



# **AGENDA**

## **HISTORIC LANDMARKS COMMISSION**

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**April 17, 2018**

**5:15 p.m.**

**2<sup>nd</sup> Floor Council Chambers**

**1095 Duane Street • Astoria OR 97103**

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
  - a. February 21, 2018 Minutes
  - b. March 20, 2018 Minutes
4. PUBLIC HEARINGS
  - a. New Construction NC 17-06 by Chester Trabucco to construct a 6,832 square foot, single story commercial building at 632 Marine Dr in the S2-A Tourist-oriented Shorelands zone (Continued from February March 20, 2018).
  - b. New Construction NC 17-04 by Tiffany Booth and Zoe Fenton to reconstruct a single family dwelling with one car attached garage at 2609 Irving Ave (Continued from October 17, 2017, applicant requested continuance to May 15, 2018).
5. REPORT OF OFFICERS
6. STAFF UPDATES
7. MISCELLANEOUS
8. PUBLIC COMMENT (Non-Agenda Items)
9. ADJOURNMENT

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

City Council Chambers

February 21, 2018

### 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 6:05 pm.

### ROLL CALL – ITEM 2:

Commissioners Present: Vice President Michelle Dieffenbach, Commissioners Kevin McHone, Jack Osterberg, and Mac Burns.

Commissioners Excused: President LJ Gunderson and Commissioners Paul Caruana, and Katie Rathmell.

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

### APPROVAL OF MINUTES – ITEM 3(a):

Vice President Dieffenbach asked if there were any changes to the minutes of January 17, 2018. Commissioner Osterberg noted the following:

- Page 3, Paragraph 5, Line 5 – “Planner Ferber stated she had discussed the Comprehensive Plan policies with the Applicant. The Development Plan is linked to the Comprehensive Plan for all land use action items.” Commissioner Osterberg requested the minutes clearly indicate Staff had made those statements, and not him.
- Page 4, Bullet 3, Line 9 – “He believed this request would be a slam dunk after reading Section 6.080(b)(1) of the Comprehensive Plan **Development Code**.”

Commissioner Burns moved to approve the minutes of January 17, 2018 as corrected; seconded by Commissioner Osterberg. Motion passed unanimously.

### PUBLIC HEARINGS:

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

### ITEM 4(a):

NC17-06 New Construction NC17-06 by Chester Trabucco to construct a 6,832 square foot, single story commercial building at 632 Marine Drive in the S2-A Tourist-oriented Shorelands Zone.

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

Commissioner Burns declared that he knew Mr. Trabucco, but had not discussed this request with him. He did not believe his impartiality would be impacted.

Vice President Dieffenbach declared she had discussed other projects on the site with Mr. Trabucco, but had not discussed this project. Additionally, Mr. Trabucco had not approached her company about doing any work on the project.

Vice President Dieffenbach requested a presentation of the Staff report.

Planner Ferber presented the Staff report via PowerPoint. Additional supporting materials recently submitted by the Applicant were available at the dais and on the side table. Staff could not make a recommendation until



more information was received from the Applicant. The information needed was highlighted red in the Staff report. No correspondence has been received.

Commissioner McHone confirmed with Staff that the building would be 96-feet by 74-feet, which was noted on the site plan in the supplemental materials.

Commissioner Osterberg asked if the proposed use would be considered a tourist-oriented use. He understood that this Conditional Use Permit would allow a use that was not tourist-oriented. However, Criterion C on Page 9 of the Staff report used the term tourist-oriented. He wanted to know if Condition of Approval 3 on Page 12 of the Staff report would address Staff's concerns about meeting that criterion. Planner Ferber explained that the public hearing before the Planning Commission included testimony that some of the facility's patients were tourists who needed medical services while visiting Astoria. This testimony and all of the other criteria for a Conditional Use Permit led to the Planning Commission's decision to approve the use. Condition 3 was added to the Staff report because the use of the building had some design elements that are specific to the services being provided in the building. If the use of the building were to change, so could the aesthetics of the building.

Commissioner Osterberg understood the Staff report clearly indicated the potential for future issues, should the use of the building or its tenants ever change.

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

Chester Trabucco, 19823 83<sup>rd</sup> Place W, Edmonds, WA, said he had been living in Astoria for about 85 percent of the time for the last three years while working on the Astoria Riverwalk Inn. He thanked Staff for preparing the report. He and Staff did not agree on every element of the Staff report, but Planner Ferber had put a lot of work into this and other projects. He thanked the HLC for taking the time to review his request. He was happy to address the issues that had been identified. His concerns were as follows:

- Page 4 of the Staff report states the Fisher Brothers building had windows with a four-over-two configuration. However, most of the windows were actually four-over-one wood framed windows. One or two windows were a three-over-one configuration. He helped develop that building in 2006, when the building only had three small windows on the top floor. On the side facing the Riverwalk, the area between the ground floor door and the railroad was water, so the ADA ramp was added later. He wanted to make sure his project could borrow from the building rather than cloning the building by recreating all of the changes made to it over the last 10 or 12 years.
- He was building to suit the tenant, who specified the 97-foot by 74-foot building. This actually totals outside dimensions of 7,178 square feet, which is slightly larger than the Staff report indicated.
- He had submitted two proposals for windows. The first proposal was for aluminum windows. After further discussion, the wood clad windows were proposed. The windows on the No. 10 6<sup>th</sup> Street building were aluminum. When this building was built in 1903, it had no windows at all. The cornice returns were added later as well. So, the windows and cornice returns were not germane to the building.
- This proposal is for a 16 plus 1 catalogue plan by Fresenius Kidney Center. Fresenius has 2,300 of these facilities around the country and they use this boilerplate plan so their team knows exactly what they are getting into. The plan has some variations, but most of them do not involve much architectural detail. It is his job to figure out how to add design elements.
- He took two steps to ensure this public hearing would be productive and collaborative. First, he worked with former then Community Development Director Cronin on the building's design. He presented the Commission with a copy of the first design he had submitted to Staff. He and Staff agreed that concrete and ship lap siding should be added to make the design more compatible with the Fisher Brothers and No. 10 6<sup>th</sup> Street buildings. The agenda packet proposed the use of Hardi Plank siding with the same reveal as the siding on the 6<sup>th</sup> Street building. He had also thrown out the idea of cornice returns, but Staff believed that would compromise history. He proposed three-over-one windows with wood trim. He could also use a colored anodized aluminum. He did not believe it would be appropriate to build a building that looked like it was built in 1903 because that would not be honest to Astoria's history. He wanted to build a building that was compatible to the city's history by incorporating elements from other historic buildings in the area.
- The Staff report references height, mass, and pedestrian orientation several times. Fisher Brothers is a 50-foot by 100-foot two story building, which totals 140,000 cubic feet of space. His building would be a 97-feet by 74-feet one story building, which totals 145,000 cubic feet of space. While his building would not be the same height as the Fisher Brothers building, it would still have the same massing. Therefore, he did not



believe the building's mass would be an issue. This building would provide important functions to the community. He never suggested, in fact, he believed the building would be too short and not massive enough. This statement was tongue in cheek. He clarified he was usually told his buildings were too tall. In this case he was told this building was too short.

- The Staff report indicates there are five tax lots under four different ownerships. There are really only two owners; Cory Bechtolt and his family own Neimi, the business name is ETU, Inc., own the south side of the parking lot, which is 95-feet by 100-feet, and No 10 Sixth Street, Ltd. owned a 100-foot by 100-foot lot. He showed the exact location of each lot on the map displayed on the screen.
- The Staff report also stated there are eight spaces that need to be identified and marked for the 1998 agreement. He did not believe that was an issue the HLC would review. He pointed out the eight public spots on the map displayed on the screen.
- There was a concern about the roof line. He understood the HLC's purview was to review elements that could be seen. The parapet would be 20-feet 4-inches high. The roof line would be below that at about 14 feet. The parapet would hide the heating, ventilation, and air conditioning (HVAC) equipment on the roof.
- He planned to use three-over-one windows, which are the same height as and compatible with the windows on the Fisher Brothers building. John Goodenberger had indicated the windows should be taller, "*if no defining architectural detail was put in the middle or two-thirds of the way up the building*". ~~The windows would be trimmed in wood with an architectural detail at the top of the frame, similar to the seafood center.~~ The cornice was added to break up the building. The windows are the same height as the windows in the Fisher Brothers building.
- He referred to Page 7 of the Staff report, which indicated the low profile and small scale of the building would be appropriate as an infill development project in a high-density zone or surrounded by similarly sized buildings. The surrounding buildings triggering review have massing appropriate for the waterfront. He had addressed the issue of massing from a volume standpoint. He did not believe the scale should be a concern, especially considering the building would be a block from the historic property.
  - If this project did not go forward, the property owners would likely sell the lot, leaving him with 10,000 square feet which would no longer be adjacent to a historic property because the parking lot would no longer be contiguous to the Fisher Brothers building. A much smaller building would have to be built.
  - His project would retain the character of the working waterfront and would incorporate contemporary uses. The proposed building would not include any scale or sizing design elements beyond what is applicable specifically for the use by a professional services office. The use would be beyond a professional services office; it would be a medical center. Some of the patients are in late-stage renal failure. Those patients have no interest in being seen more than necessary. The portico on the south side would be used as a patient drop off area for people who have a difficult time getting into the building.
  - The design **for the porte-cochere** was borrowed from the cancer center. The same wood wrap would be used on the columns and a metal band would extend around the patient drop off area. The concrete would add massing. The facility has a 15-year lease with two 10-year options. However, it is possible to build the facility in such a way that the portico could be easily moved to another side of the building.
  - The 6<sup>th</sup> Street bridge project required a nine-foot setback, which would impact deliveries. New construction over 5,000 square feet is required to have a loading zone that can accommodate a 53-foot semi-truck. The loading zone proposed could easily become a pedestrian seating or gathering area for other uses compatible with the Riverwalk. There are also several large mature maple trees and a bank that separate the building site from the Riverwalk.
  - While the building would not be pedestrian oriented, it would be pedestrian friendly to walk through. The exterior would be lit up at night for pedestrians that walk through the lot. The lot would also have much more landscaping. The lot has not had any greenery since 1954, when the lot was a beach.
  - The stability of the fill impacted the placement of the building and loading zone on the lot.
- His team considered a total of eight design schemes and the eighth scheme, currently being proposed, was the one that worked for Fresenius. He believed the scheme set up the lot nicely for a pedestrian oriented building **in the future**. *It might not always be a medical building. The Applicant would then revert back to a pedestrian oriented application.*
- During the Planning Commission hearing, there was discussion about the fact that no other proposals for a tourist-oriented, non-franchise building in the downtown core had been submitted to the City. Waiting for that perfect tourist-oriented retail facility would be tough on developers from an economic standpoint.



- He believed the Staff report's statement that "Article 6 does not maintain style and scale requirements beyond general compatibility" was subjective. His project met the Code requirements and the Applicants have done everything possible to use materials and borrow elements from historic lighting on the poles. The landscaping would be indigenous and native.
- The Staff report mentions the single-story building would be out of character with the large parking lot. He owns one piece of the lot and has a purchase and sale agreement for the second piece of the lot. He could not guarantee that the lot would be developed for another use if this project did not go forward.
- In 1995, he leased the back side of the gas station and only needed 16 spots to meet the Code for the restaurant and Clatsop Behavioral Health Care. There were 115 parking spots and a lot of in and out traffic. This new building would only have 24 parking spots plus eight public parking spots.
  - As an afterthought, he signed a right of first refusal in case the gas station was ever sold. The gas station went up for sale a year later and a purchase and sale agreement offer was made by Kentucky Fried Chicken. Kentucky Fried Chicken would be located on that spot if had not exercised the right of first of refusal. Now, he was trying to do something that made economic sense.
  - There have been three financial institutions interested in building a bank with a drive through.
- The proposed detailing is compatible in design with the former style of the buildings located near the site. The Staff report states those buildings no longer exist. There are many buildings on the water front that have or did have ship lap siding.
  - Page 9 of the Staff report refers to the rules that apply to the tourist-oriented portions of functions of the north side streets. He believed those considerations went away when the Conditional Use Permit was granted for the medical center. The center cannot show off their patients. The patients want to get in and out, and there would not be any tourists wandering through the facility.
  - The same applied to the Finding on Page 10 of the Staff report, which stated "since the use of the building does not require or take advantage of the river front location, a more appropriate location would be at the south west corner of the site." One of the problems with locating the building on that portion of the lot was the noise. The patients want as much privacy as possible and the best way to do that is to keep them away from Marine Drive, create a patient drop off, and avoid facing the riverfront.
- He did not see the connection the with Staff report's statement that, "with the access to the building located off Marine Drive accentuated by a portico awning, the design is not in congruence with the Comprehensive Plan."
- If the proposed design had more elements of an industrial style building that are common along the waterfront, the proposal would be more indicative of Astoria's historical heritage. This architecture should be evolutionary because it is new construction. The word compatibility is necessarily vague, but other jurisdictions across the country consistently refrained from suggesting buildings should be cloned. People should be able to tell which era buildings were built in and that this is a modern building.
- The supplemental materials included several photographs of one-story buildings along the waterfront which were not massive. He believed the proposed siding and architectural appeal was greater than what was shown in the photographs. Even the No. 1 6<sup>th</sup> Street building was a single-story building over an entire block made of ship lap siding. Measuring
- From the grade to the peak of the rooves, those buildings are not higher than 21 feet.
  - These buildings are examples that the massing has been achieved and respects the working waterfront. The proposed building would not be tiny. If he tried to make the building higher, someone would complaint it was too high. He did not believe the height and massing was the HLCs purview.
- He had done a few projects in the area and made things look nicer than they were when he started. He believed his project would help the Fisher Brothers building stand out because it would remain taller and have stature over the medical facility. That would make his building compatible. *In aggregate, the landscaping and the building being a block away from the Fisher Brothers was be attractive as one comes into Astoria. The city would have a walking promenade, light bollards, historic lighting on polls, and landscaping.*
- The Fisher Brothers building had covered awnings with lights on the sides. He assumed the proposed building would have Hardi Plank with a can light under the awnings or he could do stained tongue and groove boards like the underside of the patient drop off area at the cancer center.

Commissioner Burns asked if Mr. Trabucco owned the pilings and if they could be developed.



Mr. Trabucco said he was grandfathered on the taller pilings to the west. In 2007, the cost of delivering a piling field and concrete deck was about \$125 per foot. Now, the cost is about \$300 per foot. The No. 10 building was about 15,000 square feet and would cost about \$4.5 million. Therefore, he would probably wait a long time before doing anything with it. He attended many visioning meetings and there were many concerns about building over the water. He suggested waiting until a proposal had been made and then evaluate the proposal.

Commissioner Burns asked who owned the upper right quadrant of the lot.

Mr. Trabucco said he did at one time. In order to make parking available for Craft3, he sold the property to Starlight LLC. Then Starlight sold half of it to Joe Barnes for parking.

Commissioner Burns asked if Mr. Trabucco had considered moving the building to the south of the property by flipping its configuration so the entrance would be on the north side.

Mr. Trabucco said he started with that configuration, but the architect at Fresenius could not work out the loading zone and parking. The property has to accommodate an ambulance in an emergency and that orientation did not work.

Commissioner Burns asked if the loading zone would allow a truck to drive all the way behind the building and continue on to the next property.

Mr. Trabucco said no, the trucks would pull in and back out. Many trucks go into the card lock system across the street. He went through five iterations of how the trucks would go in and out.

Commissioner Burns asked how different the proposed design was from the company's 5,000 other facilities.

Mr. Trabucco stated the design was out of their catalogue. A complete set of rolled up drawings was ready for this facility. He confirmed the buildings in Walla Walla, Portland, and Vancouver looked exactly the same. There are 2,300 in the country. *...while they lack a lot of architectural appeal they are different. Most are rectangular with a porte-cochere. Mr. Goodenberger suggested a northwest contemporary roofline was not apropos of a working waterfront.*

Commissioner Osterberg said when he visited the site, he saw a wooden pedestrian walkway bridge that crossed over a gully and connected the Riverwalk to the property. He asked Mr. Trabucco to locate that on the site plan. He confirmed it was located in the middle of the site. *The bridge is 73 feet from the east property line. Locating the bridge in the middle would give it access to utilities.* Since the property can be accessed from 6<sup>th</sup> and 7<sup>th</sup> Streets, there would be no need to cut across property to get to the Riverwalk.

Mr. Trabucco said the bridge could be moved. He believed the loading zone would also be used by staff as a seating area when not being used for deliveries.

Commissioner Osterberg said the bridge was in good condition and was open for people to use. He asked if Mr. Trabucco's site plan could accommodate a pedestrian connection to the bridge or the walkway on the north side of the building.

Mr. Trabucco said he would have to collaborate with the other property owner. He did not believe the bridge should be removed because people use it. His site would be landscaped and the bollards would be lighted at night. So, the area would be much safer for people than it is now.

Commissioner Osterberg asked if Mr. Trabucco would be willing to develop a connection to the bridge from his lot. This is encouraged and required by the Comprehensive Plan.

Mr. Trabucco said if the bridge is in the wrong place, it should be moved so it is accessible.

Vice President Dieffenbach clarified that Commissioner Osterberg was asking if a connection could be made from Mr. Trabucco's property to the bridge.



Mr. Trabucco said people could use the bridge now. The area between the staff entrance and the bridge is currently undefined space paved with asphalt, which would allow staff and patients to walk straight across to the Riverwalk.

Commissioner Osterberg said the site was very detailed and showed landscaping and parking, yet the one area was open and undefined. He believed Mr. Trabucco should have a specific proposal for that area. The criteria and plan policies ask several questions about the site, including pedestrian access.

Mr. Trabucco said he would take suggestions. The area was being used as a staging area for the bridge repair project. A future landscaping plan could be added as a condition of approval. He would like to see a small gathering spot. However, the tenant says that the proposed landscaping, light bollards, historic lighting, and architectural elements were beyond what they normally do.

Commissioner Burns asked if the proposed building was identical to one of the Applicant's buildings in Portland.

Mr. Trabucco said the square footage would be the same, 97 feet by 74 feet. The exterior would be different. None of the other facilities have ship lap siding.

Vice President Dieffenbach confirmed that concrete would be placed around the base of the building under the siding.

Mr. Trabucco said he was still taking suggestions about the look of the concrete. He liked what was done on the cancer center.

Commissioner Osterberg confirmed the pedestrian walkway that runs along the loading zone and close to the north side of the building would connect with the 6<sup>th</sup> Avenue sidewalk. He asked how a pedestrian would walk from the private walkway to the public sidewalk without entering oncoming traffic.

Mr. Trabucco indicated on the screen how the two sidewalks connected.

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

Joe Barnes, 174 Flavel Street, Astoria, said he owned the Fisher Brothers building. When Mr. Trabucco came to him with this idea, he was ecstatic. Currently, there is a homeless camp and Craft3 is always having trouble with the recreational vehicles, tents, and campers. The Fisher Brothers building has condominiums on the top floor. He has done development his entire life and has never had a city tell him to build a building bigger or taller. He believed Mr. Trabucco had done a good job on the look of the building, had a passion for the community, and had done some great projects in town. The way the building would sit would be great. He believed Mr. Trabucco put a lot of thought into the project. The city would have a fast food restaurant on that corner if it were not for Mr. Trabucco. Another good-sized building on the waterfront would be welcomed and a one-story building would be great. There is not enough parking to accommodate a two-story building with condominiums on the top floor. He was in favor of the project and wanted to move the homeless somewhere else. Fresenius is a great dialysis center. The City might not want to put this facility on the waterfront, but this is Astoria and there are not many places to put buildings of this size. He believed the facility would be a great fit for the community.

Pete Gimre, 89322 Highway 202, Olney, said he owned Gimre Shoes so had an interest in what happened in Astoria. He served on the Planning Commission several years ago and developments always spurred interest. This is good development. The lot has been a parking lot for 50 years and could have been developed as a fast food restaurant. The lot has served no purpose since No. 10 6<sup>th</sup> Street has been gone. He could not imagine anyone in Astoria objecting to a dialysis treatment center. He was not sure anything would be compatible with the Riverwalk other than a hotel. He was in favor of the proposal and hoped the HLC was too.

Vice President Dieffenbach called for any testimony by persons impartial to or against the application. Seeing none, she called for closing remarks of Staff.

Planner Ferber said massing was not the volume or density of the building, but the scale of the building at the site. The Fisher Brothers building uses the entire lot and their parking is located on the adjacent lot. Staff's



concern with the massing of the proposed building is due to the requirement for a lot of parking, which puts the building out of scale with the site, particularly because the building triggering the review is built to capacity. *The facility would require 23 parking spaces. There would also be 8 public parking spaces.* Massing is the building's relation to the site it would be located on, not that the building is smaller or larger than other buildings. The City is flexible with massing at this site. There is no floor area ratio requirement like there are in other design overlay zones. Staff did not recommend building a higher building, but believed the site should be filled in a way that prevented the building from looking out of place. No mathematical calculations for volume were used to determine massing. Staff worked on several parking configurations at the site. The Fisher Brothers building had parking in the lot currently used for Buoy Beer parking. Staff is still working on updating parking easements and lease agreements that tie into uses at the No. 10 6<sup>th</sup> Street site. One of the conditions of approval for that conditional use permit was dissolving some of the grandfathered uses because this proposal would use up some of the parking area. She needed to know where the roof would meet the parapet and confirmed that had been clarified. Staff had suggested reorienting the building on the site to maintain the patients' privacy, allow ease of access, and prevent the patient drop off area from looking like a drive through. She believed there was flexibility in utilizing the site for pedestrian connectivity. The issue with the loading zone was due to the need for Public Works to access the north-west corner during the bridge repair project. The City only required 10 percent of the lot to be landscaped and the Applicant had done a great job of improving the vacant lot. The lighting feature would help with pedestrian access. There was testimony that no tourist-oriented uses had been proposed for this site. The new construction permit does not consider the use. So, approving any use just to get something in there would not be a good argument. Article 6 of the Development Code considers the aesthetics and compatibility, which is very subjective. The site is unique because it is on the waterfront and the site-specific criteria considers how the use ties into the cultural heritage of the industrial working waterfront, not just the look of the building. Details about the windows had been clarified and she would update the Staff report with the correct details about the windows on the Fisher Brothers building. Creating a connection to the pedestrian bridge would be a great way to improve pedestrian connectivity. However, an access agreement would be necessary to locate a structure on a different property.

Commissioner Burns asked if pedestrian connectivity was required along both the Riverwalk and Marine Drive. Planner Ferber explained there was just a general requirement in the S2-A zone, which captures uses primarily in the waterfront area. However, the requirement does not mandate access specifically from any particular frontage. An easement could be added as a condition of approval if a connection to the bridge were required. However, she recommended getting a property owner's approval first.

Vice President Dieffenbach closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner McHone said the site is a gateway to the historic downtown area, so he had a lot of interest in how the project would present itself. The landscaping would help a lot, especially between the building and Marine Drive. He was unsure about placing the parking lot on the corner of the lot. However, after considering how the Applicant analyzed the use of the property and their approved permit from the Planning Commission, his concern had been alleviated. He believed the Applicant had done a lot to mitigate the way the property would look as drivers entered downtown. The north-east corner of the lot could still be developed.

Commissioner Osterberg said he had compared the proposed building to the Fisher Brothers building. His primary concern was the way pedestrian connectivity and access was impacted by the building's orientation to the waterfront. The Fisher Brothers building provides pedestrian access at two locations along 7<sup>th</sup> Street and a central access point at the north-west corner. He hoped the proposed building could provide similar access, but that might not be possible because of the easement on the north edge of the site. The only way to provide direct access to the Riverwalk would be to flip the entire site plan. The Staff report supported many of the proposed design details of the building, landscaping, and lighting. He agreed those elements of the proposal adequately met the criteria. The proposed height of the building is only 7 ½ feet shorter than the maximum height allowed in the zone, so the site could not accommodate a building of substantial height. The word "massing" is not used in the approval criteria, but the word "scale" is used, which can be similar to massing. He agreed with Staff on their considerations of scale and overall compatibility. However, he also agreed with the Applicant that total number of cubic feet proposed was similar to the Fisher Brothers building. Historic compatibility does not mean copying another building or replicating portions or design features of a particular building. The design should be mindful, respectful, and honor the design characteristics of the historic district or adjacent buildings. Staff has never



suggested a building be copied. He wanted to hear from the other Commissioners on the location of the building on the site, as he did not have an opinion. Pedestrian access is a small but important aspect of the project. He believed it would be appropriate to require a connection to the bridge at the north-east corner of the site. The Comprehensive Plan requires that public access to the waterfront be provided where ever feasible and that existing access be protected. However, the public sidewalks already provide access to the waterfront on 6<sup>th</sup> and 7<sup>th</sup> Streets. This access would be impacted somewhat by the loading zone, but would not be closed off. Pedestrians could also walk through the site.

Commissioner Burns believed adequate pedestrian access had been proposed. He also liked the idea of providing access to the bridge. He was excited to see the proposal for a development on this lot and was glad the building would not be a recreation of the former building. The No. 10 6<sup>th</sup> Street building did not seem out of place and he was comfortable with a building that had a scale different from the Fisher Brothers building. He originally wanted to discuss flipping the orientation of the building on the site, but now understood the Applicants did not have use of the entire lot. He agreed the proposed configuration was necessary. If the use of the building changed in the future, the portico could be removed. He approved of the project.

Vice President Dieffenbach said with regard to the massing and scale, she believed the building would be complimentary to the area and the Fisher Brothers building. From Marine Drive, it is noticeable that the town is building up along one side and the scale of the buildings gradually decrease to an area with low profile buildings and parking lots. This building would be a transition between those two areas, which she believed worked well. The location of the building on the lot makes sense considering the use of the building. Her biggest concern was that the building did not seem to have a back side. The loading zone and dumpsters would be on the north side of the building, which is also the front of the Riverwalk. Even though there were trees along that edge, she was concerned that the building's back side would face the river. There are no windows or access on that side of the building. She could see the area becoming a place where homeless people would hang out because it was secluded, they would be protected by the alley, and have access to the garbage container. She understood the layout was due to the function of the building, but it was odd to see windows on elevation three feet from a property line that may in the future have a building built up against that property line. *It is highly unlikely a building would be built 6 feet away. That lot is parking for Bouy Beer and Craft3. He felt comfortable that a building would not be built on that lot.* Yet, on the elevation that looks out at the river 40 or 50 feet away, there are no windows. The site is unique because of its access to the river and that should be addressed just as much as the Marine Drive area. She recommended the back side of the building be redesigned so it is more pedestrian friendly, so the loading zone and trash enclosure were concealed more, and so light could get into the area.

Commissioners McHone and Burns agreed.

Vice President Dieffenbach re-opened the public hearing and asked the Applicant to respond to the Commission's concerns about the side of the building that faced the river.

Mr. Trabucco said he would add windows if he were designing the building. He had considered adding framing for future windows, but he would have to look at the floor plan to determine if that could be done. Faux windows could be installed along the storage areas in that part of the building.

Vice President Dieffenbach suggested a break in the elevation with some relief instead of a solid wall.

Mr. Trabucco said he submitted photographs of buildings along the waterfront that all had solid concrete walls facing the Riverwalk.

Vice President Dieffenbach said those buildings had windows, openings, and bump-outs.

Mr. Trabucco agreed he put windows on the river facing side of the building. This is an expensive project, but Fresenius is able to do a quality project. The pedestrian bridge makes sense and there are several ways to connect to it from the parking lot. The lease allows the site to be operating 24 hours a day, 7 days a week. So, that could alleviate issues with people hanging out on the back side of the building. He agreed to put windows where ever necessary.



Karen Neimi, 909 Florence, Astoria, said she was one of the architects on the project. As soon as the bridge improvement project is over, the blank spaces on the east and north sides could be landscaped or have outdoor seating to soften the elevation. The north side of the site could be a pedestrian promenade.

Mr. Trabucco said he wanted to create a better pedestrian experience.

Vice President Dieffenbach said the north side of the building would not receive any sun and no one would have a reason to hang out there. It was more important to ensure that side did not look like the back of building.

Mr. Trabucco agreed to put windows on the back.

Vice President Dieffenbach said he needed to do more than windows. Light levels should be kept up and the garbage enclosure should be concealed.

Mr. Trabucco believed the garbage area of a kidney dialysis center would not look as bad as most.

Vice President Dieffenbach noted this could change if a different tenant moved into the building. The function of that area should be kept private and the north side of the building should address the river. *He explained the area would have maple trees. The trash and generator would both have a barn door enclosures. The location would allow garbage trucks to use the loading zone. Pedestrians on the Riverwalk would be looking at the river, not the buildings. But the building should be aesthetically pleasing to the everyday traffic on Marine Drive.*

Mr. Trabucco said Baked Alaska's trash enclosure is at the front of their building. He asked what the HLC would agree to. He did not want to slow down the project.

Vice President Dieffenbach called for a recess at 7:55 pm. The Historic Landmarks Meeting reconvened at 7:57 pm.

Vice President Dieffenbach said adding windows or something to break up the surface on the north side of the building would help. However, she believed that would not be enough. The entire site plan and building should be considered. The area between the truck parking and river bank cannot be developed yet, but she wanted to know what the Applicant planned to do with that area after the bridge project was complete. The door could be made to look more welcoming and other things could be done. *He believed he had addressed this concern.*

Planner Ferber said a redevelopment of the entire façade would need to be reviewed by the HLC. She understood that Vice President Dieffenbach wanted more than just ornamental details that would fit in with the floor plan.

Commissioner Osterberg agreed that a proposal for the north side of the building should also include plans for the 10-foot area on the north property line and the 13-foot area on the east property line.

Planner Ferber confirmed this was within the HLC's purview if they believed those areas were applicable to pedestrian access and landscaping.

Commissioner Osterberg did not want to take action on a proposal with blank areas on the site plan where no development had been proposed.

Ms. Niemi showed graphics of the southern elevation, the main entrance, portico, the north elevation, door, and trash enclosures. She indicated where canopies and windows could be installed. Water treatment facilities should not be exposed because they are a biohazard. Most of the windows could be three-over-one and one of the windows could be six-over-two.

Vice President Dieffenbach said that would significantly alter the building.

Mr. Trabucco suggested a mural on the back wall. Vice President Dieffenbach stated that would not address the river.



Planner Ferber confirmed she had a copy of the graphics just shown by Ms. Niemi.

Mr. Trabucco said he needed to move forward on this project quickly. He asked the HLC to trust that the Applicants would complete the project as requested, noting that the HLC had already seen what the windows and landscaping would look like. The criteria do not require that every square inch of the lot be addressed in relationship to the historic district. This project will be a huge improvement to the historic district. The Fisher Brothers building is a zero lot line building with no landscaping at all. He did not want to delay the project another two months after taking so long to work through the site plan issues. Everyone has different ideas, but everyone wants to see a building Astoria can be proud of. He could accomplish that by telling the architects what the HLC wants. Originally, the project was not subject to an HLC review because of where the building would be located on the lot. However, the HLC now has to review the project since the parking lot would abut Fisher Brothers property. Landscaping, building orientation, and the loading zone were addressed and approved at the Planning Commission hearing. He asked for clear direction from the HLC about how to move forward. He also asked what the timeline would be if he had to come back to the HLC for another review.

Planner Ferber said Staff has 30 days to review an application, so the Planning Commissioner hearing for this application could have been delayed until March. She was pushing this application through as quickly as possible with very little staffing. Addressing the north elevation, landscaping, and pedestrian access to the bridge would be easy to capture in an addendum to this application, but she could not write that addendum on the spot. She recommended the HLC continue the hearing to the next meeting on March 20, 2018.

Vice President Dieffenbach closed the public hearing.

Commissioner Burns noted that three Commissioners were not present and he did not want a continuance to result in a repeat of the same conversation had during this meeting.

Planner Ferber confirmed that only the areas of concern could be discussed at the next meeting. She noted she would confirm if the absent Commissioners could vote at the next meeting.

Commissioner Burns confirmed the Commission did not have any concerns on the placement of the building on the lot, the portico, style, scale, height, and materials.

Vice President Dieffenbach asked if the application could be approved with conditions and have the conditions brought back to the HLC for further review. Planner Ferber explained that Findings of Fact needed to be adopted and she could not complete those findings on the spot. There was no way to avoid a continuance because so many details were missing for the north elevation. She needed to address the Comprehensive Plan. The HLC can indicate specifically what needs to be addressed by the continuance and that they approved of everything else.

The Commission and Staff discussed what language to use in their motion for a continuance, which needed to clearly indicate what had been approved and what still needed review.

Vice President Dieffenbach re-opened the public hearing and asked the Applicant if they approved of the time frame for a continuance.

Mr. Trabucco believed the HLC had deliberated on this project enough to decide on a condition requiring the Applicant to work with Staff on creating an appropriate back side façade. He disagreed with Staff that the report had too many gaps.

Commissioner Burns explained the Findings of Fact had to be rewritten from Page 7 to 12. Vice President Dieffenbach confirmed that Planner Ferber could not rewrite that much of the Staff report immediately because the changes are extensive.

Mr. Trabucco said under the circumstances, it would be acceptable for the HLC to continue the hearing with some aspects of the project approved.

Vice President Dieffenbach closed the public hearing.



Planner Ferber asked for direction on which issues had been addressed by the Applicant and what criteria had been met. The Commission requested the following changes to the Staff report:

- Page 7, Paragraph 3, Line 1 – – “The low profile and small scale of the building ~~would be~~ *is* appropriate if it ~~was an infill development project in a high density zone or surrounded by similarly sized buildings.~~”
- Page 8, Paragraph 1 – “The single story building is out of scale on the large parking lot, and out of congruence with the character of the working waterfront. The size of the window, doors and belly band along the building are in scale with the building, however the building itself does not take advantage of the working waterfront, and is automobile oriented, with a drive through area for patient drop-off as a main design feature.”
- Page 8, Paragraph 2 – “This portion of the criteria has not been met.”
- Page 8, Paragraph 3 – “The height is in compliance with the required zoning criteria, but the height of the building is out of scale with the adjacent structure.”
- Page 10, Paragraph 2, Line 12 – “~~Since the use of the building does not require or take advantage of the riverfront location, a more appropriate location would be at the southwest corner of the site, where it would access Marine Drive with an attractive façade and landscaping. The HLC could consider requiring relocation to the southwest corner of the site, with the parking/loading and dumpster locations behind the building.~~”
- Page 11, Paragraph 1 – “Downtown waterfront is encouraged. With the access to the building located off Marine Drive, and accentuated by a drive-up portico type awning, the design is not in congruence **conflict** with the Comprehensive Plan goals for the area, **which encourages preservation of Astoria’s historic buildings.**”
- Page 11, Paragraph 6, Line 4 – “The proposed design does not provide any public access to the waterfront nor add to the aesthetic of this portion of the waterfront. The aesthetic of the building is not fully well enough defined in the proposal to align with this section of the Comprehensive Plan. Additional design elements that reflect the industrial nature of the working waterfront shall be incorporated to meet this Comprehensive Plan policy.” This would be reworded pending north elevation design improvements.
- Page 12 – Add conditions of approval requiring the applicant to install windows on the north side of the building and address the site plan

Planner Ferber confirmed the Conditions of Approval would be rewritten and approved at the next meeting.

Mr. Trabucco asked if the Commissioners absent from this meeting would be allowed to vote on this application at the next meeting.

Vice President Dieffenbach believed those Commissioners would have to recuse themselves. Planner Ferber noted that those Commissioners could likely vote if they read the minutes of this meeting first.

Mr. Trabucco said he wanted to leave this meeting with the ability to tell his client they could move forward on everything except a few issues.

Vice President Dieffenbach confirmed the Commission was trying to achieve that as well.

Commissioner Osterberg believed that the currently absent Commissioners could vote at the next meeting on the discussion points that would be reviewed at that meeting.

Mr. Trabucco confirmed he understood.

Commissioner Burns moved that the Historic Landmarks Commission (HLC) continue the public hearing on New Construction NC17-06 by Chester Trabucco to March 20, 2018 at 5:15 pm in City Hall Council Chambers, to discuss the north façade of the building and north portion of the property, with the changes to the Staff report as identified above; seconded by Commissioner Osterberg. Motion passed unanimously.

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

There were none.



STAFF UPDATES – ITEM 6:

Planner Ferber noted the April HLC meeting could be rescheduled to accommodate a joint meeting with the Design Review Committee.

MISCELLANEOUS – ITEM 7:

There were none.

PUBLIC COMMENTS – ITEM 8:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:30 pm.

**APPROVED:**

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City Planner



## **HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers

March 20, 2018

### 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 5:20 pm.

### ROLL CALL – ITEM 2:

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

Commissioners Excused: Commissioner Mac Burns.

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

### APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson noted that approval of the minutes of February 21, 2018 would be postponed until April because three Commissioners were not present for the hearing that had been continued to this meeting.

### PUBLIC HEARINGS:

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

### ITEM 4(a):

NC17-06 New Construction NC17-06 by Chester Trabucco to construct a 6,832-square foot, single story commercial building at 632 Marine Dr. in the S2-A Tourist Oriented Shorelands Zone (continued from February 21, 2018).

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 Rathmell declared that she knew Mr. Trabucco, but could remain unbiased.

Commissioner McHone declared he knew Mr. Trabucco, but could remain unbiased.

President Gunderson declared she knew Mr. Trabucco and had not discussed this application with him. Her decision would not be affected. She confirmed that she and Commissioners Caruana and Rathmell had reviewed the minutes of the February 21, 2018 meeting and the agenda packet for this hearing, and that believed they had enough information to participate in the discussion and make an informed decision.

President Gunderson requested a presentation of the Staff report.

Planner Ferber presented the Staff report and reminded that the request had been tentatively approved with conditions. No correspondence has been received.

Commissioner Osterberg confirmed that the north elevation drawing and three emails had been submitted since February 21, 2018.

President Gunderson clarified that the north elevation faced the riverfront.



Commissioner Rathmell confirmed that the porte-cochere would be located on the south side of the building facing the parking lot.

Planner Ferber explained that the garbage enclosure would be located in front of the door with the awning. However, it could be relocated.

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

Chester Trabucco, 19823 83<sup>rd</sup> Pl. W, Edmonds, WA, said he wanted to address some things in the minutes of the last meeting and clarify some things in the Staff report. His clarifications and changes to the February 21, 2018 minutes were as follows:

- Page 2, 5<sup>th</sup> Bullet, 2<sup>nd</sup> Sentence – “First, he worked with ~~former~~ **then** Community Development Director Cronin...” Mr. Cronin was serving as Community Development Director, not a consultant, at that time.
- Page 3, 2<sup>nd</sup> Sentence – He never suggested, “In fact, he believed the building would be too short and not massive enough.” He clarified that he had meant when he usually stood in front of the HLC or any other jurisdiction with the City of Astoria, he was told his proposed buildings were too tall. But, in this particular case he was being told the proposed building was too short. His statement was a tongue in cheek suggestion that the building was too short and not massive enough.
- Page 3, 1<sup>st</sup> Bullet, 2<sup>nd</sup> Sentence – “There are really only two owners; ~~Cory~~ **Cary** Bechtolt ...” The name of the company owned by the Bechtolt's and Neimi's is ETU, Inc. Mr. Bechtolt's name was also misspelled in the Staff report.
- Page 3, 4<sup>th</sup> Bullet – “John Goodenberger had indicated the windows should be taller **if no defining architectural detail was put in the middle or two-thirds of the way up the building.**” He met with John Goodenberger two or three times to discuss ideas that would make the project more appealing given the criteria. The cornice was added to break up the building. The windows are the same height as the windows in the Fisher Brothers building.
- Page 3, 8<sup>th</sup> Bullet – “The design **for the porte-cochere** was borrowed from the cancer center.”
- Page 3, 12<sup>th</sup> Bullet, 2<sup>nd</sup> Sentence – “He believed the scheme set up the lot nicely for a pedestrian oriented building **in the future.**” He heard from the Commission that this might not always be a medical building, so at some point, the Applicant would like to revert it back to a pedestrian oriented application, perhaps. The building is almost 40 feet from the Riverwalk. If the loading zone were no longer required, it could be a pedestrian area.
- Page 4, 13<sup>th</sup> Bullet, 2<sup>nd</sup> and 3<sup>rd</sup> Sentences – “He believed his project would help the Fisher Brothers building stand out because it would remain taller and have stature over the medical facility. That would make his building compatible.” He clarified that certainly that element alone would make the building compatible. In aggregate, the landscaping and the building being a full block away from Fisher Brothers makes for a nice eye candy as one comes into town through the gateway to Astoria. The entire block has been an eye sore with zero landscaping since about 1954. Now, the City would have a walking promenade, light bollards, historic lighting on polls, and landscaping. When completed, this project would make the Fisher Brothers building pop.
- Page 5, 7<sup>th</sup> Paragraph, 3<sup>rd</sup> Sentence – “He confirmed the buildings in Walla Walla, Portland, and Vancouver looked exactly the same.” He said had testified to the fact that there were 2,300 Fresenius buildings in the country and that the buildings, while they lack a lot of architectural appeal, they were very different. The Fresenius website shows lots of different designs. Most of them are rectangular with a porte-cochere. It was Mr. Goodenberger who had suggested a northwest contemporary roofline was not apropos of a working waterfront.
- Page 5, 8<sup>th</sup> Paragraph – He had assumed that the pedestrian bridge was in the middle of the lot. In response to Commissioner Osterberg's comments, he measured the exact location of the bridge and found that it was located 73 feet from the east property line. He showed the location of the bridge relative to the property line on a map displayed on the screen. Locating the bridge near the middle would give it access to utilities. The property can be accessed from 6<sup>th</sup> and 7<sup>th</sup> Streets, so there is no immediate need to cut across the property to get to the Riverwalk. In the future, if the facility becomes more tourist oriented, there would be a bridge.
- Page 8, 2<sup>nd</sup> Paragraph, 10<sup>th</sup> Sentence – It was highly unlikely that a building would be built six feet away on the adjacent property because that lot provided parking for Buoy Beer and Craft3. He did not know where else those two businesses would park, so he felt comfortable that a building would never be built on that lot.



- Page 6, 11<sup>th</sup> Paragraph, 3<sup>rd</sup> Sentence – When he proposed the condominium project in 2006 or 2007, 115 parking spots were designated for the site. This facility would only take 23 parking spots. There would be a lot of landscaping, ingress and egress space, and a loading zone. The lot would also have eight public parking spots.
- Page 9, 2<sup>nd</sup> Paragraph – He had asked which trash enclosure currently in use and approved by the HLC would be the most acceptable for this building. He was told it was the trash enclosure in front of Baked Alaska. He did not create renderings of the trash enclosure he proposed, but explained that the area would include the maple trees and a barn door closure. The generator would be covered with the same enclosure as the trash enclosure. The location of the trash enclosure would allow the garbage truck to use the loading zone. People walking along the Riverwalk would be looking towards the river, not towards the building or the trash enclosure. However, he and the client wanted the area to look aesthetically pleasing to the 15,000 cars that go by on Marine Drive every day.
- Page 9, 4<sup>th</sup> Paragraph, 4<sup>th</sup> Sentence – “The door could be made to look more welcoming and other things could be done.” He believed he had addressed this concern.

Karen Niemi, 909 Florence Ave., Astoria, said she was an architect for Fresenius. She displayed the standard floor plan and said she had considered softening the north elevation by installing windows. She showed the exact locations of the windows on the floor plan, which were based on the internal functions of the building. She also showed the location of the canopy over the staff entrance and said it was similar to but smaller in scale than the porte-cochere on the front of the building. She indicated the location of the water treatment and biohazard equipment, staff lounge, staff entrance, and staff office. The canopy would give shadows, texture, and designate the staff entrance to break up the north façade. The windows would match on all elevations.

Mr. Trabucco stated that it was not clear to him which elements he needed to bring back to the HLC. He understood that the only thing the HLC had come to a consensus on was the north façade. There was discussion about the bridge, landscaping, and pedestrian access. However, he did not hear a strong consensus that indicated he needed to come back with more information on those three items. He learned later that there were things he needed to do, but he did not have time. He had responded that his proposal would stand, as he felt he had proposed enough landscaping to satisfy the HLC requirements. However, he has added bushes and small trees. His plan described where landscaping would be located. The landscaping would be indigenous and native. The garbage and generator would be masked from the east side parking lot. The garbage enclosure would be locked to address concerns about transients having access to the garbage. Earlier that day, he received an update from the client that they had approved the lease.

Commissioner Caruana asked if the scale of the windows was accurate; the drawings seemed to indicate they would be taller than 4'6". The window trim would be 1" by 3", which was only 2½" wide. He was concerned that the images did not really reflect the true scale of the windows as they related to the building.

Mr. Trabucco stated the windows were intended to be similar to photographs of the seafood consumer lab. He believed the width was stated correctly. He would follow the Commission's direction on the windows. He believed the windows would be 7' high.

Commissioner Caruana said he wondered about the scale from the floor to the top of the window. The image made the windows look at least 8' feet tall.

Ms. Niemi clarified that the single windows were 3'6" by 4'6" with 1" by 3" trim and a 2" by 3" cornice header. The double windows were 7'0" by 4'6" with 1" by 3" trim and a 2" by 3" cornice header. The drawings were done by hand, but the clients' architect would provide full architectural drawings that included all the details.

Mr. Trabucco confirmed concrete would be used along the base of the building. He believed the transition from the concrete to the ship lap siding would be made of wood and that the elevation would be handsome.

Commissioner Caruana asked what was being referred to as a belly band in the agenda packet. It looked to be 16' or 17' high, but the packet said 14' high.

Mr. Trabucco confirmed the band would be 18" high, as recommended by John Goodenberger.



Planner Ferber noted that Page 5 of the Staff report stated "14' to the belly band/decorative cladding." The exact height of the roof line was not on the original materials.

Mr. Trabucco said he submitted the details of the band. The recommendation was to provide something like a crown mold to provide shadowing and interest. What he provided is fairly ornate. At the last meeting, he presented cornice returns and corbels on the No. 10 6<sup>th</sup> Street building, which were added to the building in the 1960s when Bumblebee took over. Prior to that, the building had no architectural details or windows because it was a net shed. He did not want to clone the No. 10 building.

Commissioner Rathmell asked what materials the windows would be made of.

Mr. Trabucco said the windows are aluminum with wood trim or copper anodized aluminum that looks like wood from afar with wood trim. That was approved at the last meeting.

Commissioner Rathmell asked if the ship lap siding would be made of wood.

Mr. Trabucco clarified the siding would be Hardi Plank. The minutes of the February meeting should reflect that the Hardi Plank would have the same reveal as the siding on No. 10 6<sup>th</sup> Street. It would be a flat, smooth presentation with 1/2" or 5/8" reveal between each plank. That was submitted with the original proposal.

Commissioner Rathmell asked if Mr. Trabucco planned to use any wood clad windows.

Mr. Trabucco said the client did not want wood clad windows and preferred aluminum. He did not know why.

Commissioner Rathmell asked if there would be a cornice.

Mr. Trabucco confirmed there would be a cornice around the entire building, but no corbels.

Commissioner Rathmell stated she liked corbels and thought they looked nice. The agenda packet did not state what materials the doors would be made of.

Mr. Trabucco confirmed the Staff report stated the doors would be made of wood with glass lites and would be similar to the doors on the Fisher Brothers building. The automatic slider would be aluminum with wood trim. His intent was to integrate form and function, so everything would be wrapped in wood.

Commissioner Rathmell asked if all the windows would be the same style.

Mr. Trabucco stated the windows would be 3-over-1 or 6-over-2. The 6-over-2 would be two sets of 3-over-1. Fisher Brothers has 4-over-1 and 3-over-1 windows.

Commissioner Rathmell said the new buildings in Astoria were being designed with a nod towards historic preservation without making a huge effort to be aesthetically pleasing. Fresenius seems to be a large company that could probably spend money on a building. Aluminum windows did not seem appropriate to her. The building could be better.

Commissioner Caruana referred to a photograph displayed on the screen and explained how the scale was not accurately represented in the drawing. The drawing made the building look 14' tall, but it is actually 20'4". The HLC gets a lot of drawings that do not have the details and scale, so Commissioners must make decisions based on what people say. He wanted to know what the drawing would look like if it had been done to scale.

Ms. Niemi confirmed that the drawings she presented were to scale and had been blown up from smaller elevations, which may give the perception of lack of scale.

Mr. Trabucco stated the drawings were proportionally accurate.

President Gunderson said that while many people would pass by the property every day, they would only have three to five seconds to see the building. Drivers on Marine Drive would be paying more attention to traffic. She listened to the audio of the February 21<sup>st</sup> meeting and heard over and over that the Applicant paid a lot of



attention to what the building would look like from the Riverwalk. People on the Riverwalk and trolley would have more than a few seconds to see the building. Her office used to be in the No. 10 building, so she knew that even though there were trees in the view, the view was primarily open. She believed the building looked like an elaborate Dollar General, who was trying to get into Astoria by adding some windows to a box building. Just like Fresenius, Dollar General has thousands of locations and a cookie cutter building plan. Astoria is not a cookie cutter town. The Design Review Committee sent Dollar General back to the drawing board. Dollar General stores look alike in every town. The Applicant had said Commissioners could go online to see pictures of Fresenius' buildings. She spent 30 minutes online and could not find the pictures. She spent several hours reviewing the materials for this hearing so that she could make a fair and informed decision. She agreed that the overall scale did not seem correct. The Commission used to get renderings from architects and applicants who indicated specific measurements of every architectural detail.

Mr. Trabucco stated he submitted that information.

Commissioner Caruana said he had just scaled the renderings using graph paper. The top section that is supposed to be 6'4" scales out to less than 3'. The renderings in the Agenda packet are not to scale based on the dimensions given. The building would appear much taller based on where the windows would sit.

Mr. Trabucco said that was what he wanted.

Commissioner Caruana explained that the HLC was evaluating the building based on the way it looked, but the way it has been presented is not how it would look.

Mr. Trabucco clarified that he did not have access to the Fresenius architects yet because the lease had not been signed until 5:00 pm on March 19<sup>th</sup>. He hoped the outcome of the two hearings would allow him to pass the HLC's direction on to Fresenius. He needed to tell Fresenius that they would be in a town where people care about historic preservation and historic districts. At the February 21<sup>st</sup> meeting, he stated that he was thankful the HLC had told him to add windows. He agreed that the back side looked bad, but now that has been improved.

President Gunderson explained that the HLC can only make a decision based on the information they are given. The HLC must approve the project as it is to be built, so they need specific details. If the project approved by the HLC goes to corporate architects who could change the plans, that would reflect poorly on the Commission. The HLC needs concrete information, not ideas.

Mr. Trabucco stated he did what was asked of him by the planner. After Kevin Cronin stopped working for the City, Planner Ferber told him she did not think the project would be approved without giving him any details about why. Therefore, per her suggestion, he met with John Goodenberger, who recommended improvements to his plans. He believed the windows were constrained by the Code. He said the HLC should give him a break and allow him to install windows that are just as tall as the window in the Fisher Brothers building. If the HLC wanted to press him and insist that the windows be wood, he would go back to Fresenius, but, the No. 10 building had all aluminum windows.

Commissioner Caruana said the Fisher Brothers building is concrete and concrete buildings do not have many windows. The proposed building would be a cross over between the Fisher Brothers building and the No. 10 building, with more of a nod to the No. 10 building. Windows are typically twice as tall as they are wide, but these would be square. The building would have more mass than the drawings show. When the HLC gets a scaled drawing with more details, they could iron out the issues. The concrete going around the base of the building looked more like a new commercial building. He suggested that the siding go all the way down with a band a few inches off the walkway.

Mr. Trabucco said it was not his intention to build a building that looked like it was built in 1903. He wanted the building to look modern because it would be a modern building. He wanted to nod to the characteristics of the working waterfront and the buildings that triggered the review. He believed he had done everything he could, given the constraints of the building footprint. Astoria needs this resource. At the last meeting, he asked the HLC not to make him wait because his client does not have the capacity to serve people in the community who need dialysis. He was not opposed to returning to the HLC multiple times. If the HLC is disappointed with his proposal, he would not feel good about what he presented. On the other hand, even though it would be outside of what he believed the HLC was supposed to do, he would be more than happy to consider what the HLC



wanted. This would be outside of his client's expectations as well. Fresenius went through seven or eight iterations and he went through four or five iterations with them before they finally got their own architect involved. He would take the HLC's suggestions if there were any. He did not believe he was so far off that he could not get approval to move forward with this concept pending final architectural drawings. He would bring the Fresenius architect to the HLC.

President Gunderson asked Commissioners to comment on the Applicant's request to consider the concept pending architectural drawings. Commissioner Osterberg suggested Commissioners hold their comments on that until after public testimony.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application. Seeing none, she called for closing remarks of Staff.

Planner Ferber said this application was deemed complete, but it was unusual to have a hearing with an incomplete set of drawings. The HLC addressed the size of the windows and all of the other details the HLC is to consider. However, she understood that a complete set of architectural drawings, drawings that were to scale, and details about the windows had not yet been addressed. The Commission could provide direction that the Applicant could take back to their architect, but the Applicant is expected to present a finalized proposal to the HLC and not a work in progress. Moving forward, the HLC needs to state specifically which criteria needs to be addressed so that Findings of Fact can be adopted. If the north elevation still did not meet the criteria, the HLC needed to state where it could be improved. She understood there were concerns with the location of the trash enclosure on the site. The 120-day deadline for this application would end on May 20, 2018, unless the Applicant was willing to sign a waiver extending the deadline. The HLC needed to make it very clear to the Applicant what information needed to be brought back to the Commission.

Mr. Trabucco said he submitted the exact dimensions of the windows and the type of windows.

Commissioner Caruana explained that as a panel, the Commission was visual. He believed the HLC needed scaled drawings. He has said in several meetings that the Commission needs more detail.

Commissioner Rathmell agreed and said she believed scaled drawings, details, and materials should be part of the criteria for future projects.

Planner Ferber said she would love to amend the Development Code herself. However, the HLC would need to recommend that City Council adopt changes to the criteria in the Code.

President Gunderson said she was visual as well, but also relied on the expertise of her fellow Commissioners who all had different specialties. When the other Commissioners were concerned, so was she. She needed to see a building as it would look when it was built. She asked how the HLC would like to proceed.

Vice President Dieffenbach said she questioned whether accurate scale drawings would change Commissioners' minds about the appropriateness of the building. Requesting the drawings would just create busy work. She agreed that the HLC needed more accurate drawings going forward, but in this case, the building has already been reviewed and the drawings were not requested previously. It is the Planner's responsibility to review construction documents to ensure that they comply with what the HLC approved. If the plans did not comply, the Applicant would have to go through another approval process.

Planner Ferber confirmed that certain amendments to existing permits could be reviewed administratively, but significant changes had to be reviewed by the HLC.

Vice President Dieffenbach believed it was cost prohibitive for the owner to pay for designs to such an extent without a high assumption that the project would be approved. Architects present schematics to the HLC and many times the details have not yet been figured out. An HLC hearing is not the right time in the design process to decide on those details. The HLC needs enough information to make a decision; however, she had always felt like the HLC asked for too much. She recommended the Commission give specific feedback like they had on other projects. Sitting on the HLC is a service to the community and Commissioners need to be careful not to require so much that projects become cost prohibitive.



Commissioner McHone said the difference in scale between the drawings and the dimensions was discussed at the February 21<sup>st</sup> meeting. If the Applicant is not locked in to a specific window size, the architect should be able to scale the windows to the 20' tall building. The HLC review process does not allow the Commission to see a final design because final designs are not created until after a permit is approved.

Commissioner Rathmell suggested wood windows, no concrete band around the bottom, and details on the trim, windows, and rooftop corners underneath the cornice.

Commissioner Osterberg agreed with Vice President Dieffenbach. He was concerned that the drawings were not to scale and believed scaled drawings were necessary. He suggested that the HLC agree on findings and conclusions about design elements that they are tasked with focusing on, rather than focusing on specific design issues about scale. The Commission should be focused on the architectural details of the north elevation. The Applicant is correct that the walkway, which he mentioned at the February 21<sup>st</sup> hearing, is not at the property line, but is located where shown on the revised plan, between third and fourth tree from 7<sup>th</sup> Street. Therefore, his concerns about pedestrian access were no longer an issue.

Vice President Dieffenbach said the most recent changes to the north side of the building were an improvement. The landscaping would soften the edge of the wall and some of it would be hidden by the trash enclosure and generator. The building would not be directly against the trolley line. The space allows for trees, landscaping, and a parking lot. The concerns she had at the February meeting had been addressed and she found the proposal to be acceptable.

Commissioner Caruana stated the overall shape, placement, and trim was fine. However, he wanted taller windows and more detail on the porte-cochere. In the past, the HLC has allowed Applicants to bring the details back later. He wanted to allow the project to move forward, but did not want to go by the project a year from now and see things that had not been presented to the HLC at the time of the hearing.

Planner Ferber explained that the burden of evidence was on the Applicant to provide the information required by Code. It is difficult to ask Applicants for more information, but Applicants are expected to provide enough information for the HLC to make a decision. She understood that the HLC did not have enough information to agree that concerns about the north elevation had been addressed or to determine how far the trash enclosure would be from the building. She had not received a landscaping plan and those plans are usually reviewed later in the development review process. However, she recommended the HLC require a landscaping plan that addressed pedestrian orientation to the building because the plan for pedestrian access would tie into the landscaping plan. Public use of the existing bridge would require an easement on the adjacent property. She also needed specific direction about how much detail the HLC required on the windows, trim, and materials.

Commissioner Osterberg noted the Applicant had stated he believed he had been given clear direction at the February meeting, but not on the topics discussed at this meeting. He recommended the Commission make sure to give clear direction and a specific list.

President Gunderson said it was always the HLC's intent to give clear direction, but after listening to the minutes of the February meeting, she understood why the Applicant said he had not been given clear direction.

Mike Sensenbach, 110 Kensington, Astoria, said he could not think of any other building along a working waterfront that had Hardi Plank siding. The Staff report compared the Hardi Plank to the ship lap siding on No. 10, 6<sup>th</sup> St., but that building is no longer there. He did not understand why the City would try to make a new building compatible with a building that no longer existed. Also, it would be more appropriate to have wood windows. Otherwise, the building would look like a Dollar General or a building in a suburb strip mall.

Mr. Trabucco said he appreciated the comments by those Commissioners who were not at the February meeting. Those comments would have certainly been expressed in February had they been in attendance, so he was taking that into account. However, he left the February meeting with the sense that the north elevation would be the only topic discussed at this meeting. This was very frustrating. He turned in actual windows with specific heights and widths, so he did not know how much more specific he could have been. The HLC has his word that he would come back with scaled drawings. He wanted more than anyone to make the building attractive. He was amenable to input about how to get this project right, but he would need a consensus. Many ideas were discussed at the February meeting, but he never heard any three to one votes on what was



discussed. He was hearing the same comments now. One Commissioner will mention something, but he had not heard all five Commissioners say any specific thing should be addressed before the project can move forward. Each idea should be finalized and conveyed to him so he knows exactly how high the windows need to be. He could have come to this hearing with scaled drawings if he had known the HLC needed them. He wanted to hear what the HLC did not like about the project. He was not an architectural expert, and new construction was new to him. New construction that is a nod to history is very nebulous unless there are criteria. Instead of criteria, Astoria only has guidelines. The definition of compatible has been argued across the country and there is no definition of what scale or mass is appropriate. He asked that the City consider him a partner in this project. He already sent the elevations to the architects. It is not normal to develop a full set of scaled drawings and then request a permit. Concepts are developed first, and then after the permit is granted, the specific details are decided upon. He hoped the Commissioners could find the ability in themselves to approve his request with conditions and tell him what the conditions are. He had no problem coming back. If the HLC sees something they would like addressed in the finished project drawings, the architects could easily address any problems.

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

Vice President Dieffenbach said she felt comfortable approving the request as presented. The Applicant addressed the north side of the building and her concerns from the February meeting were no longer issues. She could live with allowing Staff to make sure the documents with the missing information would be equitable to the drawings that the HLC had.

Commissioner McHone agreed with Vice President Dieffenbach.

Commissioner Osterberg said he generally agreed with Vice President Dieffenbach. However, he could also support specific material or size changes to the windows and doors if other Commissioners believed that was important and necessary.

Commissioner Caruana said three sides of the building had already been approved, and he only wanted the north side to match the other three sides. He was concerned about the scale of the final product because of its location. He wanted the windows to be one foot taller and the concrete covered. A concrete band on new commercial buildings looks new. Running the siding all the way down, close to the walkway or hardscape, would give the look of an old renovated building. He could not envision 7' windows on a 20'4" tall building with twice as much building above the windows as below. If he had scaled drawings, he could say what looked best. He did not know how it would work if the Applicant had to come back later with updates. When seeing the scale, the HLC could say that 20'4" looked too tall and request the building height be shortened.

President Gunderson confirmed part of the parapet would cover equipment on the roof.

Commissioner Caruana said he wanted to see taller windows and no concrete band.

Vice President Dieffenbach asked if the HLC could approve the request and still review scaled elevations.

Commissioner Caruana stated scaled drawings would allow the HLC to discuss if the siding needed to be changed to break up the mass. The whole project would not be rejected, but the HLC could reconsider the mass of the building.

President Gunderson asked how the Applicant's costs would be impacted if the HLC decided the windows should be taller after looking at the scaled drawings. Commissioner Caruana said costs would not increase. He believed there were better materials than concrete to break up the mass and give the building a historic look.

Vice President Dieffenbach said the building is modern, so she did not mind that the concrete made it look modern. The finish on the concrete could accomplish a more historic look. However, if concrete was not allowed, she would need to see what the building would look like because she would be concerned about the proportions.

Commissioner Osterberg suggested the concrete be finished like the Fisher Brothers building's exterior concrete wall.



Commissioner Caruana confirmed that three sides of the building had already been approved and the Applicant had made improvements to the fourth side. He wanted the north side of the building to blend in with the other three sides.

Vice President Dieffenbach believed it was critical that the north side blend in with the view of the river. She did not want the north side to look like the back of the building, but wanted it to interact with the river.

Commissioner Osterberg said due to the lack of scale and the Applicant's rough calculations, it was likely that the drawings did not reflect what would be constructed. All of the windows on all elevations should be the same height; the north elevation should not be unique. The Commission is not limited to reviewing just the windows on the north elevation.

Commissioner Rathmell stated she wanted the windows to be wood clad or something that looked more like wood than aluminum. She also wanted the band at the bottom to be ship lap all the way down or a wide board like the belly band.

Planner Ferber asked the Commission to discuss the specific criteria because there were several open-ended issues that she did not feel comfortable reviewing administratively. She recommended the hearing be continued to the April meeting, so the Commission could review a complete set of information and give very clear direction to the Applicant. The Commission could approve the criteria and instruct the Applicant to submit new window designs for Staff to review, but the list of criteria that still needed to be addressed was long.

Vice President Dieffenbach said the Commission's two main concerns were the proportion of the windows to the façade and the material of the lower band.

Planner Ferber understood the Commission was also concerned about the landscaping plan for the north side, additional details on the windows and trim, the concrete base, the transition between the concrete base and the siding, details on the belly band, receiving scaled drawings, design details underneath the rooftop cornice at the corners, and the exact location of the trash enclosure.

Vice President Dieffenbach suggested the Commission just focus on the window heights and the material of the lower band, and require scaled drawings.

Commissioner Caruana preferred that the Applicant use replacement windows that looked historic and functioned well. He was concerned about the scale, but would be comfortable approving what was presented contingent upon seeing the true mass of the building. Siding could be used to break up the mass. The windows on the back of the building were not as critical to him, but he would like them to be taller.

Vice President Dieffenbach said scaled drawings would show whether or not the scale was appropriate and the mass needed to be broken up. The building looked fine, but she wanted to see scaled elevations with the proper height of the building, windows, doors, and porte-cochere. The Commission could review the scaled drawings and materials for the bottom band at the next meeting. She was fine with the landscaping and was not worried about what went into the landscaping plan as long as it looked good.

President Gunderson suggested the Commission approve the request now and give the Applicant a list of items to bring back for further review.

Vice President Dieffenbach stated that list did not need to be extensive.

Commissioner Rathmell believed the location of the trash enclosure was one of the Commission's biggest concerns.

Vice President Dieffenbach explained that the Commission did not want the trash enclosure to stand out from the building, but be far enough from the walkway that the impact to pedestrians would be minimal.

Commissioner Caruana said even though the numbers and dimensions had been submitted, it was difficult for anyone, even an architect, to read them. Most people need to draw things out. The Commission could approve



the project based on the rendering subject to the actual scaled drawings. If the scaled drawings looked different from the rendering, that would trigger a reevaluation.

President Gunderson noted the trash enclosure would be 6' tall and the generator would be 11' feet tall. However, the drawing showed them both at the same height.

Commissioners agreed to approve the request contingent upon additional details about the project. They discussed which specific criteria they wanted the Applicant to address so the additional details could be reviewed at the Commission's April meeting. After some discussion, the Commissioners requested the Applicant provide detailed scaled elevation drawings, alternative material options for the concrete band, and a landscaping plan. The landscaping plan would be required as a condition of approval and reviewed administratively.

President Gunderson confirmed the Applicant had been told the building could not have tinted or frosted windows. She reopened the public hearing.

Mr. Trabucco said he did not know if tinted or frosted windows was an issue, but noted his client is very sensitive about pedestrians walking by and seeing patients through the windows.

President Gunderson stated that was what blinds were for. Vice President Dieffenbach agreed.

Mr. Trabucco understood the view would need to be one way, either to see in or out; He could concede that point, adding his client did not call for tinted windows, so he expected the Applicant would use blinds.

Commissioner Osterberg noted the Energy Code would be the only thing that controlled any aspect of window glazing, which would be reviewed by the Building Department.

President Gunderson closed the public hearing.

Vice President Dieffenbach moved that the Historic Landmarks Commission (HLC) tentatively adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC17-06 by Chester Trabucco with a continuance to the April 17, 2018 meeting and contingent upon approval of detailed scaled elevation drawings, alternative material options for the concrete band, and a landscaping plan, seconded by Commissioner McHone. Motion passed 5 to 1. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners McHone, Osterberg, and Caruana. Nays: Commissioner Rathmell.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

There were none.

STAFF UPDATES – ITEM 6:

Planner Ferber provided an update on the 2018 CLG grant program.

MISCELLANEOUS – ITEM 7:

There were none.

PUBLIC COMMENTS – ITEM 8:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:31 p.m.

**APPROVED:**

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City Planner



## STAFF REPORT AND FINDINGS OF FACT

~~February 14, 2018~~ ~~March 13, 2018~~ April 10, 2018

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER

SUBJECT: NEW CONSTRUCTION REQUEST (NC17-06) BY CHESTER TRABUCCO TO CONSTRUCT A 6,832 SQUARE FOOT SINGLE STORY COMMERCIAL BUILDING AT 632 MARINE DRIVE IN THE S-2A (TOURIST ORIENTED SHORELANDS) ZONE

### I. BACKGROUND SUMMARY

- A. Applicant: Chester Trabucco  
19823 83<sup>rd</sup> Pl.  
W. Edmonds, WA 98026
- B. Owners: No 10 Sixth Street Ltd  
990 Astor St  
Astoria, OR 97103-4201  
  
Etu Inc  
Cory E Bechtolt  
PO Box 989  
Astoria, OR 97103-0989
- C. Location: 623 Marine Drive; Map T8N-R9W Section 8CB, Tax Lot 1000, 1300, 1400 ; Lots 1, 2, 5, 6, 7, 8 ; Block 6, McClures
- D. Zone: S-2A Tourist-oriented Shorelands Zone
- E. Lot Size: Proposed combined lot size after purchase approximately 28,000 square feet. Proposed development is 97' x 74' (7,200 square feet)
- F. Request: To construct a new professional services building, adjacent to a historic structure





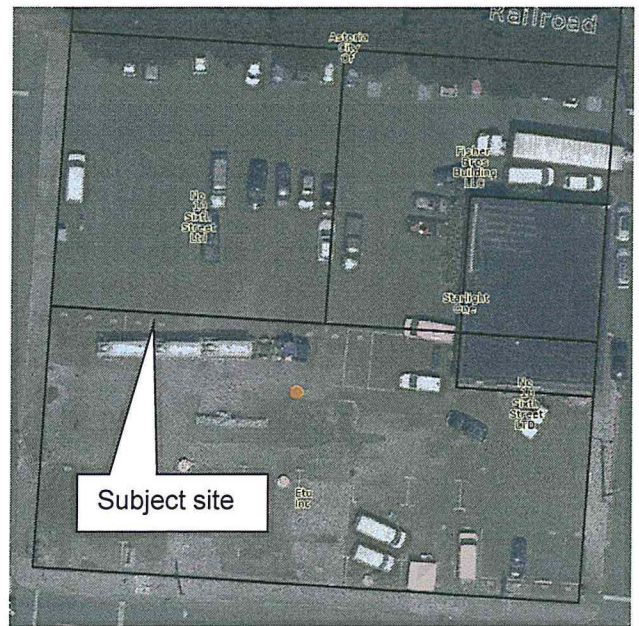
- G. Previous applications: Associated applications applicable to this site include campus development around #1 and #10 6<sup>th</sup> street: CU00-06 Mixed use residential/commercial at 1 6<sup>th</sup>, NC 02-01 Historic Design Review for CU00-06 at 1 6<sup>th</sup> V06-31 height variance for 1 6<sup>th</sup>, AEPs 06-15, 06-16, 07-02.

Conditional use permit CU17-13 for the professional services use was approved by the Astoria Planning Commission November 28, 2017

## II. BACKGROUND

### A. Subject Property

The subject property is located on the north side of Marine Drive between 6<sup>th</sup> and 7<sup>th</sup> street. The vacant parking lot is currently divided as five tax lots under four different ownerships. Included with the application is a signed letter of co-application by Cory Bechtolt, the agent/owner of the south portion of the lot where part of the building, and all of the parking for the proposed development is proposed.



Originally, the applicant proposed two buildings, the final design and CUP approved is for just one building noted on the site plan dated 11/15/17. A commercial bank is no longer part of this proposal. The proposed development requires review by the Historic Landmarks Commission as new construction adjacent to a historic structure. The Fisher Brothers building across 7<sup>th</sup> street triggers the review.

Currently, parking for the 6<sup>th</sup> street river park was located on this lot per an agreement with the City in June 1998, to reduce a Local Improvement District obligation. In trade for the reduction, No. 10 6<sup>th</sup> street provided 8 marked public parking spaces in perpetuity on the lot at the foot of 6<sup>th</sup> street. Prior to construction, these 8 spaces will need to be identified and marked per the 1998 agreement.



This site is within the area for the Waterfront Bridges Replacement Project, the applicant has worked with Public Works staff obtain easements and deeds for the site. An

easement and deed is required for each side of the 6<sup>th</sup> street bridge. A dedication of 23 square feet is needed to locate the bridge end structural support and reconstruct an existing driveway entrance.

Additional information was provided and reviewed by the Planning Commission for review with the Conditional Use Permit required for the use at the site.



Zoning

The subject property is located just outside of the Downtown Historic District. It lies in the Downtown Inventory Area.





B. Adjacent Neighborhood and Historic Property

The vacant lot is located in the Downtown area designated in the Comprehensive Plan as Astoria's central business district and the regional commercial and governmental center. This area extends from 5th Street to 16th Street, and from the pier head line to Exchange Street.



Originally built on pilings, the Downtown area was extensively filled after the 1922 fire. Virtually all the flat land in the Downtown (and Astoria as a whole) is on filled tidelands. This area is almost completely developed with buildings and parking areas.

The core of the Downtown area has historically been zoned Central Commercial (C-4). This parcel is located in the S-2A (Tourist Oriented Shorelands) Zone. The review of new construction at this site is triggered by the following properties:

**42- 7<sup>th</sup> Street:  
Fisher Brothers  
Warehouse**

Eligible and contributing structure in Downtown Historic District. Two story agricultural



storage warehouse constructed in 1905. Flat roof; heavy concrete walls; rectangular block building. The building is currently used as residential condos on the upper space and professional service office space on the first floor. The Fisher Bros. Warehouse located at 42 7<sup>th</sup> street is primarily reinforced concrete, with 4/2 wood frame windows. The Fisher Bros Hardware Company used the warehouse building for their retail establishment until their burnt store could be rebuilt. According to the



historic inventory documentation, the building was again used for warehousing from 1923 through 1942. From 1942 to 1962 it was utilized as the Fisher Bros Industrial Supply Company.

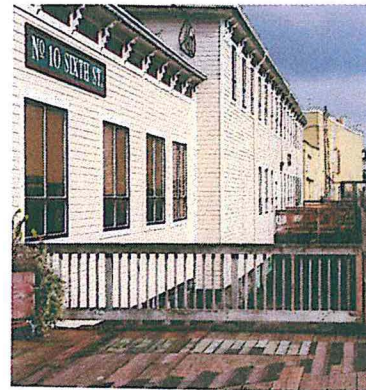
The utilitarian style and industrial feel at the site is characteristic of a number of industrial buildings along the working waterfront. This building is unique for its industrial character and decorative features including ghost signage and reproductions of historic signs for the "Fisher Bros Company," and "Linen Thread Co."



Warehouse—8 Seventh Street

#### At a glance: New Construction Proposal

**Size/Height:** single story with 6,832 footprint for 17 in-center patient treatment stations. Proposed height is approximately 20' 4" to the top of the roof, 14' to the belly band/decorative cladding. Exact height where the roofline starts was not included on application materials



**Roof:** Parapet with custom cornice detailing at the roofline

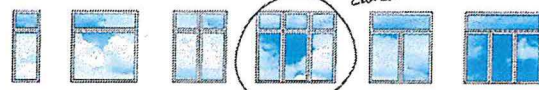
#### CLASSIC THERMO-TECH VINYL WINDOWS

Thermo-Tech® aluminum transoms allow you to exactly over our standard size operable and stationary windows. Classic-set transoms are designed to stack vertically on single-hung, double-hung and other fixed units. Final cement transoms match the

#### Fixed Casement & Direct-Set Transoms

fining of our casement windows to ensure a consistent and business appearance. For dramatic wall effects, use the transom window to extend the vertical reach of windows. As with all of our windows, Thermo-Tech offers options for virtually

infinite possibilities. Let your imagination be your guide.



STANDARD SIZE DIRECT-SET TRANSOMS

**Siding:** Shiplap siding, similar to the exterior that was on #10 6<sup>th</sup> street, pictured above.

**Windows:** Proposed windows are 3 over 1 aluminum framed estimated to be 4'6" high by 3' wide per proposed construction dated 9/8/17 and clad windows proposed 1/16/18. The applicant shall clarify which windows are proposed on which elevations.





Windows proposed 4/6/18 are 18" off the grade to 42".  
Scaled drawings are attached.

**Doors:** Similar configuration to the doors at the entrance to Craft3 in the Fisher Brothers Building. Door massing will be similar, approximately 8'7 x 7.5' at the main entrance, with a porte-cochere/awning at the entrance



**Other:** The new enclosure design as of 4/6/18 shows louvered metal screening around the generator, and horizontal cedar fencing, screening around the generator. Latches, gates or additional decorative detailing has not been submitted. The applicant noted non-combustible materials is required around the generator, and is amenable to making them both matching material. Decorative cornices, metal belly band, bollards and lighting with landscaping, and required enclosures for long-term bike parking.

## **II. PUBLIC REVIEW AND COMMENT**

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on January 26, 2018. A notice of public hearing was published in the *Daily Astorian* on February 13, 2018. An onsite notice was furnished and installed by the applicant within the required 15 days of the hearing. Comments received will be made available at the Historic Landmarks Commission meeting. At the February 21, 2018 meeting, HLC moved to continue the deliberations to the following HLC meeting on March 20, 2018 to review design modifications. During the March 20<sup>th</sup> meeting, HLC directed the applicant to provide scaled drawings, and additional details about the design of the base of the building. Those details are incorporated into the following findings of fact. No additional public comments were received.

## **IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT**

- A. Development Code Section 6.070(A) states that *"No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission."*



Finding: The structure is proposed to be located adjacent to a primary contributing structure at 42 7<sup>th</sup> street in the Downtown Historic District. The proposed structure shall be reviewed by the Historic Landmarks Commission.



- B. Development Code Section 6.070(B.1) states that "In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials."

Finding:

- **Style and Scale**

The proposed structure will be a single story professional office building with an enclosure around a trash and generator on the north side of the structure. The Fisher Brother building triggering the review is located to the east, across 7<sup>th</sup> street. The site is within the Downtown Inventory Area, and one block away from the Downtown Historic District. The lot is currently a vacant, and directly adjacent to the industrial working waterfront.

Any structure at the site will be highly visible from all elevations including pedestrians along the Riverwalk, the residents living south of Bond Street, and traffic along Marine Drive and 6<sup>th</sup> and 7<sup>th</sup> streets. The style and scale of the new structure will be highly noticeable at the site, especially because the proposed structure is the only proposed building occupying the lot.

HLC determined the low profile and small scale of the building appropriate development- in a high density zone. The surrounding building triggering review has massing appropriate for the waterfront. It retains character of the working waterfront and manages to incorporate contemporary uses. The proposed building does not include any scale or sizing design elements beyond what is applicable specifically for the use of professional service offices. Should another use occupy the space, the scale would still be out of proportion for outright permitted uses such as seafood professing, a museum, and eating/driving establishment which specially prohibits drive-through facilities in the S-2A zone. The patient drop-off access, while appropriate for a medical facility, would not be appropriate to use as a drive through facility for a different use at the site.



Zoning for the underlying S-2A zone notes the purpose of the area as the following in article 2.700: *This district is intended to provide for mixed-use tourist oriented development that retains and takes advantage of the working waterfront character of the area. The uses permitted are intended to be compatible with pedestrian orientation. The emphasis is on the rehabilitation and reuse of existing structures.*

Article 6 does not maintain style and scale requirements beyond general compatibility. However, the underlying zoning is specific in noting development of a new building in the S-2A is intended to take to take advantage of the working waterfront character of the area, with pedestrian orientation.

The single story building is out of scale on the large parking lot, and out of congruence with the character of the working waterfront. The size of the window, doors and belly band along the building are in scale with the building, ~~however the building itself does not take advantage of the working waterfront, and is automobile oriented, with a drive through area for patient drop-off as a main design feature.~~

~~This portion of the criteria has not been met.~~



- **Height**

The S-2A zone limits structures to 28' except between 15<sup>th</sup> and 21<sup>st</sup> street. The adjacent historic structure are above 2 stories. The proposed height is 20' 4". The height is in compliance with the required zoning criteria. ~~but the height of the building is out of scale with the adjacent structure.~~

- **Architectural details and materials**

The supplemental documents with the original application includes information on materials and architectural details.



The proposed detailing is compatible in design with the former style of the buildings located near the site such as #10 6<sup>th</sup> street. However, the style and detailing of the site is not compatible with the current character of the site, and the previous buildings influencing the design are no longer located near the site.

The amenities in the landscaping design such as the bollards for additional lighting are appropriate for the location and make the site more inviting for pedestrians. A formal landscaping plan shall be submitted to the community development department when building permits are submitted, and completed prior to occupancy.

~~Additional details for an enclosure around a generator and trash area are also appropriate for the site, and incorporate a successful design located near Pier 12.~~

The proposed metal awning are similar to the awnings added at the Fisher Brother building site. The applicant noted the overhead area will be covered, but did not include specific materials. Any additional lighting incorporated into the awnings shall require review prior to installation.

The design submitted 4/6/18 now includes a new smooth metal paneling system around the porte cochere, and taller columns rising above the canopy to 27' 8". The base of the building has also been updated to a corrugated metal panel system going up 3'6" to the bottom sill of the windows.

- C. Development Code Section 2.715 Development Standards in the S-2A Zone states: (8) New businesses with frontage on north-south oriented streets shall meet the following requirements:
- a. To the extent possible, businesses which have frontage on both Marine Drive and north-south streets will locate the tourist oriented portions or functions to the north-south streets.
  - b. New or renovated storefronts will be designed to relate to existing adjacent businesses in terms of scale, color and use of materials.
  - c. Where appropriate, store front windows along north-south streets will be restored to "display window" condition.
  - d. The number of garage entry doors along the street will be kept to a minimum.



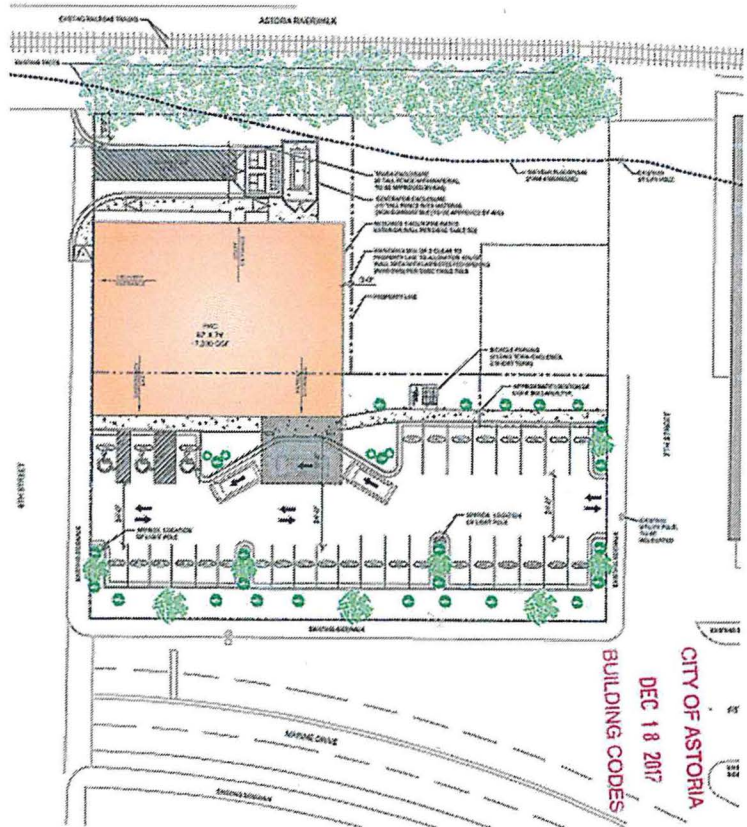
- e. The Planning Commission may require landscaping, lighting, street furniture or other amenities as part of a renovation or new use.

Finding: Criteria a-d in the underlying zone at the site require additional development standards. However, the proposed new business does not include tourist-oriented portions (a). The new storefront while not a retail frontage is a storefront that shall be designed to relate to the adjacent business in terms of *scale, color and use of material* (b). No display windows are proposed on the north-south street frontages (c). No garage doors are proposed (d). Planning Commission did not require additional amenities with the approved use for professional office space. Should the proposed use at the space change from the current proposal for the professional office space, the design shall be compliant with section 8 of Article 2.715, and may require HLC review.

- D. Development Code Section 6.070 (B.2) states that "In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations."

Finding: The footprint of the structure is rectangular with a large awning off the south elevation and a trash enclosure on the north side. The location of the building on the northwest side of the site will allow a large parking lot to remain for the foreseeable future.

Since the use of the building does not require or take advantage of the riverfront location, a more appropriate location would be at the southwest corner of the site, where it would access Marine Drive with an attractive façade and landscaping. The





HLC could consider requiring relocation to the southwest corner of the site, with the parking/loading and dumpster locations behind the building.

HLC determined the site plan approved by the Planning Commission is appropriate for the location.

- E. Comprehensive Plan section .055 Policies for the Downtown Area states (4) The City encourages the reuse of existing buildings prior to the expansion of commercial zones (5) Shoreland zone policies and standards will be designed to encourage public access along the Downtown waterfront.

Finding:

The proposed development is new construction, there is no existing building on the site to reuse. While, Astoria Planning Commission approved the conditional use in the zone, goal five notes access along the Downtown waterfront is encouraged. With the access to the building located off Marine Drive, and accentuated by a drive up portico type awning, ~~the design is not in congruence with the Comprehensive Plan goals for the area.~~ The HLC noted the portico could be removed in the future, and is compatible with the site.

Comprehensive Plan sections .250 Historic Preservation states the following goals: The City will: (1) Promote and encourage, by voluntary means whenever possible, the preservation, restoration and adaptive use of sites, areas, buildings, structures, appurtenances, places and elements that are indicative of Astoria's historical heritage. (3) The City will encourage the application of historical considerations in the beautification of Astoria's Columbia River waterfront.

Finding:

If the proposed design had more elements of an industrial style building that are common along the waterfront, the proposal would be more indicative of Astoria's historical heritage. The current proposed building would be compatible in an area of town that has low density commercial site such as other single story medical buildings located near Columbia Memorial hospital. The proposed site is unique in its cultural significance associated with the working waterfront. The structure is well designed to meet the needs of the use of the site, but the design of the building does not align with the scale of historical heritage of the area. The current design is not indicative of the heritage of the waterfront site or the site triggering review of the proposal.

*CP.204. States Economic Development Goal 5 and Goal 5 Policies. Goal: Encourage the preservation of Astoria's historic buildings, neighborhoods and*



*sites and unique waterfront location in order to attract visitors and new industry.*

*Policies (1) Provide public access to the waterfront wherever feasible and protect existing access. The importance of the downtown waterfront in terms of aesthetics, public access and business improvement cannot be overemphasized.*

Finding:

In addition to the Historic Preservation Goals in the Comprehensive Plan which guide historic preservation efforts city wide, the Comprehensive Plan addresses general economic development goals. The importance of the downtown waterfront is specifically noted in Policy 1. The originally proposed design does not provide any public access to the waterfront nor add to the aesthetic of this portion of the waterfront. At the request of the HLC, the applicant submitted additional design detailing for the North elevation.

The north elevation still has two doors, the doors has 6" wide x 7'6" high with the same trim as the windows. There is an additional canopy over the staff entrance to match the entry canopy, and a metal awning. There are two additional windows, with 3:1 lites.

**V. CONCLUSION AND RECOMMENDATIONS**

The additional design changes are not significant enough to make the site more pedestrian friendly in orientation or compatibility with the feel of an industrial waterfront site. However, the HLC requested additional information which has been submitted by the applicant.

Staff recommends the HLC review the additional design information, with the following recommendations to be considered for conditions of approval:

1. Windows shall be true divided.
2. Should the proposed use at the space change from the current proposal for the professional office space, the design shall be compliant with section 8 of Article 2.715, and may require HLC review.
3. The applicant shall submit all necessary permits for work in the Right of Way, and/or grading and erosion control for the site.
4. Any visible wood shall be free of pressure treatment incision marks.
5. Any additional lighting incorporated into the awnings shall require review prior to installation.



6. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission
7. The applicant shall note if the screening around the generator will match the screening around the trash enclosure, or if two different materials will be used on the north façade.
- 6-8. A formal landscaping plan shall be submitted to the community development department when building permits are submitted, and completed prior to occupancy.

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.





CITY OF ASTORIA  
Founded 1811 • Incorporated 1856  
COMMUNITY DEVELOPMENT

CITY OF ASTORIA

SEP 8 2017

BUILDING CODES

☒ Fee Paid Date 9/20/17 By MAC  
CHECK 1694  
FEE: \$350.00

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 632 Marine Dr.

Lot 1, 2, 5, 6, 7, 8 Block 6 Subdivision McClures  
Map 8CB Tax Lot 1000 + 1400 + 1300 Zone S2A

For office use only:

Adjacent Property Address: 42 7th St. Fisher Bldg  
Classification: Primary Contributing Inventory Area: Downtown RD

Applicant Name: CHESTER TRABUCCO

Mailing Address: 19823 83rd PL. W. Edmonds, WA 98026

Phone: 425-922-4636 Business Phone: 425-922-4636 Email: ctrabucco46@comcast.net

Property Owner's Name: No. Ten Sixth Street Ltd/Etu. Inc.

Mailing Address: 910 Astor Street, Astoria, 97103/34908 Highway 101 Busin

Business Name (if applicable):

Signature of Applicant: Chris Z PL

Signature of Property Owner: Chris Z PL

Proposed Construction: SEE ATTACHMENT - 3/1 \*Concrete columns  
Alum clad window \*Similar to  
Parapet, flat roof, sloped behind parapet  
- See updates in 1/18

office use only:		docs	
Application Complete:	<u>1/19/18</u>	Permit Info Into D-Base:	
Labels Prepared:		Tentative HLC Meeting Date:	<u>2/21/18</u> Special mtg due to Holiday
120 Days:	<u>5/19/18</u>		



**FILING INFORMATION:** Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Completed 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. Forms also available on City website at [www.astoria.or.us](http://www.astoria.or.us).

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

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.

SEE ATTACHED

2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

SEE ATTACHED

**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. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance on your proposal.

SEE ATTACHED





CITY OF ASTORIA  
Phone: 325-1111 • Fax: 325-1112

# Community Development Department

Applicant Checklist (Print, Copy to File)

☒ Fee Paid Date Check 1/6/17 By ✓

9/26/17 by Keith

Fee: \$150.00 <sup>with cup</sup>

Application			
Required <input checked="" type="checkbox"/>	Complete <input type="checkbox"/>	Signed Application, Narrative of Applicable Criteria, Supporting Documentation (letter of support, title report, appraisal, etc)	
Site Plan			
Required <input checked="" type="checkbox"/>	Complete <input type="checkbox"/>	11 x 17 inch paper drawn to scale	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site plan: including all relative details such as trees, access, building footprints, signs, setbacks, lot coverage, property lines, solid waste/recycling, and adjacent structures	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevations: Architectural details of each side of the structure with topographic info and heights	
Building Materials (photos of samples or similar materials is strongly encouraged)			
Required <input checked="" type="checkbox"/>	Complete <input type="checkbox"/>	Materials: size, type, dimensions, and product specifications	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Doors <i>main + employee entrances</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Siding	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roofing	Verify height
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Railing	
<input type="checkbox"/>	<input type="checkbox"/>	Balustrades	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows <i>3/1 wood clad?</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trim	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Decorative Elements <i>lighting; bollards</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: Porches, decks, and accessory buildings <i>- generator + trash enclosure</i>	
Photographs			
Required <input checked="" type="checkbox"/>	Complete <input type="checkbox"/>	Color or Black & White	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Historic: Check LCPS, Heritage Museum, City files	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Current Conditions: Digital photos accepted	
Site Conditions			
Required <input type="checkbox"/>	Complete <input type="checkbox"/>	11 x 17 inch paper drawn to scale	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Utility Plan <i>- prior to building permits</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Plan <i>+ lighting</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Transportation/Parking Plan (Traffic Analysis/Study)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Professional Survey (Lot Lines, Easements, Right of Way)	
<input type="checkbox"/>	<input type="checkbox"/>	Geologic/Geotechnical Survey (Slide Zone)	
<input type="checkbox"/>	<input type="checkbox"/>	Prelim Engineering (Civil, Environmental, or Structural)	

Applicant Name: 632 Marine Dr.

File #: 17-06

Site Address:

Procedure: Type II: Admin/Public Notice | Type III: Hearing/Onsite Notice | Type IV: APC/CC Hearing



SEP 8 2017

## BUILDING CODES

## Proposed Construction:

Fresenius Kidney Care is contemplating expansion of its presence in Astoria to serve a growing patient population. Fresenius is known across the globe for delivery of quality dialysis equipment, supplies and services.

The new dialysis center will provide 17 stations for in-center treatment.

The single-story development will encompass approximately 6,832 usable square feet with architectural design and materials in keeping with the Astoria community. A porte cochere will facilitate patient drop-off/pick-up, while 19 on-site stalls and 5 stalls for staff within 2 blocks will satisfy both client/patient and staff parking requirements. (parking now on site)

See site plan

## FILING INFORMATION:

- (1) The Fisher Bros Building and the Buoy Beer building (formerly Bornstein's Seafood's processing plant) are both flat-roof rectangular structures. The historic No. Ten Sixth street Building (the former Bumble Bee Seafoods Headquarters Building and originally the M.J. Kinney box factory) was also a rectangular flat-roof building. The No. Ten Building was at 28 ft. in height and was sided in vertical grain fir shiplap siding. Its' windows were aluminum and likely installed in the 1960's when Bumble Bee renovated the building for its' use. The Fisher Bros Building is a two-story poured-in-place reinforced concrete building with wood windows. During a renovation project in 2008, several additional wood windows were added to the second-floor south and west facades to accommodate its current use as apartments. The style is a NW contemporary.

Our proposed building is a single-story flat-roof building with a body comprised primarily of cement board (Hardiplank or equivalent) and river rock trim. The cement board is a nod to the former Bumble Bee building and consistent with other historic waterfront properties. The windows are proposed to be an energy-efficient aluminum frame in a three-over one configuration. The building height is 20' 4' at the parapet and the window dimensions are estimated to be at 4' 6" H x 3' 0" wide.

Concrete base, 18" cornice band @ 14'-15.5 height above ground

- (2) Like the other historic buildings in the immediate vicinity, the building is situated flush against the property lines with no required setbacks in the one. The building is laid out parallel to the Riverwalk and its front door is oriented to the South due to the requirements of the tenant's clients needing a safe vehicular drop-off area under a porte cochere. The building is spaced across the parking lot from its' nearest neighbor. (See Site Plan)

v. banding, 30'  
from N, 3' from  
East, ~ 25' to S.



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

HIST. NAME: Fisher Bros Co Warehouse DATE OF CONSTRUCTION: 1910  
COMMON NAME: Fisher Bros Co Warehouse ORIGINAL USE: warehouse  
ADDRESS: 42 Seventh Street PRESENT USE: warehouse

CITY: Astoria, 97103  
OWNER: Alstadt, John

ARCHITECT: Alex Johansen  
BUILDER:  
THEME: industry & manufacturing  
STYLE: utilitarian

T/R/S: T8N/R9W/S8  
MAP NO.: 80908 CB TAX LOT: 1600

ADDITION: McClure's Astoria xBLDG STRUC DIST SITE OBJ  
BLOCK: 7 LOT: 1 QUAD: Astoria

PLAN TYPE/SHAPE: rectangular NO. OF STORIES: two  
FOUNDATION MATERIAL: conc/wood post BASEMENT: none  
ROOF FORM & MATERIALS: flat/built-up  
WALL CONSTRUCTION: reinforced conc STRUCTURAL FRAME: reinf conc  
PRIMARY WINDOW TYPE: 4/2 fixed and 4 light casement-in wood frame  
EXTERIOR SURFACING MATERIALS: finished concrete  
DECORATIVE FEATURES: remains of painted wall signs, "Fisher Bros.  
Company" and "Linen Thread Co.", west elevation  
OTHER: none

CLASSIFICATION: primary

STRUCTURAL STATUS: GOOD xFAIR POOR MOVED (DATE)

HISTORICAL INTEGRITY: slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: new building, 750 Astor, attached to south elevation

NOTEWORTHY LANDSCAPE FEATURES: none

ASSOCIATED STRUCTURES: see description of 750 Astor

KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: SE corner, 7th & Water; three elevations exposed; Burlington Northern railroad tracks to north

STATEMENT OF SIGNIFICANCE: The Fisher Bros. Company purchased this property from the Tongue Point Lumber Company on September 27, 1906, for the sum of \$7,000. A warehouse was built which was destroyed by fire August 5, 1910. Alex Johansen was hired August 24, 1910, to draw plans for a new building. Immediately after the December 9, 1922 fire, the Fisher Bros Hardware Company used the warehouse building for their retail establishment until their burned out store could be rebuilt. The building was again used as a warehouse from 1923 through 1942. From 1942 until 1962 it was the site of Fisher Bros Industrial Supply Company. From 1963 to the present, the building is once again being used as a warehouse.

SOURCES: Sanborn Fire Insurance Maps; Astoria Daily Budget September



27, 1906, December 17, 1906, August 5, 1910 and August 29, 1910;  
Astoria and Clatsop County Telephone Directory; Polk's Astoria and  
Clatsop County Directory

NEGATIVE NO: R6 N36a

RECORDED BY: NCLC

DATE: 12/8/89

6/14/90

SHPO INVENTORY NO.:



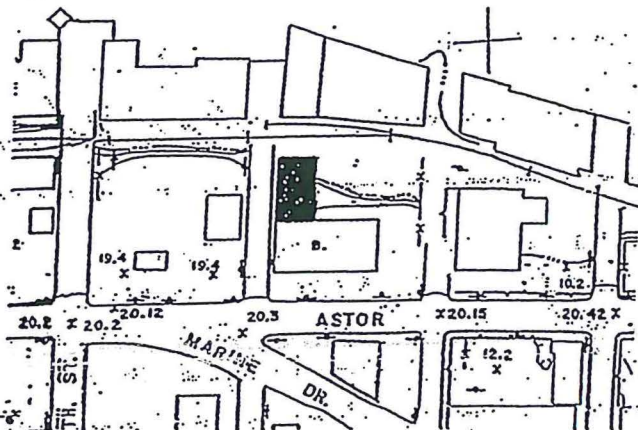
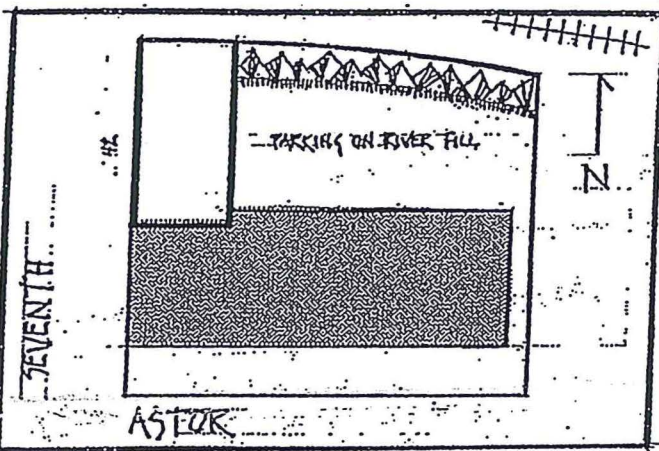
OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM  
COUNTY: CLATSOP

PROPERTY: Fisher Bros. Warehouse  
ADDRESS: 42 Seventh Street  
TAX I.D.: 51093

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



NEGATIVE NO.: R6 N36a



TOPOG. DATE: 1967

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







Mail	2/25/18
Email	1/25/18
Web	

JS

E-MAILED TO: LEGAL ADS, DAILY ASTORIAN, [legals@dailyastorian.com](mailto:legals@dailyastorian.com)  
FROM: ANNA STAMPER, COMMUNITY DEVELOPMENT, 338-5183  
SUBJECT: PLEASE PUBLISH THE FOLLOWING PUBLIC NOTICE, ONE TIME.

CITY OF ASTORIA  
NOTICE OF PUBLIC HEARING

The City of Astoria Historic Landmarks Commission will hold a public hearing on Wednesday, February 21, 2018 at 6:00 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria.

The purpose of the hearing is to consider the following request(s):

1. New Construction NC 17-06 by Chester Trabucco to construct a 6,832 square foot, single story commercial building at 632 West Marine Dr in the S2-A Tourist-oriented Shorelands zone.

For information, call or write the Community Development Department, 1095 Duane St., Astoria OR 97103, phone 503-338-5183.

The location of the hearing is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours before the meeting.

The Historic Landmarks Commission reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA  
Anna Stamper  
Administrative Assistant

PUBLISH: February 13, 2018

*Anna Stamper*



**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A  
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

**CITY OF ASTORIA  
NOTICE OF PUBLIC HEARING**

Mail	1/26/18
Email	1/25/18
Web	1/25/18

The City of Astoria Historic Landmarks Commission will hold a public hearing on **WEDNESDAY, FEBRUARY 21, 2018 at 6:00 p.m.**, in City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. New Construction NC 17-06 by Chester Trabucco to construct a 6,832 square foot, single story commercial building at 632 West Marine Dr (Map T8N-R9W Section 8CB, Tax Lot(s) 1000, 1300, 1400; Lot(s) 1, 2, 5, 6, 7, 8; Block 6; McClures) in the S2-A Tourist-oriented Shorelands zone. Development Code Standards Section 2.700-2.715(Zoning), Articles 9 (Administrative Procedures), and 6 (Historic), and Comprehensive Plan Sections CP.005-CP.025 (General Development), CP.050-CP.055 (Downtown Area), and CP .190-.210 (Economic Element) are applicable to the request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact the Planner at 503-338-5183 for additional information.

The location of the hearing is accessible to the handicapped. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours prior to the meeting.

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Historic Landmarks Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The Historic Landmarks Commission's ruling may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the Historic Landmarks Commission's decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15 day period, the decision of the Historic Landmarks Commission shall be final.

The public hearing, as conducted by the Historic Landmarks Commission, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, and deliberation and decision by the Historic Landmarks Commission. The Historic Landmarks Commission reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA

  
Anna Stamper

Administrative Assistant

MAIL: January 26, 2018



80907DA01700  
B & D Produce LLC  
178 Lexington  
Astoria, OR 97103

80908CB03701  
Cascade Lease Co Inc  
Foley John P  
PO Box 61742  
Vancouver, WA 98666

80908CB02800  
Conner Patricia  
PO Box 2016  
Gearhart, OR 97138-2016

80908CB01400  
tu Inc  
echtolt Cary E  
O Box 989  
Astoria, OR 97103-0989

80908CB01100  
JB Holdings LLC  
1727 NE East Devils Lake Rd  
Lincoln City, OR 97368

80907DA01200  
Lum Gordon David Trust  
Lum's Auto Center Inc  
PO Box 820  
Warrenton, OR 97146-0820

80908CB03700  
iller Gerald V  
cDonalds Corp (36-0126)  
O Box 182571  
olumbus, OH 43218-2571

80907DA00600  
No 10 Sixth Street Ltd  
990 Astor St  
Astoria, OR 97103-4201

80908CB01900  
PCL Investments LLC  
92967 Pearson Rd  
Astoria, OR 97103-8620

80908CB00700  
ver Barrel Brewing Inc  
7th St  
Astoria, OR 97103

80908CB01200  
Starlight One  
PO Box 188  
Bellingham, WA 98227

80907DA01101  
Wilson Oil Inc  
95 Panel Way  
Longview, WA 98632-7045



Division of State Lands  
775 Summer St NE #100  
Salem OR 97301-1279

Floral Alameda Ngbhd Assoc  
c/o Bruce Conner  
P.O. Box 543  
Astoria OR 97103

Leroy Aldolphson  
Uniontown Neighborhood Assoc  
c/o 165 W. Bond  
Astoria OR 97103

**JIM STOFFER**  
**ALDERBROOK GROUP**  
**istoffer@charter.net** E-MAIL

EMERALD HEIGHTS GRP  
1 EMERALD DRIVE  
ASTORIA OR 97103  
**emeraldheights@charter.net** E-MAIL

ATTN: HOUSING OFFICER  
COMMANDING OFFICER  
USCG AIRSTA ASTORIA  
2185 SE 12TH PLACE  
WARRENTON OR 97146-9693

Planning & Development Manager  
Oregon Department of Transportation  
Region 2 Headquarters  
455 Airport Road SE Building B  
Salem OR 97301-5395  
E-MAIL

**BLAIR HENNINGSGAARD**  
1482 JEROME  
ASTORIA OR 97103  
**blair@astorialaw.com** E-MAIL

**Jim Wolcott**  
Mill Pond Village Home Owners' Assoc  
2735 Mill Pond Lane  
Astoria OR 97103 E-MAIL

ADHDA  
**office/@astoriadowntown.com**  
E-MAIL

**Patrick Wingard**  
Coastal Services Representative  
DLCD  
4301 Third Street, Room 206  
Tillamook, OR 97141 E-MAIL

**RUSS WARR**  
415 MARINE DRIVE  
ASTORIA OR 97103  
E-MAIL

**Greg Kenney** E-MAIL  
Cannery Lofts HOA  
**Gregkenney2@msn.com**

**Dulcye Taylor** E-MAIL  
ADHDA  
**dulcye@astoriadowntown.com**

**Karen Mellin** E-MAIL  
**kmellin5382@charter.net**

**Arline LaMear** E-MAIL  
**alamear@astoria.or.us**

**Jennifer Holen** E-MAIL  
ADHDA  
**jennifer@bakedak.com**

**Tryan Hartill** E-MAIL  
**editor@northcoastoregon.com**

**Sirpa Duoos** E-MAIL  
**sduoos@co.clatsop.or.us**

Eagle Ridge Home Owner Association  
Mark Hedeem E-MAIL  
**Mark.hedeem@raymondjames.com**

Columbia House Condominiums  
1 3rd Street # 510  
Astoria OR 97103

Port of Astoria  
**dmin@portofastoria.com**  
E-MAIL



**Nancy Ferber**

---

**From:** J Goodenberger <jgoodenberger@gmail.com>  
**Sent:** Friday, December 22, 2017 11:46 AM  
**To:** Chester Trabucco  
**Cc:** Nancy Ferber  
**Subject:** Dialysis Building Plan and Elevations

BUILDING CODES  
DEC 22 2017  
CITY OF ASTORIA

Hello Chester:

Thank you for sending me plans and elevations for the dialysis center.

I realize the drawings you sent me are to give me a sense of what the center could look like and has looked like at other locations. No problem with that. However, it will help City staff if the floor plans and elevations you provide staff match that with what you are proposing for this particular site. You've done a nice job of presenting potential materials, but architectural proportion will make or break your application to the HLC.

For instance, the Cape Girardeau elevations you sent me are about 140' in length. The FKC elevations are about 112' in length. The plan you sent me for your Astoria proposal is 97' in length. And for the life of me, I can't get more than 68' in length out of the proposed elevation you sent me for the Astoria site.

Here are a couple more thoughts on that elevation. As we talked Wednesday, the entry for the building is on the corner, not in the center as shown in that elevation. And, when I look at the plan, not only do I see twice the number of windows as shown on the drawing, but the windows as shown on the plan are nearly half the width of those on the elevation.

It will help me help you if I can get a scaled drawing of one or more elevations.

Thanks so much. I appreciate the opportunity to work with you on this project.

John



Hi Zach,

Great job on the last design - it got us to a 6-1 yay vote after a bit of understandable concern that it wasn't tourist-oriented retail.

Some minor updates are needed for final Site Plan to the City after meeting with City Planner Nancy Ferber post CUP hearing:

The trash vestibule and generator block/impair vision for vehicles exiting onto both Sixth and Seventh Streets – the City is requiring that we move them at least far enough off the street so that there is a clear view of both vehicular and pedestrian traffic. (we discussed simply moving them in the equivalent of two parking spots and doing a direct swap with the other parking spaces as one solution).

Other Thoughts and/or input from the City:

CITY OF ASTORIA

DEC 18 2017

1). Move the Trash vestibule to the east end of the loading dock

2). We are showing far more landscaping than required on the entire south side of the lot. If we move the entire project south enough (do we have 10-12 feet at least) to allow for the inclusion of the generator to also be placed at the end of the loading area I think we get the best of all worlds.

3). It turns out we need eight (8) city parking spots, not four (4) – can the recaptured landscaping space be used for three additional parking spots somewhere on the parcels? With the three that would still allow for 24 spots for FMC, correct? If possible it would be preferable to group them close together – there is no requirement as to where they are located.

Alternatively, could additional parking spots for staff could be located at the end of the loading dock be worked in if we shift the project south say 10-12 feet, assuming we don't move the trash and generator there?

The City would like these items resolved before they consider the site plan to be "largely complete" by the 13<sup>th</sup> of December to get on the January HLC calendar. Otherwise, we won't have this entirely nailed down in terms of the City approvals until the HLC meeting in late February.

Chester

Chester Trabucco  
Astoria Hospitality Ventures  
Cell: 425-922-4636  
Email: [Ctrabucco46@comcast.net](mailto:Ctrabucco46@comcast.net)

From: Zach Hanson [<mailto:z.hanson@ckiddarchitects.com>]

Sent: Monday, November 27, 2017 3:12 PM

To: Ctrabucco46 <[Ctrabucco46@comcast.net](mailto:Ctrabucco46@comcast.net)>

Cc: Chris King02 <[Chris.King02@fmc-na.com](mailto:Chris.King02@fmc-na.com)>; Sarah Less <[s.less@ckiddarchitects.com](mailto:s.less@ckiddarchitects.com)>; Elijah Custer <[e.custer@ckiddarchitects.com](mailto:e.custer@ckiddarchitects.com)>

Subject: RE: [EXTERNAL EMAIL] Tuesday Planning Commission meeting

Hi Chester,

I made some changes per the city requests and sent a plan to Chris for review. As soon as I hear back that he is ok with it I can forward it on.



070120

dry winter needed -

applicant bumping to Feb

**Nancy Ferber**

**From:** Nancy Ferber  
**Sent:** Tuesday, December 19, 2017 4:09 PM  
**To:** Chester Trabucco (Ctrabucco46@comcast.net)  
**Cc:** 'John Goodenberger (jgoodenberger@gmail.com)'  
**Subject:** FW: FMC PDF  
**Attachments:** FMC Elevation 12.12.17 (2).pdf

Hi Chester and John,

Attached is an elevation for the proposed Kidney center. I've spoken to Brett and each of you about a plan to move forward with a proposal that will better meet HLC criteria. Due to the fact the deadline for complete applications was last week, I can't turn around a new design in time for the January HLC. However I'm happy to schedule a time for the 3 of us to review some of my concerns and brainstorm some design solutions. As long as I receive an updated application/design by January 13, we can get you on the February agenda.

Here are some options for meeting at City Hall to review the proposal:

- Friday 12/22 anytime between 10-12pm City Hall will be closed in the afternoon.
- Tuesday 12/26 3-5pm
- Wednesday 12/27 3-5pm
- The week of 1/2 -1/4 is wide open except for Wednesday morning

Let me know how your schedules are looking.

Nancy

---

**From:** Chester Trabucco [mailto:ctrabucco46@comcast.net]  
**Sent:** Tuesday, December 12, 2017 12:58 PM  
**To:** Nancy Ferber <nferber@astoria.or.us>  
<'Bottcher, Jan @ Portland' <Jan.Bottcher@cbre.com>; 'Chris King02' <Chris.King02@fmc-na.com>;  
ctrabucco46@comcast.net  
**Subject:** FW: FMC PDF

Nancy,

Here is the new elevation with the Hardieplank siding replacing the shingles that will be representative of the entry, and concrete trim as agreed.  
I still like to make next month's meeting -- the updated site plan with all of your required changes will be to you later in the afternoon or early tomorrow.

Chester

Chester Trabucco  
Astoria Hospitality Ventures  
Phone: 425-922-4636  
Email: [Ctribucco46@comcast.net](mailto:Ctribucco46@comcast.net)



**Subject: FMC PDF**

FMC PDF





# Oregon

Kate Brown, Governor

BUILDING CODES

FEB - 9 2018

CITY OF ASTORIA

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

[www.oregonheritage.org](http://www.oregonheritage.org)



February 5, 2018

City Planner

City of Astoria Community Development

Astoria City Hall

1095 Duane Street

Astoria, OR 97103

RE: SHPO Case No. 18-0193

City of Astoria, NC-17-06 Chester Trabucco

New construction

632 West Marine Drive (8N 9W 8), Astoria, Clackamas County

To Whom It May Concern:

A search through the SHPO archaeological, statewide database has revealed that there are no reported sites in the proposed project area. However, there have been no previous archaeological surveys conducted in the project area. Future ground disturbing activities may reveal the presence of buried cultural resources. Under federal and state law archaeological sites, objects and human remains are protected on both public and private land in Oregon. Please be aware that if during development activities the applicant or their staff encounter any archaeological objects or sites (e.g., prehistoric stone tools or flaking debris, human remains, historic artifacts or features), all activities should cease immediately and a professional archaeologist contacted to evaluate the discovery. If you have not already done so, be sure to consult with all appropriate Indian tribes regarding your proposed project. If your project has a federal nexus (i.e., federal funding, permitting, or oversight) please coordinate with your federal agency representative to ensure that you are in compliance with Section 106 of the NHPA. If you have any questions regarding such a discovery, feel free to contact our office. In order to help us track your project accurately, please be sure to reference the SHPO case number above in all correspondence.

Sincerely,

Tom Churchill, MAIS, RPA

SHPO Archaeologist

(503) 986-0683

[tom.churchill@oregon.gov](mailto:tom.churchill@oregon.gov)

Layout details.  
Page is scaled 3/4"=1'-0".

Layout 1

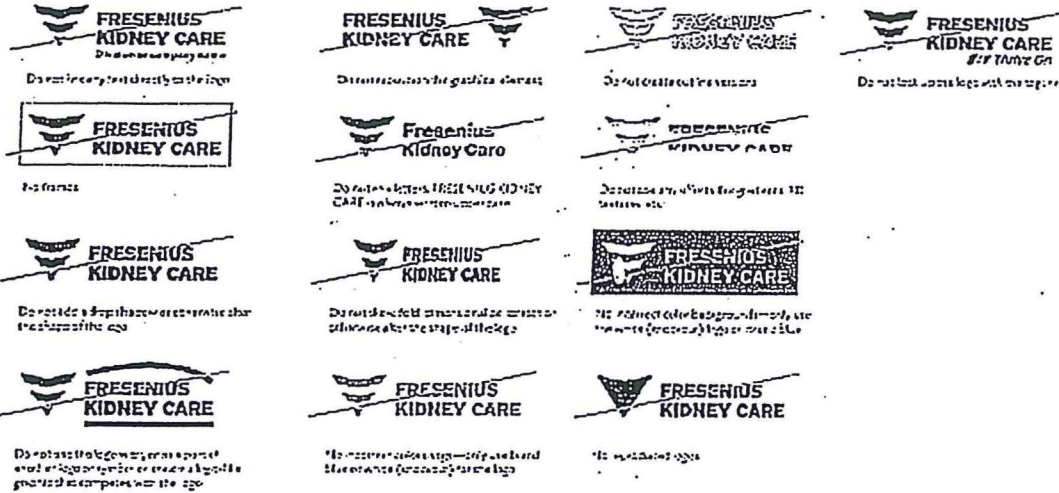


Layout 2





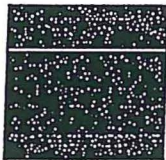
## Prohibited Layout Options.



## Standard Colors.

Samples can be provided prior to fabrication.

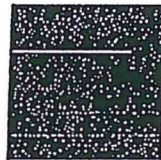
### Paint Colors



Matthews Paint  
(PMS 285c)  
(to match  
3M Sultan Blue  
3630-157)

White

### Vinyl Colors



3M Sultan Blue  
3630-157

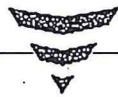
3M White

---

Approved Layout Options:

Layout options are shown in order of preference.

Layout 1



**FRESENIUS  
KIDNEY CARE**

Layout 2



**FRESENIUS KIDNEY CARE**



Sign Options  
(flat &  
monument)

**EXHIBIT G**  
**TENANT'S SIGNS**

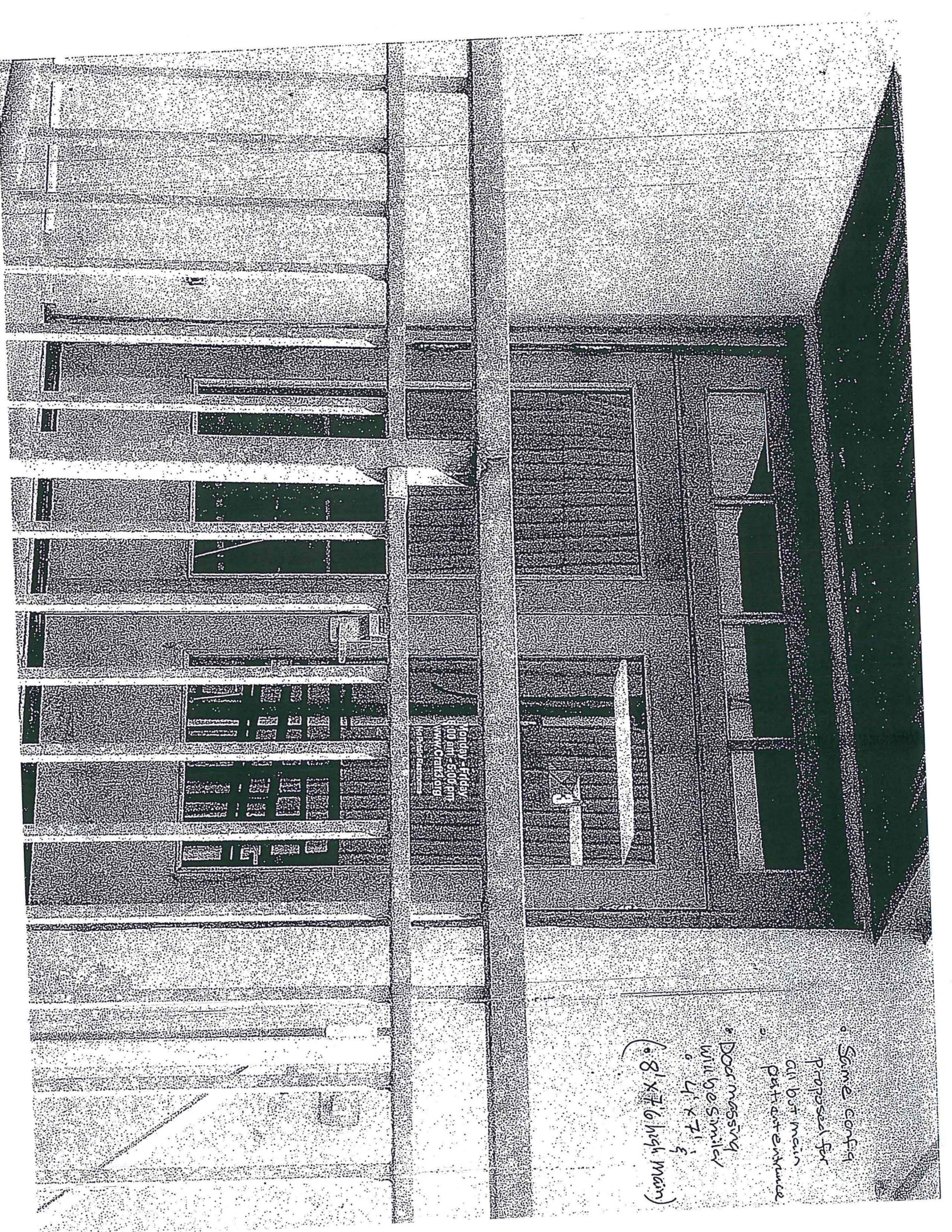


**Fresenius Kidney Care  
Sign Guidelines**

**Graphic Standards for  
Exterior Signage, Replacement Signage and New Signage  
For Dialysis Treatment and Services Division Facilities**

**January 2017**





Monday - Friday  
8:00 am - 6:00 pm  
www.crafts.org  
1-800-888-8888

- Same config proposed for all but main post entrance.
- Door missing will be similar
  - 4' x 7' 1/2"
  - (8' x 7' 6" high main)







and ADA accessible with 1/4" high threshold. Delivery doors to have heavy duty thresholds. All exterior door hardware to match interior locksets and cylinders and be part of the facility master keying system. Provide temporary construction cores on all exterior locksets. Door type and design will be subject to approval by the HLC but credence shall be given to intended function for a particular use.

- a) **Delivery Doors** - pair 3'W x 7'H, Steelcraft, insulated 16 gauge metal door with 14 gauge galvanized steel frames.
  - b) **Staff Entrance door** -- 3'W x 7'H, Steelcraft, insulated 16 gauge metal door with 14 gauge galvanized steel frame.
  - c) **Main Entrance & Vestibule door** - 8'-0"W x 7'-6"H glass/aluminum automatic sliding door system, Besam SL 500 or Record USA 5100 Series, overhead concealed narrow stile single, or approved equal.
  - d) **Dialysis Room** - 4'-0" x 7'H, Steelcraft, insulated 16 gauge metal door with 14 gauge galvanized steel frame.
- 13) **Door Hardware:** All exterior doors are to be prepped to Tenant's specifications to accept electric door strikes, closers and automatic door operators.
- 14) Doors and hardware shall be commercial grade and as follows:

DOOR	SIZE	TYPE	MAT.	HARDWARE (Standard Comm. Grade) Plus
Main Exterior Entrance	8'-0" x 7'-6"	Fully Glazed	Alum/Glass	Overhead Concealed Narrow Stile Single Automatic Sliding Door System with the following features: I. fixed side lite, II. emergency breakaway feature (full breakout unit in climate zones 1 - 7) III. Five Position Key Switch with Rotary Knob Switch  (spec to match or equal Besam SL 500 or Record USA 5100 Series)
Interior Vestibule Door	8'-0" x 7'-6"	Fully Glazed	Alum/Glass	Overhead Concealed Narrow Stile Single Automatic Sliding Door System with the following features: I. fixed sidelite II. emergency breakaway feature III. fail secure electric carriage lock (with remote door release feature)



				(spec to match or equal Besam SL 500 or Record USA 5100 Series)
Delivery	6' x 7'	Pair Flush	MTL	Flush Bolts
Staff Entrance	3' x 7'	Flush	MTL	Panic Type Exit Device
Dialysis Room	4'-0" x 7'-0"	Flush	MTL	Panic Type Exit Device
Direct Exterior Entrance				

# 11. Mechanical (HVAC):

## A. Landlord to provide rooftop package HVAC units and / or split system package units based on FMC Energy Code Climate Zone Map and to meet the following criteria:

- 1) **Heating - 72° - Cooling 74°**, inside to be designed using ASHRAE Climatic Conditions for area and energy code 90.1.
- 2) **Humidity Control**-system must be able to maintain humidity levels between 40%-60% at all times, in all seasons, non-condensing.
- 3) **Fresh Air** - 15% or 20 CFM per person, whichever is greater, in Dialysis area and 10% in all other areas or 15 CFM per person; whichever is greater.
- 4) **Typical Unit zoning per use space:**
  - a) Dialysis Area
  - b) Business Area
  - c) Storage and Water Treatment area
- 5) **Vestibule Wall Heater** – Q-Mark, LFK 204, 204V 1Ø, fan forced wall heater for cold weather locations, with tamper resistant thermostat in a LFKS mounting frame. TENANT TO PROVIDE PER RESPONSIBILITY SCHEDULE
- 6) **Air Handler Units and Split System Units** must be installed level to permit proper condensate pan drainage with discharge into janitor mop sink, "P-8"; also provide secondary pan, with independent drain line for split system with discharge into janitor mop sink, "P-8". Locate units in mechanical spaces and storage areas to maintain minimum service and operational clearances and filter accessibility. Install flexible connectors, refrigerant piping, electrical connections, condensate drains and unit filters as instructed by the manufacturer and meeting local codes for a fully operational system. Landlord is required to operate system before



OF ASTORIA  
JAN 16 2018  
BUILDING CODES

- 10) All windows to be low E, double glazed insulated glass of not less than 10 SF ea., in anodized aluminum frames, and shall be provided at the rate of not less than 1 per 400 sq. ft. of building area. All windows are to be a fixed non-operable type and to have sill tray flashings with stop ends. In addition, at the main entrance, a : aluminum/glass storefront system of insulated, low E glass shall be installed and properly flashed in place (Kawneer VG451T or equal) with an exterior door (Besam SL 500 or Record USA 5100 Series). The main entrance shall include a minimum 8'-0" x 7'-6" vestibule in cold weather climates with aluminum/glass storefront system (Kawneer VG450-2 or equal) and a hard ceiling with lighting and heating unit. Location, size, and electrical schematic wiring of vestibule lighting and a recessed, ceiling-mounted heating unit shall be coordinated with Tenant's architect. Where required by code, glazing shall be tempered, safety glass. Window stools for all except the storefront system shall be no lower than 3'-6" from finished floor. Window type and design will be subject to approval by the HLC but credence shall be given to intended function for a particular use.

- 11) Downspouts must not evacuate water onto sidewalks.

#### B. Insulation

- 1) **Ceiling/Roof** - R-30 minimum. Where additional insulation must be added to the underside of the roof structure to attain the required R value, install the following with impaling pins: Owens-Corning Thermal Batt insulation (foil-faced) with flame spread rating in compliance with governing codes. Tape all seams for a continuous seal.
- 2) **Exterior Walls** - R-18 minimum
- 3) **Windows** - All windows to be low E, double glazed insulated glass
- 4) **Doors** - All exterior doors to be insulated & weather stripped

#### C. Demising Walls

- 1) Landlord shall be responsible for the complete construction of all demising walls. Walls shall comply with all applicable local codes and regulations. Vapor barrier to be installed on Tenant's side of demising wall. (NOT APPLICABLE – Demising walls to be provided by Tenant)

#### D. Doors and Frames

- 12) **Exterior doors and frames**- All exterior doors shall be out-swinging with non-ferrous non-removable hinges, weather stripping, insulation, drip caps



- 3) Hardieplank siding shall include architectural details around windows and at the roof edges.
- 4) A port-cochere/ covered drive thru at the main entrance for patient drop off shall be constructed of the same material as the building exterior, and shall have a min. 20' width to accommodate a 14 ft. wide vehicle lane and additional width to accommodate ADA patient entrance door requirements. The covered area shall be a minimum of 500 sq. ft., have recessed down lighting and a minimum vertical clearance of 14 ft. and min. 20' gabled roof or parapet height to accommodate FMC signage. Clearance height signage to be posted above the traffic entrance. If roof is sloped it shall be designed to minimize the risk of falling snow or ice. Snow cleats, guards, etc. shall be installed.
- 5) All exit doors, other than at the porte cochere, must be provided with a permanent protective awning. Metal frame and fabric awnings are prohibited. If awning roof is sloped it shall be designed to minimize the risk of falling snow or ice. Snow cleats, guards, etc. shall be installed. Any exterior design element, including awnings will require approval of the local HLC. Tenant and Landlord (if Tenant so desires) will collaborate on an awning design and submit design to the HLC for its' review.
- 6) Insulation of walls and roof shall comply with local energy codes, but in no case shall the roof have less than an R-30 rating, and the walls shall not have less than an R-18 rating.
- 7) If a rated roof structure is to be provided (roof deck, roof trusses, insulation, and layer of gypsum board below the trusses) then a rated "membrane" must be provided that meets or exceeds the rated walls that will terminate into the rated "membrane". The membrane must have a one hour rating and be continuous over the top of the rated walls.
- 8) Roofing system must carry a 15 yr. non-prorated guarantee; from a nationally recognized roofing manufacturer. Metal roofing systems with exposed fasteners are not acceptable.
- 9) Landlord is responsible for providing roof and attic access ladders and hatches. If these provisions are installed outside of tenant's lease space the ladders and hatches must be accessible to tenant's staff at all times. Equipment maintenance path, make-up air provisions and lighting shall be provided if attic space exists. Electrical outlets and walk way paths shall be provided at all mechanical units for maintenance as required by code.



## Thermally Improved Aluminum

Depending on your region, you may be using Milgard Thermally Improved Aluminum windows.

The use of thermal barriers in aluminum framed windows vastly improves insulating ability. Polyurethane is placed between the frame to create a thermal barrier and reduce the flow of heat. Milgard Thermally improved Aluminum windows are equipped with this thermal break and as a result, are more energy efficient.

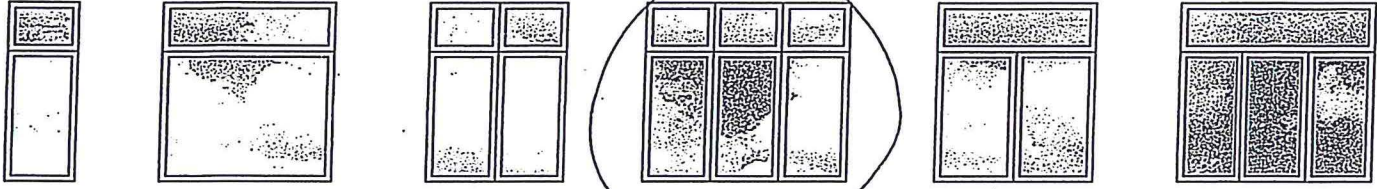
3 over 1  
14 1/2" x 10 1/2" B



Thermo-Tech® stationary transom windows fit exactly over our standard-size operable and stationary windows. Direct-set transoms are designed to stack vertically on single-hung, double-hung and other fixed units. Fixed casement transoms match the

framing of our casement windows to ensure a consistent and seamless appearance. For dramatic wall effects, use the transom window to extend the vertical reach of windows. As with all of our windows, Thermo-Tech offers options for virtually

limitless possibilities. Let your imagination be your guide.



**STANDARD SIZE DIRECT-SET TRANSOMS**

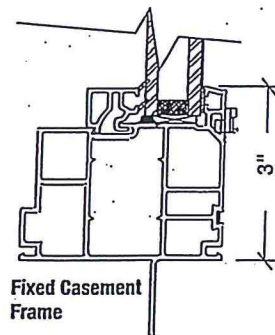
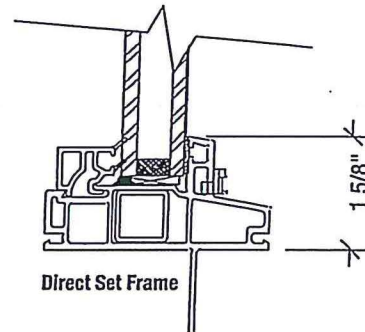
*Transoms for Double-Hungs, Single-Hungs and Sliders*

Order No.	Unit Size	Rough Opening	Order No.	Unit Size	Rough Opening
<b>FIT OVER SINGLE UNITS</b>					
TDS 2018	19 1/2" x 17 1/2"	20 1/4" x 18 1/4"	TDS 3-2018	58 5/8" x 17 1/2"	59 3/8" x 18 1/4"
TDS 2418	23 1/2" x 17 1/2"	24 1/4" x 18 1/4"	TDS 3-2418	70 5/8" x 17 1/2"	71 3/8" x 18 1/4"
TDS 2818	27 1/2" x 17 1/2"	28 1/4" x 18 1/4"	TDS 3-2818	82 5/8" x 17 1/2"	83 3/8" x 18 1/4"
TDS 3218	31 1/2" x 17 1/2"	32 1/4" x 18 1/4"	TDS 3-3218	94 5/8" x 17 1/2"	95 3/8" x 18 1/4"
<b>FIT OVER SLIDERS, FIXED CASEMENTS &amp; DIRECT-SETS</b>					
TDS 3618	35 1/2" x 17 1/2"	36 1/4" x 18 1/4"	TDS 3-3618	106 5/8" x 17 1/2"	107 3/8" x 18 1/4"
TDS 4018	39 1/2" x 17 1/2"	40 1/4" x 18 1/4"	TDS 3-4018	118 5/8" x 17 1/2"	119 3/8" x 18 1/4"
TDS 4418	43 1/2" x 17 1/2"	44 1/4" x 18 1/4"	TDS 3-4418	130 5/8" x 17 1/2"	131 3/8" x 18 1/4"
TDS 4818	47 1/2" x 17 1/2"	48 1/4" x 18 1/4"	TDS 3-4818	142 5/8" x 17 1/2"	143 3/8" x 18 1/4"
TDS 6018	59 1/2" x 17 1/2"	60 1/4" x 18 1/4"	<b>SINGLE UNIT TO FIT OVER 2-WIDE MULLED UNIT</b>		
TDS 7218	71 1/2" x 17 1/2"	72 1/4" x 18 1/4"	TDS 3918	39" x 17 1/2"	39 3/4" x 18 1/4"
<b>FIT OVER 2-WIDE MULLED UNITS</b>			TDS 4718	47" x 17 1/2"	47 3/4" x 18 1/4"
TDS 2-2018	39" x 17 1/2"	39 3/4" x 18 1/4"	TDS 5518	55" x 17 1/2"	55 3/4" x 18 1/4"
TDS 2-2418	47" x 17 1/2"	47 3/4" x 18 1/4"	TDS 6318	63" x 17 1/2"	63 3/4" x 18 1/4"
TDS 2-2818	55" x 17 1/2"	55 3/4" x 18 1/4"	TDS 7118	71" x 17 1/2"	71 3/4" x 18 1/4"
TDS 2-3218	63" x 17 1/2"	63 3/4" x 18 1/4"	TDS 7918	79" x 17 1/2"	79 3/4" x 18 1/4"
TDS 2-3618	71" x 17 1/2"	71 3/4" x 18 1/4"	<b>SINGLE UNIT TO FIT OVER 3-WIDE MULLED UNIT</b>		
TDS 2-4018	79" x 17 1/2"	79 3/4" x 18 1/4"	TDS 5918	58 5/8" x 17 1/2"	59 3/8" x 18 1/4"
TDS 2-4418	87" x 17 1/2"	87 3/4" x 18 1/4"	TDS 71518	70 5/8" x 17 1/2"	71 3/8" x 18 1/4"
TDS 2-4818	95" x 17 1/2"	95 3/4" x 18 1/4"	TDS 8318	82 5/8" x 17 1/2"	83 3/8" x 18 1/4"
			TDS 3218-3	94 5/8" x 17 1/2"	95 3/8" x 18 1/4"
			TDS 9618	85 5/8" x 17 1/2"	86 3/8" x 18 1/4"
			TDS 8418	83 5/8" x 17 1/2"	84 3/8" x 18 1/4"
			TDS 7218	71 5/8" x 17 1/2"	72 3/8" x 18 1/4"

**STANDARD SIZE FIXED CASEMENT TRANSOMS**

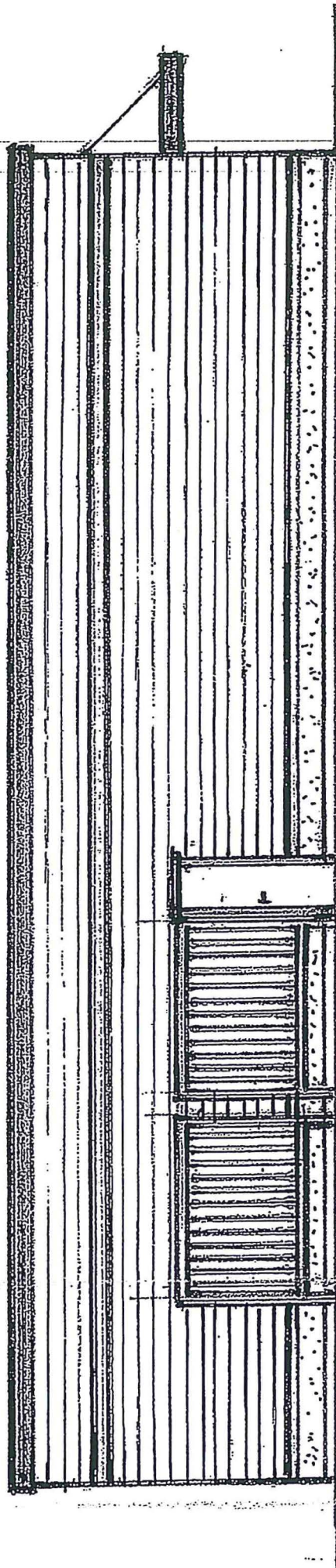
*Transoms for Casement and Awning Windows*

Order No.	Unit Size	Rough Opening	Order No.	Unit Size	Rough Opening
<b>FIT OVER SINGLE UNITS</b>					
TCF 2018	19 1/2" x 17 1/2"	20 1/4" x 18 1/4"	TCF 3-2018	58 5/8" x 17 1/2"	59 3/8" x 18 1/4"
TCF 2418	23 1/2" x 17 1/2"	24 1/4" x 18 1/4"	TCF 3-2418	70 5/8" x 17 1/2"	71 3/8" x 18 1/4"
TCF 2818	27 1/2" x 17 1/2"	28 1/4" x 18 1/4"	TCF 3-2818	82 5/8" x 17 1/2"	83 3/8" x 18 1/4"
TCF 3218	31 1/2" x 17 1/2"	32 1/4" x 18 1/4"	TCF 3-3218	94 5/8" x 17 1/2"	95 3/8" x 18 1/4"
<b>FIT OVER CASEMENT PICTURE WINDOWS</b>					
TCF 3618	35 1/2" x 17 1/2"	36 1/4" x 18 1/4"	<b>SINGLE UNIT TO FIT OVER 2-WIDE MULLED UNIT</b>		
TCF 4818	47 1/2" x 17 1/2"	48 1/4" x 18 1/4"	TFC 3918	39" x 17 1/2"	39 3/4" x 18 1/4"
TCF 6018	59 1/2" x 17 1/2"	60 1/4" x 18 1/4"	TFC 4718	47" x 17 1/2"	47 3/4" x 18 1/4"
TCF 7218	71 1/2" x 17 1/2"	72 1/4" x 18 1/4"	TFC 5518	55" x 17 1/2"	55 3/4" x 18 1/4"
<b>FIT OVER 2-WIDE MULLED UNITS</b>			TFC 6318	63" x 17 1/2"	63 3/4" x 18 1/4"
TCF 2-2018	39" x 17 1/2"	39 3/4" x 18 1/4"	<b>SINGLE UNIT TO FIT OVER 3-WIDE MULLED UNIT</b>		
TCF 2-2418	47" x 17 1/2"	47 3/4" x 18 1/4"	TFC 5918	58 5/8" x 17 1/2"	59 3/8" x 18 1/4"
TCF 2-2818	55" x 17 1/2"	55 3/4" x 18 1/4"	TFC 7118	70 5/8" x 17 1/2"	71 3/8" x 18 1/4"
TCF 2-3218	63" x 17 1/2"	63 3/4" x 18 1/4"	TFC 8318	82 5/8" x 17 1/2"	83 3/8" x 18 1/4"
			TFC 9518	94 5/8" x 17 1/2"	95 3/8" x 18 1/4"



To figure rough openings for stacked units, add the unit dimension height of each window, 1/16" for each mull, and 3/4". Any multiple-wide stacked unit over 63" in width needs a structural mull. This requires you to add 1-1/8" for each structural mull, and 3/4".





Generator

Trash

NORTH ELEVATION

FMC

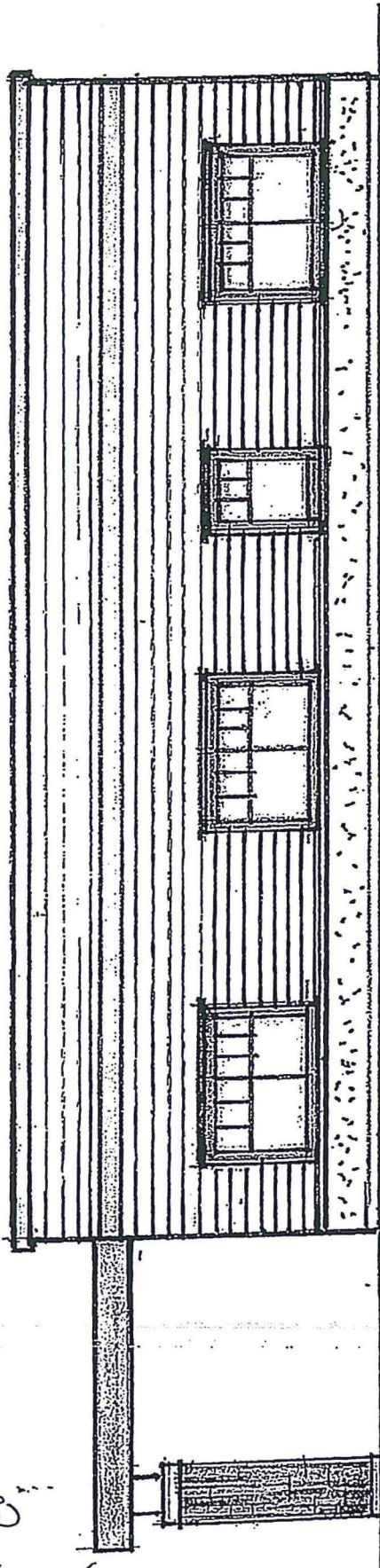
CITY OF ASTORIA

JAN 1992

BUILDING



CITY OF ASTORIA  
JAN 18 2018  
BUILDING CODES

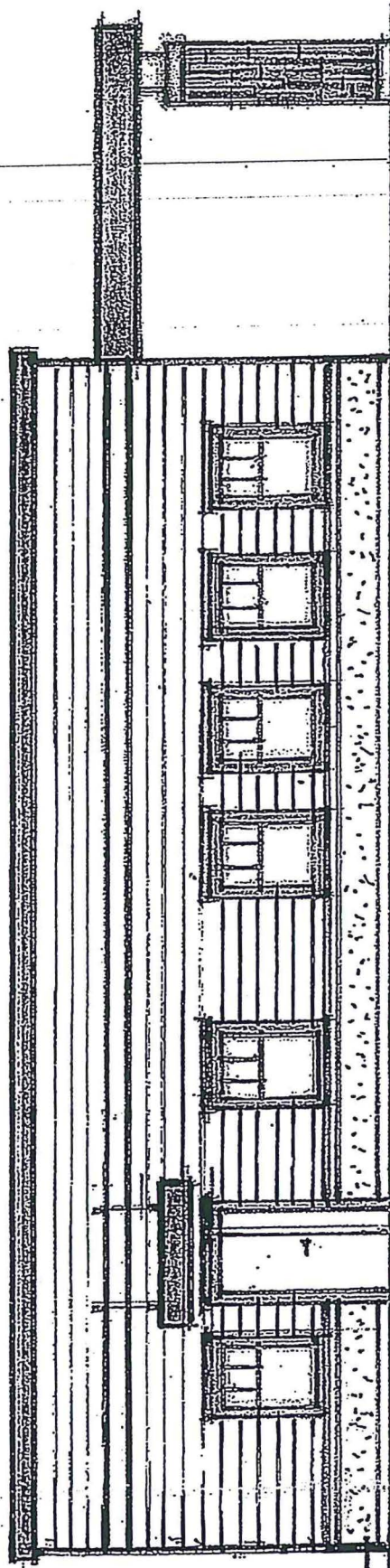


EAST ELEVATION

FMC

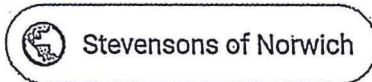
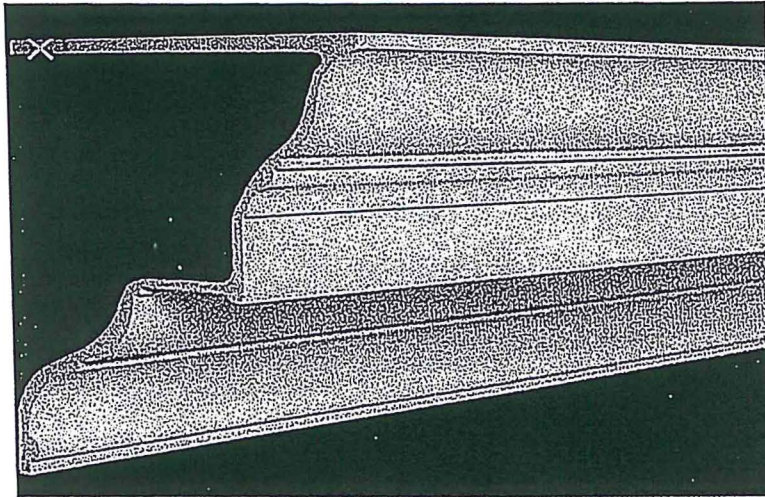
rel paneled  
band similar to  
concrete line band







CITY OF ASTORIA  
JAN 19 2018  
BUILDING CODES



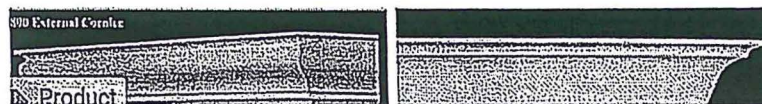
## Exterior Cornice and Eaves Mouldings | Stevensons of Nor...

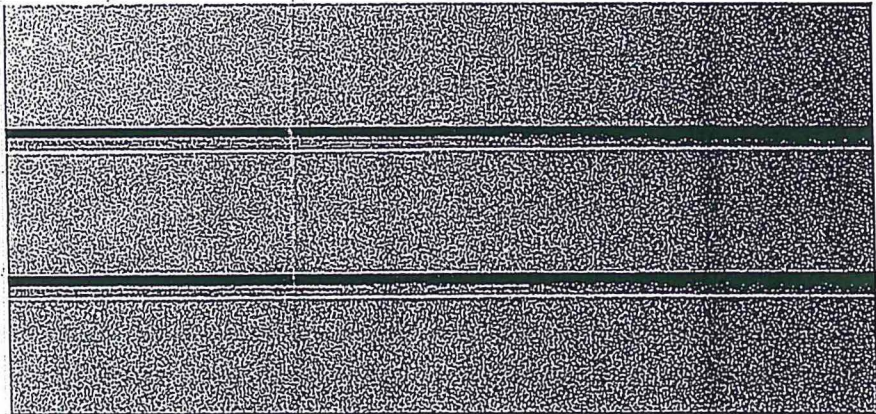
Exterior Stone Finish Cornices - Standard Range

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RELATED IMAGES

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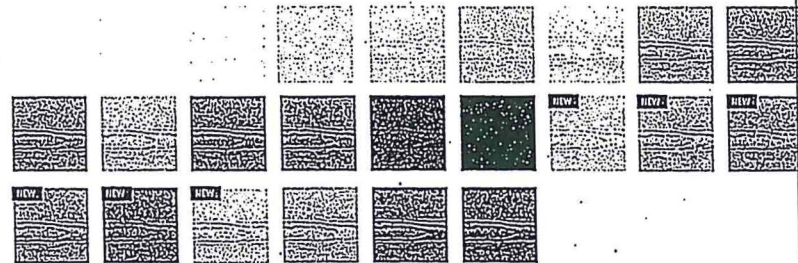
**CUSTOM COLONIAL™ SMOOTH**  
*Timber Bark*

Thickness	5/16 in.
Length	12 ft. planks
Width	8 in.
Exposure	6.75 in.
ColorPlus Pcs./Pallet	216
Prime Pcs./Pallet	240
Pcs./Sq.	14.9

Reveal to  
match #106™

• 6" exposed  
1.25" reveal  
Smooth,  
not textured

Available Colors



[View all HardiePlank Lap Siding Products](#)



edge of  
property line





## Nancy Ferber

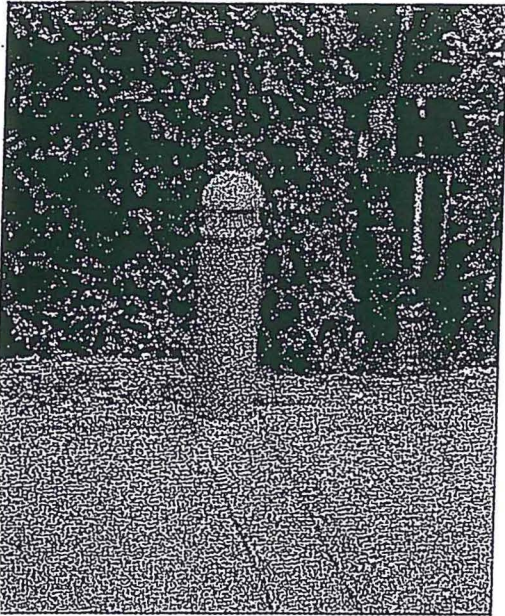
---

**From:** Chester Trabucco <ctrabucco46@comcast.net>  
**Sent:** Thursday, January 18, 2018 6:16 PM  
**To:** Nancy Ferber  
**Cc:** ctrabucco46@comcast.net  
**Subject:** Light Bollards - FMC Building

You will be able to see the light bollards when you blow up the Scheme H site plan to 50%. There is a notation and an arrow pointing out the approximate locations along the north side of FMC's parking area to the east of the building. Small little circles.

Chester Trabucco  
Astoria Hospitality Ventures  
Cell: 425-922-4636  
Email: Ctrabucco46@comcast.net





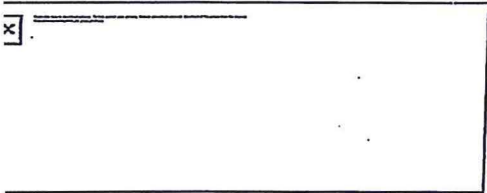
CITY OF ASTORIA  
DEC 18 2017  
BUILDING CODES

**Dumpster and Generator Enclosure:**

The dumpster enclosure can be wood slat, 6' tall, with wood slat gates or match the generator enclosure. Generator will need to be CMU (split face, or smooth if it is going to be painted by a local artist) with painted metal plates.

Thanks,

**achariah Hanson**  
Project Manager



1 N. College Ave., Suite 211  
Fort Collins, Colorado 80524  
70.672.8887 F 970.797.2561  
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From: Chester Trabucco [mailto:[ctrabucco46@comcast.net](mailto:ctrabucco46@comcast.net)].

Sent: Thursday, December 07, 2017 11:15 AM

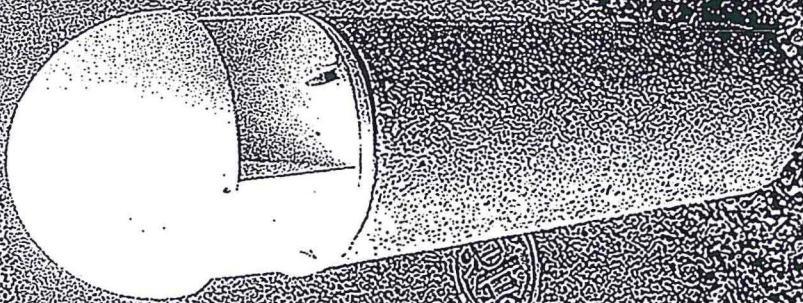
To: Zach Hanson <[z.hanson@ckiddarchitects.com](mailto:z.hanson@ckiddarchitects.com)>

'Bottcher, Jan @ Portland' <[Jan.Bottcher@cbre.com](mailto:Jan.Bottcher@cbre.com)>; 'Chris King02' <[Chris.King02@fmc-na.com](mailto:Chris.King02@fmc-na.com)>; 'Peter Tadei'

<[peter@myriadcp.com](mailto:peter@myriadcp.com)>; 'Charles Conrow' <[CharlesC@Norris-Stevens.com](mailto:CharlesC@Norris-Stevens.com)>

Subject: Final Update to Astoria Site Plan







## Nancy Ferber

**From:** Chester Trabucco <ctrabucco46@comcast.net>  
**Sent:** Tuesday, December 12, 2017 10:57 AM  
**To:** Nancy Ferber  
**Cc:** ctrabucco46@comcast.net; 'John Warner'; 'Bottcher, Jan @ Portland'  
**Subject:** FW: Final Update to Astoria Site Plan

Hi Nancy,

Please find below the email string he images of our preliminary submittals for tomorrow's HLC deadline for the following:

Landscaping – preliminary subject to local landscape design and City approval  
Exterior Light Fixtures including Parking Lot Pole Lights, Bollards (same as Riverwalk near the Maritime Museum) and Building Exterior Lighting  
Long-Term Bike Rack Enclosures (different colors available to blend in)  
Definition of materials to be used for trash and generator enclosures  
- given the requirement for CMU block for the generator, I thought it might be an interesting opportunity to have a local artist paint the exterior of the enclosure  
I am proposing using the same slatted wood enclosure complete with barn door as the one used outside of the Docs on 12<sup>th</sup> Building for the trash enclosure; we will submit a photograph of same later today

Chester

Chester Trabucco  
Astoria Hospitality Ventures  
Cell: 425-922-4636  
mail: Ctrabucco46@comcast.net

CITY OF ASTORIA  
DEC 18 2017  
BUILDING CODES

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**From:** Zach Hanson [mailto:z.hanson@ckiddarchitects.com]  
**Sent:** Tuesday, December 12, 2017 10:30 AM  
**To:** Chester Trabucco <ctrabucco46@comcast.net>  
**Cc:** 'Bottcher, Jan @ Portland' <Jan.Bottcher@cbre.com>; 'Chris King02' <Chris.King02@fmc-na.com>; 'Peter Tadei' <Peter@myriadcp.com>; 'Charles Conrow' <CharlesC@Norris-Stevens.com>; Sarah Less <s.less@ckiddarchitects.com>; Elijah Custer <e.custer@ckiddarchitects.com>  
**Subject:** RE: Final Update to Astoria Site Plan

Chester,

I sent the Site Plan to Chris for his review.

There is some information based on what we discussed last week.

**Landscaping:** A local Landscape Architect should determine final plantings, etc.. Here are some suggestions  
Trees: Maple (Japanese Maple or similar)



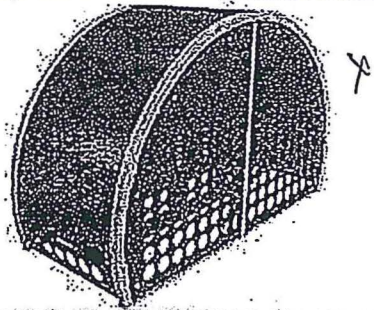


Shrubs: Match similar City Plantings:



**Bike Lockers:** long term: Both options come in a variety of colors to blend into their surroundings.

Option 1: Veloport <https://www.belson.com/Veloport>



Option 2: Dero Bike Locker <https://www.belson.com/Dero-Bike-Locker-33>

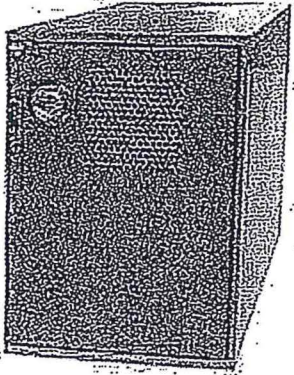
2 1-T  
2 S-T  
⇒  
Orange  
boxy one  
is  
proposed

CITY OF ASTORIA

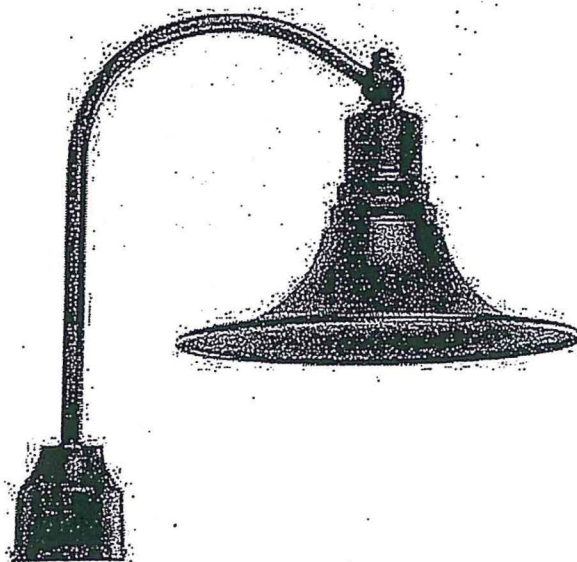
DEC 18 2017

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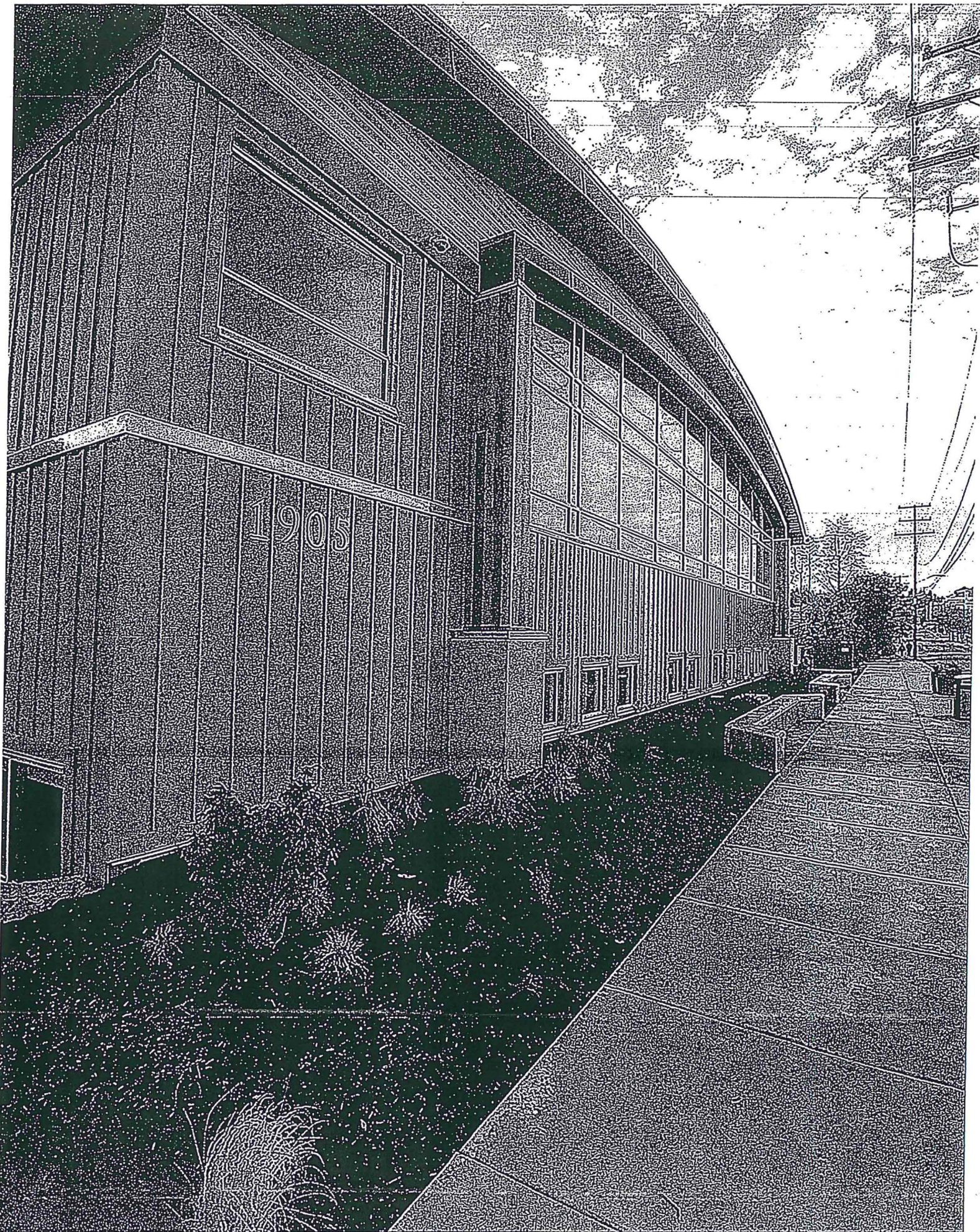
**Light Pole Options:** Provided for aesthetic purposes only, specific fixtures would need to be selected by the Electrical Engineer.



ht Bollards: match Riverwalk bollards;

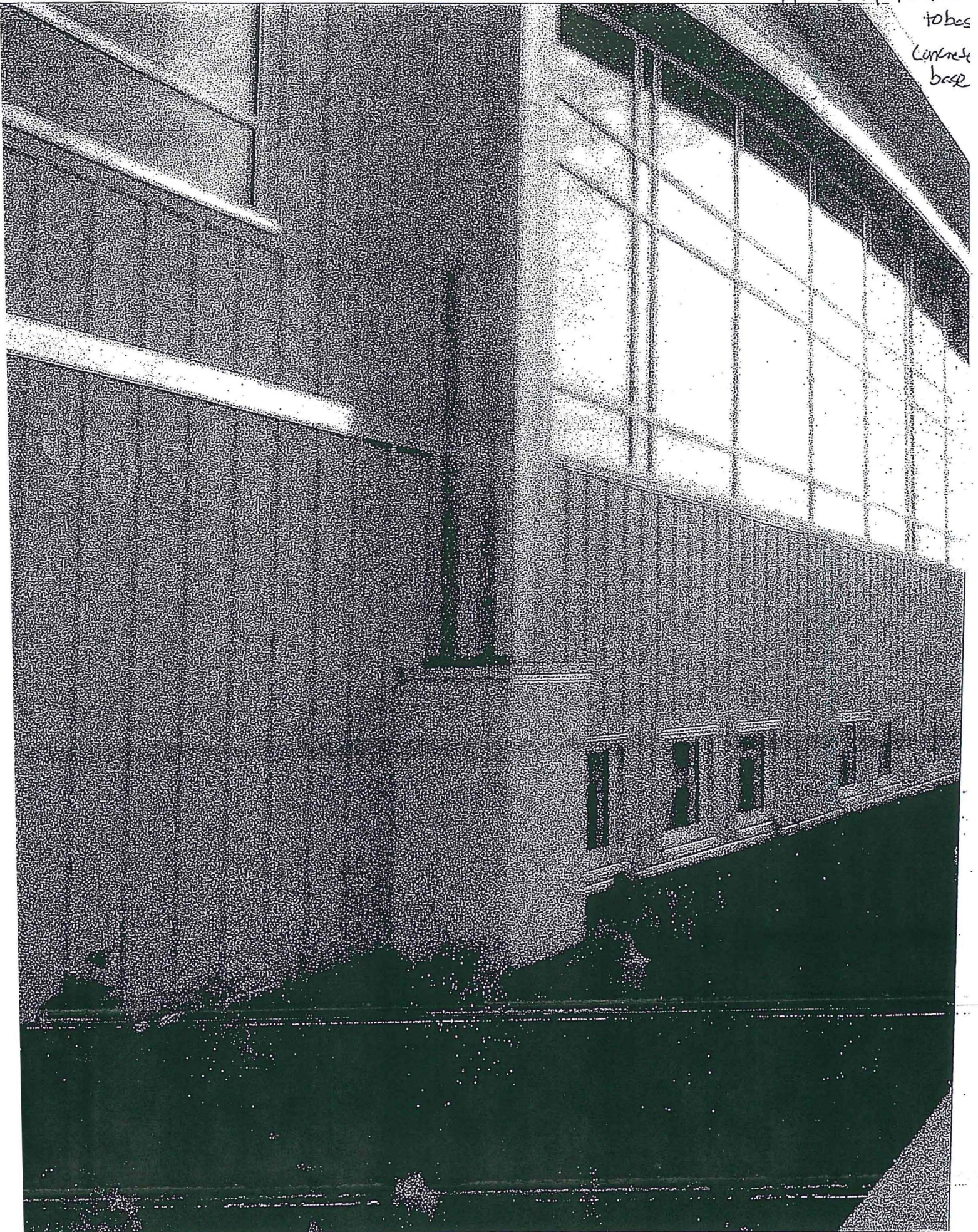
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Wood wrapped will go further down  
to be  
Concrete  
base





(Similar to Fisher Building) W Elevation

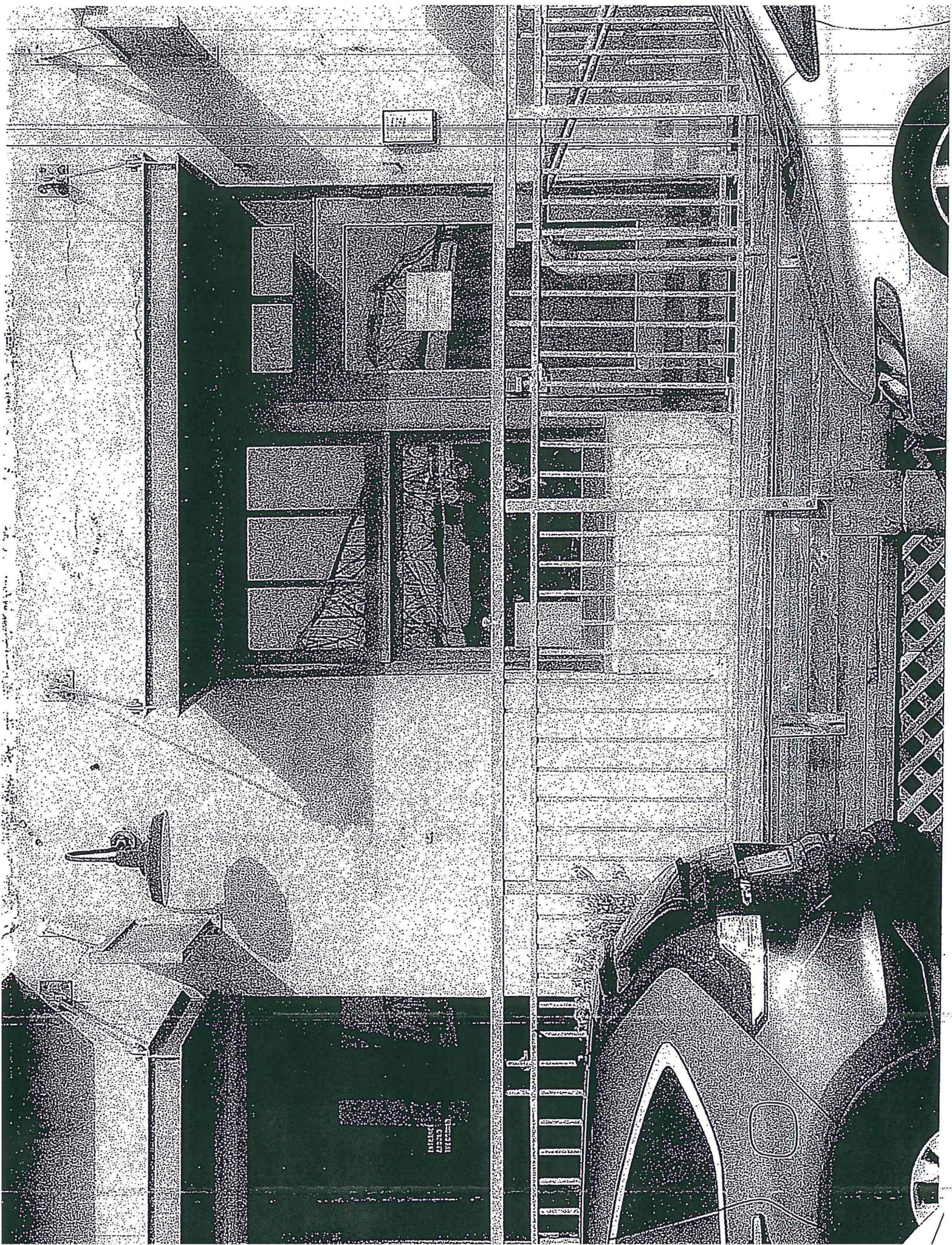
Potential lighting element - can flush mounted in overhang (covered)

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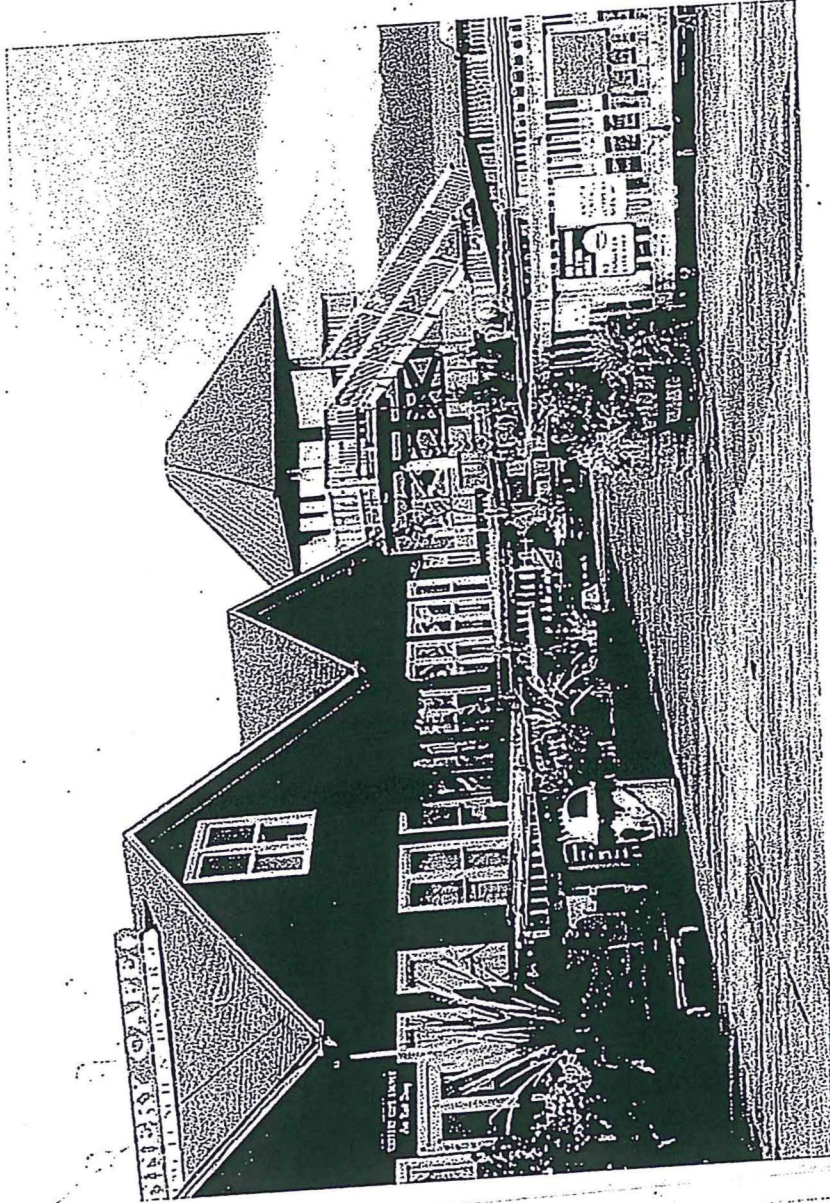






SEP 8 2017

BUILDING CODES

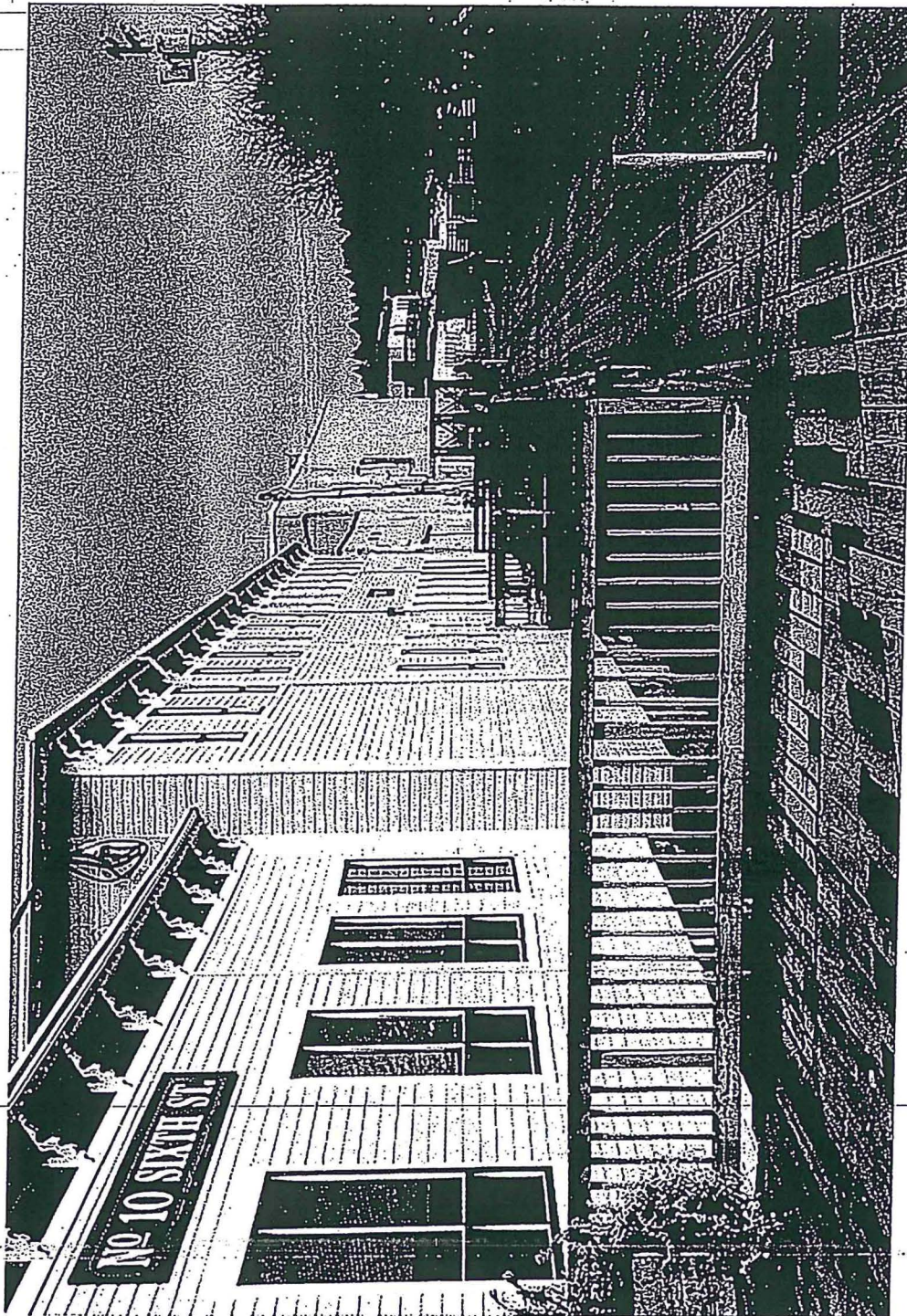


Similar  
element



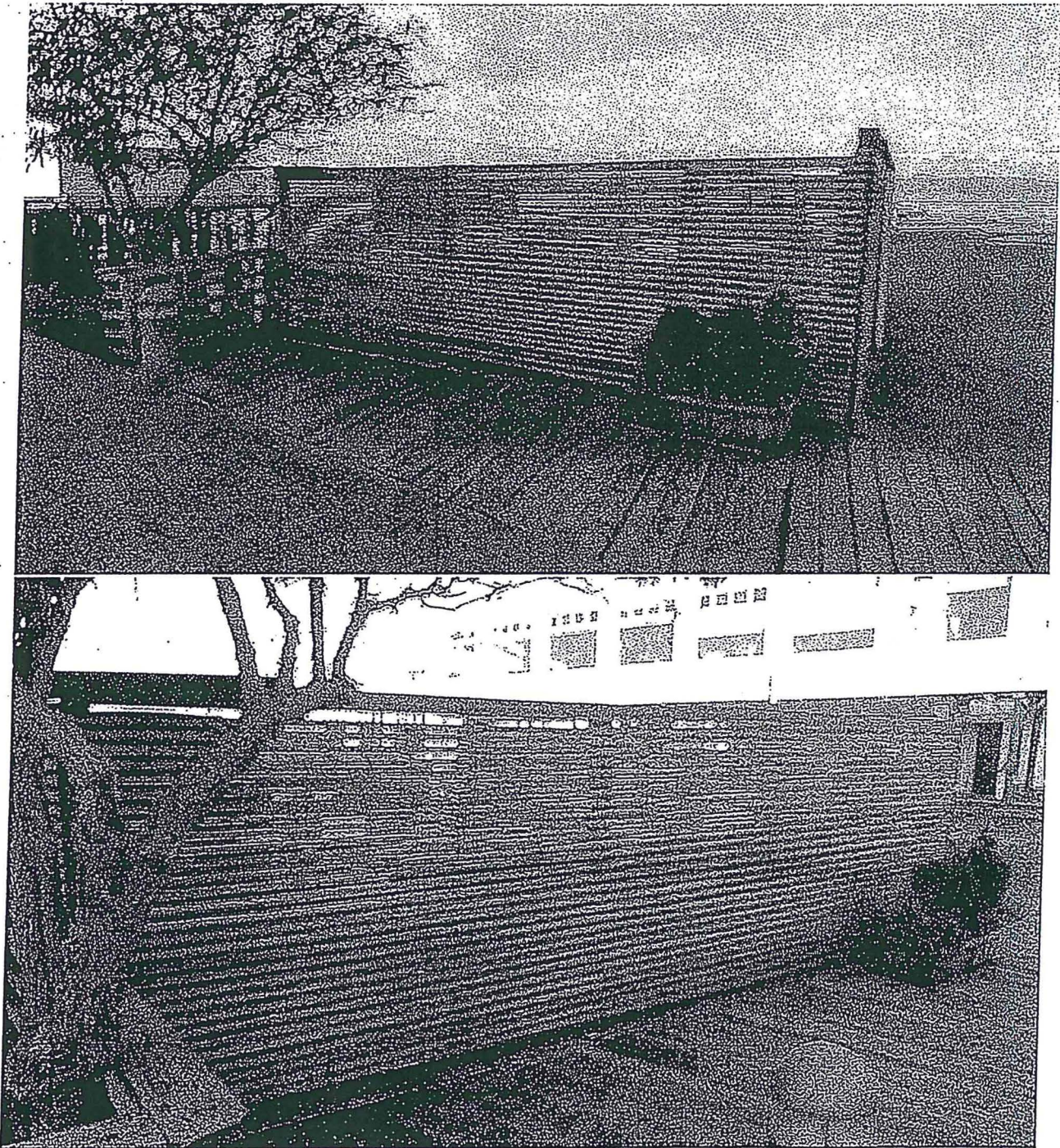
SFP 8 2017

DING CODES



millar R  
al S" in 1911

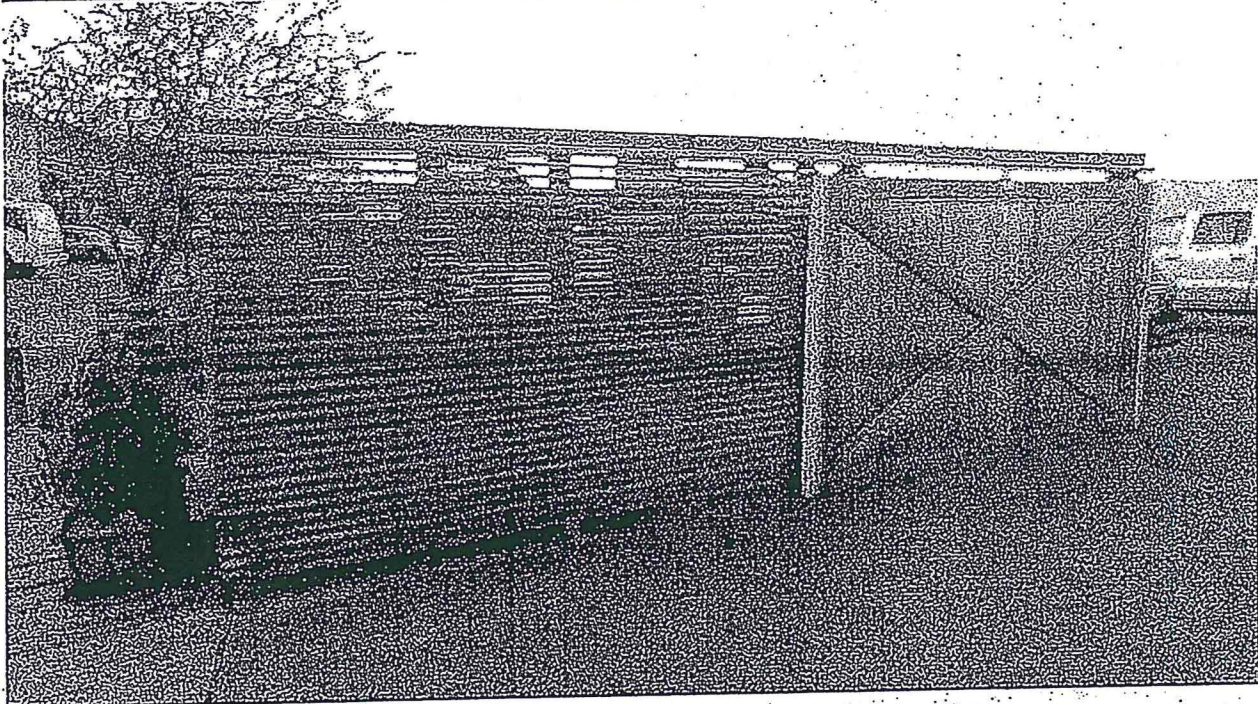
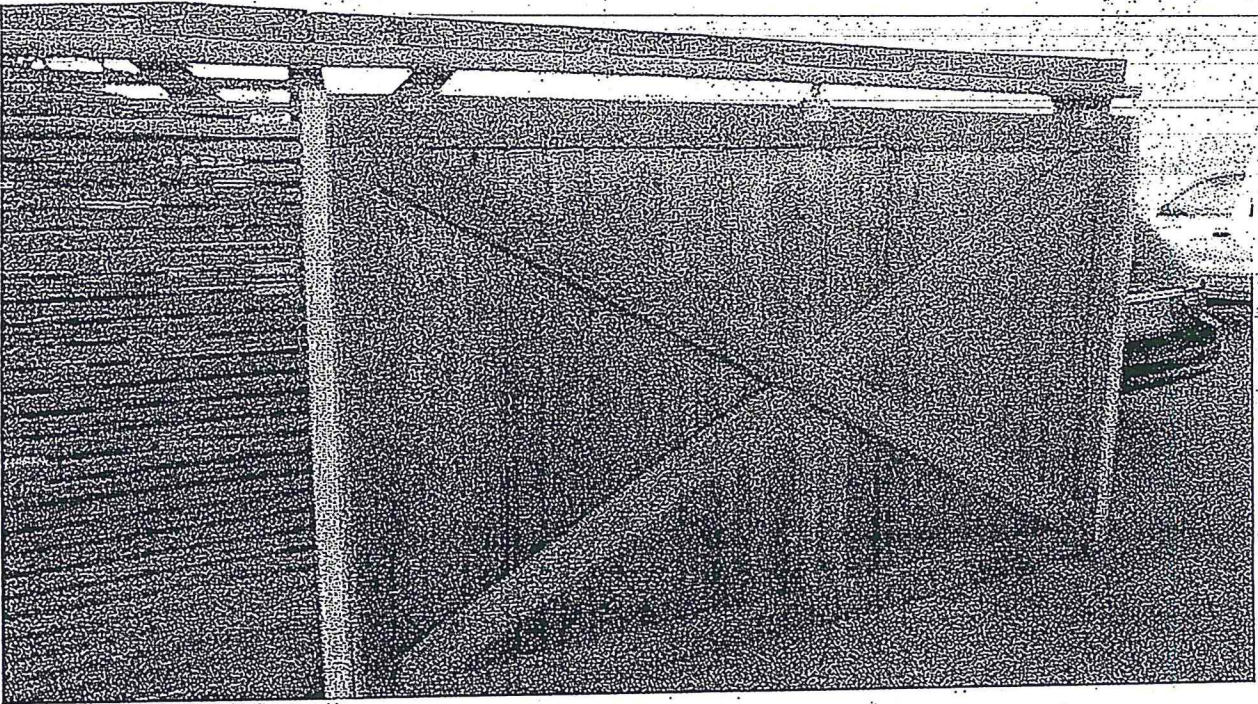




Trash Enclosure  
"Inspiration"

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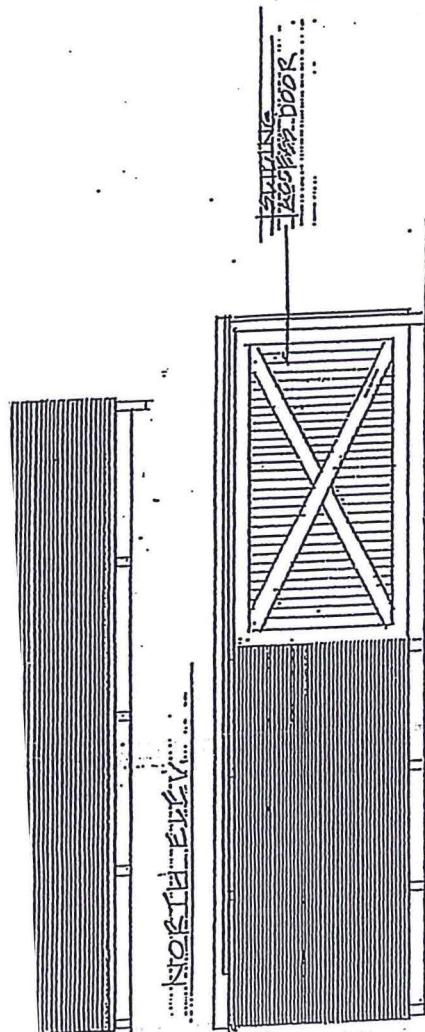
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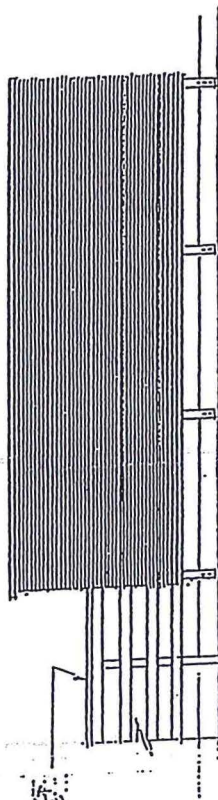
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DEC 12 2017

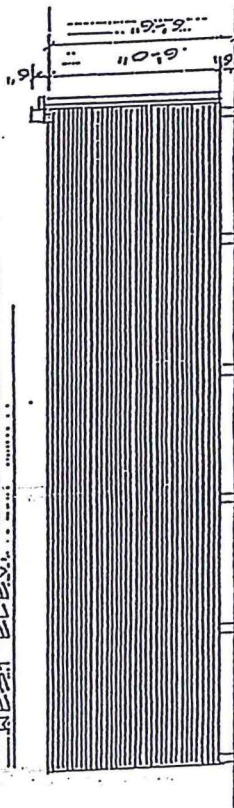
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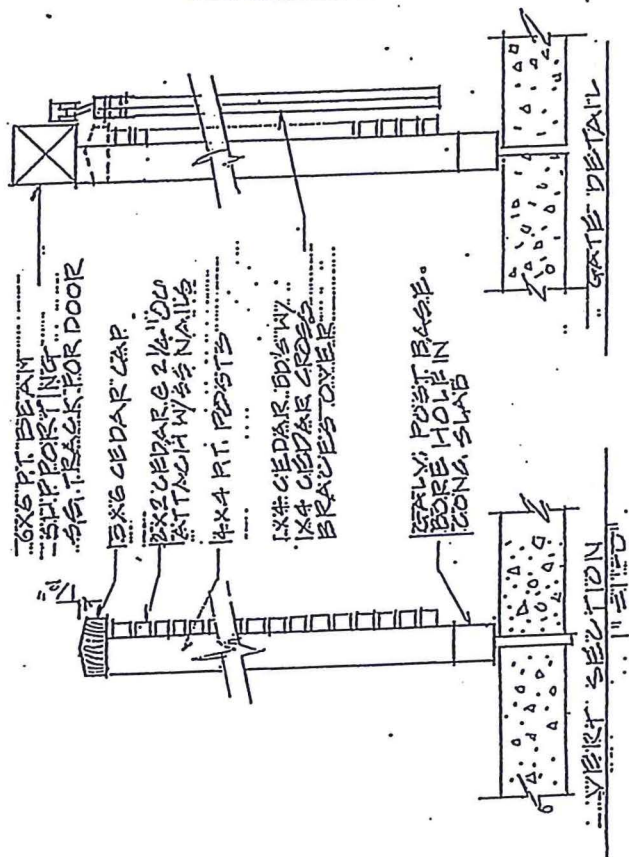
EAST ELEV.



WEST ELEV.



SOUTH ELEV.



A-21 TRASH ENCLOSURE 151 12th ST. (Baked Alaska)



ॐ नमो भगवते वासुदेवाय ॥

2100

॥ श्रीगणेशाय नमः ॥

$$\frac{0.0011}{0.0011} = 1$$

...

CONFIDENTIAL

पुस्तक संख्या

11:20

Fluoride

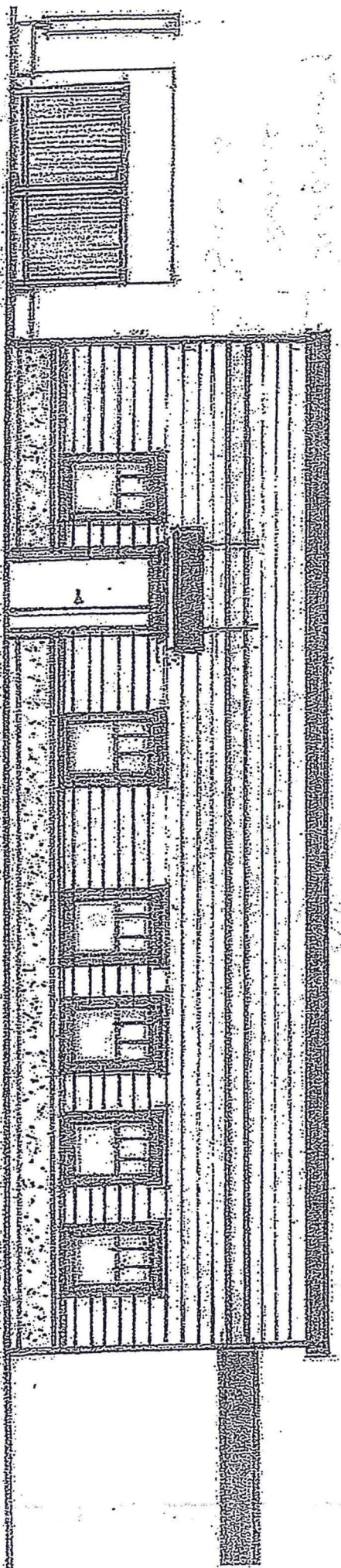
— 31 —



CITY OF ASTORIA

JAN 22 2018

BUILDING CODES



WEST ELEVATION

FMIC



## Nancy Ferber

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**From:** ctrabucco46@comcast.net  
**Sent:** Friday, April 06, 2018 12:53 PM  
**To:** Nancy Ferber  
**Cc:** Karen Niemi  
**Subject:** Fw: 17086-01 FKC Astoria (Shell) - HLC Elevations  
**Attachments:** FKC Astoria HLC A3.1.pdf; FKC Astoria HLC A3.0.pdf

Hi Nancy,

Here you go. You'll notice that we've made some significant design changes to incorporate modifications to address the comments and concerns expressed by you and the HLC members over the past two meetings.

We added some height to the porte cochere and introduced new materials to it to address concerns about breaking up the massing both vertically and horizontally and removed the concrete element from the base in favor of corrugated metal. Also note we raised the windows themselves from 18" off grade to 42". This accomplishes two things, 1). It helps to soften the impact of the distance of the top of the windows to the top of the building parapet and 2). It allows for the placement of dialysis equipment below the windows which, as it turns out, is a tenant requirement.

The design, with the revealed metal panels and curved metal band at the entry along with the historic bead board element, wood-trimmed true-divided light windows and the addition of the crown mold at the parapet makes for what we believe to be a good marriage of a modern building with a nod to the historic waterfront architecture.

As noted, we've also added an 18" high by 9" deep crown to the parapet to add another historic element and replaced the cornice located near the 3/4 height of the building with an 18" high with a 1 1/4" reveal metal band to coordinate with the porte cochere material.

We DO have an alternate drawing that merely reflects scaled drawings of our original submissions but feel strongly that the attached much better accomplishes a design that addresses inclinations by both you and the HLC board.

We are working on colors and will hopefully have those available for the meeting but didn't feel they were germane at this juncture.

And finally, we've done our best to dimension out every element that we believe were asked for or potentially would be of interest to the group.

As always, would appreciate any thoughts you might have.

Chester

Chester Trabucco  
425-922-4636

*Sent from my Verizon LG Smartphone*

----- Original message-----

**From:** Zach Hanson  
**Date:** Fri, Apr 6, 2018 11:53 AM  
**To:** Chester Trabucco;  
**Cc:** Sarah Less;'Karen Niemi';Elijah Custer;  
**Subject:** 17086-01 FKC Astoria (Shell) - HLC Elevations

Chester, Karen,



Attached are the updated PDF's. Only changes are the added dimensions of the jamb/head of the Trim and the size of the Cornice.

Let me know if you need anything else.

Thanks,

**Zachariah Hanson**  
Project Manager



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123 N. College Ave., Suite 211

Fort Collins, Colorado 80524

P 970.672.8887 F 970.797.2561

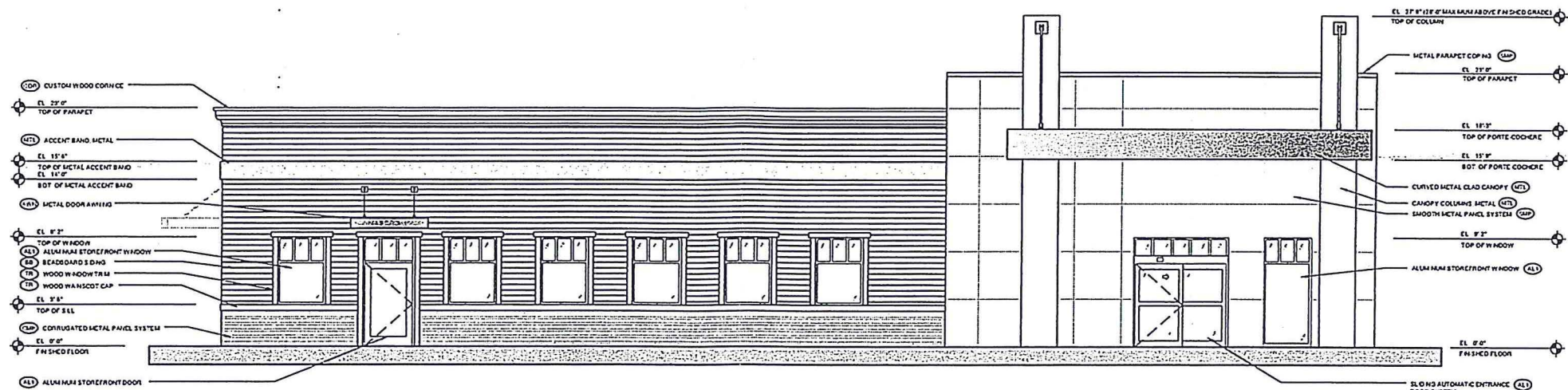
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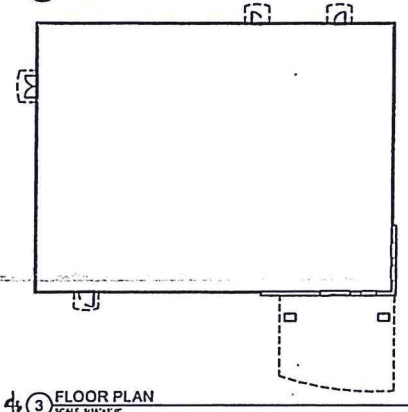
RECEIVED  
APR 6 6 2018  
COMMUNITY DEVELOPMENT



1 PROPOSED SOUTH EXTERIOR BUILDING ELEVATION  
SCALE: 1/4"=1'-0"



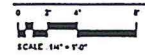
2 PROPOSED EAST EXTERIOR BUILDING ELEVATION  
SCALE: 1/4"=1'-0"



3 FLOOR PLAN  
SCALE: 1/4"=1'-0"

EXTERIOR FINISHES LEGEND							
48	MANUF COLOR FINISH PRODUCT	TBD	SOFT YELLOW SINGLE REVEAL BEADED SING. WITH 24" REVEAL	50	MANUF COLOR FINISH PRODUCT	TBD	CUSTOM WOOD CORNICE (11" HIGH BY 8" DEEP)
18	MANUF COLOR FINISH PRODUCT	TBD	WHITE SMOOTH TRIM, JAMB 3" X 1-1/4"; HEAD 3" X 2"	41	MANUF COLOR FINISH PRODUCT	TBD	CLEAR ANODIZED ALUMINUM STANDARD STOREFRONT WINDOWS AND DOOR
40	MANUF COLOR FINISH PRODUCT	TBD	CLEAR ANODIZED ALUMINUM SMOOTH 4" X 4" METAL PANELS WITH 1-1/4" REVEAL	42	MANUF COLOR FINISH PRODUCT	TBD	CUSTOM FABRICATION STD RTNAR S33 COATING CUSTOM METAL RYING
42	MANUF COLOR FINISH PRODUCT	TBD	CORRUGATED HORIZONTAL METAL PANELS	43	MANUF COLOR FINISH PRODUCT	TBD	RTNAR S33 COATING STEEL INSULATE DOORS & FRAMES
43	MANUF COLOR FINISH PRODUCT	TBD	SMOOTH METAL ACCENT BAND AND COPING				

## PROPOSED EXTERIOR ELEVATIONS



Prepared By: Christopher D. Kidd, AIA, AIA, AIA  
Architect: Christopher D. Kidd, AIA, AIA, AIA  
Project: December 31, 2018

Christopher D. Kidd  
AIA, AIA, AIA

Proposed Medical Office Building for:  
**FKC - Astoria**  
Marine Drive and 6th Street  
Astoria, Oregon 97103

FRESENIUS  
KIDNEY CARE

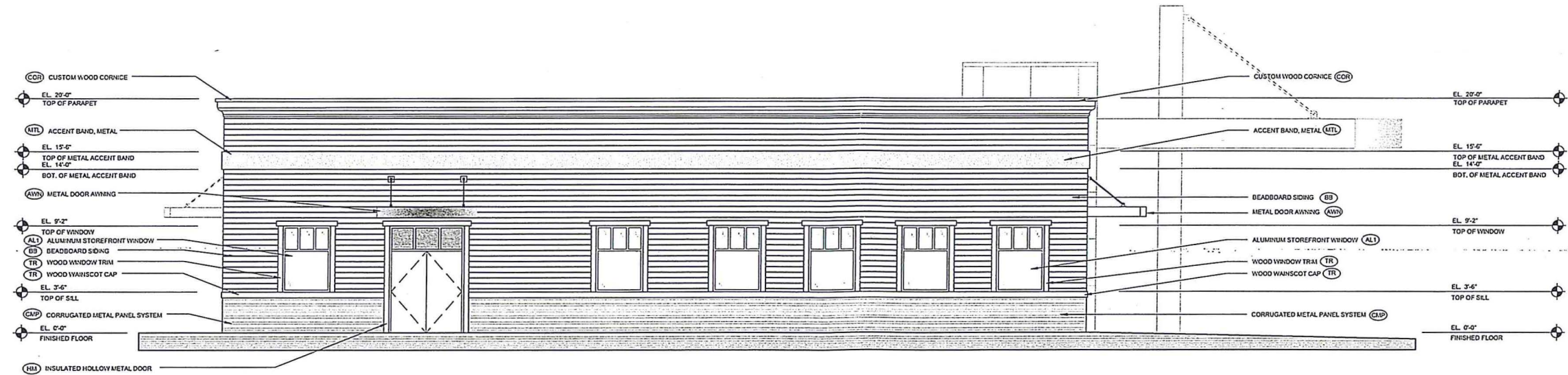
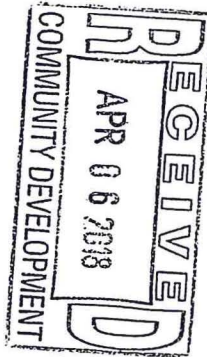
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Drafted By: ZSH  
Checked By: SBL  
Date Drafted: 04/05/2018  
Project #: 17084-01

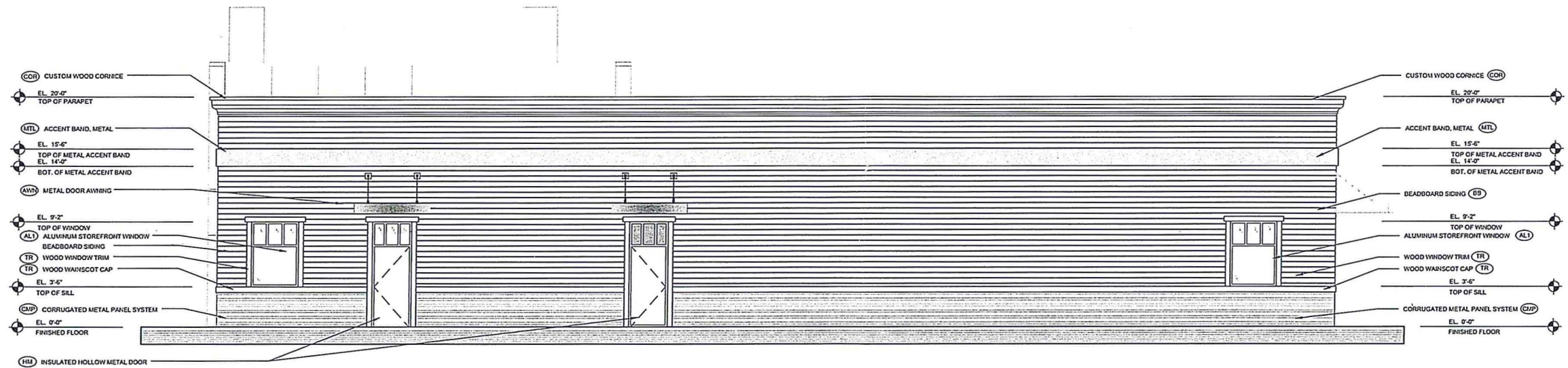
REVISION DESCRIPTION	DATE

A3.0

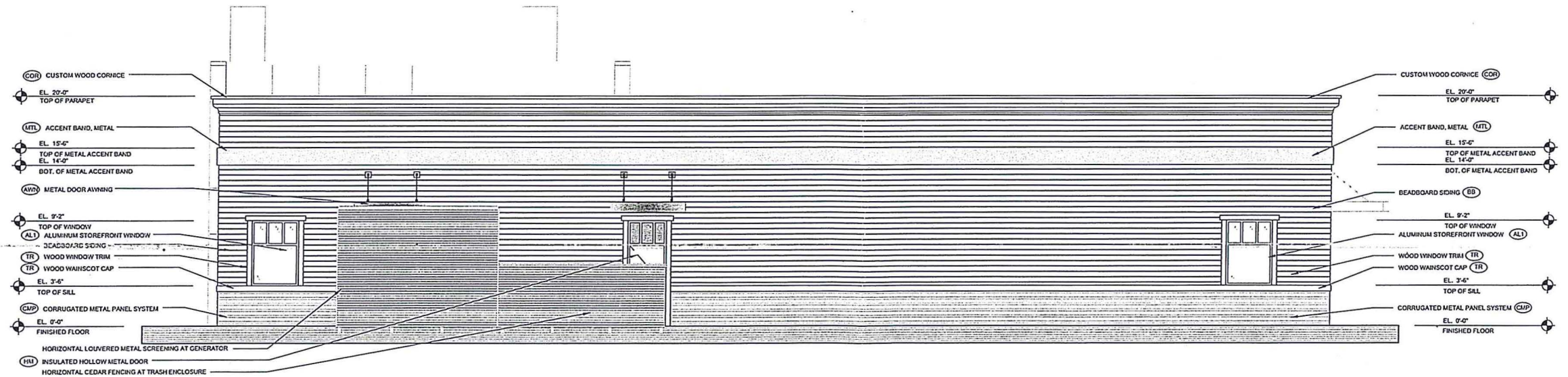




2 PROPOSED WEST EXTERIOR BUILDING ELEVATION  
SCALE: 1/4"=1'-0"

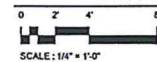


1 PROPOSED NORTH EXTERIOR BUILDING ELEVATION  
SCALE: 1/4"=1'-0"



1 PROPOSED NORTH EXTERIOR BUILDING ELEVATION - WITH GENERATOR AND TRASH ENCLOSURE  
SCALE: 1/4"=1'-0"

## PROPOSED EXTERIOR ELEVATIONS



Prepared By: Christopher D. Kidd, AIA, AIA, RIBA  
ARCHITECT  
Expires: December 31, 2018



Proposed Medical Office Building for:  
**FKC - Astoria**  
Marine Drive and 6th Street  
Astoria, Oregon 97103



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Drafted By: ZSH  
Checked By: SBL  
Date Drafted: 04/05/2018  
Project #: 17086-01

REVISION DESCRIPTION	DATE	#

A3.1