethagah, Alaska

10 Have you a father, mother, wife, child under 12, or a sister or brother under 12, solely dependent on you for support (specify which)?
Mother

11 Married or single (which)?
Single Race (specify which)
Caucasian

12 What military service have you had? Rank
No Years
No Nation or State
No

Do you claim exemption from draft (specify ground)?
Support mother

I affirm that I have verified above answers and that they are true.

Alexander, Christopher
 (Signature of registrant)

If person is of African descent, state race.

36-1-2 "A"

REGISTRAR'S REPORT

1 Tall, medium, or short (specify which)?
Medium Slender, medium, or stout (which)?
Medium

2 Color of eyes?
Blue Color of hair?
Brown

3 Has person lost arm, leg, hand, foot or both eyes, or is he otherwise disabled (specify)?
No

I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:

new York
 (Signature of Registrar)

Precinct
 City or County
 State

FILED
 JAN 25 1918
 AUG 13 1917
 (Date of Registration)

LOCAL BOARD
 Adj't. General
 CLATSOP COUNTY
 ASTORIA, OREGON
 County Clerk

Oregon Paper Box Factory OTTO ROENICKE 68 1/2 FIRST STREET PROPRIETOR PORTLAND, OREGON

58

R. L. POLK & CO'S

Christensen Harry, saloon Astor n w cor 6th, res 382 18th.
Christensen Mrs Ida, fur rms Flavel bldg.
Christensen Mrs Minna, bds Grand av se cor Grand av s e cor 37th.
Christensen Peter W, eng J Lindenberg (Inc) res 141 5th.
Christensen & Co (Hans W Christensen, Nis Nyman), Meats, 518 Commercial.
Christenson John, fisherman, res n s Birch bet 30th and 31st.
Christoferson Carl, lab Tongue Point Lbr Co, res 1642 Date.
Christoferson Hans, lab Tongue Point Lbr Co, res 1642 Date.
Church Edward J, eng A & C R R, res 665 Irving av.
Chutter Arthur G, Cigars 618 Commercial, res same.
City Cemetery, see Ocean View Cemetery.
City Council Chambers, City Hall.
City Fire Department, see Astoria Fire Department.
City Hall, cor 16th Duane and Exchange.
City Jail, cor 16th, Duane and Exchange.
City Lumber & Box Co, H F Prael, Pres; Edward Hazen Sec; John Nordstrom Mngr, representing Astoria Box Co, Clatsop Mill Co and Tongue Point Lumber Co, 187 12th Page bldg, Tel Main 2201.
City Water Office, G. W. Lounsberry clk of Board, City Hall, Lars Bergsvik supt, 501 Duane; Reservoir No 1 Irving av bet 15th and 16th, Reservoir No 2 Niagara av bet 15th and 16th.
Clark Abraham L, Supt of City Schools, Office City Hall, res 477 6th.

THIEL DETECTIVE SERVICE CO., PORTLAND, ORE. Office 206 Chamber of Commerce Bldg. Tel. Main 936. D. L. CLOUSE, Manager.

ASTORIA CITY DIRECTORY. 59

Clark Charles C, county commissioner, res Seaside
Clark John C, druggist Owl Drug Store, rms 511 Commercial.
Clark Mary C, student, bds 477 6th.
Clase Charles, brewmaster N P Brewing Co, res 1381 Grand av.
Clase John O, bartender P E Peterson, rms 53 9th.
Classen John, pressman, bds 400 18th.
Clatsop Mill Co, M J Kinney Pres; R B Dyer Vice-Pres; H F Prael Sec; Mfrs Lumber, Sash and Doors and Boxes, Franklin av n e cor 26th.
Clausen Peter Bartender Frank Lindstrom, rms 151 37th.
Cleary Robert, pressman, rms 174 9th.
Clement Bert, logger, bds Central Hotel.
Cleveland Charles E, bds Commercial n e cor 9th.
Cleveland Cold Storage Co (Altoona Wash), Emil Finney agt, receiving warehouse ft 36th.
Cleveland Mrs S I (Cleveland and Gragg), res Commercial n e cor 9th.
Cleveland & Gragg (Mrs. S. I. Cleveland, Audrey J Gragg), bakers, Commercial n e cor 9th.
Clinton John C, County Clerk, Court House, bds 289 Harrison av.
Clinton Mary, bds 289 Harrison av.
Clinton Nicholas, eng, bds 289 Harrison av.
Clinton Sarah J (wid Nicholas), res 289 Harrison av.
Clinton Wm E, bds 289 Harrison av.
Close John, eng, res 230 Commercial.
Cody Michael, res 424 Duane.
Coe Elmer A, photog, res 371 18th.

DEPARTMENT OF COMMERCE AND LABOR—BUREAU OF THE CENSUS
THIRTEENTH CENSUS OF THE UNITED STATES: 1910—POPULATION

NAME OF INSTITUTION _____

James Alfred Smith

2011

THE UNIVERSITY OF CHICAGO

.....

10/10/10

WARD OF CITY 4

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[illegible]

STAFF REPORT AND FINDINGS OF FACT

December 8, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER

SUBJECT: EXTERIOR ALTERATION REQUEST (EX14-09) BY DAREN DOSS AT 4910 ASH STREET



I. BACKGROUND SUMMARY

- A. Applicant: Daren Doss
4900 Ash Street
Astoria OR 97103
- B. Owner: Daren Doss
1469 22nd Ave
Seattle WA 98122
- C. Location: 4910 Ash Street; Map T8N R9W Section 10AB, Tax Lot 300; Parcel 2, Partition Plat 2014-05, Block 4, Alderbrook and Alderbrook 1st Addition
- D. Classification: Individually listed on National Register as Union Fishermen's Cooperative Packing Company Alderbrook Station
- E. Proposal: To add windows, door, metal roof, and walkway to an existing commercial building as follows:
 - 1) South elevation – add walkway and door with awning
 - 2) West half – install metal roof
 - 3) East, North, South elevations – add and change window locations
 - 4) Add gutters

II. BACKGROUND

- A. Subject Site:

The former Union Fishermen's Cooperative Packing Company Alderbrook Station was constructed in the early 1900's to provide net and boat repair facilities, as well as a bunkhouse for the packing company.



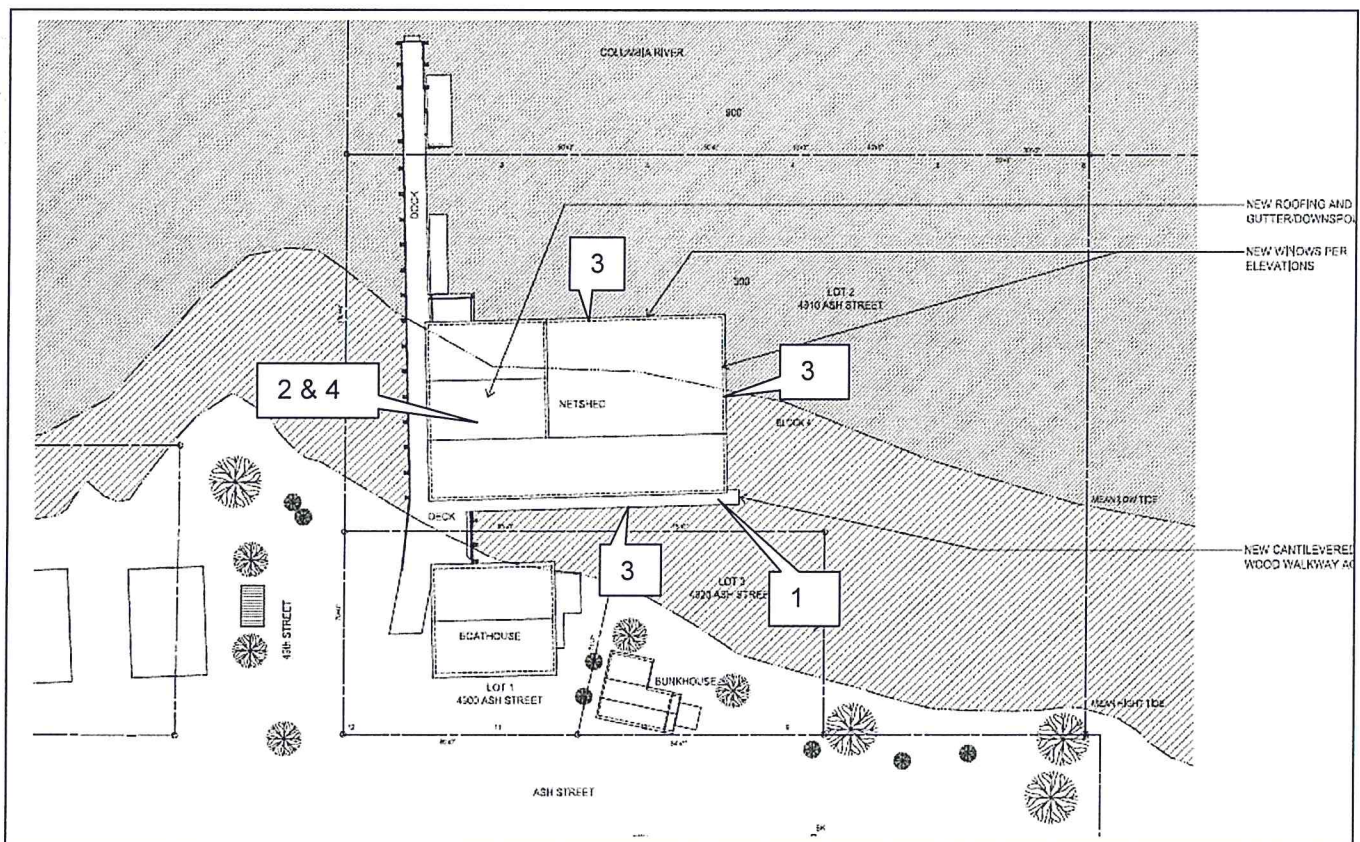
It is a Vernacular style and the site retains three buildings from the original complex. The most important structure remaining on the site is the net shed, a large three story building over the water. The existing boathouse has been used as a single family residence. There is also a small bunkhouse on site.

The buildings are primarily board and batten painted red, with wood multi-light windows, and metal roofs. As this is a potential flood area, the buildings are constructed on pilings. The facility is now located in a residential neighborhood, the use of the building for fish packing purposes or net and boat repair ceased long ago.

B. Proposal:

The applicant has been restoring all three buildings for several years. The two smaller landward buildings have been completed and are used as single family dwellings. The applicant has completed some work on the net shed and is currently restoring the windows and making the building more accessible. The following alterations are proposed:

- 1) South elevation – add walkway and door with awning
- 2) West half – install metal roof
- 3) East, North, South elevations – add and change window locations
- 4) Add gutters



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on November 21, 2014. A notice of public hearing was published in the Daily Astorian on December 9, 2014. 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, Certificate of Appropriateness, requires that *“unless otherwise exempted, no person, corporation, or other entity shall change, add to, or modify a building, structure, appurtenance, object, sign, or site in such a way as to affect its exterior appearance, if such structure is listed or identified as a Historic Landmark as described in Section 6.040 without first obtaining a Certificate of Appropriateness.”*

Finding: The site is individually listed on the National Register of Historic Places and requires review.

- B. Section 6.050.C, Type I Certificate of Appropriateness - Immediate Approval, states that *“Projects that are limited in scope or minor alterations that meet the criteria listed below are classified as Type I Certificate of Appropriateness permits. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing nor public notice.”*

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

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

Finding: The request is to alter several windows, add door and walkway and does not meet the Type I & II review requirements. The request is processed as a Type II permit requiring HLC review.

- C. Section 6.050.F, Historic Design Review Criteria, states that *"Type II and Type III Certificate of Appropriateness exterior alteration requests shall be reviewed by the Historic Landmarks Commission or Historic Preservation Officer as indicated in Section 6.050 following receipt of a complete application."*

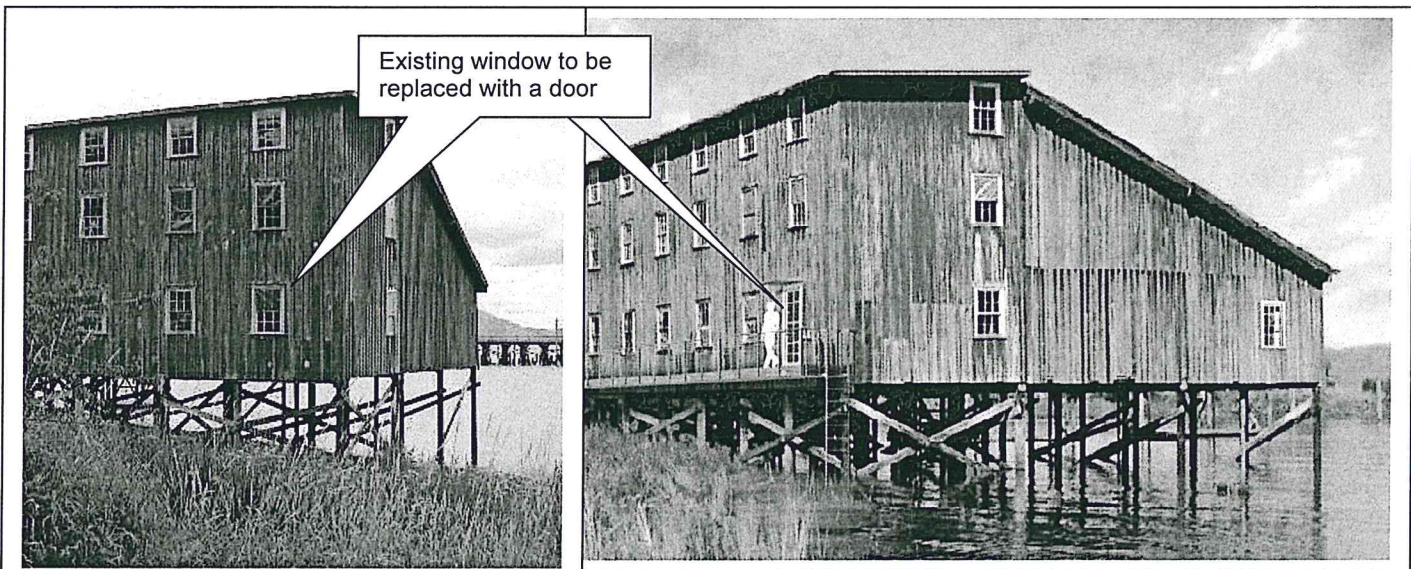
The following standards, in compliance with the Secretary of the Interior's Standards for Historic Preservation, shall be used to review Type II and Type III exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are intended to be used as a guide in the Historic Landmark Commission's deliberations and/or the Historic Preservation Officer's decision."

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

Finding: The building was originally used as a net shed, but has been vacant for many years. The owner has been restoring the building for use as marine industrial storage.

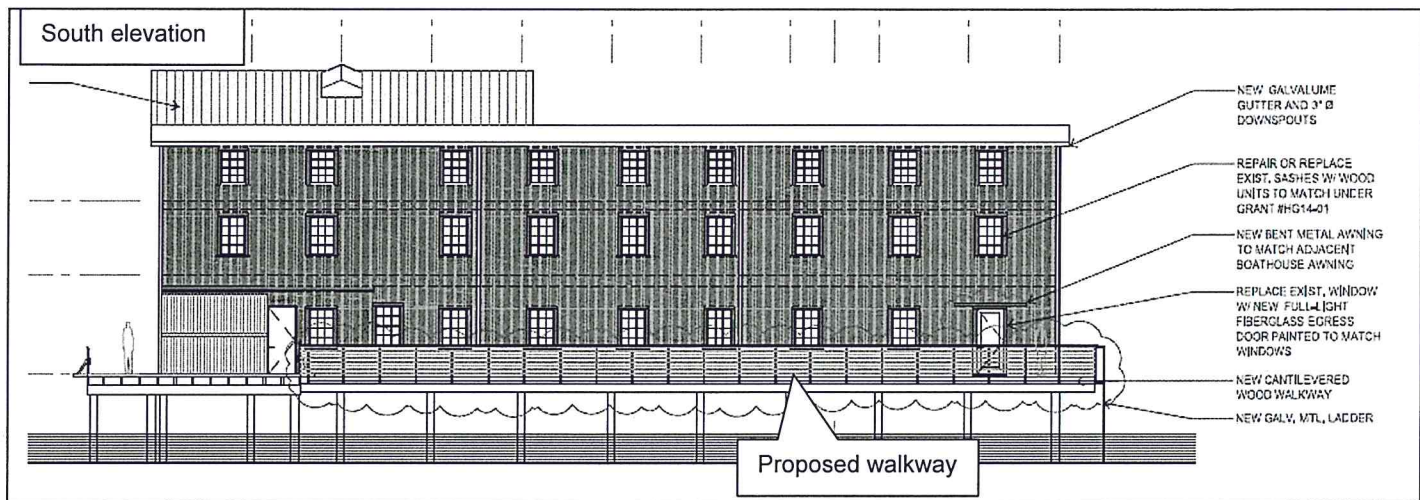
2. Section 6.050.F.2 states that *"the distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible."*

Finding: The only historic element to be removed is some siding to allow for installation of windows and replacement of one window with a door to match existing historic windows with a small metal awning over the door. The distinguishing qualities and character will be retained.

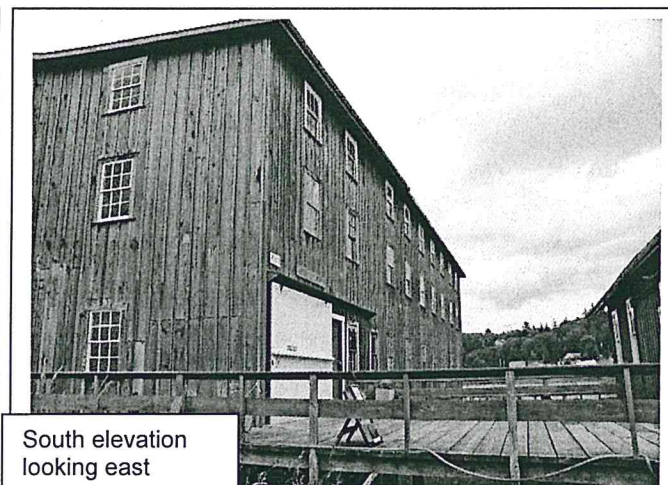


3. Section 6.050.F.3 states that *“all buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.”*

Finding: There is no walkway to access the building on the south. The proposed walkway would match other industrial features on the other buildings and clearly differentiate it as newer addition. No alterations are proposed to create an earlier appearance.



Historic view



South elevation
looking east

4. Section 6.050.F.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: It's difficult to know for sure which elements of the building are original and which are newer elements that have acquired significance. Waterfront industrial buildings generally changed / evolved through the

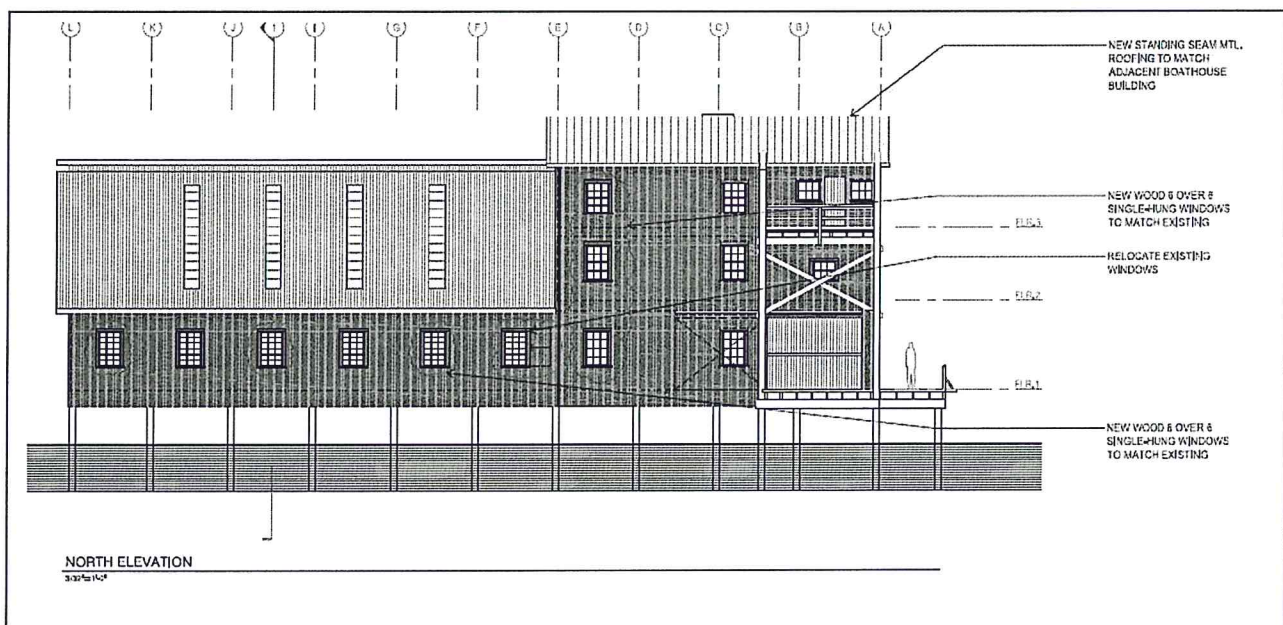
years. All existing features are to remain and therefore all the existing elements are significant and will be recognized and respected.

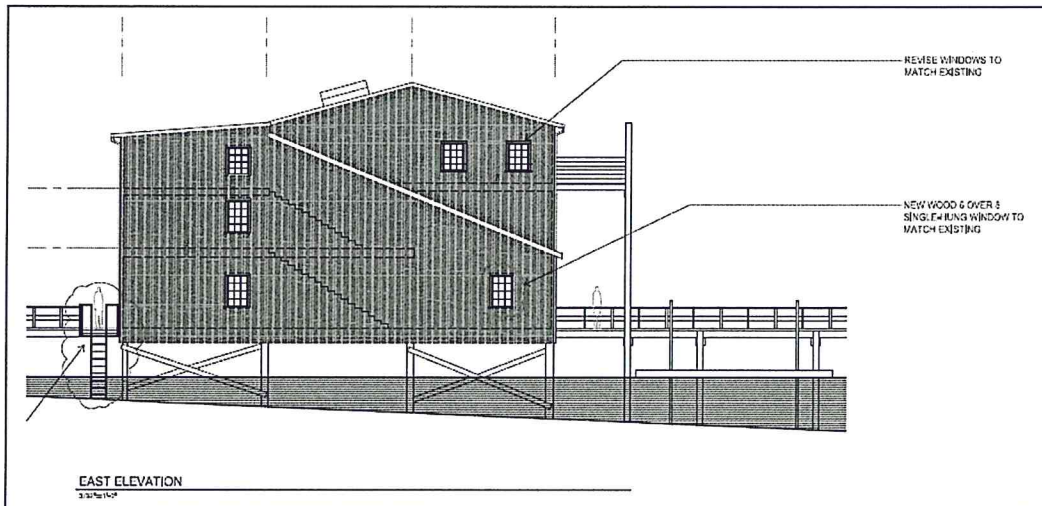
5. Section 6.050.F.5 states that *"distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity."*

Finding: The building is simply constructed as a low-style Vernacular maritime industrial building. The applicant proposes to match the historic design of the windows in the proposed new windows. The door on the south elevation would be a full lite fiberglass door painted to match the windows. The walkway is proposed to be wood with a guardrail of galvanized metal with cable balustrade and a wood cap to match the existing boathouse guardrail. The metal roof would also match the boathouse. The craftsmanship and distinctive features that exist will be treated with sensitivity.

6. Section 6.050.F.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 is proposing to repair the existing windows. New and relocation of windows are proposed on the north, south, and east elevations to match the existing historic 6 over 6 wood windows. The existing torch down roof on the west half is proposed to be replaced with a standing seam metal roof to match the east half of the building which had a metal roof.





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

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

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

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

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

Finding: The proposed door on the south elevation would be full lite fiberglass painted to match the existing windows. The proposed walkway access would have a wood decking and galvanized metal and cable balustrade with a wood cap. The design and materials would be industrial but clearly identify it as a newer addition. It would be compatible with the size and scale of a historic walkway. The material and design would be more contemporary. Any visible wood should be free of pressure treatment incision marks (Condition 1).

All gutters, downspouts, and roof material will be galvanized metal, and the flue pipes are stainless steel. These elements are compatible with the property.

10. Section 6.050.F.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 easily removed in the future and the essential form and integrity of the structure would be preserved.

V. CONCLUSION AND RECOMMENDATION

The request meets the applicable review criteria. Staff recommends approval of the request based on the Findings of Fact above with the following conditions:

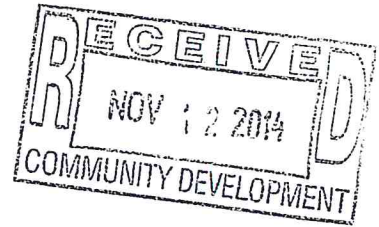
1. Any visible wood should be free of pressure treatment incision marks.
2. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

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



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



EX 14-09

FEE: \$100.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address: 4910 ASH STREET

Lot 2 Parcel 2 Partition Plat 2014-05

Block 300 4

Subdivision Alderbrook
and Alderbrook 1st Add.

Map 8.9.10AB

Tax Lot 80912AB00300

Zone A-2 A-3
and R-2

For office use only:

Classification:

National Reg.

Inventory Area:

Applicant Name:

DAREN DOSS

Mailing Address:

4900 ASH STREET

Phone: 503-325-6999

CELL

Business Phone: 206-713-6667

Email: DAREN@CHAPOURNE
DOSS.COM

Property Owner's Name:

SAME

Mailing Address:

SAME

Business Name (if applicable):

-

Signature of Applicant:

Daren R. Doss

Signature of Property Owner:

Daren R. Doss

Existing Construction and Proposed Alterations: ADD NEW WALKWAY ACCESS, DOOR,
AWNING, WINDOWS, ROOFING, GUTTERS, & DOWNSPUTS PER
DRAWINGS TO EXISTING WOOD FRAMED NETSHER.

add a walkway & door w/ awning on south elevation; add & change window
locations on N, E, S elevations; install metal roof on west half; add
gutters

For office use only:

Application Complete:

Permit Info Into D-Base:

11/17/14

Labels Prepared:

Tentative HLC Meeting

12-16-14

Date:

120 Days:

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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
BUILDING WILL CONTINUE AS STORAGE FOR MARINE INDUSTRIAL USE. ADDITIONS ARE MEANT TO BE IN KEEPING WITH THE INTENDED SPIRIT OF THE HISTORIC USE.
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.
ORIGINAL BUILDING CHARACTER SHALL REMAIN INTACT. ALTERATIONS ARE DESIGNED TO ENHANCE ORIGINAL QUALITIES.
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.
NEW WINDOWS SHALL MATCH EXISTING, DECK AND GUARDBAIL SHALL BE OF MODERN MATERIALS, AS WILL ROOFING + GUTTER/DOWNSPOUTS TO MATCH ALTERATIONS TO ADJACENT HISTORIC BUILDING.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
ALL BUILDING COMPONENTS SHALL BE GIVEN THEIR DUE RESPECT.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
ALTERATION DETAILS & MATERIALS SHALL BE SENSITIVE TO THE EXISTING HISTORIC MARINE INDUSTRIAL CONTEXT.
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.
REPAIR & RESTORATION OF EXISTING BUILDING COMPONENTS SHALL BE UNDERTAKEN WHENEVER POSSIBLE ON PROJECT.

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.

NO DAMAGE TO EXISTING BUILDING MATERIALS IS
ANTICIPATED, AND SHALL BE AVOIDED.

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

YES.

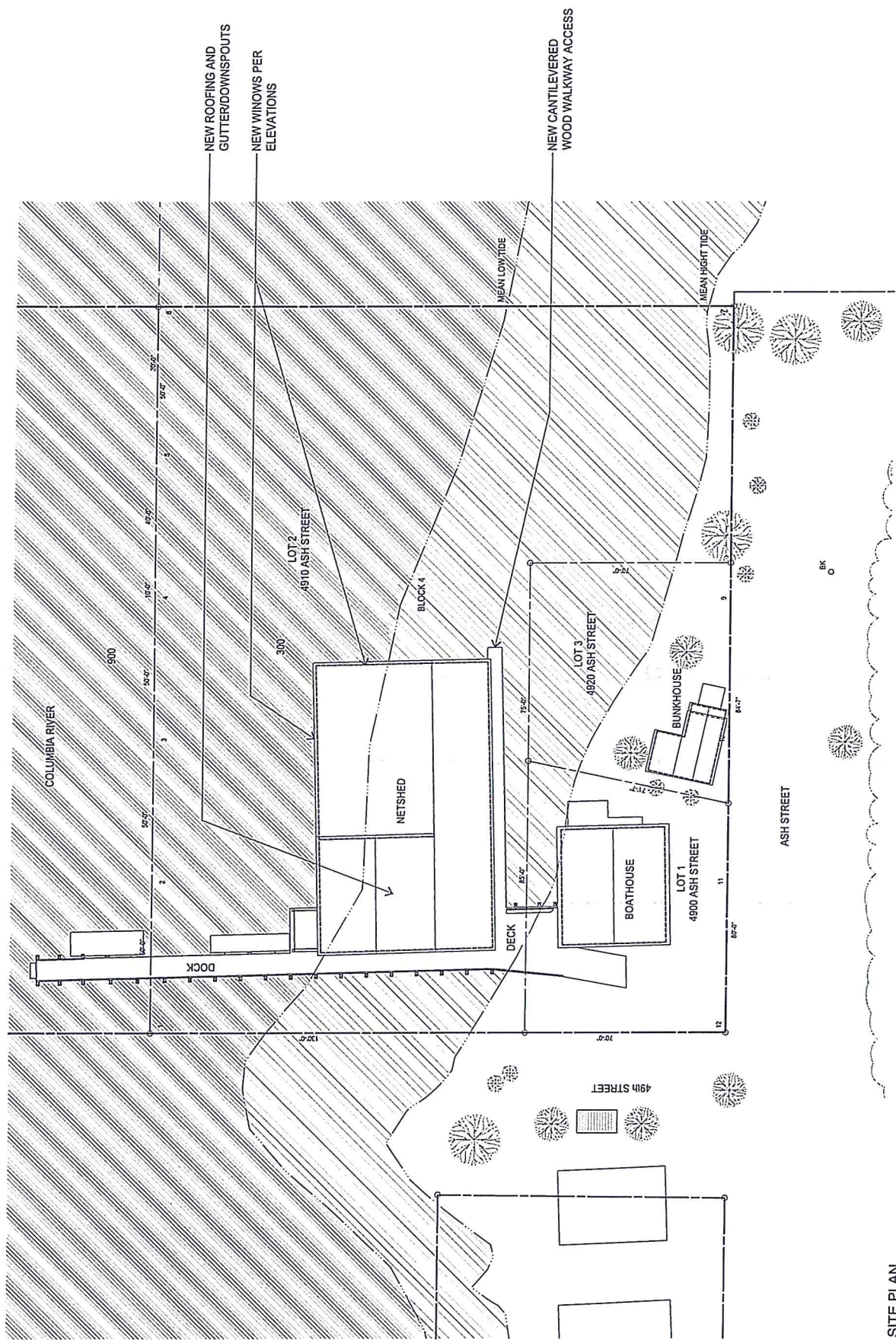
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the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

SEE #3.

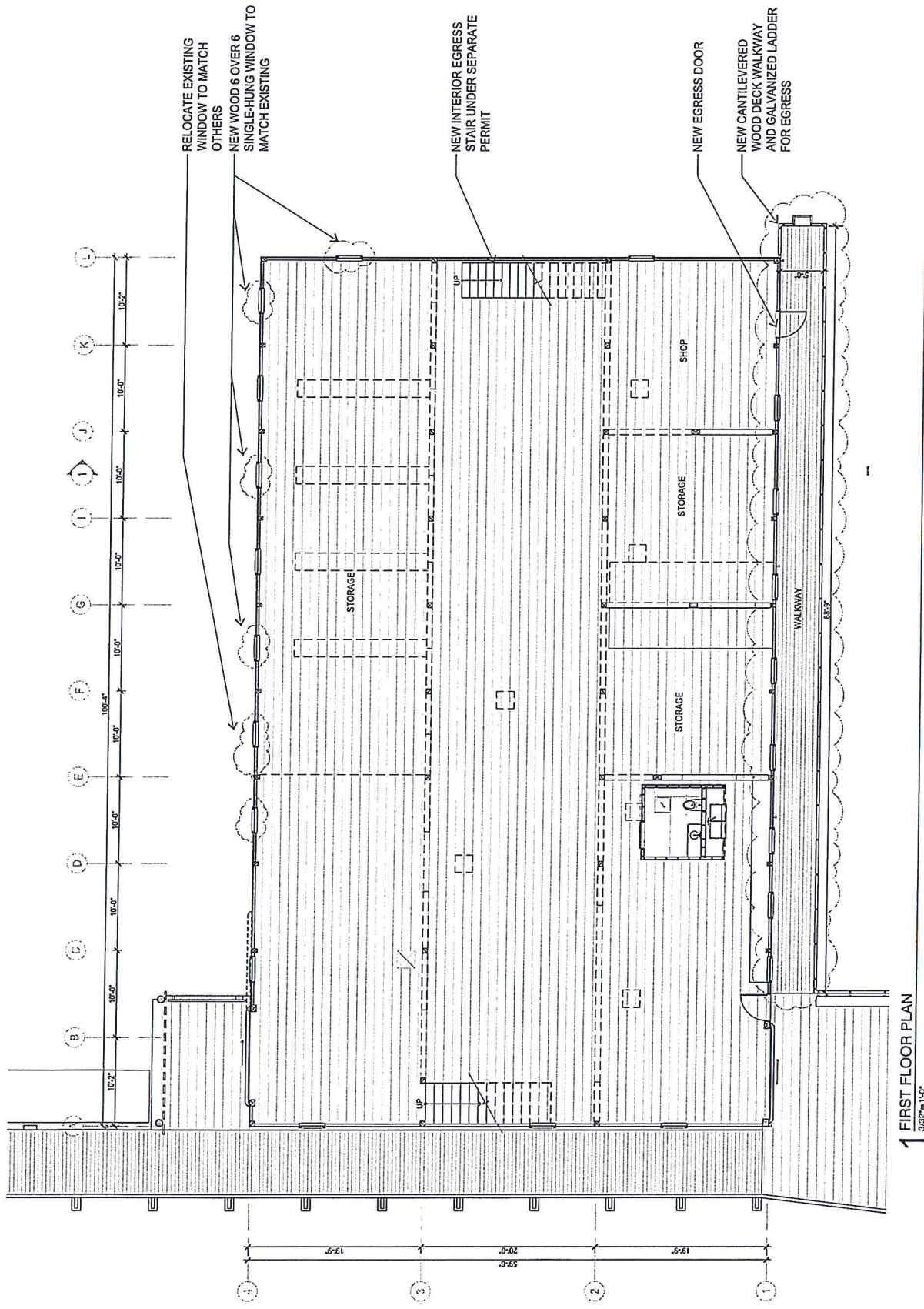
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

THIS IS THE CASE WITH ALL PROPOSED ADDITIONS.

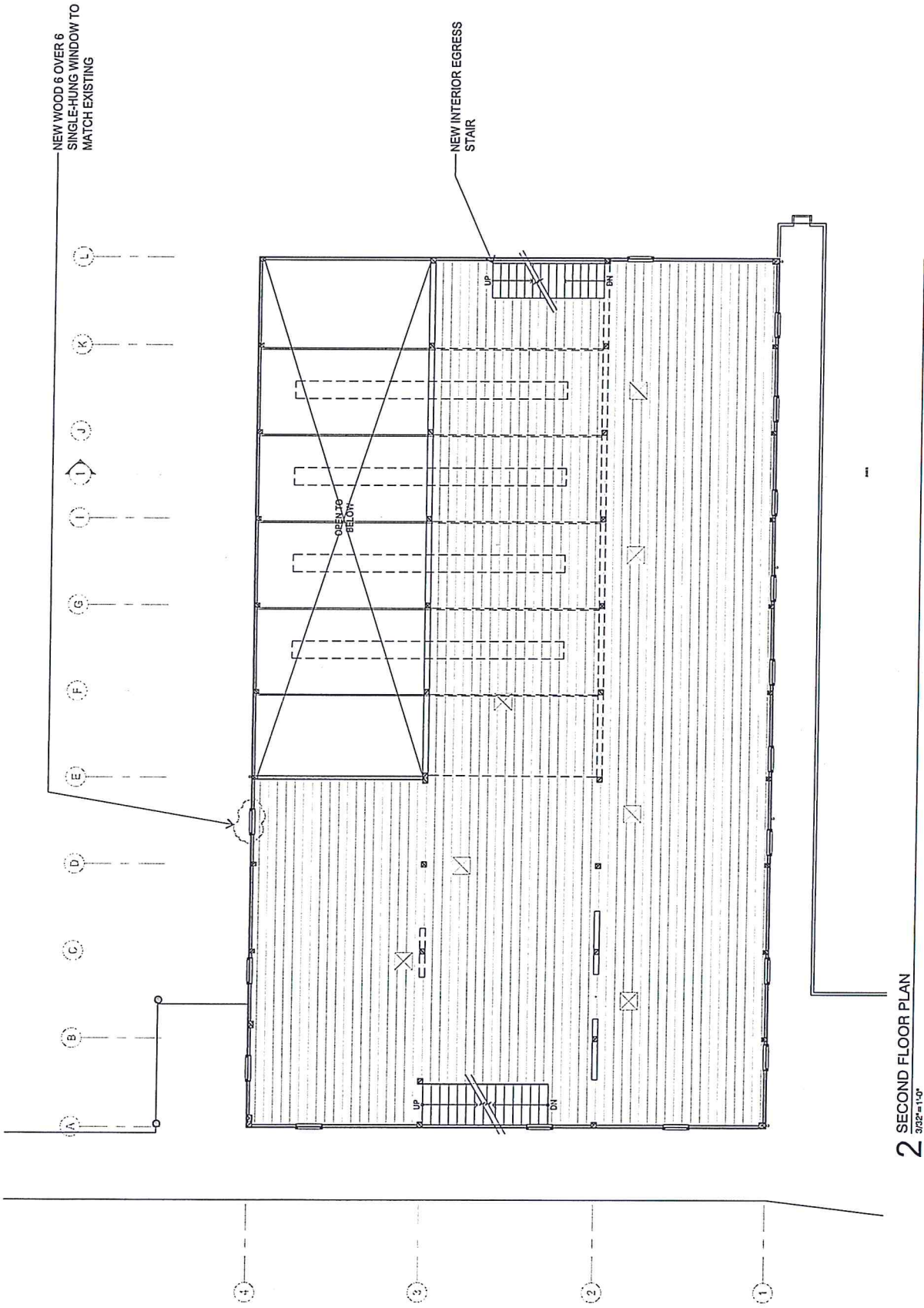
PLANS: A site plan indicating location of structure on the property and the location of the proposed alterations is required. Diagrams showing the proposed alterations indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide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



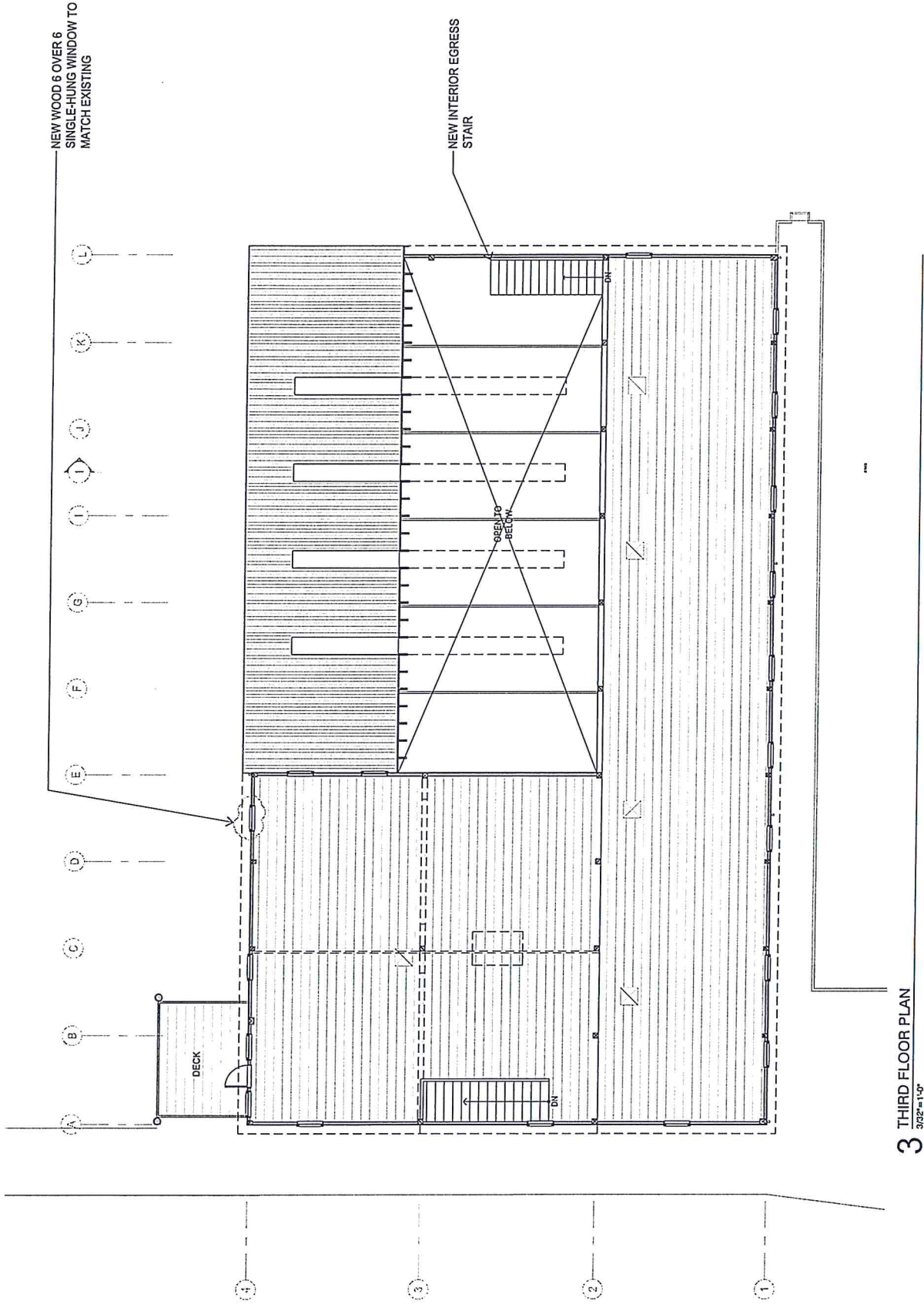
SITE PLAN
1/32"=1'-0"



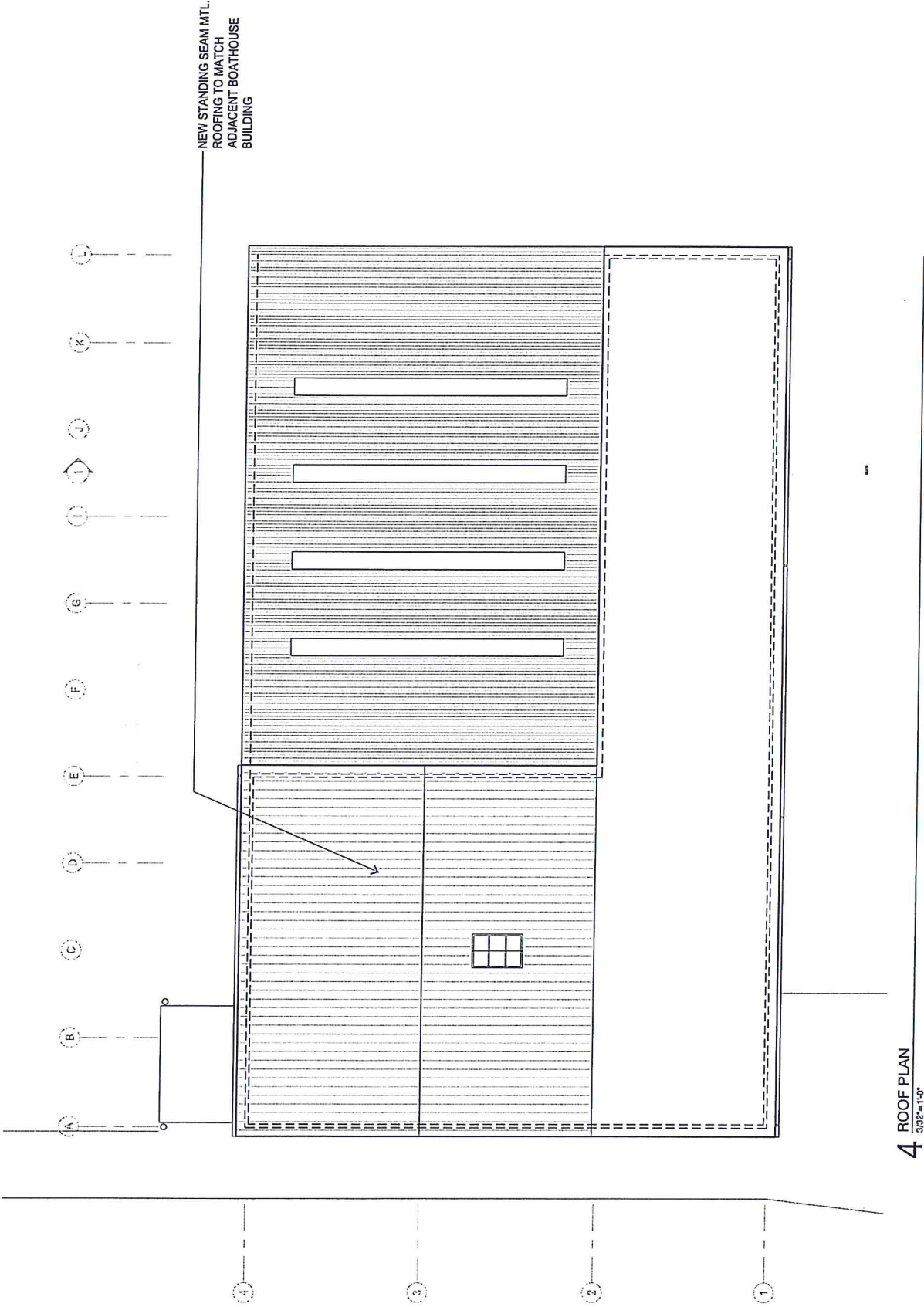
1 FIRST FLOOR PLAN
3/22"-1/4"

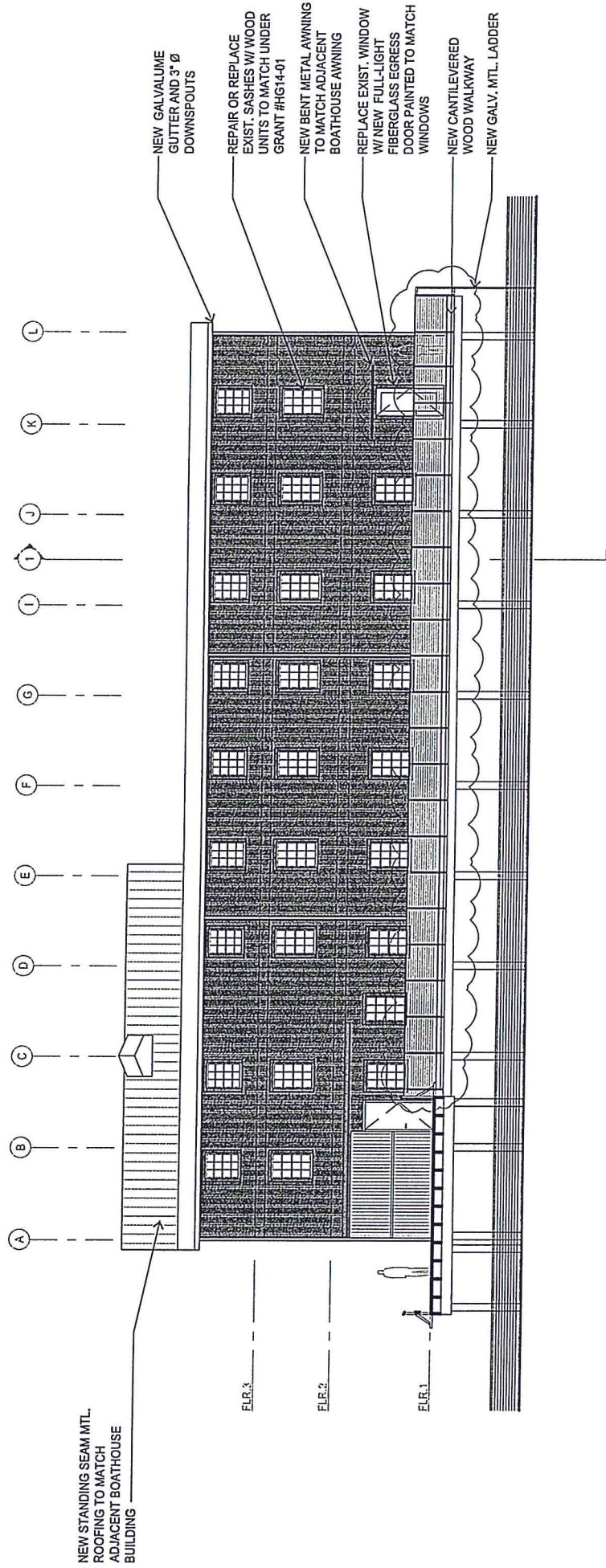


2 SECOND FLOOR PLAN
3/02'-11/0"

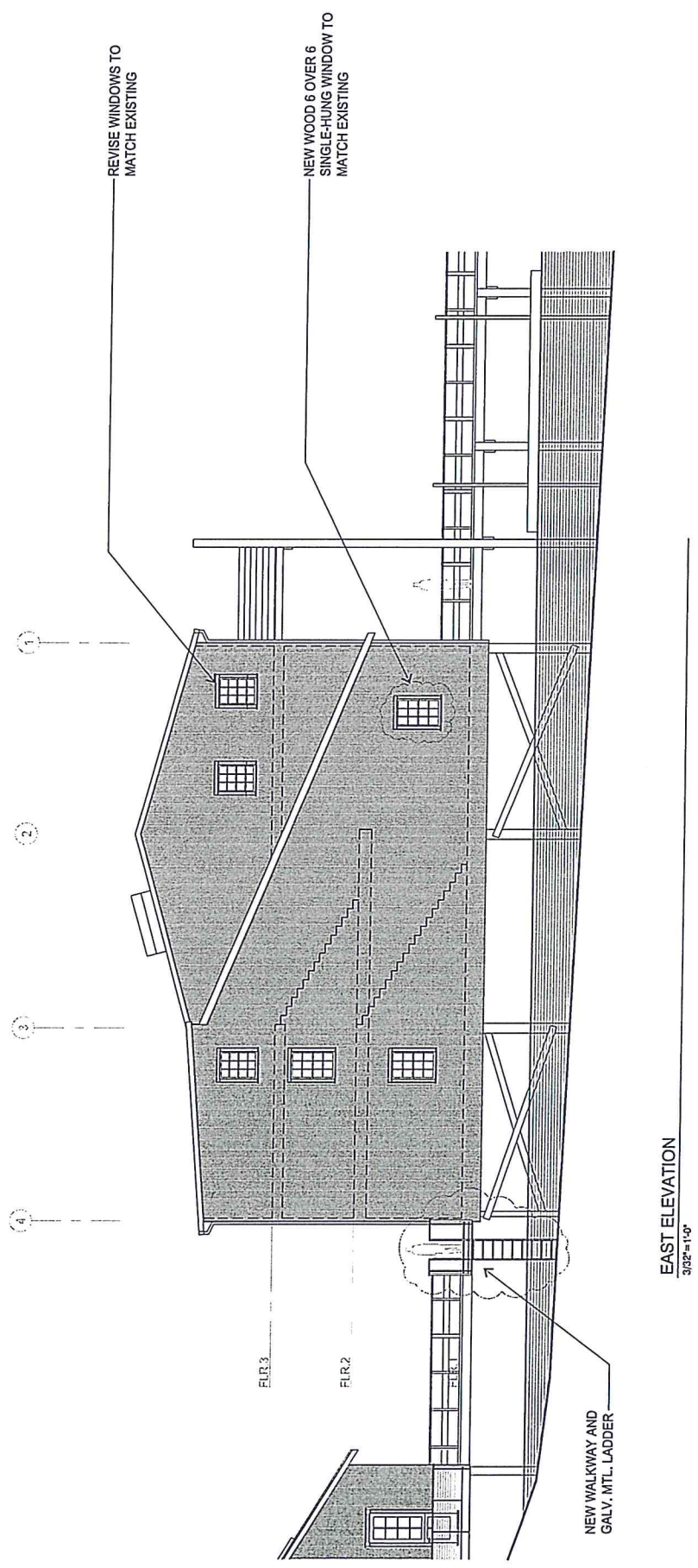


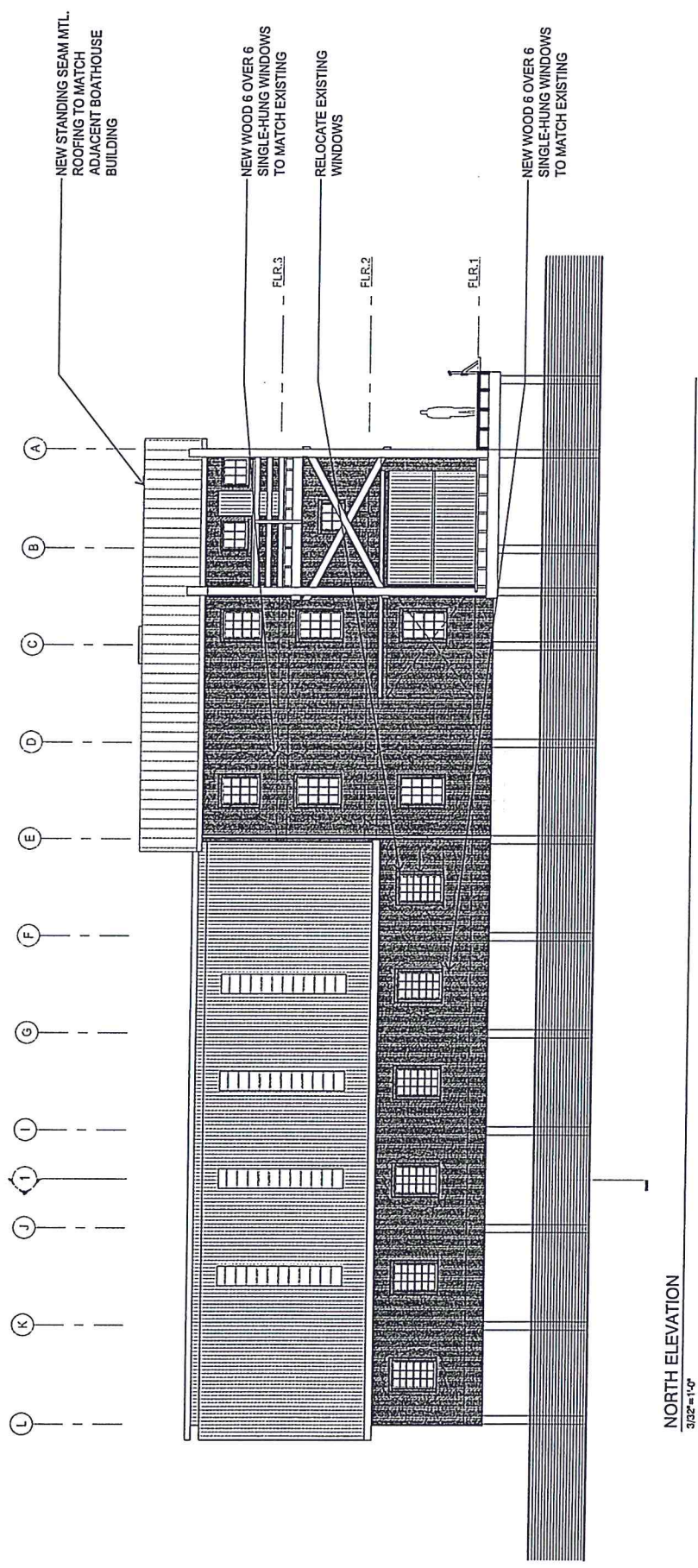
3 THIRD FLOOR PLAN
3/22"=1'-0"

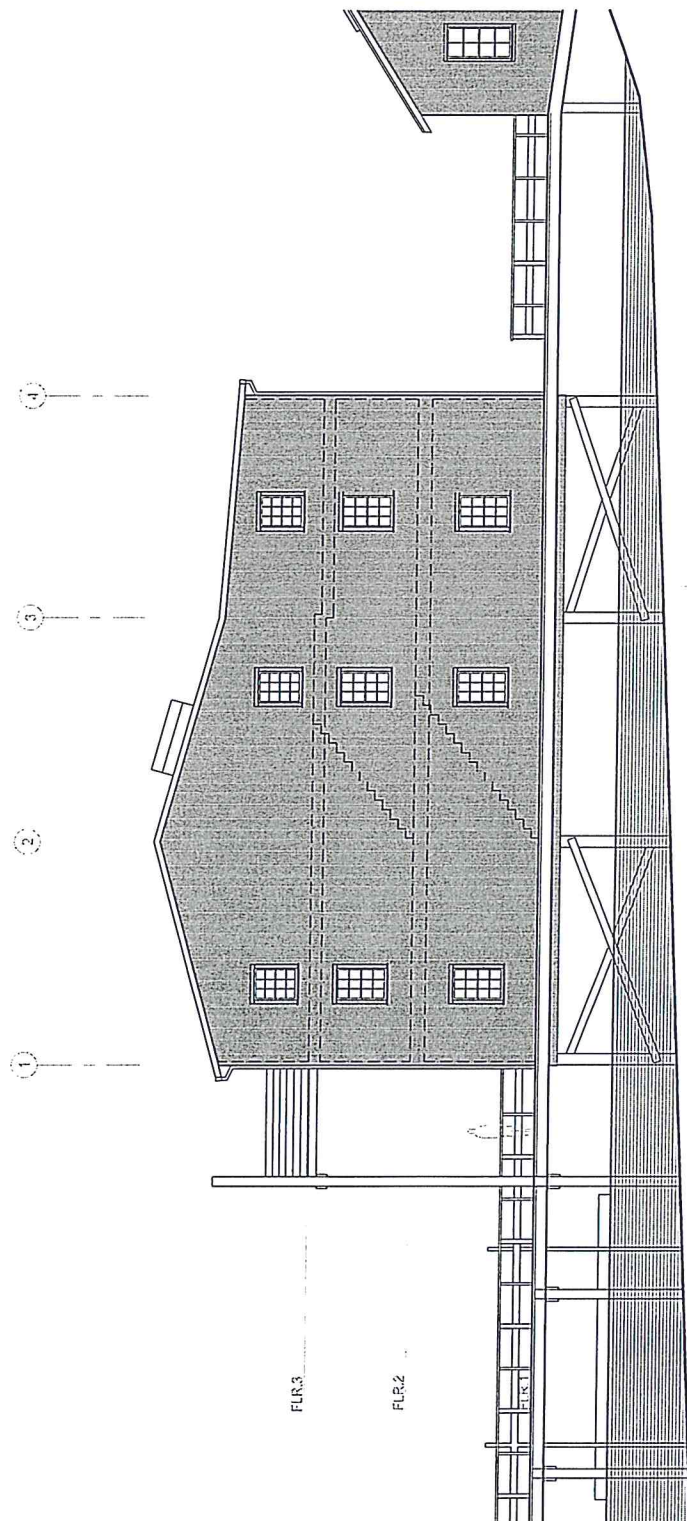




SOUTH ELEVATION
3/32" = 1'-0"

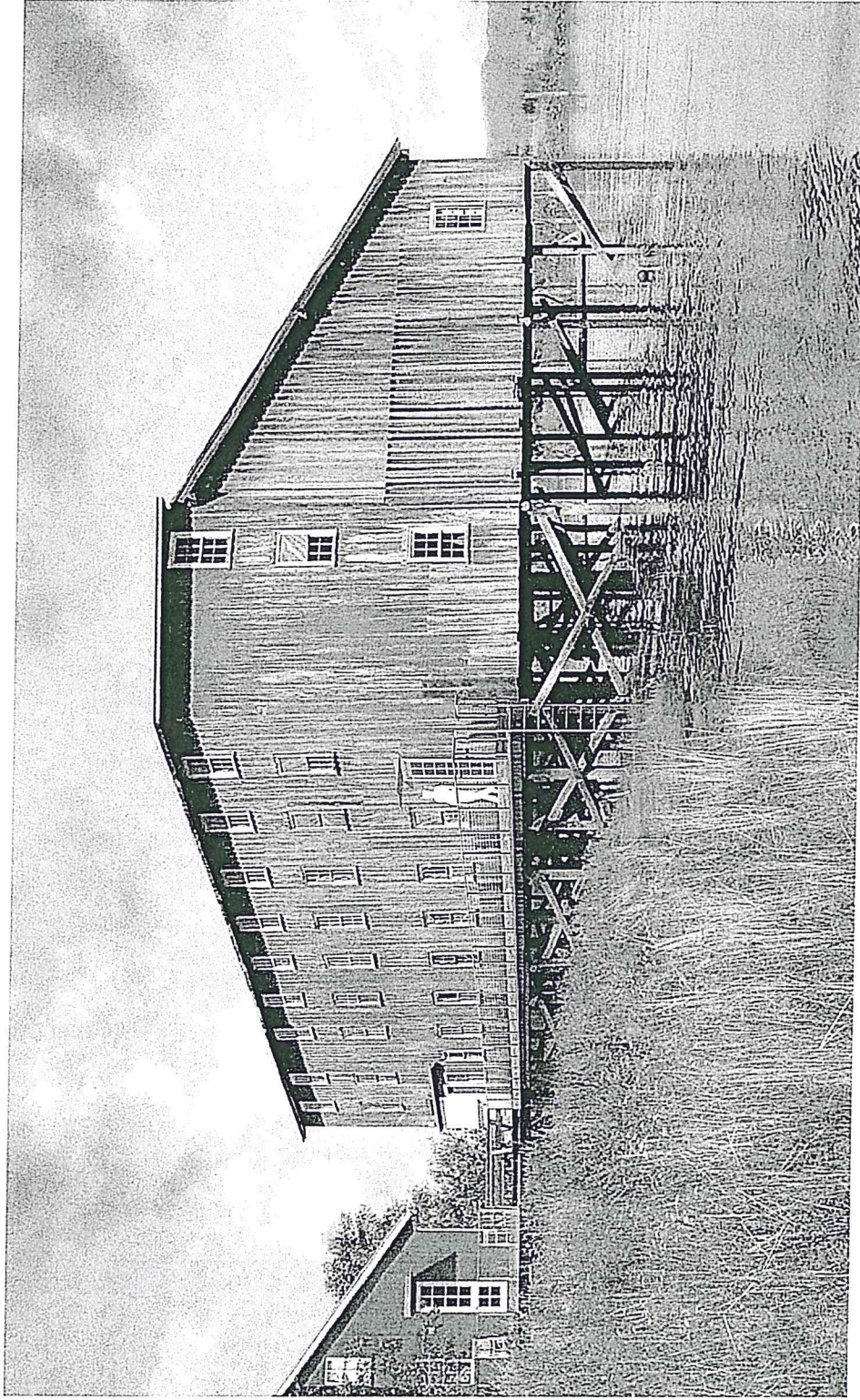




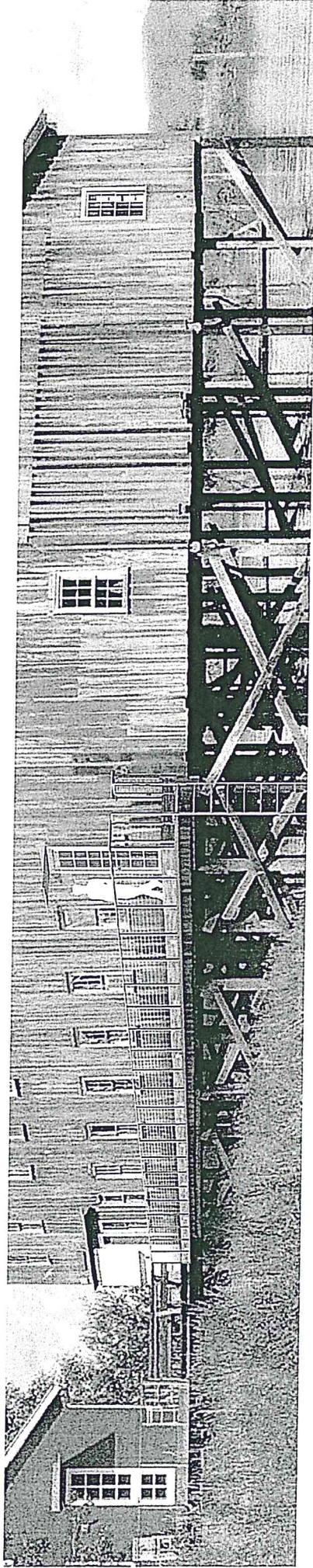


WEST ELEVATION
3/22"=1'-0"





VIEW FROM NORTH EAST
N.T.S.



ALDERBROOK STATION NETSHED
HISTORIC LANDMARKS REVIEW
11.12.2014



VIEW FROM NORTH EAST
N.T.S.