



AGENDA

HISTORIC LANDMARKS COMMISSION

February 17, 2015

5:15 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. January 20, 2015
4. PUBLIC HEARINGS
 - a. Exterior Alteration EX15-01 by Kathleen A Karan to remove a masonry chimney on a structure designated as historic at 1121 11th Street in the R-1 zone. Staff recommends approval of the request.
5. OLD BUSINESS
 - a. Update on Appeal of New Construction Request by Columbia Bank
6. STATUS REPORTS
 - a. Planner Morgan has included status report photographs of the following: EX12-02 for 1483 Duane; HD14-01 for 778 38th Street. All projects are complete and conditions have been met. These status report photographs are for Commission information.
7. ADJOURNMENT

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

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

January 20, 2015

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, Thomas Stanley, Paul Caruana, Mac Burns, and Kevin McHone

Staff Present: Planner Rosemary Johnson and Interim Planner Mike Morgan

ELECTION OF OFFICERS – ITEM 3(a):

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the HLC needs to elect officers for 2015. The 2014 officers were President LJ Gunderson, Vice President Michelle Dieffenbach, and Secretary Sherri Williams.

Commissioner Stanley moved to elect LJ Gunderson as President, seconded by Kevin McHone. Motion passed unanimously. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Osterberg, Burns, Stanley, and McHone. Nays: None.

Commissioner Burns moved to elect Michelle Dieffenbach as Vice President, seconded by Commissioner McHone. Motion passed unanimously. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Osterberg, Burns, Stanley, and McHone. Nays: None.

President Gunderson moved to elect Sherri Williams as Secretary, seconded by Commissioner Caruana. Motion passed unanimously. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Osterberg, Burns, Stanley, and McHone. Nays: None.

APPROVAL OF MINUTES – ITEM 4(a):

President Gunderson asked if there were any changes to the minutes of the December 16, 2014 meeting. There were none.

Commissioner Caruana moved to approve the minutes of December 16, 2014 as presented; seconded by Commissioner Burns. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Osterberg, Burns, Stanley, and McHone. Nays: None.

PUBLIC HEARINGS:

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

ITEM 5(a):

NC14-07 New Construction NC14-07 by Joseph Kancharla to construct a 10' x 20' shed at 3080 Grand in the R-2, Medium Density Residential zone.

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

President Gunderson declared that her company manages the property at 3008 Grand, which is listed as one of the nearby historic properties. She did not believe this would affect her decision. She requested a presentation of the Staff report.

Interim Planner Morgan presented the Staff report and recommended approval with conditions. No correspondence had been received. He confirmed for Commissioner McHone that the shed would be partially visible from 31st Street and Grand Avenue and would be placed in a location that is currently used for parking.

Commissioner Osterberg noted Page 2 of the Staff report included an aerial photograph of the site and properties to the south of the site, as well as several historic properties in the area. He asked if there were other historic structures to the north, not shown in the photograph. Interim Planner Morgan clarified there was one historic structure immediately north of the Applicant's property that shares a property line with the subject site, but was not illustrated in the Staff report. Planner Johnson reminded that the HLC had reviewed that historic property previously in the last couple years. She briefly described the details of the project, noting the historic property is visible in the aerial photo of Attachment 2 in the packet. This historic property to the north is at a lower elevation than the Applicant's property. The garage on that historic property would somewhat block the view of the shed. The parking area where the shed is proposed is part of the adjacent lot, also owned by the Applicant, as shown in Attachment 2.

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

Joseph Kancharla, 4809 Cedar Street, Astoria, said his father, Kruparao Kancharla, owns the property at 3080 Grand Avenue. He and his father have operated an adult foster home at the property for two years. An addition and renovations were recently completed. The parking area on the corner of 31st Street and Grand Avenue is used by the occupants, their visitors, and nurses. The shed would be used to store hospital beds, wheelchairs, extra medical equipment, food, a generator, and other necessary supplies. This would allow him to remain prepared for the residents needs and for emergencies. The shed would allow him to keep the site neat and prevent him from having to take some of the equipment back to his home in Alderbrook.

Vice President Dieffenbach asked if the Applicant could put a 1 over 1 window in the shed. Mr. Kancharla said he planned to purchase the shed from Tough Shed. If Tough Shed was unable to provide a 1 over 1 window, he could purchase one elsewhere and install it himself. He added that he preferred to keep the shed in the corner of the lot, close to the deck and neighboring garage. He had spoken to his neighbors about this, but asked if the HLC preferred that the shed be centered on the property.

Interim Planner Morgan said placing the shed in the corner would not make a significant impact on the neighbor as long as it was placed within the required setbacks. Mr. Kancharla confirmed the shed would not interfere with the parking needs on his property. Interim Planner Morgan added the Applicant originally requested the shed be placed as close to the north property line as possible. This would require a variance from the 15-foot setback and would allow the shed to be placed as close as 5 feet from the north property line.

Commissioner Burns asked if the photograph of the shed in the Staff report showed a 10' by 20' shed. Mr. Kancharla said no, the photograph in the Staff report was the only photograph he could get from the internet or brochures. The photograph in the Staff report shows the style of the shed he intends to build, which will be a smaller size. The shed would be painted to match the 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. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach believed the shed would be appropriate. She did not prefer any particular type of window and would approve either the vertical or the horizontal window because it is such a small component of the shed.

Commissioner McHone believed the shed would look more aesthetically pleasing if it had an eave overhang and horizontal siding. However, he was fine with the Findings in the Staff report.

Commissioner Stanley agreed with Staff's recommendation to install a 1 over 1 vertical window. The building is bleak and anything that can be done to dress it up would be helpful. He had no objections to the application.

Commissioner Burns had no objections and appreciated that the Applicant spoke to his neighbors about the project.

Commissioner Caruana did not like the shed because it was prefabricated. He preferred that the siding, trim, fascia, and overhangs match the house. He also wanted to see a picture of what the shed would look like because such a small window on a 20-foot wall might not look appropriate. He might prefer no window, but this was difficult to judge without seeing what the shed would look like. He understood the need for storage, but believed a little more effort should be made to make the shed match the house. He did not want to approve a prefabricated product and planned to vote against the request.

Commissioner Osterberg believed Commissioner Caruana made some valid points. However, because of the proposed location of the shed on the property and it being near a similar structure with no historic properties in the immediate area, he supported the application and the condition requiring the 1 over 1 window.

Commissioner Caruana noted the windows on the house were sliders and he believed the window on the shed should match the windows on the house.

Vice President Dieffenbach added that the detailing on the house is not very different from the proposed shed. However, if the home were historic, she would say the shed was not appropriate. Also, the scale of the shed compared to other nearby structures would not be excessive. The shed would be tucked into the back of the property, allowing the house to be predominant.

President Gunderson agreed, but preferred horizontal siding that matched the house. However, she would be fine with simply painting the shed to match the house.

Commissioner Osterberg moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC14-07 by Joseph Kancharla, with the conditions listed in the Staff report; seconded by Vice President Dieffenbach. Motion passed 6 to 1. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Osterberg, Stanley, Burns, and McHone. Nays: Commissioner Caruana.

President Gunderson read the rules of appeal into the record.

REPORTS OF OFFICERS – ITEM 6:

There were no reports.

OLD BUSINESS – ITEM 7(a):

Update of Appeal AP14-01 by Steve Hockman, Steele Associates Architects for Columbia Bank. City Council will hear the appeal on Tuesday, January 20 after the HLC meeting.

President Gunderson invited the Commissioners to attend the City Council meeting and reminded that they had been asked to refrain from speaking during the appeal.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:49 p.m.

ATTEST:

APPROVED:

Secretary

City Manager

January 29, 2015

TO: HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, INTERIM PLANNER

SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX15-01)

I. BACKGROUND SUMMARY

- A. Applicant: Kathleen A. Karan
 - B. Owner: same
 - C. Location: 1121 11th Street; Map T8N R9W Section 17BB, Tax Lot 9500; Lots 3 & 4, Block 137, McClure
 - D. Classification: Primary in McClure National Register Historic District
 - E. Proposal: To do the following alterations on existing single-family dwelling:
-
- F. Zone: R-1 (Low Density Residential)

II. BACKGROUND

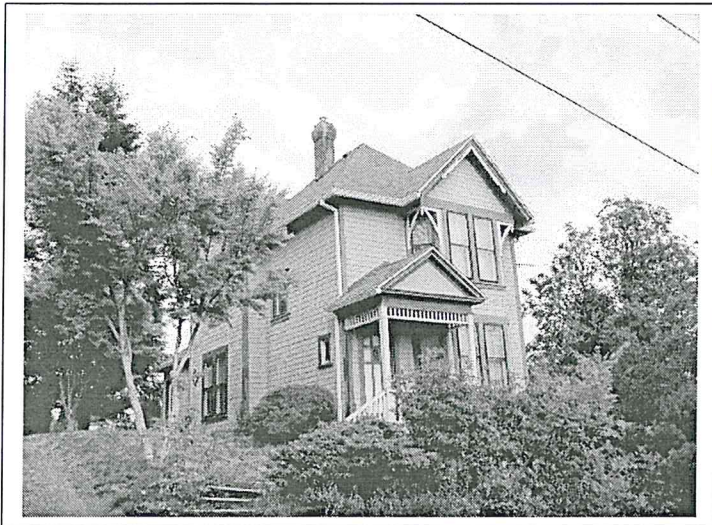
A. Subject Site

The single family dwelling is a two story structure with a gable on hip roof. It was built c. 1898 - 1902 and is a Late Queen Anne style. There have been some alterations to the building over the years including change to the porch roof, removal of some windows, etc.

The current owner is in the process of complete exterior and interior renovations to the home.

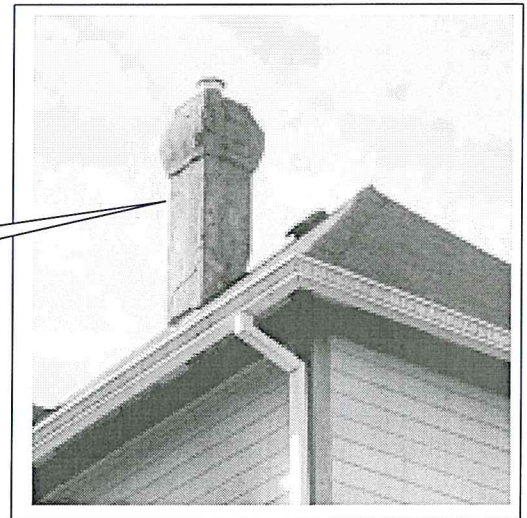
The house is located on the northeast corner of Kensington and 11th Street. The property consists of two 50' x 100' lots.

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



View of Karan residence from 11th Street

Deteriorated chimney



B. Adjacent Neighborhood and Historic Property

The site is a double lot and has a secluded rear yard to the west. The only other historic home in the vicinity is 1042 11th Street.

C. Proposal

The applicant proposes to remove a masonry chimney that is in poor repair. A masonry company has evaluated the chimney and has stated that it is in poor condition and no longer safe to use. The chimney would either be removed to below the roof line or taken down to the foundation depending on the applicant's choice.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on January 23, 2015. A notice of public hearing was published in the Daily Astorian on February 10, 2015. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

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

- B. Section 6.050(C.1), Type I Certificate of Appropriateness - Immediate Approval, states that *"Projects that are limited in scope or minor alterations that meet the criteria listed below are classified as Type I Certificate of Appropriateness permits. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing or public notice."*

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

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

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

Finding: The proposed alterations are significant and require review by the Historic Landmarks Commission.

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

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

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

Finding: The structure was originally built as a single-family residence and the applicant will continue the use as a single-family residence.

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

Finding: The applicant proposes to remove the chimney which is a distinguishing original quality of the building. However, the chimney is deteriorated and is no longer needed. At some future date the owner may install a gas fireplace which could be vented through the roof or direct vented through a side wall. An option would be to recreate the chimney out of wood but it would be nonfunctional.

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

Finding: No alterations are proposed to create an earlier appearance.

- "4. Section 6.050(F.4) states that changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected."

Finding: The owner's intent is to restore the structure to its original condition without the chimney. It is felt that removal of the chimney may have acquired historic significance, but due to the fact that it is in poor

condition removal is necessary and would not destroy the historic character of the house. Construction of a faux chimney would not add to the historic character of the house.

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

Finding:

The structure retains many distinctive stylistic features that will be present after the chimney is removed.

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

Finding: The chimney feature to be removed is not a significant example of masonry work, according to the contractor. It is deteriorated to the point that it would have to be completely rebuilt. Since it is not needed for a wood burning fireplace rebuilding it at great expense is not practicable. Replication of the chimney in wood is not desirable.

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

Finding: No surface cleaning is proposed.

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

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

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

Finding: No additions or alterations are proposed other than removal of the chimney.

- "10. *Section 6.050(F.10) states that wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*"

Finding: No additions or alterations are proposed.

V. CONCLUSION AND RECOMMENDATION

The request meets the applicable review criteria. Staff recommends that the Historic Landmarks Commission approve the request based on the findings of fact above with the following:

The applicant shall obtain all necessary City and building permits prior to the demolition.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT

CITY OF ASTORIA

JAN - 2 2015

BUILDING CODES

EX 15-01

FEE: \$100.00

Pl - money order
1-215

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address: 1121 11th St., Astoria, Oregon

Lot 384 Block 137 Subdivision McClure

Map 17BB Tax Lot 9500 Zone R-1

For office use only:

Classification: Primary Inventory Area: Shively-McClure

Applicant Name: Kathleen A. Karan

Mailing Address: 2257 NW Hoyt St., #11, Portland, OR 97210

Phone: 503-360-5110 Business Phone: _____ Email: kkaran@aol.com

Property Owner's Name: Kathleen A. Karan

Mailing Address: 2257 NW Hoyt St., #11, Portland, OR 97210

Business Name (if applicable): _____

Signature of Applicant: Kathleen A. Karan

Signature of Property Owner: Kathleen A. Karan

Existing Construction and Proposed Alterations: Existing 1898 masonry chimney in disrepair to be removed completely, with no replacement at this time. Applicant has assessment from masonry company that says that chimney is badly deteriorated and no longer safe to use.

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>1/12/15</u>
Labels Prepared:	<u>1/12/15</u>	Tentative HLC Meeting Date:	<u>2-17-14</u>
120 Days:			

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
N/A
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
N/A
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
N/A
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
Removal of the chimney would in no way alter the form and integrity of the rest of the structure. If a future gas stove should be desired, a new metal chimney could go in its place, or be direct-vented.

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



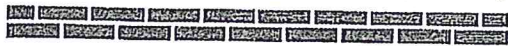
AHRENS is America's Complete
Chimney Relining System

AUTHORIZED DEALER

**JOE HERMAN
MASONRY**

Brick
Block
Stone

Chimney Relining



OR C.C.B. #16212
(503) 325-0425

5265 Ash St.
Astoria, OR 97103

PROPOSAL

SUBMITTED TO <i>Kathy Karan</i>	DATE <i>1-4-15</i>
STREET <i>2257 N.W. Hoyt St. #11</i>	PHONE <i>503-360-5110</i>
CITY, STATE, AND ZIP CODE <i>Portland OR 97201</i>	
JOB LOCATION <i>1121 11th St. - Astoria OR 97103</i>	

We hereby propose to furnish materials and labor necessary to: *alter chimney*

Chimney is badly deteriorated and no longer safe to use. The house is on the historical register so we need to keep the same appearance outside.

- 1. Erect scaffold.*
- 2. Tear chimney down to just below roof line*
- 3. Build & frame a plywood chimney chase the same dimensions and configurations as existing chimney*
- 4. Water tight & plaster fake "chimney" to look like the original*
- 5. Scaffold down and remove all debris to dump*

ESTIMATE: *\$4988.00*

Note: If the house is removed from the historical register:

- (B) Erect scaffold and tear chimney down to just below roof line*
- Roof over hole & remove all debris to dump*

ESTIMATE: *\$1150.00*

- (C) Erect scaffold and tear chimney down to ground.*
- Roof over hole and remove all debris to dump.*

ESTIMATE: *\$1978.00*

Enclosed: *Consumer Protection Notice*
Notice of Procedure
Information Notice

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

PAYMENT TO BE MADE AS FOLLOWS:

one half down payment; balance upon completion

All material is guaranteed to be as specified. All work to be completed in a substantial workman-like manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, or other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Joseph M. Herman

Note: This proposal may be withdrawn by us if not accepted within *30* days

ACCEPTANCE OF PROPOSAL The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Signature

Signature

FORT HILL 3 - R-105

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

HIST. NAME: John W. McMullen Residence
COMMON NAME: n/a
ADDRESS: 1121 11th Street

DATE OF CONSTRUCTION: ca. 1902
ORIGINAL USE: Single dwelling
PRESENT USE: Single dwelling

CITY: Astoria OR 97103

ARCHITECT: n/a

BUILDER: n/a

OWNER: Martin W Shafer
PO Box 1198
Astoria OR 97103

THEME: Culture
STYLE: Late Queen Anne

T/R/S: T8N/R9W/S

MAP NO.: 809017BB

TAX LOT: 9500

ADDITION: McClure's Astoria

BLOCK: 137 LOT: 3 & 4

xBLDG STRUC DIST SITE OBJ

QUAD: Astoria

CLASSIFICATION: Primary

PLAN TYPE/SHAPE: Irregular

NO. OF STORIES: 2

FOUNDATION MATERIAL: Concrete

ROOF FORM & MATERIALS: Gable-on-hip, asphalt

WALL CONSTRUCTION: Nailed wood frame

STRUCTURAL FRAME: Nailed wood frm

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

EXTERIOR SURFACING MATERIALS: Wood, drop-siding

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: Decorative bargeboard; frieze; corner boards; clipped corners with knee braces on 2-story bay, front; front porch: pediment roof supported by chamfered posts, spindlework.

OTHER: None

HISTORICAL INTEGRITY: Slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: Aluminum storm windows applied throughout; front porch roof likely flat originally, now gable, porch rail and spindles replaced w/ compatible design; door replaced, front; 1-story addition removed and partially reconstructed by 1958, NW.

NOTEWORTHY LANDSCAPE FEATURES: Rock wall, onamental and native plantings, north and east

ASSOCIATED STRUCTURES: None

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: SW corner of 11th Street and Kensington Avenue; east facing; above street; lot slopes down to north and east; driveway, south.

SIGNIFICANCE: Architecture

STATEMENT OF SIGNIFICANCE: Stylistically, this house could date to 1890-1895. However, according to the Astoria Household Directory, the first person to live in this house was John Walter McMullen, a warehouseman for Fisher Bros., in 1902. John's wife died within a few years of moving into the house. By 1910, the Register of Electors lists him as being widowed, a teamster of a livery stable and living in the house with 5 children between the ages of 8 and 14. That same year, his youngest child, Chrystal, died. In 1911, his 11 year-old son John was electrocuted. In 1913, he married Dorothy Barry. John became a truck driver for Prael-Eigner Transfer Co., then worked as a janitor at the Associated Building. He lived the rest of his life in the house, dying in 1940. The house was vacant through 1942. In 1944, Leland and Kathleen Lewis lived in the house. Leland was a logger. The Lewis family lived in the house through 1950.

This house is significant as a very good example of a late Queen Anne-style house within the neighborhood. It greatly contributes to the historic streetscape.

SOURCES: Sanborn-Perris Maps 1908, 1921, 1934, 1940, 1954; Polk's Astoria Directory 1931-1950; Astoria Household Directory 1896-1925; Register of Electors, 1910, *Astoria Daily Budget* 11-20-03:6, 6-3-11:5, 1-18-10:6, 8-21-13:6; *Astoria-Budget* 8-19-40:3

NEGATIVE NO.: Roll 4 no. 18
SLIDE NO.:

RECORDED BY: John Goodenberger
DATE: 12/28/00

SHPO INVENTORY NO.:

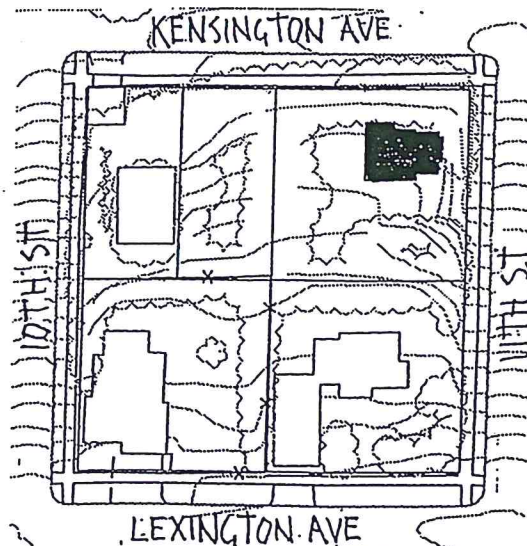
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM-TWO

NAME: John W. McMullen Residence
ADDRESS: 1121 11th Street
TAX LOT: 9500

T/R/S: T8N/R9W/S
MAP NO.: 8-9-17BB
QUADRANGLE: Astoria 7 1/2 (1984)



NEGATIVE NO.: Roll 4 no. 18



GRAPHIC & PHOTO SOURCES: J.E. Goodenberger; City of Astoria, Engineering Dept.

1483 Duane
EX12-02
10-10-14

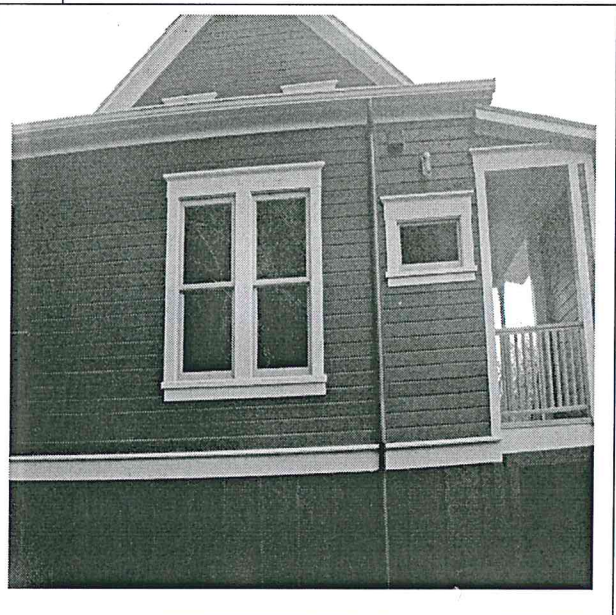
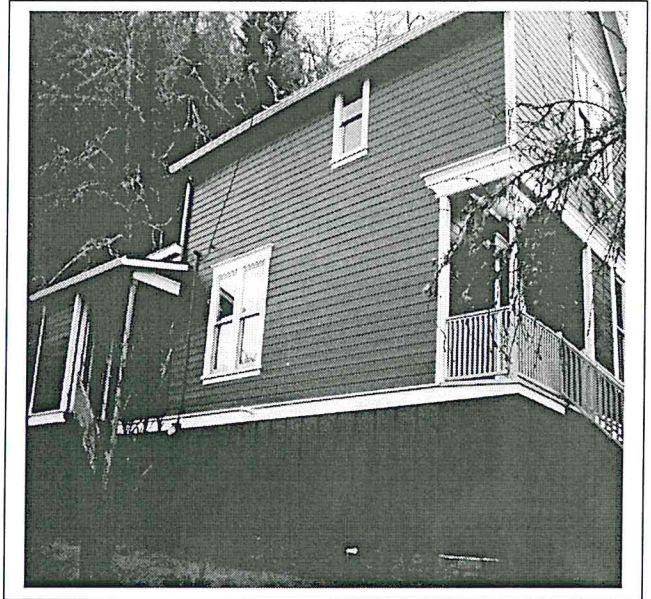


New door on south wall with ADA ramp and fence; change garage door to man door on east elevation

All conditions met.

778 38th

HD 14-01 and V14-04



HD 14-01 and V14-04: All work is complete.

778 38th

