



AGENDA

DESIGN REVIEW COMMITTEE

March 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. ELECTIONS 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. February 5, 2015
6. PUBLIC HEARINGS
 - a. Design Review DR15-02 by Patrick McGee, Patrick McGee Designs for Bradford & Margaret Gibson to construct a 2,903 square foot single family dwelling at 250 Roundhouse Road within the Gateway Area in the AH-MP, Attached Housing-Mill Pond zone. Staff recommends approval with conditions.
7. REPORT OF OFFICERS
8. 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>
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DESIGN REVIEW COMMITTEE

Astoria City Hall

February 5, 2015

CALL TO ORDER:

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

INTRODUCTION OF NEW MEMBER:

The Commission proceeded to Roll Call as new member Hilarie Phelps was excused from the meeting.

ROLL CALL – ITEM 3:

Commissioners Present: LJ Gunderson, Derith Andrew and Paul Tuter. President Rickenbach arrived at 5:39 pm.

Commissioners Excused: Hilarie Phelps

Staff Present: Interim Planner Mike Morgan and Secretary Sherri Williams.

ELECTION OF OFFICERS – ITEM 4:

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the Astoria Design Review Committee needs to elect officers for 2015. The 2014 officers were President Jared Rickenbach, Vice President LJ Gunderson, and Secretary Sherri Williams.

Vice President Gunderson postponed the election of officers to the next Design Review Committee meeting because two members were not present.

APPROVAL OF MINUTES – ITEM 5:

Vice President Gunderson called for approval of the minutes of the December 4, 2014 meeting. Commissioner Tuter moved to approve the December 4, 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 6(a):

DR15-01 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.

Vice President Gunderson asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. She asked if any member of the Design Review Committee had any conflicts of interest or ex parte contacts to declare. Hearing none, she called for a presentation of the Staff report.

Interim Planner Morgan reviewed the Findings and Conditions contained in the Staff report. He noted the builder had submitted a site plan showing the appropriate setback, which was not included in the Staff report. The homeowner's association had not yet reviewed the design. No correspondence had been received and Staff recommended approval with conditions.

Vice President Gunderson said she was glad to see that the use of smooth hardy plank and true divided windows were conditions of approval. Page 6 of the Staff report states that flagstone or other applied stone products are discouraged as exterior wall treatments; however, the plans show stone underneath the bellyband. Interim Planner Morgan believed the stone was cultured stone, but encouraged Vice President Gunderson to verify this with the Applicant.

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

Christy Campbell, 1442 Country Club Dr, Placerville, CA, said she lived outside of Astoria and was excited to join and build in the community. She said she was flexible on the flagstone and exterior and would find materials that would work in order to make the house pleasing for the City and for Mill Pond.

Vice President Gunderson said rock on the façade is discouraged in the Mill Pond area, and she was not a fan of rock exteriors. She asked Ms. Campbell if the material was flagstone or simulated rock. She also wanted to know if Ms. Campbell had other options for exterior materials. Ms. Campbell said the rock was cultured stone, which is a simulated rock material. She was open to other designs. The plans were given to her when she purchased the lot. She liked the plans, but would make the changes necessary to build.

President Rickenbach arrived at 5:39 pm.

Vice President Gunderson called for testimony in favor of the application.

Jason Palmberg, 1790 SE 3rd, Astoria, said Mill Pond does not allow the hardy plank textured siding. He did not believe the hardy plank shingles were made in a smooth finish. Hardy shingles are made to simulate wood grain, but the wood grain is very mild.

Vice President Gunderson believed the Staff report was referring to horizontal siding, rather than shingles and asked Interim Planner Morgan to look into this to see if the Staff report needed to be corrected.

Vice President Gunderson called for testimony impartial to the application.

Helen Westbrook, 2860 Log Bronc Way, Astoria, said she was the Interim Architectural Committee Chair for the Mill Pond Homeowner's Association. The Association does not have a complete application for this proposal and has not considered the project. She hoped to receive a completed application soon. The Staff report states that Mill Pond requires a maximum of 5.5 inches of exposure of shingles. She believed this requirement was changed several years ago to a maximum of 6 inches. She asked the Committee to consider adding a condition of approval restating that review and approval by the homeowners association's Architectural Committee is required.

Vice President Gunderson called for testimony opposed to the application. Hearing none, she called for closing remarks from Staff.

Interim Planner Morgan did not believe the City could require a veto power by the homeowner's association as a condition of approval, so he would ask the City Attorney. The homeowner's association likely has more power and stricter standards than the City.

Vice President Gunderson closed the public hearing and called for Committee discussion and deliberation.

President Rickenbach believed that during review of a previous application, the Committee decided that as long as the house had full outside corners, not molded outside corners, the stone façade would be acceptable.

A member of the audience confirmed their home in Mill Pond was required to have full outside corners as a condition of approval.

Interim Planner Morgan understood the standards to be in reference to an entire wall. The Applicant has proposed a discrete application of rock around the bottom of the posts.

President Rickenbach believed cultured stone would be fine as long as the treatment was installed correctly and the trim faced the siding. He suggested adding a condition requiring the trim to face the siding.

Commissioner Andrew did not agree that the stone should be discouraged and believed it looked fine. She asked if any other houses in Mill Pond had stone facades.

Mr. Palmberg said one or two homes had brick facades, but he could not think of any with stone.

Interim Planner Morgan confirmed for President Rickenbach that he did not know of other conditions that existed in similar construction that would require stone.

Vice President Gunderson reopened the public hearing.

Paul Caruana, 1431 Commercial St., Astoria, said he just purchased the lot next to the Applicant's lot. The stone should not look like it was just pasted on a wall and must have full 18-inch returns.

President Rickenbach noted the return would depend on the size of the stone. It would not be possible to get an 18-inch return from a 6-inch stone.

Mr. Caruana said most materials like the cultured stone were not very deep or big. Some people just take the stone to the corner and finish it off with a corner board. However, he did not believe Mr. Palmberg would do this. He approved of the stone as long as it was installed with 18-inch returns. If done properly, stone can look good.

Mr. Palmberg said his installation would comply with Mr. Caruana and President Rickenbach's requests. It does not appear as if returns were done in the photos in the Staff report. Corner boards would not be installed because the shingles will be meshed on the corners. The house would not look good unless the stone was returned back and a border installed.

President Rickenbach said he would be satisfied with Mr. Palmberg's installation plan.

Vice President Gunderson closed the public hearing.

Commissioner Andrew wanted the stone approved by the homeowner's association before voting on the application because the house is unique to the area. Vice President Gunderson explained that even after voting, this application would still need to be reviewed by the homeowner's association, who has the authority to reject the stone. Mr. Palmberg added that the Applicant cannot get a final occupancy inspection until the homeowner's association approves the plans.

President Rickenbach said he did not believe the cedar shingles were available in a smooth texture. Once painted, the shingles look nice, unlike wood grain horizontal siding.

President Rickenbach moved the Design Review Committee adopt the Findings and Conclusions stated in the Staff report and approve Design Review DR15-01 by Christy Campbell with the following changes:

- Remove Condition 4 and replace with: "4. Cultured stone around base of columns shall return on the outside corners a distance greater than twice the face."

The motion was seconded by Commissioner Andrew and passed unanimously. Ayes: President Rickenbach, Vice President Gunderson, Commissioners Andrew, and Tuter. Nays: None.

Vice President Gunderson read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 7:

Vice President Gunderson confirmed that the Design Review Committee wanted to continue receiving regular status reports at their meetings. Interim Planner Morgan said he would give a status report at the next meeting.

President Rickenbach asked to receive the Staff reports electronically. Sherri Williams said she would send both electronic and hard copies.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:02 p.m.

ATTEST:

APPROVED:

Secretary

Interim Planner

DRAFT

STAFF REPORT AND FINDINGS OF FACT

February 19, 2015

TO: Design Review Committee

FROM: Mike Morgan, Planner



SUBJECT: Design Review Request (DR15-02) by Patrick McGee Designs to construct a single-family dwelling at 250 Roundhouse Road

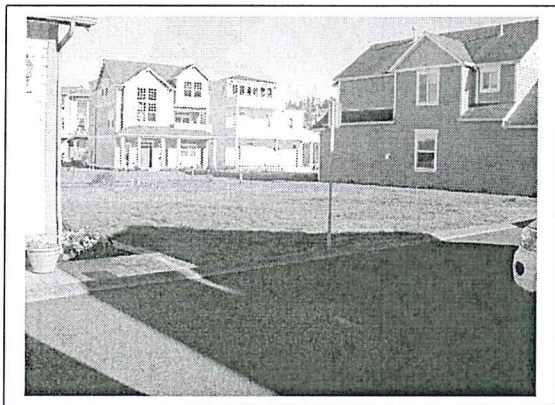
I. BACKGROUND SUMMARY

- A. Applicant: Patrick McGee Designs
697 34th Street
Astoria, Oregon 97103
- B. Owner: Bradford and Margaret Gibson
1200 NW 114th Street
Vancouver, WA 98685
- C. Location: 250 Roundhouse Road; Map T8N-R9W Section 9CB, Tax Lot 6872; Lot 62, Mill Pond Village 3
- D. Zone: AH-MP (Attached Housing-Mill Pond)
- E. Proposal: To construct an approximate 2,800 square foot, single- family dwelling with garage

II. BACKGROUND

Site:

The site is located on the east side of Roundhouse Road between the road and the greenspace area. Lot 62 is 32' wide by 68' deep (2,176 square feet).



1



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 site plan shows a setback of six feet on the south side and one foot on the north side.

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 rectangular structure with "lookout" with double garage

Roof: Hip roof with front gable, 8:12 pitch on the hip and the gables, with 1' eave overhang; multiple roof elevations/components; composition shingle, black.

Siding: Hardee-plank smooth, painted, horizontal under board and batten.

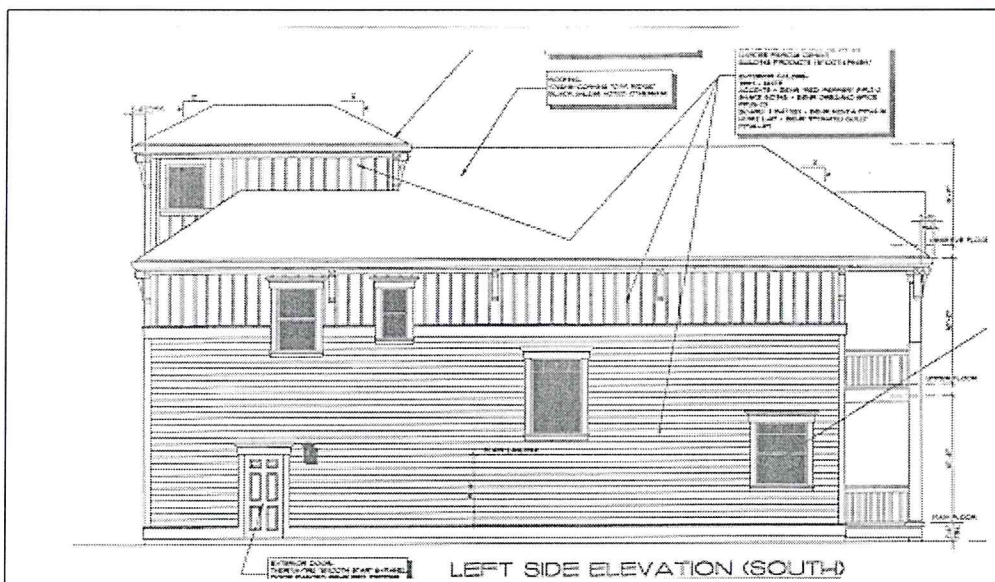
Windows: Vinyl Milgard "Tuscany" series, single and double hung, fixed. Internal true simulated divided lights.

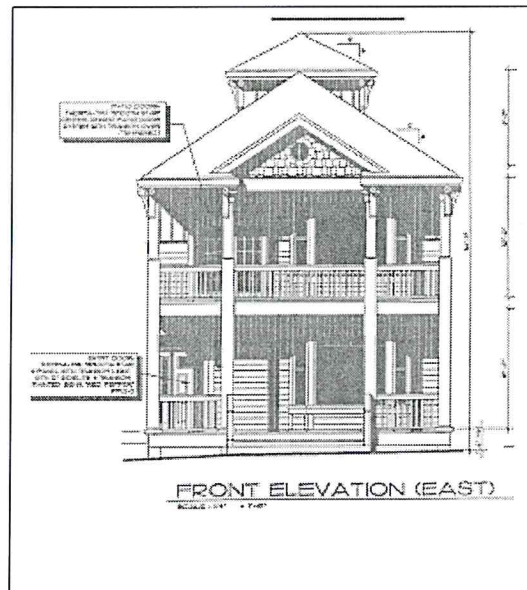
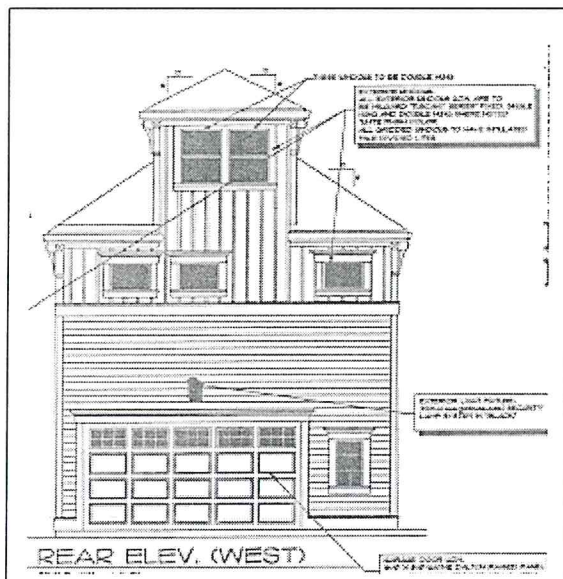
Front - east: Round decorative window next to front door, large fixed picture windows on first and second floor. Patio door on second floor balcony. Four columns extending from first floor of porch to roof over balcony.

South Side: Double hung and fixed windows, horizontal siding with board and batt above. Shingles on observatory. Decorative knee braces.

Rear – west: Double garage door (Wayne Dalton raised panel with divided lites)

North side: Double hung and fixed windows, horizontal siding with board and batt above. Shingles on observatory. Decorative knee braces.





Doors: Therma-True; one door with upper lite on front; double divided lite French doors on front 2nd floor porch;

Other Design Elements: Support columns with crown and base for covered front porches; knee braces or corbels painted bright color "red pepper".

Garage: West facing double garage door - Wayne Dalton with divided lites above.

Light Fixtures: Decorative “Kuna” lights black in color.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on February 6, 2015. A notice of public hearing was published in the Daily Astorian on February 26, 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 criterion 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.

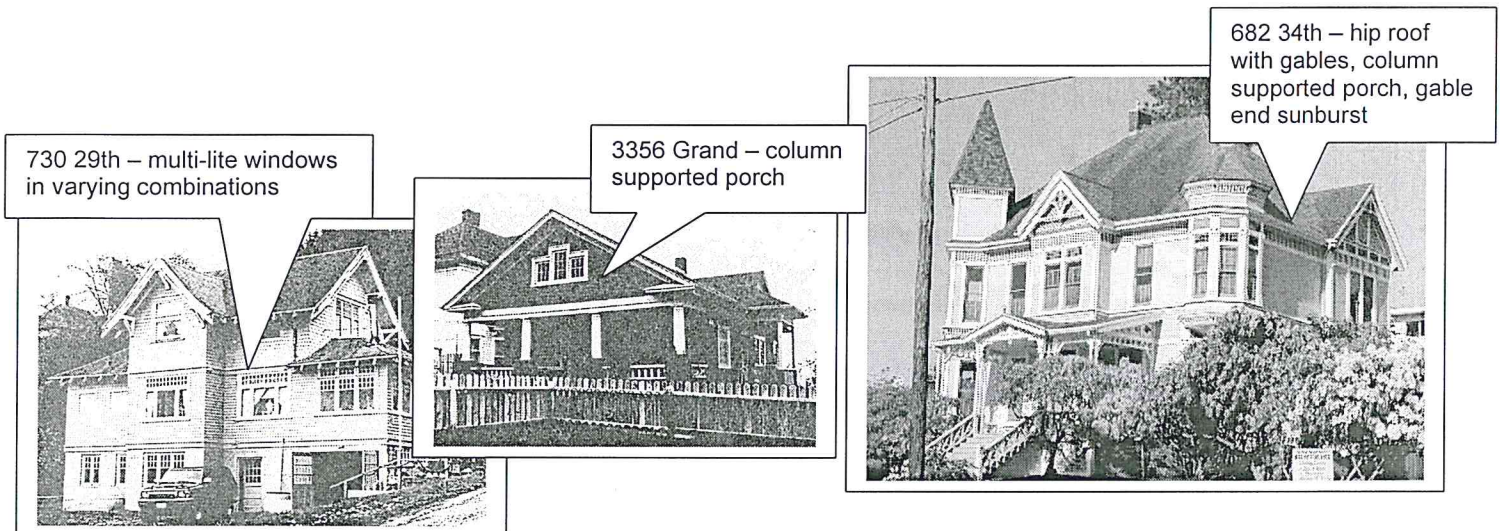
Finding: The proposed single-family dwelling is a private development to be constructed within the Gateway Overlay Zone and as such will be reviewed for consistency with the Design Review Guidelines. This criterion is met.

- 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 criterion 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 gable roof, simulated multi-lite/1 windows, and front porch with column supported second story porches. The lap siding, shingle, and board and batten siding are typically 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 double hung or fixed. The windows are mostly rectangular and vertical, single or grouped. 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 Hardee horizontal lap siding, with board and batten above and shingles on the observatory. The exposure is encouraged to be 6" or less. Mill Pond Village Architectural Guidelines (MPVAG) require a maximum of 6" exposure. Hardee cement siding will be smooth, not textured. There would be 5.5" x 3/4" corner boards. 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 an 8:12 pitch with a 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 black 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 the common green space. The residential building is in line with other houses on the green, and creates an intimate relationship to the streetscape and surrounding development. There is a covered porch on the east side of the house as designed. This criterion 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 criterion 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 criterion 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 2,176 square feet. The total square footage of the house including garage is approximately 2,800 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 35' 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 criterion is met.

- 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.

CITY OF ASTORIA

JAN 30 2015

CITY OF ASTORIA
1095 Duane Street, Astoria OR 97103
503-338-5183

BUILDING CODES

DR 15-02

Fee: \$250.00

rd CK
1-30-15

DESIGN REVIEW

Property Location: Address: ~~Mill Pond Lane~~ 250 Roundhouse Rd

Lot/Block/Subdivision: lot 62 of Mill Pond Subdivision

Map/Tax Lot: 9CB - TL 6872
MPV3

Zone: 2 AHMP

Contact: K.C.
325-5620

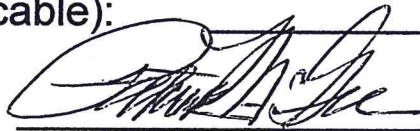
Applicant Name: Patrick McGee Designs
Mailing Address: 697 34th Street /Astoria, Or 97103
Phone: 503.325-1844

Property Owner's Name: Bradford & Margaret Gibson

Mailing Address: 1200 NW 114th St/ Vancouver, Wa 98685

Business Name (if applicable):

Signature of Applicant:



Date: 01/27/2015

Signature of Property Owner:

Date: _____

Proposed Construction: 2 story with an observatory, single family structure

DRC Mtg 3-5-15

Labels 2-5-15

Permit Info 2-5-15

Site Dimensions & Square Footage: 32'x 68'; 2176 sf

Building Square Footage: 1st Floor: 516 sf 2nd:1259 sf & observatory:
351 sf Garage: 777 sf total: 2903 sf

Accessory Building Information: _____

FILING INFORMATION: The Design Review Committee meets on the first Thursday of the month, as needed depending on date of applications. Applications must be received a minimum of 30 days prior to the date a meeting can be scheduled. 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.

Briefly address each of the Design Review Guidelines and state whether the project complies with the guideline, if applicable, and why this request should be approved. (Use additional sheets if necessary.):

1. **Building Form.**

Basic Shape: Rectangular

Porches - Design, Dimension, Features: Open rail with 4 columns;
26' x 6'

Balconies - Design, Dimension, Features: 2nd floor balcony mimics
1st floor with 4 columns

Other

2. **Windows.**

Material: Milgard; Tuscan series__

Divided Windows (semi true divided, external muntins,

2/1, 3/1, 5/1,6/1 , round 4 lite, 3lite side
Operation (double hung, single hung and fixed
Size & Material of Exterior Casings: 6" casings
Other: _____

3. Exterior Wall Treatments.

Material & Dimensions of Siding: nominal 6" exposure; Hardi Plank
Lap siding and Shingles. Board and Batton
Decorative Features: Corbels where appropriate /round window
each floor, front elevation
Other: _____

4. Doors.

Material & Design: Front entry; Thurma-tru, raised 4 panel with,
3lite side lite & 5 lite transom unit . Balcony doors: Thurma-tru, 15
lite, center hinged patio door system. Secondary door; Thurma-tru,
2 panel raised with 9lite windows

Other: _____

5. Roof Elements.

Style of Roof: Mix of hip and gables
Material: Owens Corning laminate shingles; Oakridge;
Color: black
Decorative Features (eave brackets, etc): Corbels where noted

6. Garage.

Garage Door Material & Design: Wayne raised panel, insulated
door with glazing.
Window Material & Design: 5panel/ 6 lite tru divided

7. **Signs.** N/A
8. **Exterior Lighting.**
Fixture & Lamp Design: Kuna security lamp system in black
Location: 1@ front exterior door/ 1 @ 2nd floor patio doors /1 @ rear door and 1 @ garage total of 4
Other:
9. **Other Design Elements.**
10. **Building Orientation.** Front Entry faces north/east. Rear elevation faces south/west
11. **Building Massing.**
Building to Lot Ratio: 70%
Other: _____
12. **Access and Parking Design.**
Number of Off-street Spaces: 4 car garage
Other: _____
13. **Landscaping.** Per Mill Pond Green Plan
14. **Underground Utilities.**

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.