



# **AGENDA**

## **HISTORIC LANDMARKS COMMISSION**

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**December 20, 2016**  
**5:15 p.m.**  
**2<sup>nd</sup> Floor Council Chambers**  
**1095 Duane Street • Astoria OR 97103**

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
  - a. October 18, 2016
4. PUBLIC HEARINGS
  - a. New Construction NC16-06 by Pat and Julie Wilson to construct a new home and garage with breezeway adjacent to historic home at 331 Exchange in the R-2, Medium Density Residential zone.
5. REPORT OF OFFICERS
6. PUBLIC COMMENT (Non-Agenda Items)
7. ADJOURNMENT

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

## **HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers  
October 18, 2016

### 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, Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, and Thomas Stanley. Commissioner Paul Caruana arrived at approximately 5:23 pm.

Commissioners Excused: Commissioners Mac Burns and Kevin McHone.

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

President Gunderson welcomed John Goodenberger and his students from the Historic Preservation program at Clatsop Community College. She announced that the public hearing for Item 4(b): NC16-05 would be held first. She explained that Vice President Dieffenbach would have to step down from the dais during Item 4(a): EX16-10 and so the Commission was still waiting for one more Commissioner to have a quorum.

### APPROVAL OF MINUTES – ITEM 3(a):

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

Commissioner Stanley moved to approve the minutes of August 16, 2016 as presented; seconded by Commissioner Osterberg. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Osterberg, and Stanley. Nays: None.

### PUBLIC HEARINGS:

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

The Commission proceeded to Item 4(b): NC16-05 at this time.

### ITEM 4(a):

EX16-10 Exterior Alteration EX16-10 by Michelle Dieffenbach, Rickenbach Construction Inc. for Buoy Beer to install two roll-up doors, install windows in various locations, replace decking, add solar roof panels, and restore original signage on an existing commercial building at 2 7<sup>th</sup> Street in the A-2, Aquatic Two Development zone.

This item was addressed immediately following Item 4(b): NC16-05.

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.

Vice President Dieffenbach stepped down from the dais.

President Gunderson requested a presentation of the Staff report.



Planner Ferber presented the Staff report. She noted the Staff report listed the wrong property owner, but she would correct the mistake. Staff recommended approval with conditions. No correspondence has been received.

Commissioner Osterberg understood public notices were required for solar energy applications so that the public could give testimony at a public hearing. However, the HLC does not review any solar energy criteria. He asked if the HLC could consider testimony about the appearance and design of solar panels. Planner Ferber explained that this type of solar installation requires a Type 2 review, which includes a public notice. For efficiency, she included the public notice for the solar application with the public notice for the rest of the project. The Commission will not review the solar panel structure.

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

Jared Rickenbach, 37804 Eagle Lane, Astoria, said he appreciated the Staff report and Staff, as well as the HLC for hearing this matter. He offered to answer any questions.

Commissioner Osterberg understood the new roofing would be designed to match the existing roof top pop up. He asked what materials would be used on the roof and what the roofing would look like. Mr. Rickenbach explained that standard 24-inch corrugated metal agricultural panels would be used. The existing pop up, which is about 10 feet taller than the building, is used for forklift access above the loading zone. There is another building of the same design on the far east side that acts as a third story to the main building, which used to be a mechanical shed.

Commissioner Osterberg asked what materials would be used on the deck additions proposed for the west and north sides. He was also concerned about the handrail requirements on the decks. Mr. Rickenbach confirmed the site already contains both wood and concrete and the decks would be used for access and maintenance. Wood will be used on the new deck on the west side, but the deck on the north side already exists. The north deck is used for maintenance and is not accessible to the public because it does not have railings. However, this would be addressed during construction. He confirmed the deck extended over the river. He explained the existing railing along 45 to 50 feet of the building prevents access to maintain the siding, windows, and gutters. He will be required to comply with OSHA's construction and maintenance safety standards. Handrails are not required on over water decks if preservation devices are present. Therefore, no railings have been proposed.

President Gunderson asked if the corrugated metal would be replaced after the sign is removed. Mr. Rickenbach said the existing material is T1-11 or plywood. Once the sign is removed, the old ship lap siding would be painted and restored.

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

Luke Colvin, 42 7<sup>th</sup> Street, Suite 100, Astoria, said he is one of the founders and Chief Executive Officer of Buoy Beer. He is present to answer questions about the business' operations.

Commissioner Osterberg asked if Mr. Colvin would be concerned about the safety of employees working on a wooden over-water deck without handrails. Mr. Colvin replied probably not. He explained that all of the buildings in the area traditionally operated as fish processing plants that never had railings. Life jackets and personal protection equipment (PPEs) are required. The deck will be used to access the siding and windows, which will require employees to be on a substantial ladder. So, a railing would do very little to protect an employee.

Commissioner Stanley noted the HLC does not review railings or any other safety features and that Commissioner Osterberg was simply asking out of curiosity. Mr. Colvin said he was happy to discuss railings even if the conversation was arbitrary. He noted OSHA had assured him that railings were not needed.

President Gunderson called for any testimony impartial to or against the application. Seeing none, she confirmed Staff had no closing remarks and closed the public testimony portion of the hearing. She called for Commission discussion and deliberation.

Commissioner Stanley stated the last two applications by Buoy Beer were approved and resulted in tremendous outcomes. He was excited about the restoration of the sign because it would add a lot to the overall ambiance of the town. He was in favor of the project.



Commissioner Caruana said he was excited that the business was growing and supported the request.

Commissioner Osterberg agreed the proposal met all of the criteria for approval and he supported the application.

President Gunderson said everything Buoy Beer has done has made the town better. Buoy Beer does first class work without cutting corners and they should be proud of their growth.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX16-10 by Michelle Dieffenbach; seconded by Commissioner Stanley. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

Vice President Dieffenbach returned to the dais.

The Commission proceeded to Item 4(a) at this time.

ITEM 4(b):

NC16-05      New Construction NC16-05 by Jack E. Coffey, Jack E. Coffey Construction for Ken F. Thompson to construct an approximate 900 square foot detached garage adjacent to historic property at 3682 Franklin in the R-2, Medium Density Residential zone.

This Item was addressed immediately following Item 3: Approval of Minutes.

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

Planner Ferber presented the Staff report and recommended approval with conditions. No correspondence has been received for this permit, but during review of the variance approved for this project, one person expressed concerns about the compatibility of the garage to surrounding structures. All other comments were from adjacent property owners who had concerns about the variance, which has already been approved.

Commissioner Caruana arrived at approximately 5:23 pm.

President Gunderson noted two different sizes were stated in the Staff report and asked which size was correct. She also asked if the Commission needed to review lighting. Planner Ferber confirmed the correct size of the garage was 22 feet by 40 feet. No lighting was proposed, but the Commission could require lighting.

President Gunderson noted the application said T1-11 siding would be used, but the Staff report indicated the siding would be lap siding. She believed the Commission would prefer lap siding. The rendering seems to indicate there would only be one door on the three-car garage, but the Staff report indicates there would be three doors, each a different size. Planner Ferber understood the Applicant had proposed one man door and one garage door.

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

Jack Coffey, 1447 8<sup>th</sup> Street, Astoria, stated the project is small and he was present to answer questions.

Commissioner Osterberg asked for clarification on the doors. Mr. Coffey said the garage would be a three-car garage. Ken Thompson is the only person living on the property, and the garage will not be used as a three-car garage. The garage will store two cars and only one car will be used. The small door on the right will be used for the vehicle driven daily. The man door will be on the south side. Very few windows have been proposed and most neighbors will not have a direct line of sight to the garage. He was trying to keep the roofline low to minimize



the impact to people with a view from up on the hillside. The photograph in the Staff report does not do it justice. The garage will be tucked into the lower meadow at a lower elevation than the house. The roof of the garage will sit lower than the house and the property owner will be able to see all of the garage's entry doors from his kitchen. The garage will be secluded as he wanted to mitigate against break ins. The Code requires a light by the man door and possibly by the garage doors. He suggested the lights be put on a timer and aimed away from the neighbors. None of the neighbors will have a line of sight to the man door, and the garage door light would only be a concern if it were pointed straight forward. However, pointing the light straight forward would not light up anything useful for the property owner. There would likely be a single outlet between the two main garage doors with a flood light pointing sideways in each direction. The lights would be on a sensor and a timer, not lit up all the time. A 200-amp service panel in the house would provide electricity to the garage. An electrician has said it would provide more than enough power to feed a second building, so there will not be any overhead poles.

Commissioner Caruana asked if the lap siding would be smooth or wood grain. Mr. Coffey said the siding would be 5-inch concrete lap siding, which is the closest he can get to emulate the house. Standard Hardie plank lap siding would be used. He preferred to use wood grain, but would use smooth if the Commission required it because Mr. Thompson did not have a preference. The house has cedar lap siding of a unique size. The cedar siding is relatively smooth, but it also has rough patches. Additionally, the house has 80 years of paint covering the wood grain. Therefore, either finish would be fine.

Commissioner Caruana asked what sizes would be used on the fascia board, bargeboard, and garage door trim. Mr. Coffey stated he wanted to trim the garage with something similar to what is on the house. His pencil sketch did not depict this. He does not use computer aided drafting and does not usually sketch buildings.

Commissioner Caruana said the garage should match the house and the Commission usually prefers to see evidence of this. This house has substantial casings. Mr. Coffey explained that he does historic restoration work and any time the Commission is that interested in windows, doors, and everything else, he makes things match. He does not try to mix in modern designs. When trying to emulate a particular period, he does what was done in that period as much as possible.

Commissioner Caruana clarified that in the future, anyone who wants to challenge the HLC's vote must be able to come back to these documents and see what was approved. Personally, he trusted the great builders in the area. However, outsiders need to be able to see what the HLC approved. Mr. Coffey said a building like this would usually have a corner wrapping board. The house has a 1-inch by 6-inch corner board, so he would likely use the same on the garage. The house has been worked and reworked, but it would normally have 1 inch by 6 inch trim around the doors and windows as well. So, he planned to do this on the garage. He understood the Commission might object to the roof pitch, but he wanted to keep the roof low so as not to alarm the neighbor up the hill.

President Gunderson said the Commission usually prefers smooth siding and smooth garage doors without any wood grain. She asked if divided lites would be used at the top of the doors. Mr. Coffey confirmed he would use smooth siding and doors. He had listed divided lites as an option because he wanted to limit break-ins. He picked windows that are small and would be placed up high, making them more difficult to get into. He could install steel grids on the interior.

President Gunderson said she was concerned about the visibility of the structure if the trees were damaged in a storm. It is important that the garage is cohesive with the neighborhood. Mr. Coffey understood and added that the trees might not belong to Mr. Thompson, so they could be cut down by someone else. President Gunderson said she preferred windows so the garage did not look like a box. The windows could be covered from the inside. Mr. Coffey explained the lot is isolated and windows would increase the chances of someone getting in. Trees surround three sides of the lot. The only line of site to the building will be from Mr. Thompson's house. He did not want windows that could not be seen from the main house.

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

President Gunderson asked if any of the Commissioners had ex parte contacts. Commissioner Osterberg confirmed he visited the site, but did not have any contact with anyone regarding this project. Commissioner Caruana confirmed he knew Mr. Coffey, but did not discuss this request.



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

Commissioner Stanley said without windows, the building is a box. He appreciated the concern for security, but he also believed the HLC was not tasked with deciding how windows should be secured. There is no way to predict what will happen to a property in the future. The doors need some kind of ornament, like windows, to make the garage look like it belongs in the neighborhood and because the garage will be more than half the size of the house.

Commissioner Osterberg stated that if the roof is not changed, the garage will need every bit of ornamentation that has been discussed, like the corner boards, trim, lites in the garage door, and smooth lap siding. All of these elements need to be added as conditions of approval in order to make the garage acceptable and meet the criteria for approval.

Commissioner Caruana said he preferred the garage match the house. A 5/12 pitch would only raise the roof by 11 inches, which he preferred. He also wanted casings on the doors, corner boards, and a smooth siding exposure that match the house as much as possible. He was not as concerned about the windows, especially on the garage doors. The house is a Craftsman, so the garage would need square windows to make it look like the house. An additional window would be nice, but he was more concerned about the trim, bargeboards, corner boards, roof pitch, and siding.

Vice President Dieffenbach said she agreed with Commissioner Caruana. Many garages do not have windows, but the detailing of the trim pieces and other components of the building needed to match the house.

President Gunderson said she preferred windows, but agreed the details that make the garage match the house were missing from the proposal.

Vice President Dieffenbach asked if the Commission needed to require lites on the garage doors.

Commissioner Caruana stated that would be an administrative decision. He explained that the drawings do not need to be fancy, but they usually lack all of the details the Commission wants to review. This requires the Commission to make approvals with all kinds of modifications. It would be nice to have an image or drawing that reflects what was approved. He added that this garage would be large and it would look like a manufactured home if the roof were too low and had few windows. However, if the roof were raised and the details matched the house, the structure would be tasteful.

President Gunderson confirmed she was comfortable with those conditions knowing that Planner Ferber would ensure compliance.

Commissioner Stanley believed windows would add a lot to the building.

Planner Ferber explained that she could add the Commission's conditions of approval. However, this would require a continuance so the HLC could adopt Findings of Fact. Alternatively, the Commission could require the Applicant to provide Staff with more details that could be approved administratively.

President Gunderson said she did not want to delay the project another month.

Commissioner Osterberg confirmed Condition 5 stated that if doors and windows had lites, they had to be true divided lites; however, the condition did not require doors and windows to have lites. He believed Condition 6 needed to be substantially revised. A condition describing how something is usually discouraged could not be used to approve this proposal. The condition must state that something shall be required or submitted to Staff for administrative review.

Planner Ferber confirmed she had additional conditions of approval for the Commission to discuss. Electrical permits would need to be obtained from the County, the Staff report would be clarified to clearly indicate that lap siding would be used, the Applicant would be required to add casings around the doors and windows to match the house and corner boards, flood lamps must not cast a glare into any adjacent properties, and change the



roof pitch to 5/12 or 6/12. She suggested the Commission ask the Applicant what type of lighting would be installed.

Vice President Dieffenbach believed the condition requiring trim must also require roof trim. She asked if Condition 6 would be omitted if the additional conditions were added. Planner Ferber said she could amend Condition 6 to say garage doors and siding shall have smooth siding.

Commissioner Caruana said he preferred a minimum 5/12 roof pitch. Additionally, window trim did not need to be required as long as the rest of the structure was trimmed well. President Gunderson and Vice President Dieffenbach agreed.

Commissioner Osterberg stated if the roof pitch were changed and trim elements were added, he would not be too concerned about the windows either. The Applicant could still choose to add trim to the windows, but the Commission did not need to require it.

Commissioner Stanley said he was outnumbered, so he would concede to the rest of the Commission.

Planner Ferber confirmed the 5/12 roof pitch was the minimum allowed by the Commission.

Vice President Dieffenbach believed the conditions in the Staff report should reflect that windows are not required in the doors. Planner Ferber noted the garage doors are a large design element, which she believed should be reviewed by the Commission. However, she would be happy to conduct an administrative review of the doors.

President Gunderson stated the windows would have to be square, but the windows shown in the Staff report were rounded. Commissioner Caruana believed if there were windows in the doors, there would be no windows in the walls. Commissioner Stanley clarified that he was not speaking about windows in the walls, only windows in the doors. He understood Mr. Coffey's safety concerns, but believed the doors and windows could be secured. The Commission agreed that if the doors have windows, they would have to be square and true divided because the structure would be a Craftsman-style building.

Vice President Dieffenbach moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report, with the following addition to the Conclusion and Recommendation:

"7. The applicant shall add corner boards, and ¼ or 1/5 casings around all doors and windows to match the house. The roof shall be trimmed and include fascia boards.

8. Per HLC discussion, no windows are required, however if they are included they shall be square in shape and any lites must be true divided.

9. The proposed roof pitch was deemed inappropriate for the design. The applicant shall construct roof with a minimum of 5:12 pitch.

10. The applicant proposed flood lamps during the HLC meeting. All exterior lighting shall be downcast and not glare into the neighbor's property. Prior to installation, lighting fixtures shall be submitted for review to the Community Development Department.

11. The garage door and garage siding shall be smooth and not have any faux texture.";

and approve New Construction NC16-05 by Jack E. Coffey. Motion seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

The Commission proceeded to Item 4(a): EX16-10 at this time.



## REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

This item was addressed immediately following Item 4(a): EX16-10.

Director Cronin updated the HLC on the following:

- Accessory Dwelling Unit (ADU) Code Amendments – The definition of ADUs will be expanded to include tiny homes. A work session is scheduled for October 19<sup>th</sup> and the continuance of the public hearing is scheduled for October 25<sup>th</sup>.
- Astor West Urban Renewal District Expansion – An open house is scheduled for October 25<sup>th</sup> from 4:30 pm to 6:00 pm in Council Chambers. The Planning Commission will be tasked with reviewing the expansion's consistency with the Comprehensive Plan.
- National Park Service (NPS) Partnership – The City has volunteered to assist with studying and developing recommendations for continuing Astoria's relationship with the NPS. He has already participated in some conference calls and webinars, and he would provide more updates in the future.
- Building Official/Code Enforcement Officer – The new employee, Ben Small, began a few weeks ago and he will be in training for at least the next six months. Jim Byerley, City of Warrenton's Building Official, will be mentoring Ben during training and doing commercial inspections.

Planner Ferber reported on a State Historic Preservation Office (SHPO) workshop in Salem. More information was available on SHPO's website. She also noted she would be attending a CLG workshop in November to discuss the façade improvement program.

President Gunderson called for a recess at 6:20 pm. The HLC meeting reconvened at 6:28 pm. Commissioner Stanley was excused from the remainder of the meeting.

## GUEST PRESENTATIONS:

### **Clatsop Community College Historic Preservation Course Design Review Process Questions and Answers**

Following introductions of the HLC and students present from the Historic Preservation Class, John Goodenberger briefly noted how the \_\_\_\_\_ and its 14 categories were developed to assist Staff as they consider what buildings or structures to protect in Astoria.

### **Lecture by John Goodenberger "Overlooked Astoria" on Astoria's historic resources and heritage**

John Goodenberger, Guest Lecturer, presented "Overlooked Astoria" via PowerPoint, which included a review of the history leading to and visual examples of the 14 categories in the \_\_\_\_\_. His presentation included highlights of development and redevelopment in the city as he recounted the history of Astoria, describing multiple external influences, which included new and evolving industries, various cultural and religious influences, and infrastructure that impacted Astoria's historic resources and heritage and resulted in the historic elements resources that currently exist in Astoria today. He emphasized the importance of context, noting oral history and urban legends are as important as actual history events, and shared several anecdotes related to some of Astoria's historic districts and structures. He cautioned that it was easy to justify demolition or removal of historic features or structures, especially small ones, and implored Astoria's citizens to be vigilant about maintaining the character and character defining elements of the city's homes, neighborhoods, and commercial areas.

President Gunderson thanked everyone for attending the presentation and invited them to attend the HLC's monthly meetings, noting the meeting agendas are posted on the City's website.

## ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:51 pm.



**APPROVED:**

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Community Development Director

DRAFT

## STAFF REPORT AND FINDINGS OF FACT

December 13, 2016

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER



SUBJECT: NEW CONSTRUCTION REQUEST (NC16-06) BY JULIE AND PAT WILSON TO BUILD A NEW HOME WITH GARAGE AND BREEZEWAY, ADJACENT TO HISTORIC STRUCTURE AT 331 EXCHANGE STREET

### I. BACKGROUND SUMMARY

- A. Applicant: Julie and Pat Wilson  
331 Exchange Street  
Astoria, OR 97103 p
- B. Owner: Julie L. and Patrick W. Wilson  
PO Box 158  
Hammond, OR 97121
- C. Location: 331 Exchange Street; Map T8N R9W Section 7DD, Tax Lot 3602;  
Lot 1 & 2, Block 52, McClure's, R-2
- D. Classification: Adjacent to contributing historic home
- E. Proposal: To construct a new single family dwelling and garage with a breezeway adjacent to a historic home.
- F. Zone: R-2 (Medium Density Residential)
- G. Previous Applications: N/A
- H. Other: Height restriction noted on the deed.

### II. BACKGROUND

The applicants are proposing to tear down their existing single family dwelling to an extent that the development is considered new construction. The proposed new structure is a single-story single family dwelling, similar in design and setbacks to the adjacent homes with entrances on the front and





sides. The site will utilize an existing driveway. A new garage is proposed, which will be connected to the home via a breezeway.

The existing home is not historic, and is approximately 1,100 square feet, not including the shed/garage. The proposed home including the new garage and breezeway is 2,340 square feet.

Located on the north side of Franklin Ave, and between 3<sup>rd</sup> and 4<sup>th</sup> streets, the site is difficult to see from the adjacent right of ways. The site is accessible from an existing driveway off of Exchange Street.



The site is unique due to its restricted view corridor as noted on the deed. There is a height restriction on the west end of the property, limiting any and all obstructions greater than 230' in elevation based on the City of Astoria datum, inclusive of any trees, shrubs or structures.

Identifying features of this proposal include details reflecting the style of the neighboring historic home: asymmetrical floor plans, a low-pitched roof, and minimal decorative features.

**B. Adjacent Neighborhood and Historic Property**

The surrounding residential neighborhood is zoned R-2, medium density housing. Adjacent lot sizes and setbacks vary creating an irregular streetscape. Exchange street to the west of the property is unimproved right of way, making the site relatively difficult to access and view from 3<sup>rd</sup> Street, 4<sup>th</sup> street and Franklin Avenue.









## Adjacent Historic Property

### 1) 390 Franklin

The home was constructed 1956 and is designated as a local historic landmark. It is considered one of the “first modern houses” in Astoria, and is a Pacific Northwest Regional style. It was designed by Ebba Wicks Brown, daughter of John Wicks.

The lot is approximately 100' x 200' and has frontage adjacent to Franklin, Exchange, and 4<sup>th</sup> Street. The dwelling is single story. Other structures in the neighborhood are one, 1.5, and two stories. A request to add a 96 square foot shed at the site in the west side of the yard was approved administratively in November 2014.



## III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on November 23, 2016. A notice of public hearing was published in the *Daily Astorian* on December 13, 2016. Comments received will be made available at the Historic Landmarks Commission meeting.

## IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Development Code Section 6.070(A) states that “no person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark or a structure identified as Primary or Secondary, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission.”

Finding: The structure is proposed to be located adjacent to a structure designated as historic in the Hobson-Flavel Historic Inventory Area. The proposed structure shall be reviewed by the Historic Landmarks Commission.

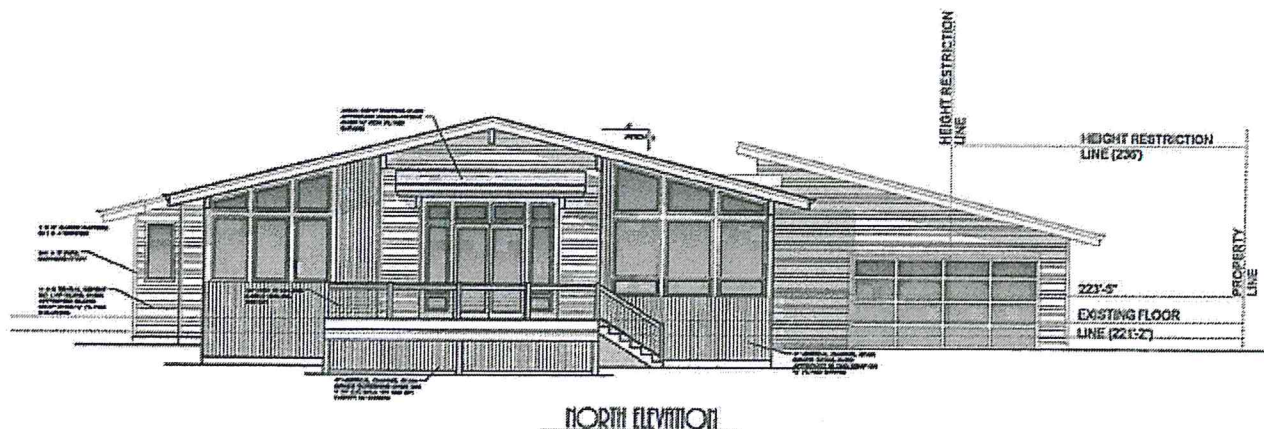
- B. Development Code Section 6.070(B.1) states that “In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The design of the proposed structure is compatible with the design of adjacent



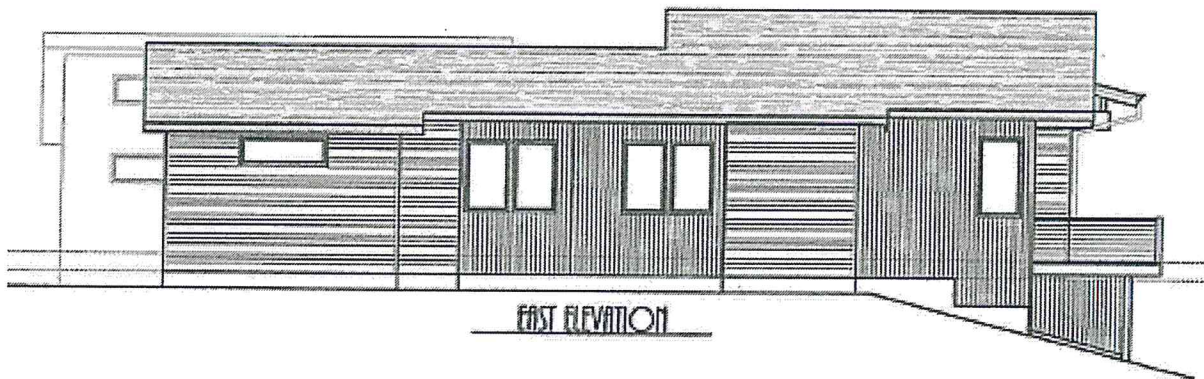
historic structures considering scale, style, height, architectural detail and materials.”

Finding:

- **Scale** The lot at 331 Exchange is approximately 9,750 square feet, which is almost double the required 5,000 square foot lot for a single family dwelling. The adjacent lot at 390 Franklin is also above the maximum at 20,000 square feet. The remaining lots on the block are both approximately 5,000 square feet. The proposed single story home has a relatively small footprint and will keep the basement of the existing structure. The proposed structures will have a lot coverage of approximately 24%, which is below the maximum of 40% for the R-2 zone. The scale and footprint is appropriate for the oversized lot.
- **Style** The proposed style will reflect more of the characteristics of the neighboring historic home than the current structure. The style of the proposed home includes elements of the Northwest Regional Styling such as large windows, open spaces, and asymmetrical elements, all of which are present in the adjacent historic property.
- **Height** the proposed height of the house and garage is below the restriction of 28' above grade, and maintains the view corridor as required in the deed. The highest peak is the high point of the garage at approximately 12'
- **Architectural detailing:** The architectural details are minimal, which is consistent with a contemporary styled home. The low roof pitch is consistent with the neighboring Pacific Northwest Regional styled historic home. The Contemporary styled homes were popular in the 1950/60s, around the same era the adjacent home was constructed. The minimalist style with varying roof levels is not unusual for single story contemporary forms. Additional information on materials proposed for lighting and external features are on the following page.

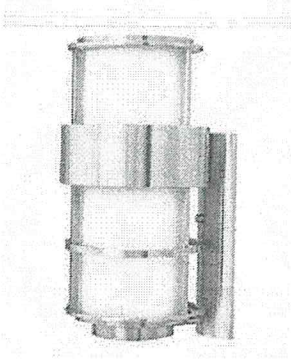






- **Materials**

- Proposed new roofing is composite shingles, with thermoplastic polyolefin (TPO) membrane on the horizontal breezeway portion.
- Proposed siding is smooth Hardiplank cement siding
- The addition of corner boards have been proposed from the originally received documents.
- Marvin French doors are proposed for the north elevation
- Frosted glass doors are proposed for the garage door
- Windows: Integrity by Marvin- Fiberglass with pine interiors



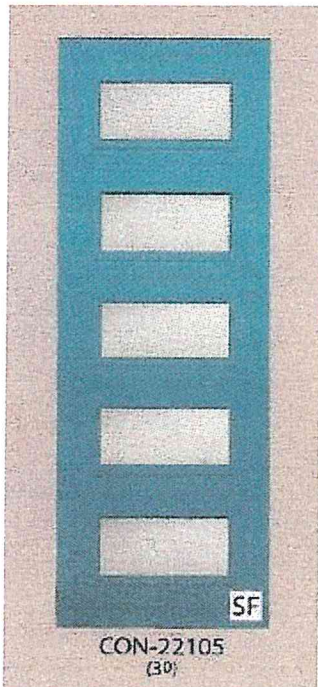
Outdoor wall lighting:  
solid aluminum in  
bronze or stainless  
steel with opal-etched  
glass.



Two car garage 25.5' x  
28' Aluminum garage door  
with frosted glass panes

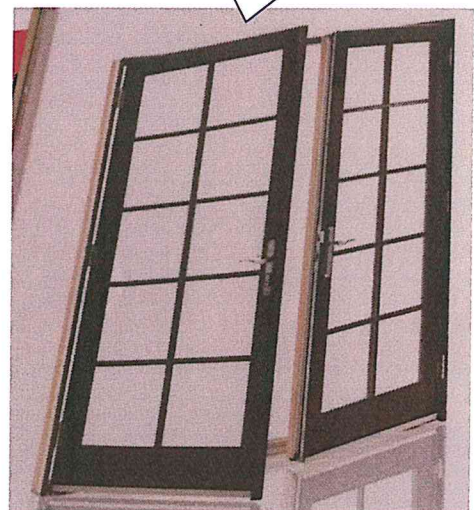


Example of  
proposed smooth  
lap siding



Painted  
smooth  
fiberglass

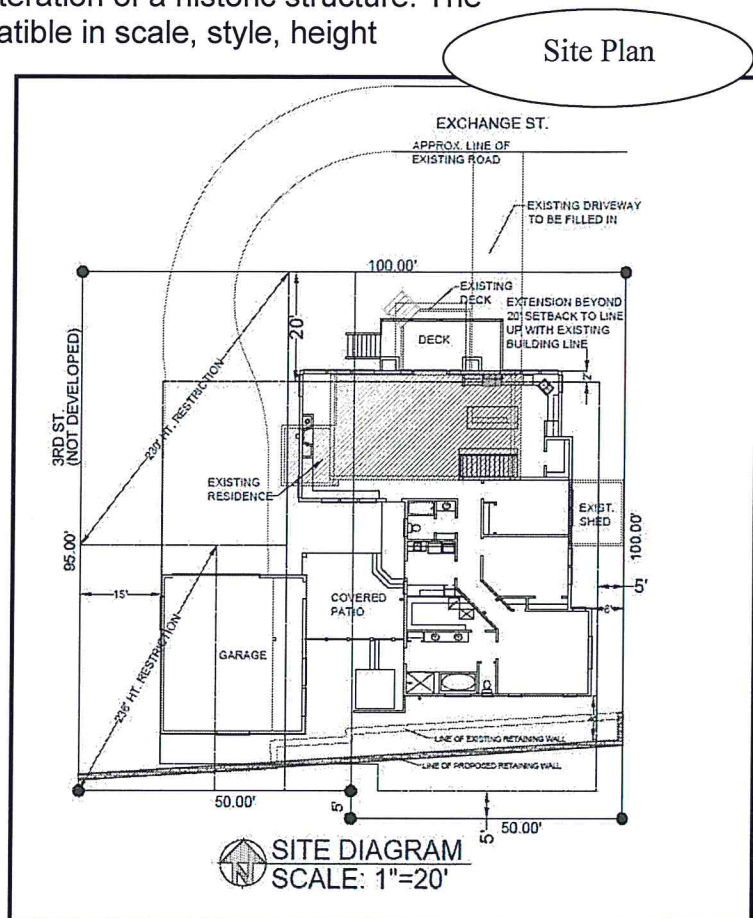
8' high French doors  
with stainless  
steel locking  
system





Since this is new construction, the design of all features does not need to be as specific as on an exterior alteration of a historic structure. The proposed structure is compatible in scale, style, height and architectural detail with the existing adjacent historic house.

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



### Finding:

**Orientation:** The lot is a rectangular shape. Structures in this neighborhood are built at various locations on the lots creating an irregular building pattern. The house has been sited to maintain privacy, as well as conform to the view corridor, and utilize the existing foundation and driveway approach. It is nearly impossible to see the site from 4<sup>th</sup> Street or Franklin Avenue.

The historic home adjacent to this site is situated on the south portion of the lot. The proposed new construction is on the northern front end of the

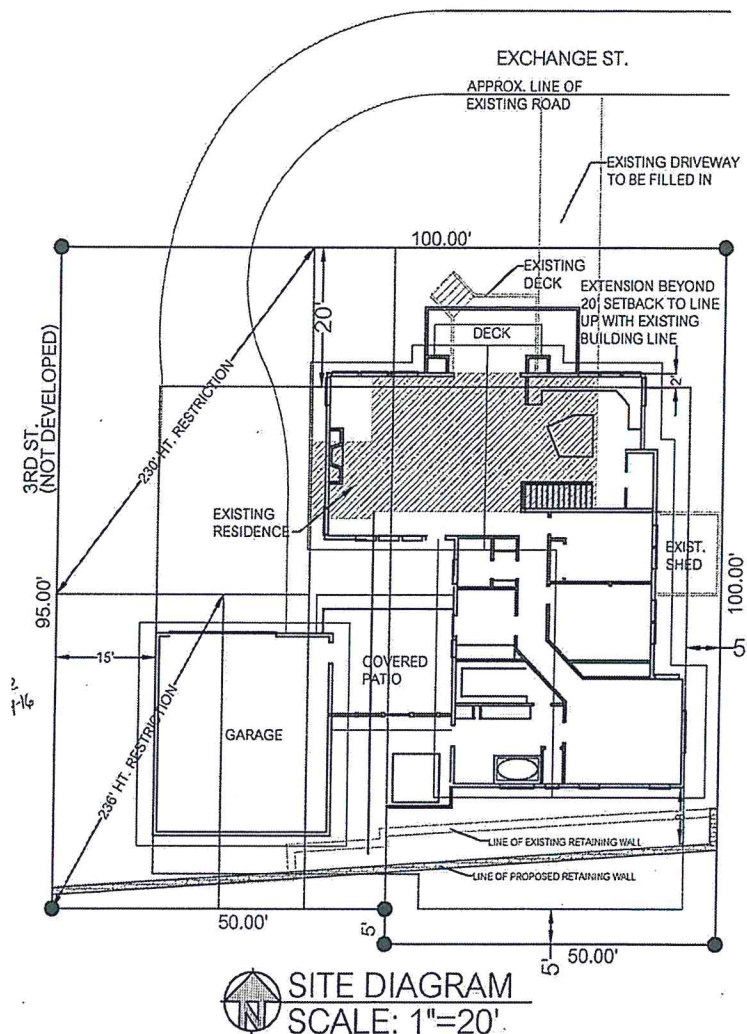


[illegible]

Destruction of nonconforming structures). The applicant shall either adjust plans and behind the 20' setback or submit a variance request noting what hardship is occurring that necessitates building into the front yard setback.

The proposed entrances are consistent with a single family dwelling design: a front door off the front deck, through the garage, and on the west and south elevations.

In balance, the location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures and location of entrances.





## **V. CONCLUSION AND RECOMMENDATION**

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

1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
2. The applicant shall either adjust plans and build behind the 20' front yard setback or apply for a variance and prove a hardship in order to encroach in the minimum 20' front yard setback.
3. The applicant shall obtain a grading and erosion control permit from Public Works staff, and address storm water management.
4. The applicant shall submit for any necessary electrical permits to Clatsop County.

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

☒ Fee Paid Date 11-1-16 By CM

NC 16-06

FEE: \$100.00

### NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 331 Exchange

Lot 1 & 2

Block 52

Subdivision McClures

Map 7DD

Tax Lot 3602

Zone R-2

#### For office use only:

Adjacent Property Address: 390 Franklin

Classification:

Inventory Area:

Applicant Name: Pat and Julie Wilson

Mailing Address: PO Box 158 Hammond OR 97121

Phone: 503 348 3560

Business Phone:

Email: jwilson15@gmail.com

Property Owner's Name: Same as above

Mailing Address:

Business Name (if applicable):

Signature of Applicant:

Signature of Property Owner:

Proposed Construction: New home, retaining basement and foundation of existing home.

New construction of single family dwelling and garage with breezeway adjacent to a historic home.

#### For office use only:

Application Complete: 11-9-16

Permit Info Into D-Base: 11-10-16

Labels Prepared: 11-10-16

Tentative HLC Meeting Date: 12/20/16

120 Days: 3-9-16

PreApp Scheduled 11-1-16

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

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

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

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

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.  
We are building a house that is very consistent w/ the design of the adjacent historical structure with respect to roof type and pitch, building materials, windows, siding, and paint color. The proposed house is single story which will maintain adjacent home viewshed.
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.  
The home is similar in design and setbacks to adjacent homes, with entrances on the front and side, consistent with adjacent homes. The ~~new~~ existing driveway will be maintained, with garage in back.

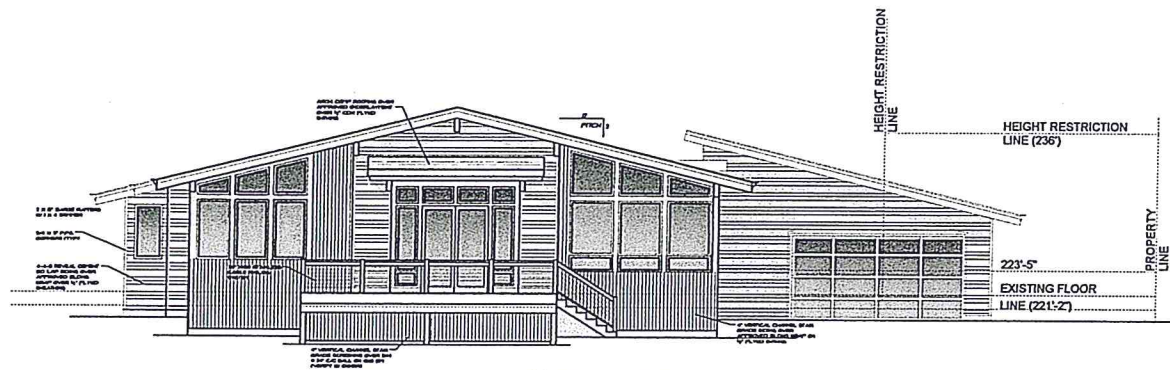
**PLANS:** A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance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



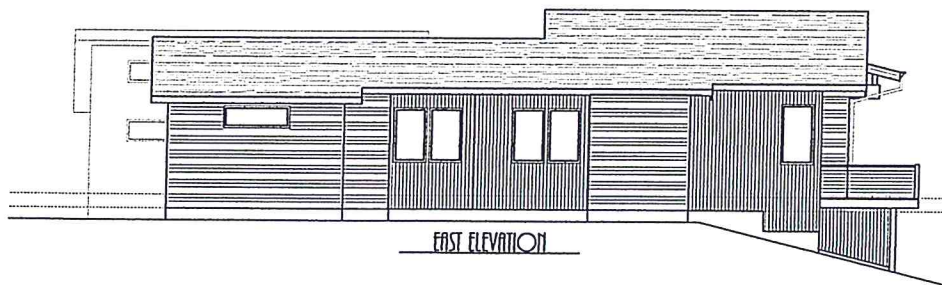
BUILDING CODES

NOV 14 REC'D

CITY OF ASTORIA

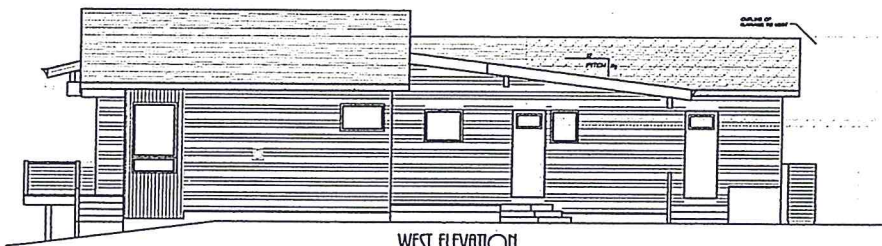


NORTH ELEVATION

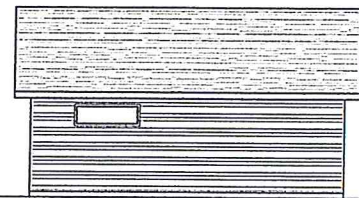


EAST ELEVATION

PLAN NO:	11-1-16
DATE:	11-1-16
SCALE:	1/4" = 1'-0"
THE WILSON RESIDENCE	
331 EXCHANGE ST. ASTORIA OR	
ELEVATIONS	
DATE	11-1-16
PROJECT	331 EXCHANGE ST. ASTORIA OR
DESIGNER	PROVIDENCE LLC
1	



WEST ELEVATION



GARAGE WEST ELEVATION



SOUTH ELEVATION

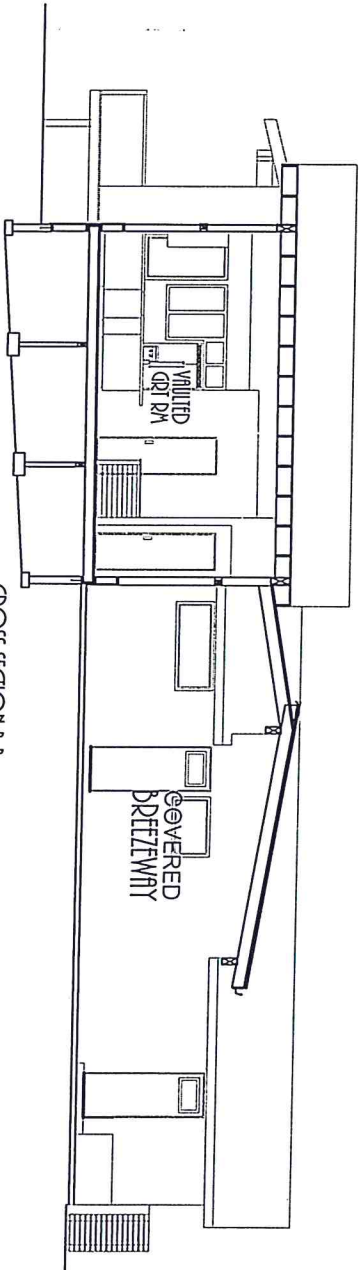
PLAN NO: 11-1-16		DATE: 11-1-16		SCALE: 1/4" = 1'-0"	
THE WILSON RESIDENCE					
331 EXCHANGE ST. ASTORIA, OR					
ELEVATIONS					
PLAN	LOCATION	DATE	BY	SCALE	BY
11-1-16	331 EXCHANGE ST.	11-1-16	PROVIDENCE	1/4" = 1'-0"	11-1-16
SHEET NO. 2					



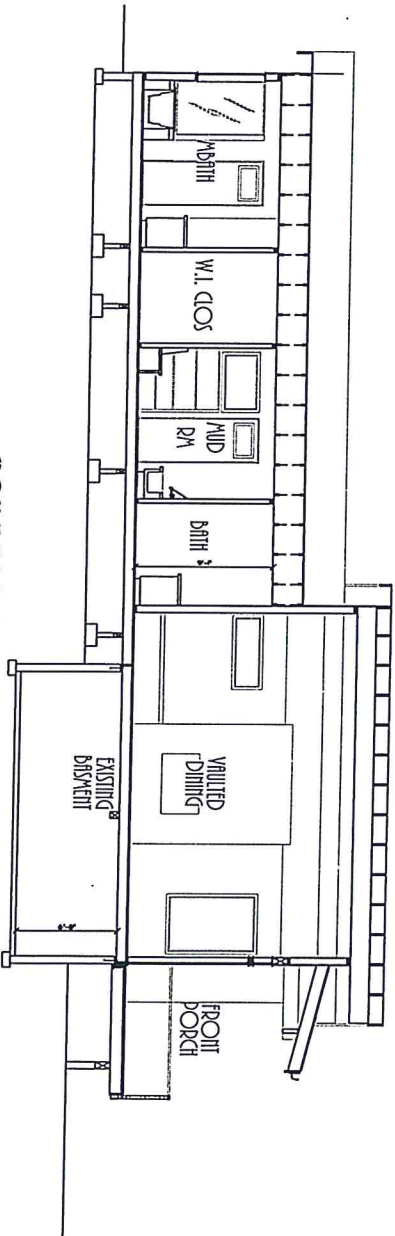




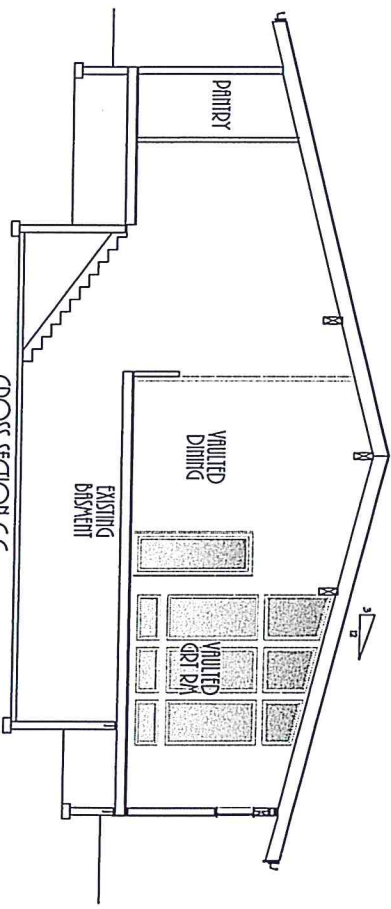




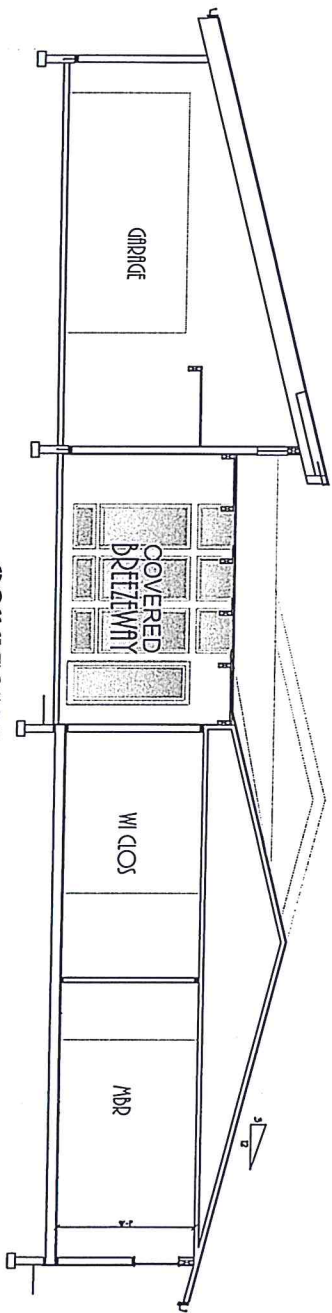
CROSS SECTION B-B  
SCALE: 1/8" = 1'-0"



CROSS SECTION A-A  
SCALE: 1/8" = 1'-0"

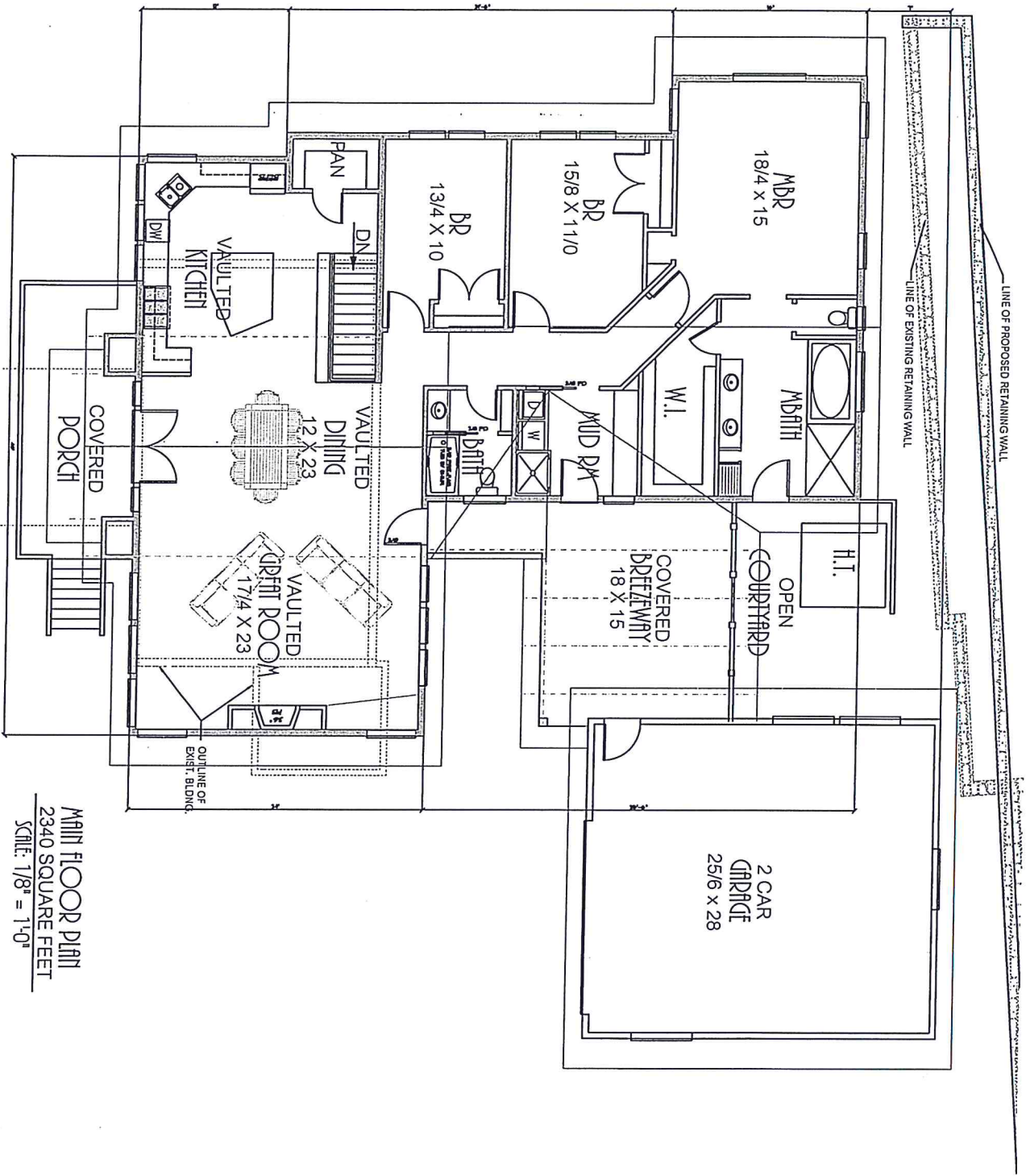


CROSS SECTION C-C  
SCALE: 1/8" = 1'-0"

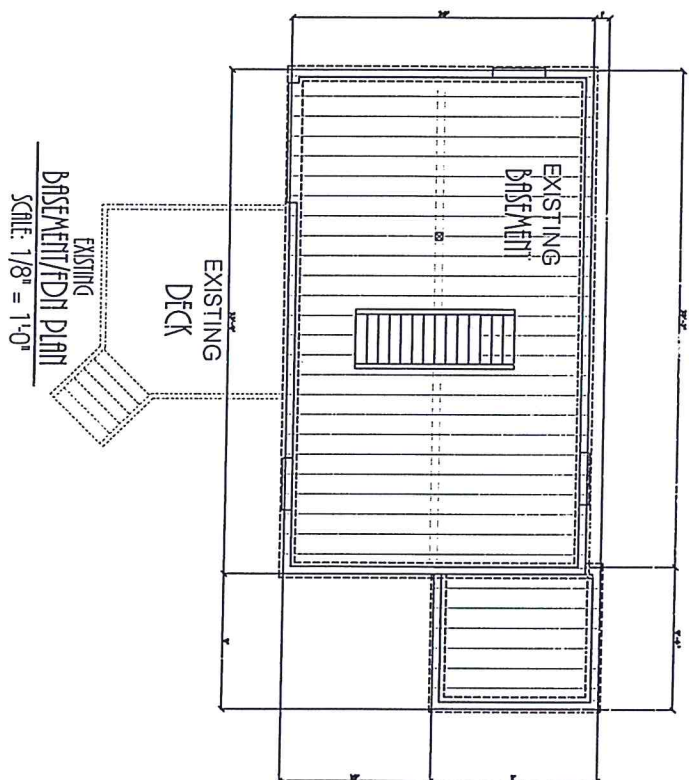


CROSS SECTION D-D

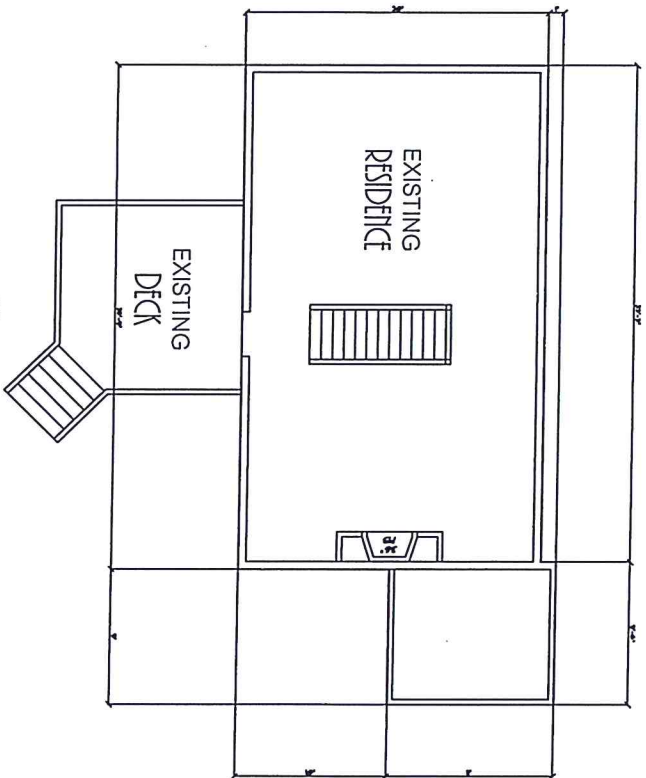




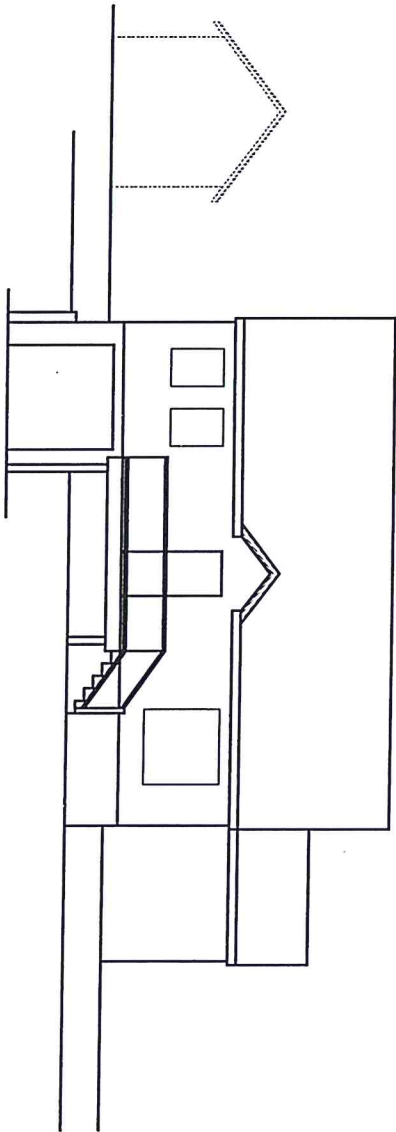
MAIN FLOOR PLAN  
 2340 SQUARE FEET  
 SCALE: 1/8" = 1'-0"







EXISTING  
MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

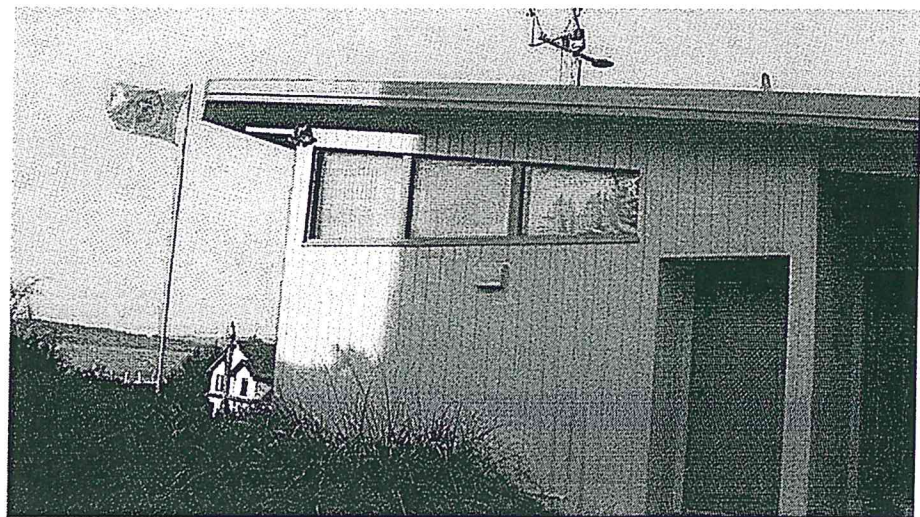
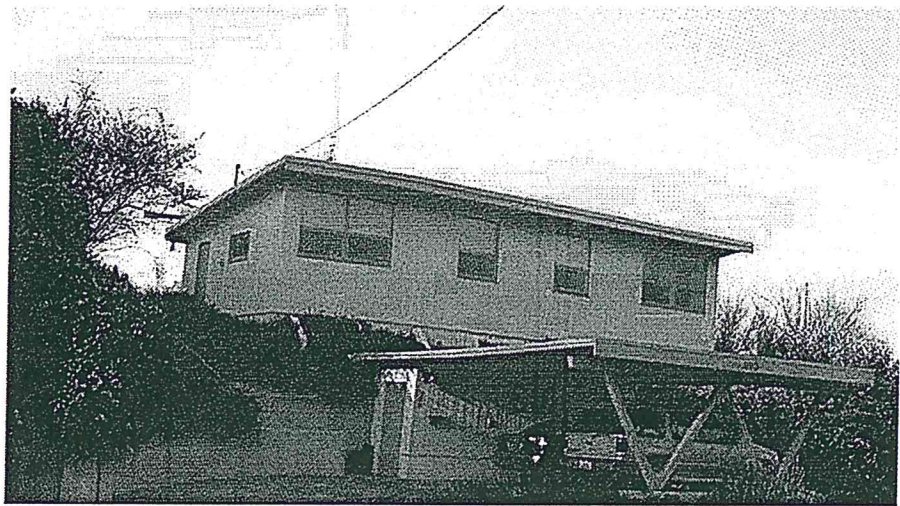


EXISTING  
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



390 Franklin

o Adj.  
House  
triggering  
HLC review



WINDOWS NC: 16-06  
331 Exchange

## PAT AND JULIE WILSON COAST PROJECT

Quote #: PBCBHQZ

A Proposal for Window and Door Products prepared for:

**Shipping Address:**

MEDALLION INDUSTRIES INC-PORTLAND  
3221 NW YEON AVE  
PORTLAND, OR 97210-1537

GENNIE MURRAY  
MEDALLION INDUSTRIES INC-PORTLAND  
3221 NW YEON AVE  
PORTLAND, OR 97210-1537  
Phone: (503) 221-0170

Email:  
gennie.murray@medallionindustries.com

This report was generated on 7/19/2016 9:11:45  
AM using the Marvin Order Management System,  
version 0002.09.00 (Current). Price in USD. Unit  
availability and price are subject to change. Dealer  
terms and conditions may apply.

**Project Description:**

*SALESMAN: MARK MANSFIELD 503-849-0518 (VERIFY TRAP HANDINGS, FLOOR PLAN HAS TRAPS ON SOUTH  
ELEV OF GRT RM BUT THEY ARE NOT ON THE ELEVATION)*

Featuring products from:



CITY OF ASTORIA  
OCT 24 RECD  
BUILDING CODES



## Global Specs

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

## Integrity Wood-Ultrex Spec



Integrity Wood Ultrex Specification - Advanced Options	True
Exterior/Interior Colors/Finishes - Exterior Color	Pebble Gray
Exterior/Interior Colors/Finishes - Interior Finish	Bare
Window Glass Type - Glass Types	Low E2 w/Argon
Door Glass Type - Glass Types	Tempered Low E2 w/Argon
Window Hardware - Window Handle/Lock Color	Satin Nickel
Window Hardware - Coastal Hardware	True
Door Hardware - Keyed	True
Door Hardware - Interior Door Handle Color	Satin Nickel PVD
Window Screens - Screen Type	Aluminum Screen
Window Screens - Interior Screen Surround Color	BA Wood Veneer
Jambs - Jamb Depth	6 9/16"
Jambs - Frame Depth	6 9/16"
Ship Loose Options - Screen/Combo Ship Loose	True
Miscellaneous Options - Door Sill Color	Bronze

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 29		TOTAL UNIT QTY: 39		EXT NET PRICE: USD		29,150.89
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	GREAT RM	Integrity	Wood-Ultrex Integrity Assembly RO 49" X 78 3/4" Entered as Size by Units	1,133.45	1	1,133.45
2	GREAT RM	Integrity	Wood-Ultrex Integrity Assembly RO 49" X 78 3/4" Entered as Size by Units	1,413.04	2	2,826.08
3	GREAT RM (MIN SHORT LEG)	Integrity	Wood-Ultrex P4 Direct Glaze RO 47" X 24" Entered as RO 47" X 24"	584.81	1	584.81
4	GREAT RM	Integrity	Wood-Ultrex P4 Direct Glaze RO 47" X 36" Entered as RO 47" X 36"	667.71	1	667.71
5	GREAT RM	Integrity	Wood-Ultrex P4 Direct Glaze RO 47" X 48" Entered as RO 47" X 48"	751.36	1	751.36
6	DINING	Integrity	Wood-Ultrex Integrity Assembly RO 25" X 90 3/4" Entered as Size by Units	939.77	2	1,879.54
7	DINING	Integrity	Wood-Ultrex Awning CN 2519 RO 25" X 19 5/8" Entered as CN 2519	211.77	2	423.54
8	DINING (IN OR OUTSWING?)	Integrity	Wood-Ultrex Inswing French Door CN 6080 RO 72" X 96" Entered as CN 6080	3,838.96	1	3,838.96
9	DINING DOOR TRANSOM	Integrity	Wood-Ultrex Integrity Assembly RO 72" X 19 5/8" Entered as RO 72" X 19 5/8"	753.62	1	753.62
10	KITCHEN	Integrity	Wood-Ultrex Casement CN 3763 RO 37" X 63 5/8" Entered as CN 3763	498.90	2	997.80
11	KITCHEN	Integrity	Wood-Ultrex Casement CN 3763 RO 37" X 63 5/8" Entered as CN 3763	731.01	1	731.01
12	KITCHEN	Integrity	Wood-Ultrex Casement CN 3763 RO 37" X 63 5/8"	731.01	1	731.01



13	KITCHEN (MIN SHORT LEG)	Integrity	Entered as CN 3763 Wood-Ultrex P4 Direct Glaze RO 37" X 20"	517.74	1	517.74
14	KITCHEN	Integrity	Entered as RO 37" X 20" Wood-Ultrex P4 Direct Glaze RO 37" X 30"	575.77	1	575.77
15	KITCHEN	Integrity	Entered as RO 37" X 30" Wood-Ultrex P4 Direct Glaze RO 37" X 42"	645.86	1	645.86
16	BDRMS	Integrity	Entered as RO 37" X 42" Wood-Ultrex Casement CN 3759 RO 37" X 59 5/8"	692.58	2	1,385.16
17	BDRMS	Integrity	Entered as CN 3759 Wood-Ultrex Casement CN 3759 RO 37" X 59 5/8"	692.58	2	1,385.16
18	M BDRM	Integrity	Entered as CN 3759 Wood-Ultrex Casement Picture CN 4959 RO 49" X 59 5/8"	512.46	1	512.46
19	M BDRM	Integrity	Entered as CN 4959 Wood-Ultrex Casement Picture CN 7323 RO 73" X 23 5/8"	518.49	1	518.49
20	M BDRM	Integrity	Entered as CN 7323 Wood-Ultrex Casement CN 2959 RO 29" X 59 5/8"	635.30	1	635.30
21	M BDRM	Integrity	Entered as CN 2959 Wood-Ultrex Casement CN 2959 RO 29" X 59 5/8"	635.30	1	635.30
22	M TOILET	Integrity	Entered as CN 2959 Wood-Ultrex Casement CN 2947 RO 29" X 47 5/8"	588.58	1	588.58
23	M TUB	Integrity	Entered as CN 2947 Wood-Ultrex Integrity Assembly RO 57" X 54 3/4"	1,671.54	1	1,671.54
24	MUD ROOM	Integrity	Entered as Size by Units Wood-Ultrex Casement CN 2935 RO 29" X 35 5/8"	593.86	1	593.86
25	BATH	Integrity	Entered as CN 2935 Wood-Ultrex Awning CN 4135 RO 41" X 35 5/8"	660.17	1	660.17
26	GREAT RM	Integrity	Entered as CN 4135 Wood-Ultrex Casement CN 3755	452.17	2	904.34

OMS Ver. 0002.09.00 (Current)  
Product availability and pricing subject to change.

PAT AND JULIE WILSON  
COAST PROJECT  
Quote Number: PBCBHQZ  
Architectural Project Number:

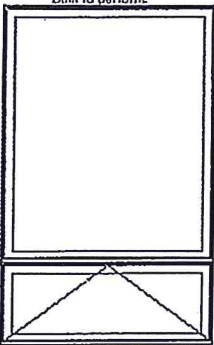
27	GREAT RM	Integrity	RO 37" X 55 5/8" Entered as CN 3755 Wood-Ultrex Casement CN 3755 RO 37" X 55 5/8" Entered as CN 3755	452.17	1	452.17
28	GREAT RM	Integrity	Wood-Ultrex Casement Picture CN 4931 RO 49" X 31 5/8" Entered as CN 4931	413.74	1	413.74
29	GREAT RM	Integrity	Wood-Ultrex Casement Picture CN 5723 RO 57" X 23 5/8" Entered as CN 5723	434.09	4	1,736.36



## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: GREAT RM	Net Price:	1,133.45
Qty: 1		Ext. Net Price: USD	1,133.45



As Viewed From The  
Exterior

Entered As: Size by Units  
RO 49" X 78 3/4"  
Egress Information A1, B1  
No Egress Information available.  
Performance Information A1  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.34  
Visible Light Transmittance: 0.58  
Condensation Resistance: 57  
CPD Number: MAR-N-252-00684-00001  
ENERGY STAR: N, NC  
Performance Information B1  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 57  
CPD Number: MAR-N-251-00662-00001  
ENERGY STAR: N, NC

Pebble Gray Exterior  
Bare Pine Interior  
1W2H - Rectangle Assembly  
Assembly Rough Opening  
49" X 78 3/4"

Unit: A1  
Integrity Casement Picture  
Wood-Ultrex  
CN 4959  
Rough Opening 49" X 59 5/8"  
IG - 1 Lite  
Low E2 w/Argon

Unit: B1  
Integrity Awning - Roto Operating  
Wood-Ultrex  
CN 4919  
Rough Opening 49" X 19 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jamb  
Nailing Fin

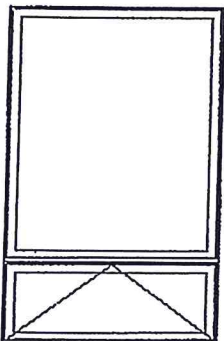
Line #2	Mark Unit: GREAT RM	Net Price:	1,413.04
Qty: 2		Ext. Net Price: USD	2,826.08



Pebble Gray Exterior  
Bare Pine Interior  
1W2H - Rectangle Assembly  
Assembly Rough Opening  
49" X 78 3/4"

Unit: A1  
Integrity Casement Picture  
Wood-Ultrex  
CN 4959  
Rough Opening 49" X 59 5/8"  
IG - 1 Lite  
Tempered Low E2 w/Argon

Unit: B1  
Integrity Awning - Roto Operating  
Wood-Ultrex  
CN 4919

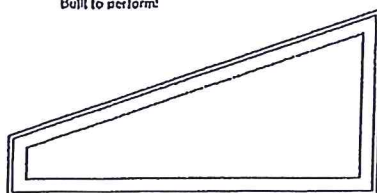


As Viewed From The  
Exterior

Rough Opening 49" X 19 5/8"  
IG - 1 Lite  
Tempered Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jamb  
Nailing Fin

Entered As: Size by Units  
RO 49" X 78 3/4"  
Egress Information A1, B1  
No Egress Information available.  
Performance Information A1  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.34  
Visible Light Transmittance: 0.58  
Condensation Resistance: 57  
CPD Number: MAR-N-252-00684-00001  
ENERGY STAR: N, NC  
Performance Information B1  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 57  
CPD Number: MAR-N-251-00662-00001  
ENERGY STAR: N, NC

Line #3	Mark Unit: GREAT RM (MIN SHORT LEG)	Net Price:	584.81
Qty: 1		Ext. Net Price:	USD 584.81



As Viewed From The Exterior

Pebble Gray Exterior  
Bare Pine Interior  
Integrity P4 Direct Glaze  
Wood-Ultrex  
P4-5  
Rough Opening 47" X 24"  
S1 Rough Opening 8"  
IG - 1 Lite  
Low E2 w/Argon  
Additional Mull Info: Stand Alone  
6 9/16" Jamb  
Nailing Fin CM/AWN Frame

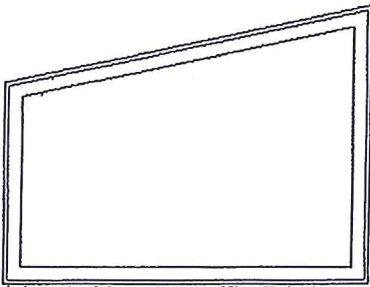
Entered As: RO  
RO 47" X 24"  
Egress Information  
No Egress Information available.  
Performance Information  
Product Performance Information is currently  
unavailable in the OMS for this product and  
glazing option. To request product performance  
information not in the OMS, contact your Marvin  
representative or submit an Assistance Request.

Line #4	Mark Unit: GREAT RM	Net Price:	667.71
Qty: 1		Ext. Net Price:	USD 667.71



Pebble Gray Exterior  
Bare Pine Interior  
Integrity P4 Direct Glaze  
Wood-Ultrex





As Viewed From The Exterior

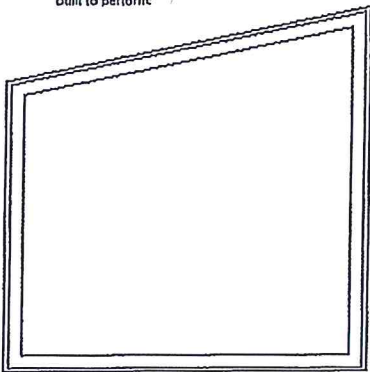
P4-5  
Rough Opening 47" X 36"  
S1 Rough Opening 26"  
IG - 1 Lite  
Low E2 w/Argon  
Additional Mull Info: Stand Alone  
6 9/16" Jamb  
Nailing Fin CM/AWN Frame

Entered As: RO  
RO 47" X 36"  
Egress Information  
No Egress Information available.  
Performance Information  
Product Performance Information is currently  
unavailable in the OMS for this product and  
glazing option. To request product performance  
information not in the OMS, contact your Marvin  
representative or submit an Assistance Request.

Line #5	Mark Unit: GREAT RM	Net Price:		751.36
Qty: 1		Ext. Net Price:	USD	751.36



Pebble Gray Exterior  
Bare Pine Interior  
Integrity P4 Direct Glaze  
Wood-Ultrex  
P4-5  
Rough Opening 47" X 48"  
S1 Rough Opening 38"  
IG - 1 Lite  
Low E2 w/Argon  
Additional Mull Info: Stand Alone  
6 9/16" Jamb  
Nailing Fin CM/AWN Frame



As Viewed From The Exterior

Entered As: RO  
RO 47" X 48"  
Egress Information  
No Egress Information available.  
Performance Information  
Product Performance Information is currently  
unavailable in the OMS for this product and  
glazing option. To request product performance  
information not in the OMS, contact your Marvin  
representative or submit an Assistance Request.

Line #6	Mark Unit: DINING	Net Price:		939.77
Qty: 2		Ext. Net Price:	USD	1,879.54



Pebble Gray Exterior  
Bare Pine Interior  
1W2H - Rectangle Assembly  
Assembly Rough Opening  
25" X 90 3/4"

Unit: A1



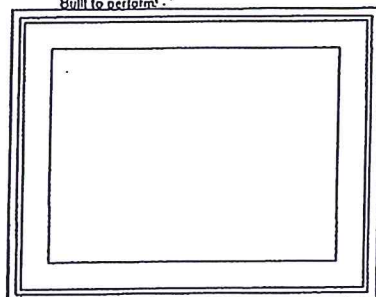
As  
Viewed  
From The  
Exterior

Entered As: Size by Units  
RO 25" X 90 3/4"  
Egress Information A1, B1  
No Egress Information available.  
Performance Information A1  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00494-00001  
ENERGY STAR: N, NC  
Performance Information B1  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 57  
CPD Number: MAR-N-251-00662-00001  
ENERGY STAR: N, NC

Integrity Casement - Stationary  
Wood-Ultrex  
CN 2571  
Rough Opening 25" X 71 5/8"  
IG - 1 Lite  
Tempered Low E2 w/Argon

Unit: B1  
Integrity Awning - Roto Operating  
Wood-Ultrex  
CN 2519  
Rough Opening 25" X 19 5/8"  
IG - 1 Lite  
Tempered Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jamb  
Nailing Fin

Line #7	Mark Unit: DINING	Net Price:	211.77
Qty: 2		Ext. Net Price:	423.54
		USD	



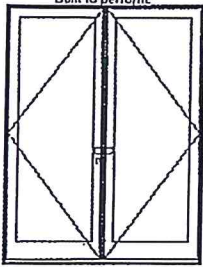
As Viewed From The Exterior

Entered As: CN  
CN 2519  
RO 25" X 19 5/8"  
Egress Information  
No Egress Information available.  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 57  
CPD Number: MAR-N-251-00662-00001  
ENERGY STAR: N, NC

Pebble Gray Exterior  
Bare Pine Interior  
Integrity Awning - Stationary  
Wood-Ultrex  
CN 2519  
Rough Opening 25" X 19 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
6 9/16" Jamb  
Nailing Fin



Line #8	Mark Unit: DINING (IN OR OUTSWING?)	Net Price:		3,838.96
Qty: 1		Ext. Net Price:	USD	3,838.96



Primary Secondary

As Viewed From  
The Exterior

Entered As: CN  
CN 6080  
RO 72" X 96"  
Egress Information  
Width: 64 13/32" Height: 92 17/32"  
Net Clear Opening: 41.38 SqFt  
Performance Information  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.27  
Visible Light Transmittance: 0.46  
Condensation Resistance: 61  
CPD Number: MAR-N-306-00268-00001  
ENERGY STAR: N, NC

Pebble Gray Exterior  
Bare Pine Interior  
Integrity Inswing French Door - XX Left Hand  
Wood-Ultrex  
CN 6080  
Rough Opening 72" X 96"  
Left Panel  
IG - 1 Lite  
Tempered Low E2 w/Argon  
Right Panel  
IG - 1 Lite  
Tempered Low E2 w/Argon  
Multi-Point Lock  
Cambridge Swinging Door Handle Satin Nickel PVD Keyed Exterior Primary Handle Set  
Cambridge Swinging Door Handle Satin Nickel PVD Interior Primary Handle Set  
Cambridge Swinging Door Handle Satin Nickel PVD Exterior Secondary Handle Set  
Cambridge Swinging Door Handle Satin Nickel PVD Interior Secondary Handle Set  
Satin Nickel PVD Adjustable Hinges  
Exterior Aluminum Screen  
Pebble Gray Surround  
Charcoal Fiberglass Mesh  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jamb  
Nailing Fin

Line #9	Mark Unit: DINING DOOR TRANSOM	Net Price:		753.62
Qty: 1		Ext. Net Price:	USD	753.62



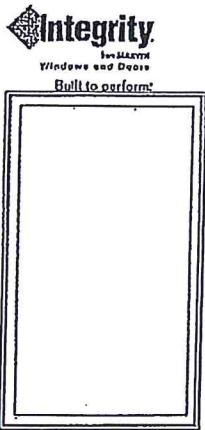
As Viewed From The Exterior

Entered As: RO  
RO 72" X 19 5/8"  
BF 70 3/4" X 19"  
Egress Information A1, A2  
No Egress Information available.  
Performance Information A1, A2  
U-Factor: 0.26  
Solar Heat Gain Coefficient: 0.35  
Visible Light Transmittance: 0.6  
Condensation Resistance: 60  
CPD Number: MAR-N-303-02086-00001  
ENERGY STAR: N, NC

Pebble Gray Exterior  
Bare Pine Interior  
2W1H - Rectangle Assembly  
Assembly Rough Opening  
72" X 19 5/8"  
Unit: A1  
Integrity Rectangle  
Wood-Ultrex  
Basic Frame 35 3/8" X 19"  
Rough Opening 36 5/8" X 19 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
Unit: A2  
Integrity Rectangle  
Wood-Ultrex  
Basic Frame 35 3/8" X 19"  
Rough Opening 36 5/8" X 19 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
6 9/16" Jamb  
Nailing Fin TDH/TGL/DR Frame

Line #10	Mark Unit: KITCHEN	Net Price:		498.90
Qty: 2		Ext. Net Price:	USD	997.80

Pebble Gray Exterior

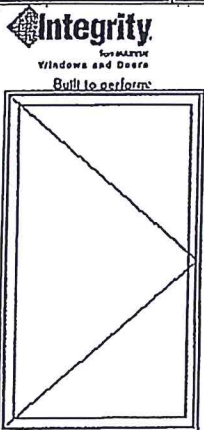


As Viewed From  
The Exterior

Entered As: CN  
CN 3763  
RO 37" X 63 5/8"  
Egress Information  
No Egress Information available.  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00494-00001  
ENERGY STAR: N, NC

Bare Pine Interior  
Integrity Casement - Stationary  
Wood-Ultrex  
CN 3763  
Rough Opening 37" X 63 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
6 9/16" Jamb  
Nailing Fin

Line #11	Mark Unit: KITCHEN	Net Price:	731.01
Qty: 1		Ext. Net Price:	USD 731.01



As Viewed From  
The Exterior

Entered As: CN  
CN 3763  
RO 37" X 63 5/8"  
Egress Information  
Width: 27 15/64" Height: 58 23/32"  
Net Clear Opening: 11.11 SqFt  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00494-00001

Pebble Gray Exterior  
Bare Pine Interior  
Integrity Casement - Right Hand  
Wood-Ultrex  
CN 3763  
Rough Opening 37" X 63 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
8A Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jamb  
Nailing Fin

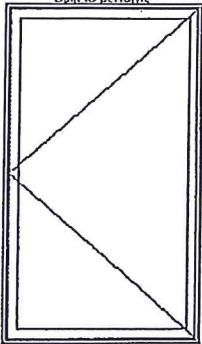


OMS Ver. 0002.09.00 (Current)  
Product availability and pricing subject to change.

PAT AND JULIE WILSON  
COAST PROJECT  
Quote Number: PBCBHQZ  
Architectural Project Number:

ENERGY STAR: N, NC

Line #12	Mark Unit: KITCHEN	Net Price:		731.01
Qty: 1		Ext. Net Price:	USD	731.01

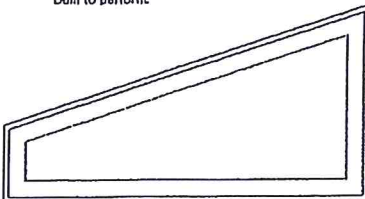


As Viewed From  
The Exterior

Pebble Gray Exterior  
Bare Pine Interior  
Integrity Casement - Left Hand  
Wood-Ultrex  
CN 3763  
Rough Opening 37" X 63 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jamb  
Nailing Fin

Entered As: CN  
CN 3763  
RO 37" X 63 5/8"  
Egress Information  
Width: 27 15/64" Height: 58 23/32"  
Net Clear Opening: 11.11 SqFt  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00494-00001  
ENERGY STAR: N, NC

Line #13	Mark Unit: KITCHEN (MIN SHORT LEG)	Net Price:		517.74
Qty: 1		Ext. Net Price:	USD	517.74



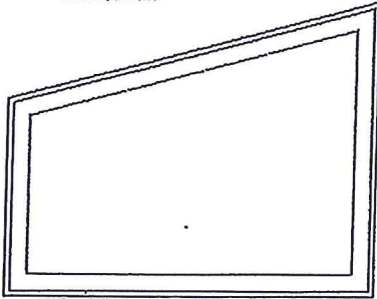
As Viewed From The Exterior

Pebble Gray Exterior  
Bare Pine Interior  
Integrity P4 Direct Glaze  
Wood-Ultrex  
P4-5  
Rough Opening 37" X 20"  
S1 Rough Opening 8"  
IG - 1 Lite  
Low E2 w/Argon  
Additional Mull Info: Stand Alone  
6 9/16" Jamb  
Nailing Fin CM/AWN Frame

Entered As: RO  
RO 37" X 20"  
Egress Information  
No Egress Information available.  
Performance Information  
Product Performance Information is currently  
unavailable in the OMS for this product and  
glazing option. To request product performance  
information not in the OMS, contact your Marvin  
representative or submit an Assistance Request.

Line #14	Mark Unit: KITCHEN	Net Price:		575.77
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Qty: 1		Ext. Net Price:	USD	575.77
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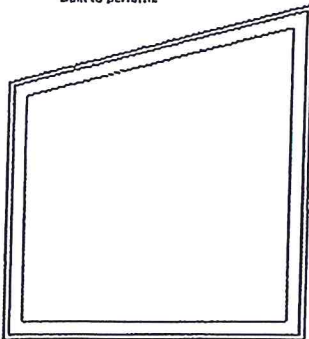


As Viewed From The Exterior

Entered As: RO  
RO 37" X 30"  
Egress Information  
No Egress Information available.  
Performance Information  
Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Pebble Gray Exterior  
Bare Pine Interior  
Integrity P4 Direct Glaze  
Wood-Ultrex  
P4-5  
Rough Opening 37" X 30"  
S1 Rough Opening 20"  
IG - 1 Lite  
Low E2 w/Argon  
Additional Mull Info: Stand Alone  
6 9/16" Jambs  
Nailing Fin CM/AWN Frame

Line #15	Mark Unit: KITCHEN	Net Price:	645.86
Qty: 1		Ext. Net Price:	USD 645.86



As Viewed From The Exterior

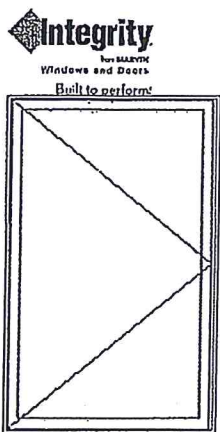
Entered As: RO  
RO 37" X 42"  
Egress Information  
No Egress Information available.  
Performance Information  
Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Pebble Gray Exterior  
Bare Pine Interior  
Integrity P4 Direct Glaze  
Wood-Ultrex  
P4-5  
Rough Opening 37" X 42"  
S1 Rough Opening 32"  
IG - 1 Lite  
Low E2 w/Argon  
Additional Mull Info: Stand Alone  
6 9/16" Jambs  
Nailing Fin CM/AWN Frame

Line #16	Mark Unit: BDRMS	Net Price:	692.58
Qty: 2		Ext. Net Price:	USD 1,385.16

Pebble Gray Exterior



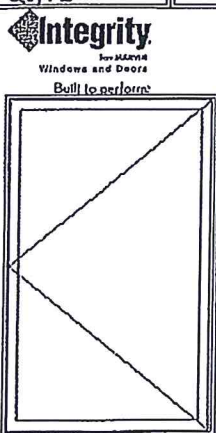


As Viewed From The  
Exterior

Entered As: CN  
CN 3759  
RO 37" X 59 5/8"  
Egress Information  
Width: 27 15/64" Height: 54 23/32"  
Net Clear Opening: 10.35 SqFt  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00494-00001  
ENERGY STAR: N, NC

Bare Pine Interior  
Integrity Casement - Right Hand  
Wood-Ultrex  
CN 3759  
Rough Opening 37" X 59 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jambs  
Nailing Fin

Line #17	Mark Unit: BDRMS	Net Price:	692.58
Qty: 2		Ext. Net Price:	1,385.16
		USD	



As Viewed From The  
Exterior

Entered As: CN  
CN 3759  
RO 37" X 59 5/8"  
Egress Information  
Width: 27 15/64" Height: 54 23/32"  
Net Clear Opening: 10.35 SqFt  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59

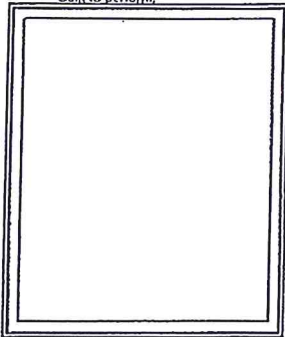
Pebble Gray Exterior  
Bare Pine Interior  
Integrity Casement - Left Hand  
Wood-Ultrex  
CN 3759  
Rough Opening 37" X 59 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jambs  
Nailing Fin

OMS Ver. 0002.09.00 (Current)  
Product availability and pricing subject to change.

PAT AND JULIE WILSON  
COAST PROJECT  
Quote Number: PBCBHQZ  
Architectural Project Number:

CPD Number: MAR-N-250-00494-00001  
ENERGY STAR: N, NC

Line #18	Mark Unit: M BDRM	Net Price:		512.46
Qty: 1		Ext. Net Price:	USD	512.46

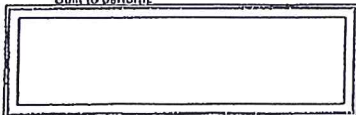


As Viewed From The  
Exterior

Pebble Gray Exterior  
Bare Pine Interior  
Integrity Casement Picture  
Wood-Ultrex  
CN 4959  
Rough Opening 49" X 59 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
6 9/16" Jamb  
Nailing Fin

Entered As: CN  
CN 4959  
RO 49" X 59 5/8"  
Egress Information  
No Egress Information available.  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.34  
Visible Light Transmittance: 0.58  
Condensation Resistance: 57  
CPD Number: MAR-N-252-00684-00001  
ENERGY STAR: N, NC

Line #19	Mark Unit: M BDRM	Net Price:		518.49
Qty: 1		Ext. Net Price:	USD	518.49



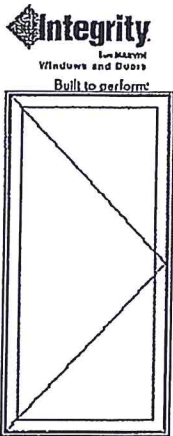
As Viewed From The Exterior

Pebble Gray Exterior  
Bare Pine Interior  
Integrity Casement Picture  
Wood-Ultrex  
CN 7323  
Rough Opening 73" X 23 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
6 9/16" Jamb  
Nailing Fin

Entered As: CN  
CN 7323  
RO 73" X 23 5/8"  
Egress Information  
No Egress Information available.  
Performance Information  
U-Factor: 0.26  
Solar Heat Gain Coefficient: 0.34  
Visible Light Transmittance: 0.58  
Condensation Resistance: 58  
CPD Number: MAR-N-252-00676-00001  
ENERGY STAR: N, NC

Line #20	Mark Unit: M BDRM	Net Price:		635.30
Qty: 1		Ext. Net Price:	USD	635.30



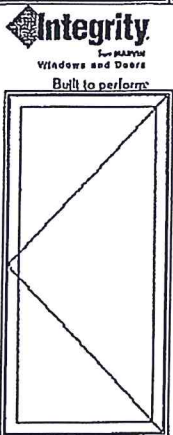


As Viewed From  
The Exterior

Entered As: CN  
CN 2959  
RO 29" X 59 5/8"  
Egress Information  
Width: 21 7/8" Height: 54 23/32"  
Net Clear Opening: 8.31 SqFt  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00494-00001  
ENERGY STAR: N, NC

Pebble Gray Exterior  
Bare Pine Interior  
Integrity Casement - Right Hand  
Wood-Ultrex  
CN 2959  
Rough Opening 29" X 59 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jamb  
Nailing Fin

Line #21	Mark Unit: M BDRM	Net Price:	635.30
Qty: 1		Ext. Net Price:	USD 635.30



As Viewed From  
The Exterior

Entered As: CN  
CN 2959  
RO 29" X 59 5/8"  
Egress Information  
Width: 21 7/8" Height: 54 23/32"  
Net Clear Opening: 8.31 SqFt  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59

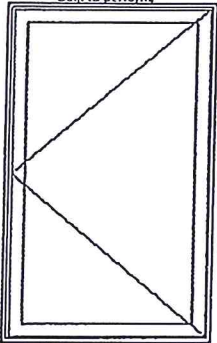
Pebble Gray Exterior  
Bare Pine Interior  
Integrity Casement - Left Hand  
Wood-Ultrex  
CN 2959  
Rough Opening 29" X 59 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jamb  
Nailing Fin

OMS Ver. 0002.09.00 (Current)  
Product availability and pricing subject to change.

PAT AND JULIE WILSON  
COAST PROJECT  
Quote Number: PBCBHQZ  
Architectural Project Number:

CPD Number: MAR-N-250-00494-00001  
ENERGY STAR: N, NC

Line #22	Mark Unit: M TOILET	Net Price:	588.58
Qty: 1		Ext. Net Price:	USD 588.58

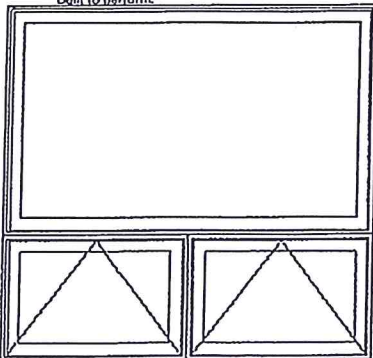


As Viewed From  
The Exterior

Entered As: CN  
CN 2947  
RO 29" X 47 5/8"  
Egress Information  
Width: 21 7/8" Height: 42 23/32"  
Net Clear Opening: 6.49 SqFt  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00494-00001  
ENERGY STAR: N, NC

Pebble Gray Exterior  
Bare Pine Interior  
Integrity Casement - Left Hand  
Wood-Ultrex  
CN 2947  
Rough Opening 29" X 47 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jamb  
Nailing Fin

Line #23	Mark Unit: M TUB	Net Price:	1,671.54
Qty: 1		Ext. Net Price:	USD 1,671.54



As Viewed From The Exterior

Entered As: Size by Units  
RO 57" X 54 3/4"  
Egress Information A1, B1, B2  
No Egress Information available.  
Performance Information A1, B1, B2

Pebble Gray Exterior  
Bare Pine Interior  
2W2H - Rectangle Assembly  
Assembly Rough Opening  
57" X 54 3/4"

Unit: A1  
Integrity Casement Picture  
Wood-Ultrex  
CN 5735  
Rough Opening 57" X 35 5/8"  
IG - 1 Lite  
Tempered Low E2 w/Argon

Unit: B1  
Integrity Awning - Roto Operating  
Wood-Ultrex  
CN 2919  
Rough Opening 29" X 19 5/8"  
IG - 1 Lite  
Tempered Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose

Processed on: 7/19/2016 9:11:45 AM



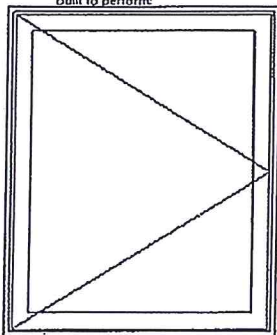
OMS Ver. 0002.09.00 (Current)  
Product availability and pricing subject to change.

PAT AND JULIE WILSON  
COAST PROJECT  
Quote Number: PBCBHQZ  
Architectural Project Number:

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Unit: B2  
Integrity Awning - Roto Operating  
Wood-Ultrex  
CN 2919  
Rough Opening 29" X 19 5/8"  
IG - 1 Lite  
Tempered Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jambs  
Nailing Fin

Line #24	Mark Unit: MUD ROOM	Net Price:	593.86
Qty: 1		Ext. Net Price:	USD 593.86



As Viewed From The  
Exterior

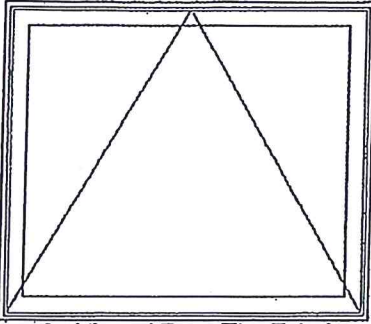
Pebble Gray Exterior  
Bare Pine Interior  
Integrity Casement - Right Hand  
Wood-Ultrex  
CN 2935  
Rough Opening 29" X 35 5/8"  
IG - 1 Lite  
Tempered Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose  
6 9/16" Jambs  
Nailing Fin

Entered As: CN  
CN 2935  
RO 29" X 35 5/8"  
Egress Information  
Width: 21 7/8" Height: 30 23/32"  
Net Clear Opening: 4.67 SqFt  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00494-00001  
ENERGY STAR: N, NC

Line #25	Mark Unit: BATH	Net Price:	660.17
Qty: 1		Ext. Net Price:	USD 660.17



Pebble Gray Exterior  
Bare Pine Interior  
Integrity Awning - Roto Operating  
Wood-Ultrex  
CN 4135  
Rough Opening 41" X 35 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
Satin Nickel Folding Handle with Coastal Hardware  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
BA Wood Veneer Surround  
\*\*\*Screen/Combo Ship Loose

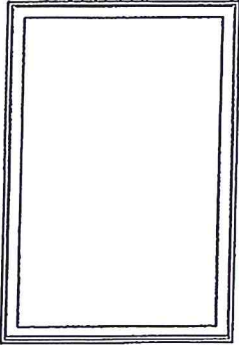


6 9/16" Jamb  
Nailing Fin

As Viewed From The Exterior

Entered As: CN  
CN 4135  
RO 41" X 35 5/8"  
Egress Information  
No Egress Information available.  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 57  
CPD Number: MAR-N-251-00662-00001  
ENERGY STAR: N, NC

Line #26	Mark Unit: GREAT RM	Net Price:	452.17
Qty: 2		Ext. Net Price: USD	904.34



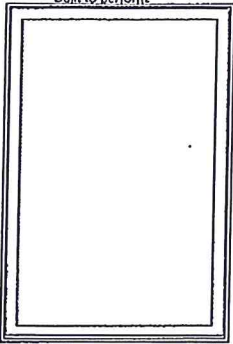
As Viewed From The Exterior

Entered As: CN  
CN 3755  
RO 37" X 55 5/8"  
Egress Information  
No Egress Information available.  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00494-00001  
ENERGY STAR: N, NC

Pebble Gray Exterior  
Bare Pine Interior  
Integrity Casement - Stationary  
Wood-Ultrex  
CN 3755  
Rough Opening 37" X 55 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
6 9/16" Jamb  
Nailing Fin

Line #27	Mark Unit: GREAT RM	Net Price:	452.17
Qty: 1		Ext. Net Price: USD	452.17

Pebble Gray Exterior

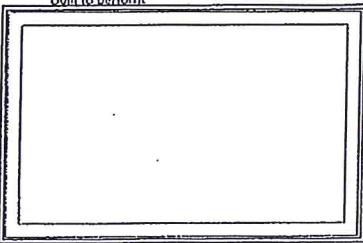


As Viewed From The  
Exterior

Entered As: CN  
CN 3755  
RO 37" X 55 5/8"  
Egress Information  
No Egress Information available.  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00494-00001  
ENERGY STAR: N, NC

Bare Pine Interior  
Integrity Casement - Stationary  
Wood-Ultrex  
CN 3755  
Rough Opening 37" X 55 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
6 9/16" Jamb  
Nailing Fin

Line #28	Mark Unit: GREAT RM	Net Price:		413.74
Qty: 1		Ext. Net Price:	USD	413.74



As Viewed From The Exterior

Entered As: CN  
CN 4931  
RO 49" X 31 5/8"  
Egress Information  
No Egress Information available.  
Performance Information  
U-Factor: 0.26  
Solar Heat Gain Coefficient: 0.34  
Visible Light Transmittance: 0.58  
Condensation Resistance: 58  
CPD Number: MAR-N-252-00676-00001  
ENERGY STAR: N, NC

Pebble Gray Exterior  
Bare Pine Interior  
Integrity Casement Picture  
Wood-Ultrex  
CN 4931  
Rough Opening 49" X 31 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
6 9/16" Jamb  
Nailing Fin

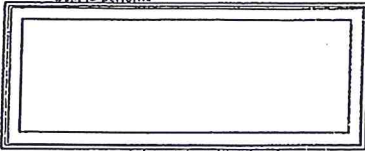
Line #29	Mark Unit: GREAT RM	Net Price:		434.09
Qty: 4		Ext. Net Price:	USD	1,736.36

Pebble Gray Exterior  
Bare Pine Interior



OMS Ver. 0002.09.00 (Current)  
Product availability and pricing subject to change.

PAT AND JULIE WILSON  
COAST PROJECT  
Quote Number: PBCBHQZ  
Architectural Project Number:



As Viewed From The Exterior

Integrity Casement Picture  
Wood-Ultrex  
CN 5723  
Rough Opening 57" X 23 5/8"  
IG - 1 Lite  
Low E2 w/Argon  
6 9/16" Jamb  
Nailing Fin

Entered As: CN  
CN 5723  
RO 57" X 23 5/8"  
Egress Information  
No Egress Information available.  
Performance Information  
U-Factor: 0.26  
Solar Heat Gain Coefficient: 0.34  
Visible Light Transmittance: 0.58  
Condensation Resistance: 58  
CPD Number: MAR-N-252-00676-00001  
ENERGY STAR: N, NC

Project Subtotal Net Price: USD	29,150.89
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	29,150.89

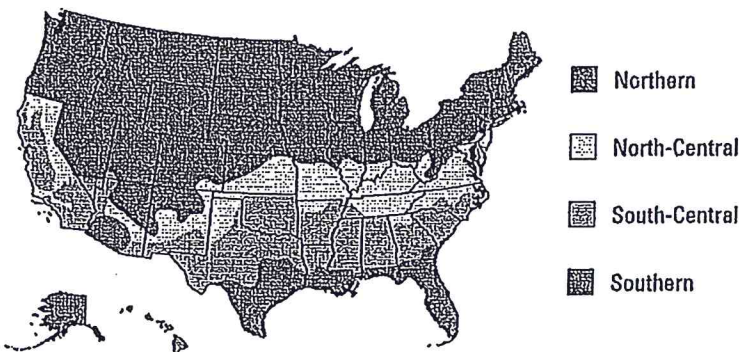
## Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

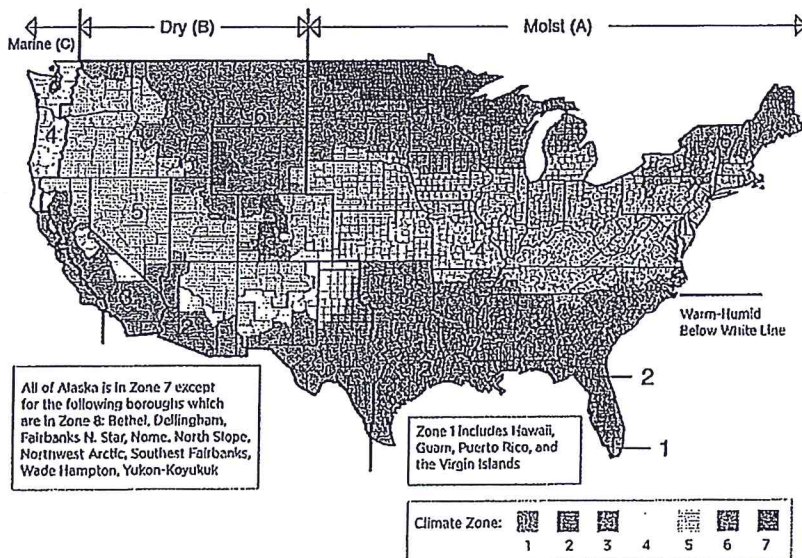
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see [www.nfrc.org/WindowRatings](http://www.nfrc.org/WindowRatings).

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



### International Energy Conservation Code (IECC) Climate Regions





(/cart/



Search for the best in modern lighting

Home (/)

Fall Lighting Event | Save up to 20% >> ([http://www.ylighting.com/sale/\\_/N-1z141gs](http://www.ylighting.com/sale/_/N-1z141gs))

## Hinkley Lighting Saturn Collection

ON SALE TODAY: Save 10% on Hinkley Lighting Mini Pendants with Code HINKLEY10.  
Limited Time Only.

In Stock Designs Ship Within 1-2 days

# HINKLEY

L I G H T I N G

Saturn features a solid aluminum construction in a metro bronze or stainless steel finish with cased opal-etched glass. This collection is reminiscent of an old fishermans lamp, yet it has a modern, sleek feeling that will fit any outdoor space. Offered in incandescent or compact fluorescent versions.

Filter

SEDOO ENDTING

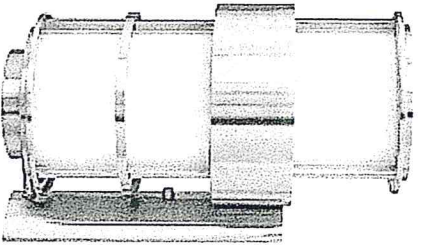
REC'D 7 2 100

Sort By: Recommended

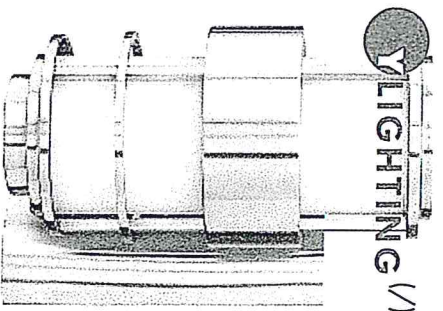
VIEW 10 ALID



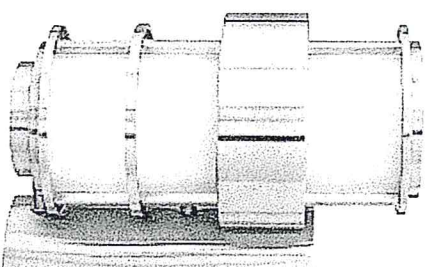




(<http://www.ylighting.com/hinkley-lighting-saturn-large-outdoor-wall-light.html>)



(<http://www.ylighting.com/hinkley-lighting-saturn-small-outdoor-wall-light.html>)



(<http://www.ylighting.com/hinkley-lighting-saturn-medium-outdoor-wall-light.html>)

Saturn Large Outdoor Wall Light from Hinkley Lighting  
(<http://www.ylighting.com/hinkley-lighting-saturn-large-outdoor-wall-light.html>)

\$529.00

+ Free Shipping  
★★★★★ (2)

More options available

Saturn Small Outdoor Wall Light from Hinkley Lighting  
(<http://www.ylighting.com/hinkley-lighting-saturn-small-outdoor-wall-light.html>)

\$219.00

+ Free Shipping  
★★★★★ (2)

More options available

Saturn Medium Outdoor Wall Light from Hinkley Lighting  
(<http://www.ylighting.com/hinkley-lighting-saturn-medium-outdoor-wall-light.html>)

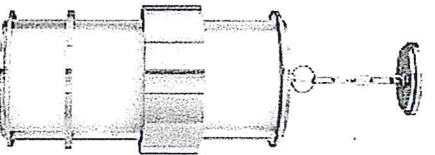
\$359.00

+ Free Shipping  
More options available



/cart/





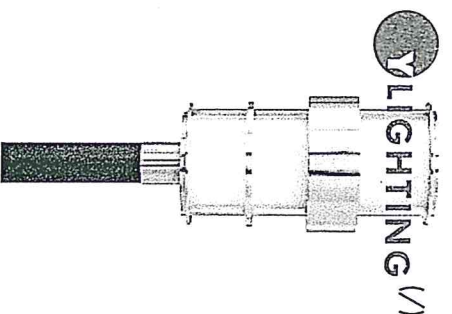
(<http://www.ylighting.com/hinkley-lighting-saturn-outdoor-pendant-light.html>)

Saturn Outdoor Pendant Light from Hinkley Lighting  
(<http://www.ylighting.com/hinkley-lighting-saturn-outdoor-pendant-light.html>)

\$479.00

+ Free Shipping

More options available



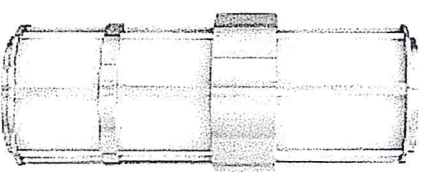
(<http://www.ylighting.com/hinkley-lighting-saturn-outdoor-post-light.html>)

Saturn Outdoor Post Light from Hinkley Lighting  
(<http://www.ylighting.com/hinkley-lighting-saturn-outdoor-post-light.html>)

\$459.00

+ Free Shipping

More options available



(<http://www.ylighting.com/hinkley-lighting-saturn-large-pocket-outdoor-light.html>)

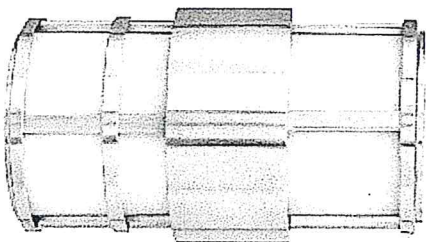
Saturn Large Pocket Outdoor Wall Light from Hinkley Lighting  
(<http://www.ylighting.com/hinkley-lighting-saturn-large-pocket-outdoor-light.html>)

\$339.00

+ Free Shipping

More options available





(<http://www.ylighting.com/hinkley-lighting-saturn-small-pocket-outdoor-wall-light.html>)

Saturn Small Pocket Outdoor Wall  
Light from Hinkley Lighting  
(<http://www.ylighting.com/hinkley-lighting-saturn-small-pocket-outdoor-wall-light.html>)

\$259.00

+ Free Shipping

More options available

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# LEGACY® & LEGACY®

CLASS 4 REVOLUTIONARY LAMINATE-SHINGLES



## EXTREME WEATHER PROTECTION

The Legacy® provides a durable barrier against extreme weather, receiving the UL 2218 Class 4 Impact Resistance classification, the highest rating possible. In a Class 4 rating test, the Legacy® withstood a simulation of hailstones impacting a roof at 50 mph (141 kph) without sustaining damage.



## SBS MODIFIED ASPHALT

The rubberizing aspect of SBS increases flexibility and weatherability for your roof. The thermo cycling resilience of SBS modified asphalt provides greater granule adhesion for the shingle to create a better barrier from the elements. When granules stay on the shingles, your roof lasts longer.



## RAIN SEAL PROTECTION

Malarkey's Legacy® shingle is manufactured with a double line of defense in the critical area for a laminated shingle, with double SBS asphalt rain seal protection.

Malarkey SBS asphalt adhesive is superior to oxidized asphalt because of its cohesive and adhesive properties. The SBS asphalt has elongation capabilities of up to 800 percent, making it flexible down to zero degrees.



## LIMITED WIND WARRANTY

Legacy® shingles come with a 110 mph/177 kph Limited Wind Warranty.



## ENHANCED WIND WARRANTY

Legacy® shingles are eligible for a 130 mph/209 kph Enhanced Wind Warranty. Protection when Malarkey's Smart Seal™ shingle is installed, shingles are six nailed, and Malarkey's supporting products-Astec Seal-401, Right Start UDL, or Malarkey Hip and Ridge Shingles (EZ-Ridge™ 222-224\*) or Hip & Ridge Strips (225-227\*) are used.



## ZONE 1

The Legacy® is manufactured using the patented ZONE technology which includes a tapered nailing area over three times larger than other laminate shingles. The ZONE's larger nailing area dramatically improves correct fastener placement. Improper fastener placement is the leading cause of incorrect shingle installation and can subsequently void the warranty.



## SCOTCHGARD PROTECTION

The Legacy® shingles featuring the 20 year Scotchgard® Algae Resistant Roofing System warranty from 3M are equipped with the most effective solution available against algae staining.



## RUGGED DURABILITY

Malarkey's revolutionary Legacy® shingle technology begins with a durable base layer of fiberglass mat. Malarkey's unique fiberglass mat is coated on both sides with the SBS modified rubber asphalt, which provides tensile strength and increased flexibility, protecting your investment.



## TESTING & APPROVALS

- ASTM D7158 Class H
- ASTM D3161 Class F
- UL 2218 Class 4
- ICC Approved - ESR 1150
- FHC Approval - #14809

## SBS "RUBBERIZED" SHINGLES DELIVER

➤ **SUPERIOR IMPACT RESISTANCE**  
The Legacy® Ecosis Premium™ and The Alaskan® are all UL 2218 Class 4 Impact Resistant Products as a result of SBS modification.

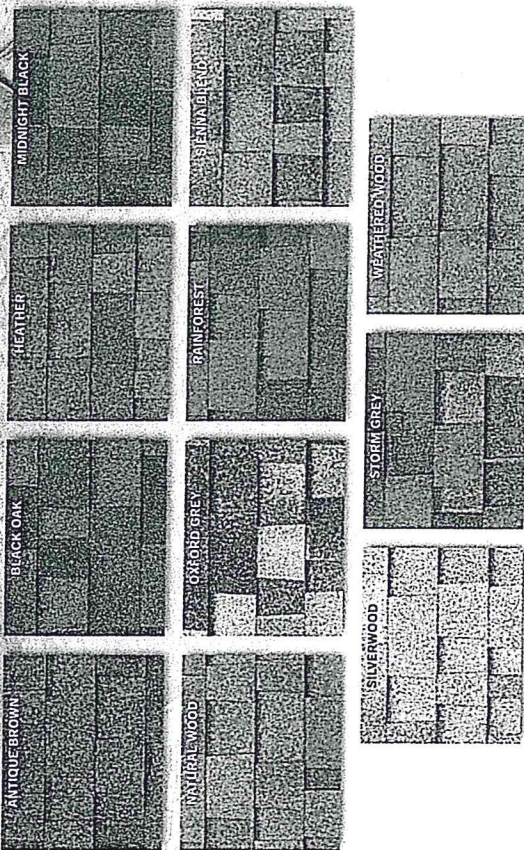
## BETTER GRANULE ADHESION

➤ **SUPERIOR IMPACT RESISTANCE**  
Malarkey's SBS Rubberized modified products are specifically manufactured to retain granules beyond that of conventional asphalt. Granule adhesion is one of the key components in protecting the shingle against the elements.

➤ **BETTER GRANULE ADHESION**  
Proceed to the next ➤ to learn more about Malarkey SBS products.

## LEGACY® & LEGACY®

VIBRANT COLORS  
11 Shingles in 1



## BUILDING CODES

OCT 24 REC'D

CITY OF ASTORIA

NOTE: Sample pieces or photographs of shingles may not accurately represent the true color or variation of color blends that will appear on the roof. Before installation, five or six shingles should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, shingles should be replaced before proceeding with installation. Colors and specifications subject to change without notice. Shingle colors not available in all regions. Please contact your local Malarkey representative for color availability. Limited warranties carry terms and conditions. Contact your nearest Malarkey source for further information.

\*Malarkey Roofing Systems require algae resistant EZ-Ridge™ XT shingles or Hip and Ridge shingles 10' x 17", in conjunction with the algae resistant shingles to receive the full 20 year algae resistant warranty from The Alaskan® Insulating Scotchgard® Algae Resistant Protection from 3M can be substituted as Hip and Ridge shingles in conjunction with the algae resistant shingles to receive the full 20 year algae resistant warranty system. 3M and Scotchgard are trademarks of 3M Company.

†Universal specification allows for variance of  $\pm$  4% in weight.





Shown: Artisan® Lap Siding in Khaki Brown



## Introducing Artisan® Lap Siding with ColorPlus® Technology

---

Artisan® lap siding is now even more advanced with the introduction of ColorPlus® Technology. Along with all the features and unlimited design possibilities that Artisan lap siding delivers, you get the benefits of our proprietary ColorPlus Technology. ColorPlus Technology is a consistent, multi-coat, baked-on finish created especially for the demands placed on a home's exterior.

### ColorPlus Technology:

- Eliminates the need to field coat
- Resists chipping, cracking and peeling
- Consistent finish that lasts up to two times longer\*
- ColorPlus Technology finishes are warranted for 15 years

CITY OF ASTORIA

OCT 24 REC'D

BUILDING CODES

*artisan*  
**JamesHardie**

ColorPlus® Technology

\*James Hardie accelerated weathering tests compared with brush-applied national paint in lab environment

ColorPlus® Technology is available in the Midwest and Northeast Regions only.

Artisan Lap Siding is recommended to be used with Artisan Accent Trim. Artisan projects with a mitered corner application should be installed primed and top coated in the field for best results.

Additional installation information, warranties and warnings are available at [www.ArtisanLuxury.com](http://www.ArtisanLuxury.com)



# Artisan® Lap Siding and Artisan™ Accent Trim with ColorPlus® Technology Color Selection

## Artisan® Lap Siding

Length: 12'

Thickness: 5/8"

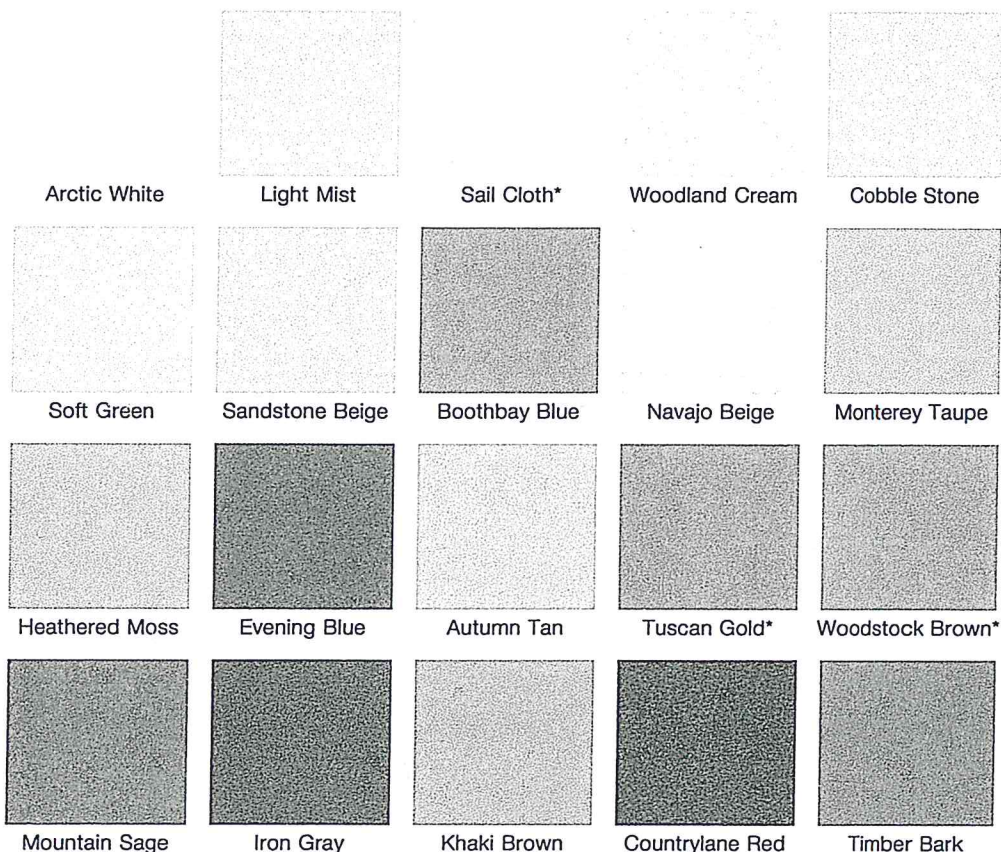
Width: 5-1/4" (4" exposure)

7-1/4" (6" exposure)

8-1/4" (7" exposure)

Weight: 4.55 lbs./sq. ft.

Texture: Available in Smooth only



## Artisan™ Accent Trim

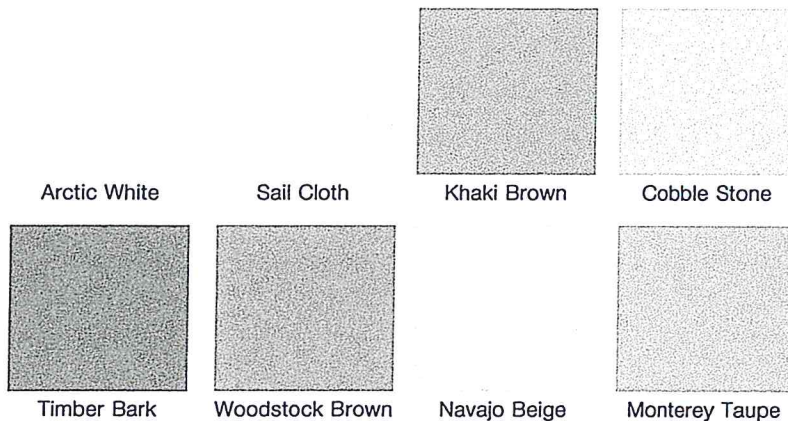
Length: 12'

Thickness: 1 1/2"

Width: 4" (3.5" actual) and 6" (5.5" actual)

Weight: 8 lbs./sq. ft.

Texture: Available in Smooth only



\*Not available in the Northeast Region.

Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change. Check with your representative or call 1-866-4-HARDIE for availability in your area.

www.ArtisanLuxury.com • 888.800.7864

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*artisan*  
**JamesHardie**



# Modern Classic<sup>TM</sup>

All Aluminum Garage Doors

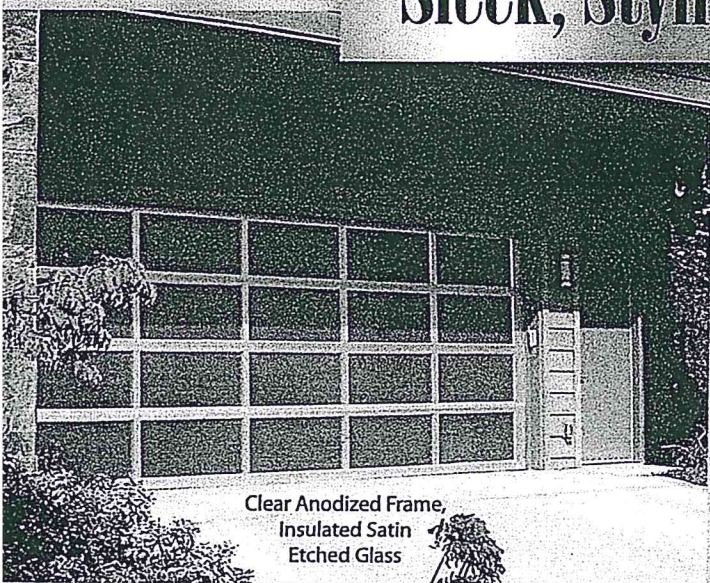
MODERN CLASSIC  
LIFETIME

LIMITED WARRANTY



Dark Bronze Anodized Frame,  
Insulated Satin Etched Glass

Sleek, Stylish and Beautiful



Clear Anodized Frame,  
Insulated Satin  
Etched Glass



Black Anodized Frame,  
Insulated Satin Etched Glass

NorthwestDoor.com  
800-522-2264

**NORTHWEST DOOR<sup>®</sup>**

Northwest Door, Inc - 19000 Canyon Road E - Puyallup, WA 98375





Painted fiberglass

CODEL  
ENTRY SYSTEMS™

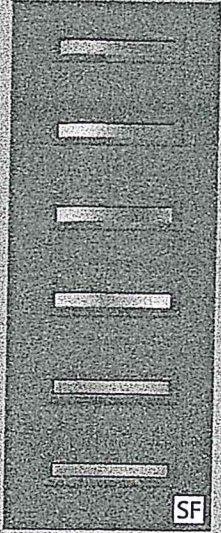
Contemporary Classics

8/0  
**Contemporary  
Classics**  
(Smooth Fiberglass)

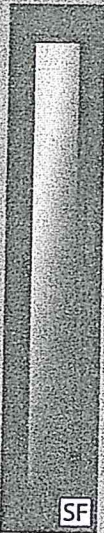
Contemporary Classics CON-8426 door with Clear glass and Proctor paint.



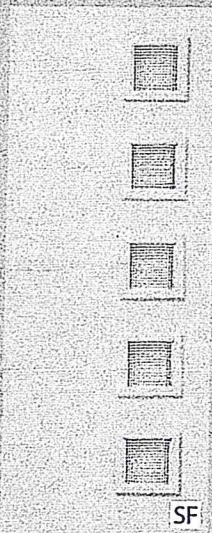
# YOU Choose the Door...



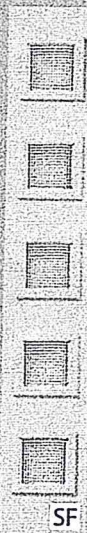
CON-8426  
(30)



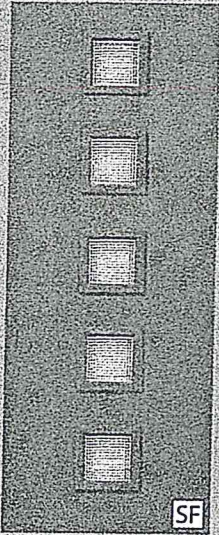
CON-880SL  
(12" & 14")



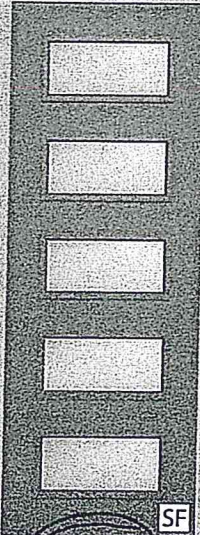
CON-8415S  
(30)



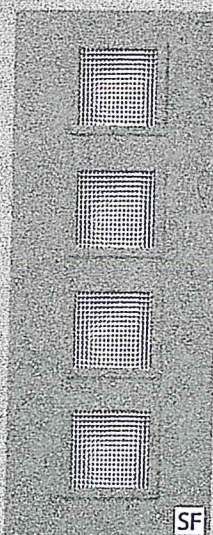
CON-8415SL  
(14")



CON-8415C  
(30)



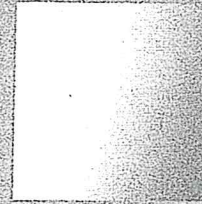
CON-2210S  
(30)



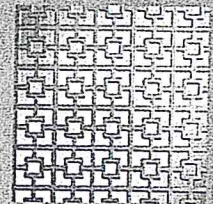
CON-8404  
(30)

Paintable Fiberglass, Slatinetched

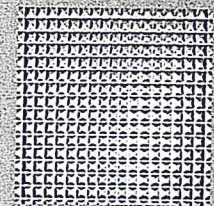
# YOU Choose the Glass...



Clear



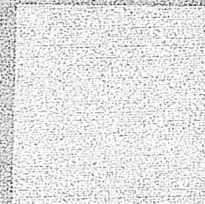
Chain Link



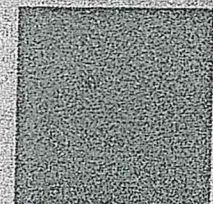
Satin Etch

Cubed

# YOU Choose the Color...



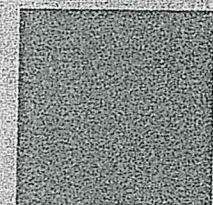
Fremont



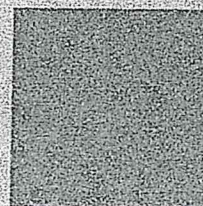
Magnolia



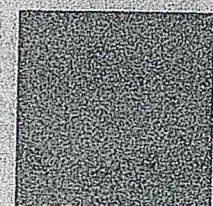
Ravena



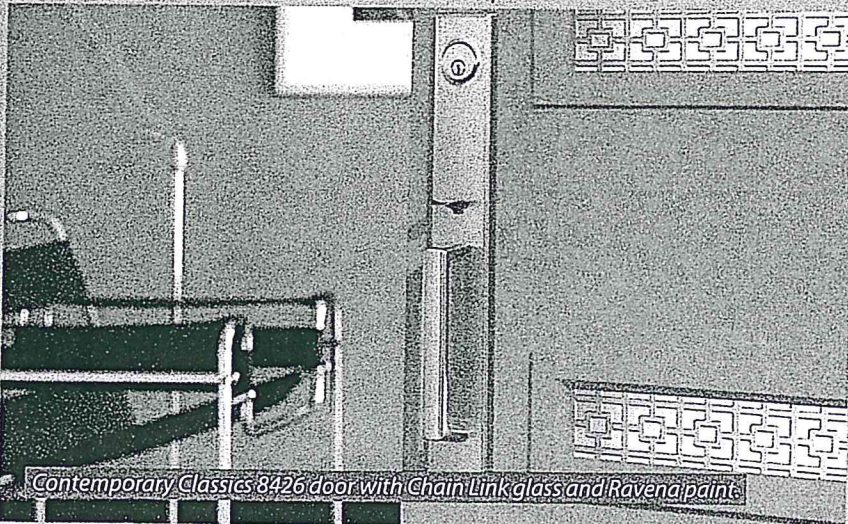
Nob Hill



Proctor



Ballard



Contemporary Classics 8426 door with Chain Link glass and Ravena paint.





Recording Instrument #: 200507749  
Recorded By: Clatsop County Clerk  
# of Pages: 2 Fee: 31.00  
Transaction date: 7/5/2005 14:05:44  
Deputy: tromeyn

**FULFILLMENT/BARGAIN AND SALE DEED**

**PAULA MORROW**, Grantor

**GAYLE YVONNE WHITNEY, a/k/a Gayle Y. Hart**, Grantee

After recording, return to:

Harold A. Snow

P.O. Box 508

Astoria, OR 97103

Send Tax Statements to:

unchanged

Situs Address: 331 Exchange Street, Astoria, Oregon 97103

Tax #: 0101 80907DD 03602 #22322

**FULFILLMENT/BARGAIN AND SALE DEED**

**PAULA MORROW**, the unmarried widow of Ralph Morrow, Grantor, conveys to **GAYLE YVONNE WHITNEY, a/k/a Gayle Y. Hart**, Grantee, the real property described below situated in the County of Clatsop, State of Oregon. The consideration for this conveyance is fulfillment of a land sale contract dated on or about April 23, 1986, in the amount of \$48,000, wherein in Ralph Morrow and PAULA Morrow, husband and wife sold the property to Gary C. Whitney and Gayle Y. Hart. Gary C. Whitney later conveyed all his interest in the real property to Gayle Yvonne Whitney in a deed recorded in Book 744, Page 169, Deed Records Clatsop County.

The Northerly 95 feet of even width of Lot 1, and all of Lot 2, Block 52, of the Town (now City) of Astoria, as laid out and recorded by John McClure, in the City of Astoria, County of Clatsop, State of Oregon.

Grantor reserves unto herself, her heirs, successors and assigns, a non-exclusive easement for view purposes over and across the Westerly 37.8 feet of the Northerly 95 feet of even width of Lot 1, Block 52, McClure's, conveyed herein. The Northerly 50 feet of the Westerly 37.8 feet of Lot 1, Block 52, McClure's shall remain open and free of any and all obstructions greater than 230 feet in elevation based on the City of Astoria datum. The Southerly 45 feet of the Northerly 95 feet of the Westerly 25 feet of Lot 1, Block 52, McClures, shall remain open and free of any and all obstructions greater than 236 feet in elevation based on the City of Astoria datum. Said easement parcels shall remain free of all trees and shrubs, vegetation, fences or other buildings, obstructions or structures greater than the heights specified herein. Any obstruction of Grantor's easement rights shall be considered unauthorized interference with this easement right and shall be forthwith removed by the Grantee, their heirs, successors or assigns on demand made by Grantor, her heirs, successors or assigns. This view easement is appurtenant to and for the benefit of Lot 8, Block 52, of the Town (now City) of Astoria, as laid out and recorded by John McClure, in the City of Astoria, County of Clatsop, State of Oregon. This view easement is perpetual and so long as all or a portion of Lot 8, Block 52, is owned, or any interest is retained in said property by Grantor, her heirs, successors or assigns. All elevations are in accord with Record of Survey for Grantor by Robert A. Hovden on or about March 16, 1984, Job No. 520.

**SUBJECT TO:**

1.) Rights of the public in and to that portion of the premises lying within streets, roads and highways, and easements of record, if any.

**FURTHER SUBJECT TO:** Any all liens, easements or encumbrances suffered by or placed upon the Property by Purchaser subsequent to April 23, 1986, the date of the land sale contract referred to herein.



THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

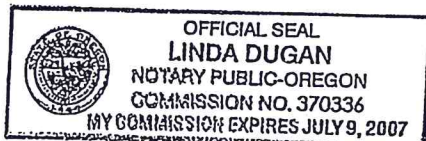
IF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505, ORS 358.515 REQUIRES NOTIFICATION TO THE STATE HISTORIC PRESERVATION OFFICER OF SALE OR TRANSFER OF THIS PROPERTY.

Dated: <sup>Dec</sup>~~November~~ 30, 2004.

Paula T. Morrow  
PAULA MORROW

STATE OF OREGON       )  
                                  ) ss.  
County of Clatsop     )

This instrument was acknowledged before me on <sup>DECEMBER</sup>~~November~~ 30, 2004, by PAULA MORROW.



Before me: Linda Dugan  
Notary Public for Oregon  
C:\Wpdata2\REAL\Contract\morrow whitney.deed.wpd