

**AGENDA**  
**HISTORIC LANDMARKS COMMISSION**

<i>Astoria City Hall Council Chambers, 1095 Duane Street, Astoria</i>
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Tuesday, December 17, 2013, 5:15 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
  - a. October 15, 2013
4. PUBLIC HEARINGS
  - a. Exterior Alteration EX13-07 by Ana North to remove a non-original dormer on a rear portion of the south elevation and to remove a historic chimney on an existing single family dwelling at 813 - 14th Street in the R-3, High Density Residential zone. Staff recommends approval with conditions.
  - b. Historic Designation HD13-04 by Larry Miller, Center Manager for the Astoria Senior Center to designate the Astoria Senior Center existing commercial building as historic at 1111 Exchange in the C-4, Central Commercial zone. The proposed designation is based on the proposed alterations as submitted with this application. Staff recommends approval with conditions.
5. REPORT OF OFFICERS
6. ADJOURNMENT

## **HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers

October 15, 2013

### CALL TO ORDER – ITEM 1:

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

### ROLL CALL – ITEM 2:

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

Commissioners Excused: Vice President Michelle Dieffenbach

Staff Present: Community Development Director Brett Estes, City Attorney Blair Henningsgaard, and Planner Rosemary Johnson.

### APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes of August 20, 2013. There was none. Commissioner Stanley moved to approve the minutes of August 20, 2013 as presented; seconded by Commissioner Burns. Motion passed unanimously.

### 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):

MR 13-01      Miscellaneous Review MR 13-01 by Paul van der Veldt to paint a mural on the west elevation of the existing commercial building at 1598 Duane Street in the C-3, General Commercial, Zone.

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

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

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

Paul van der Veldt, 1598 Duane Street, Astoria, stated he had wanted to have the mural painted for many years. He and the building are the same age.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application. There were none. She confirmed there were no closing remarks from Staff and then closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Caruana and President Gunderson stated they would like the mural to be bigger. Being 2-1/2 ft tall for the distance would seem inadequate. Planner Johnson said the Commission could add a condition that would allow a mural up to a certain size, but the Commission should also state if the proposed size would be acceptable.



Commissioner Burns said he would like to see the mural at any size and would support allowing the Applicant and the artist to decide the final size up to what the Commission believed was acceptable. Commissioner Osterberg agreed, adding he would like to see a bigger mural if it is possible. It would be nice to see a painting like this in the community.

Commissioner Osterberg said that since the Commission is considering the addition of a condition that changes the nature of the application, the Commission might want to reopen public testimony in case the public wanted to comment on the amended application.

President Gunderson reopened public testimony and called for anyone wanting to speak about increasing the size of the mural to come forward.

Michael de Waide, Post Office General Delivery, Astoria, stated that the width of the mural would be the same width as the scaffolding.

President Gunderson closed public testimony and called for further Commission discussion and deliberation. She added that she would like to allow a larger mural.

Commissioner Burns stated he was fine with the application as is, but would approve of a mural twice the proposed size. It is nice to see things in town that are fun to look at.

Commissioner Osterberg believed doubling the size of the mural would be reasonable, which would be 30 feet by 5 feet and would fit within the 50-foot building elevation width. The Applicant could choose whether to take advantage of the larger size allowance.

Commissioner Osterberg moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Miscellaneous Review MR 13-01 by Paul van der Veldt, with the following addition to the Conditions:

Page 3, Section IV.C.a, Paragraph 2, add the last sentence "Due to the size of the wall, the HLC finds that the graphic could be up to double the size (5'x30') at the discretion of the applicant."; and

Page 7, add: "2. The wall graphic may be larger, up to twice the proposed size at 5' x 30' at the discretion of the applicant."

Motion seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

ITEM 4(b):

EX 13-06      Exterior Alteration EX 13-06 by Karl F. Johnson to add a second story deck with a steel spiral staircase and steel balustrade on the rear of an existing single family dwelling at 674 17<sup>th</sup> Street in the R-3, High Density Residential, Zone.

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

Commissioner Osterberg declared an ex parte contact, explaining that his neighbor, Melissa Yowell, began speaking to him about this project out on the sidewalk about a month ago. He stopped Ms. Yowell and told her that he was unable to talk to her about the project, as it may come before the HLC. Commissioner Osterberg stated he was prepared to act in an impartial manner and was willing to hear the evidence with an open mind.

Commissioner Stanley declared that he volunteered with Ms. Yowell at the Liberty Theatre, but he had not discussed this application with Ms. Yowell and had no prejudice or thoughts about the project.

President Gunderson called for a presentation of the Staff report.



Planner Johnson presented the Staff report and recommended denial of the application. Two letters have been received; a letter from Mellissa Yowell, who lives adjacent to the Applicant; and a cover letter with multiple property owners in the neighborhood who had signed supporting Ms. Yowell's letter.

Commissioner Osterberg noted that the historic inventory conducted in 2000 referred to an existing wood deck. He understood this deck was on the first floor, or was a lower deck. Planner Johnson stated that was correct, adding that deck was not highly visible from the street and did not have wooden sides. She confirmed that this preexisting deck was not included in the Commission's review of this application because that deck was present at the time of designation. The second story deck, walls, and spiral staircase were the only features being considered during this public hearing.

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

Karl Johnson, 674 17<sup>th</sup> Street, Astoria, stated the house had been condemned by the City a few years before he purchased it in 1978. Since then, he has been working on the house off and on and all his work has been fantastic. The walls were preexisting and have been in place since about 1979. The north wall was blown down during a storm in the 1990s and has been rebuilt, but it has always been there. These walls do not support the deck. A picture on Page 5 of the Staff Report shows metal pipes. He explained that a 32-foot long steel I-beam is encased in wood. The round pipes are molded into other piping, which is heavy-duty concrete reinforced under that, so he has always intended to build the deck bigger. The beams and black pipes have been there for the last 10 years, he just finally moved them. He directed the Commissioners to the bottom right corner of Page 7 in the Staff Report, noting the microwave dish that used to be there, but now it could not be seen. The view from the street is much better now than it was before. In the middle picture on the left of Page 7 in the Staff Report, the spiral staircase is not visible, except from Melissa Yowell's porch. The Exchange Street view shows the existing deck and the ridge at the top of the addition, which extends three quarters the length of the deck. Issues with the metal balustrades can be easily rectified by covering them to make them more presentable. He noted the photo on Page 5 and explained that the stairs include 26, 2 foot by 12 foot pressure-treated stringers that were installed with hurricane straps. He does not plan to tear them down, despite the cease and desist order. He has put too much time and money into the project. The I-beam supports the pipes and the pipes hold the staircase together. The entire staircase, including the stringers, is welded together; it is not coming down.

Commissioner Caruana asked if the staircase was engineered. Mr. Johnson stated that he engineered the staircase himself, but he is not an engineer. The steps were created by a fabrication shop.

Commissioner Osterberg asked Mr. Johnson to elaborate his response to Criterion 5 of the exterior alterations on Page 2 of the application. He quoted the language stating, "Distinctive stylistic features or examples of skilled craftsmanship which characterize the building, structure or site shall be treated with sensitivity". Mr. Johnson said that several years ago, he spent five years repainting the house. Commissioner Osterberg asked Mr. Johnson to relate his comments to his current work on the second floor deck. Mr. Johnson replied that the contention seemed to regard the handrail more than anything else and he could change the handrail by covering it up with wood; much of what the City is requesting is easily rectifiable. The intent was to create an area that would remain dry during the winter months. Instead of removing the pipe that held the microwave dish, he decided to build a spiral staircase with it. The property looks much better now than it did with a 10-foot satellite dish hanging there. Page 7 of the Staff Report shows where the dish used to be. The perspective shown on Page 7 does not exemplify what an eyesore the dish was.

Commissioner Burns asked if plans had been presented to Staff prior to starting construction, would Staff have been able to work with the Applicant to design the project appropriately. Planner Johnson replied that Staff would have offered the services of a historic building consultant to assist with design and material choices. She confirmed that had the Applicant followed the City's regulations, this recommendation could have been avoided.

President Gunderson referred to Criterion 1 of the exterior alterations on the second page of the application, noting that Mr. Johnson's alterations are not of the Queen Anne style. Mr. Johnson responded that the deck has been part of the property since 1978 or 1979. He just added a roof over the deck.

Commissioner Caruana understood that the roof is also a second floor deck. Mr. Johnson confirmed this and added that the project is almost complete. He was unaware that he needed permits; he had completed a roofing



project in 1996 and was never told then that permits were necessary. The roofing project was much more extensive than his current project. His current project was almost complete when he was asked to stop work on the addition.

President Gunderson noted Mr. Johnson was advised on June 26, 2013 to stop the work until necessary permits were obtained. Photos and plans were submitted on July 5, 2013, but the work continued. Mr. Johnson asked who claimed that the work had continued. President Gunderson noted that the Staff Report stated that work on the deck continued and Staff advised Mr. Johnson by phone on July 12, 2013, and by letter, that he needed to submit an application for historic review of the proposed deck. Mr. Johnson believed Melissa Yowell had claimed that the work continued. President Gunderson continued, stating the City continued to receive complaints that work was continuing, so a subsequent letter was sent on September 4, 2013, advising that all work should cease until permits were issued. The exterior alteration request was submitted on September 13, 2013. She explained that Mr. Johnson had violated the City's regulations after being made aware that permits were needed. Mr. Johnson responded he had made his property safe. President Gunderson said she was concerned about safety because Mr. Johnson is not an engineer and the deck is cantilevered over a hill in a city that slides. Mr. Johnson replied the deck is not cantilevered, and is also built with steel and concrete. He invited her to visit the property. President Gunderson stated she is not an expert in that field.

Commissioner Burns asked if the wall of the first floor shown in the photograph on the top right of Page 7 was in place when he bought the house. Mr. Johnson clarified that he built that wall before 1980. The wall blew down during a storm and was reconstructed almost exactly as the original. He confirmed that the deck does not extend beyond the width of the house, but sits a foot short of the plane on the north side of the house and within the boundary of the double windows.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application.

Bill Bender, 1711 Grand Avenue, Astoria, spoke against the application stating that the addition looks ugly compared to the rest of the house. He can see it as he drives by on 17<sup>th</sup> Street. On the way toward the hospital, the addition looks like a bunker and is completely inappropriate. The addition should not be allowed.

Joy Brewer, 1607 Grand Avenue, Astoria, opposed the application stating that she and her family have lived in their home since 1977. She commended Mr. Johnson on his past efforts, which have been significant. The house was in shambles and she has frequently discussed with her husband the good job that Mr. Johnson has done on the property. She noted everyone at the hearing has a commitment to improving their homes, and Mr. Bender and Ms. Yowell have done good work on their homes. She objected to the application because, in addition to the Staff findings, Mr. Johnson failed to follow the permitting process. She believed Mr. Johnson acted egregiously, given the number of times that he was contacted by Staff. She was also concerned about safety even though Mr. Johnson stated the deck was overbuilt. The wide gaps in the railings on the 18- or 20-foot high deck are horrific and need to be addressed irrespective of its historic attributes. She agreed with Mr. Bender that the deck is not suitable to the house. While she could not identify the architectural style, she could tell the deck does not match the historic integrity of the house. She added that her biggest issue with the project is that her neighbor, Ms. Yowell, has lost her view of the Columbia River from her porch. Ms. Yowell spent a lot of money on her porch. She believed neighbors in such a beautiful area must protect the view of the house above, which is why she plants lower growing trees instead of Spruce trees. She added that Ms. Yowell has displayed an unbelievable amount of energy and personal finances in maintaining the architectural integrity of her home, which was built by her ancestors. With the exception of one generation, the house has always been occupied by Ms. Yowell's family. What happens around a home affects the home itself. She noted Ms. Yowell would be at the hearing to testify if she were able.

President Gunderson called for rebuttal by the Applicant.

Mr. Johnson stated that there was no way his deck interferes with Ms. Yowell's view of the Columbia River, noting that her view is the same as it was before the deck was built. The deck sits back from the house and there is another house to the north of Mr. Johnson. There is no obstruction of the view.

President Gunderson noted that the HLC does not consider views and called for closing remarks from Staff.



Planner Johnson recalled that Mr. Johnson stated the preexisting wall had been rebuilt after being blown down in 2007. She noted that this would have required a building permit and historic design review. The microwave dish installed on the property in 1998 would have also required a permit and a microwave permit. None of these were obtained. Mr. Johnson stated the microwave dish was installed in 1995 or 1996. Planner Johnson noted permits still would have been required.

President Gunderson closed the public testimony portion of the hearing and called for Commission discussion and deliberation. She reminded the Commission to review the application as though no work has begun.

Commissioner Burns confirmed that the design would be the images of the completed deck as no other designs are being proposed.

The Commission agreed that discussing the Applicant's failure to obtain permits is not relevant to a review by the HLC. While this issue is relevant to the City, it is not relevant to the HLC's review of the project's compliance with the exterior alteration approval criteria.

Commissioner Osterberg noted Staff has found that the project meets a majority of the criteria for approval, but Criteria 5 and 9 have not been met. He believed the Commission should focus on these criteria.

Commissioner Caruana stated if the photographs were drawings or renderings of a proposed deck, he would say the deck does not meet the criteria due to the size and scale of the project and lack of appropriate design. Commissioner Stanley added that he would ask the Applicant to meet with Staff to develop plans that would meet the criteria for approval.

Commissioner Osterberg noted the Applicant's testimony identified some changes he could make to the structure in order to improve its appearance and compatibility to meet the criteria for approval, like making changes to the metalwork and adding wooden detailing or ornamentation. However, no information about these changes has been submitted for review, so no real weight can be given to these changes. The Applicant could proceed by meeting with Staff to discuss this further.

Commissioner Burns agreed the Commission did not have enough information to consider an alternative railing, as none was proposed in the Staff report. The project seems inappropriate and like a harsh intrusion.

Commissioner McHone noted that the HLC has been understanding in the past about in addressing some of the criteria when the visual impact is limited to the owner of the property. However, the scale of the project and its presentation to the neighborhood is not an issue that can be overlooked.

President Gunderson agreed with the Commissioners. She understood the Commission could move to require the Applicant to remove the deck or modify the plans to comply with the criteria for approval. Planner Johnson suggested the Commission vote on whether the application, as submitted, is acceptable. The Commission could then direct Staff and/or the Applicant to submit a new application with an alternative design. She asked that the Commission include a deadline for the new application.

City Attorney Henningsgaard stated that once a permit is denied and the Code enforcement process would apply at that point.

Commissioner Caruana believed the building permit would be denied based on structural integrity. The project would have to be reviewed by an engineer and go through the permit process.

Commissioner Caruana moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and deny Exterior Alteration EX 13-06 by Karl F Johnson; seconded by Commissioner Stanley. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

#### REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:



Commissioner Stanley stated that he was proud and pleased to be part of the community. He thanked Staff and Dulcye Taylor for their work on the Main Street Conference, which was fantastic.

President Gunderson said the Main Street Conference was a great event and Astoria really shined. The City was commended by its peers many times during each session for its relationship with the Astoria Downtown Historic District Association. The City is very involved and easy to work with, which as she learned at the conference, is not the norm. She thanked Staff, noting that they made Astoria look good at the conference.

STATUS REPORTS – ITEM 6(a):

Planner Johnson reviewed the status report photographs of the following: EX 12-05 for 659 31<sup>st</sup> Street. The project is complete or near completion and conditions have been met. These status report photographs are for Commission information only.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:18 p.m.

ATTEST:

APPROVED:

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Secretary

\_\_\_\_\_  
Community Development Director /  
Assistant City Manager

## FINDINGS OF FACT

December 11, 2013

TO: HISTORIC LANDMARKS COMMISSION



FROM: ROSEMARY JOHNSON, HISTORIC PRESERVATION OFFICER / PLANNER

SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX13-07) BY ANA NORTH AT 813 14TH STREET

### I. BACKGROUND SUMMARY

- A. Applicant: Ana North  
813 14th Street  
Astoria OR 97103
- B. Owner: Ana North  
813 14th Street  
Astoria OR 97103
- C. Location: 813 14th Street; Map T8N R9W Section 8CD, Tax Lot 11401;  
north 50' Lots 10, 11, 12, Block 19, Shively
- D. Classification: Primary in Shively McClure National Register Historic District
- E. Proposal: To remove non-original dormer on rear portion of south elevation  
and remove historic chimney on existing single-family dwelling
- F. Zone: R-3 (High Density Residential)

### II. BACKGROUND

#### A. Subject Site

The single family dwelling is a two story structure with cross gable and hip roof. It was built in c. 1900 and is a Queen Anne style. There have been some alterations to the building over the years including enclosure of the NW porch, replacement of some side windows, etc. The current owner has done several interior renovations to the home and has also removed a non-historic rear shed.



The house is located on the west side of 14th Street with a secluded rear yard. The lot is deep at 50' x 150'.



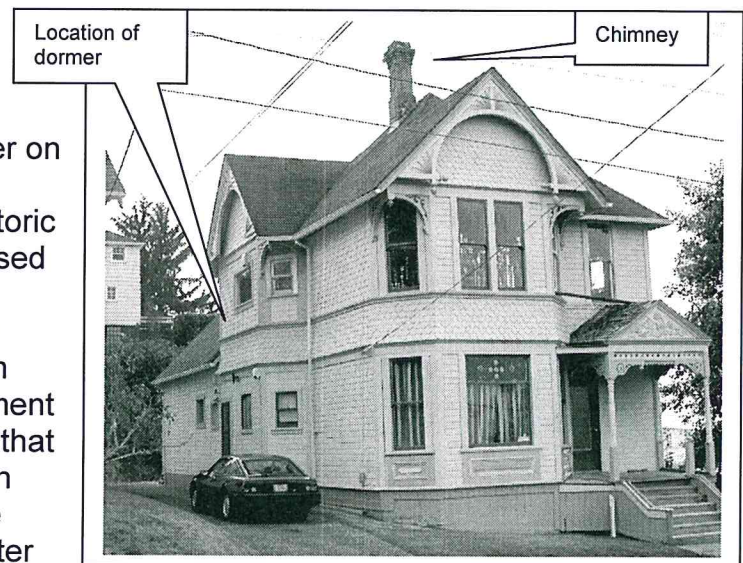
Identifying features of the Queen Anne style relative to this request include: dormers and wall features to avoid flat surfaces, decorative detailing, decorative chimneys, and roof cresting.

B. Adjacent Neighborhood and Historic Property

The site is a larger than standard lot and has a secluded rear yard to the west. The residential neighborhood is a mixture of single-family and multi-family dwellings with the former Star of the Sea School across the 14th Street right-of-way. Lot sizes and setbacks vary creating an irregular streetscape with most buildings close to one or more of the property lines. The three historic homes on the 14th Street right-of-way are positioned similarly on the lots with similar front setbacks.

C. Proposal

To remove a non-original dormer on the rear portion of the south elevation and to remove the historic chimney. The applicant purchased the property in June 2013 and found papers indicating that the building had been removed from historic designation. The document was older and since the date of that document, the building has been designated as historic within the Shively-McClure National Register Historic District.



The applicant hired a contractor to do both interior and exterior work. The applicant states that the contractor advised her that she did not need any permits for the work which included the removal of the dormer and chimney, roof rot repair, installation of a new bathroom, removal of an interior wall, and removal of the rear shed. All of this work did require historic review and building permits. When advised of the need for permits, the applicant contacted the City and is in the process of obtaining the necessary building permits for the work that has been completed and has submitted this request for Exterior Alteration.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on November 22, 2013. A notice of public hearing was published in the Daily Astorian on December 10, 2013. Any comments received were made available at the Historic Landmarks Commission meeting.

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

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

Finding: The structure is listed as a Primary historic structure in the Shively-McClure National Register Historic District and requires review by the HLC.

- B. Section 6.050(C.1), 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."*

*The Historic Preservation Officer shall review and approve the following Type I permit requests:*

- a. There is no change in historic character, appearance or material composition from the existing structure or feature; or*
- b. The proposed alteration duplicates the affected building features as determined from a photograph taken during either the Primary or Secondary development periods, original building plans, or other evidence of original building features; or*
- c. The proposed alteration is required for the public safety due to an unsafe or dangerous condition; or*
- d. The proposed alteration relates to signage in scale to the architectural style of the building."*

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 to remove the non-historic rear shed was approved administratively by the Historic Preservation Officer as there were no changes to historic features or materials. The request to remove the south dormer and



the chimney are significant and require review by the Historic Landmarks Commission.

- 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."*

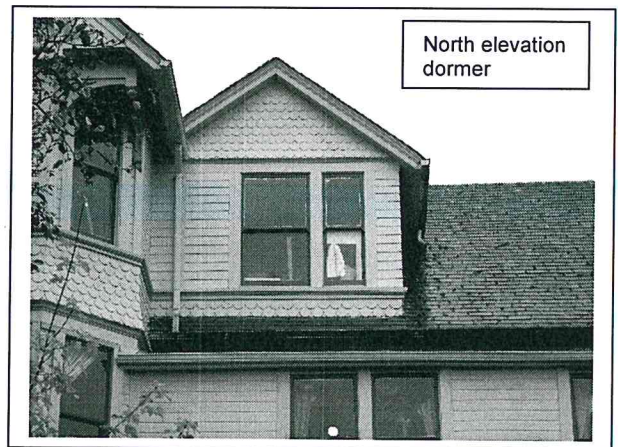
*The following standards, in compliance with the Secretary of the Interior's Standards for Historic Preservation, shall be used to review Type II and Type III exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are intended 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 structure was originally built as a single-family residence and the applicant will continue the use as a single-family residence.

- "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 applicant proposes to remove a non-original dormer on the rear portion of the south elevation which is not visible from the street. It is not known when the dormer was added. A similar dormer was added at the same time on the north elevation. The dormers were constructed to match the style of the house but did not add to the historic character of the house.

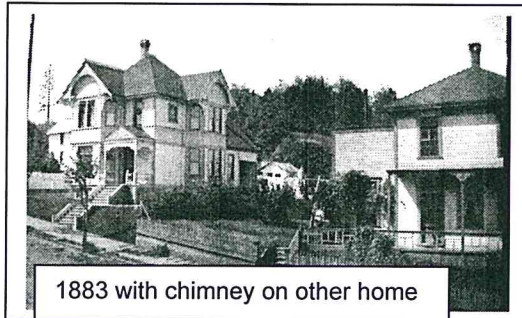


Removal of the dormer would not remove an original feature, and since the dormer was not highly visible, it would not impact the character of the structure.

The applicant also requests to remove the chimney to below the roof line as it is no longer used. The chimney is original to the house and is a unique design that is a character defining feature of the house.



Historically, many homes had large brick chimneys but many have been lost over time. The chimney is brick, located at the crest in the center of the roof and highly visible from all elevations and the historic streetscape. The chimney has decorative features including built up cap, art panels on all four sides of the top flue, and sculpted art panels on the north and south elevations of the base.



The chimney is a major feature of the house and with its unique design should not be removed. However, the applicant has removed the chimney without permits. The chimney should be reconstructed as close as possible to the original design. It would not need to be a working chimney, but the design should match the original chimney. Loss of the chimney would destroy the original historic character of the structure.

- "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: No alterations are proposed to create an earlier appearance.

- "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: The dormer was not original, but may have been there for many years. It may have acquired historic significance, but due to the fact that it is not original and was not visible from any streetscape,



removal of the dormer would not destroy the historic character of the house.

- “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 dormer is not original to the house and while constructed to be compatible with the design of the house, it is not a distinctive feature and is not visible from the streetscape. Removal of the dormer would be sensitive to the character of the building.

The chimney was an example of skilled craftsmanship as it was not just a utilitarian chimney. Many chimneys are built to serve a purpose but on many older homes, the chimney contained decorative features. Chimneys would have ornate sculptures, decorative built-up caps, decorative placement of brick, and other features that made them a distinctive feature on the structure. This structure is a Queen Anne style which regularly had patterned, decorative chimneys that dominate the roof line. The “cobbelled chimney with embossed patterns on stucco” is specifically noted and part of the National Register designation as a decorative feature on this structure. The craftsmanship of this chimney is a distinctive feature of this house and should not be removed.

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site would not be treated with sensitivity with the removal of the chimney. If a request to remove the chimney would not meet the criteria for approval, the fact that it was removed without permits should not be a factor. The chimney should be reconstructed as close as possible to the original design. It would not need to be a working chimney, but the design should match the original chimney. Loss of the chimney would destroy the original historic character of the structure.

- “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 proposal is to remove the historic architectural feature (chimney). The chimney should have been repaired rather than removed. The replacement of the feature should be done with care to replicate the original design as close as possible.



- "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."

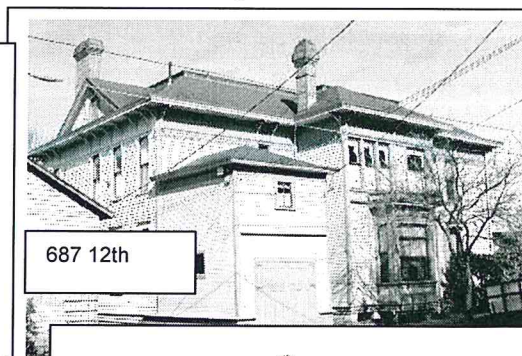
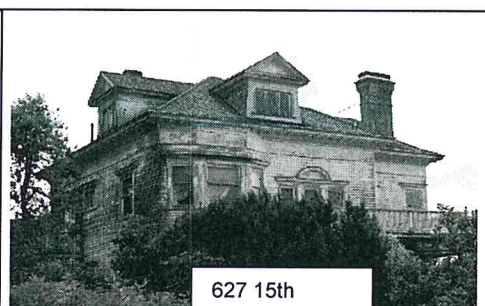
Finding: No surface cleaning is proposed.

- "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."

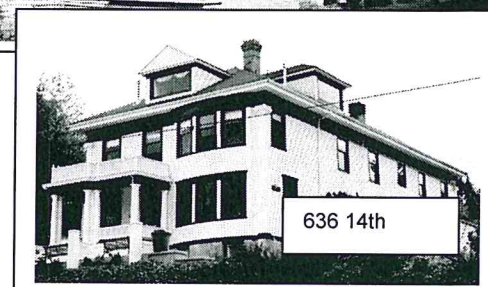
Finding: Archaeological resources, if any, will not be affected.

- "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 removal of the dormer does not alter the character of the building or neighborhood. Removal of the historic chimney is a contemporary alteration as the chimney is no longer needed for heating of the home due to modern heating in the building. However, the chimney need not be used. It could remain and be repaired as a non-operating architectural feature. Removal of the chimney does impact the historic character of the building. The chimney is visible from several view points and the historic streetscape and removal changes the character of the site.



Examples of other buildings in the general neighborhood with larger and/or decorative chimneys. These chimneys add to the historic streetscape and character of the neighborhood.



- "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 request is not for an addition.

## **V. CONCLUSION AND RECOMMENDATION**

In balance, the request does not meet the applicable review criteria. However, the Historic Landmarks Commission could approve the request based on the Findings of Fact above with the following conditions:

1. The chimney shall be reconstructed as close as possible to the original design. It would not need to be a working chimney, but the design should match the original chimney.
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 13-07

FEE: \$100.00 Pd-

EXTERIOR ALTERATION

Property Address: 813 - 14<sup>th</sup>

Lot N50' L 10-11-12 Block 19 Subdivision Shirely

Map 8CD Tax Lot 11401 Zone R-3 OK

For office use only:

Classification:	<u>Primary</u>	Inventory Area:	<u>Shirely-McClure NRHD</u>
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Applicant Name: Ana North

Mailing Address: 813 14<sup>th</sup> St., Astoria, OR 97103

Phone: 503-320-7201 Business Phone: — Email: ana.north@hotmail.com

Property Owner's Name: Ana North

Mailing Address: Same

Business Name (if applicable): N/A

Signature of Applicant: Ana North

Signature of Property Owner: Ana North

Existing Construction and Proposed Alterations: to remove non-original dormer on rear portion of south elevation; remove historic chimney and replace with non-operating chimney of same design & material & dimensions; on an existing SFD OK

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>11/20/13</u>
Labels Prepared:	<u>11/20/13</u>	Tentative HLC Meeting Date:	<u>12/17/13</u>
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.  
As the new owner of this property I was in possession of documents that appeared to have had the historic designation removed. When I had a new roof put on I had no knowledge that a new document superseded it. I was working to protect the house from further damage.
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.  
Working with Paul Pine Construction I agreed to their suggestion to remove the chimney to two feet below roof line to prevent further internal damage to second floor, remove dormer and replace roof in that area
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.  
N/A
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.  
The dormer that was added perhaps 50+ years ago could not be seen from the street or from the side of the house. Removing it allows more sunlight to reach the area under the eave where it was rotting and had ferns growing.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.  
I would have worked the roof around the chimney to keep it. I never saw it up close until Rosemary showed me pictures of it.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.  
N/A

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- N/A
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
- N/A
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.
- N/A
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.
- The dormer could be reconstructed and the chimney while not proposed to be operational could be reconstructed in the future. but create the same roof problem

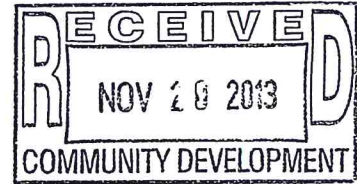
**PLANS:** A site plan indicating location of structure on the property and the location of the proposed alterations is required. Diagrams showing the proposed alterations indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide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



11/19/2013

To: Historic Landmarks Commission

From: Ana North  
813 14<sup>th</sup> Street  
Astoria, OR 97103



To Whom It May Concern,

I am submitting my Exterior Alteration Form related to some work I had completed earlier in the year.

When I purchased the property located at the above address in June 2013, I found papers in the house entitled, 'Historic Property – Historic Designation Removal. From that time on I believed the home to no longer be on the historic registry.

When I purchased the house in the summer, I did not know that the roof was leaking. As I moved along in cleaning and fixing parts of the house that needed a lot of TLC I found that the home would not benefit from another year of having a leaking roof. I borrowed the majority of the money to fix the roof having only enough money to do what needed to be done to bring the house up to child care inspection standards and to furnish it with fun toys and educational Montessori materials so that I could open a quality child care business that the community was in need of by September 2013. With most of my funds gone and after advertising and word of mouth, I was very surprised that I did not have enough children (8 – 10) to pay my bills and see me through the time it would take. I had to make a difficult decision and after hundreds of hours of sweat equity and talking with other area providers (that have the additional help of a second income to see them through the lean times) found that it takes upwards of 1 ½ to 2 years to gain the confidence of the community and make enough money for a viable business.

I am now looking for a job and have put the house on the market for sale. I have also borrowed more money to hopefully see me through the sale of the house.

Receiving the letter from Rosemary came as quite a surprise. I meet with her as soon as possible only to find that the home is now on the register and I have inadvertently made some changes that affect its historic significance when I only wanted to keep it safe by putting a new roof on it.

Upon your next meeting, I would ask that you consider the circumstances surrounding this situation when making a decision on what is to be decided.

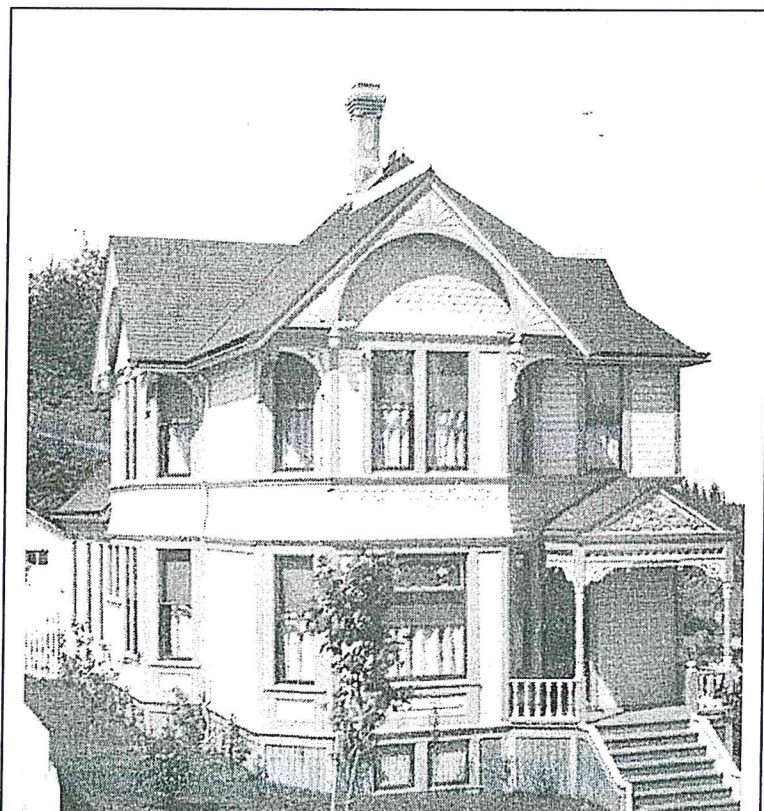
Thank you for your time.

Sincerely,

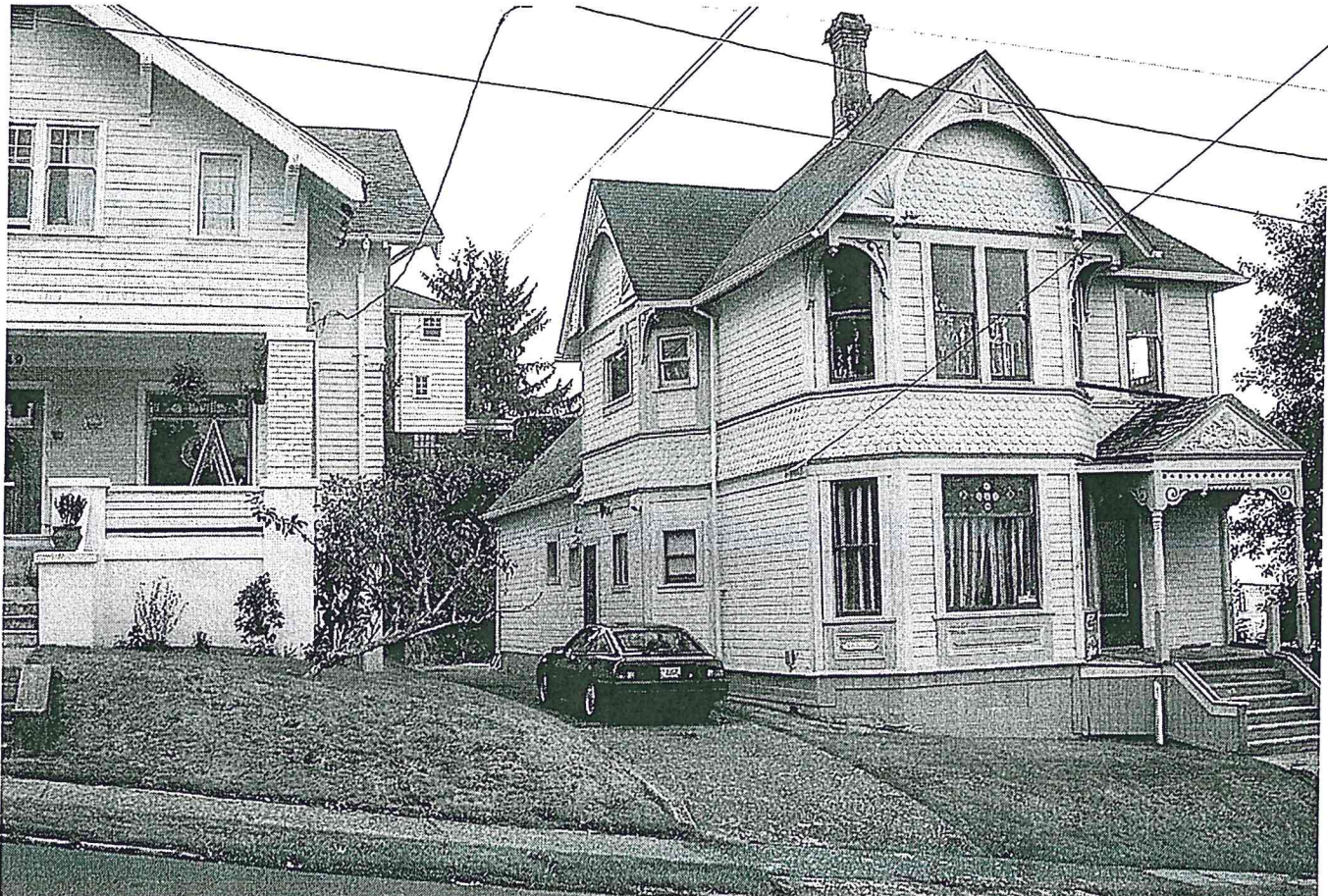
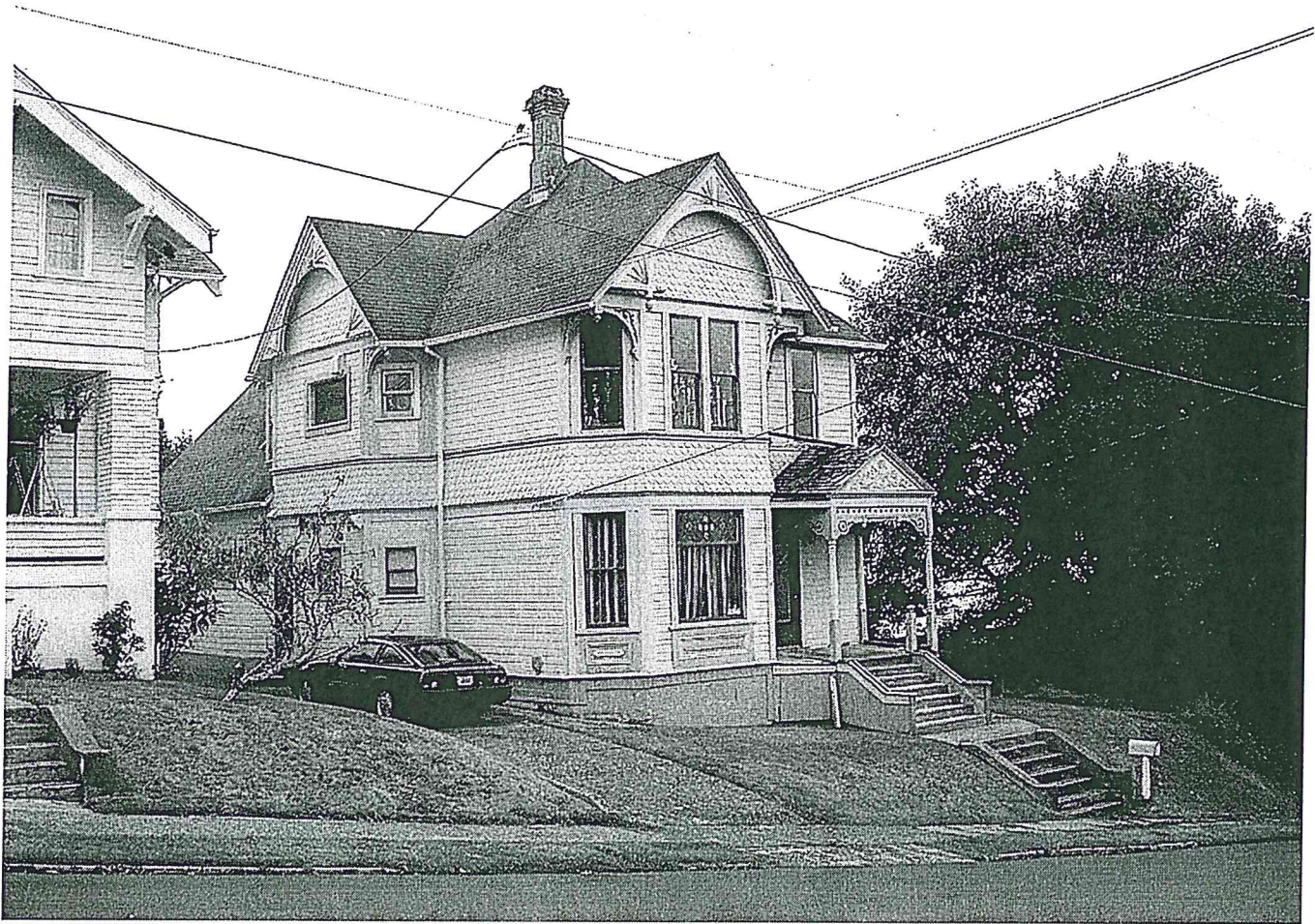
Ana North

*PS: The Historic Designation Removal documents are attached.*











Ane North

CITY OF ASTORIA  
1095 Duane Street  
Astoria OR 97103  
503-325-5821

Documents I based  
my actions on.

HDR 03-01

### HISTORIC PROPERTY - HISTORIC DESIGNATION REMOVAL

Pursuant to ORS 197.772 (3), which specifies 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.", I hereby request that the City of Astoria remove any historic designation from the following property:

Historic Property Address: 813 - 14th Street

Legal Description: N. 50' of Lots 10, 11 & 12

Property Owner Name & Address: Lonnon Lawrence W  
813 - 14th St

Astoria OR 97103

Reason for Removal Request (optional): Per written request 3-15-02

Signature of Property Owner: Per attached letter Date: 8-13-03

Information below to be completed by Community Development Department Staff

Classification Primary Inventory Area Ft Hill V

Date on which above described Historic Property was designated: to be designated 9/16/03  
(Attach any information relevant to the original designation and photographs of each elevation of the property at time of historic designation removal).

The above requested Historic Designation is hereby removed.

Rosemary Johnson  
Historic Preservation Officer

8/13/03  
Date

8/13/03 Log

       HDR file

       Geographic file

4/3/02 Letter to owner

8/13/03

Note on Inventory form

N/A Remove star from map

N/A Photograph all elevations & file in geographic file

N/A Return of historic plaque





CITY OF ASTORIA  
COMMUNITY DEVELOPMENT  
DEPARTMENT

April 3, 2002

Lawrence W. Lonnon  
813 14<sup>th</sup> Street  
Astoria, OR 97103

RE: Fort Hill Inventory

Dear Mr. Lonnon:

I received your letter of 15 March 02, which indicates your objection to historic status applied to your property located at 813 14<sup>th</sup> Street. The current inventory of properties in the Fort Hill neighborhood at this time is a project which addresses those properties which were either not adequately inventoried previously, or which were given a classification which is no longer applicable or acceptable for historic resource inventory methodology practices.

It is during this time of designation of historic properties that a property owner has the opportunity to object to the application of a historic designation. We will make a note of your objection to historic status application and be sure the Inventory, when adopted, will reflect your objection. Please note that should you or a subsequent property owner of 813 14<sup>th</sup> Street wish the property to be designated as historic, there is an application available at our office to request such designation.

Please do not hesitate to contact me at 338-5183 should you have any questions or need more information.

Sincerely,  
THE CITY OF ASTORIA

Beth La Fleur  
Associate Planner

Enc: Frequently Asked Questions about Historic Properties

Cc: John Goodenberger, Historic Buildings Consultant

CDR LAWRENCE W LONNON

15 MARCH '02

CITY OF ASTORIA  
COMM. DEV. DEPT.

Re: INVENTORY OF FORT HILL PROPERTIES

As the owner of the residence  
located at 813 14<sup>TH</sup> ST, I do not  
desire, nor want historical status  
designation for this property.

Sincerely,  


RECEIVED

MAR 26 2002

COMMUNITY  
DEVELOPMENT DEPT



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

**HIST. NAME:** Capt. Charles and Annie Gunderson Res. **DATE OF CONSTRUCTION:** c. 1900  
**COMMON NAME:** n/a **ORIGINAL USE:** Single dwelling  
**ADDRESS:** 813 14th Street **PRESENT USE:** Single dwelling

**CITY:** Astoria OR 97103

**ARCHITECT:** n/a

**BUILDER:** n/a

**OWNER:** Lonnon Lawrence W  
 813 – 14th Street  
 Astoria OR 97103

**THEME:** Culture

**STYLE:** Queen Anne

**T/R/S:** T8N/R9W/S

**MAP NO.:** 80908CD

**TAX LOT:** 11401

**ADDITION:** Shively's Astoria

**xBLDG STRUC DIST SITE OBJ**

**BLOCK:** 19 **LOT:** N. 50' of Lots 10, 11  
 & 12

**QUAD:** Astoria

**CLASSIFICATION:** Primary, HDR ~~03~~-01

**PLAN TYPE/SHAPE:** Irregular

**NO. OF STORIES:** 2

**FOUNDATION MATERIAL:** Concrete

**ROOF FORM & MATERIALS:** Hip w/ front-facing gable, asphalt

**WALL CONSTRUCTION:** Nailed wood frame

**STRUCTURAL FRAME:** Nailed wood frm

**PRIMARY WINDOW TYPE:** 1/1 DH wood sash w/ lamb's tongue, plain casings

**EXTERIOR SURFACING MATERIALS:** Wood drop siding; fishscale shingle, gable end, beltcourse

**STRUCTURAL STATUS:** xGOOD FAIR POOR MOVED (DATE)

**DECORATIVE FEATURES:** Shallow enclosed eaves; gable end ornamentation w/ sunburst and balls; fishscale shingles gable end and beltcourse w/ bell cast curve; 2-story clipped gable end bays w/ brackets at eaves and panels beneath lower windows; fixed window w/ colored glass surround, 2nd floor, north; turned wood spindles, turned wood posts, saw-cut brackets, applied ornament, front porch

**OTHER:** Cobelled chimney w/ embossed patterns on stucco

**HISTORICAL INTEGRITY:** Very altered

**EXTERIOR ALTERATIONS/ADDITIONS:** Porch enclosed w/ windows, 1st floor, NW (historic); dormers added to west wing (historic); windows shortened, 1st and 2nd floor, south; single-light sliding aluminum sash window replaced 1/1 DH wood sash window, 1st floor, south; aluminum door installed, 1st floor, south; paired 1/1 DH wood sash window replaced by siding and small square window, 1st, floor, south; windows blocked, basement, front.

**NOTEWORTHY LANDSCAPE FEATURES:** None

**ASSOCIATED STRUCTURES:** None

**KNOWN ARCHAEOLOGICAL FEATURES:** None

**SETTING:** Mid-block on 14th Street between Grand and Irving Avenues, east facing, slightly above street level, driveway, south

**SIGNIFICANCE:** Architecture

**STATEMENT OF SIGNIFICANCE:** According to the Sanborn Maps this house was first located on this site between 1896 and 1908. According to the Astoria Household Directory, the first person to live at this address was Capt. Charles S. Gunderson in 1902. The Register of Electors lists Gunderson at this location by 1900. The architectural features of this house suggest a construction date between 1885 and 1900. It is possible the house is a very late example of the Queen Anne style.

Capt. Gunderson was born in Bergen, Norway. His father was a pilot on the Norwegian coast and he followed his father's lead at 15. The captain arrived in the US in 1872, then in Astoria four years later where he captained a tugboat. He worked briefly in Chicago then returned to Astoria in 1881 when he was granted a license as a bar pilot. Capt. Gunderson also engaged in real estate. The Gunderson building on Commercial Street is named after him. Other accomplishments included being elected to the office of county recorder in 1894, being named to the Oregon Naval Militia Board in 1911, incorporating the Scandinavian Benevolent Society and being a member of the Astoria City Cemetery Commission.

The Gunderson family, which included his wife Annie and two daughters Bernthyne and Ethel, lived in the house through 1918. Between 1921 and 1938, the house was owned by Richard and Agnes Prael. Richard was first a log scaler, then deputy sheriff, then president of Astoria Fuel & Supply Co. Later, he was secretary-manager of Prael-Eigner Transfer Co. for more than 20 years.

After the Praels sold the house it was likely used as a duplex until 1948 when it was converted to six apartments. By 1960, the house was served as a duplex again. It is now a single-family dwelling.

The house gains significance for its association with Capt. Charles S. Gunderson and Richard Prael, both well-known individuals in Astoria. It gains additional significance for being a good example of the late Queen Anne style. The house greatly contributes to the historic streetscape.

**SOURCES:** Sanborn-Perris Maps 1908, 1921, 1934, 1940, 1954; Polk's Astoria Directory 1931-1950; Astoria Household Directory 1896-1925; Register of Electors 1893, 1900; *Evening Astoria Budget* 8-6-46; *Morning Astorian* 12-16-28.

**NEGATIVE NO.:** Roll 2 no 26

**SLIDE NO.:**

**RECORDED BY:** John Goodenberger

**DATE:** 10/24/02


**SHPO INVENTORY NO.:**



## STAFF REPORT AND FINDINGS OF FACT

December 11, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER 

SUBJECT: HISTORIC DESIGNATION (HD13-04) BY ASTORIA SENIOR CENTER TO  
DESIGNATE 1111 EXCHANGE STREET AS A LOCAL LANDMARK

### I. BACKGROUND SUMMARY

- A. Applicant: Larry Miller, Center Manager  
Astoria Senior Center  
1111 Exchange Street  
Astoria OR 97103
- B. Owner: City of Astoria  
1095 Duane Street  
Astoria OR 97103
- C. Request: To designate an individual property as a Local Landmark with the building condition/configuration as proposed in the attached plans. The building may also be considered as Contributing within the National Register District
- D. Location: 1111 Exchange Street; Map T8N-R9W Section 8CD, Tax Lot 500; Lots 1 & 2, Block 65, McClure

### II. BACKGROUND

The structure is within the Downtown National Register Historic District and was classified as Historic Non-contributing.

Year Built: 1946

Style: Art Moderne

Historic Name:  
Northwest Nash Inc. Building

Common Name:  
Astoria Senior Center

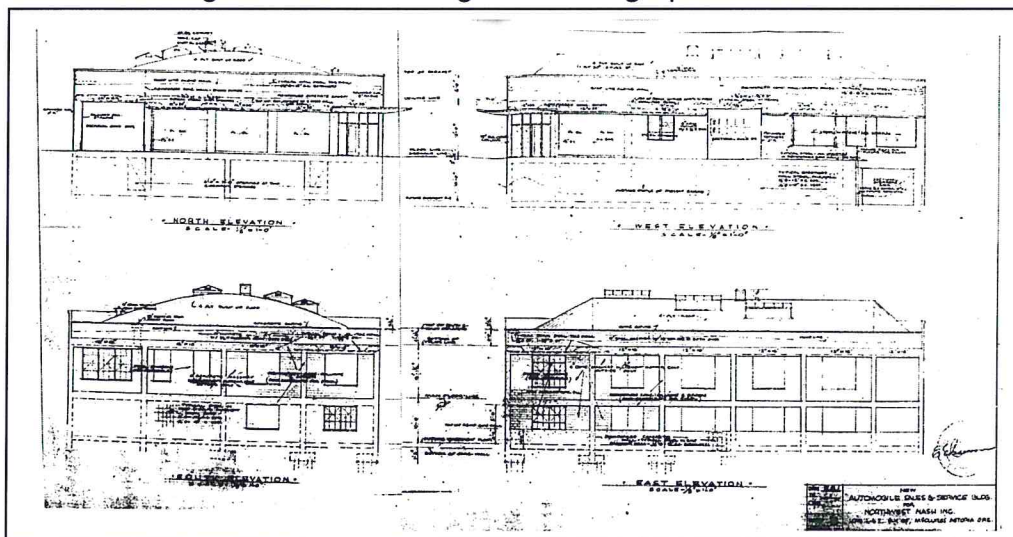


The structure is located on the south side of Exchange Street and east side of 11th Street. It was classified as Historic Non-Contributing in the Downtown National Register Historic District. There were several alterations to the building including the

replacement of windows by like-size windows on the north, garage door replaced with smaller window, west garage door infilled, windows on the east and south elevations were infilled, removal of four of the five skylights, and wood panels installed on west elevation. Since that time, the windows on the west elevation have been replaced and an automatic sliding door installed on the front elevation. The basic shape of the building remains including the clipped corner entry with flat canopy.



The Inventory Sheet on the building states *"This building is significant for its use as a public library and for its use in auto sales, a prevalent trend during the historic period. However, its unsympathetic alterations restrict its contribution to the historic streetscape. With restoration, this building could be considered Secondary."* The application is for Local Landmark designation, but depending on the determination by State Historic Preservation Office (SHPO) it may also be considered as "Contributing" within the National Register District. The City and Senior Center hired the architectural firm of SEA to develop plans for the remodel of the building to return many of the original features and possibly designate the building as historic. Original plans of the building were used during the redesign process.



The applicants propose to restore many of the original windows on the east and south elevations that were infilled. The garage doors on the north and west elevations that have been infilled and reduced in size will be restored with multi-paned windows of the



Architectural drawings of the Exchange Senior Center building. The left side shows a west elevation of the building, which is a long, low structure with a ramp and a solid waste disposal area. The right side shows a site plan of the building, which is located on Exchange Street. The site plan includes a callout for the 'Proposed fill of ramp & solid waste disposal area' and another callout for 'Proposed garage door openings restored with windows'.

**Chimney**  
To be removed.

**Roof**  
New built-up roof.

**Parapet**  
New parapet with flashing. Paint color to be determined.

**Eye-brow**  
Original eyebrow canopy to remain, paint color TBD.

**Entry Door / Glazing**  
Existing aluminum sliding door to remain. Original wood casework to remain. No wall.

**Window Infill**  
Existing window walls to remain, paint.

**Landscape**  
See site plan.

**WEST ELEVATION**

**Walls**  
New paint on all walls. Color to be determined.

**Storefront**  
New aluminum storefront system to match original garage door.

**Storefront**  
New aluminum storefront system to match original display windows. [Alternate #1]

**NORTH ELEVATION**

**Skylights**  
[Alternate #3]

**Existing Storefront**  
Existing aluminum storefront to remain, no work.

**Trash Enclosure**  
See site plan.

**Stair / Planter**  
New stairs from 1st-floor and landscaped planter at original ramp location.

**Storefront**  
New aluminum storefront system to match original garage door.

**Signage**  
1. Existing signage (not part of this review scope)

**Entry Door / Glazing**

**Eye-brow Canopy**

**Landscape**  
See site plan.

**Trash Enclosure**  
See site plan.

**Stair / Planter**  
See site plan.

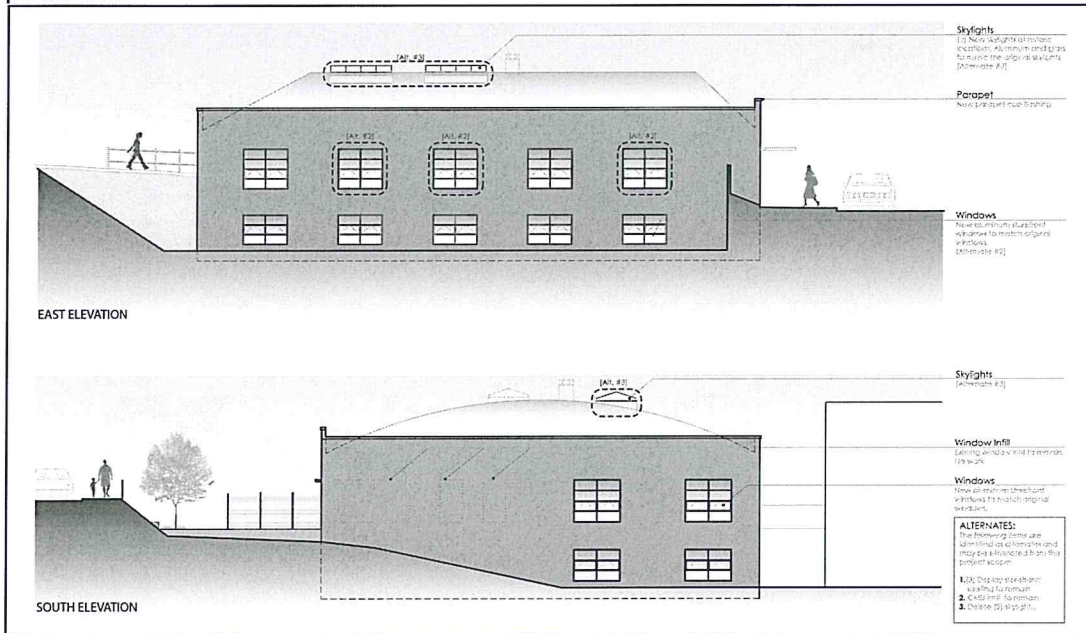
**ALTERNATES:**  
The following items are identified as alternatives and may be eliminated from the project scope:  
1. [2] Display storefronts existing to remain.  
2. Existing 1st-floor stairs.  
3. Existing (2) skylights.

**Proposed configuration**

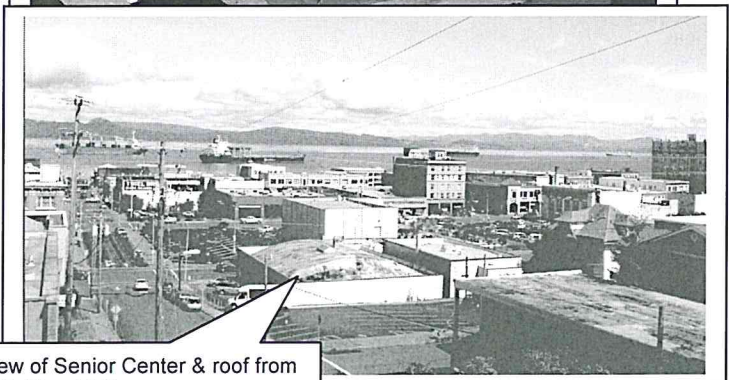
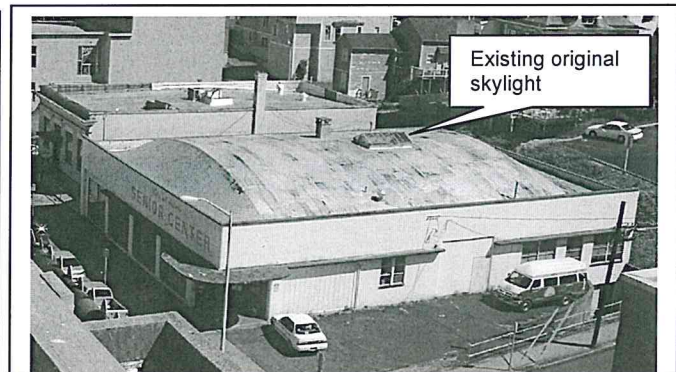
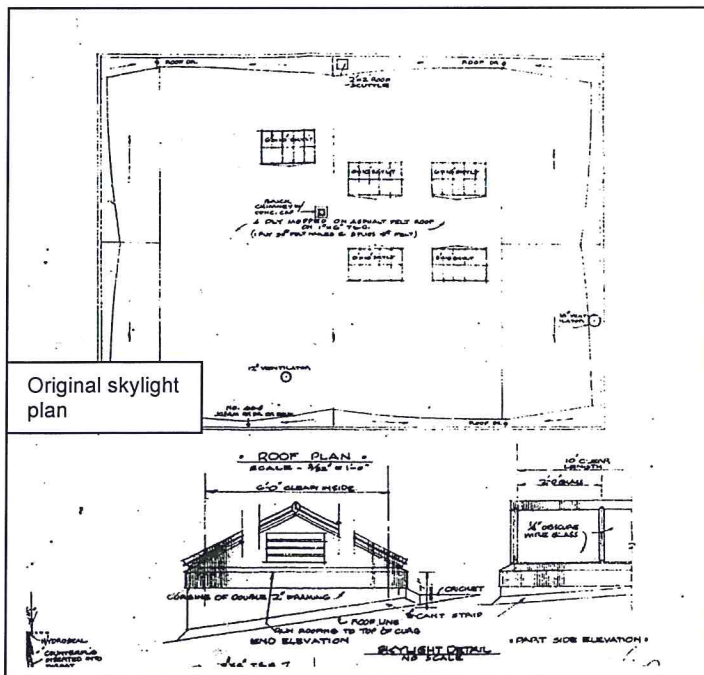
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include the relocation of the senior meals program, Loaves and Fishes, to a portion of this building. Use of portions of the interior spaces would prohibit full restoration of the exterior, however the architect has tried to restore as many historic features as possible.



The original plans show five skylights on the domed roof. Only one of the skylights remains and is proposed to be removed. The applicant proposes to reconstruct two skylights in their original locations. However, it is noted as an "Alternate" feature to be eliminated if the budget does not allow for them. The roof and original skylights were visible due to the domed roof that projects above the parapet and the building's location at the bottom of the 11th Street hill.

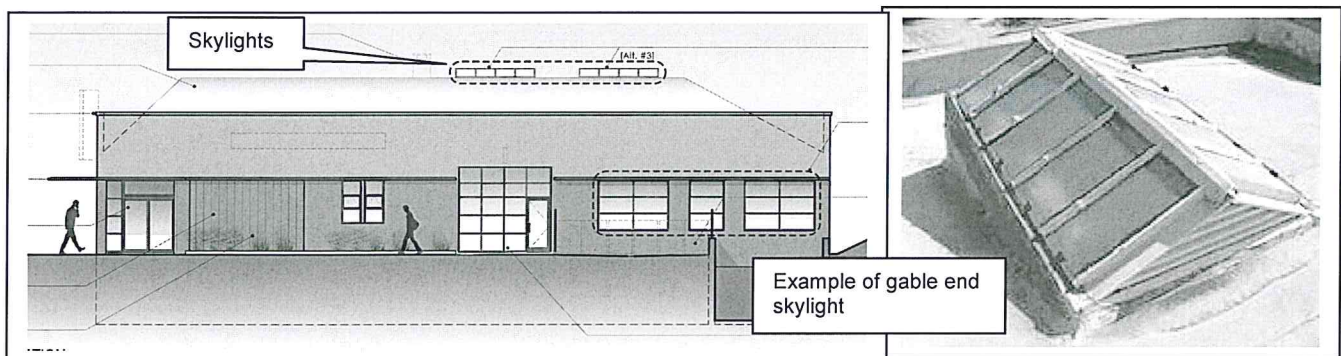




Historically, buildings utilized skylights for interior lighting of the building. Over the years, more reliance on electric lighting eliminated the “need” for the skylights and they were not repaired as they deteriorated and many have been removed. At one time, the downtown had many skylights of varying styles. The gabled end skylight used on the Senior Center building was a typical commercial style for larger buildings.



Designation of the building as historic is contingent upon restoration of significant historic features. Some features are not proposed to be restored due to the use of the interior space, the need to comply with modern building codes and handicap accessibility, and/or costs associated with replacement of recently remodeled features such as the front entry doors. Therefore, the applicant proposes to restore as many of the historic features as possible. While roof features are generally not as important, visible architectural features such as decorative cresting, character defining chimneys, and historic skylights do add to the historic integrity of some buildings. With the visibility of the roof and skylights, elimination of all of the skylights would be a change to the building appearance. The installation of two of the five skylights is encouraged.

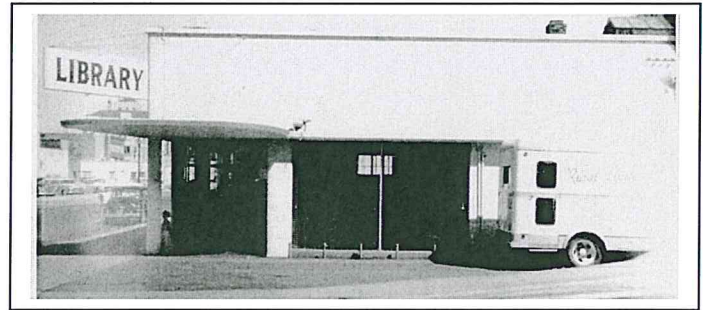


If the skylights are eliminated as an alternative, and the existing original skylight is removed, the existing skylight should be measured and photographed to retain a record of the skylight design and size. The architect has indicated that the skylight is in poor condition, the roof leaks at that location, and it would not be feasible to repair the feature. He also indicated that measurements and photographs of the skylight would be possible. This recordation should be completed and a copy submitted to the Planner prior to removal and/or disposal of the skylight.

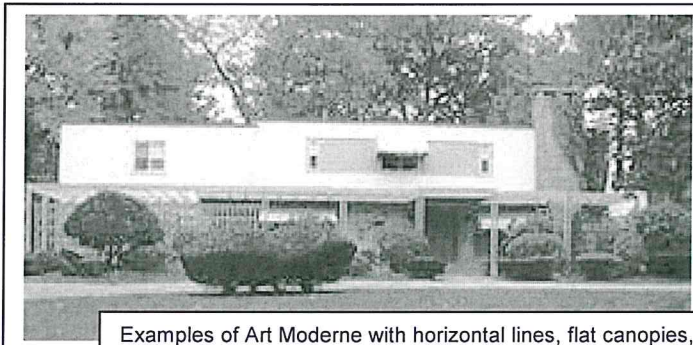


The chimney is proposed to be removed, but it is not unique and is just a mechanical feature on the roof and no longer needed. Removal would not change the character of the roof.

The applicant has researched the structure history and photographs and has included that information with the application. After searching the typically sources, the architect found one historic photo from the 1959 to 1967 period.



Distinctive Stylistic Features of an Art Moderne Style: Curved corners of building or awnings; use of glass blocks and corner windows; streamlined industrial appearance; smooth surfaces; horizontal emphasis; flat canopies; aluminum windows. Buildings were sleek and simple in appearance.



Examples of Art Moderne with horizontal lines, flat canopies, large aluminum windows



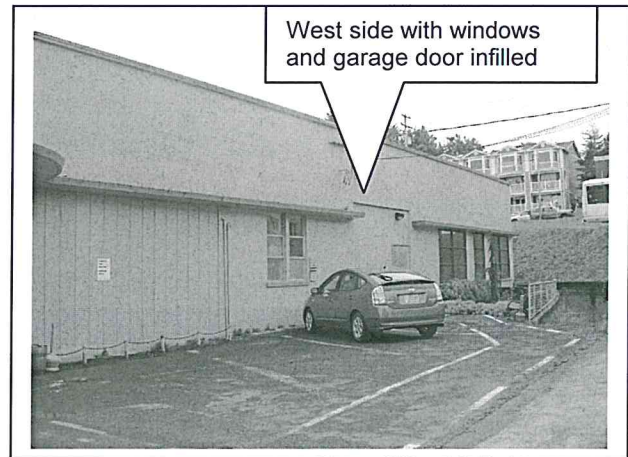
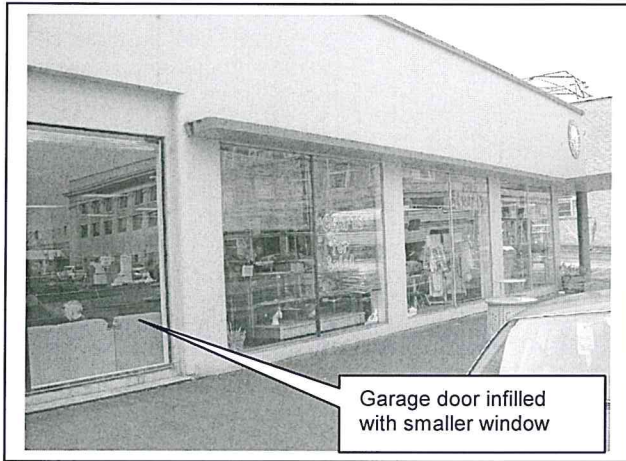
Existing condition of building

Occupants: The occupants for the first 12 years were auto related: Northwest Nash Company, Bauer & Garcia Motor Company, Jesse James Motors, Hopkins Motors, and two tire stores. The Astoria Library was located there from 1959 to 1967; Hunts Home Furnishings from 1967 to 1984. The Astoria Senior Center has been at this location since 1984.

Alterations: The building was constructed as a reinforced concrete building in 1946 and the basic form of the building has not changed. Windows have been replaced on



the north elevation and filled in on the east and south elevations. Wood paneling covered the west corner window. Garage doors have been filled in or reduced in size with large windows. Four of the five skylights were removed. In the last few years, the front entry was changed to an aluminum sliding door for better access for the seniors using the building.



### PROPOSED ALTERATIONS:

The proposed alterations are discussed in detail above. The architect is proposing to restore many of the windows and to replace the former garage door openings with multi-light windows of the same dimensions as the original garage doors. The ramp will be filled with dirt and landscaped to eliminate the vehicle access to the basement and create a pedestrian entry only does not significantly alter the appearance of the building. The basement and ramp are not highly visible. Mechanical equipment for the new kitchen would be installed on the southwest corner of the roof. The original horizontal lines of the Art Moderne building style and flat parapet and canopy will be retained and restored. The main features that will not be restored include the front entry door and the paneling covering the west front window which are proposed to remain. This window feature cannot be restored due to the interior use of the building and the condition of the wall at this location.

The HLC would be designating the building with the understanding it is being remodeled with the alterations as noted in the application. These alterations are part of the proposal before the HLC and would be the design proposed for designation. The applicant would not be required to submit a separate Exterior Alteration Request for these features. Most of the alterations are restoration of original features. Once the building is designated, any work that would deviate from the design as presented with this application would need to be reviewed by the HLC for compatibility with the historic design.

### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on November 22, 2013. A notice of public hearing was published in the Daily Astorian on December 10, 2013. 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 Astoria Senior Center on behalf of the property owner, the City of Astoria. 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 "Historic Non-contributing" in the Downtown National Register Historic District. 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 building is intact with the large storefront windows, horizontal form, and flat canopy. The footprint of the building has not changed. The basic design of the Art Moderne style is visible in the construction and proposed restored features.

“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 Art Moderne style is a later form of Art Deco style. Only a few Art Moderne/Art Deco buildings are within Astoria. Other examples include the Astoria Building at 240 14th Street; Klep Building at 1197 Commercial; Maki Building at 1180 Marine; SETD at 900 Marine; Flourine & Co., beauty apothecary at 375 11th (not designate as historic), etc.



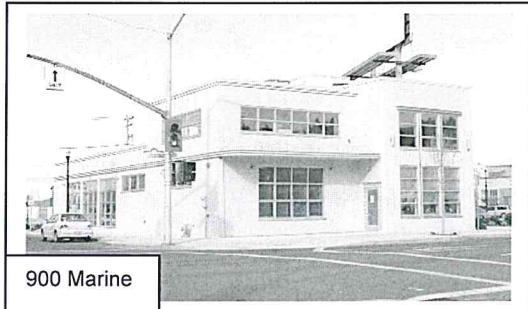
240 14th



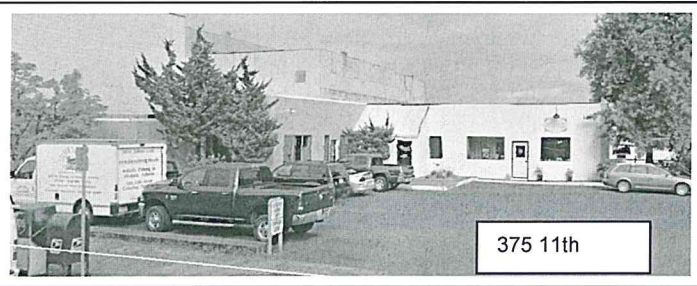
1197 Commercial



1180 Marine



900 Marine



375 11th

The architect was E. E. Isaacson who also designed the Columbia Bowling Alley at 826 Marine, Columbia Produce at 598 Bond, and SETD at 900 Marine.



826 Marine

The Astoria Senior Center is one of only a few Art Moderne style buildings in Astoria.

“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 downtown automotive sales building. This type of business is no longer located in downtowns due to the limited outdoor display area for vehicles. The building also housed the City library from 1959 to 1967 and has been used for the Senior Center since 1984.

“4. Importance to Neighborhood.

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

Finding: The building has had several alterations but the applicant proposes to restore many of the original historic features with this application. The building is located on a corner in the downtown area and is visible from Heritage Square across the Exchange Street right-of-way and adds to the historic downtown streetscape.

“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: The building has served as the Senior Center for 30 years and is planning to expand to include the Loaves and Fishes meals program for seniors. The social significance of these two operations is important to Astoria which has an aging population that rely on these activities in the downtown area.

“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 for automotive sales in 1946 during a period of increased development after World War II with a strong focus on new housing and rural development requiring more motor vehicles for transportation. The building is over 50 years old and was identified in the Downtown National Register District as potentially



classified as "Secondary" (built during the second construction period of the District) if restoration occurred.

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

1. Physical Integrity	4.5	1.5	6.0
2. Architectural Significance	6.25	10.0	10.0
3. Historical Significance	7.5	7.5	10.0
4. Importance to Neighborhood	6.75	3.0	7.5
5. Symbolic Value	4.5	6.0	6.0
6. Chronology	1.5	1.5	2.0
TOTAL	31	29.5	41.5

AVERAGE: 34 (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 Astoria Senior Center building was built as an automotive sales building. Automotive sales in downtown buildings was popular in the 1940's to 1970's but with the change in the industry, and the need for large outdoor parking areas for display of large quantities of vehicles, downtown locations are no longer feasible. The building has been reused for furniture sales and as the library. For the past 30 years, it has served as the Astoria Senior Center. With the proposed restoration and upgrades of the building, the basement area will become a useable space and the Loaves and Fishes food program for senior citizens will relocate to this building providing a better facility for the program.

The Art Moderne style is not prevalent in Astoria, however several of the examples have been designated as historic. 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. The history of the use of the building for the library and Senior Center are significant to the social development of Astoria. The structure 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 history of the social importance of service to the elderly and the economic importance of the downtown automotive businesses that flourished in the 1940's and 1950's in Astoria. The architect proposes to retain and/or restore many of the original historic features of the Art Moderne style that is part of the architectural history of the community.

4. CP.255.1, Historic Preservation Policies, states that *"The City will use its Historic Properties Section of the Development Code, an educational and technical assistance program, the tax incentives available at the Federal, State, and local levels, and the cooperative efforts of local organizations as the means to protect identified historic buildings and sites."*

CP.255.2, Historic Preservation Policies, states that *"The City will establish procedures for regular financing of historic projects through public and private sources of funds."*

Finding: The applicant has requested historic designation to assist with the financial burden of renovating the building. The City obtained a Community Development Block Grant to assist with the renovation and upgrade of the building specifically for the relocation of the Loaves and Fishes program. With historic designation, the City Building Official may apply exceptions to certain building code requirements in order to preserve the historic character of the building. The City has worked to develop a process whereby the building permit may be reviewed and approved based on the historic designation of the property. However, should the work not be completed as proposed and/or the historic designation is denied, then all work would then need to be completed in full compliance with the building codes. The applicant is aware of this condition. While not a direct source of financing funding, this process is



one way the City can assist property owners in preserving potentially historic properties.

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 with the following conditions:

1. The designation of the building as historic is based on the proposed alterations submitted with the application. Failure to complete the alterations as proposed could result in the decertification of the building as historic.
2. If the building is decertified as no longer designated as historic, any work completed on the building would need to comply with the building codes as required by the Building Official.
3. The existing skylight shall be photographed and measured to document the existing design and dimensions. The documentation shall be provided to the Planner prior to removal and/or disposal of the skylight.
4. 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.

**HIST. NAME:** Northwest Nash, Inc.  
**COMMON NAME:** Senior Citizens Drop In Center  
**ADDRESS:** 1111 Exchange Street

**DATE OF CONSTRUCTION:** 1946  
**ORIGINAL USE:** auto showroom, garage  
**PRESENT USE:** senior citizens center

**CITY:** Astoria, 97103

**ARCHITECT:** E. E. Isaacson

**OWNER:** City of Astoria  
%St. Vincent de Paul Society  
%Senior Center Inc. lesses  
1095 Duane Street  
Astoria, OR 97103

**BUILDER:**

**THEME:** commerce & urban dev  
**STYLE:** Art Modern

**T/R/S:** T8N/R9W/S8

**MAP NO.:** 80908CD **TAX LOT:** 500

**ADDITION:** McClure's Astoria

**BLOCK:** 65 **LOT:** 1, 2, EXC ST **QUAD:** Astoria

xBLDG STRUC DIST SITE OBJ

**CLASSIFICATION:** historic non-contributing

**PLAN TYPE/SHAPE:** rectangular  
**FOUNDATION MATERIAL:** conc/pier  
**ROOF FORM & MATERIALS:** vaulted/built-up  
**WALL CONSTRUCTION:** reinforced concrete

**NO. OF STORIES:** one  
**BASEMENT:** yes

**STRUCTURAL FRAME:** pilastered  
reinf conc

**PRIMARY WINDOW TYPE:** fixed in aluminum frame; multi-paned fixed and fixed with projecting in steel frame

**EXTERIOR SURFACING MATERIALS:** finished concrete

**STRUCTURAL STATUS:** xGOOD FAIR POOR MOVED (DATE)

**DECORATIVE FEATURES:** continous canopy bulges over entry way, NW

**OTHER:** entry with multi-paned side-light

**HISTORICAL INTEGRITY:** very altered

**EXTERIOR ALTERATIONS/ADDITIONS:** original windows replaced by like-size, north; garage door replaced by large window, NE; garage door infilled, west; window covered by vertical wood paneling, west

**NOTEWORTHY LANDSCAPE FEATURES:** none

**ASSOCIATED STRUCTURES:** none

**KNOWN ARCHAEOLOGICAL FEATURES:** none



**SETTING:** SE corner, 11th & Exchange Streets; free standing; parking and driveway to west

**SIGNIFICANCE:** architecture, commerce

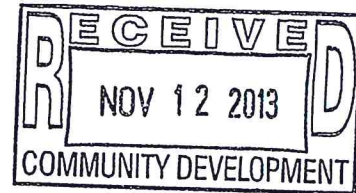
**STATEMENT OF SIGNIFICANCE:** Built in 1946, this building's first occupant was Northwest Nash Company. From 1948 through 1950 the Bauer & Garcia Motor Company occupied the building. Following these occupants were Jesse James Motors (1951), Hopkins Motors (1953-54), Burner Oil Sales Company & United Tire Store (1955), McCall Tire Service (1957), Astoria Public Library (1959-67), and Hunt's TV & Home Furnishings (1967-1984). The building has been used by the city as a meeting place for senior citizens since November, 1984.

This building is significant for its contribution to the historic streetscape. It is also significant for its use as a public library and for its use in auto sales, a prevalent trend during the historic period.

**SOURCES:** Sanborn Fire Insurance Maps; The Daily Astorian, March 2, 1990; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory



CITY OF ASTORIA  
COMMUNITY DEVELOPMENT  
DEPARTMENT



HD 13-04

Fee: \$50.00

*Waived as City property*

**HISTORIC DESIGNATION**

Property Location: Address: 1111 Exchange Street Astoria, OR 97103

Lot 1 & 2

Block 65

Subdivision McClure

Map 8CD

Tax Lot 500

Zone C-4

*OK*

Applicant Name: Astoria Senior Center, Larry Miller - Center Manager

Mailing Address: 1111 Exchange Street Astoria, OR 97103

Phone: (503) 325-3231

Business Phone: \_\_\_\_\_

Property Owner's Name: City of Astoria

Mailing Address: 1095 Duane Street Astoria, OR 97103

Business Name (if applicable): \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

*[Signature]*

(Larry Miller)

Signature of Property Owner: \_\_\_\_\_

**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.

*to designate the Astoria Senior Center, existing comml bldg as historic at 1111*

**FILING INFORMATION:** Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Applications must be received by the 20th of the month to be on the next month's agenda. A pre-application meeting with the Associate 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.

*proposed designation is based on the proposed alterations as submitted*

**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.

*with this application.*

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

[rjohnson@astoria.or.us](mailto:rjohnson@astoria.or.us) • [www.astoria.or.us](http://www.astoria.or.us)

*D-base: 11/20/13  
Labels: 11/20/13*

*4) c. 12/17/13*



## HISTORIC DESIGNATION NARRATIVE

**Date:** November 12, 2013

**Location:** 1111 Exchange Street  
Astoria, OR 97103

**Pages:** 3

**Prepared by:** Jason Wesolowski

The following narrative assembled by Scott|Edwards Architecture provides an overview of the subject property, current site and building conditions, a summary of historical research completed and a summary of its historical significance as it relates to Historical Designation by the City of Astoria.

### 1. Property Description:

#### Setting:

The subject property is located at 1111 Exchange Street in Astoria, Oregon and is currently home to the Astoria Senior Center. More specifically, it is located on tax lot 80908CD00500 in the City of Astoria, Clatsop County, Oregon. The Senior Center occupies the building that is owned by the City of Astoria. The parcel is located on the southern edge of the downtown district, just two blocks south of Commercial Street (E Columbia River Highway 30).

#### Site:

The building is located on a 9,025 square foot (0.24 acre) parcel that measures 95 feet east and west and 95 feet north and south. The parcel is located on the south side of Exchange Street and lies at the foot of the hillside. The building lies on the north, east and south sides. A vehicle ramp accessing the basement level of the building exists at the southwest of the site. At the northwest is a small paved parking lot with 3 parking spaces. The site is generally flat and lies approximately 25 feet above sea level. It is known that a good portion of the downtown area lies on fill material. Being located at the toe of the hillside likely means that this site is also on fill material.

#### Building:

The building is one story in height that is located at the street level. It is rectangular in shape and has a full basement level below the main street level. The building is supported on wood pilings with concrete caps and footings. The basement floor is concrete slab-on-grade. The exterior walls of both levels are constructed of reinforced concrete up to the roof level. A series of reinforced concrete columns support the main floor. The main floor and beams are constructed of reinforced concrete. The roof is constructed of wood bow-trusses spanning in the east-west direction.

#### Exterior:

The building fronts to the North on Exchange Street with the entry at the northwest corner and has series of three large display windows with an eyebrow canopy over the entry and windows. A garage door used to exist at the east end, but it has since been filled in and a display window installed.

Facing 11<sup>th</sup> Street, the west façade has the entry and eyebrow canopy at the north end. One large display

window adjacent to the entry has been framed in. A second garage door used to exist on the west façade but has been framed in and now has a hinged metal door. At the south end is a series of aluminum storefront windows that have been installed in recent years. These windows are divided vertically into three lites. The eyebrow canopy continues by wrapping around from the north façade to the west façade. At the south end, the curved ramp drops down to the basement level where an old garage door used to provide vehicle access to the basement level. The curved ramp has reinforced concrete retaining walls on either side and only exposes the basement at the area of the old garage door. The garage door has been framed in and has a single swinging wood entrance door.

The South façade faces the hillside which tapers downward to expose the basement at the east end. A series of old windows used to exist, but all of them have been filled in with concrete block.

Finally, the East façade faces the adjacent building with an approximately 10 foot courtyard space between the two buildings. Both the main floor and the basement levels are above grade. A series of old windows used to exist on both levels, but all of them have been filled in with concrete block.

The roof of the building is built-up bituminous roofing with a white cap sheet. An unreinforced masonry chimney extends from the basement level up through the roof. A series of five gabled skylights used to exist at the roof level to provide natural light into the main level spaces. Four of these skylights have been framed in over the years and eliminated. A single skylight remains and is in very poor repair.

## **2. Historic Resources:**

### **General:**

The City of Astoria provided historic resource documentation that was gathered as part of an inventory of historic properties in Astoria when National historic recognition was being sought. (See Exhibit A)

### **Construction Drawing Documentation:**

Very little documentation of this building exists. A partial set of original construction documents were obtained from microfiche at the Astoria Public Library. (See Exhibit B) These documents are difficult to read, but provide good documentation of how the building was intended to be built. After reviewing these documents it was clear that some changes were made during the course of construction. Elements drawn such as the exterior wall construction, the "future basement" and the exterior window design do not match what was built on site.

### **Photo Documentation:**

Limited photo documentation was able to be located of this building. The earliest photos found were from the 1959 to 1967 era when the building was used as a public library. (See Exhibit C) Sources explored for photos include the Clatsop County Historical Society, Sara's Old Photos, City of Astoria, Astoria Public Library and Vintage Hardware. Additionally, an ad was placed in The Daily Astorian newspaper calling for submissions of photos of the building. No responses were received as a result of this advertisement.

## **3. Statement of Significance:**

The Senior Center Building was designed in 1945 by E. E. Isaacson and was constructed in 1946. The building was originally designed as an automotive sales and repair facility for Northwest Nash, Inc. Various companies have occupied the building over the years; Bauer & Garcia Motor Company (1948-1950), Jesse James Motors (1951), Hopkins Motors (1953-1954), Burner Oil Sales Company & United Tire Store (1955), McCall Tire Service (1957), Astoria Public Library (1959-1967), Hunt's TV & Home Furnishings (1967-1984), and the Astoria Senior Center (1984-today).



Being built in 1946 as an automotive sales and service business, this building contributed immensely to the growing trend of the automobile for the first 10 years of its life. Following its contribution to the automobile industry, the building operated as the City's public library. To this day local residents still know this building as "the old library" building.

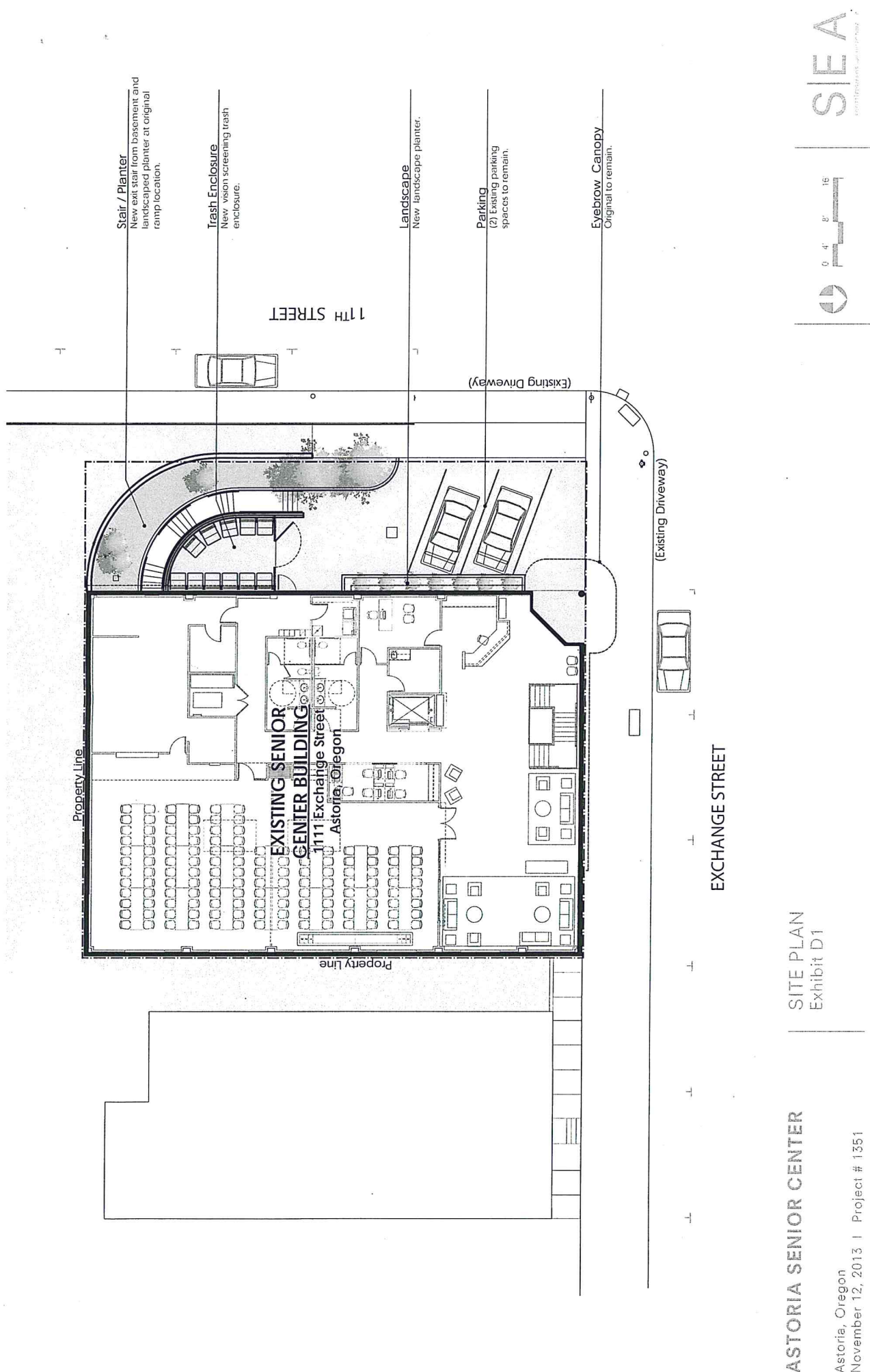
Though this building has served as home for numerous businesses over the years, today it's home to the Astoria Senior Center where local seniors gather on a daily basis to participate in activities, hold fund raising events and socialize with others.

#### 4. Proposed Restorations:

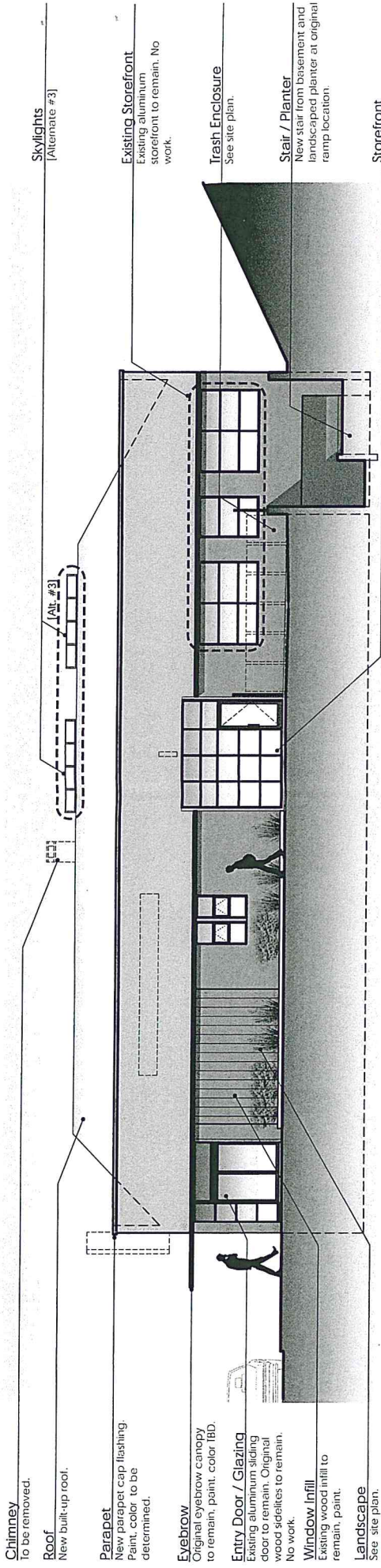
The Senior Center and the City of Astoria wish to gain historic designation for this building as a Local Landmark. In doing so a number of restorations are proposed to the building, bringing the building closer to it's originally constructed state. The proposed restorations are outlined as follows and are shown in graphic form as part of the Historic Designation submittal. (See Exhibit D)

- North Display Windows (3): Replace existing with aluminum storefront to match original design.
- Original Garage Doors (2): Remove existing framing, doors or windows and replace with aluminum storefront to match the look of a metal and glass roll-up garage door.
- Entry: No changes are proposed. Existing sliding auto-entrance door to remain. The original eyebrow canopy to remain.
- Windows: Original infilled windows at the west, south and east facades are proposed to be restored with aluminum storefront windows to match the original design.
- Replaced Windows (3): Existing aluminum storefront windows on the west façade to remain. Locations are original, no work is proposed.
- Ramp: Original ramp is proposed to be converted to an exit stair from the basement level with the balance of the ramp being converted to landscaping.
- Roof: Roofing is proposed to be replaced with new built-up roofing with a white cap sheet.
- Skylights: Single remaining skylight is proposed to be demolished and infilled. Two new skylights are proposed to be installed at former historic locations to match the original design.
- Chimney: Unreinforced masonry chimney is proposed to be removed for safety reasons.
- Equipment: New kitchen rooftop mechanical equipment is proposed to be installed on curbs near the southwest corner of the building.
- Signage: New signage is planned and proposed locations have been shown. However, signage is not part of this submittal.

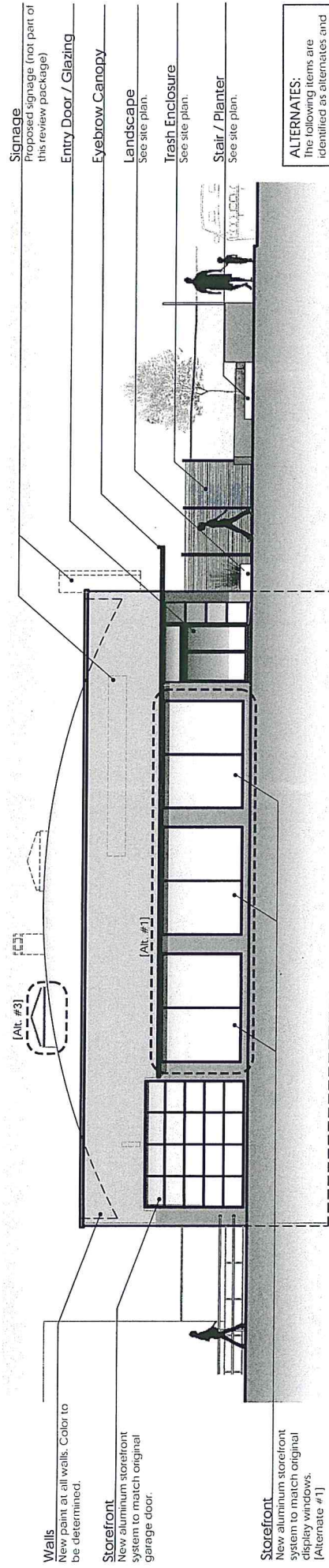
The intent of these proposed restorations is to bring back and maintain a large amount of the original building's design and character while still providing a functional building for the occupants of today.







WEST ELEVATION



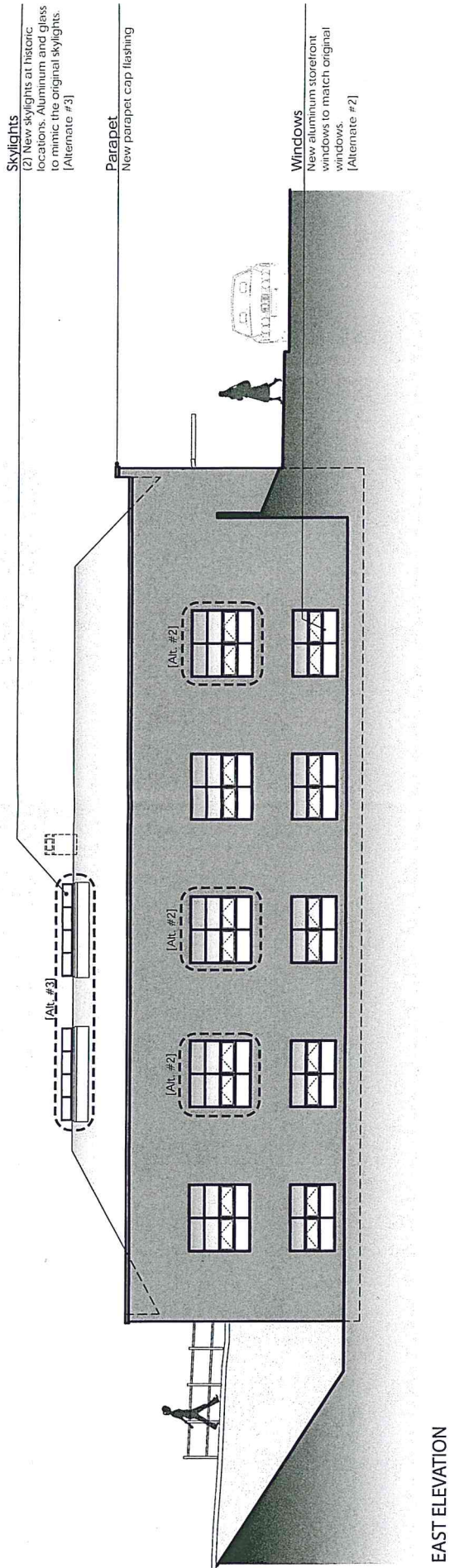
NORTH ELEVATION

**ALTERNATES:**  
The following items are identified as alternates and may be eliminated from the project scope:  
1.(3) Display storefronts, existing to remain.  
2. CMU infill, to remain.  
3. Delete (2) skylights.

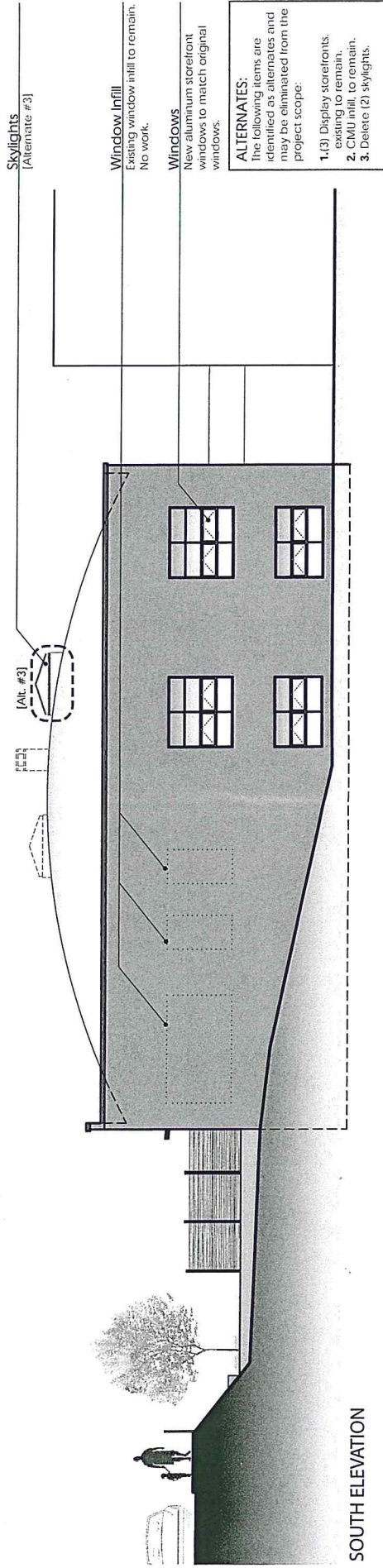
ASTORIA SENIOR CENTER  
WEST & NORTH ELEVATIONS  
Exhibit D2

Astoria, Oregon  
November 12, 2013 | Project # 1351





EAST ELEVATION



SOUTH ELEVATION

# ASTORIA SENIOR CENTER

## EAST & SOUTH ELEVATION Exhibit D3

Astoria, Oregon  
November 12, 2013 | Project # 1351

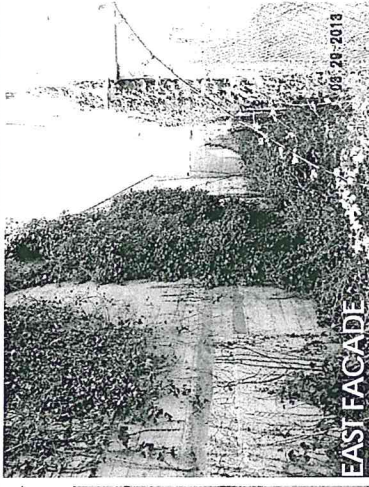


S | E | A  
P R O J E C T A R C H I T E C T S

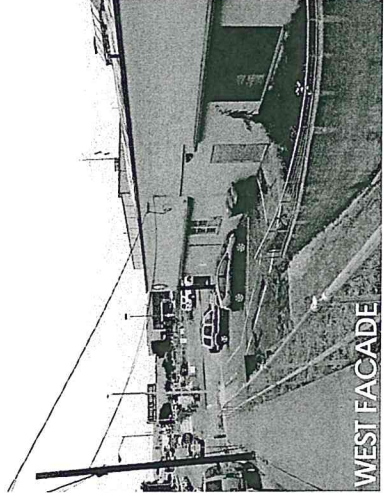




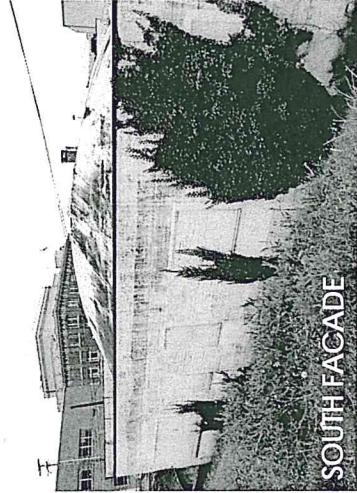
RAMP



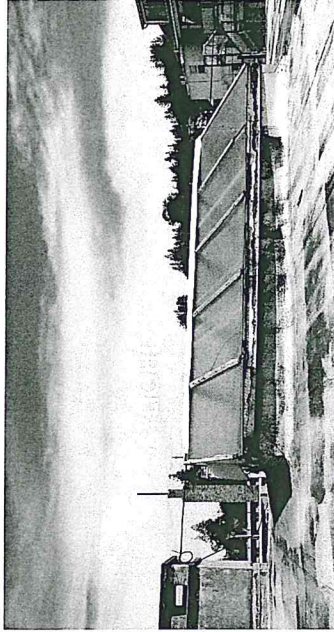
EAST FACADE



WEST FACADE



SOUTH FACADE



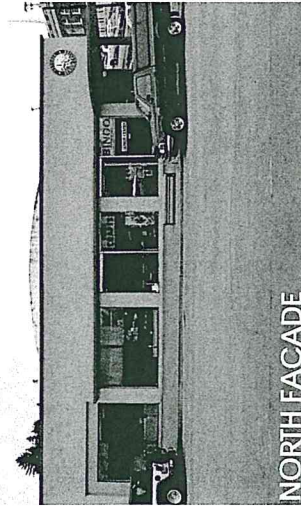
NORTH FACADE



NORTHWEST CORNER



ENTRY DOOR



ASTORIA SENIOR CENTER

SITE IMAGES

Astoria, Oregon  
November 12, 2013 | Project # 1351







# BASEMENT COLUMN SCHEDULE

COLUMN	SIZE	CONT.	VERTICAL	HOOPS
AT TO AM	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO CA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO DA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO EA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO FA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO GA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO HA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO IA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO JA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO KA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO LA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO MA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO NA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO OA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO PA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO QA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO RA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO SA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO TA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO UA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO VA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO WA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO XA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO YA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"
AT TO ZA	14" x 14"	4-#4	11' x 11'	1/2 @ 12"

(SEE SHEET 4 FOR MAIN FLOOR COLS.)

## SLAB SCHEDULE

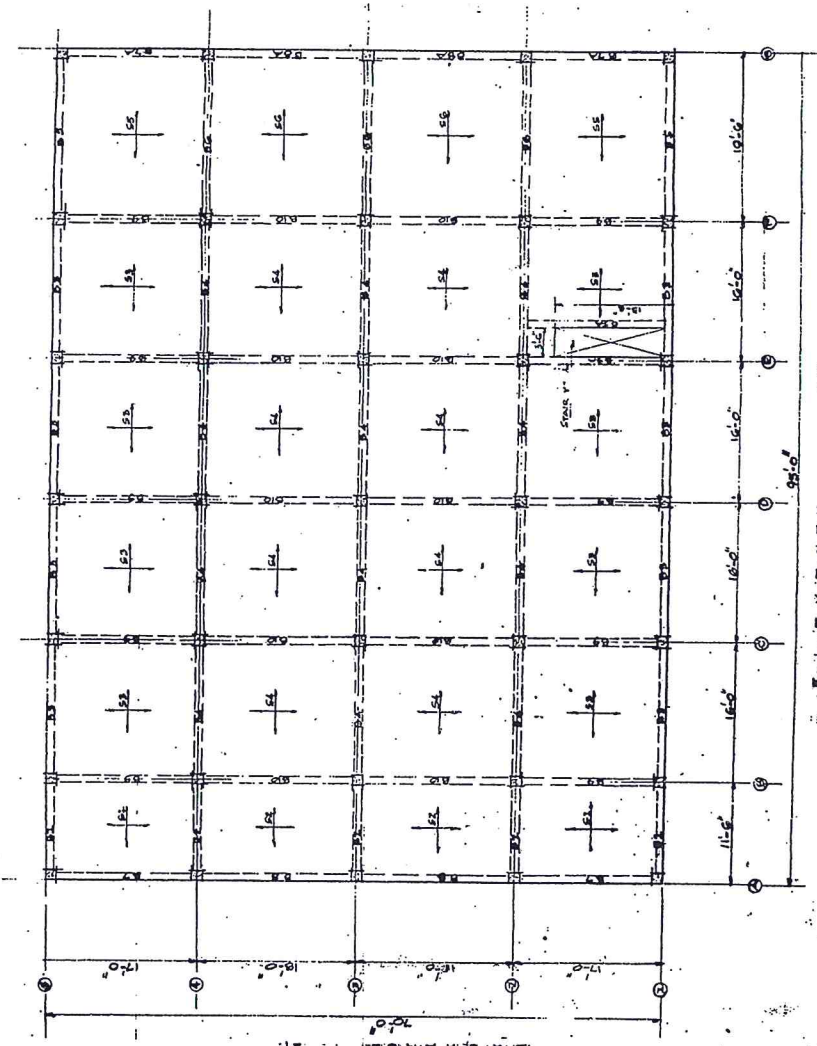
SLAB NO.	THICKNESS	SPACING	REINFORCEMENT	NOTES
1	4"	12"	4-#4	1/2 @ 12"
2	4"	12"	4-#4	1/2 @ 12"
3	4"	12"	4-#4	1/2 @ 12"
4	4"	12"	4-#4	1/2 @ 12"
5	4"	12"	4-#4	1/2 @ 12"
6	4"	12"	4-#4	1/2 @ 12"
7	4"	12"	4-#4	1/2 @ 12"
8	4"	12"	4-#4	1/2 @ 12"
9	4"	12"	4-#4	1/2 @ 12"
10	4"	12"	4-#4	1/2 @ 12"
11	4"	12"	4-#4	1/2 @ 12"
12	4"	12"	4-#4	1/2 @ 12"
13	4"	12"	4-#4	1/2 @ 12"
14	4"	12"	4-#4	1/2 @ 12"
15	4"	12"	4-#4	1/2 @ 12"
16	4"	12"	4-#4	1/2 @ 12"
17	4"	12"	4-#4	1/2 @ 12"
18	4"	12"	4-#4	1/2 @ 12"
19	4"	12"	4-#4	1/2 @ 12"
20	4"	12"	4-#4	1/2 @ 12"
21	4"	12"	4-#4	1/2 @ 12"
22	4"	12"	4-#4	1/2 @ 12"
23	4"	12"	4-#4	1/2 @ 12"
24	4"	12"	4-#4	1/2 @ 12"
25	4"	12"	4-#4	1/2 @ 12"
26	4"	12"	4-#4	1/2 @ 12"
27	4"	12"	4-#4	1/2 @ 12"
28	4"	12"	4-#4	1/2 @ 12"
29	4"	12"	4-#4	1/2 @ 12"
30	4"	12"	4-#4	1/2 @ 12"
31	4"	12"	4-#4	1/2 @ 12"
32	4"	12"	4-#4	1/2 @ 12"
33	4"	12"	4-#4	1/2 @ 12"
34	4"	12"	4-#4	1/2 @ 12"
35	4"	12"	4-#4	1/2 @ 12"
36	4"	12"	4-#4	1/2 @ 12"
37	4"	12"	4-#4	1/2 @ 12"
38	4"	12"	4-#4	1/2 @ 12"
39	4"	12"	4-#4	1/2 @ 12"
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41	4"	12"	4-#4	1/2 @ 12"
42	4"	12"	4-#4	1/2 @ 12"
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44	4"	12"	4-#4	1/2 @ 12"
45	4"	12"	4-#4	1/2 @ 12"
46	4"	12"	4-#4	1/2 @ 12"
47	4"	12"	4-#4	1/2 @ 12"
48	4"	12"	4-#4	1/2 @ 12"
49	4"	12"	4-#4	1/2 @ 12"
50	4"	12"	4-#4	1/2 @ 12"
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73	4"	12"	4-#4	1/2 @ 12"
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83	4"	12"	4-#4	1/2 @ 12"
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89	4"	12"	4-#4	1/2 @ 12"
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96	4"	12"	4-#4	1/2 @ 12"
97	4"	12"	4-#4	1/2 @ 12"
98	4"	12"	4-#4	1/2 @ 12"
99	4"	12"	4-#4	1/2 @ 12"
100	4"	12"	4-#4	1/2 @ 12"

## BEAM SCHEDULE

BEAM	WIDTH	DEPTH	REINFORCEMENT	NOTES
B1	10"	12"	4-#4	1/2 @ 12"
B2	10"	12"	4-#4	1/2 @ 12"
B3	10"	12"	4-#4	1/2 @ 12"
B4	10"	12"	4-#4	1/2 @ 12"
B5	10"	12"	4-#4	1/2 @ 12"
B6	10"	12"	4-#4	1/2 @ 12"
B7	10"	12"	4-#4	1/2 @ 12"
B8	10"	12"	4-#4	1/2 @ 12"
B9	10"	12"	4-#4	1/2 @ 12"
B10	10"	12"	4-#4	1/2 @ 12"
B11	10"	12"	4-#4	1/2 @ 12"
B12	10"	12"	4-#4	1/2 @ 12"
B13	10"	12"	4-#4	1/2 @ 12"
B14	10"	12"	4-#4	1/2 @ 12"
B15	10"	12"	4-#4	1/2 @ 12"
B16	10"	12"	4-#4	1/2 @ 12"
B17	10"	12"	4-#4	1/2 @ 12"
B18	10"	12"	4-#4	1/2 @ 12"
B19	10"	12"	4-#4	1/2 @ 12"
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B24	10"	12"	4-#4	1/2 @ 12"
B25	10"	12"	4-#4	1/2 @ 12"
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B27	10"	12"	4-#4	1/2 @ 12"
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B29	10"	12"	4-#4	1/2 @ 12"
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B97	10"	12"	4-#4	1/2 @ 12"
B98	10"	12"	4-#4	1/2 @ 12"
B99	10"	12"	4-#4	1/2 @ 12"
B100	10"	12"	4-#4	1/2 @ 12"

SEE SHEET 4

NEW  
AUTOMOBILE SALES & SERVICE BLDG.  
NORTHWEST ST. NASH, INC.  
LOTS 1 & 2, BULK GR. MEADOWS, ASTORIA, OR  
NOV 9/45 MAIN FLOOR FRAMING PLAN BE-15-A-100

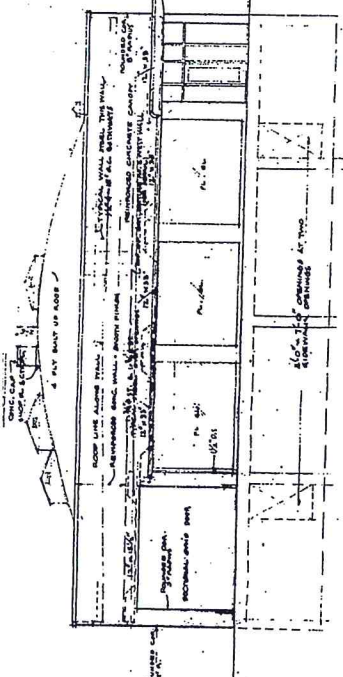


MAIN FLOOR FRAMING PLAN

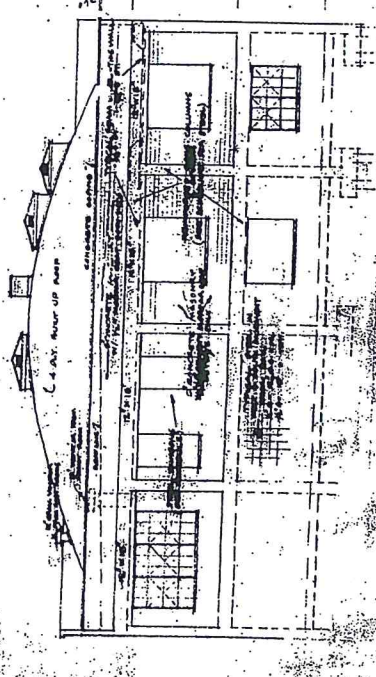
N40



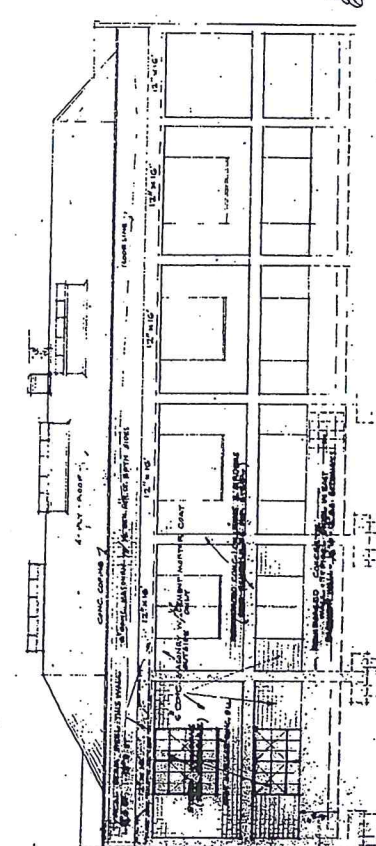




NORTH ELEVATION  
SCALE 1/8" = 1'-0"



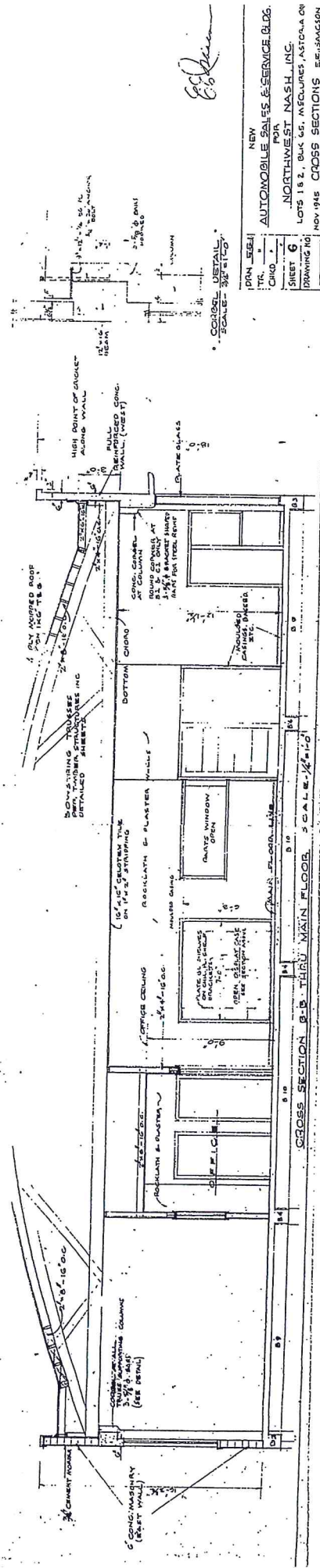
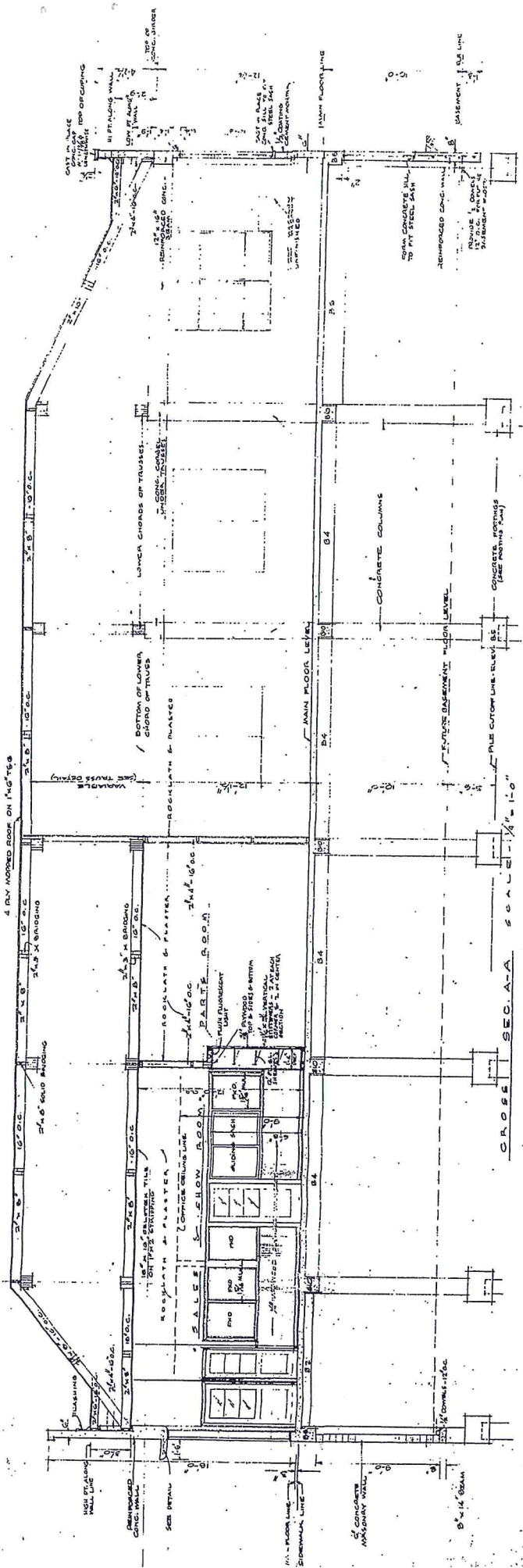
WEST ELEVATION  
SCALE 1/8" = 1'-0"



EAST ELEVATION  
SCALE 1/8" = 1'-0"

NEW  
AUTOMOBILE SALES & SERVICE BLDG.  
NORTHWEST NASH INC.  
1112 1/2 1ST AVE. SE. ALBUQUERQUE, N.M.  
1954

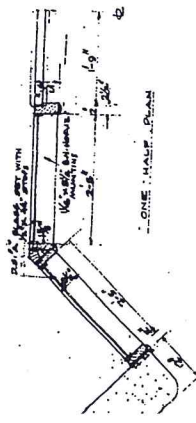
4 RAY MOUNTED ROOF ON 1 1/2" x 6" S



NEW  
AUTOMOBILE SALES & SERVICE BLDG.  
FOR  
NORTHWEST NASH, INC.  
LOTS 182, BLK 56, MEADOWS ADDITION ON  
SHEET 6  
DRAWING NO. NOV 1915 CROSS SECTIONS ERIE, MICHIGAN







ONE HALF PLAN



NOTE: THIS SECTION IS NON PAYING

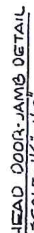
NOTE: THIS SECTION IS NON PAYING



-DETAIL OF OFFICE RELATIONS


$$\cos^{-1} = 170^\circ$$


ELEVATION .



HEAD DOOR-JAMB DETAIL

E. J. Dallen

DON    W-11

TR.   "   "

CHICAGO

SHEET 7

PAYING NO.

NEW YORK

AUTOMOBILE SALES & SERVICE, 306E

NORTHWEST NASH INC.,

FOR

LOTS 1 & 2, BUL GS, MEADOWS AERODROME

DETAILS

NOV 9 1945

REISAACSEN



