



AGENDA

DESIGN REVIEW COMMITTEE

February 5, 2015

5:30 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. INTRODUCTION OF NEW MEMBER – Hilarie Phelps
3. ROLL CALL
4. ELECTION OF OFFICERS
 - a. In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the APC needs to elect officers for 2015. The 2014 officers were President Jared Rickenbach, Vice President LJ Gunderson, and Secretary Sherri Williams.
5. MINUTES
 - a. December 4, 2014
6. PUBLIC HEARINGS
 - a. Design Review DR15-01 by Christy Campbell to construct a 2,981 square foot single family dwelling at 2830 Mill Pond Lane within the Gateway Area in the AH-MP, Attached Housing-Mill Pond zone. Staff recommends with conditions.
7. REPORT OF OFFICERS
8. ADJOURNMENT

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

DESIGN REVIEW COMMITTEE

Astoria City Hall

December 4, 2014

CALL TO ORDER:

President Rickenbach called the meeting to order at 5:30 p.m.

ROLL CALL – ITEM 2:

Commissioners Present: Jared Rickenbach, LJ Gunderson, Derith Andrew, Paul Tuter, and one vacancy.

Staff Present: Planner Rosemary Johnson.

APPROVAL OF MINUTES – ITEM 3:

President Rickenbach called for approval of the minutes of the May 1, 2014 meeting. Vice-President Gunderson moved to approve the March 6, 2014 minutes as presented; seconded by Commissioner Andrew. Motion passed unanimously.

PUBLIC HEARINGS:

President Rickenbach explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were available from Staff.

ITEM 4(a):

DR14-06 Design Review DR14-06 by Tracy and Donna Black to construct an approximately 4,700 square foot, two-story commercial building at 1619 Marine within the Gateway Area in the MH, Maritime Heritage zone.

President Rickenbach asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. President Rickenbach asked if any member of the Design Review Committee had any conflicts of interest or ex parte contacts to declare.

Vice President Gunderson declared that the Historic Landmarks Commission (HLC) reviewed an application for this project, and that she serves as President of the HLC, but this would not affect her decision about this application as the information provided was basically the same.

President Rickenbach declared that he is a general contractor, but has not been consulted on this project.

President Rickenbach called for a presentation of the Staff report.

Planner Johnson reviewed the Findings and Conditions contained in the Staff report. She noted that the location of the building was moved approximately 6' to the east leaving a gap between the 16th Street sidewalk and the building. This was needed to keep all portions of the building within the property lines. The area will be used for the solid waste disposal area enclosure originally planned for the east side of the lot. No correspondence had been received and Staff recommended approval with conditions.

President Rickenbach opened the public hearing and called for testimony from the Applicant.

Donna Black, 2505 Mill Pond Lane, Astoria, said she was excited about the project. She had been working with Clatsop Economic Development Resources (CEDR) and Mike Williams, journalist for Coast River Business Journal, who suggested she refrain from giving details about the business until January 2015 because the Journal is writing a monthly article on the progress of the project. She was not trying to keep information from people, but must comply with the journalist's request since he is helping the business with the article.

Tracy Black, 2505 Mill Pond Lane, Astoria, said the building must have an Americans with Disabilities Act (ADA) compliant ramp, but that was not shown in the application.

President Rickenbach called for testimony in favor of, opposed, or impartial to the application. Hearing none, he called for closing remarks from Staff. Staff had no closing remarks. He closed the public hearing and called for Committee discussion and deliberation.

Vice President Gunderson said this project was reviewed by the HLC, who was excited about the new structure and new business.

Commissioner Tuter said he was happy the Applicants were making use of the space, which has been eyesore for a long time.

Commissioner Andrew moved the Astoria Design Review Committee adopt the Findings and Conclusions contained in the Staff report and approve Design Review DR14-06 by Tracy and Donna Black with the conditions listed in the Staff report; seconded by Vice President Gunderson. Motion passed unanimously. President Rickenbach read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS:

Item 5(a): Update on Riverfront Vision Plan – Civic Greenway Area

Planner Johnson said new code language implementing the Civic Greenway Area had been adopted and enacted. Therefore, any new construction and certain expansions to existing structures would be reviewed by the DRC. The Civic Greenway Area is located between 16th Street and 40th Street north of Marine Drive and Lief Erikson Drive. The Planning Commission has begun working on code language to implement the Bridge Vista Area. Staff would keep the DRC updated on the Planning Commission's progress.

STATUS REPORTS:

Planner Johnson has included status report photographs of the following: DR13-02 for 2735 Mill Pond Lane and DR12-03 for 265 29th Street. All projects are complete and conditions have been met. These status report photographs are for Commission information.

Planner Johnson noted she would no longer be working full time as of January 1, 2015. Mike Morgan, current Mayor of Cannon Beach, would be taking her place as Interim Planner when his term as mayor ends on December 31, 2014. She would still be available to work on special projects. She believed a new Planner would be hired around June 2015 because the City wants to hire a Finance Director and Community Development Director first. The new Community Development Director would hire a new Planner. She advised the DRC that if they wished to continue getting the Status Reports, that they should let the future Planner know as they are not required by Code.

The Commissioners thanked Planner Johnson for all of her hard work.

ADJOURNMENT:

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

ATTEST:

APPROVED:

Secretary

Planner

STAFF REPORT AND FINDINGS OF FACT

January 27, 2015

TO: Design Review Committee

FROM: Mike Morgan, Planner



SUBJECT: Design Review Request (DR15-01) by Christy Campbell to construct a single-family dwelling at 2830 Mill Pond Lane

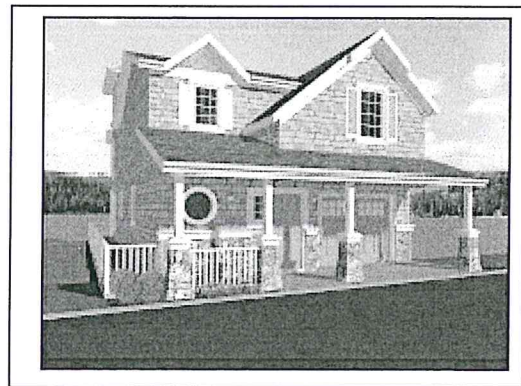
I. BACKGROUND SUMMARY

- A. Applicant: Christy Campbell
PO Box 507
Placerville, CA 95667
- B. Owner: same
- C. Location: 2830 Mill Pond Lane; Map T8N-R9W Section 9CB, Tax Lot 6830; Lot 36, Mill Pond Village 2
- D. Zone: AH-MP (Attached Housing-Mill Pond)
- E. Proposal: To construct an approximate 2,595 square foot, single- family dwelling with garage

II. BACKGROUND

Site:

The site is located on the south side of Mill Pond Lane north of Waterfront Street. Lot #36 is approximately 34' wide by 60' deep (2,040 square feet).



The Mill Pond Subdivision development was approved with special conditions concerning the required setbacks relative to Building Codes. The requirement is that one side could have a zero setback while the other side yard has a mandatory 6' setback with no encroachments. The plans did not include a plot plan showing any setbacks. This information will be presented at the DRC meeting.

Proposed Construction:

The applicant has submitted plans for review and approval of the design to the Mill Pond Village Architectural Review Committee. Their review is pending.

Style: 2 story structure with "lookout"- single family-dwelling with garage

Roof: Hip roof with side & front gables, 4.75:12 pitch on the hip and 5:12 pitch on the gables, with 1' eave overhang; multiple roof elevations/components; composition shingle, Dark Gray

Siding: Hardi-shingles, wood texture, painted gray. Gable end vents, decorative shutters.

Windows: Vinyl, simulated divided lights, casement windows.

Front: Round decorative window next to front door, large casement windows on second floor, single decorative garage door with divided lights. Rock base around porch posts.

West Side: Decks on both levels. Large picture windows on first floor, glass doors. 3/1 fixed windows on all three floors; paired 2/1 and 3/1 windows on 1st and 2nd floors. Square aluminum railings, synthetic decking,

Doors: Therma-True; one door with upper lite on 1st floor front; double single lite French doors on rear 1st and 2nd floor porches;

Other Design Elements: Belt course above rock on front. Sill style corner boards of 5/4 x 4 apron. support columns with crown and base for covered front porches;

Garage: East facing single garage; door will be Wayne Dalton 9600 Sonoma hinge kit.

Light Fixtures: To be determined.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on January 12, 2015. A notice of public hearing was published in the Daily Astorian on January 29, 2015. Any comments received will be made available at the Design Review Committee (DRC) meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 14.015(A) states that in addition to conformance with the specific uses and standards of the individual zones, the following zones shall conform to the general regulations of the Gateway Overlay Zone in Sections 14.005 through 14.030. 1) Maritime Heritage; 2) Family Activities; 3) Attached Housing-Health Care; 4) Health Care; 5) Education/Research/ Health Care Campus; 6) Hospitality/Recreation; 7) Local Service; and 8) Attached Housing-Mill Pond.

Finding: The site of the proposed single-family dwelling is located in the Attached Housing-Mill Pond Zone (AH-MP) and shall conform to Sections 14.005 through 14.030 of the Development Code. This criteria is met.

- B. Section 14.015(B) requires that each public or private development proposal within the Gateway Overlay Zone will be reviewed for consistency with the Design Review Guidelines in Sections 14.020 through 14.030.

Finding: The proposed single-family dwelling is a private development to be constructed within the Gateway Overlay Zone and as such will be reviewed for consistency with the Design Review Guidelines. This criteria is met.

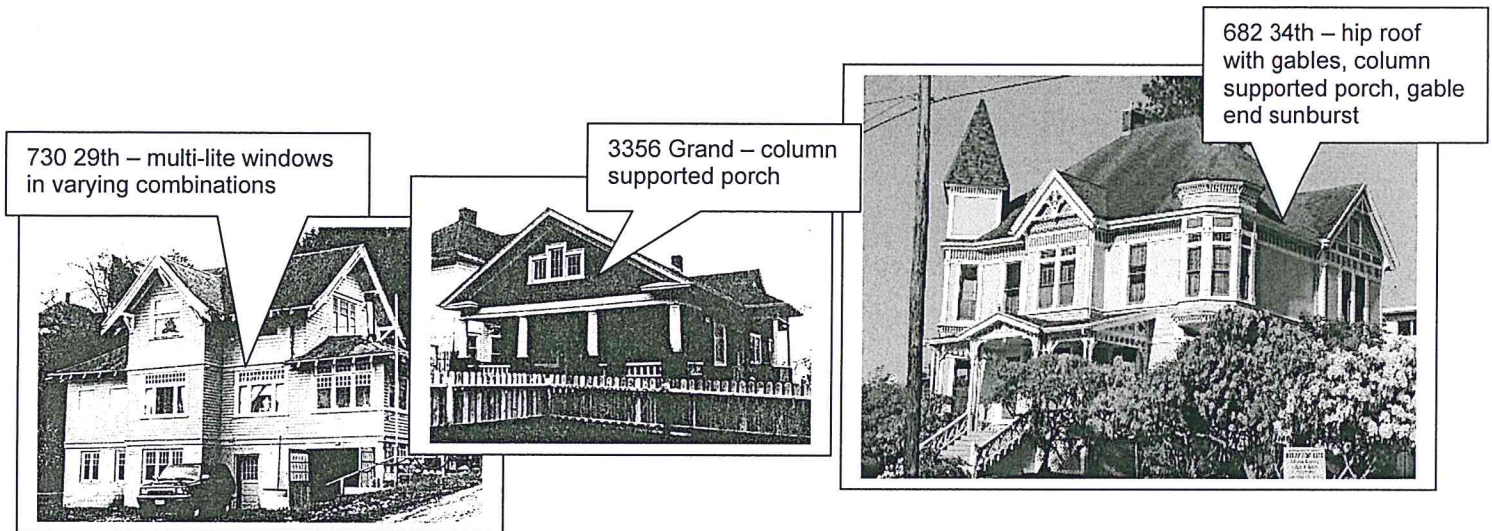
- C. Section 14.020 states that the Design Review Guidelines shall apply to all new construction or major renovation. The guidelines are intended to provide fundamental principles that will assist in the review of the proposed development. The principles identify both "encouraged" and "discouraged" architectural elements. They are broad design objectives and are not to be construed as prescriptive standards.

Finding: The structure is "new construction" and as such is subject to the Design Review Guidelines. This criteria is met.

- D. Section 14.025(A) describes the purpose of the Design Review Guidelines and states that the Gateway Plan encourages new construction to reflect building types found in the Uppertown area. Three historic building types commonly found in the area include waterfront industrial, commercial, and residential.

Finding: The structure reflects residential types found in the Uppertown area. It has a 4.75:12 pitch hip roof and 5:12 pitch gable roof, simulated multi-lite/1 windows, and front porch with column supported second story porches. The shingle, and board and batten siding are typically found in Astoria. There are decorative belt courses between floors and decorative rock around the bases of

the support posts. These are features commonly found in Astoria. This guideline is met.



E. Section 14.025(B) identifies the building forms encouraged.

1. All Building Types: a) Simple designs without extraneous details; b) Rectangular in plan; c) Square in plan.
2. Waterfront Industrial: a) Low in form; b) Cubic in form.
3. Commercial: a) Low in form.
4. Residential: a) Vertical in form; b) Cubic in form; c) Full front porch or front porch large enough to accommodate several seated persons.

Section 14.025(C) identifies the building forms discouraged.

1. All Building Types: a) Complex building footprints; b) Sprawling structures.

Finding: The house will be generally a rectangle in plan. The building footprint is not complex, nor is it sprawling. The building has a full front porch and is capable of accommodating several persons.

F. Section 14.025(D) identifies the windows encouraged.

1. All Building Types: a) True-divided, multiple-light windows; b) Single-light windows; c) Applied muntins with profile facing window exterior; d) Rectangular windows with vertical proportions; e) Fixed windows; f) Double or single-hung windows; g) Casement windows; h) Windows

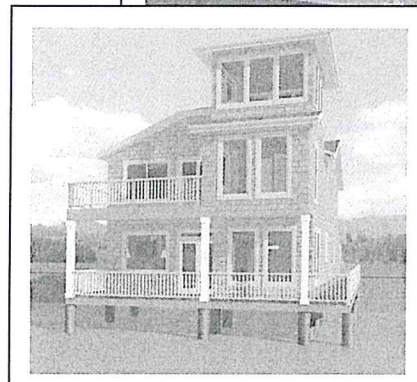
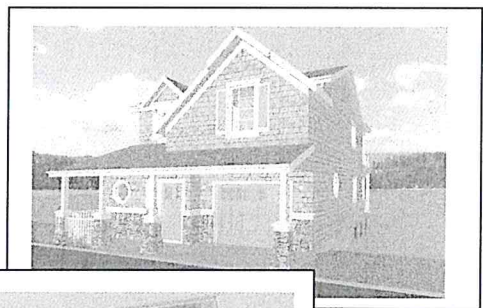
should be spaced and sized so that wall area is not exceeded by window area, with the exception of commercial storefronts.

2. Waterfront Industrial: a) Square or rectangular windows with multiple lights.
3. Commercial: a) Storefronts: 1) Plate glass windows with multiple-light transom windows above; 2) Recessed entries; 3) Window to wall surface proportions may be exceeded; b) Upper Stories: 1) Window area should not exceed wall area.
4. Residential: a) Vertical rectangle or square windows; b) Combination of single and multiple-light windows; c) Single windows, paired windows, or windows grouped in threes; d) Bay windows; e) Arched or decorative shaped windows used sparingly; f) Windows should use casings and crown moldings.

Section 14.025(E) identifies windows discouraged.

1. All Building Types: a) Applied muntins which have no profile; b) Smoked glass; c) Mirrored glass; d) Horizontal sliding windows; e) Walls predominated by large expanses of glass, except in commercial storefronts; f) Windowless walls. Large expanses of blank walls should only be located in areas which are not visible to the public; g) Aluminum frame windows, except in commercial storefronts.

Finding: All windows are vinyl and are fixed or casement. The windows are mostly rectangular and vertical, single and paired. Windows have simulated multi-lite and large single lite designs and a round window on three elevations. All lites will need to be true divided or have external muntins. There are no blank walls.



Window and door exterior casings proposed to be 5.5" x 3/4" or larger with crown and lower sill and shall protrude beyond the plane of the siding.

Therma-True door with upper lite on 1st floor front; double single lite French doors on rear 1st and 2nd floor porches; Garage door will be fiberglass panel, overhead door with multi-lites above.

The window divisions are proposed to have exterior muntins. The rear elevation has three large areas of windows of less than 50% of the facade. Window area does not exceed wall area. This guideline is met.

G. Section 14.025(F) identifies exterior wall treatments encouraged.

1. All Building Types: a) Drop siding; b) Weatherboard siding; c) Horizontal siding with six inches or less exposure.
2. Waterfront Industrial: a) Board and batten style; b) Galvanized corrugated metal.
3. Commercial: a) Finished concrete; b) Brick veneer.
4. Residential: a) Clapboard; b) Wood shingle (rectangular); c) Decorative wood shingle.

Section 14.025(G) identifies exterior wall treatments discouraged.

1. All Building Types: a) Exposed textured, concrete block; b) Flagstone or other applied stone products; c) Precast concrete or decorative concrete panels; d) Wood shakes; e) Plywood paneling.

Finding: The structure is proposed to be clad in hardi-shingles (fiber cement) with wood texture and painted gray. The exposure is encouraged to be 6" or less. Mill Pond Village Architectural Guidelines (MPVAG) require a maximum of 5.5" exposure, so the proposed exposure would need to be reviewed and approved by the MPVAG or reduced. Hardi-shingles cement siding shall be smooth, not textured. There would be 5.5" x 3/4" corner boards. In balance, this guideline is met.

H. Section 14.025(H) identifies the roof elements encouraged.

1. Waterfront Industrial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves; d) Small shed roof dormers; e) Monitor roof on ridge line; f) Flat panel skylights or roof window.

2. Commercial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves behind parapet wall; d) Flat or gable roof behind parapet wall; e) Structural skylights.
3. Residential: a) Steep gable with broad eaves; b) Steep hip with broad eaves; c) Dormers with gable, hip, or shed roofs; d) Flat panel skylights or roof window on secondary elevations; e) Turrets or large projecting window bays used sparingly.

Section 14.025 (I) identifies the roofing elements discouraged.

1. All Building Types: a) False mansard or other applied forms; b) Dome skylights.

Finding: Eaves including gutters are proposed on all elevations of the house with an approximate 1' eave overhang. The hip roof would be a 5:12 pitch with 4.75:12 pitch gable roof. The residential design generally calls for a deeper eave, but shallower eaves have been approved. In balance, this guideline is met.

- I. Section 14.025(J) identifies roofing materials encouraged.

1. All Building Types: a) Cedar shingle; b) Composition roofing; c) Roofing material in gray, brown, black, deep red, or other subdued colors.
2. Waterfront Industrial: a) Galvanized corrugated metal; b) Low profile standing seam, metal roof; c) Roll down.
3. Commercial: a) Built-up.

Section 14.025(K) identifies roofing materials discouraged.

1. All Building Types: a) High profile standing seam, metal roof; b) Brightly colored roofing material.

Finding: The roofing material proposed is architectural composition roof shingles. The proposed color is dark gray which is a subdued color. This guideline is met.

- J. Section 14.025(L) identifies signs encouraged.

1. All Building Types: a) Hanging blade signs; b) Signs painted on building facade; c) Signs applied to building facade; d) Front lit; e) Graphics historic in character.
2. Commercial: a) Exterior neon.

Section 14.025(M) identifies signs discouraged.

1. All Building Types: a) Pole mounted freestanding signs; b) Plastic or internal and back lit plastic.

Finding: No signs are proposed for the site. This guideline does not apply.

K. Section 14.025(N) identifies exterior lighting encouraged.

1. All Building Types: a) Decorative lighting integrated with architecture; b) Metal halide or incandescent; c) Pedestrian and traffic signals combined with street lamps; d) Light fixtures that direct light downward and eliminate glare.
2. Waterfront Industrial: a) Industrial pan light with goose neck; b) Low bollard lighting.
3. Commercial: a) Historic street lamps along walks and parking lots.

Section 14.025(O) identifies exterior lighting discouraged.

1. All Building Types: a) Sodium vapor (amber); b) Fluorescent tube; c) Cobra head street lamps or other contemporary fixtures; d) Fixtures with undiffused, undirected light that do not focus the light to the ground and that will potentially destroy the night sky view.

Finding: Small exterior light fixtures are proposed on porches, at doors, and on both sides of the garage door on rear. The project light fixtures shall be chosen from the approved Mill Pond Village lighting list and shall not include any of the discouraged exterior lighting types. This guideline is met.

L. Section 14.025(P) identifies other design elements encouraged.

1. Commercial: a) Canvas awnings or fixed canopies for rain protection.

Section 14.025(Q) identifies other design elements discouraged.

2. Commercial: a) Vinyl awnings; b) Back lit awnings.

Finding: No awnings or canopies are proposed for this structure. This guideline does not apply.

M. Section 14.030(A)(1) concerning building orientation states that development projects should form visually continuous, pedestrian-oriented street fronts with no vehicle use area between building faces and the street. Exceptions to this requirement may be allowed to form an outdoor space such as a plaza, courtyard, patio, or garden between a building and a sidewalk. Such a larger

front yard area should have landscaping, low walls, fencing, railings, a tree canopy, or other site improvements.

Finding: The proposed project fronts onto Mill Pond Lane. The residential building is placed close to the sidewalk which creates an intimate relationship to the streetscape and surrounding development. There are covered porches on both sides of the house as designed. This criteria is met.

- N. Section 14.030(A)(2) concerning building orientation states that new uses should be sited to take advantage of the Columbia River and hillside views.

Finding: The siting and design of the proposed project primarily takes advantage of the Columbia River view. This criteria is met.

- O. Section 14.030(A)(3) concerning building orientation states that if the proposed project is large or situated so as to become an entrance or major focus of the City, the design should recognize the project's prominence and should be both compatible with its surroundings and complementary to the City as a whole.

Finding: The proposed project is typical with most of the other residential buildings. It will be close in size to other houses at Mill Pond. The structure may be visible from the City River Trail and will have a variety of form and texture similar to other structures in the residential areas of Astoria. The proposed project will be compatible with its surroundings. This criteria is met.

- P. Section 14.030(B)(1) concerning building massing states that buildings should have a floor area ratio on their lots of at least 1:1 (One square foot of building area for one square foot of lot area), in order to maximize use of the land.

Finding: The lot area is approximately 2,040 square feet. The total square footage of the house including garage is approximately 2,595 square feet. Therefore the house exceeds the 1:1 ratio.

- Q. Section 14.030(B)(2) concerning building massing states that *"Buildings should be a minimum of 24 feet in height from grade to highest point of the structure, excluding those features exempt from building height as identified in Development Code Section 3.075."*

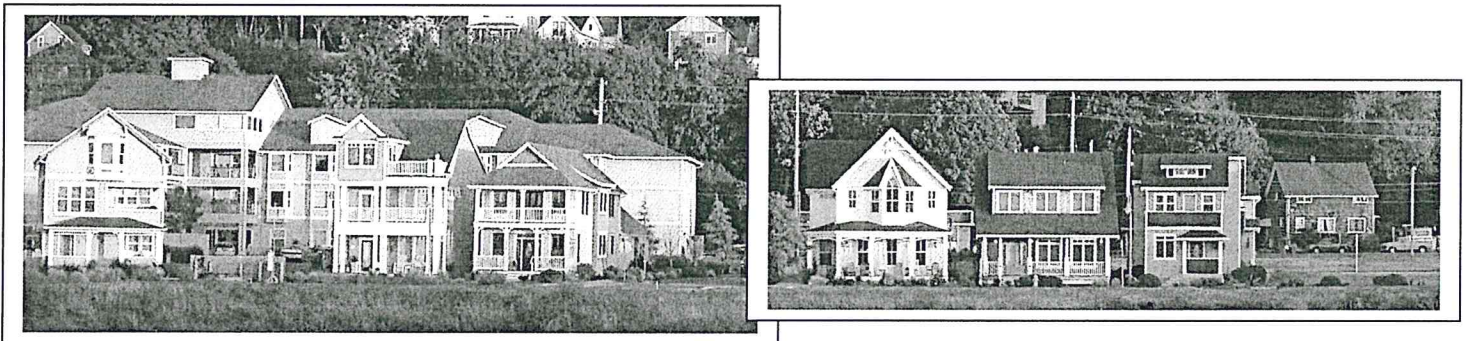
Section 14.335 concerning height in the AH-MP Zone states that *"No structure will exceed a height of 35 feet above grade, with exception of structures on lots with frontage on Marine Drive and on Lot 47 in Mill Pond Village Subdivision, having frontage on 29th and Waterfront Streets, which are limited to a maximum height of 45 feet above grade."*

Finding: The structure measures approximately 29' in height, measured from grade to the midpoint of the highest roof of the structure, which is the lookout

roof. The Development Code calculates height to the midpoint between the eave and ridge of the highest roof. This criteria is met. However, the homeowners association will need to grant a variance from the Mill Pond architectural guidelines to allow a higher elevation, since the Mill Pond Cottages Building and Lot Regulations only allows a maximum ridge height of 25' on lot 36, and 20'6" maximum eave height.

- R. Section 14.030(B)(3) concerning building massing states that the height, mass, and scale of buildings should be compatible with the site and adjacent buildings. Use of materials should promote harmony with surrounding historic structures and the character of the waterfront.

Finding: There are one, two, and three story residential buildings in the Uppertown area. Buildings in Mill Pond Village include one, two, 2.5, and three story structures. The proposed structure is 2 stories with a lookout structure. Structures in the Uppertown area have a mixture of wood, cement, and fiber cement siding. New residences in Mill Pond have a mixture of wood and fiber cement siding. The use of fiber cement shingles is characteristic of and harmonious with the buildings in the surrounding area and the character of the waterfront.



CONCLUSION AND RECOMMENDATION

The request meets the design objectives of the Design Review Guidelines. The applicant should be aware of the following requirements:

The applicant shall obtain all necessary City and building codes permits, and be approved by the Mill Pond Homeowners Association Design Review Board.

Any change in design or material shall be submitted to the Community Development Department for review.

Staff recommends the Design Review Committee approve the proposal with the following conditions:

1. The required setbacks shall be adhered to.

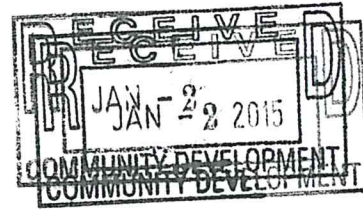
2. Windows and casings shall be installed so that the windows do not protrude beyond the casing; and so that the casing protrudes beyond the plane of the siding. Any windows with grids shall be true divided or shall have external grids.
3. Exterior light fixtures shall have subdued lighting.
4. Hardi-shingles shall be smooth, not wood textured.



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT



DR 15-01

Fee: \$250.00

DESIGN REVIEW

Property Address:

2830 Mule Pond LN

Lot

36

Block

Subdivision

Mule Pond Village 3

Map

899CB

Tax Lot

6830

Zone

AH-MP

Applicant Name:

Christy Campbell

Mailing Address:

PO Box 507 Placerville, CA 95667

Phone

510-385-4144

Email:

Christy_Campbell_42@yahoo.com

Property Owner's Name:

SAME

Mailing Address:

Phone:

Email:

Signature of Applicant:

Christy Campbell

Date:

12/13/2014

Signature of Property Owner

Christy Campbell

Date:

12/13/2014

Proposed Construction:

NEW 2 STORY SFR Construct 2985 SF SFD
OVER WATER ON THE MULE POND

Site Dimensions & Square Footage:

Building Square Footage: 1st Floor:

1087⁹⁹⁵

2nd & 3rd Floor:

1165

Garage:

281 292

Accessory Building Information:

N/A

LOOKOUT 143

FILING INFORMATION: The Design Review Committee meets on the first Thursday of the month, as needed depending on date of applications. Complete applications must be received by the 23rd of each month. 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 Design Review Committee meeting is recommended.

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>1-2-15</u>
Labels Prepared:	<u>1-2-15</u>	Tentative DRC Meeting Date:	<u>2-5-15</u>
120 Days:			

6. **Garage.**
Garage Door Material & Design: Unyue Dalton 7600 Sonoma / Hinge Kit
Window Material & Design: Vinyl
Roof Style & Material: Same as House
Other: _____
7. **Signs.**
Dimension & Square footage: n/a
Location: _____
Type, Material & Design: _____
Other: _____
8. **Exterior Lighting.**
Fixture & Lamp Design: TBD
Location: _____
Other: _____
9. **Other Design Elements.**
(Fences, out buildings, corner boards, belt course, etc. with dimensions): Belt Course
Above Rock on Front. Sill style with 5/4 x 4
Apron
10. **Building Orientation.**
Garage + Front Door Facing Street
11. **Building Massing.**
Building to Lot Ratio: _____
Other: 1860 sq. ft. lot coverage including Deck / covered Porch
12. **Access and Parking Design.**
Number of Off-street Spaces: 1
Other: _____
13. **Landscaping.**
TBD
14. **Underground Utilities.**
yes

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 are required. Scaled free-hand drawings are acceptable. The City may be able to provide some technical assistance on your proposal if it is adjacent to a historic structure and will require additional review by the Historic Landmarks Commission.

If submitting large format plans, please also submit a reduced copy at 11" x 17" for reproducing.

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

rjohnson@astoria.or.us • www.astoria.or.us







