

AGENDA
HISTORIC LANDMARKS COMMISSION

Astoria City Hall Council Chambers, 1095 Duane Street, Astoria

Tuesday, April 16, 2013, 5:15 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. March 19, 2013
4. PUBLIC HEARINGS
 - a. Exterior Alteration EX13-04 by William Kuehl to construct an 8' x 12' deck on the north rear elevation of an existing single family dwelling at 96 W. Commercial in the R-3, High Density Residential zone. Staff recommends approval of the request with conditions.
5. REPORT OF OFFICERS
6. NEW BUSINESS
 - a. Dr. Harvey Historic Preservation Award Nominations
7. STATUS REPORT
 - a. Planner Johnson has included status report photographs of the following: EX11-04 for 637 14TH Street and EX11-05 for 646 16th Street. The projects are complete and conditions have been met. This status report is for Commission information.
8. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

March 19, 2013

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission (HLC) was held at the above place at the hour of 5:15 p.m.

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Paul Caruana, and Kevin McHone.

Commissioners Excused: Thomas Stanley, one vacancy

Staff Present: Planner Rosemary Johnson; Community Development Director Estes arrived at 6:10 p.m.

APPROVAL OF MINUTES – ITEM 3(a): February 19, 2013

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

Commissioner Caruana moved to approve the minutes of February 19, 2013 as presented; seconded by Commissioner Osterberg. Motion passed unanimously.

PUBLIC HEARINGS:

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

The HLC continued to Public Hearings Item 4(b): EX13-02 at this time.

ITEM 4(a):

EX13-01 Exterior Alteration EX13-01 by Walt Postlewait to remove the east front stairs and reconstruct west front stairs on the north elevation of an existing residential structure at 811 - 813 Franklin in the R-3, High Density Residential zone.

This agenda item was addressed following Public Hearings Item 4(c).

President Gunderson asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. Commissioner Caruana stated the Applicant used to be his banker. He believes he could make an impartial decision on this application as he currently has no financial connection with the applicant. President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Findings and Conclusions contained in the Staff report and recommended approval with conditions. No correspondence has been received.

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

Walt Postlewait, 36468 River Point Drive, Astoria, believed the application included a request for a Code variance to keep the slope of the steps at 10¾" by 7½". Planner Johnson explained that is a Building Code issue that does not come before the HLC; it will be handled separately. Mr. Postlewait explained he is trying to keep the project within the existing footprint to avoid encroachment issues.

Commissioner Osterberg asked if the Building Official supports a minor change to the stair tread and Planner Johnson administratively approves a Code variance on the slope of the steps, would that substantially change any information in the Staff report. Planner Johnson answered no; the City Engineer and Building Official would work with the Applicant on how the steps are constructed. The actual rise and run of the steps is not an issue the HLC needs to address.

President Gunderson asked if there were any presentations by persons in favor of, impartial to or against the application. Hearing none, she closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach believed the repairs are necessary and did not have any issues with how the Applicant is trying to replicate the front's appearance, which was appropriate, as is working within the Code and the building inspector to get the stairs to work. It is a good solution.

Commissioner Osterberg supported the application and the findings. He noted that Staff's Finding 4 is partially contained in Criteria 2, which states that the stairs are not historic and have not acquired historic significance over the years, which identifies how Criterion 4 is met. He agreed that all of the criteria have been met.

Vice President Dieffenbach moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX13-01 by Walt Postlewait with conditions; seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

President Gunderson stated for the record that Community Development Director Estes has arrived at 6:10 p.m. and that no audience is present.

The Historic Landmarks Commission proceeded to Item 5 New Business.

ITEM 4(b):

EX13-02 Exterior Alteration EX13-02 by James and Pamela Holen to remove the central chimney and install 2' x 4' flush mounted skylights on the north and south roof elevations of an existing residential structure at 877 14th Street in the R-3, High Density Residential zone.

This agenda item was addressed following Item 3(a) Approval of Minutes.

President Gunderson asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. Commissioner Osterberg stated he knows the applicants through his membership in the Lower Columbia Preservation Society (LCPS) but believes he could review the application impartially. President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Findings and Conclusions contained in the Staff report and recommended approval with conditions. No correspondence has been received.

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

Jim Holen, 877 14th Street, thanked Planner Johnson for her presentation. He noted the HLC had been given the same drawings showing the mold, mildew and fungus, which have become a health and safety concern for his family members, particularly himself. He believes he contracted a lung infection of some kind while installing insulation in the attic and does not want anyone else in or coming to the house to have the same problems. A five-foot wide stairway goes up into the attic. The walls of the stairway are lathe and plaster. The Applicant intends to apply for a permit to insulate around the rafters and increase the venting. The attic reaches 110 to 120 degrees in the summertime causing items like stored candles to melt. During the winter, the attic maintains the outdoor temperature, so heat was being lost. He asked if there were any questions.

Commissioner Caruana asked if additional roof vents would be added. Mr. Holen replied he has already had three additional vents installed for a total of five vents, which should be sufficient. He would like to enhance the airflow through the four-foot overhang currently in place. Planner Johnson added she has been working with Mr. Holen and Clean Energy Works Oregon (CEWO). An energy assessment will be completed and then recommendations will be made. CEWO contacted her about potential ridge or soffit venting, which Planner Johnson would approve administratively if used.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application. Hearing none, she closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach believed the project would be an asset to the house. She was concerned about installing flush skylights as they are notorious for leaking in coastal environments.

Commissioner Caruana stated he was not in favor of cutting a hole in a perfectly good roof, but understood the need for additional light. Mr. Holen explained that the skylight would be installed in the same opening as the chimney.

Commissioner McHone stated he was in favor of the application. He believed the roofline of a Prairie style house is an important architectural feature; however, the visual impact of the skylights will be negligible on the roofline of this Prairie style house.

President Gunderson stated she was in favor of the application. The Applicants have come before the HLC before and have followed the Commission's guidance and are doing a beautiful job on the house.

Vice President Dieffenbach moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX13-02 by James and Pamela Holen; seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

ITEM 4(c):

EX13-03 Exterior Alteration EX13-03 by Peggy Mills to remodel the garage to include raising the height by approximately 2 feet; change the flat roof to a pitch roof; install horizontal fiber cement siding on three sides; install steel garage doors; replace the existing T1-11 skirting on the house with horizontal fiber cement siding on an existing single family dwelling at 305 Alameda in the R-3, High Density Residential zone.

President Gunderson asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. Vice President Dieffenbach declared that she has hired the Applicant in the past, but believes she can make an impartial decision on this application. She confirmed that she has no financial interest in this project. President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Findings and Conclusions contained in the Staff report and recommended approval with conditions.

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

Greg Mills, 305 Alameda, Astoria, explained that the garage building is not usable in its current state being severely deteriorated. The trusses were originally hand hewn out of 2 x 12s, which have dry rotted and become an eyesore on the property. The building does not match the property whatsoever. He considered bulldozing the building and filling the space since the building is useless, but raising the height by 24 inches will allow a standard sized garage door to be installed so a moderately sized vehicle could fit and prevent people from needing to duck as they enter if used as a potting shed.

His biggest concern is the siding on the house. The previous owners made some repairs to the foundation of the house using T1-11 with faux wood grain, which looks obnoxious. He would like to replace this with 4-inch reveal shiplap. However, this is not currently available so the Applicants opted to use smooth or no grain Hardiplank with a 6-inch reveal lap because the upper gable on all sides of the house has 6-inch reveal shingle, as shown in the pictures provided. Hardiplank is an available material that will last forever. His goals are to remedy some of the eyesores on the property and also make improvements that will last another 110 years.

He may not add a new window or vent in the gable end of the garage, as it will be difficult to make it look appropriate. A small architectural detail may be added instead, but he doubted that anything would be put in the gable. It would not be large and a vent or window would actually be an eyesore and detract from the facade.

Commissioner McHone understood Hardiplank is lap siding that replicates cedar siding and overlaps the board below; it was not shiplap which is flush to the wall. Mr. Mills confirmed Hardiplank is lap siding, where one layer overlaps the next layer. He believes it is probably the best siding system available for the coastal weather.

Vice President Dieffenbach asked why the Applicant chose to remodel the slope of the roof to match the house. Mr. Mills stated he wanted to increase interior volume and make the garage tie into the house and look as if it were built at the same time. He is proud of his Queen Anne style house, which is fairly narrow and tall. The subject building currently has a flat dome shape and is substantially subterranean with very little showing above ground.

Vice President Dieffenbach said she is concerned because most roof garages in town have a lower pitch. Raising the height and increasing the pitch will make the garage much more dominant on the facade of the site. Mr. Mills stated he has drawn about 15 different roof pitches. He has also driven around town to look at other garages that have roof pitches that match the house, as well as some that did not match. The property will not look right from the street unless the roof of the garage matches the house. The building is not very big and the volume of the new roof will not increase much. If the garage is not aesthetically pleasing, he does not want to complete the project. He would be happy to provide the HLC with his other drawings, but he prefers the one with matching roof slopes. Most subterranean garages in town were constructed after the houses and do not match the houses or the properties. He wants to tie the garage to the house for aesthetic reasons so the garage looks like it belongs on the property and was built at the same time as the house. This is important to him. He could make the building functional in many different ways, but he wants it to look right.

Commissioner Caruana noted the proposed roof would have a 5:12 pitch, but from the drawing, the house roof was more like a 10:12 pitch. Mr. Mills explained the roof of the house has a closer to a 6:12 pitch. Prior to starting construction, he will have to measure the actual pitch of the roof on the house. He did not want to do this in the wintertime.

Commissioner Caruana asked if the soffit detail and the fascia on the garage would also match the house. He wanted to know if the gable would extend out the same distance as the gable on the house. Mr. Mills stated that the house has a 6-inch gable. Commissioner Caruana noted the house also has a darker colored freeze board. Flat roofs can be dangerous, as kids will jump off of them. He supports a roof that matches the house, and the more the garage matches the house, the better.

Mr. Mills stated he has refined his drawing since submitting the application, and would like to do the eave returns on the short roof which had the same materials as the other roof. The problem was they extend 14-inches off the front and he did not want the overhang to extend further into the right-of-way and encroach on the sidewalk. Trim work would make the garage look more like the house without extending the overhang. He indicated rain catchers and assumed gutters over the sidewalk would cause accidents. Given the elevation on the low side, as well as the driveway, these gutters could be in the way if the overhangs were extended. He proposed a 6-inch overhang, which is consistent with what currently exists. When he purchased the property, there was a sundeck bolted on top of the garage which was removed 16 years ago. The building has gone through several different revisions, but his goal is to have a 24 inch extension on the low side. Currently, there is an 18-inch pony wall there so the proposed project will not increase the wall height as much as it may seem given the two different elevations. The low side would be raised 24-inches and the high side might be about 8½ to 9 inches.

Planner Johnson commented that extending the returns out far enough to encroach into the sidewalk area would require approval by the City Engineer. Because 90 percent of the garage is in the right-of-way, the City Engineer will have concerns with the headspace clearance for any encroachment. Commissioner Osterberg suggested adding gutters if it was structural stating guttering is a possible encroachment that the City Engineer may permit. Planner Johnson noted the returns were not at the proper height, and confirmed that gutters were considered by the City to be the same as anything structural with regard to encroachments.

President Gunderson believed that could be accomplished with lines, not necessarily physical modifications. Mr. Mills agreed trimming it out would work. He added he wanted to replicate the house as it looks when standing 10 feet away or driving by so that the architectural lines appear to be the same without the encroachment. He does not intend to extend the eave line out over the front of the building farther than what currently exists. Planner Johnson confirmed she is able to approve any gutter additions, with or without the returns, and would work with the Applicant and City Engineer to make the project work.

Commissioner McHone recalled that Commissioner Caruana supported the garage replicating the house and asked for Commissioner Caruana's opinion on the addition of a window or vent. Commissioner Caruana stated he would like to see the garage look exactly like the house. He favored raising the structure and making the roof a pitched roof; however, it is important that the garage look just like the house, because the more the garage looks like the house, the less it will take away from the house. He would scratch the 5:12 pitch and just state that the pitch is to match the main pitch on the house. He believes more people should upgrade these garages. Mr. Mills stated he is not opposed to adding a window. It would serve no purpose other than for appearance. His concern is that the window would be very narrow and tall. The window would need to be relocated in the wall and would create a large structural hole. The trusses will be hand cut. Commissioner Caruana stated he liked the idea of a vent. Commissioner McHone liked the idea of a vent as well. A metal vent can provide a small bit of architectural interest in an English Cottage style garage. Mr. Mills stated he is not opposed to installing a vent and prefers a vent to a window.

President Gunderson asked if the two gables on the sides of the house have windows. Mr. Mills replied every gable on the house has a window and each window is a different size. The man who built the house also built the houses above and below it, but was not consistent in his construction methods. The house above is the same house with two more floors. The house below was almost demolished in the Columbus Day Storm, but after being rebuilt, it no longer resembles the original structure. The builder of the houses did not build the garage, which was built in the 1920s.

President Gunderson asked if there were any presentations by persons in favor of, in partial to or against the application. Hearing none, President Gunderson called for closing comments.

Planner Johnson asked if a condition is being added, stating, "A window or vent shall be installed in the gable end." President Gunderson believed that decision should be made by the Applicant and Planner Johnson. Commissioner Osterberg believed the Staff report should be left as presented. The HLC was just expressing some interest and possibly a slight preference that there be something in place as opposed to a blank wall. It was not a requirement.

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

Commissioner McHone stated his only concern was the height, which was discussed. Based on the drawings, it appears as if the total height increase would be between four and five feet, which is significant. The presence of the building would increase as viewed against the house. He agreed with Commissioner Caruana's statement that the more the garage is made to look like the house, the more the impact to the house is diminished. He is in favor of the application.

Commissioner Caruana moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX13-03 by Peggy Mills with conditions; seconded by Vice President Dieffenbach. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

The HLC returned to Item 4(a): EX13-01 at this time.

NEW BUSINESS – ITEM 5(a):

Special Assessment Request by Rose Marie Paavola for 431-433 13th Street.

Planner Johnson presented the Staff report, which recommends approval of the Special Assessment. Upon HLC recommendation, she will send a letter of support or denial to the State Historic Preservation Office (SHPO) on March 20, 2013.

Commissioner Osterberg stated it appears that the Applicant has completed all of the different elements of the Preservation Renovation Plan. Planner Johnson confirmed that is correct. The Applicant is working with SHPO and on a project like this, sometimes the application date is the date that the initial assessment is completed. Special Assessments freeze the assessed value of the property. Because Special Assessments are only reviewed and approved periodically, SHPO allowed the work to be completed while in the application process so as not to delay their decision on the Special Assessment.

Commissioner Osterberg stated the process appears backward and inappropriate, although it is not. All of the work that is normally identified for a plan typically stretches out over a period of years, which is why Special Assessments are necessary. Commissioner McHone noted the work has already been done, so it was interesting that the application is just being processed now. Planner Johnson clarified the application has been in the process since the fire. The work needed to be done, so the Applicant developed a plan and proceeded with a lot of the work, but that was with SHPO's approval. The idea of a Special Assessment allows the money saved from the taxes to be invested back into the home or building. In this case, the Applicant can use that money to repay her loan each year. The cost is still spread out for her even though the work has been completed.

Commissioner Osterberg explained the application appeared different from what he is used to seeing. It is great that the work has already been completed and that the owner has already been working with SHPO. Director Estes added it was good that SHPO was willing to work with the Applicant to allow construction to proceed. With the Plan already in process, she is able to start collecting rent revenue. Planner Johnson said SHPO has been very supportive of some unique projects in Astoria. President Gunderson added the HLC has also been supportive of this project and it would be a shame to deny the approval.

Commissioner McHone moved that the Historic Landmarks Commission recommend that SHPO approve the Special Assessment program for 431-433 13th Street; seconded by Commissioner Osterberg. Motion passed unanimously.

Vice President Dieffenbach asked for clarification about the second paragraph in the letter from SHPO. Planner Johnson explained that the new Special Assessment Program defers the design review process to local CLGs when local Code requires a review. Once the HLC completes a review, Planner Johnson contacts SHPO to get their concurrence. Director Estes added that local landmark commissions have more involvement now which expedites the process. Planner Johnson stated each time she or the HLC reviews an alteration, SHPO is contacted to make sure they have no problems with the project.

Vice President Dieffenbach asked how likely SHPO would be to deny concurrence. Planner Johnson replied that SHPO would generally defer to the local commission's decision. She usually ensures concurrence with SHPO before presenting a request to the HLC.

President Gunderson asked if this property should be nominated for the Dr. Edward Harvey Historic Preservation Award. Planner Johnson stated she would have Staff add it to the list of nominees. President Gunderson added that the property could be nominated for next year's award if the work is not 100% complete. Planner Johnson believed the work has been completed.

Commissioner Osterberg asked if the owner had plans for the storefront. Planner Johnson explained the owner operates Columbia Travel out of the storefront. The upstairs apartments have been restored and included Murphy beds, which were original to the building.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 6(a):

Planner Johnson has included status report photographs of the following: NC11-01 for 229 West Marine and EX13-03 for 2042 Marine. The projects are complete and conditions have been met. This status report is for Commission information.

Planner Johnson corrected that "EX13-03" on the agenda should read "EX12-03". The status report for NC11-01 was not included in the packet and was presented to the HLC at the meeting.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:20 p.m.

ATTEST:

APPROVED:

Secretary

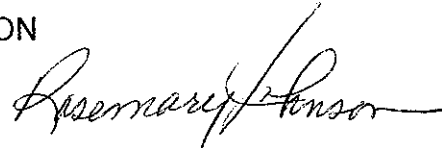
Community Development Director /
Assistant City Manager

STAFF REPORT AND FINDINGS OF FACT

April 5, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



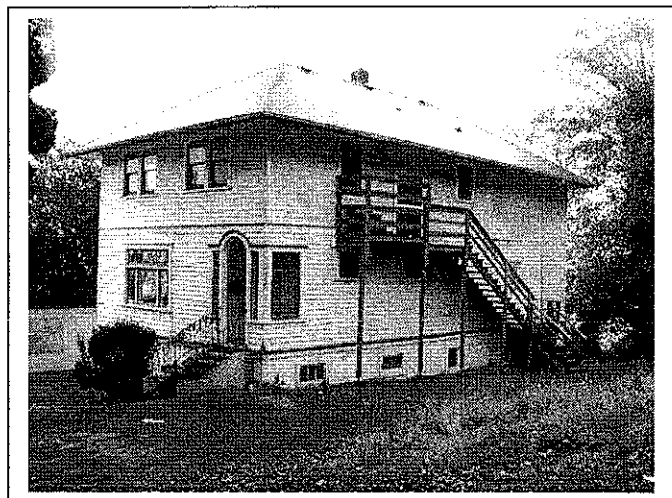
SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX13-03) BY WILLIAM KUEHL AT
96 W COMMERCIAL STREET

I. BACKGROUND SUMMARY

- A. Applicant: William Kuehl
96 W Commercial
Astoria OR 97103
- B. Owner: William D Kuehl
Roxane E Kuehl
96 W Commercial Street
Astoria OR 97103
- C. Location: 96 West Commercial Street; Map T8N R9W Section 7DB, Tax Lot
9700; Lots 19 & 20, Block 1, Trullingers Addition to Astoria
- D. Classification: Primary in the Uniontown-Alameda National Register
Historic District
- E. Proposal: To construct an 8' x 12' contemporary deck on the north, rear and
east side elevation connecting to existing non-historic stairs on
the east side elevation of an existing single-family dwelling

II. BACKGROUND

The subject property is developed with a single-family dwelling. It is a Craftsman style structure built in c. 1915. The structure is fairly intact other than the addition of a stair/deck on the south side elevation and replacement of some windows. The house is the only one in this block of Commercial Street with the remaining property in City ownership due to the geologic instability of this area.



The applicant wants to add a deck at the end of the existing stairs. The applicant began construction prior to obtaining permits as he was unaware of the historic status of the property or that permits were required. Staff has worked with the applicant and the existing design would be changed to comply with building code requirements and the decision of the Historic Landmarks Commission.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on March 26, 2013. A notice of public hearing was published in the Daily Astorian on April 9, 2013. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

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

- 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.

Finding: The request is to construct a contemporary deck on the rear, north elevation attached to the stairs on the east side elevation. The proposed alteration is significant and requires review by the Historic Landmarks Commission.

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

2. Section 6.050(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.

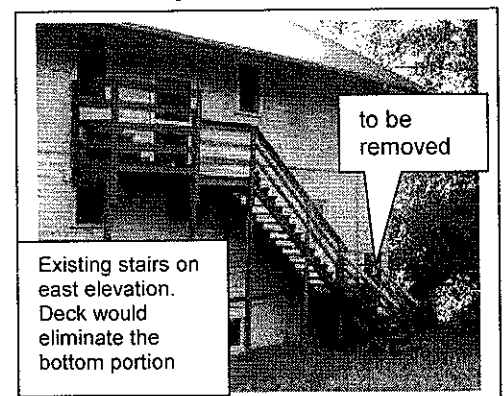
Finding: The applicant does not propose to remove or replace any original architectural features or materials.

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.

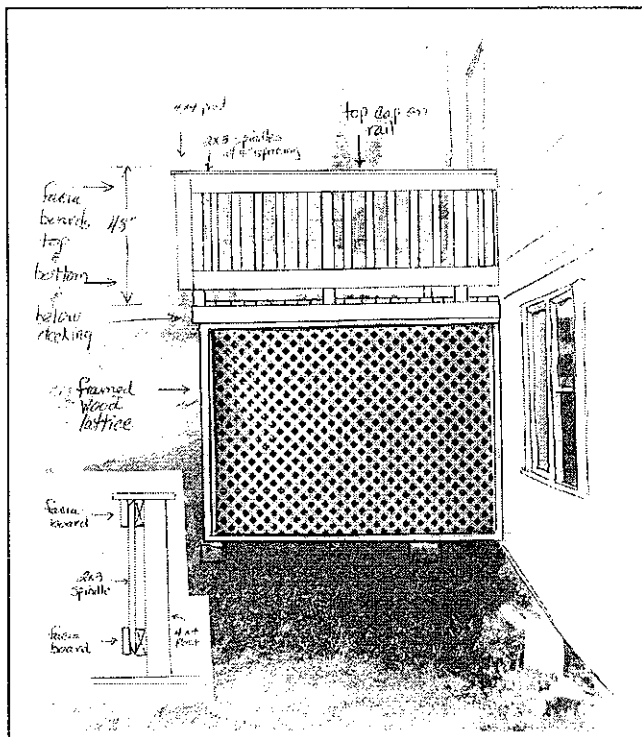
Finding: The portion of the stairs to be removed are contemporary and do not meet building code requirements. The proposed alterations do not affect changes that may have acquired historic significance.



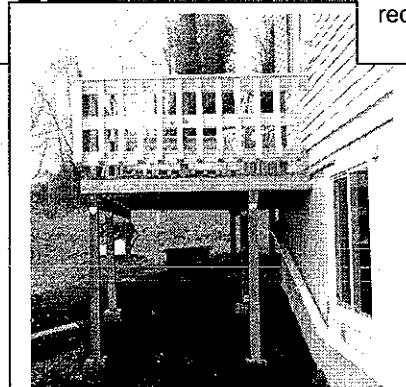
5. Section 6.050(D)(5) states that distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

Finding: The proposed deck would be on the side and rear elevations of the structure and would not impact any existing stylistic features on the house. The deck and balustrade would be of wood with 4" x 4" posts, 2" x 3" balusters. The individual balusters would be attached to the outside of the balustrade horizontal top and bottom rails but would have a fascia board to appear to be constructed within the top and bottom rail. The support posts would be finished and hidden behind a fascia board. The open area below the deck would be covered with wood lattice that is framed so the raw ends are not visible. At least one lattice panel would be hinged or otherwise able to be opened to allow for under the deck storage. The design would be a more traditional, simple balustrade design in keeping with the Craftsman style. The balustrade would be painted to match the house. The dimensions would be 8' x 12' in the rear with a 3' wide walkway from the existing stairs on the side of the house.

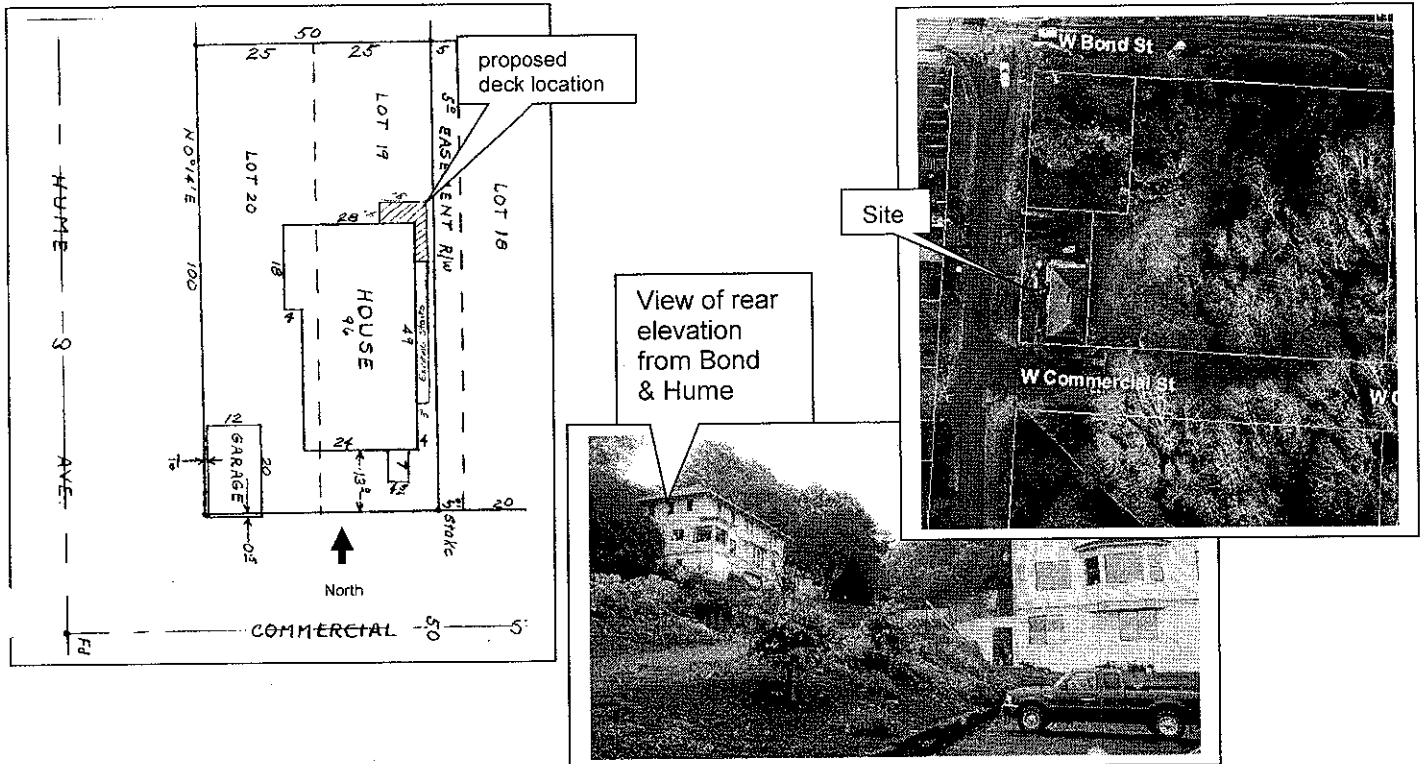
The photos of the exiting deck are for location and scale purposes. The middle horizontal rail is proposed to be removed, the balusters would be removed and spaced in compliance with building code requirements, and the fascia boards and top cap on the rail would be added to cover the construction details.



Deck balustrade would be reconstructed as per plans.



The deck is on the rear, south elevation and visible from the rear yard and Hume Street. If existing landscaping were removed, it would be slightly visible from Bond Street. There are no neighbors in this block of West Commercial as the City owns all of the surrounding land which is geologically unstable. The proposed deck would not be visible from the street scape. Due to the topography of the site, the deck would be on the main level of the house but at an above daylight basement location on support posts approximately 7' above grade.



With the proposed design, distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

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 proposal is not for repair or replacement of historic architectural features.

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: No surface cleaning is proposed.

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 deck would be of a contemporary design but with elements of a historic design. The mass of some of the features would be larger than traditional and would be more contemporary. However, the material would be of painted wood, and the 4' x 8' size of the deck would be in scale with the size of the house and lot. All visible wood should be free of pressure treatment incision marks. The rail height would be to modern building code requirements. The balustrade would be painted to match the house features. The proposed construction is compatible with the size, scale, color, material, and character of the property and neighborhood.

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 deck could be removed in the future and the essential form and integrity of the structure would be preserved.

V. CONCLUSION AND RECOMMENDATION

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

1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

2. Any visible wood shall be painted to match the house except flat decking and stairs may be stained not painted.
3. All visible wood should be free of pressure treatment incision marks.

The applicant should be aware of the following requirements:

The applicant shall obtain all necessary City and building permits prior to the start of construction.

ALTERATIONS: None

DESCRIPTION: This one story building is square in plan and has a gable roof. Horizontal weatherboard covers the building which is supported on a concrete foundation. Windows are fixed pane. A parking lot is located to the south. The building, set back approximately twenty feet, faces north on the southwest corner of W. Marine Drive and Hume Street.

302

ADDRESS: 96 Commercial Avenue
CLASSIFICATION: Primary
OWNER: Virginia Strom
4650 Cedar Street

TAX LOT: 9700
LOT: 19, 20

ASSESSOR MAP: Astoria, OR 97103
89 7DB
PLAT: Trullingers Addition
YEAR BUILT: Ca. 1915
ALTERATIONS: Minor

BLOCK: 1
STYLE: Craftsman
USE: Residential

DESCRIPTION: This two story building is rectangular in plan and has hip roof. Wood shingles clad the second story and weatherboard sheaths the first story. A wide horizontal board articulates the upper stories. Vertical boards, capped with a watertable, cover the daylight basement. The foundation is concrete. The majority of the windows are one over one double hung wood sash capped with projecting cornices with the exception of the addition of a fixed pane window on the west and east elevations. A bay window with a tripartite window is located on the west side and is embellished with leaded glass. The south tripartite window is also decorated with leaded glass on the top horizontal pane. An arched doorway with sidelights, leads to the recessed entry porch on the SE corner. Another small enclosed entry is located on the east elevation. Setback approximately twenty five feet from Hume, the residence faces west on the NE corner of W. Commercial and Hume. The building is in good condition.

A single car garage, with a flat roof and clad with shiplap siding, fronts W. Commercial and is sited on the SW corner of the lot, set back approximately five feet.

According to Polk's Astoria's City and Clatsop County Directory, the building was occupied in 1915 by Matt, a tailor, and Ida Miller. In 1920-21 Gustave and Amanda Hellberg resided in the building and were occupants through the historic period. The Hellbergs were prominent citizens in Uniontown and Astoria. Gustave Hellberg built the Hellberg Drug Store in 1919 at the corner W. Bond, W. Marine Drive and Columbia, incorporated the American Publishing Co. of Astoria, was the co-buyer of the Owl Drug Store, elected director of the Bank of Commerce all in 1922, and incorporated the Payless Drug store with Amanda and Fred Hellberg in 1938. Hellberg was also very civic minded and pushed for many improvements to the area. He took the lead in promoting street lighting for the Uniontown area in 1926, was appointed to the School Board in 1927, elected state representative in 1930, and was elected president of the West End Development League in 1941. Many of the Hellberg children resided in the house through the historic period including Fred, Edith, Katherine, and Lila.

Object
ADDRESS: Soldiers Monument
CLASSIFICATION: Contributing
OWNERS: City of Astoria
Astoria, OR 97103

TAX LOT: NA
LOT: NA



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

CITY OF ASTORIA

MAR 21 2013

BUILDING CODES FEE: \$100.00

EX

13-04

EXTERIOR ALTERATION

Property Address:

96 W Commercial

Lot

19-30

Block

1

Subdivision

Trullingers Add to 17th St.

Map

7DB

Tax Lot

9700

Zone

R-3 side

OK

For office use only:

Classification:

Primary

Inventory Area:

Uniontown Alameda NRD

Applicant Name:

William Kuehl

Mailing Address:

96 W Commercial

Phone: 325-1889

Business Phone:

Email:

Property Owner's Name:

Same

Mailing Address:

Business Name (if applicable):

Signature of Applicant:

William D Kuehl

X Signature of Property Owner:

Existing Construction and Proposed Alterations: Construct 8' x 12' deck on North rear elevation of existing SFD.

OK

For office use only:

Application Complete:

4/4/13

Permit Info Into D-Base:

3/26/13

Labels Prepared:

3/26/13

Tentative HLC Meeting

Date:

4-16-13

120 Days:

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.

SFD

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.

Structure is wood siding & 2nd floor wood shingles; there is existing stairs & partial deck on east elevation which will not be changed & are not historic.

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.

N/A

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.

No changes to existing.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

Craftsman home w/ horizontal siding & vertical skirting.

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.

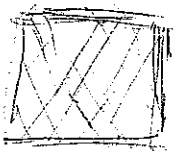
No replacement & features - all new

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.
None
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
None known; limited excavation
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.
Deck would be contemporary addition. Design of balustrade would be contemporary 2x3 slats w/ exterior fascia board, 2x6 horizontal boards (top, bottom, middle); area below deck to be enclosed w/ lattice (angled)
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.

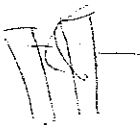
PLANS: A site plan indicating location of structure on the property and the location of the proposed alterations is required. Diagrams showing the proposed alterations indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide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

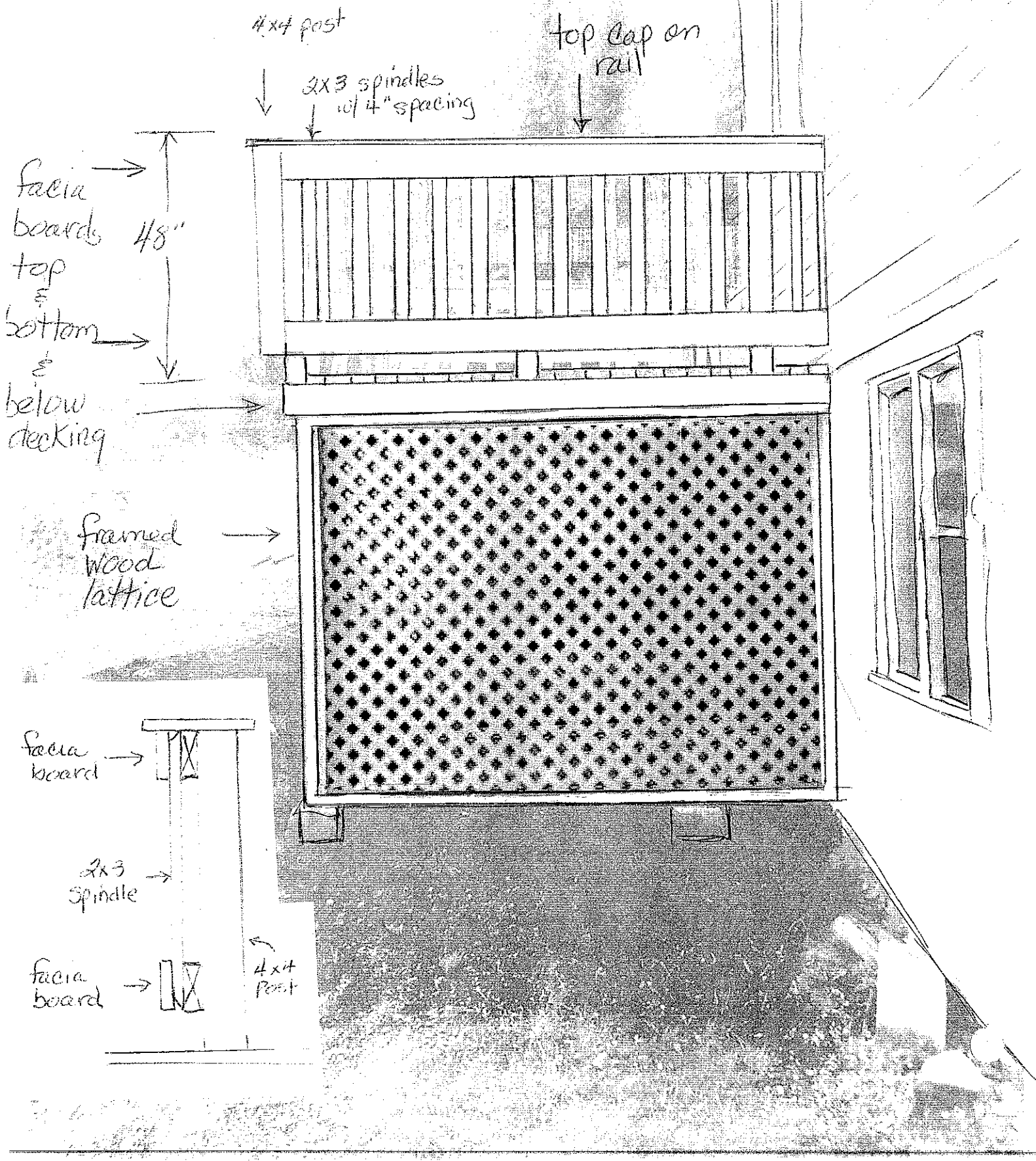
7' to decking
Rail is 48" high

2x3 w/ 2x2 between w/ 2" gaps (1st proposal)



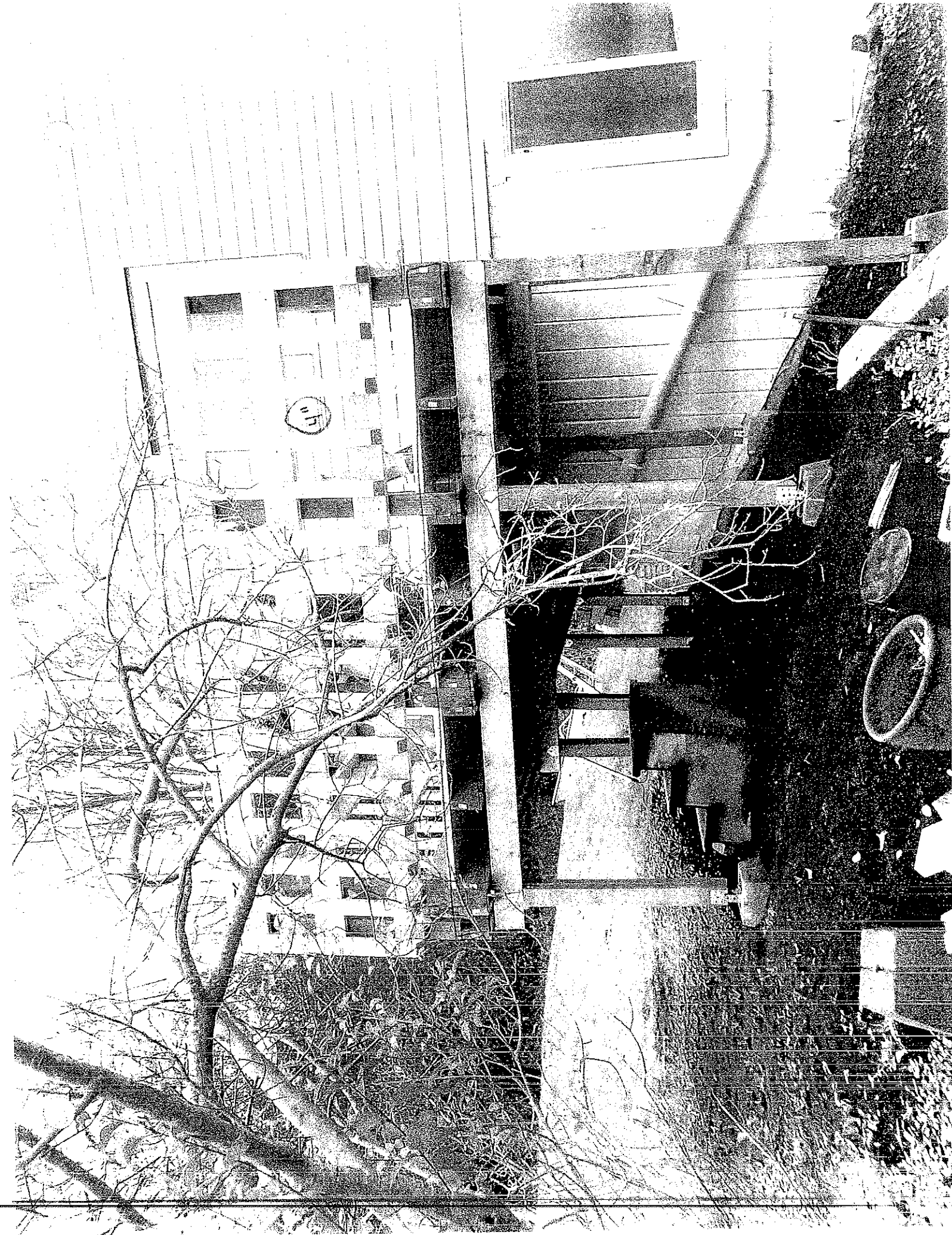
slats under deck













CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

April 11, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: SHERRI WILLIAMS, ADMINISTRATIVE ASSISTANT

SUBJECT: DR. EDWARD HARVEY HISTORIC PRESERVATION AWARD FOR 2013

The theme for the 2013 National Preservation Month (May) is, ***See it. Save it. Celebrate it.*** Preservation Month was designed to raise awareness about the power historic preservation has to protect and enhance our homes, neighborhoods and communities - the places that really matter to us. It provides an opportunity to celebrate the diverse and unique heritage of our country's cities and towns, and enables all of us to become involved in the growing preservation movement.

Astoria has traditionally celebrated National Preservation Month by recognizing restoration and renovation efforts within the City of Astoria. Attached is information on each of the nominated structures and individuals or partnerships for Astoria's Dr. Edward Harvey Historic Preservation Award, 2013. Also attached are the guidelines for the award. The award is usually given for completed work.

Pictures of the sites are included but the pictures do not show everything. You should visit the sites individually prior to the meeting. The 2013 recipients of the award should be decided at the April 16, 2012 HLC meeting. Mayor Van Dusen has stated that no more than one award should be granted in each category. HLC has, in the past, selected up to one property in each category (residential, commercial, and institutional) with Honorable Mention certificates to other special recognitions. An award has also been presented to an Outstanding Citizen or Organization. No more than one award in each of the three categories will be presented at the May 20, 2013 City Council meeting. Honorable Mention awards will be presented by the HLC at their June meeting.

If you have any questions, please contact Sherri at 338-5183, swilliams@astoria.or.us.

Documentation on the nominated structures for 2013 is attached.

Residential:

225 Alameda – Primary in the Uniontown-Alameda National Register Historic District

Historic Name: Finn Housa

c. 1896

Owner: Bob & Nancy Ross
4940 Cedar St Apt #2
Astoria OR 97103

This four-plex, constructed in 1896, was approved for Special Assessment by SHPO in July, 2012. The foundation was leveled / replaced and drainage materials were added to eliminate water issues. Non-historic windows were replaced with wooden, aluminum clad windows and trim was replaced to match the existing historic trim. The exterior siding was rehabilitated by removing old paint, replacing rotten boards, filling holes, sanding, and painting. The roof was replaced with new architectural style roofing materials, two dormers were added as well as two skylights allowing light into the attic rooms. Exterior stairs were added to the south elevation. The property owners carried out a complete interior renovation as well which included heating and air conditioner, sprinkler system, plumbing, electrical, replaced ceiling support glulam beams, added a bedroom, bath, and interior stairway to the attic. The property has been landscaped adding two garden features.

BEFORE



AFTER



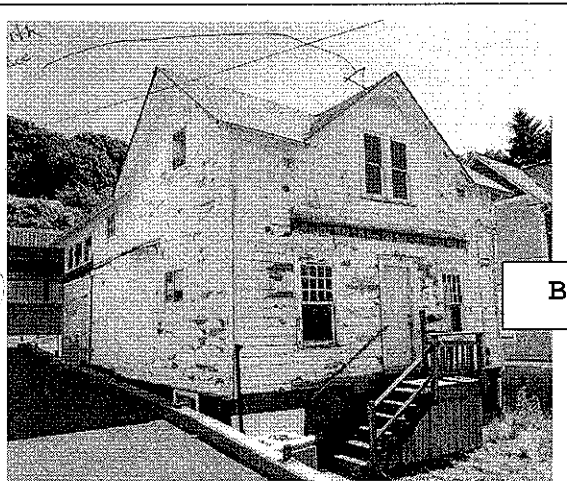
2961 Grand – Secondary in the Adair Historic Inventory Area

Historic Name: Manula House

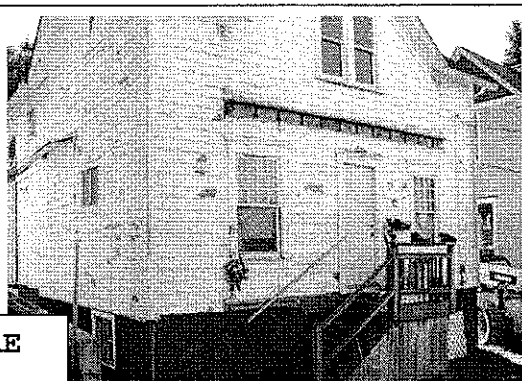
c. 1902

Owner: Mike Covert
Covert Properties LLC
384 Duane
Astoria OR 97103

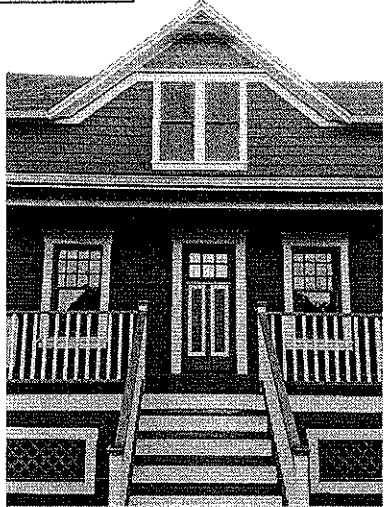
This property has been renovated to include construction of a new front porch sympathetic to the distinctive and characteristic features of the style of the home including vertical grooved skirting and framed lattice. The hip roof on the rear addition was extended, existing windows and doors were reframed and/or reconfigured including a wood sliding, true divided, 10 lite French door installed on the rear elevation, and non-historic doors were replaced with materials more useable and compatible with the building design. The flat roof of an existing addition was replaced with a hip roof.



BEFORE



AFTER



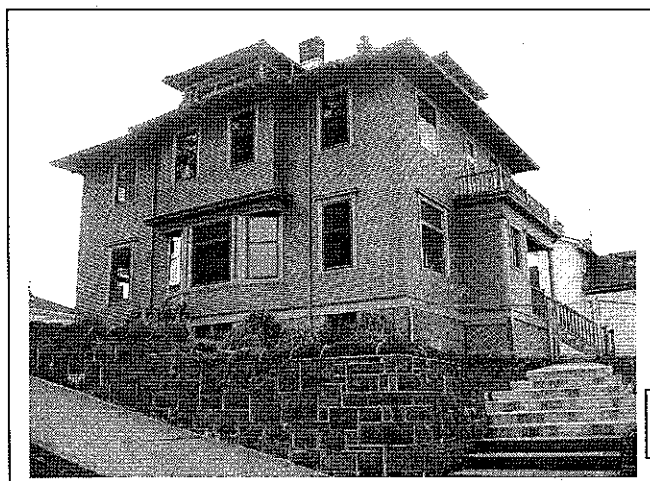
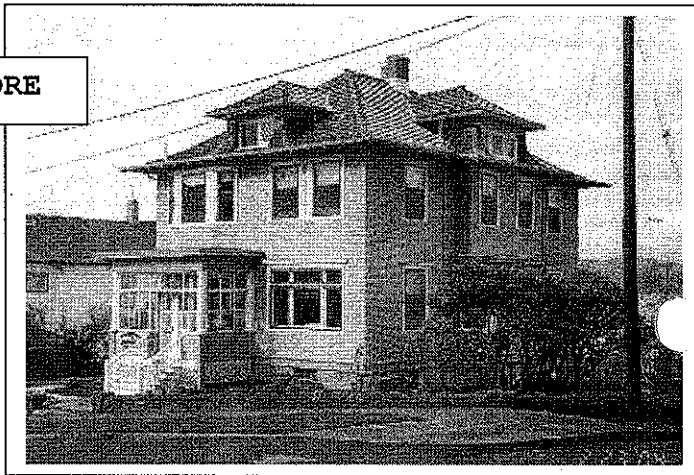
1188 Harrison – Secondary in Shively-McClure National Register Historic District
Historic Name: Andrew and Emma Young Residence
1906

Owner: Peter & Jan Hackett
1188 Harrison
Astoria OR 97103

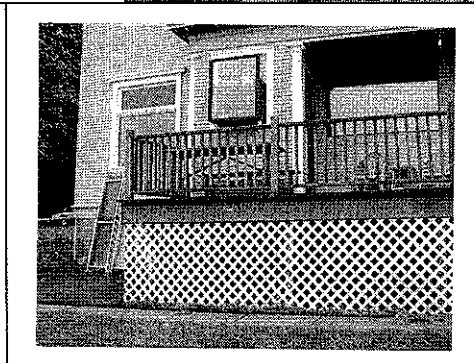
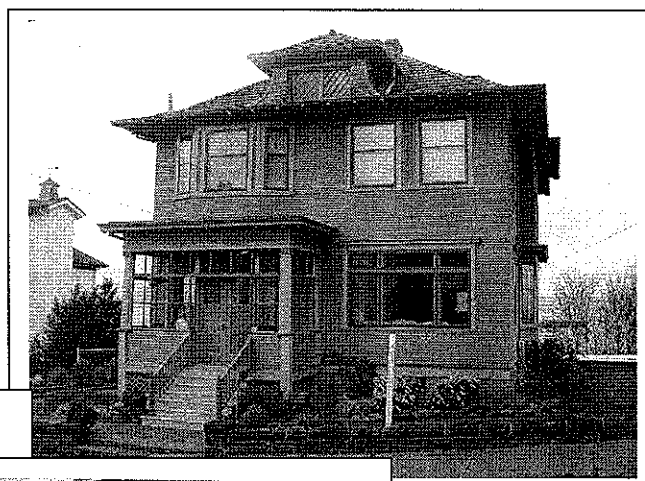
Restoration of 1188 Harrison began with new footings and foundation stem wall. Framed lattice work was replaced and/or added to the front porch in keeping with existing historic materials. The front deck and stairs were removed and replaced to historic dimensions, using materials compatible with the design and the structure was painted with attention to historic details. The non-historic rear deck & window were removed and the rear porch restored. The historic stone fence/retaining wall was restored. The interior remodel of this structure's kitchen included new ceiling, plumbing, cabinets, countertop, and refinishing the floor. Dormers were reshingled and the house was painted.



BEFORE



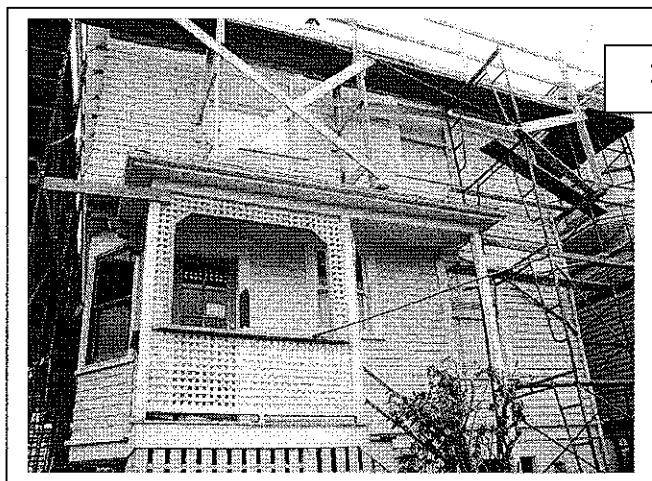
AFTER



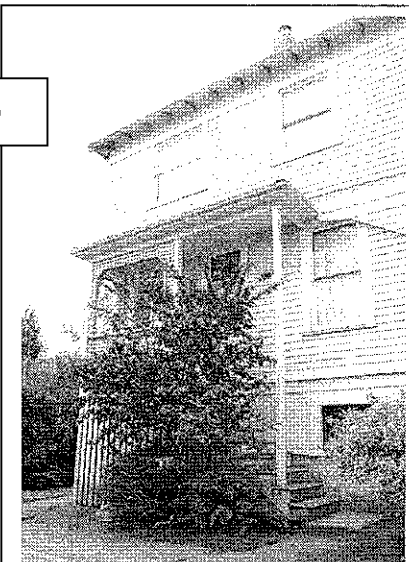
634 Grand – Secondary in Hobson-Flavel Historic Inventory Area
Historic Name: Wealthea Ingalls House
1910

Owners: David & Judith McElroy
634 Grand
Astoria OR 97103

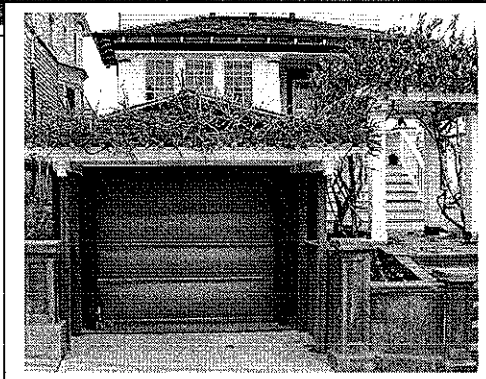
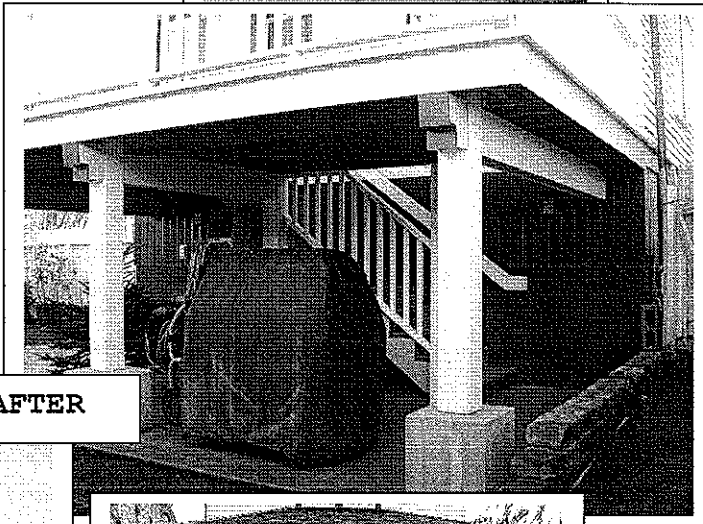
This Craftsman style property has received a reconstructed front porch and stairs typical of this style structure, a rear, two story covered porch using a wood railing with square wood vertical balusters and a hip roof similar to the main roof of cedar shingles, a new rear multi-lite wood panel basement door, a copper garage door, and a garden shed in the back yard of the property, and a new coat of paint was added to all exterior surfaces.



BEFORE



AFTER



Commercial:

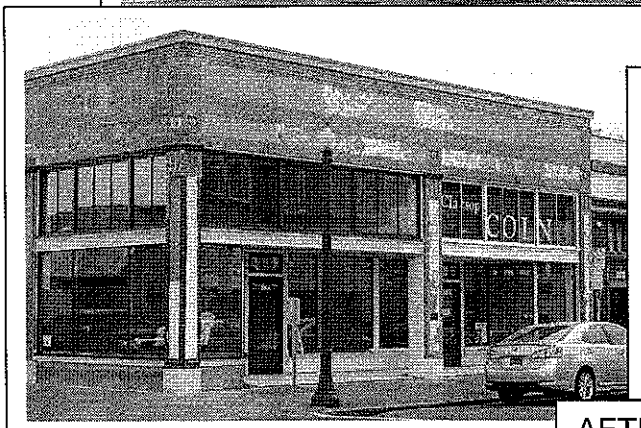
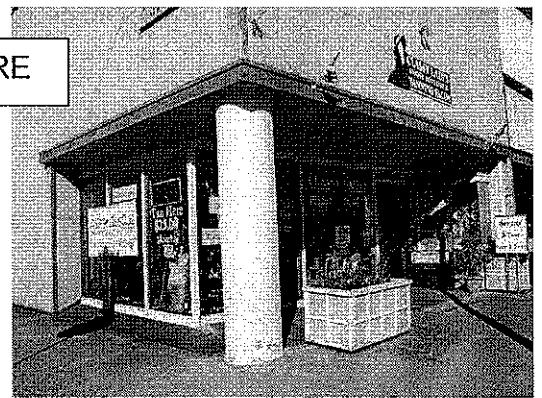
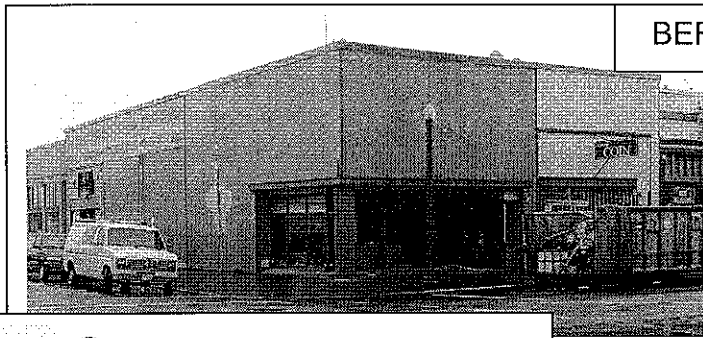
1004-1008 Commercial – Contributing Historic in the
Downtown National Register Historic District
Historic Name: The Allen Building
1923

Owner: Ted Osborn
Cricket II, LLC
P.O. Box 656
Astoria OR 97103

The owner removed all vertical wood siding exposing the transom windows and stucco walls; the existing front-facing storefronts were reconfigured, recessing them approximately 6 feet; the corner rectangular column was restored to its original proportion and brick facing material was added; transom windows were repaired and/or replicated per the original design; skylights were uncovered and replaced; Exterior stucco was repaired/replaced matching the original finished texture; brickwork was re-pointed and replaced as necessary. The building interior was extensively renovated including repairing/replacing plaster, refinishing original fir flooring, and creating usable storefront spaces. The building has not been painted and at this time is considered not complete.

The structure was designated historic by the Historic Landmarks Commission March 22, 2013. This property was awarded a grant through the Façade Improvement Program with the State Historic Preservation Office (SHPO) and was also approved for Special Assessment in April 2012.

BEFORE



AFTER



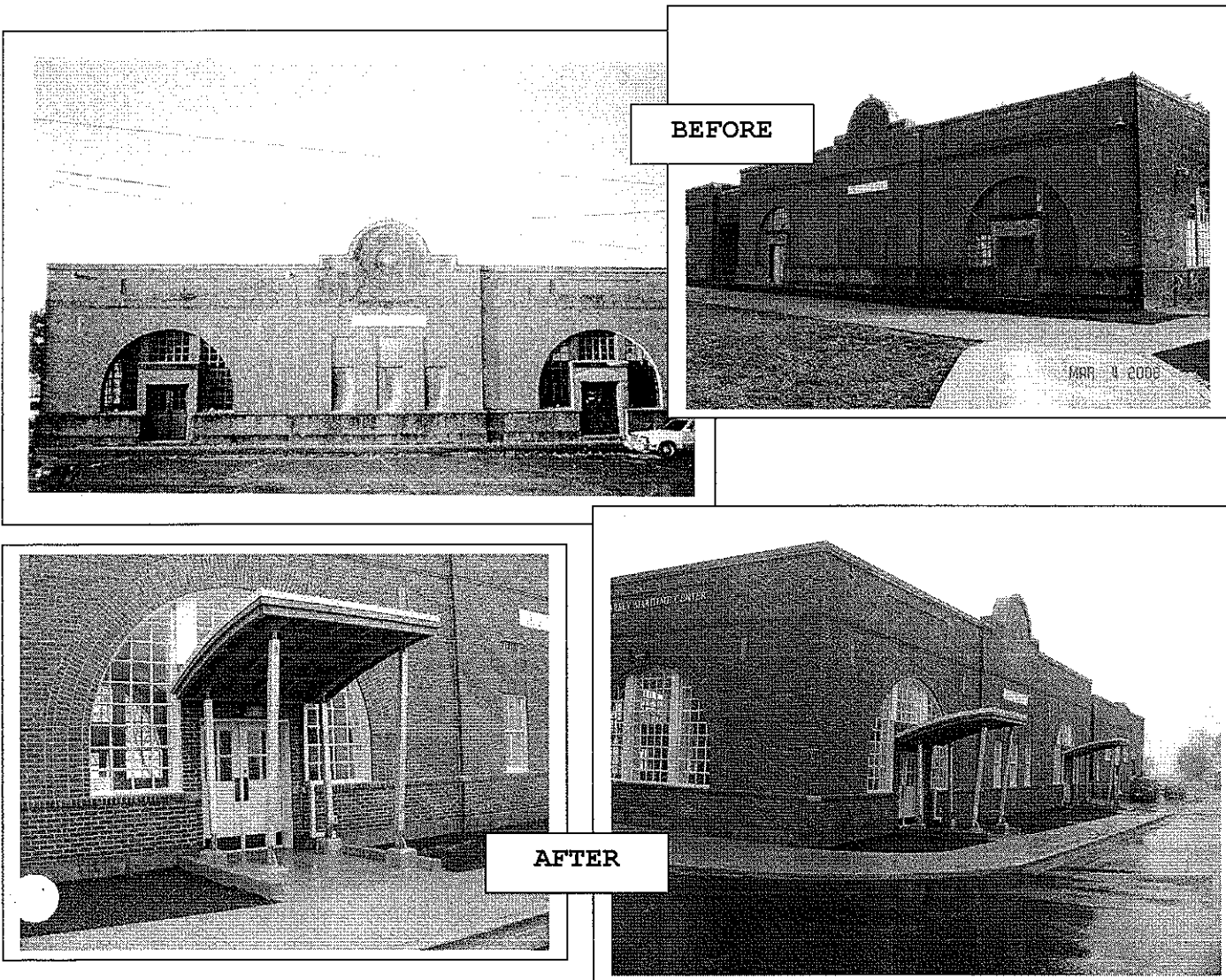
Institutional:

2042 Marine – Local Landmark

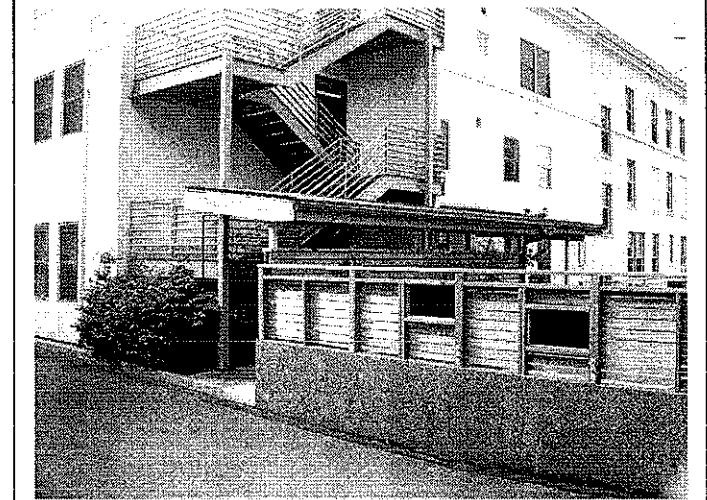
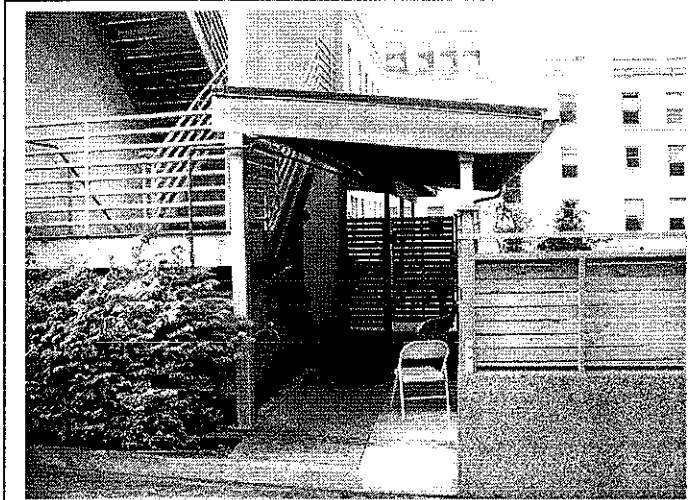
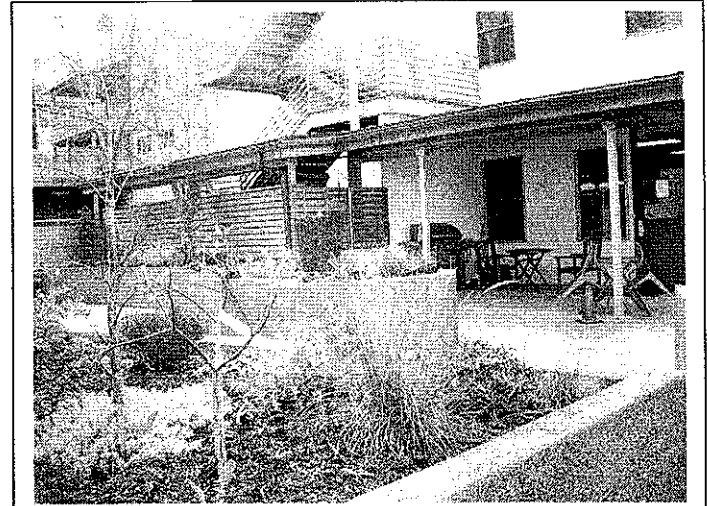
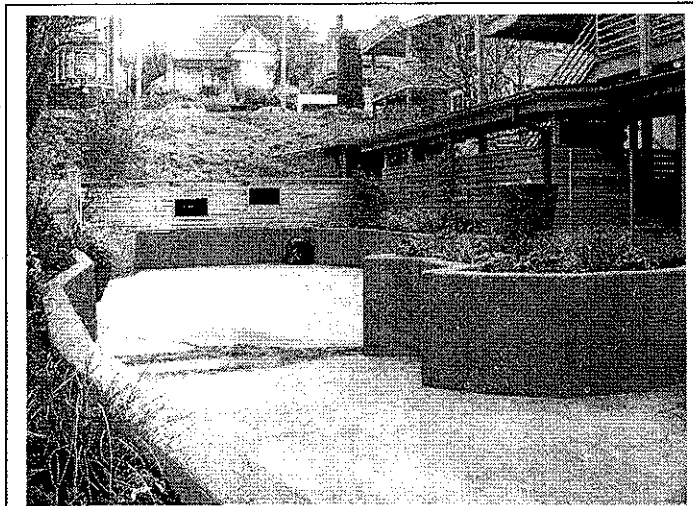
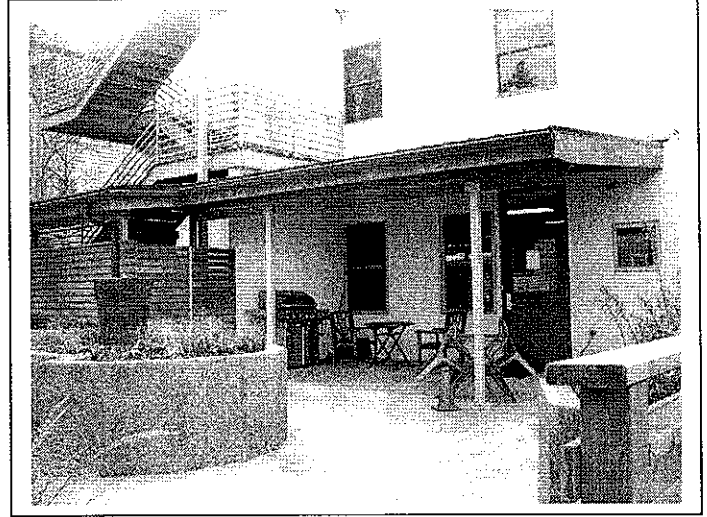
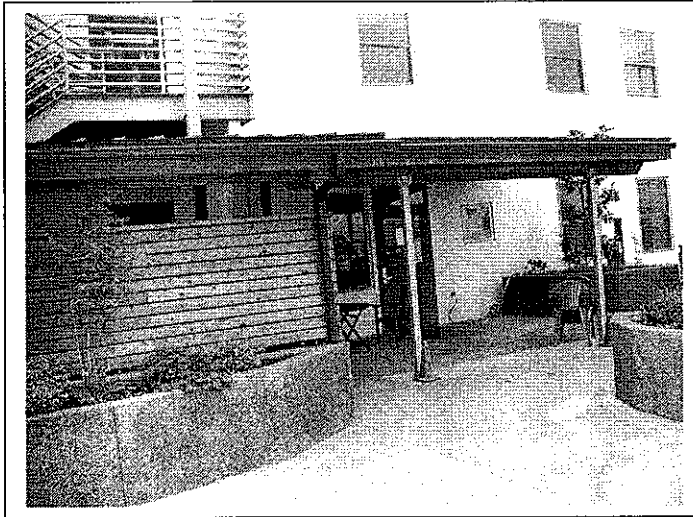
Historic Name: Astoria Train Depot
1925

Owner: Columbia River Maritime Museum
1792 Marine
Astoria OR 97103

The Astoria Train Depot, constructed in 1925 for the Spokane, Portland and Seattle Railroad, was remodeled both inside and out. The Depot received seismic upgrades, the historic windows and doors were repaired using manpower provided by the Clatsop Community College Historic Preservation classes, some of the doors were altered to meet current handicap accessibility requirements, canopies were added over some of the doors, and the chimney was removed below the parapet. External brick was repaired where needed, external lighting was installed using goose neck fixtures and the grounds were landscaped. The interior was completely renovated bringing the building into Code compliance and making it into a conference/meeting space as well as a proposed workshop for the CCC Historic Preservation Program, a boat building/repair exhibit area, and possible other production area.

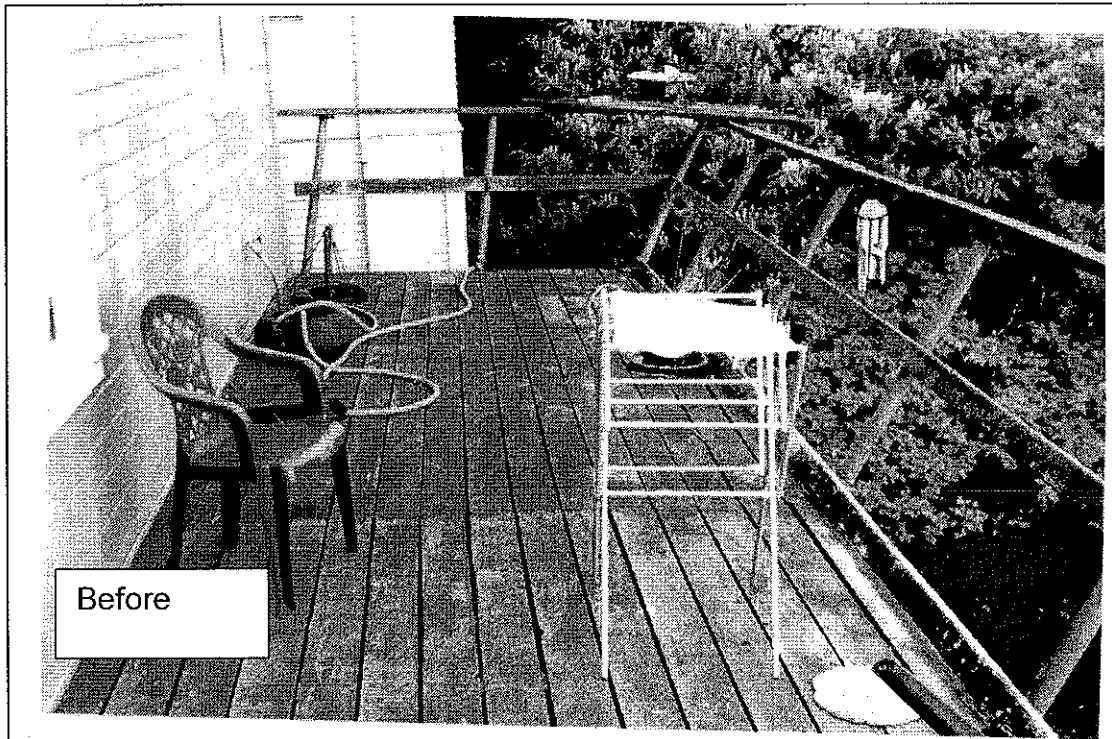


646 16th – Clatsop Care Center
EX11-05
4-8-2013



Added rear covered area for outdoor use under the permit. Landscaping is not reviewed by HLC, but area was landscaped for open outdoor seating and walking area that could accommodate wheel chairs. All conditions met.

637 14th
EX11-04
4-3-13



Before



After

Replaced a contemporary, non code compliant rear deck with wood and Trex deck.
All conditions met.