



# **AGENDA**

## **HISTORIC LANDMARKS COMMISSION**

**February 21, 2017    5:15 p.m.**  
**2<sup>nd</sup> Floor Council Chambers**  
**1095 Duane Street • Astoria OR 97103**

1. CALL TO ORDER
2. INTRODUCTION OF NEW MEMBER – Katie Rathmell
3. ELECTION OF OFFICERS

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the HLC needs to elect officers for 2017. The 2049 officers were: President LJ Gunderson, Vice President Michelle Dieffenbach, and Secretary Sherri Williams.

4. ROLL CALL

5. MINUTES

- a. December 20, 2017

6. PUBLIC HEARINGS

- a. Exterior Alteration EX16-13 by Jeff Schwietert to expand the staircase and door entry on the north elevation of an existing commercial building, and add an awning and trash enclosure at 1210 Marine in the S-2A, Tourist Oriented Shorelands zone.

7. REPORT OF OFFICERS

8. STAFF UPDATES

- a. CLG Restoration Grant Roll-Out
  - b. City Projects Update
  - c. Advance Astoria Update

9. MISCELLANEOUS

- a. New HLC Member List - The updated Member List is attached. It is suggested this be included in Commissioner training notebooks. This is included for Commissioner information only. No action required.

**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  
COMMUNITY DEVELOPMENT DEPARTMENT, 503-338-5183.**

10. PUBLIC COMMENT (Non-Agenda Items)

11. ADJOURNMENT

## **HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers

December 20, 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: Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Mac Burns, Kevin McHone, and Thomas Stanley.

Commissioners Excused: President LJ Gunderson and Commissioner Paul Caruana

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

### APPROVAL OF MINUTES – ITEM 3(a):

Vice President Dieffenbach asked if there were any changes to the minutes of October 18, 2016. There was none.

Commissioner Stanley moved to approve the minutes of October 18, 2016 as presented; seconded by Commissioner Osterberg. Ayes: Vice President Dieffenbach, Commissioners Osterberg, Burns, Stanley, and McHone. Nays: None.

### PUBLIC HEARINGS:

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

### ITEM 4(a):

NC16-06 New Construction NC16-06 by Pat and Julie Wilson to construct a new home and garage with breezeway adjacent to a historic home at 331 Exchange in the R-2, Medium Density Residential zone.

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

Commissioner Burns declared that he knew one of the neighbors, but had not discussed this project with them. He did not believe this would affect his judgment in any way.

Vice President Dieffenbach requested a presentation of the Staff report.

Planner Ferber presented the Staff report and recommended approval. No correspondence in opposition has been received.

Commissioner Osterberg confirmed that the home site fronted Exchange Street, the existing abutting historic home fronted Franklin Avenue, and the two sites shared a common property line.

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

Pat Wilson, 331 Exchange, Astoria confirmed he had no presentation, but would answer questions.



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

Jerry Ostermiller, P.O. Box 383, Astoria, stated he owned the historic home adjacent to the Applicant's property. He believed the community worked together to preserve core values and show respect for existing historic structures. He was involved with historic preservation his entire career. He ran the Maritime Museum for 20 years, served as Idaho's first Historic Site Administrator, worked at State Historic Preservation Office (SHPO), and was President of the Idaho Historic Preservation Council. He currently serves as a State Commissioner for the Heritage Commission. He wanted his home listed on the historic registry because it was one of the first modern houses in Astoria and was socially and politically significant to Astoria's growth and evolution. His house is one of the first northwest style architecture homes. From the main traffic flow, all one can see is the carport. However, coming up and around the other side of the property, one can see the main part of the house, which is quite spectacular. The house makes a very strong statement about the modernization style that the Browns brought to Astoria. He also wanted the house listed because he believed it was the right thing to do and wanted to call attention to the fact that historic preservation is about more than just very old properties. Historic preservation is a continuum of the story of the man-built environment, how that environment affects people, and how it reflects a community's values.

- When the Applicant's first purchased their property, he and some of the adjacent neighbors were concerned because the house and property could not be seen. The house has been landlocked and there are no homes below the property towards the river. This is good for the property owner because they have an unimpeded view. However, the property sits on a dead end gravel road and is hidden. In all of the years he has lived in his current house, he has very rarely seen anyone go up the gravel road. He and his neighbors were concerned about what the Applicants would build, like a giant house that impacted everyone's view corridors or a radically different and dissonant structure. He has been very impressed with the philosophy and effort that the Applicants have put into their project. The Applicants recognize the historic significance of his house. He believed the design of their house was very sympathetic and echoes the feel and ambiance of his house. Additionally, the Applicants lowered the vertical sight lines, which makes other neighbors more comfortable and improves the view corridor.
- The downside of their project is that no matter how well this project could turn out, no one will be able to see the house. This is a shame because their project is a good approach to an adaptive reuse of the property. He wished the house was on a main street so that people could see it. He wished his house could be seen as well and suggested a historic homes tour.
- He was impressed by the Applicant's project and believed the architecture would be of high quality. The adaptive reuse of the adjacent structure for stability and respecting the property are good things. He believed the Applicants would be good neighbors. He suggested the Commission discuss the techniques available for building adjacent structures that do not clash or have architectural dissonance, but clearly fit in as a separate modern expression. If the HLC supports this project, he believed the Commission would be pleased with the outcome. He believed the project achieved all of the goals of historic preservation and adaptive architecture in a historic neighborhood.

Vice President Dieffenbach called for any testimony by persons impartial to or against the application. Seeing none, she closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Burns said he believed the house would complement the style of the historic home very well.

Commissioner Osterberg agreed, adding he supported the project because the project exceeded the criteria, and the window treatments and glazing would echo the designs of the Ostermiller house.

Commissioner Stanley believed the home would be lovely and fit nicely in the neighborhood.

Commissioner McHone said he appreciated the term 'adaptive architecture' because he was struggling to justify putting a new home in a historic neighborhood. This project is a very good balance of maintaining the integrity of the neighborhood while allowing the presence of modern architecture.

Vice President Dieffenbach stated she supported the application and remembered when the historic home was added to the historic register. Designating the home as historic was a great opportunity. She appreciated that the Applicants have worked to keep the character of the neighborhood.



Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report with conditions, and New Construction NC16-06 by Pat and Julie Wilson; seconded by Commissioner Stanley. Motion passed unanimously.

Vice President Dieffenbach read the rules of appeal into the record. Commissioner Osterberg noted that no appeal could be filed because there was no testimony in opposition of the application.

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

Planner Ferber updated the Commission on the following:

- City Council's review of the tiny homes ordinance will likely be scheduled in January or February.
- No applications had been submitted for the January meeting, so the next HLC meeting would be in February.
- Commissioner Stanley's term expires on December 31, 2016, staff and Commissioners thanked him for his service.
- The M & N Building, a Flavel property, has been placed on Restore Oregon's Most Endangered Places list, which makes the property eligible for grants and other resources.

Commissioner Stanley said he appreciated working with the other Commissioners and had learned a lot in the eight years he served on the HLC.

**PUBLIC COMMENTS – ITEM 6:** None.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 5:40 p.m.

**APPROVED:**

\_\_\_\_\_  
Planner

## STAFF REPORT AND FINDINGS OF FACT

February 15, 2017

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER



SUBJECT: PROPOSED EXTERIOR ALTERATIONS TO ADD METAL DOOR TO NORTH ENTRANCE, ADD AWNING WITH SIGNAGE, EXPAND STAIRCASE AND ENCLOSE GARBAGE AREA

### I. BACKGROUND SUMMARY

- A. Applicant: Jeff Schwierter  
PO Box 189  
Cannon Beach, OR 97110
- B. Owner: Wells Fargo Financial (Sale Pending)  
1700 Lincoln St. #7  
Denver, CO 80203
- C. Location: 1210 Marine Drive; Map T8N R9W Section 8DB, Tax Lot 3000; Lot 1 and west 25' Lot 2, Block B, Addition to Block 57, Downtown Historic District, S-2A Zone (Tourist Oriented Shorelands)
- D. Classification: Secondary in the Downtown National Register Historic District
- E. Proposal: Add metal door to north entrance, add awning with signage, expand staircase and enclose garbage area
- F. Previous Applications: - Conditional Use Permit: 02-13 to locate offices and studio space  
- EX 15-09-application withdrawn for improvements on north façade  
- EX 04-12 installation of windows on north façade
- G. Notes Building is currently active in the Special Assessment program. Interior modifications will be sent to SHPO for review.



1210 Marine,  
North Façade

### II. BACKGROUND

The Fisher Bros Company building was constructed in 1924 as a retail space and is a three-story, reinforced concrete, Late Commercial building



with Classical detailing. The exterior of the building is covered with brick and textured stucco. It is located on the northwest corner of Marine Drive and 12<sup>th</sup> Street in the Astoria Downtown Historic District. There are two entrances into the front of the building.

The north elevation has windows which extend the entire length of the wall. The windows on the upper two floors were once covered with plywood and have since been restored. The west wall of the building has windows on the southwest corner of the building; these windows were also previous covered over with plywood. The north façade has windows on the first, second and basement levels of the building. There are no windows on the third floor of the north elevation, or any floor on the east elevation.



12<sup>th</sup> &  
Marine

The most recent alterations included the addition of wood windows, true divided 8/1, double hung and that line up with the existing windows on the second floor. These additional windows provided light and ventilation to the third floor of the building for future occupancy.

This proposal includes the addition of a metal door to north entrance, adding an awning with signage above the new door, expanding the existing staircase and adding a required enclosure for the garbage bins.

1210 Marine  
South Façade



West Façade:  
trash bins



### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 250 feet, excluding rights-of-way, pursuant to Section 9.020 on January 24, 2017. A notice of public hearing was published in the *Daily Astorian* on February 14, 2017. 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 Secondary Historic Structure in the Downtown National Register Historic District, and requires review.

- B. Section 6.050(C) states that the Historic Preservation Officer shall approve an exterior alteration request if:

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



South Façade  
improvements

Finding: The proposed signage on the awning will be reviewed by the Historic Preservation Officer and does not require HLC review. The addition of the awning itself, and staircase expansion and the door on the north elevation are significant and require review by the HLC. Garbage enclosures, depending on their size and location, normally require a Type II review and are reviewed by the Historic Preservation Officer. The proposed garbage enclosure is included in this application for the purposes of streamlining the permitting process while still providing the required public notice and shall be reviewed by the HLC according to the following: .

*The Historic Preservation Officer shall review and approve the following Type II permit requests if it meets the following:*

1. *Criteria.*
  - a. *Located on the rear or interior side yard, not adjacent to a public right-of-way, except as noted below; and/or . . .*
2. *Type II Permit Requests...*



- a. *Construction of outbuildings or enclosures (less than 200 square feet)*
  - i. *Solid waste disposal area enclosure."*

The proposal includes an enclosure that is 229 square feet and is adjacent to the 12<sup>th</sup> street public right-of-way. The River Trail is rail banked property, maintained by the City, but is not actually right-of-way.

At the time of the application, minimal details for the enclosure were received, and the design details are outlined later in this staff report.

There are four options for reviewing the garbage enclosure, depending on the final design:

1. Should the enclosure be attached to the building, it can be reviewed by HLC at the February 28<sup>th</sup> meeting as an exterior alteration.
2. Should the enclosure need to be detached from the building and more than 200 square feet and/or adjacent to the 12<sup>th</sup> street right of way, it shall be re-noticed as New Construction and reviewed by the HLC at a later date.
3. The enclosure can be reviewed administratively as a Type II with public notice (Exterior Alteration) permit should the following apply: the enclosure size is reduced to less than 200 square feet and is not adjacent to public right-of-way and is attached to the building
4. The enclosure can be reviewed administratively as a Type II (New Construction) permit with public notice should the following apply: the enclosure size is reduced to less than 200 square feet and is not adjacent to public right-of-way and is detached from the building.

In all these scenarios, the applicant shall contact Public Works staff to obtain a license to occupy, or lease, depending on the location of the enclosure.

- C. Section 6.050(D) requires that the following standards shall be used to review exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are not intended to be an exclusive list, but are to be used as a guide in the Historic Landmark Commission's deliberations.

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

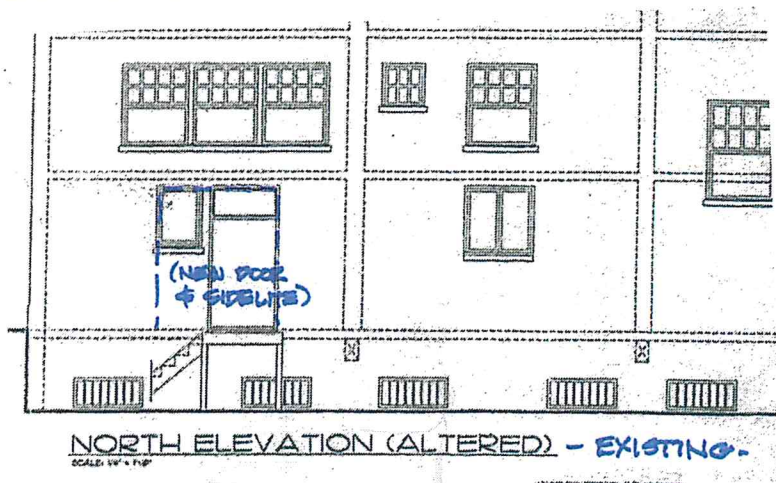
Finding: The building was constructed in 1924 as a retail space for Fisher Bros. Company which occupied the site before the 1922 fire and from the

date of reconstruction until 1979 with retail on the first floor and offices and storage on the upper floors. It was most recently occupied by Pacific Coast Medical Supply with storage on the upper floors.

The applicant proposes to continue retail sales on the first floor, and install a production area on the second floor that will be available for viewing and is considered "indoor family entertainment." The proposed uses are outright permitted in the S-2A Zone. Professional offices will remain on the third floor. The building was originally used for retail sales and offices, and the proposed use will continue with sales and offices but will also accommodate production for the candy retailer on the first floor. The property will be used for its original intended purpose with the addition of improved access on the north façade.

2. Section 6.050(D)(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 proposed alteration will include cutting into the existing wall of the building on the north elevation to install a new door and side lite. The existing window is being utilized for venting and will be altered. The openings will be kept to the minimum size required to install the door. The applicant shall confirm if the transom windows above the existing door are proposed for removal. Otherwise, there will be no other removal or alteration of any historic material or architectural features in conjunction with the proposed project. The awning and garbage enclosure are additions that do not alter any distinctive architectural features.



Widening the staircase to 8' and the



additional handrails will not alter any historic materials.

3. Section 6.050(D)(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(D)(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.

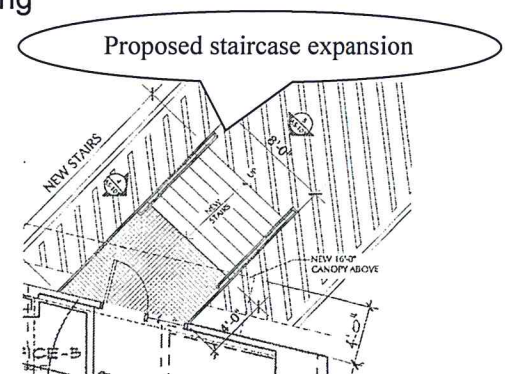
Finding: Proposed alterations do not affect changes which have acquired historic significance. Altering the north façade allows for better foot traffic and access from the Riverwalk to the already existing commercial/retails space.

5. Section 6.050(D)(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 proposed alterations will be kept to a minimum and will treat the stylistic features and examples of skilled craftsmanship of the building with sensitivity. No alterations to any additional facades are proposed with this application.

6. Section 6.050(D)(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 proposed request does not include the repair of architectural features. It does include replacing the staircase and expanding the landing. There is no pictorial evidence of elements of a landing on the



north façade of the building. The addition of galvanized steel railings are compatible with the industrial nature of the working waterfront.

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

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

8. Section 6.050(D)(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.

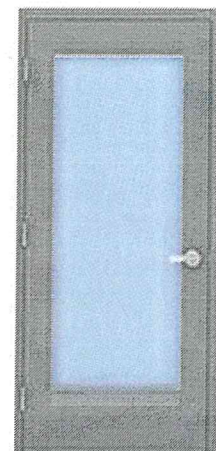
9. Section 6.050(D)(9) states that contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color,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

Finding: The proposed alteration includes include the following:

1. Addition of a hollow steel door
2. Expansion of staircase and addition of new railing
3. Installation of steel/concrete bollards
4. Addition of an awning
5. Addition of required trash enclosure

**1. Door:**

The proposed hollow steel door replaces the existing metal door. The steel is appropriate for the industrial waterfront location. However, frosted glass is not compatible with a historic building. The applicant has indicated the proposed door is a hollow metal door with clear tempered glass, but the example provided appears to contain frosted glass. Glass at the site shall be clear not frosted or tinted. Any visible wood on casings or jams shall be free of pressure treatment incision marks and painted to match the building.



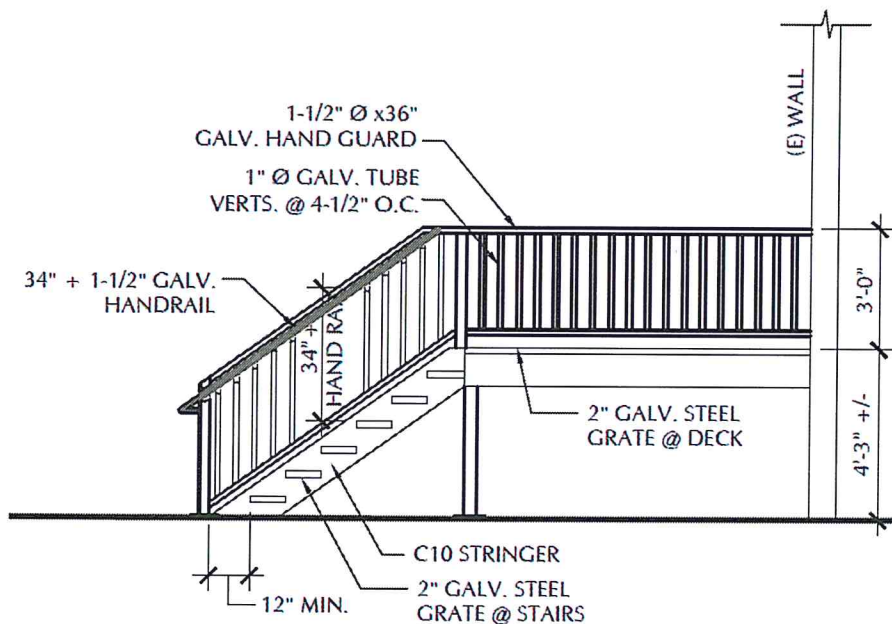
EXAMPLE OF HOLLOW STEEL DOOR  
W/ FULL LITE



## 2. Staircase and railing:

The enlarged staircase is proposed to provide better access for customers to enter the building from the Riverfront. The proposed expansion includes 1½ x 36" galvanized horizontal hand guards, 2" galvanized steel grate decking and 1½ wide handrails at 34" in height.

The proposed materials are consistent with an industrial looking metal staircase. To maintain a clean look, the stair risers shall not be open



construction and shall be finished. The hand rail shall have an upper and lower rail with vertical balusters constructed within, and do not overlap, the upper and lower rails. The hand rail shall end in a newel post or shall be capped and finished.

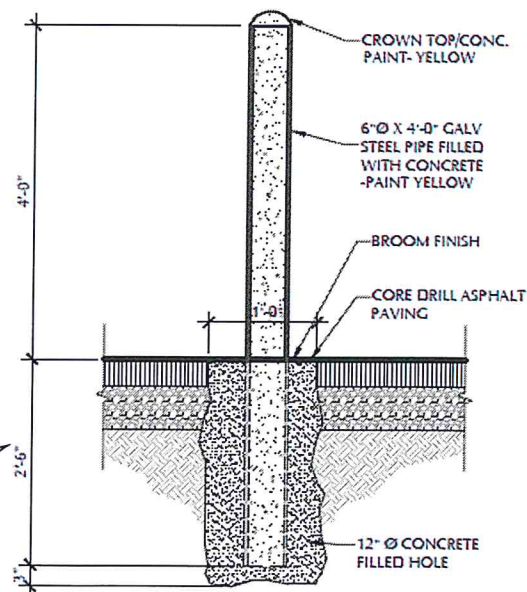
**3. Installation of steel/concrete bollards:** to avoid vehicles hitting the expanded staircase, three bollards shall be installed within a distance compliant with building codes. Public Works has requested the bollards be painted yellow or be covered

by a reflective PVC sleeve. The applicant shall obtain permission from Public Works prior to installation.



Example  
proposed  
bollards

Bollard  
installation

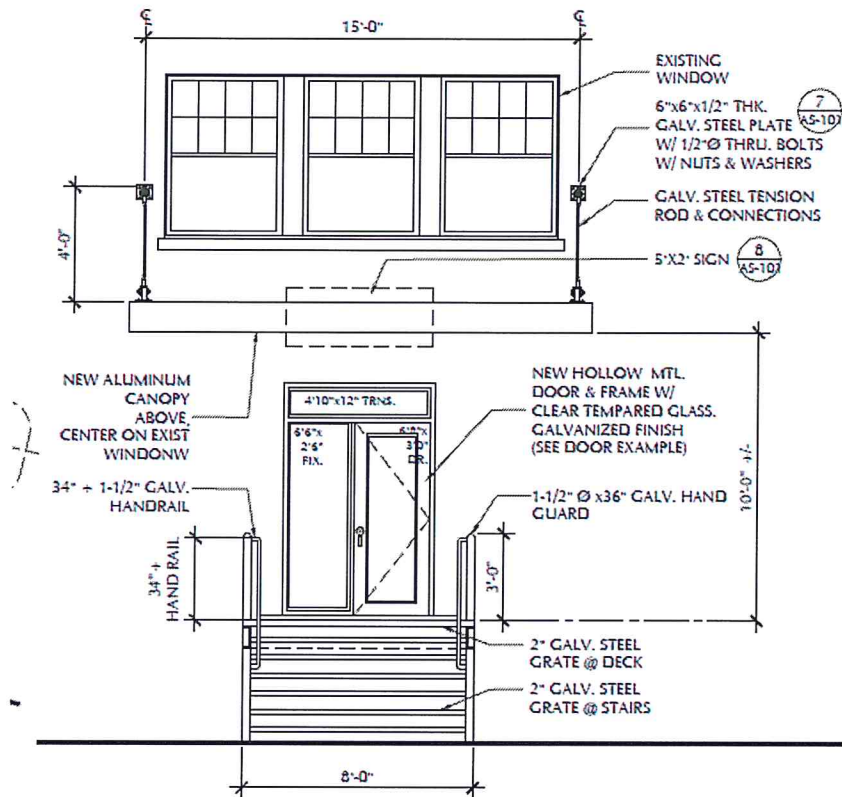


#### 4. Addition of an awning

The proposed awning will provide cover for the new door, and extend 4' from the existing wall. The canopy will be an aluminum frame, centered above the door.

While there are few awnings on the northern facades of buildings along Marine Drive, there are awnings utilized on the Pilot Station

building located across the Riverwalk, just east of this site. Signage will be painted on  $\frac{3}{4}$  mdf plywood and attached to the awning. This signage does not require review by HLC.



**5 NEW REAR ENTRY & CANOPY**  
AS-101 1/4" = 1'-0"



Example of similar awning across the Riverwalk



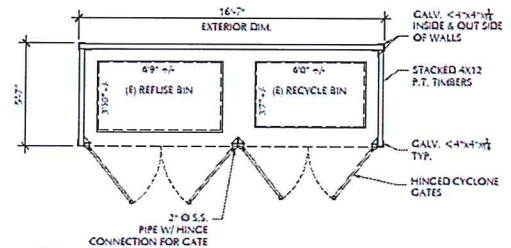
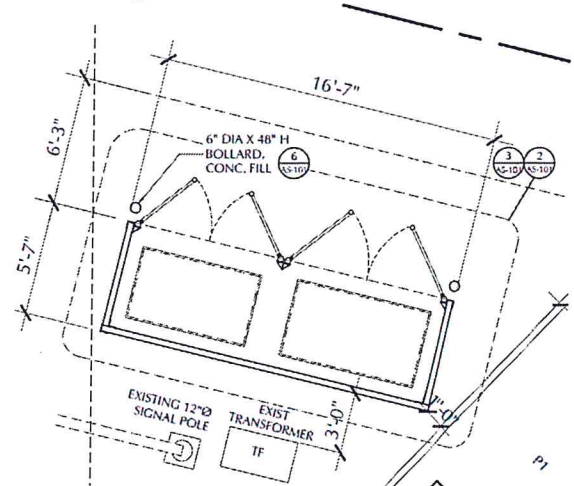
## 6. Addition of required trash enclosure

Article 2.715 Development standards and procedural requirements in S-2A Tourist Oriented Shorelands requires: "2. Outdoor storage areas will be enclosed by appropriate vegetation, fencing or walls."

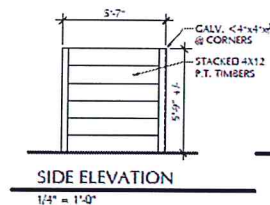
The proposed enclosure shows a structure 1' away from the building. If the enclosure is attached to the building, the design can be reviewed as part of this exterior alteration application. Otherwise, a structure that is detached will require public notice and review as "New Construction."

The proposed design incorporates cyclone fencing with black vinyl slats used to create a diamond pattern.

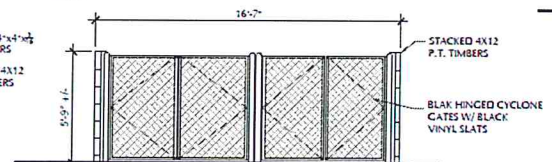
There are few enclosures along the Riverwalk that utilize cyclone fencing. The material is not compatible with the adjacent brick/stucco façade. For reference, the enclosure at 1 12<sup>th</sup> street, adjacent to Pier 12 Building was approved administratively in NC 14-01. This design incorporates 6' tall wood fencing with 2"x2" horizontal cedar slats and a vertical wood sliding door with a cross buck design. A similar design would be more compatible than cyclone fencing; wood and horizontal slats and railings are common materials and motif found along the Riverwalk including



3 TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



SIDE ELEVATION  
1/4" = 1'-0"



2 TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"



the on railings and parts of the Riverwalk itself.

The applicant may wish to pursue adding landscaped planters or vegetation that could act as fencing to screen in the garbage area without creating a new structure that would require review by HLC. Public Works and the Community Development Department shall review proposed screening for vision clearance issues should the applicant choose not to construct an enclosed structure.

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

Finding: The proposed alteration for the door will require cutting new openings in the building. The alterations could be removed in the future and the essential form and integrity of the structure would be preserved.

## **V. CONCLUSION AND RECOMMENDATION**

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

1. The applicant shall obtain all necessary City and building permits prior to the start of construction.
2. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
3. All glass shall be clear glass, not tinted or frosted.
4. The door shall be recessed to a historic depth from the facade of the building.
5. To comply with Special Assessment program objectives, all interior work shall be submitted and reviewed by SHPO prior to construction. Any interior modification that impacts the exterior alterations shall be communicated to the City by the applicant.
6. Should the final garbage enclosure design be detached from the building, and the footprint decreased to less than 200 square feet, the design shall require administrative (type II) review and a public notice for New Construction. The applicant shall work with Public Works to obtain a license to occupy or lease depending on the location.
7. Should the final garbage enclosure design be attached to the building, and moved away from the 12<sup>th</sup> street right of way, the review process does not require additional public notice. The applicant shall work with Public Works to obtain a license to occupy or lease depending on the location.



8. Should the enclosure need to be detached from the building and more than 200 square feet and/or adjacent to the 12<sup>th</sup> street right of way, it shall be re-noticed as New Construction and reviewed by the HLC at a later date.
9. The applicant shall confirm if the transom windows above the existing door are proposed for removal.
10. The stair risers shall not be open construction and shall be finished.
11. The hand rail shall have an upper and lower rail with vertical balusters constructed within, and do not overlap, the upper and lower rails.
12. The construction connections and raw ends shall be covered with trim, or counter sunk.
13. The hand rail shall end in a newel post or shall be capped and finished.
14. Any visible wood shall be free of pressure treatment incision marks, and painted to match the building.
15. Prior to installation, the applicant shall obtain permission from Public Works to install the bollards. The bollards shall painted yellow or be covered by a reflective PVC sleeve.



CITY OF ASTORIA  
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

David  
Vonada  
503.436.0519  
david@tolavonadarchitects.com

CITY OF ASTORIA

JAN 13 REC'D

BUILDING CODES

EX 16-13

☒ Fee Paid Date 1/13/17 By SL  
FEE: \$100.00

**EXTERIOR ALTERATION FOR HISTORIC PROPERTY**

Property Address: 1210 Marine Dr. Astoria OR 97103  
Lot 1 Block 57 Subdivision Shively's  
Map 8CA Tax Lot 3000 Zone S-2A

**For office use only:**

Classification: ASA Inventory Area: McIlwain - Downtown HDR

Applicant Name: Jeff Schwietert  
Mailing Address: PO Box 189 Cannon Beach OR 97110  
Phone: (503) 298-0778 Business Phone: (503) 717-8808 Email: Jeff@Schwieterts.com  
Property Owner's Name: Jeff Schwietert  
Mailing Address: PO Box 189 Cannon Beach OR 97110  
Business Name (if applicable): Schwietert's Cones & Candy  
Signature of Applicant: Jeff Schwietert  
Signature of Property Owner: Jeff Schwietert

**Existing Construction and Proposed Alterations:**

Add metal door to North entrance, add awning, expand staircase & enclose garbage area

\*Special Assessment Property\*

**For office use only:**

Application Complete:	<u>1-18-17</u>	Permit Info Into D-Base:	<u>1/18/17</u>
Labels Prepared:	<u>pending awning details 1/20/17</u>	Tentative HLC Meeting Date:	<u>2/21/17</u>
120 Days:	<u>5-18-17</u>		



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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.  
This candy store use is ideally suited for the ground floor retail & second floor space currently vacant.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.  
The original character of the building will remain intact.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.  
The only alteration is to the northeast entry which is entirely in character for the building.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.  
So recognised.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.  
So acknowledged.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.  
Not applicable. The building is in excellent condition.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.  
No cleaning is included in this work.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.  
So noted.
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.  
A new canopy compatible with adjacent properties is proposed.
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.  
all New work complies.

**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.**





Ticor Title Company of Oregon  
630 Bond St.  
Astoria, OR 97103  
Phone: (503)325-2144 | FAX: (855)394-1485

Proof for  
Purchase  
Sale Agreement  
11/8/16

# Receipt For Funds

Brand	Profit Center	Order Number	Trust Acct. Date	Reference Number
Ticor Title Company of Oregon	TAST-3604	360416023042-EH	11/15/16	104000347
Trust Acct. Code	Bank Name			
ORTASTUS7985	US Bank			

Ledger ID: 360416023042  
Buyer/Borrower: Jeffrey J Schwietert  
Seller: Wells Fargo Bank, N.A.  
Property Address: 1210 -1230 Marine Drive, Astoria, OR 97103

Transaction Date: 11/15/16  
Original User ID: FNFGLOBAL\megan.tiller  
Last Adjustment User ID: FNFGLOBAL\megan.tiller

Amount: \$10,000.00

Received From: Jeffrey J Schwietert

Type of Funds Received: Check

Bank Drawn On:	From Check Number:
Bank of the Pacific	5212
ABA Routing Number:	Account Number:

Received the above funds:

\*\*CASH DEPOSIT VERIFIED

Date: 11/15

By: Megan Tiller  
Megan Tiller

By:

The parties to this escrow acknowledge that the maintenance of escrow accounts with some depository institutions may result in Escrow Holder or its affiliates being provided with bank services, accommodations or other benefits by the depository institution. Escrow Holder or its affiliates also may elect to enter into other business transactions with or obtain loans for investment or other purposes from the depository institution. All such services, accommodations and other benefits shall accrue to Escrow Holder or its affiliates, and Escrow Holder or its affiliates shall have no obligation to account to the parties to the escrow for the value of such services, accommodations or other benefits.

## NOTICE OF OPPORTUNITY TO EARN INTEREST

You have the opportunity to earn interest on your escrowed funds as follows:

1. Request your escrow agent set up an interest bearing account.
2. The charge to set up and service the interest bearing account is \$\_\_\_\_\_.
3. As an example, the amount of interest you can earn on a deposit of \$1,000.00 for a thirty day period at an interest of 4% is \$3.33. Interest earned is dependent on the amount of the deposit, length of time of the deposit and the prevailing interest rate.
4. To establish an interest bearing account, ask for an "Escrow Instruction - Interest Bearing Account", complete the form and return it to your escrow officer.

Reference Number: 104000347

Receipt For Funds  
SSCORP5002

File Copy

Page 1 of 1

Printed on 11/15/16 at 10:14 am PST  
OR-TT04-FTCS-473804-360416023042

MANZANITA CONES & COFFEE LLC 387 LANEDA AVE MANZANITA, OR 97130		23042/11/15/MT	5212
PAY TO THE ORDER OF <u>Ticor title</u>		DATE <u>11-11-16</u>	
<u>ten thousand and 00/100</u>		\$ <u>10,000.-</u>	
FOR <u>1210 Marine Dr. Astoria, OR</u>		DOLLARS	
Bank of the Pacific Real Estate, Real Solutions, 201			
Seaside Office 761 Avenue G Seaside, OR 97138			



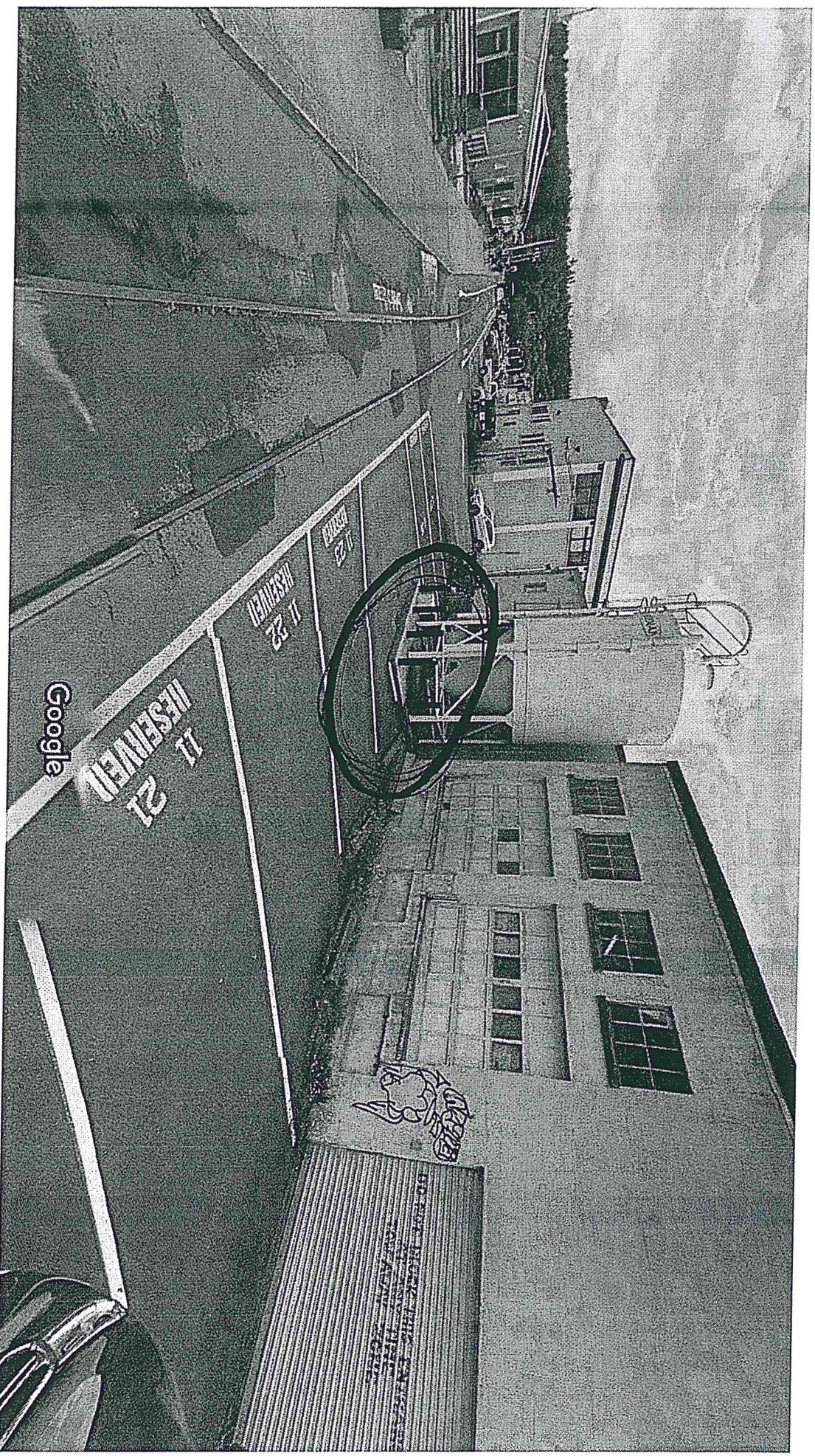


Image capture: Jul 2016 © 2017 Google

Example bollards  
across the street

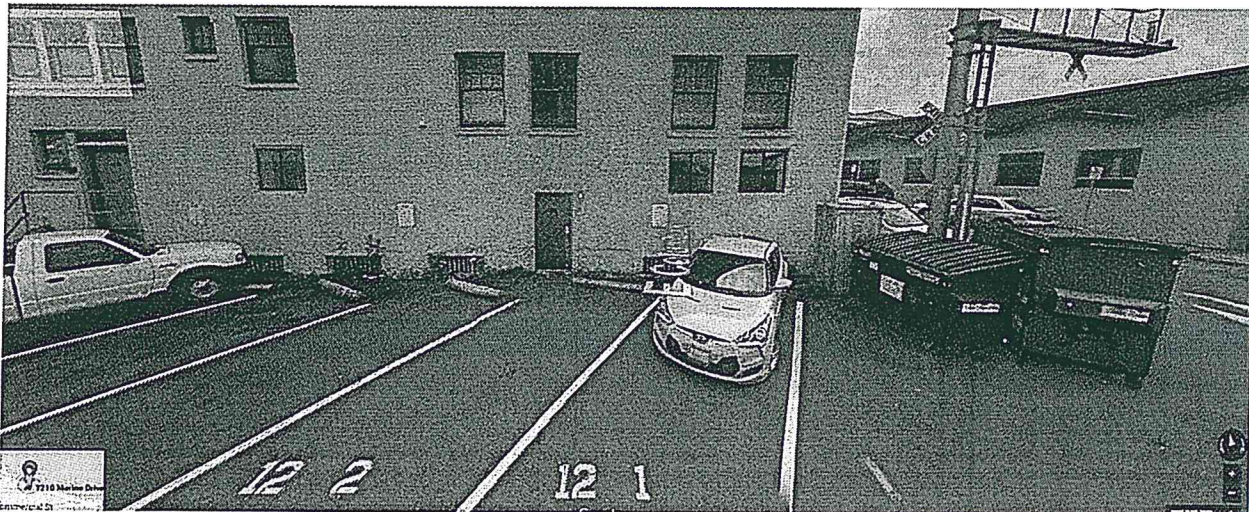
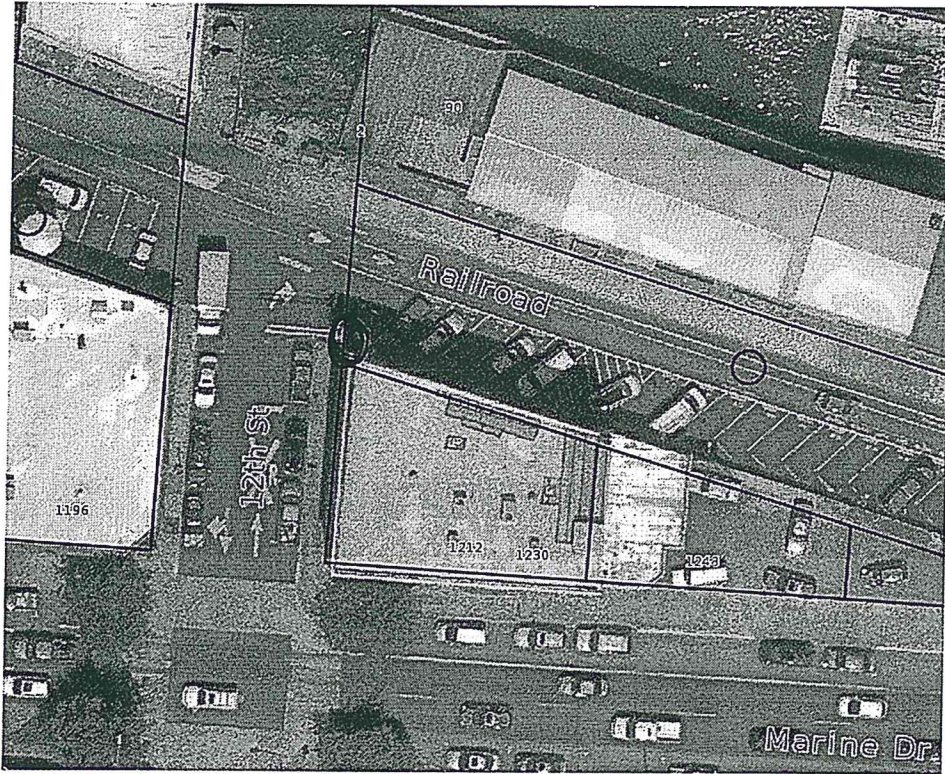


Working copy: Garbage location

# Garbage Enclosure Options 1210 Marine

\* more than 200%

- H265  
bridge project  
next street  
down: from 12th St



If  
lease: East  
1 to if w/south?

$$16.58' \times (6.25 + 7.5) \text{ @ } 228.8$$

13.8

228.8





**SCHWIFTY'S**  
COMICS & CANDY



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 46

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DWNTWN NR - R-29

HIST. NAME: Fisher Bros Company  
COMMON NAME: Coast Medical Supply  
ADDRESS: 1210 Marine Drive

DATE OF CONSTRUCTION: 1924  
ORIGINAL USE: retail  
PRESENT USE: retail, rental

CITY: Astoria, 97103

ARCHITECT: John E. Wicks  
BUILDER: John Toikka

OWNER: Stephen F & Deborah M Mansfield  
Rt 2 Box 418  
Warrenton, OR 97146

THEME: commerce & urban dev  
STYLE: Late Commercial w/  
Classical detailing

T/R/S: T8N/R9W/S8

MAP NO.: 80908CA TAX LOT: 3000

ADDITION: McClure's Subdivision B

xBLDG STRUC DIST SITE OBJ

BLOCK: 57 LOT: 1 & W 1/2 Lot 2 QUAD: Astoria

CLASSIFICATION: secondary

PLAN TYPE/SHAPE: trapezoidal

NO. OF STORIES: three

FOUNDATION MATERIAL: conc/wood pier

BASEMENT: yes

ROOF FORM & MATERIALS: flat/built-up

WALL CONSTRUCTION: reinforced concrete

STRUCTURAL FRAME: reinf conc

PRIMARY WINDOW TYPE: fixed, projecting in wood & aluminum frame

EXTERIOR SURFACING MATERIALS: brick, textured stucco

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: terra cotta detailing on pilaster capitals

OTHER: frieze panels

HISTORICAL INTEGRITY: very altered

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 47

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**EXTERIOR ALTERATIONS/ADDITIONS:** second story windows and transoms covered by wood paneling on south elevation; entry moved from center of south to SW corner; original display windows replaced with like-size

**NOTEWORTHY LANDSCAPE FEATURES:** none

**ASSOCIATED STRUCTURES:** none

**KNOWN ARCHAEOLOGICAL FEATURES:** none

**SETTING:** NE corner, 12th Street & Marine Drive; three full elevations exposed, one half elevation exposed; Burlington Northern railroad tracks to the north

**SIGNIFICANCE:** architecture

**STATEMENT OF SIGNIFICANCE:** Fisher Bros. Company, a hardware, ship chandlery, grocery and cannery supplies business, occupied this property before the 1922 fire and only a partial shell of the building remained after the conflagration. In April, 1924, contractor John Toikka was issued a permit for the building of a 62' x 75' concrete structure. John E. Wicks was the architect. Fisher Bros. Company occupied the building from 1924 through 1979. It remained vacant from 1981 until 1983 when Coast Rehabilitation Services located their thrift store there. 1987 saw The building became vacant once more in 1987, but in 1988 it became the home of its present business, Coast Medical Supply.

The building's significance is based on the style and quality of design by architect John E. Wicks. While alterations to the building are substantial, much of Wick's original design is still visible.

**SOURCES:** Sanborn Fire Insurance Maps; Astoria Evening Budget, April 8, 1924, April 22, 1924; the Daily Astorian, December 8, 1983, February 18, 1986; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory



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

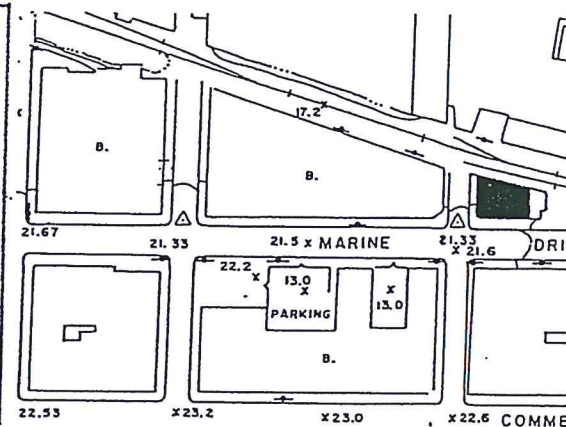
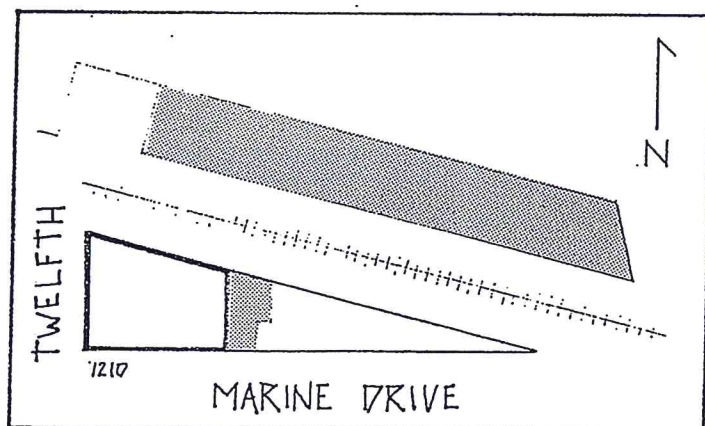
R-29

PROPERTY: Coast Medical Supply  
ADDRESS: 1210 Marine Drive  
TAX I.D.: 51036

T/R/S: T8N/R9W/S8  
MAP NO.: 80908 CA  
QUAD.: Astoria



NEGATIVE NO.: R1 N16



TOPOG. DATE: 1967

GRAPHIC & PHOTO SOURCES: N.C.L.C.; CITY OF ASTORIA, ENGINEERING DEPT.  
S.H.P.O. INVENTORY NO.:

## Nancy Ferber

---

**From:** David Vonada <david@tolovanaarchitects.com>  
**Sent:** Friday, February 03, 2017 3:39 PM  
**To:** Nancy Ferber  
**Cc:** 'Paul Peirce'; 'Amanda Laird'  
**Subject:** RE: Schwierterts Candy

¾" MDF Plywood, screwed from the backside thru the face of the canopy with minimum (8) ¾" No. 6 stainless steel screws (hidden).

---

**From:** Nancy Ferber [mailto:nferber@astoria.or.us]  
**Sent:** Friday, February 03, 2017 3:27 PM  
**To:** David Vonada  
**Cc:** 'Paul Peirce'; 'Amanda Laird'  
**Subject:** RE: Schwierterts Candy

Okay thanks. What material is the panel board and how will it be attached to the canopy?

---

**From:** David Vonada [mailto:david@tolovanaarchitects.com]  
**Sent:** Friday, February 03, 2017 3:22 PM  
**To:** Nancy Ferber <nferber@astoria.or.us>  
**Cc:** 'Paul Peirce' <paulp@schwierterts.com>; 'Amanda Laird' <amanda.laird25@gmail.com>  
**Subject:** RE: Schwierterts Candy

Nancy:

The height of the canopy frame is 6", the height above the ground floor is 10 ft, as noted on detail 5.

The sign will be centered on the 6" face, therefore the bottom of the sign will be approx. 9ft 3 Inches above the ground floor.

The signage is painted on a weather resistant sign panel board, approx. ¾" thick, applied directly to the north face of the canopy only.

The vinyl slats are just in the diamond design area.

Thank You! David

---

**From:** Nancy Ferber [mailto:nferber@astoria.or.us]  
**Sent:** Friday, February 03, 2017 3:13 PM  
**To:** David Vonada  
**Cc:** 'Paul Peirce'; amanda laird  
**Subject:** RE: Schwierterts Candy

Hi David,

Thanks that's a good start. As I mentioned I need specific design details for the awning which will be reviewed by the Historic Landmarks Commission. Could you please clarify the following?

- Dimensions: your drawing shows it projects 4' from the building, what is the width/height of the canopy frame?
- Will the bottom of it be 10' above grade or is the bottom of the sign 10' above grade?
- How are you planning on installing the signage-is it painted on?



- Will the signage be just on the front of the awning?

If you are not able to submit the required documentation please let me know ASAP. I deemed your application complete trusting these final details would be submitted in a timely fashion rather than scheduling this application for the March meeting.

I have a hard time recommending approval for the cyclone fencing; how wide are those black vinyl slats, and are they covering the whole enclosure or just that diamond design? Ultimately it will be up to HLC; the more information you can submit for their review the better!

Thanks,  
Nancy

---

**From:** David Vonada [<mailto:david@tolovanaarchitects.com>]  
**Sent:** Friday, February 03, 2017 1:31 PM  
**To:** Nancy Ferber <[nferber@astoria.or.us](mailto:nferber@astoria.or.us)>  
**Cc:** 'Paul Peirce' <[paulp@schwieterts.com](mailto:paulp@schwieterts.com)>; amanda laird <[alaird@uoregon.edu](mailto:alaird@uoregon.edu)>  
**Subject:** Schwieterts Candy

Nancy:

Attached please find the revised drawing for Swierterts Candy in Astoria. As discussed by phone, I have contacted Paul Miethe at Recology who is sending me their design guidelines for refuse enclosures. As it is, I have reduced the enclosure's size and relocated it closer to the building.

Please call if you have any further questions.

Thanks! David



David Vonada AIA, Principal  
Tolovana Architects, LLC  
p:503.436.0519  
c:503.869.8688  
[david@tolovanaarchitects.com](mailto:david@tolovanaarchitects.com)

Paul:

Let me know if I missed anything. - DV

## Nancy Ferber

---

**From:** Nancy Ferber  
**Sent:** Thursday, January 19, 2017 12:22 PM  
**To:** 'David Vonada'; paulp@schwieterts.com; 'jefff@schwieterts.com'  
**Cc:** Kevin Cronin  
**Subject:** Follow up EX 16-13

Hi David,

Thanks for calling in yesterday. To deem this application complete and move forward I need the following info asap:

1. Details and design for the proposed awning-please include dimensions, and how you propose attaching it to the building (this will likely need a building permit)
2. Updated plan for the garbage enclosure. I hope you guys had a chance to look at the enclosure at Baked Alaska. We generally discourage chain link fencing, but I can't say for sure what HLC will approve or not. I suggest including a couple other design options that are more compatible with the building and match the surrounding area. Let me know what materials you propose and I'm happy to include it in the application packet to HLC.
3. Please include 3-4 bollards in the site plan and a photo of the type you propose on installing.

Let me know if you have other questions, my goal is to get public notices for this project mailed out next week to give SHPO enough time to review for Special Assessment.

Thanks,  
Nancy

Nancy Ferber

City Planner

Community Development Department

City of Astoria

1095 Duane Street

Astoria, OR 97103

(w)503-338-5183

(c) 971-704-4000

[nferber@astoria.or.us](mailto:nferber@astoria.or.us)

[www.astoria.or.us](http://www.astoria.or.us)



CITY OF ASTORIA  
FOUNDED 1811 • INCORPORATED 1856



## Nancy Ferber

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CITY OF ASTORIA

FEB - 3 REC'D

BUILDING CODES

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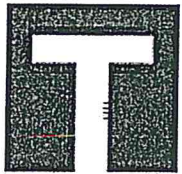
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TOLOVANA  
ARCHITECTS

David Vonada AIA, Principal  
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p:503.436.0519  
c:503.869.8688  
[david@tolovanaarchitects.com](mailto:david@tolovanaarchitects.com)

Paul:

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