



AGENDA

HISTORIC LANDMARKS COMMISSION

April 21, 2015 5:15 p.m.
2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. March 17, 2015
4. PUBLIC HEARINGS
 - a. Exterior Alteration EX15-03 by Rachel Jensen for Nicholas Zametkin to add a 421 square foot housing addition and a 280 square foot deck to the side and rear of an existing single family dwelling at 1445 Lexington in the R-1 zone. Staff recommends approval of the request with conditions.
 - b. Exterior Alteration EX15-04 by New Cingular Wireless (AT&T Mobility), c/o Velocitel, Inc. to add three (3) panel antennas with ancillary equipment to an existing wireless communication facility at 342 14th Street in the C-4, Central Commercial zone. Staff recommends approval of the request.
 - c. Exterior Alteration EX15-05 by Buoy Beer Company to add a 30' high grain silo on the south elevation at 1 8th Street in the A-2, Aquatic Two Development zone. Staff recommends approval with conditions.
 - d. New Construction NC15-04 by David Dieffenbach for Clatsop County to locate an emergency generator on the west side of the county courthouse surrounded by a wrought iron fence at 749 Commercial in the C4 zone. Staff recommends approval with conditions.
5. REPORT OF OFFICERS
6. ADJOURNMENT

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

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

March 17, 2015

CALL TO ORDER – ITEM 1:

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

ROLL CALL – ITEM 2:

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

Commissioners Excused: Thomas Stanley

Staff Present: Interim Planner Mike Morgan

APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes of the February 17, 2015 meeting. There were none.

Commissioner McHone moved to approve the minutes of February 17, 2015 as presented; seconded by Commissioner Osterberg. Motion passed unanimously. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Osterberg, Burns, and McHone. Nays: None.

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):

AEP 15-01 Amendment to Existing Permit AEP15-01 by Holiday Inn Express to amend New Construction Permit NC03-01 with the addition of 20 guest rooms to the west end of the Holiday Inn Express Hotel at 204 W Marine in the C-2, Tourist Commercial zone.

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

Commissioner Burns declared that as a member of the Clatsop County Historical Society, he had served on committees with Dave Weber and Caroline Wuebben. However, he had not discussed this application with either of them and did not believe his judgment would be affected.

President Gunderson requested a presentation of the Staff report.

Interim Planner Morgan presented the Staff report. He noted that Staff did not have a Landscaping Plan; however, landscaping would be approved by the Community Development Planner prior to installation. Staff recommended approval with conditions. No correspondence has been received.

Commissioner McHone asked how long the building would be with the addition. It appeared as if the addition would add about 25 or 30 percent to the length of the building and cross over the property line. Interim Planner Morgan referred to the photograph of the west elevation, on Page 3 of the Staff report, noting that the building would not extend clear to the picket fence. A landscaping buffer would still be between the fence and the façade of the building. Staff presented the Commissioners with a site plan, which was not included in the Staff report.

Commissioner McHone noted the site plan did not show which building was being removed to make room for the parking. He asked how the streetscape would change when the building was removed. Interim Planner Morgan said the view would extend across the landscaping to the parking area and open up the vista to the river. Uniontown Park is located right in front of the bridge abutment, so the landscaping would have to be extended along Marine Drive to connect with the park. However, Staff did not have a landscaping plan yet. The building being removed is not historic; it was originally a theatre, and then a sign shop, but is now vacant. The hotel acquired the property and used the building for storage and overflow parking.

Commissioner Osterberg asked if this project would require action by any other City commissions. Interim Planner Morgan said not that he was aware of. The hotel is in the C-2 zone and the application is for an extension of an existing use. Landscaping would have to meet City standards, which requires 10 percent of the parking area be devoted to landscaping. The hotel already exceeds this standard. Commissioner Osterberg asked if the HLC was supposed to consider the landscaping or review the site plan.

President Gunderson explained the Applicant must follow City guidelines. Landscaping is generally approved administratively. As long as the Applicant meets City codes, the HLC does not need to get involved. Interim Planner Morgan added that the HLC is tasked with reviewing the architectural aspects of the building.

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

Caroline Wuebben, General Manager, Holiday Inn Express Hotel, 204 W Marine Drive, Astoria, said she did not have a presentation, but would try to answer the HLC's questions.

Commissioner Osterberg asked if Ms. Wuebben agreed with Staff's answers to the HLC's questions and if she had any additional comments in response to those questions.

Ms. Wuebben said she believed Interim Planner Morgan did a fine job presenting the application. The hotel has owned the River Theatre building since the hotel was built. The building has been leased out in the past, but the hotel's long-term plan was to expand the parking. The hotel will consider expanding its parking regardless of the building expansion. Taking the theatre building down will open up the vista from Marine Drive to the park and clean up the area under the bridge.

Commissioner Burns asked if the expansion would put the building under the bridge. Ms. Wuebben replied no, there is an Oregon Department of Transportation (ODOT) easement right under the bridge. However, the building would be closer to the bridge. She added that currently, the hotel and the Parks Department maintain the park at the Maritime Memorial. The hotel is very conscious of landscaping and how the area looks because it reflects on the hotel. She has already downloaded the City's landscaping requirements, which the hotel plans to meet or exceed. She thanked the HLC for its consideration.

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. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach did not have any issues with the application, as the project complies with the criteria for approval.

Commissioner McHone did not have any issues with the design elements or elevations. He did have a minor concern about the size of the building, which would be quite massive, and wanted to hear what the other Commissioners had to say about the size.

Commissioner Caruana agreed the building would be quite massive. However, he was fine with the design. He wanted to see a picture of the building being torn down, but believed the view corridor would be better. If the building is not historic and in poor condition, it should be torn down. A clear site plan or street view of the building would be helpful.

President Gunderson noted those photographs are usually included in the Staff report.

Commissioner Burns said the HLC has approved the building's design once before. The addition is more of the same, so he was okay with the request.

Commissioner Osterberg agreed and added that the criteria are the same as when the building was originally approved. The existing building does not closely match the architectural designs of other buildings in the area. However, the addition will be an exact match of the existing building. The addition will have the same setbacks and other design characteristics of the site. Therefore, he recommended approval of the request.

President Gunderson believed opening up another vista would make the community happy.

Interim Planner Morgan noted that on Page 4 of the Staff report, a photograph of the back side of the sign shop shows how much area would be opened up when the building is removed. President Gunderson responded the HLC preferred a photograph of the front to the building.

Commissioner McHone asked if Condition 3 regarding landscaping was within the purview of the HLC. President Gunderson said the condition should be included as a condition of approval. Commissioner Osterberg added that Staff did include findings for this condition on Page 10, Paragraph C (a) of the Staff report. Therefore, he agreed the condition was appropriate.

President Gunderson said the hotel has maintained all of the landscaping very well and she had no doubt that would continue. Commissioner Osterberg hoped the landscaping requirements would lead to some continuity between the site's private landscaping and the public park's landscaping. A seamless transition from one landscape to the other would be nice.

Commissioner McHone moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve the Amendment to Existing Permit AEP15-01 by Holiday Inn Express, with conditions; seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

REPORTS OF OFFICERS – ITEM 5:

There were no reports.

OLD BUSINESS – ITEM 6(a):

Oregon Heritage All-Star Community Application – Planner Johnson has included the completed application.

President Gunderson explained the application was for a special designation by the State Historic Preservation Office (SHPO). The designation will provide Astoria with more grant opportunities in addition to the recognition.

MISCELLANEOUS – ITEM 7:

ITEM 7(a): HLC Packets – Electronic Option

Interim Planner Morgan asked if the HLC preferred to receive agenda packets via email. The packets are already in digital format, so emailing them would not be a burden on Staff. The electronic copies could be accessed on an iPad.

President Gunderson said she did not have a preference. However, she did not want to receive both an electronic and a hard copy. In February, she printed the electronic copy that was emailed and then she received a hard copy in the mail, which was a waste of paper.

Vice President Dieffenbach said she found it difficult to use the iPad during a meeting because she must flip back and forth between the pages. She was okay with receiving the packet via email, but wanted a paper copy at the meeting.

Commissioner McHone preferred to receive both an electronic and paper copy.

Commissioner Burns preferred email. Prior to this meeting, he had been traveling and was able to review the materials while he was on the road.

Commissioner Osterberg preferred a paper copy of the packet on 8" by 11" paper. He liked having the exact same format that was available to the public and the public will most commonly refer to page numbers on the paper copy. He understood the public could review the packets electronically on the City's website. However, people rely on paper copies.

Interim Planner Morgan said Staff could refrain from emailing, allowing Commissioners to view and download the packet from the City's website. However, President Gunderson believed receiving the packet via email prompts Commissioners to look at the document. Interim Planner Morgan said Staff would email the packet to all of the Commissioners and mail a paper copy seven days in advance of each meeting. Some jurisdictions have switched to total electronic communications, but this does not always work when looking at plans.

Commissioner Osterberg agreed that reviewing architectural plans on a screen was difficult. He preferred to rely on 11" by 17" or 20" by 24" paper for architectural and detailed site plans.

President Gunderson suggested the process be left as is, email and mail the agenda packets. Several Commissioners stated they were only receiving emails that contained a link to the packet on the City's website, but were not receiving the packet attached to an email. President Gunderson directed Staff to make sure all of the Commissioners were receiving the packet as an attachment to an email. Interim Planner Morgan confirmed this would not be a problem.

ITEM 7(b): HLC Member List – An updated member list is attached for Commission use.

President Gunderson asked all of the Commissioners to review the updated member list and make any necessary changes or corrections.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:47 p.m.

ATTEST:

APPROVED:

Secretary

Interim Planner

STAFF REPORT AND FINDINGS OF FACT

April 14, 2015

TO: HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, PLANNER

SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX15-03) BY RACHEL JENSEN FOR NICK ZAMETKIN AT 1445 LEXINGTON STREET

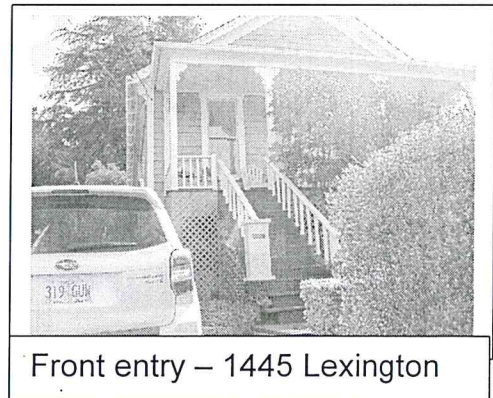
I. BACKGROUND SUMMARY

- A. Applicant: Rachel Jensen
Nick Zametkin
1445 Lexington Street
Astoria OR 97103
- B. Owner: Nick Zametkin
1445 Lexington
Astoria OR 97103
- C. Location: 1445 Lexington Street; Map T8N-R9W Section 17BA, Tax Lot 11900, Shively.
- D. Zone: R-1, Low Density Residential
- E. Classification: Primary in the Shively McClure NRHD
- F. Proposal: To add a 421 square foot addition and 280 square foot deck to the side and rear of the house, replace asphalt shingle roof with standing seam metal roof, install skylights, replace front steps with new metal and wood staircase.

II. BACKGROUND INFORMATION

A. Site:

The single family residence is located on the south side of Lexington Street between 14th and 15th Streets in the Shively-McClure NRHD. The house sits on a 50' x 150' lot flanked by similar houses. The property slopes steeply to the south and is completely fenced. There are mature trees in the back yard. It was built ca. 1895 and is a Vernacular style. According to the Fort Hill inventory sheet, it has been slightly

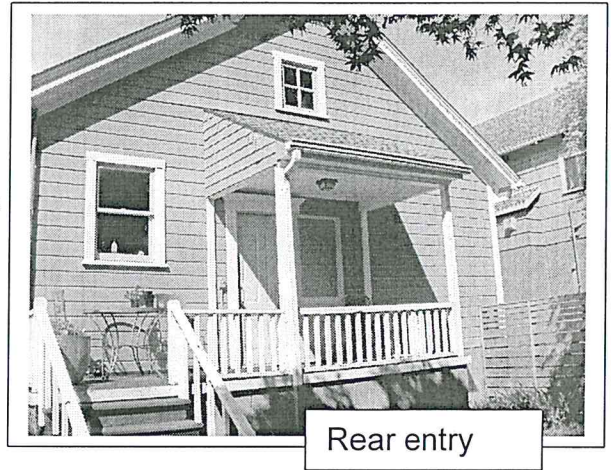


Front entry – 1445 Lexington

altered over the years, including removal of gable end ornamentation, addition of round windows, replacement of the porch post and railings, and addition of a sliding window on the west side.

B. Neighborhood:

The surrounding area on Lexington Street is developed with mostly single-family dwellings.



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on March 27, 2015. A notice of public hearing was published in the Daily Astorian on April 14, 2015. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

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

- B. Section 6.050(D), Type II Certificate of Appropriateness - Administrative Review, states that *"Projects that are limited in scope or minor alterations that meet the criteria below are classified as Type II Certificate of Appropriateness permits. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing before the Historic Landmarks Commission. These reviews shall be considered as a limited land use decision and shall require a public notice and opportunity for appeal in accordance with Article 9 of the Astoria Development Code."*

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

1. *Criteria.*
 - a. *Located on the rear or interior side yard, not adjacent to a public right-of-way, except as noted below; and/or*
 - b. *Reconstruction and/or replacement of porch and/or stairs on any elevation; and/or*

- c. *May result in an increase in building footprint of no more than 10%, and will not result in an increase in building envelope except for mechanical venting."*

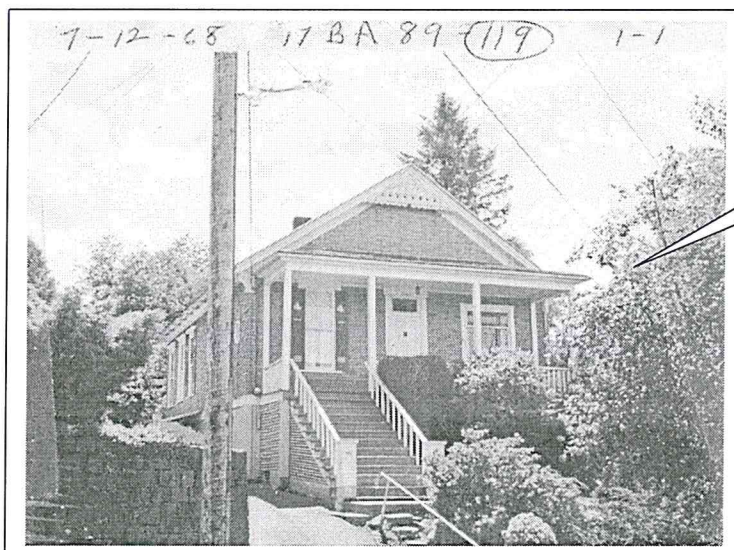
Section 6.050(E), Type III Certificate of Appropriateness – Historic Landmarks Commission Review, states that *"Projects that do not meet the criteria for a Type I or Type II review are classified as Type III Certificate of Appropriateness permits. Historic Design review performed by the Historic Landmarks Commission based upon the standards in the Development Code shall be considered discretionary and shall require a public hearing, notice, and opportunity for appeal in accordance with Article 9 of the Astoria Development Code."*

Finding: The request is to make multiple changes to the house. The proposed alteration is significant and requires review by the Historic Landmarks Commission.

- C. Section 6.050(F), Historic Design Review Criteria, states that *"The following standards, in compliance with the Secretary of the Interior's Standards for Historic Preservation, shall be used to review Type II and Type III exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are intended to be used as a guide in the Historic Landmark Commission's deliberations and/or the Historic Preservation Officer's decision."*

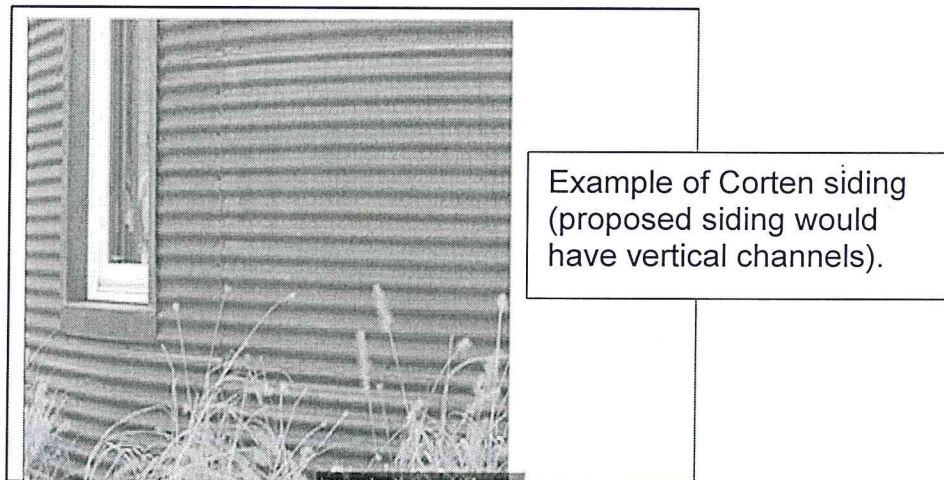
- "1. *Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose."*

Finding: The structure was originally built as a single family residence and the use will continue as a single family residence.



- “2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*”

Finding: The applicant proposes to add a flat roofed, 421 square foot addition for a master bedroom in the rear, “wrapped” around the southeast corner. It would be rectangular in shape, and utilize modern casement windows. (See Attachment 1) The addition would be sided with corrugated Corten steel siding, which is partially visible from the street. The deck on the southwest corner would be modern in design, with metal railings and stairways. The decking would be Ipe wood, and the siding or skirting would be similar to the bedroom on the southeast corner of the house. The main gable roof would be standing metal seam. (See Attachment 2) The existing front staircase would be replaced with a similar design, a metal stairway with wood (Ipe) treads. The traditional porch design would remain. The windows on the rest of the house would be new casements, but would be trimmed out to match the existing trim style. The front door would be replaced with a full lite metal clad door and transom.



- “3. *All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*”

Finding: The alterations are modern, and do not seek to create an earlier appearance.

- “4. *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*”

Finding: The proposed alterations would expand the house and create more livability. Some of the alterations, such as the front stairway, replace a non-historic set of stairs that have minimal historical value. The windows being replaced are single pane, mostly double hung one over one, and in various states of disrepair. The proposal is to install modern casements and trim them out in the same manner as the existing windows. However, it does appear that the casements will protrude beyond the plane of the existing siding, contrary to the expressed desire of the HLC to have an inset of 1"-2" from the siding. The design, materials, and dimensions will match the original.

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

Finding: The house was built as a simple vernacular home, with some ornamentation such as the window trim, porthole windows, and corbels on the front porch. The proposed window replacement will recreate the trim and millwork, and the existing wood siding will be preserved on most of the house.

- "6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*"

Finding: The proposed window replacement is necessary due to their deteriorated condition. The replacement windows would be fiberglass clad modern casements, but would be trimmed out with wood millwork and will match the look and dimensions of the existing windows.

- "7. *Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.*"

Finding: No surface cleaning is proposed.

- "8. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*"

Finding: Archaeological resources, if any, will not be affected.

- "9. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not*

destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.”

Finding: Much of the proposed remodel is very contemporary, such as the flat roofed addition, the use of Corten steel siding, fiberglass clad casement windows and the metal roof. The Commission has approved contemporary or modern additions to historic buildings in the past, such as the glass clad third story on the Bankers Suite building on 12th and Duane. In this situation, the addition and the deck are in the rear of the house not readily visible from the street or adjacent properties. The back yard is heavily treed, and the additions would not be visible from properties to the south. The metal, cable, and wood front steps will most likely be the most visible from Lexington. The applicant has stated that the existing stairs are not historic and are a replacement of the set of stairs shown in the photo from 1968 (above). There is extensive landscaping (a mature boxwood hedge and row of arborvitae) along the street that obscures the view of the stairs. The porch will remain original in appearance with wood posts and railings. However, of all of the proposed changes to the building, the proposed front steps will potentially be the most visible and out of character with the property and the neighborhood. The Commission should consider requiring the front stairs be of traditional design. If replaced, they could replicate the design shown in the 1968 photo.

- “10. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*”

Finding: It is unlikely that the additions and changes to the house could be removed in the future.

V. CONCLUSION AND RECOMMENDATION

On balance, staff recommends approval of the design of the additions in the rear of the building. However, the Historic Landmarks Commission must decide the following:

1. If the casement window replacements meet the intent of previous policy given that they do protrude beyond the plane of the siding, and whether or not the trim around the windows are a mitigating factor.
2. If the metal standing seam roof is appropriate to the design.
3. Whether or not to require a traditional design of the front entry steps.



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
 COMMUNITY DEVELOPMENT

CITY OF ASTORIA

MAR 12 2015

BUILDING CODES

EX 1503

FEE: \$100.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address: 1445 LEXINGTON AVENUE
 Lot N100' Lot 4 Block 90 Subdivision Shoreline
 Map 17BA Tax Lot 11900 Zone R-1

For office use only:

Classification: Primary Inventory Area: Shoreline McClure NRHS

Applicant Name: RACHEL JENSEN

Mailing Address: 1445 LEXINGTON AVENUE

Phone: 503-791-2473 Business Phone: _____ Email: RACHELAMYJENSEN@GMAIL.COM

Property Owner's Name: NICK ZAMETKIN 908-283-6465

Mailing Address: 1445 LEXINGTON AVENUE

Business Name (if applicable): -

Signature of Applicant: Rachel Jensen

Signature of Property Owner: Nick Zametkin

Existing Construction and Proposed Alterations: EXISTING WOOD FRAMED 2-STORY SINGLE FAMILY RESIDENCE TO BE RENOVATED ON MAIN FLOOR & A MASTER BEDROOM/BATHROOM ADDITION WITH NEW DECK & FRONT STAIRS IS PROPOSED.

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>3-13-15</u>
Labels Prepared:	<u>3-17-15</u>	Tentative HLC Meeting Date:	<u>4-21-15</u> C
120 Days:			

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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
USE AS SINGLE FAMILY RESIDENCE TO REMAIN SAME.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
MOST OF THE EXISTING RESIDENCE'S EXTERIOR SHALL TO REMAIN UNCHANGED OR ALTERED TO MATCH EXISTING.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
ADDITION IS DESIGNED TO BE CLEANLY NEW, AND SUBSERVANT TO ORIGINAL FORM.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
HOUSE APPEARS TO BE MOSTLY ORIGINAL WITHOUT PREVIOUS EXTERIOR ALTERATIONS.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
PEETHOLE WINDOWS, CHARACTERISTIC TRIM, AND MILLWORK TO BE PRESERVED.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
ALL EFFORT TO REPAIR SHALL BE MADE.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

OK.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

OK. (N.A.)

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

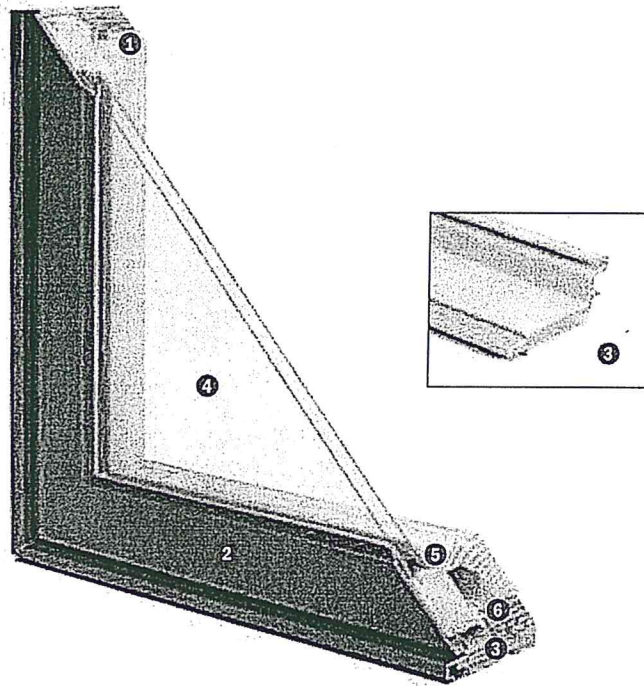
WE FEEL THE CONTEMPORARY ADDITION COMPLIMENTS THE EXISTING STRUCTURE WITHOUT BEING OUT OF SCALE.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

THE ADDITION COULD BE REMOVED IN THE FUTURE, IF NEEDED, WHILE THE PRIMARY HISTORICAL FORM COULD REMAIN INTACT.

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

Eagle Axiom® 11 Casement Windows



Frame & Sash

① Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine or mixed grain fir, or optional wood species including cherry, hickory, African mahogany, maple, oak, walnut, alder or vertical grain fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and basecoats.

② Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options. Integral, butyl-backed corner keys provide a positive, tight seal.

③ A Fibrex® material thermal barrier encompasses the interior perimeter of the frame and is a natural beige color.

Glazing

④ High-performance Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG, high-altitude glass and other special glazing options are available.

⑤ Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

Weather Strip

⑥ A continuous perimeter bulb weather strip around the frame is positioned on the Fibrex material and provides a solid surface contact with the sash.

A secondary bulb weather strip is applied on three sides of the sash into a stand-alone kerf on the aluminum extrusion. Available in white or optional black.

Hardware

⑦ Equipped with a stainless steel gear operator, concealed hinges and hinge track. Radius units use stainless steel piano hinges.

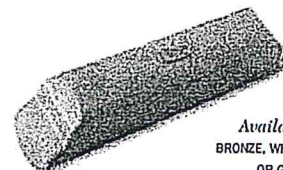
Concealed sash locks (multi-point on units over 2'-8" high) provide a positive lock by operating one convenient lever. Stainless steel keepers resist corrosion.*

Locks, handles and operator covers are available in 10 finishes and can be shipped separately closer to job completion.

Electric operators are available in bronze, white, black or gold.

ADA compliant hardware is available upon request.

Electric Operator



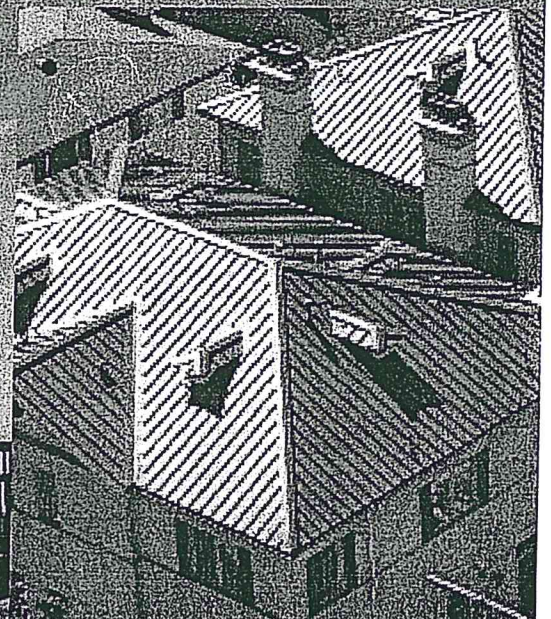
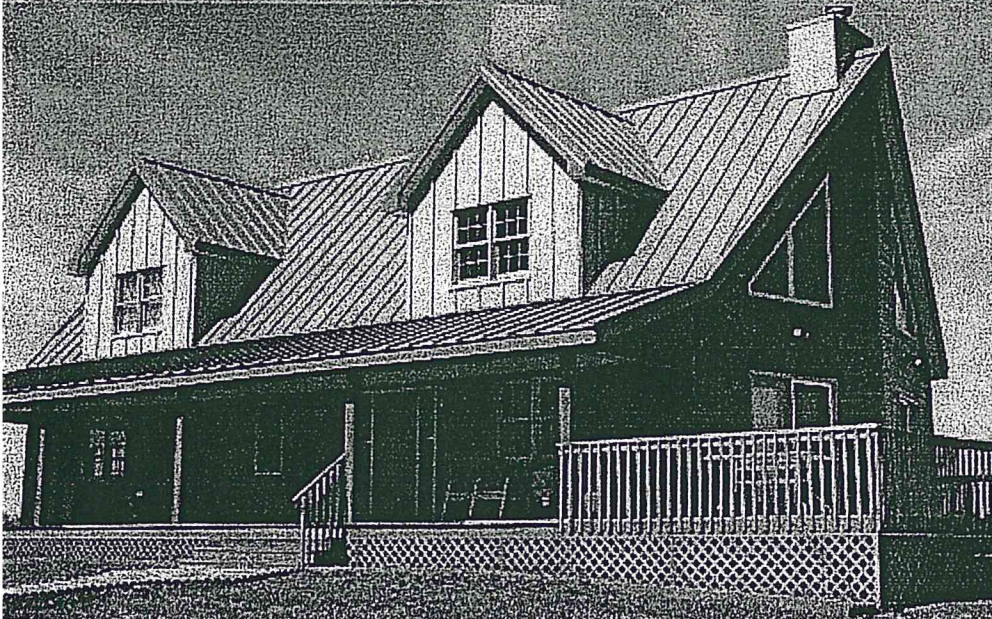
Available In
BRONZE, WHITE, BLACK
OR GOLD

**CUSTOM-BILT
METALS**

Brand Products

STANDING SEAM
METAL ROOFING PANEL
SL-100

ENERGY EFFICIENCY WITH STYLE & DURABILITY



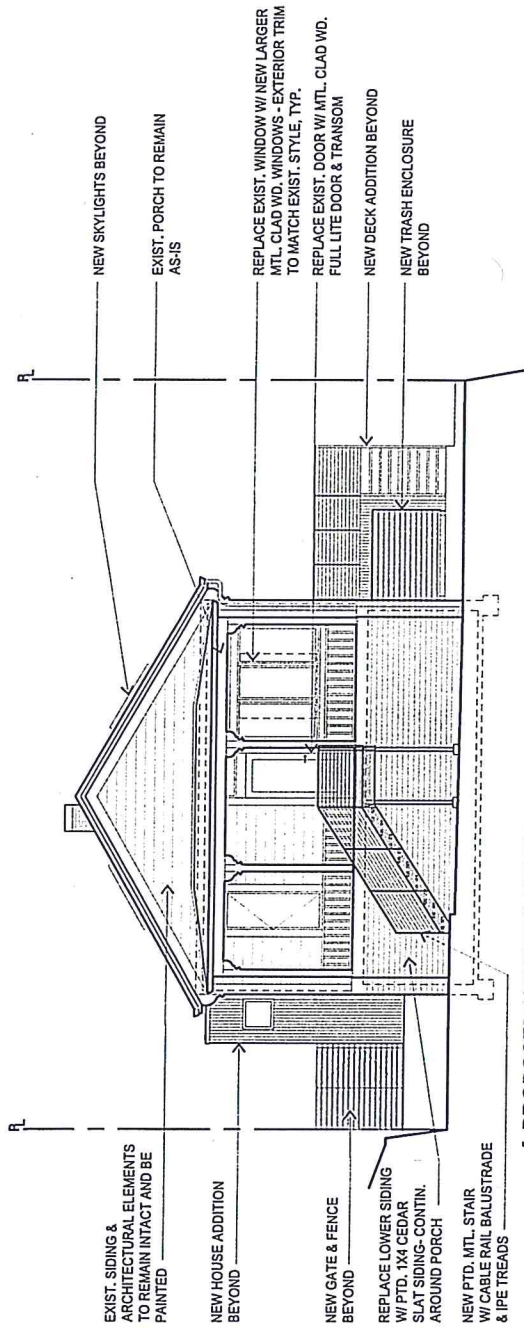
METAL ROOFING FOR RESIDENTIAL AND
COMMERCIAL APPLICATIONS



Featuring the **Cool Roof** Reflective Paint
System. Available in over 28 Cool colors.

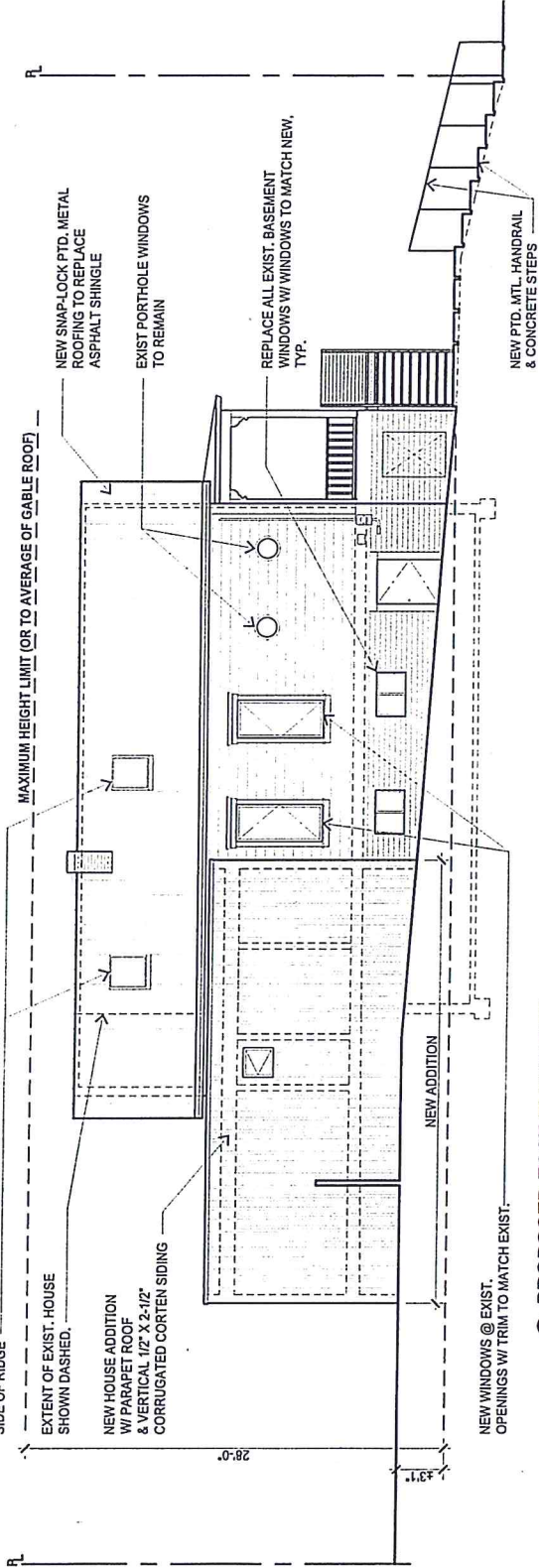
**CUSTOM-BILT
METALS**

Brand Products
Since 1974



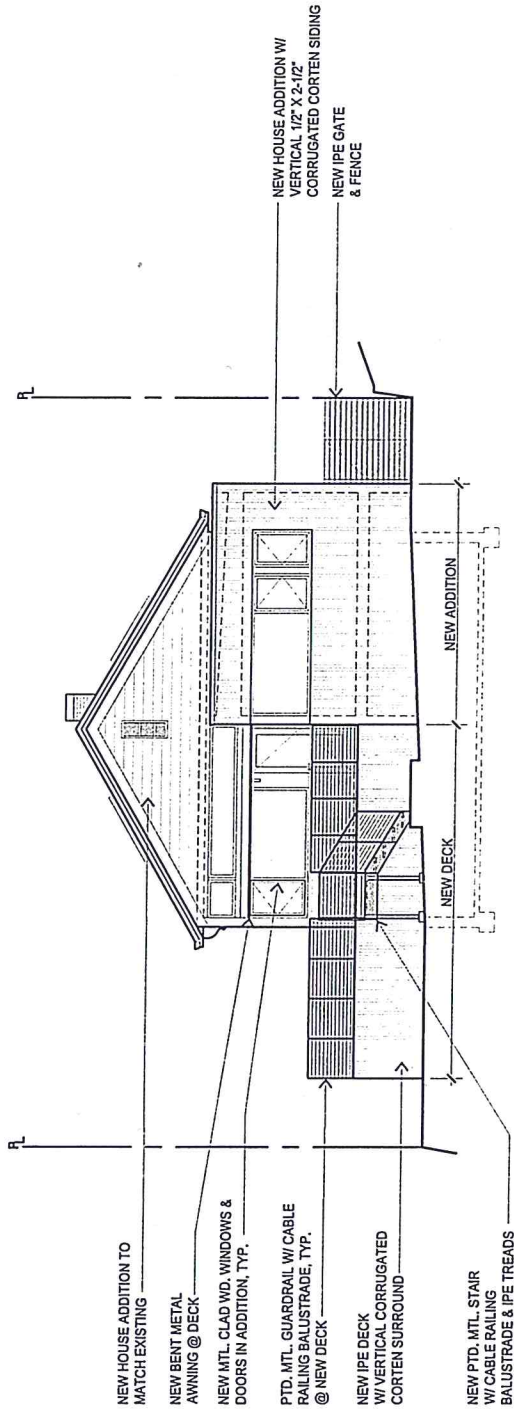
1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

DECK MOUNTED FIXED ALUM. FRAMED SKYLIGHTS- 2 EA. SIDE OF RIDGE

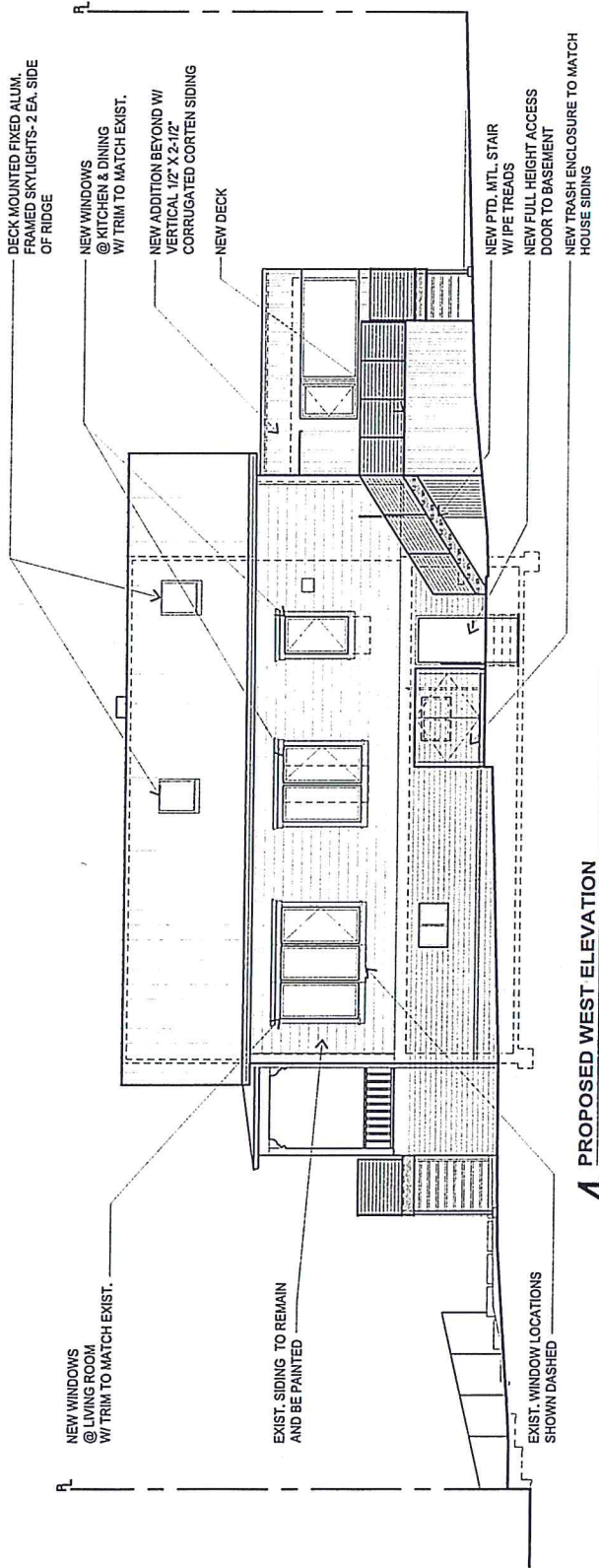


2 PROPOSED EAST ELEVATION
1/8" = 1'-0"

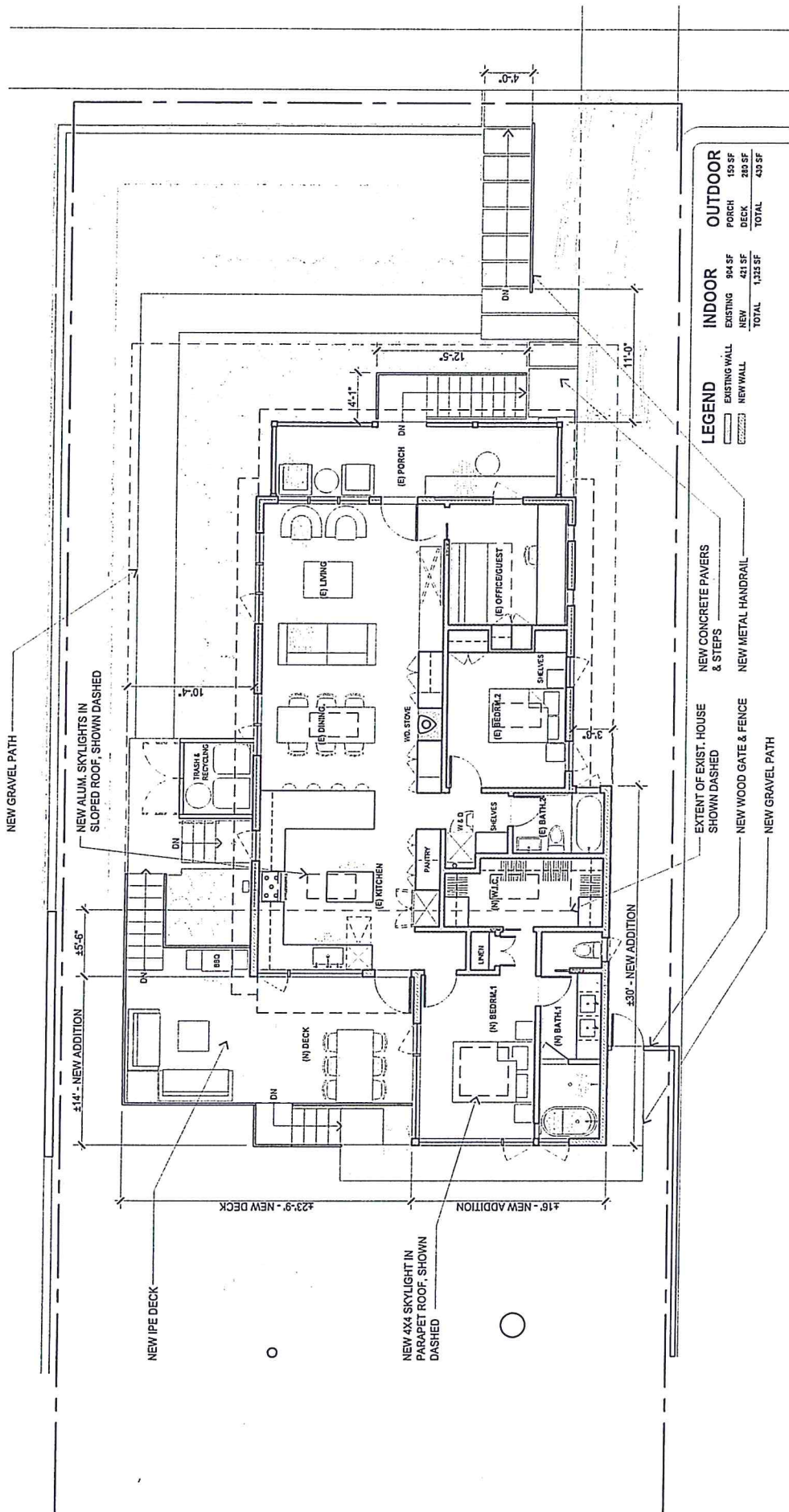
NEW WINDOWS @ EXIST. OPENINGS W/ TRIM TO MATCH EXIST.



3 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



4 PROPOSED WEST ELEVATION
1/8" = 1'-0"



INDOOR		OUTDOOR	
EXISTING WALL	894 SF	EXISTING WALL	150 SF
NEW WALL	421 SF	DECK	280 SF
TOTAL	1,315 SF	TOTAL	430 SF

LEGEND
 [Symbol] EXISTING WALL
 [Symbol] NEW WALL

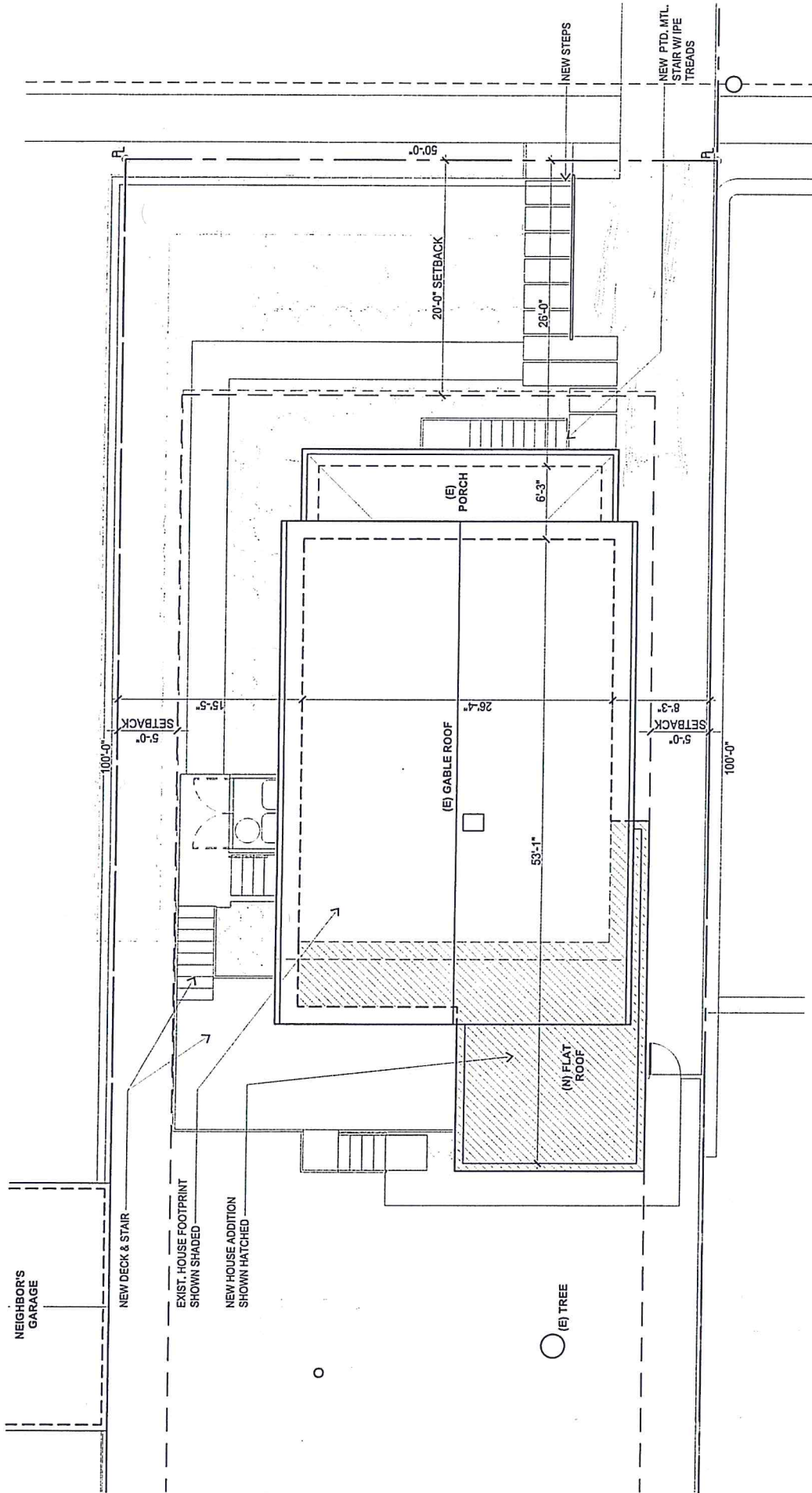
NEW CONCRETE PAVERS & STEPS
 NEW METAL HANDRAIL

EXTENT OF EXIST. HOUSE SHOWN DASHED
 NEW WOOD GATE & FENCE
 NEW GRAVEL PATH

1 PROPOSED FLOOR PLAN

1/8" = 1'-0"

1445 Lexington Avenue
 Astoria, OR 97103
ZAMETKIN RESIDENCE REMODEL
 DESIGN REVIEW 03.09.2015

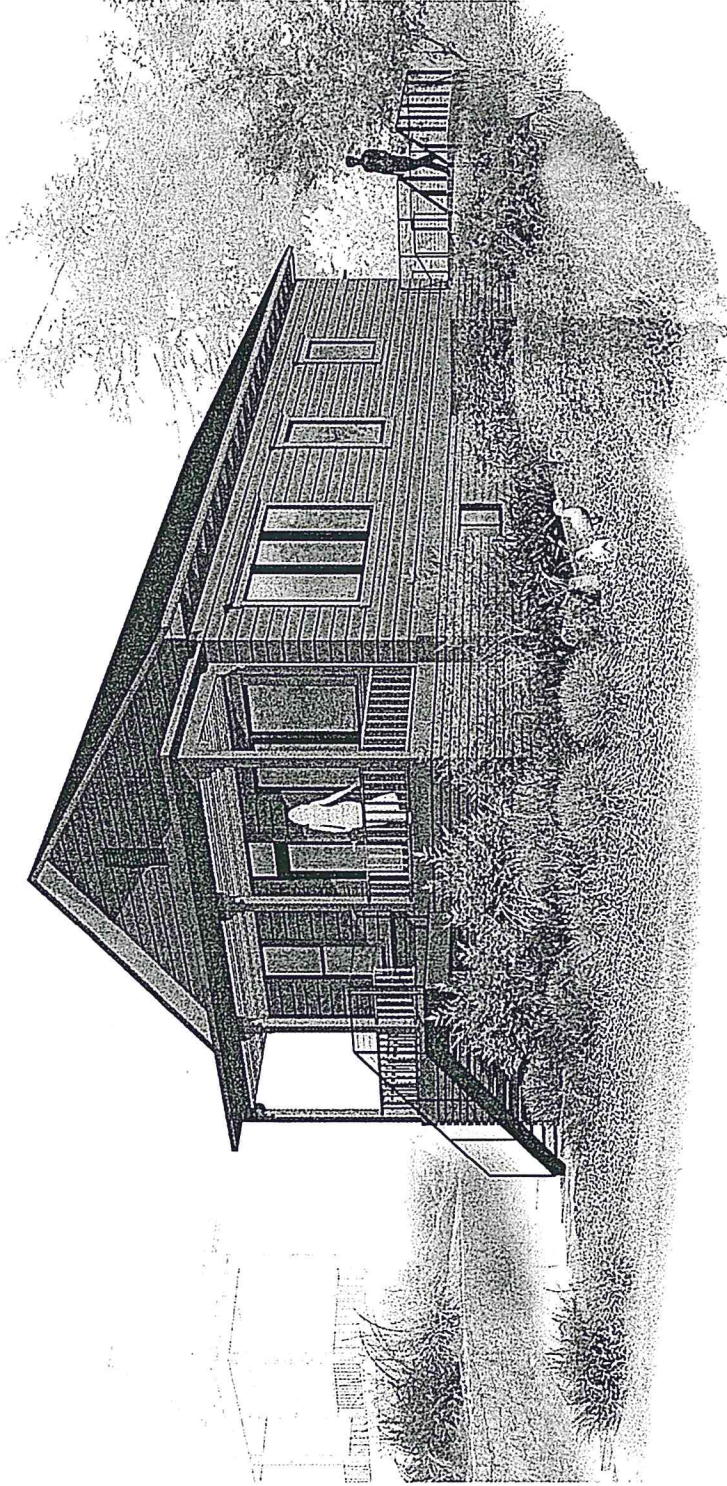


1 PROPOSED SITE PLAN
1/8" = 1'-0"

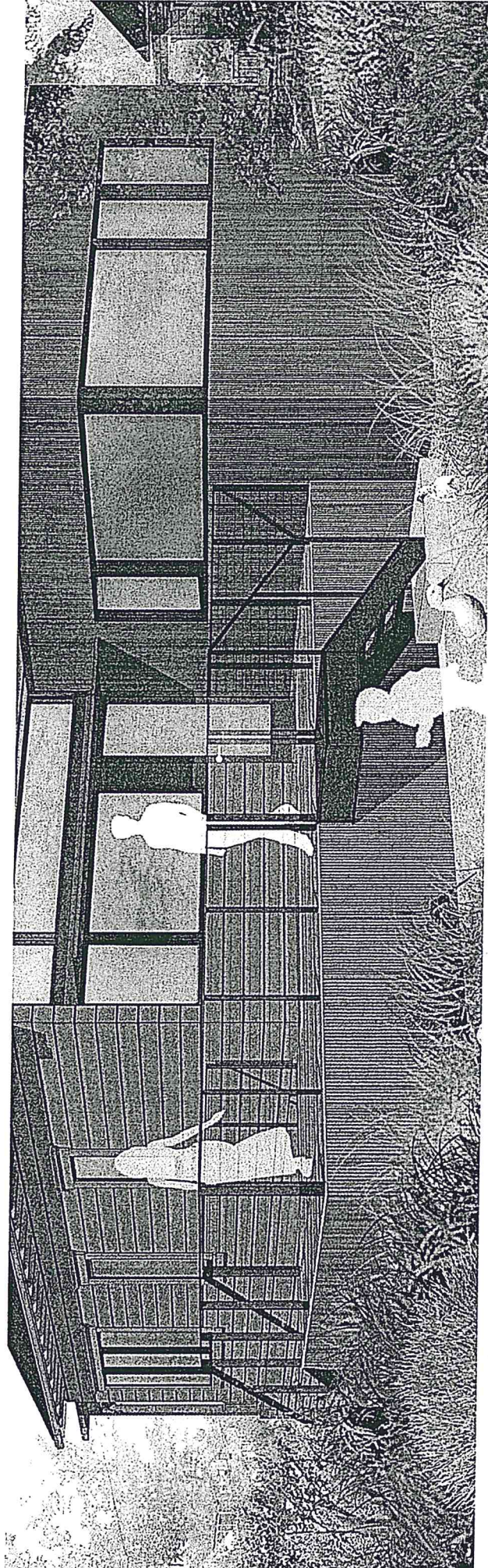
1445 Lexington Avenue
Astoria, OR 97103

ZAMETKIN RESIDENCE REMODEL
DESIGN REVIEW 03.09.2015

© chatthourne + dness architects | 4800 SW 1st Street Astoria, OR 97103 | p 503.327.8959 | e chatth@chatthourne-dness.com



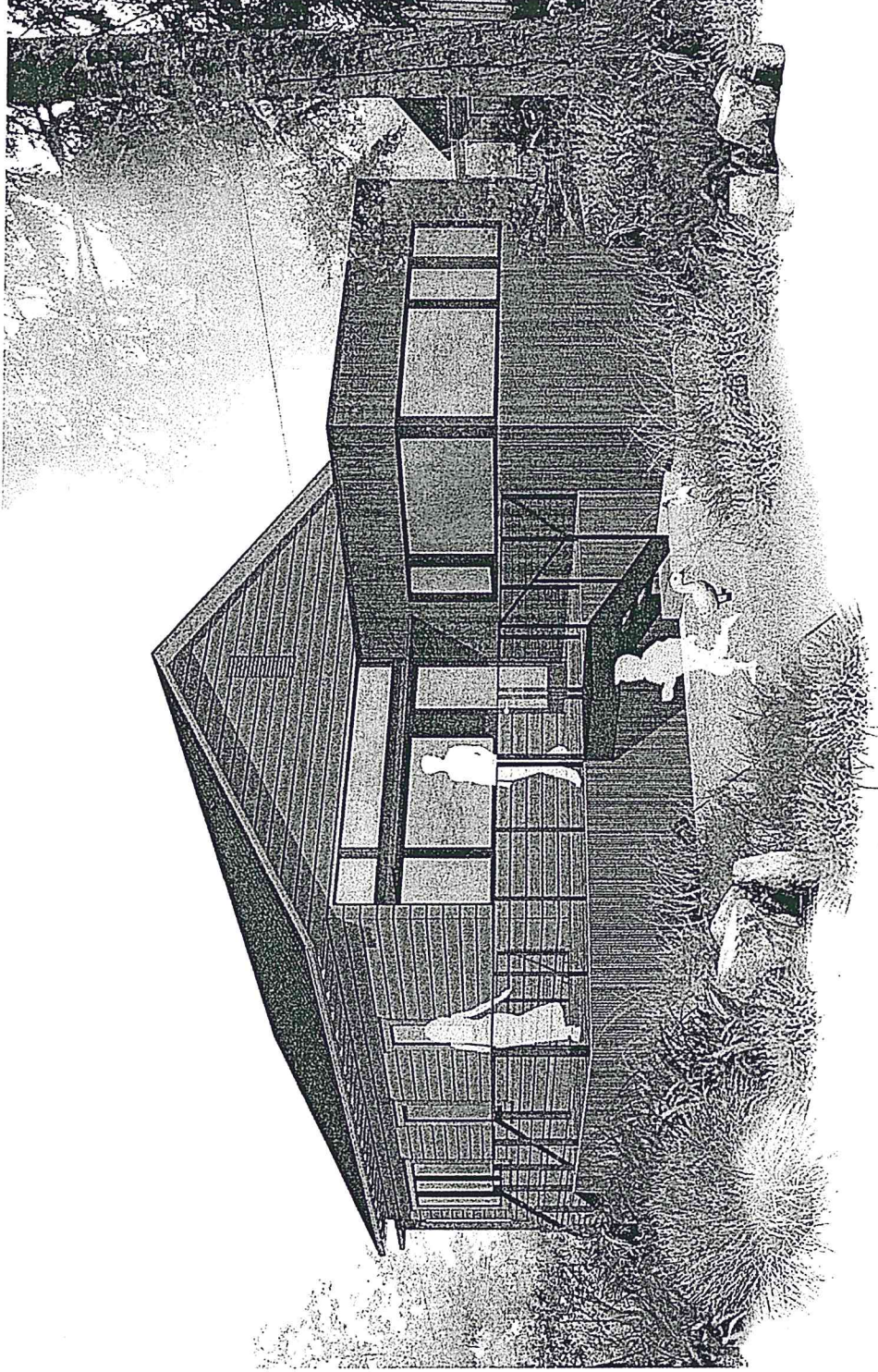
FRONT VIEW



1445 Lexington Avenue
Astoria, OR 97103

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ZAMETKIN RESIDENCE REMODEL
DESIGN REVIEW 03.09.2015



REAR VIEW

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

HIST. NAME: Peter & Emma Bayard Residence
COMMON NAME: Andrew & Eva Johansen Res.
ADDRESS: 1445 Lexington Avenue

DATE OF CONSTRUCTION: ca. 1895
ORIGINAL USE: Residence
PRESENT USE: Residence

CITY: Astoria OR 97103

ARCHITECT: n/a
BUILDER: n/a

OWNER: Charlotte L. Bruhn
PO Box 4
Astoria OR 97103

THEME: Culture
STYLE: Vernacular

T/R/S: T8N/R9W/S

MAP NO.: 809017BA TAX LOT: 11900

ADDITION: Shively's Astoria

xBLDG STRUC DIST SITE OBJ
QUAD: Astoria

BLOCK: 90 LOT: north 100' Lot 4

CLASSIFICATION: Primary

PLAN TYPE/SHAPE: Rectangular
FOUNDATION MATERIAL: Concrete, post & pier
ROOF FORM & MATERIALS: Gable, asphalt
WALL CONSTRUCTION: Nailed wood frame
PRIMARY WINDOW TYPE: 1/1 DH wood sash w/ lamb's tongue; plain casings w/ dust cap
EXTERIOR SURFACING MATERIALS: Wood, v-groove drop siding, body; wood paneling, skirting
STRUCTURAL STATUS: xGOOD FAIR POOR xMOVED (DATE) ca. 1916

NO. OF STORIES: 1
BASEMENT: Yes
STRUCTURAL FRAME: Nailed wood frm

DECORATIVE FEATURES: Brackets under eaves at corners; corner boards; brackets on porch posts; 1/1 SH wood sash window w/ cut-glass in upper sash, front; crown molding on front (north) windows and two windows on west

OTHER: None

HISTORICAL INTEGRITY: Slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: Gable end ornamentation removed; round windows added to NE corner, it's possible the windows originated in gable ends; porch post and railing replaced with compatible post and rail; sliding window added to basement, west

NOTEWORTHY LANDSCAPE FEATURES: Gardens to south; non-historic retaining wall built of railroad ties, north

ASSOCIATED STRUCTURES: None

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: Mid-block on Lexington Avenue between 14th & 15th Streets; north facing; well above street; driveway to east; lot slopes to south

SIGNIFICANCE: Architecture

STATEMENT OF SIGNIFICANCE: According to the Sanborn Maps, this house was moved to this site ca. 1916. Both the Sanborn Maps and an 1896 photograph verify that it was located approximately two lots east, as were the houses currently at 1459 and 1477 Lexington Avenue. All three houses were moved west for the construction of the house at 1215 15th Street. An article dated 6-22-16 in the *Astoria Daily Budget* notes that alterations, reconstruction and redecorating are underway on all three houses by their owner Ernest August Gerding. E. A. Gerding was a road contractor who lived next door at 1427 Lexington Avenue.

According to the Astoria Household Directory, Peter and Emma Bayard lived in the house in 1906. Peter was a carpenter. Rooming there at the time was Anna Bayard, a bookkeeper for Allen Wallpaper & Paint Co. and Henry Bayard, a chauffeur. In 1920, Alfred B. Gerding, an engineer, and his wife Estelle lived in the house. From 1931 through 1934, Herman J. Grass, co-owner of Imperial Cigar Store, and his wife Margaret lived in the house. Andrew and Eva Johansen lived in the house from 1938 through 1950. Andrew was a laborer who later became a pipe fitter for the US Navy.

Identical to 1459 and 1477 Lexington Avenue when first constructed, this house remains a good example of turn-of-the-century speculative housing. The house gains significance for remaining the most intact example of the three.

SOURCES: Sanborn-Perris Maps 1908, 1921, 1934, 1940, 1954; Polk's Astoria Directory 1931-1950; Astoria Household Directory 1917-1925; *Astoria Daily Budget* 6-2-16

NEGATIVE NO.: Roll 5 no. 1a
SLIDE NO.:

RECORDED BY: John Goodenberger
DATE: 2/3/00

SHPO INVENTORY NO.:

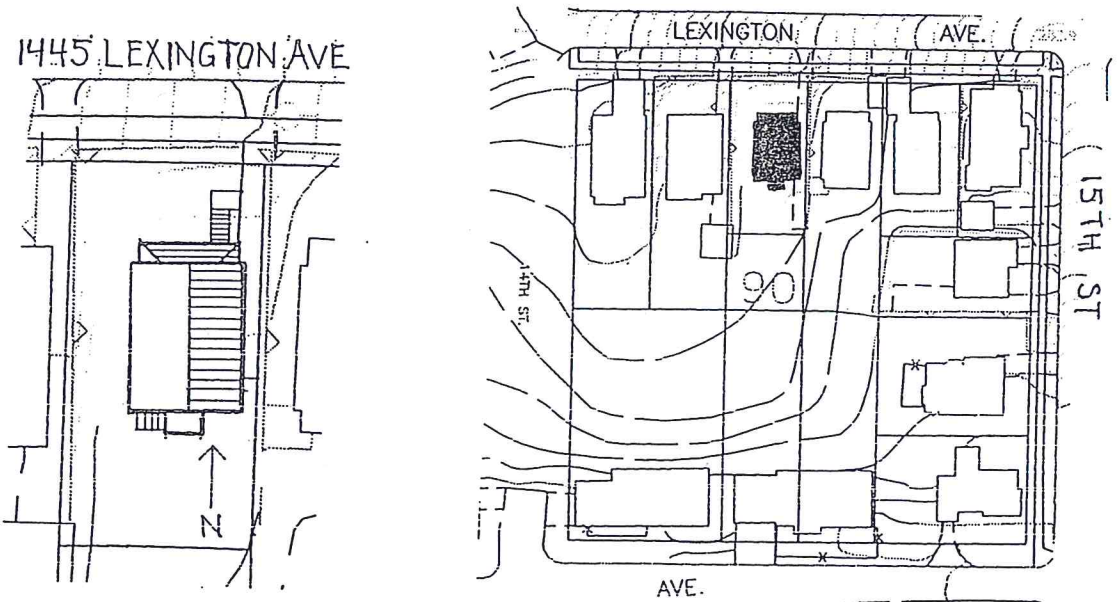
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM-TWO

NAME: Peter & Emma Bayard Residence
ADDRESS: 1445 Lexington Avenue
TAX LOT: 11900

T/R/S: T8N/R9W/S
MAP NO.: 8-9-17BA
QUADRANGLE: Astoria 7 1/2 (1984)



NEGATIVE NO.: Roll 5 no. 1a



GRAPHIC & PHOTO SOURCES: J.E. Goodenberger; City of Astoria, Engineering Dept.

STAFF REPORT AND FINDINGS OF FACT

April 14, 2015

TO: HISTORIC LANDMARKS COMMISSION

FROM: Mike Morgan, Planner



SUBJECT: EXTERIOR ALTERATION REQUEST (EX15-04) BY AT&T AT 342 14TH STREET (JJ ASTOR HOTEL)

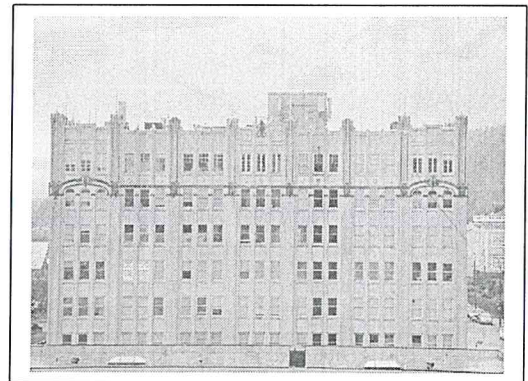
I. BACKGROUND SUMMARY

- A. Applicant: New Cingular Wireless PCS LLC for AT&T
4004 Kruse Way Place, Suite 220
Lake Oswego, Or 97035
- B. Owner: Oregon Landmark – One Limited Partnership
1423 Commercial Street
Astoria OR 97103
- C. Contractor: Legacy Wireless Services
15580 SE For Mor Court
Clackamas, Oregon
- D. Location: 342 14th; Map T8N-R9W Section 9CA, Tax Lot 6600, Lots 4, 5 and 6, Block 135, Shively's
- E. Classification: Secondary in the Astoria Downtown National Register Historic District
- F. Proposal: Request to install three new antennas and associated equipment on the roof of the existing structure at 342 14th Street.

II. BACKGROUND

Subject Site:

The subject property occupies an entire block between Commercial and Duane Streets, and 14th and 15th Streets, including a parking lot. The 9 story, 101 foot high building was constructed on the site in 1923. The structure was constructed as a hotel with commercial uses on the first floor. It was built after the downtown fire in 1922. In the 1980s it was converted to apartments.



The structure is an example of a Gothic building, with classical detailing.



Proposal:

New Cingular Wireless operates an existing wireless telecommunication facility on the top of the building, consisting of antennas on the elevator shaft penthouse and radio equipment on the ground behind the building. The modification consists of the addition of three panel antennas and related equipment to the penthouse. To minimize the visual impact of the equipment, the antennas were flush mounted to the building and painted to match. The proposed modification will be treated in the same manner to maintain the historical character of the building, and will not increase the height of the building or expand the existing compound, according to the applicant.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on March 27, 2015. A notice of public hearing was published in the Daily Astorian on April 14, 2015. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is listed Secondary in the Downtown National Register Historic District.

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

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

Finding: The proposed alteration is significant enough to require review by the Historic Landmarks Commission.

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

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

Finding: No change in use is proposed.

2. Section 6.050(D)(2) states that the distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

Finding: The applicant will not remove any historic materials.

3. Section 6.050(D)(3) states that all buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

Finding: The alterations do not seek to create an earlier appearance.

4. Section 6.050(D)(4) states that changes which may have taken place in the course of time are evidence of the history and development of a building,

structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Finding: Proposed alterations do not affect changes that have taken place over the course of time and gained significance.

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

Finding: The antennas are proposed to be installed on the roof of the building attached to the elevator shaft where other communications equipment is located. There are no distinctive stylistic features or craftsmanship in evidence on this portion of the building.

6. Section 6.050(D)(6) states that deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Finding: The replacement of deteriorated features is not a part of the application.

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

Finding: No surface cleaning is proposed.

8. Section 6.050(D)(8) states that every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

Finding: Archaeological resources, if any, will not be affected.

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

Finding: From most perspectives in the downtown it is not possible to see the equipment on the roof. Although it is visible from a distance, especially

up the hill in the residential neighborhoods to the south, they do not block views to any extent more than the building itself. The installation does not destroy significant historical, architectural or cultural material. It is compatible in size, scale, color, and material.

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

Finding: The proposed alteration could be removed in the future and the essential form and integrity of the structure would be unimpaired.

V. CONCLUSION AND RECOMMENDATION

The request meets all the applicable review criteria. Staff recommends approval of the application. The applicant should be aware of the following requirements:

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



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



EX 15-04

FEE: \$100.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address: 342 14th Street, Astoria, OR 97103

Lot 6600 Block 135 Subdivision Shively's Astoria
 Map T8N R9W S8CA Tax Lot 4, 5 & 6 Zone C4

For office use only:

Classification:	Inventory Area:
-----------------	-----------------

Applicant Name: New Cingular Wireless (AT&T Mobility) c/o Velocitel, Inc
 Mailing Address: 4004 Kruse Way Place, Suite 220, Lake Oswego, OR 97035
 Phone: 503.936.0002 Business Phone: _____ Email: t.mcauliffe@velocitel.com

Property Owner's Name: Oregon Landmark - One Limited Partnership
 Mailing Address: 1423 Commercial Street, Astoria, OR 97103

Business Name (if applicable): _____
 Signature of Applicant: [Signature] 03.13.15
 Signature of Property Owner: Per the attached AT&T has the right to modify their equipment.

Existing Construction and Proposed Alterations: Upgrading of an existing AT&T WCP located on the elevator shaft penthouse on the Astor Hotel Building. The proposed modification involves the addition of three (3) panel antennas along with ancillary equipment. The proposed equipment will be painted to match the structure to minimize its visual impact.

For office use only:			
Application Complete:	<u>3-17-15</u>	Permit Info Into D-Base:	<u>3/16/15</u>
Labels Prepared:		Tentative HLC Meeting Date:	<u>4-21-15</u>
120 Days:			

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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

Response - The proposed upgrades of the existing AT&T wireless telecommunication facility (WCF) will be flush mounted to the penthouse and painted to match the existing structure to minimize the potential visual impact of the improvements. **See Exhibit 3 - Photo Simulation.**

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

Response - No original distinguishing qualities of the building will be removed or destroyed with the proposed modification of the WCF.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

Response - There no changes proposed to the building to mimic an earlier appearance, only proposed modifications are to be painted to match the color of the building thus becoming a part of its fabric..

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Response - No architectural changes are proposed as part of this modification.

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

Response - The proposed modification on the `levator shaft penthouse will have no impact on the craftsmanship found on the main structure.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate

duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Response – The area in which the additions/alterations to the existing WCF are to be performed there are no architectural features requiring repair/replacement.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

Response – No cleaning of the structure is proposed with the installations of the WCF upgrades.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

Response - Section 106 Review with the SHPO/THPO and tribal consultation resulted in a determination that the undertaking as proposed should have no adverse effect on properties listed or eligible for listing in the National Register of Historic Place. **See Exhibit 4 - Collocation NEPA Review.**

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

Response – In a letter date December 4, 2014, the State Historic Preservation Office concurred with the finding of no adverse effect for the proposed project.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Response – The proposed additions to the existing AT&T WCF may be removed at some point in the future without impacting the form or integrity of the building.

APPLICATION EXHIBITS

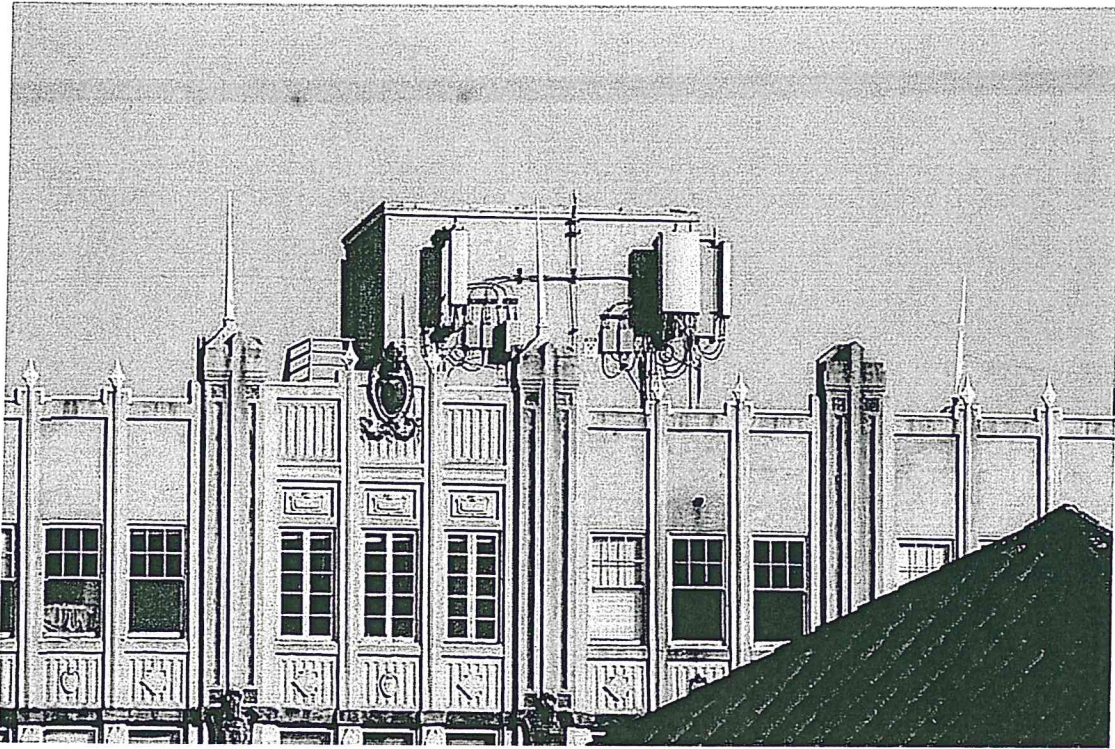
- Exhibit 1 - Project Narrative
- Exhibit 2 - Elevation Drawing
- Exhibit 3 - Photo Simulation
- Exhibit 4 - Collocation NEPA Review

PROJECT NARRATIVE

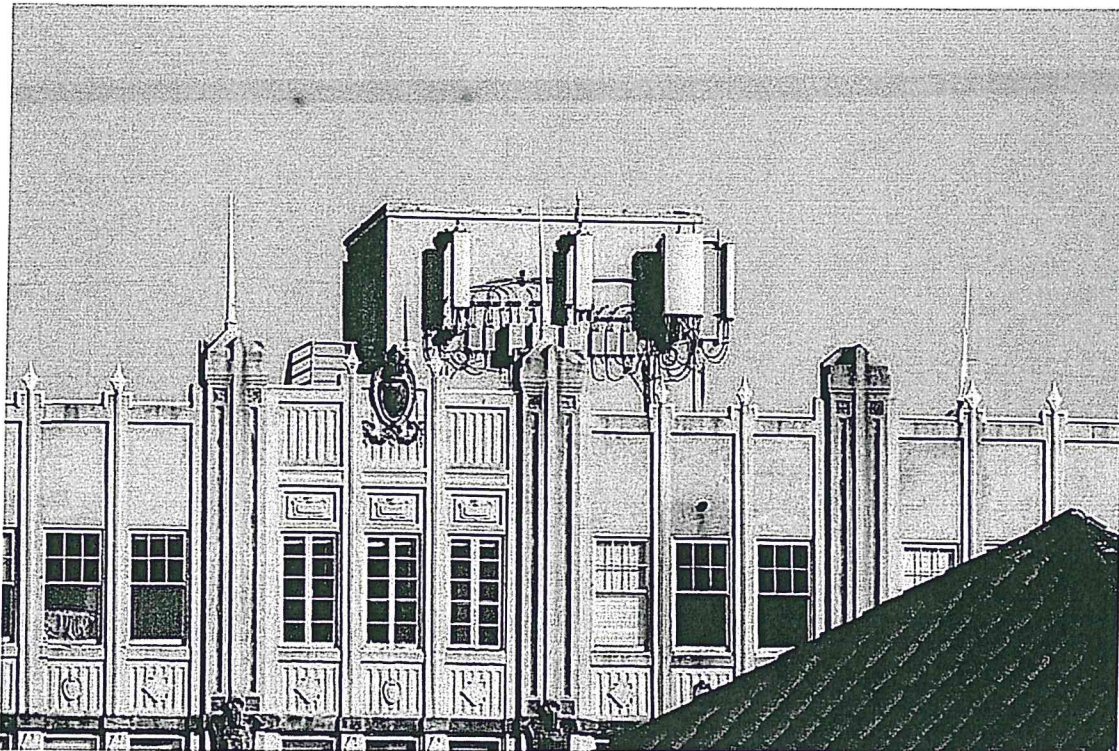
New Cingular Wireless PCS LLC (aka AT&T) owns and operates an existing wireless telecommunication facility (WCF) located on an existing 88-foot tall building owned by Oregon Landmark-One Limited Partnership. The existing AT&T WCF consists of antennas on the elevator shaft penthouse and radio equipment on the ground behind the building. This proposed modification consists of the addition of three (3) panel antennas and related ancillary equipment to the penthouse. To minimize the potential visual impact of the existing WCF the antennas and associated equipment were flush mounted to the building and painted to match. The proposed modification will be treated in the same manner to maintain the historical character of the Astor Hotel Building. This proposal will not increase the height of the building or expand the existing compound.

The proposed upgrades to this site are necessary for the provision of uninterrupted LTE service between planned and current sites in the City of Astoria.

EAST VIEW

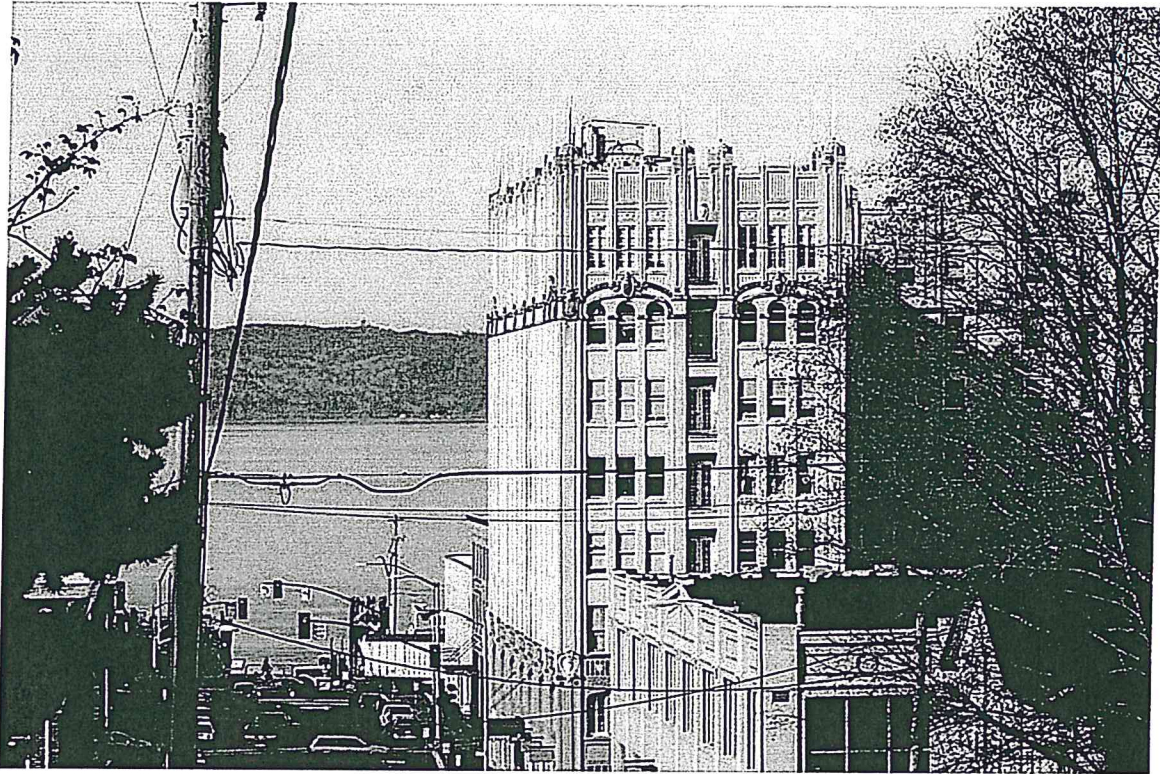


BEFORE

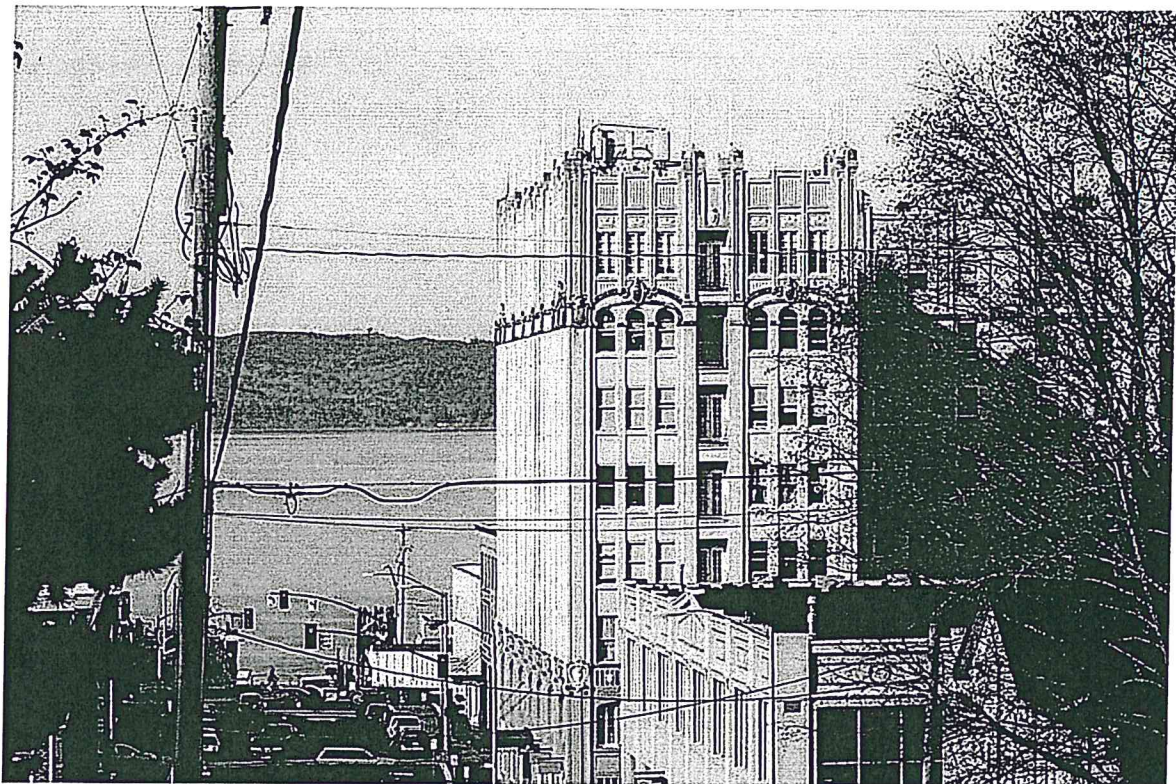


AFTER

NORTH VIEW



BEFORE



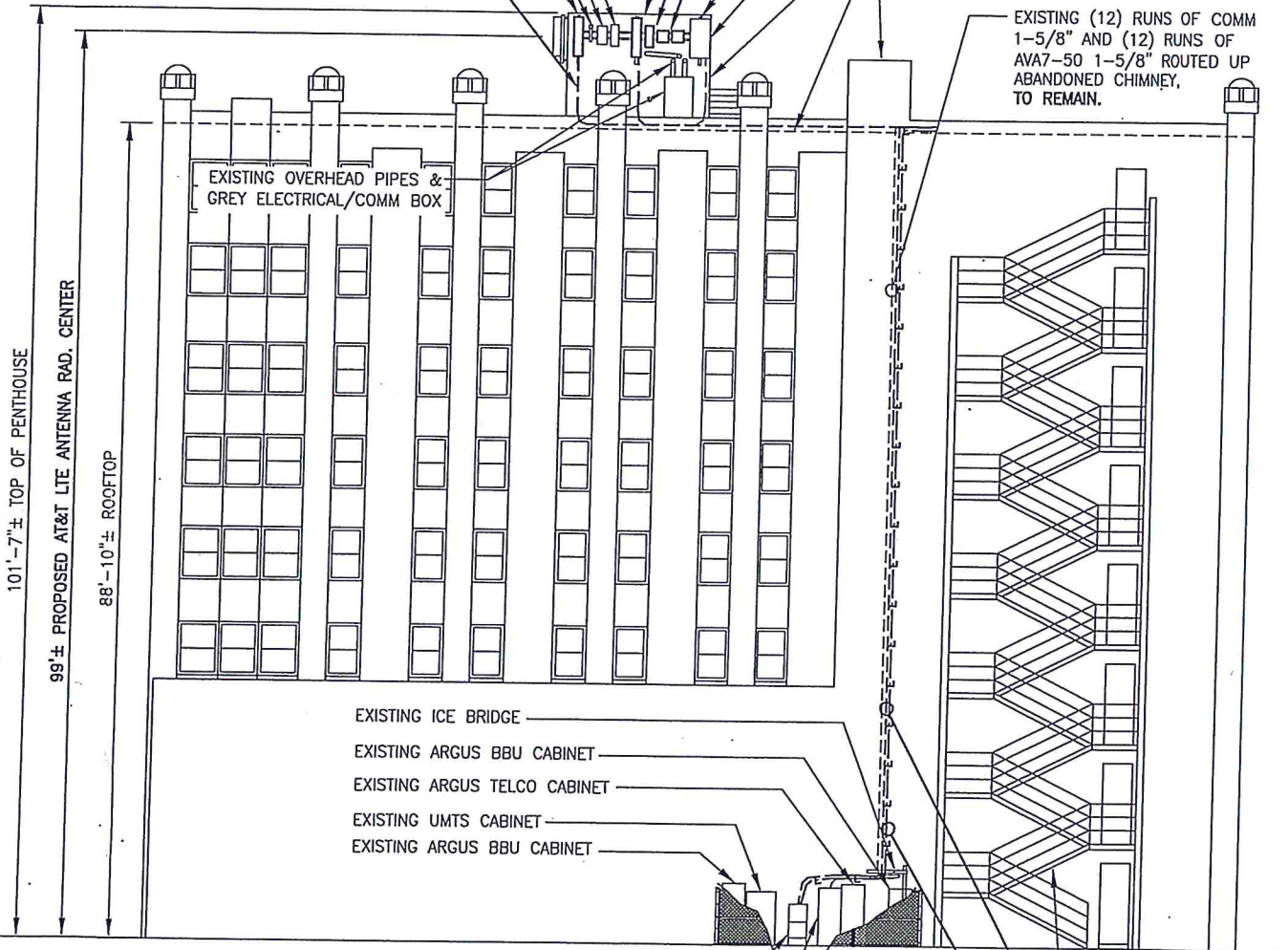
AFTER



Don Cushing Associates
Civil Engineers

107 SE WASHINGTON STREET
SUITE 265
PORTLAND, OR 97214
(503) 387-5331
www.cushing-engr.com

- EXISTING 700MHz RRH. PAINT TO MATCH. TYP OF (3)
- EXISTING AWS RRH. PAINT TO MATCH. TYP OF (3)
- EXISTING LTE GPS ANTENNA
- EXISTING LTE 700 PANEL ANTENNA. REPLACE WITH COMMSCOPE LTE 700/1900 PANEL ANTENNA. PAINT TO MATCH. (1) PER SECTOR, (3) TOTAL.
- PROPOSED (2) FC18'S IN 10E HOUSING
- PROPOSED COMMSCOPE LTE/WCS PANEL ANTENNA. PAINT TO MATCH. (1) PER SECTOR, (3) TOTAL.
- PROPOSED LTE/WCS RRH. PAINT TO MATCH. (1) PER SECTOR, (3) TOTAL.
- PROPOSED DC2 SURGE PROTECTOR, (2) PER SECTOR, (6) TOTAL.
- EXISTING UMTS/GSM_1900/850 PANEL ANTENNA. PAINT TO MATCH. (1) PER SECTOR, (3) TOTAL. TO REMAIN.
- EXISTING TMA'S. (2) TMA'S PER SECTOR, (6) TOTAL. TO REMAIN.
- EXISTING PENTHOUSE
- EXISTING ROOFTOP
- EXISTING ABANDONED CHIMNEY



101' ± TOP OF PENTHOUSE

99' ± PROPOSED AT&T LTE ANTENNA RAD. CENTER

88' ± 10" ± ROOFTOP

EXISTING OVERHEAD PIPES & GREY ELECTRICAL/COMM BOX

- EXISTING ICE BRIDGE
- EXISTING ARGUS BBU CABINET
- EXISTING ARGUS TELCO CABINET
- EXISTING UMTS CABINET
- EXISTING ARGUS BBU CABINET

- EXISTING FLX16WS PURCELL CABINET MOUNTED ON PLINTH.
- EXISTING GSM CABINET

EXISTING (12) RUNS OF COMM 1-5/8" AND (12) RUNS OF AVA7-50 1-5/8" ROUTED UP ABANDONED CHIMNEY, TO REMAIN.

- EXISTING STAIR TOWER
- PROPOSED (1) FIBER RUN. FOLLOW EXISTING ROUTE. (FIELD VERIFY)
- PROPOSED (2) DC CABLE RUNS.

24"x36" SCALE: NTS
11"x17" SCALE: NTS

NOTE:
 ANTENNA DESIGN AND
 ANALYSIS BY OTHERS. BUILDING
 OWNER RESPONSIBLE FOR
 REVIEW OF PROPOSED ANTENNAS.

EXISTING DC2 SURGE PROTECTOR.
 GAMMA ONLY TO REMAIN. DC6
 SQUID ALPHA/BETA TO BE REMOVED

EXISTING 700MHz RRH. PAINT TO
 MATCH. TYP OF (3)

EXISTING AWS RRH. PAINT TO
 MATCH. TYP OF (3)

EXISTING LTE GPS ANTENNA

EXISTING LTE 700 PANEL ANTENNA.
 PAINT TO MATCH. (1) PER SECTOR,
 (3) TOTAL.

EXISTING UMTS/GSM_1900/850
 PANEL ANTENNA. PAINT TO MATCH.
 (1) PER SECTOR, (3) TOTAL.

EXISTING TMA'S. (2) PER SECTOR, (6) TOTAL.

EXISTING PENTHOUSE

EXISTING ROOFTOP

EXISTING ABANDONED CHIMNEY

EXISTING (12) RUNS OF COMM
 1-5/8" AND (12) RUNS OF
 AVA7-50 1-5/8" ROUTED UP
 ABANDONED CHIMNEY

EXISTING OVERHEAD PIPES &
 GREY ELECTRICAL/COMM BOX

101'-7"± TOP OF PENTHOUSE
 99'± EXISTING AT&T LTE ANTENNA RAD. CENTER
 88'-10"± ROOFTOP

EXISTING ICE BRIDGE

EXISTING ARGUS BBU CABINET

EXISTING ARGUS TELCO CABINET

EXISTING UMTS CABINET

EXISTING ARGUS BBU CABINET

EXISTING FLX16WS PURCELL
 CABINET MOUNTED ON PLINTH.

EXISTING GSM CABINET

EXISTING STAIR
 TOWER

EXISTING (1) FIBER
 RUN. FOLLOW
 EXISTING ROUTE.
 (FIELD VERIFY)

EXISTING (2) DC
 CABLE RUNS.

DNRH

DWNTWN NR - R-158

HIST: NAME: Hotel Astoria
COMMON NAME: John Jacob Astor Apartments
ADDRESS: 342 Fourteenth Street
1405 - 1431 Commercial Street
1418 Duane Street

DATE OF CONSTRUCTION: 1923
ORIGINAL USE: hotel
PRESENT USE: apartments, retail

CITY: Astoria, 97103

ARCHITECT: Toutellotte & Hummel
BUILDER: Thomas Muir

OWNER: Oregon Landmark One Ltd.
% Gaurdian Management Corp.
PO Box 5668
Portland, OR 97103

THEME: commerce & urban dev
STYLE: Gothic w/
- Classical detailing

T/R/S: T8N/R9W/S8
MAP NO.: 80908CA **TAX LOT:** 6600
ADDITION: Shively's Astoria
BLOCK: 135 **LOT:** 4 thru 6 **QUAD:** Astoria

xBLDG STRUC DIST SITE OBJ

CLASSIFICATION: National Register, secondary

PLAN TYPE/SHAPE: L-shaped
FOUNDATION MATERIAL: conc/wood post
ROOF FORM & MATERIALS: flat/built-up
WALL CONSTRUCTION: reinforced concrete
PRIMARY WINDOW TYPE: 1/1 double-hung, multi-paned casement in wood frame; fixed in aluminum and wood frame
EXTERIOR SURFACING MATERIALS: finished and unfinished concrete
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

NO. OF STORIES: eight
BASEMENT: yes
STRUCTURAL FRAME: reinf conc

DECORATIVE FEATURES: pilasters capped by spires; string course
OTHER: mezzanine colonade; medallions on capitals of lower pilasters

HISTORICAL INTEGRITY: slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: some display windows reduced in size, west and south; display windows and entrance infilled with stucco covered wood frame or cinder block, south; exterior stair tower added in 1985, NE

NOTEWORTHY LANDSCAPE FEATURES: none
ASSOCIATED STRUCTURES: none
KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: east side of 14th Street, between Commercial and Duane Streets; free standing; parking to east

SIGNIFICANCE: architecture, commerce

STATEMENT OF SIGNIFICANCE: The board of directors of the Columbia Hotel Company awarded Portland contractor Thomas Muir the contract for the construction of their hotel building on November 1, 1922. Mr. Muir had submitted a bid of \$169,428. On November 3, 1922, a building permit in the amount of \$225,000 was issued to Muir. Plans and specifications were drawn by the Portland firm of Tourtellotte & Hummel and local architect Charles Templeton Diamond, who also functioned as the resident architect. The foundation of the proposed eight-story building had been completed prior to the December, 1922 fire and on January 5, 1923, it was announced that the foundation would be rebuilt and construction plans would proceed forthwith. Although the hotel's first guests were signed in on January 1, 1924, formal dedication of the building did not take place until February 22nd. After many years of financial troubles and management problems, the building was closed in 1968. In November, 1983, Clatsop County commissioners approved plans for renovation of the hotel and the land development company of Pingree & Dahle, Inc., secured a lease on the property. During 1984-85 the building underwent remodeling, refurbishing and repainting and the newly-named John Jacob Astor Apartments welcomed its first tenant in June of 1986. This property was placed on the National Register of Historic Places in November 16, 1979.

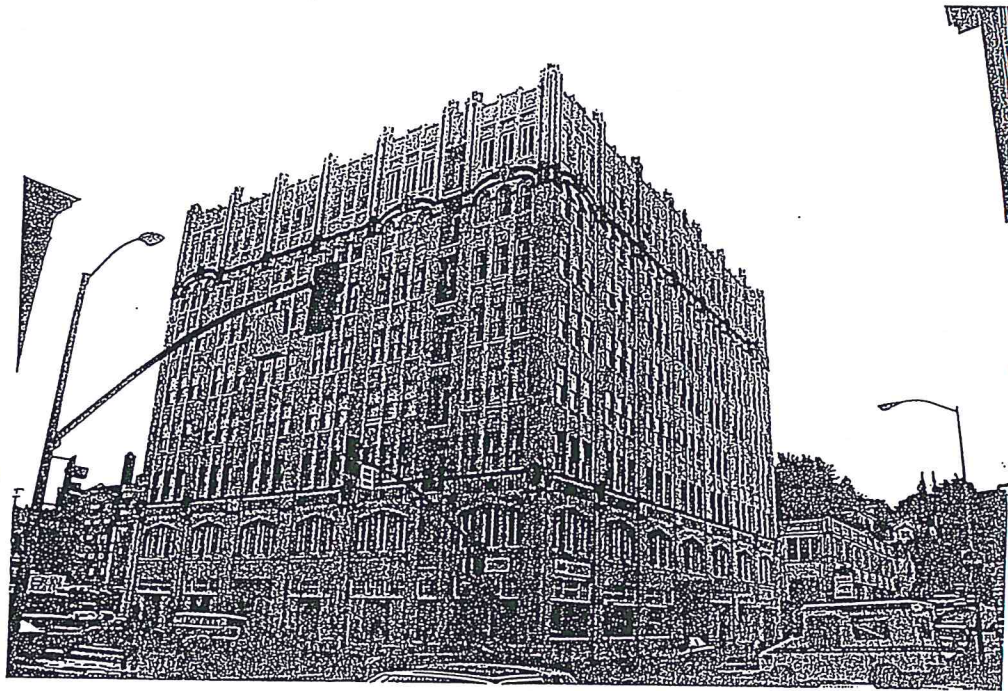
This building is significant for its rarity of Gothic detailing, quality of design, level of intactness and contribution to the historic streetscape. It is also significant as a hotel, a common trend during the historic period of downtown Astoria.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, January 5, 1923, March 13, 1923, January 1, 1924, February 22, 1924; The Morning Astorian, November 2, 1922, November 4, 1922; The Daily Astorian, October 25, 1984, June 27, 1986; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

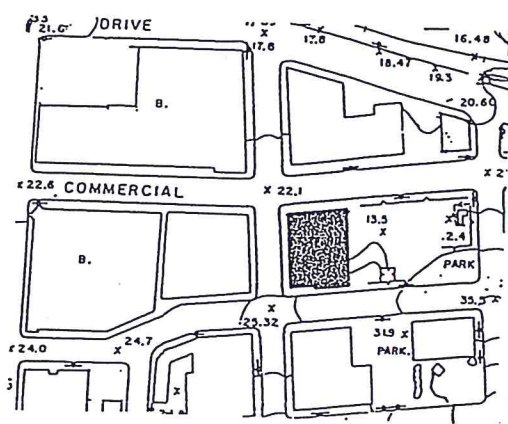
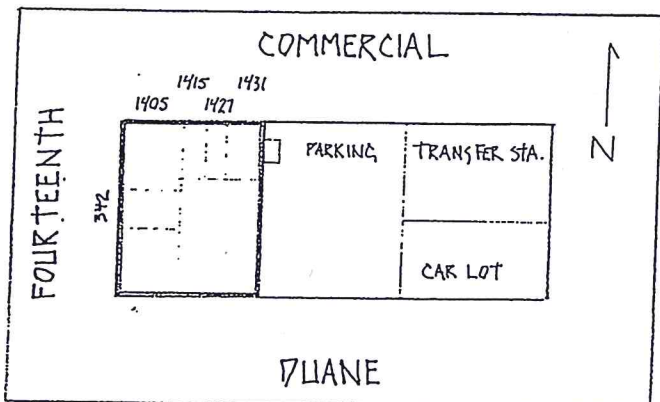
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

PROPERTY: John Jacob Astor Apts.
ADDRESS: 342 Fourteenth Street
TAX I.D.: 51072

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



NEGATIVE NO.: R4N.22A



TOPOG. DATE: 1967

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

STAFF REPORT AND FINDINGS OF FACT

April 14, 2015

TO: HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, PLANNER



SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX15-05) BY BUOY BEER FOR
INSTALLATION OF A GRAIN SILO AT #1 8th STREET

I. BACKGROUND SUMMARY

- A. Applicant: Buoy Beer Company
42 7th Street
Astoria OR 97103
- B. Owner: Bornstein Seafoods, Inc.
PO Box 1290
Astoria OR 97103
- C. Location: #1 8th Street; Map T8N R9W Section 8CB, Tax Lot 700;
- D. Classification: Secondary in the Downtown National Register Historic District
- E. Proposal: To construct a grain silo for the brewery operation on the south side of the building.

II. BACKGROUND

The Buoy Beer brewery and restaurant began operation in 2014. As the brewery operation has grown, the owners have decided that a grain silo is necessary, similar to the silos at the Wet Dog and Fort George breweries. The silo, a 30' x 12' metal tank would be located on a leased portion of the RiverWalk on the south side of the building as shown here.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on April 23, 2010. A notice of public hearing was published in the Daily Astorian on May 10, 2010. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is listed as a Secondary Historic Structure in the Downtown National Register Historic District. It was designated as a local landmark on August 20, 2013. Its use as a fish processing facility was discontinued in 2006, and the restaurant/brewery opened its doors in 2014.

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

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

Finding: The proposed alterations are significant and require review by the Historic Landmarks Commission.

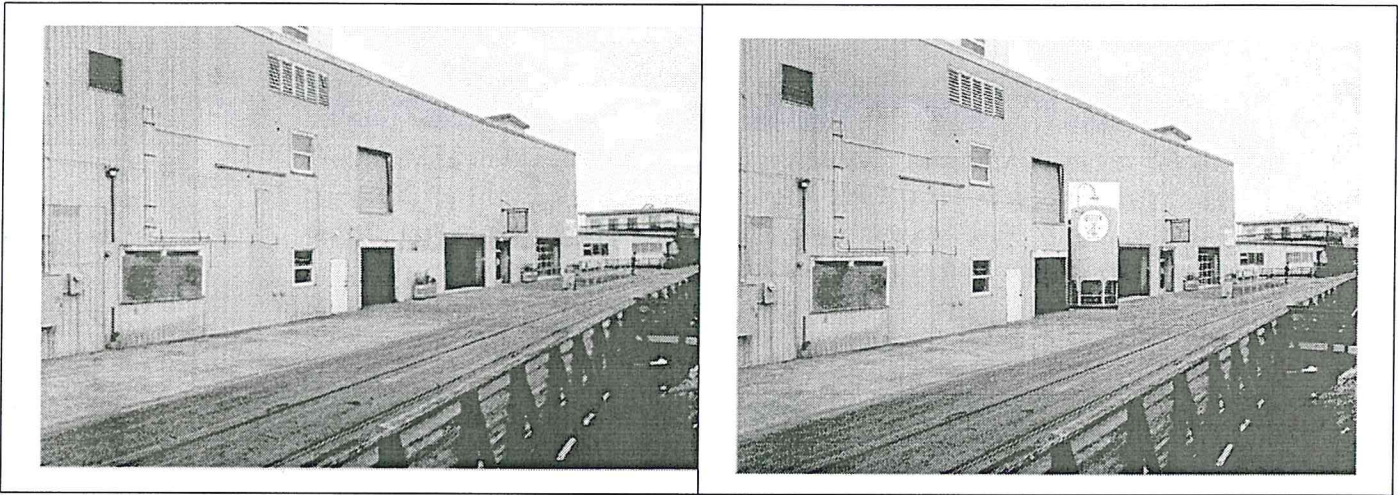
- C. Section 6.050(D) requires that the following standards shall be used to review exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are not intended to be an exclusive list, but are to be used as a guide in the Historic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

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

Finding: The 21,317 square foot building was built for fish processing in 1924 as the New England Fish Company, and was converted and opened as a brewery and restaurant approximately 1 year ago.

2. Section 6.050(D)(2) states that the distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

Finding: The applicant proposes to construct a grain silo adjacent to the river walk on the south side of the building, as it is needed to store grain for the brewery. There are few distinguishing original qualities on the south side of the building. It was originally constructed as a wood building in 1924 and a large east addition was constructed in 1942. The corrugated metal siding was added during the 1950s at which time many of the window and door openings were covered.



3. Section 6.050(D)(3) states that all buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

Finding: No alterations are proposed to create an earlier appearance.

4. Section 6.050(D)(4) states that changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Finding: No features that have acquired significance will be altered.

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

Finding: The original design has been extensively altered. The grain silo would be compatible with the industrial nature of the building.

6. Section 6.050(D)(6) states that deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Finding: No architectural features are proposed to be replaced.

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

Finding: No surface cleaning is proposed.

8. Section 6.050(D)(8) states that every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

Finding: Archaeological resources, if any, will not be affected.

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

Finding: The proposed silo is not historic but is consistent with the concept of a "working waterfront" and the industrial nature of the building and the area.

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

Finding: The proposed silo could be removed in the future and the essential form and integrity of the structure would be preserved.

V. CONCLUSION AND RECOMMENDATION

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

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

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

EX 15-05

FEE: \$100.00 *pd - CR*

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address: 1 - 8th Street, Astoria OR 97103

Lot - Block - Subdivision McClure
 Map 8CB Tax Lot 700 Zone A-2

For office use only:

Classification: _____ Inventory Area: _____

Applicant Name: Buoy Beer Company

Mailing Address: 42 7th Street, Astoria OR 97103

Phone: 503-468-0800 Business Phone: _____ Email: dave@buoybeer.com

Property Owner's Name: ~~Andrew~~ Bornstein Seafoods Inc

Mailing Address: P.O. Box 1290, Astoria OR 97103

Business Name (if applicable): _____

Signature of Applicant: [Signature]

Signature of Property Owner: [Signature]

Existing Construction and Proposed Alterations: to add 30' grain silo on elevation

For office use only:			
Application Complete:		Permit Info Into D-Base:	<u>3-13-15</u>
Labels Prepared:	<u>3-16-15</u>	Tentative HLC Meeting Date:	<u>4-21-15</u> <i>CR</i>
120 Days:			

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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
The grain silo is an additional structure with an industrial look that is compatible with the Astoria waterfront; also as an additional structure it will minimally alter the building structure.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
The distinguishing original qualities will not be destroyed. There will be no removal or alteration of historic materials or features.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
The grain silo will not be constructed to appear to have historic basis, it is needed for current manufacturing.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
The grain silo will be used for current production needs to benefit the company within the historic property.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
The stylistic features of the grain silo will be congruent with the character of the building.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
No repair or replacement of architectural features will be attempted.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

Surface cleaning will be by the gentlest means possible; no sandblasting will occur.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

The building will not be altered by the project, therefore the effort to protect and preserve will continue.

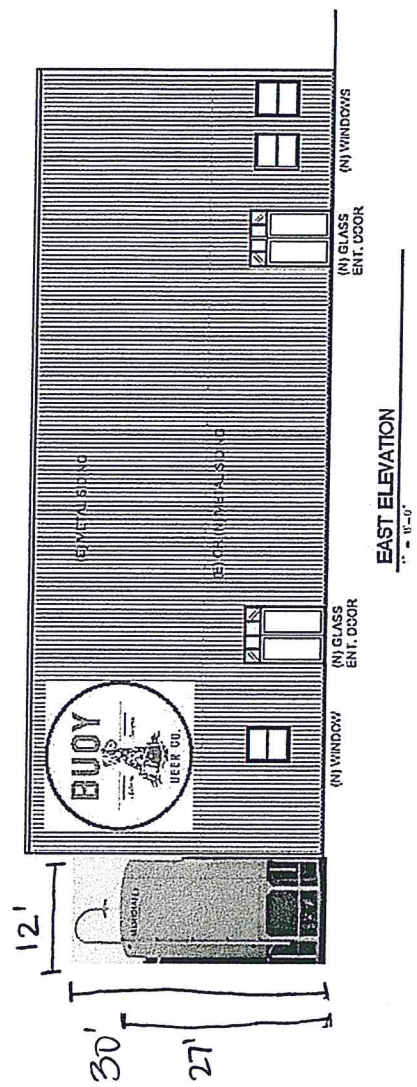
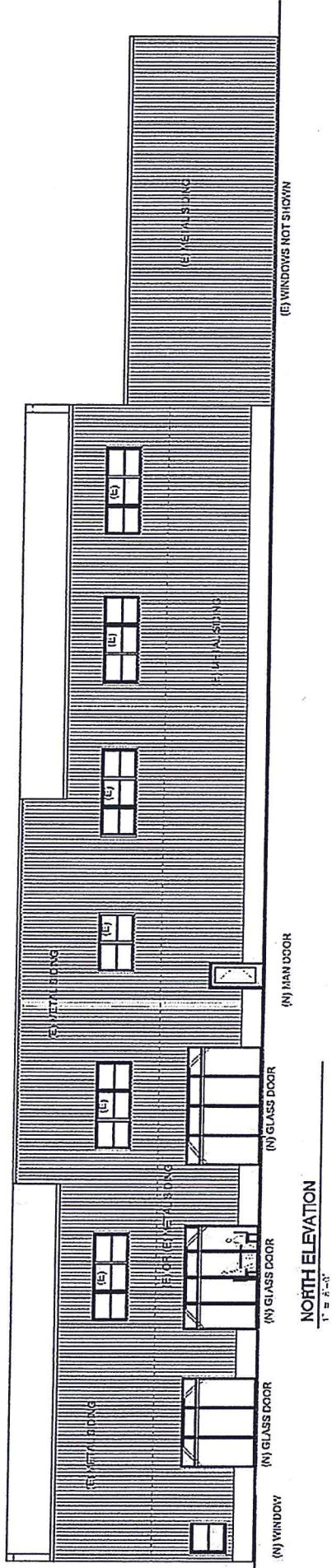
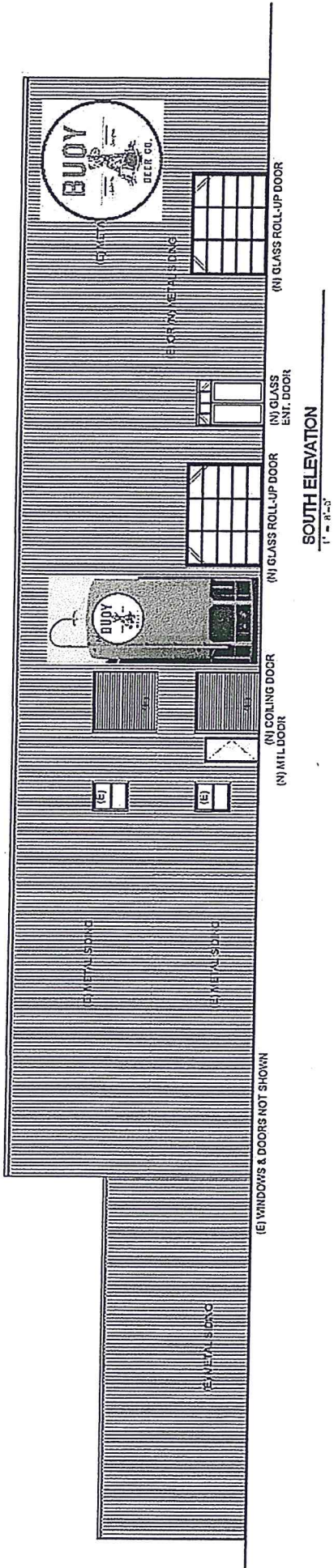
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the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

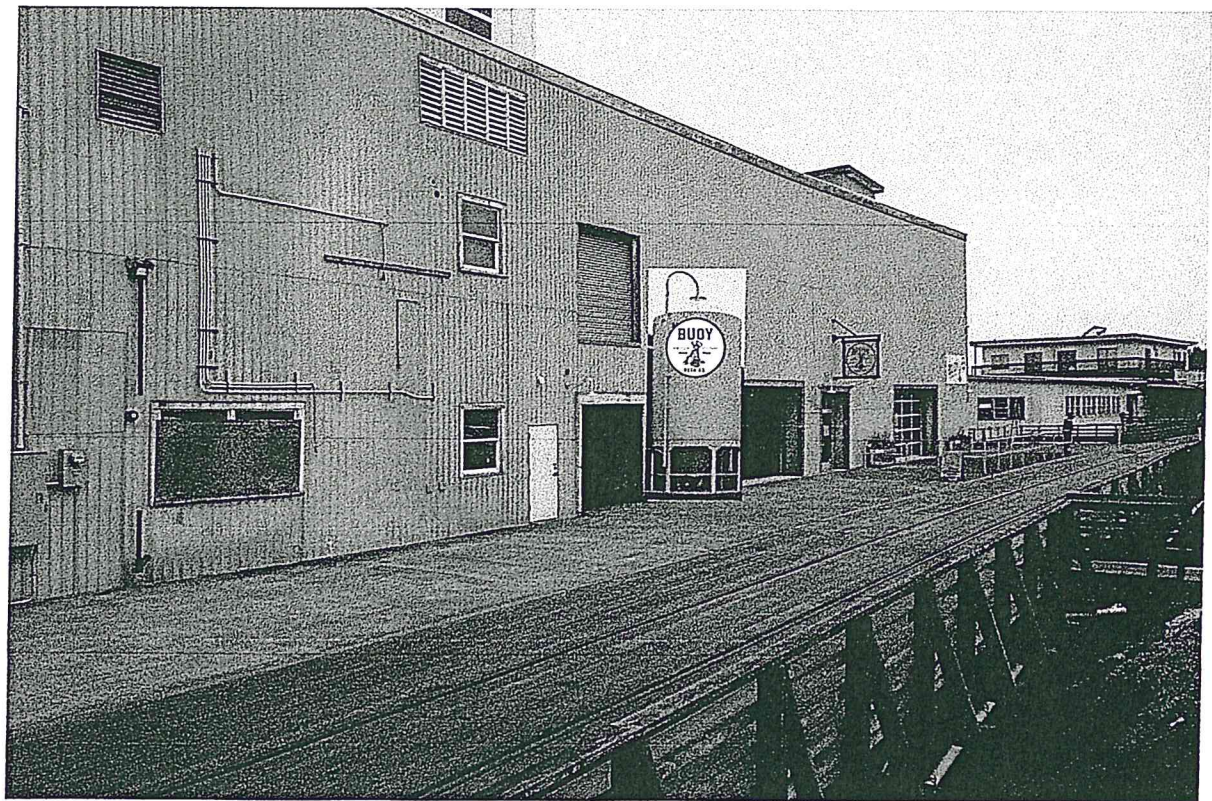
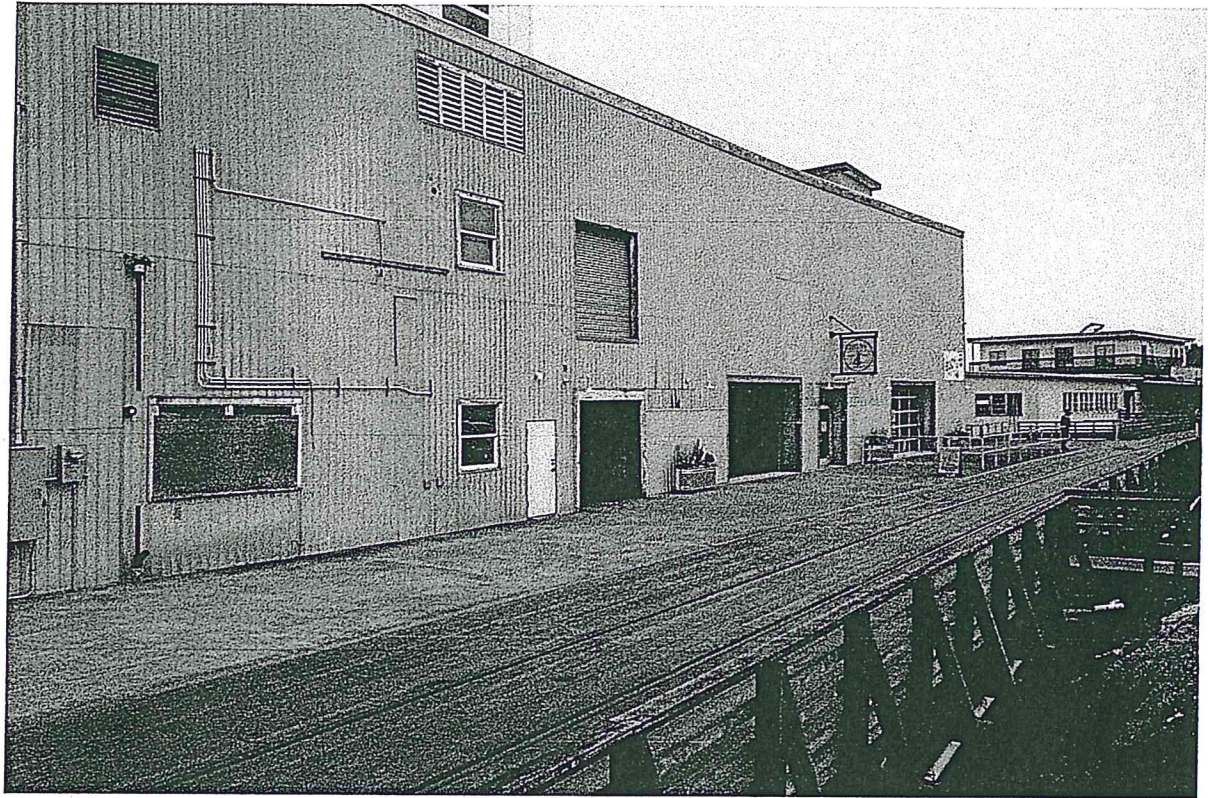
The addition of the grain silo will not destroy the historic, architectural, or cultural material of the building. The design will be compatible with the industrial character of the Riverwalk, similar to the grain silo at the Wet Dog Cafe.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

The removal of the grain silo will not impair the integrity of the structure.

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





Item 1.01

Quantity 1 Meridian Silo Model 1215-45

- Total Volume of 2,080 cu. ft.
- Working capacity 74,244 lbs @ 34 lbs/cu. ft.
- Silo Weight 5,860 lbs.
- 12' dia x 15' sidewall, overall height: 28 ft.
- 4" fill line with all fittings required for connection to PD truck.
- 6" PVC vent line with clamp on filter to use while filling
- 35° Dome angle (angle of repose)
- 45° Hopper Angle (slide Angle)
- Tool free man-way for cleanout in hopper.
- Extended structural support to provide adequate clearance for maintenance and installation.
 - Designed to seismic for area, not PE Stamped.
- Transition to heavy duty 6" dia. slide gate with hand crank.
- Visual high level alert 12" below top.
- Low level sight glass at top of hopper.
 - Approximately 4,000 lbs of material in hopper.
- Qty 2 - 1 1/4" NPT couplings with plugs for electronic high & low level indicators
 - Level indicators not included.
- Meridian Freight included to Escondido, CA
- Tilt up trailer for setting bin on the pad contingent on availability.
 - Crane may be required and cost is customer's responsibility.

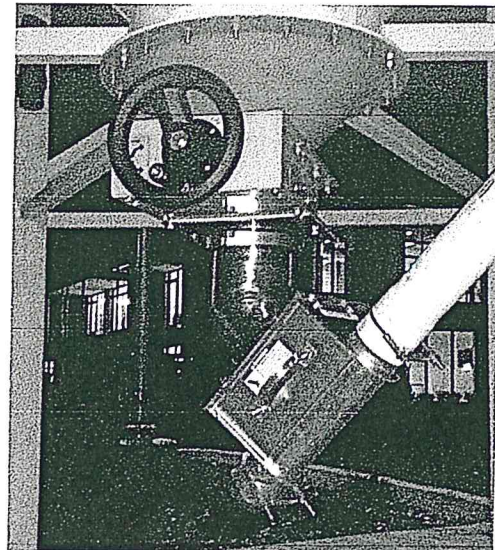


Option:

- PE Eng. Stamp for structure - \$2,500

NOTE: ABM has developed a solution to the standard problematic and leaky discharge gate. The improvement includes a transition to a heavy duty 6" diameter manual slide gate (manual handwheel) with transitions to incline the auger to 45 degrees. The transitions include tri-clover fittings that allow 360° rotation of the auger which provides greater flexibility and eases installation.

Ladder to top is not recommended as normal operation does not require access. There is also an inherent fall risk, additional cost and liability if this option were to be included.



Item 1.02

Quantity 1 Flex Auger from Silo to Scale Hopper

- Model 90 chore time auger
- Average convey rate **100 lbs. / min**
- 100' x 3" Flex Auger with up to 2 - 45° bends, PVC convey tube.
- 1 HP 110/3/60 TEFC Motor.
- Manual reset plug sensor (not to be used for level control or cycling equipment on and off)
- Discharge: 304 SS transition to 4" dia. stub with 5' food grade grounded flex.
- Infeed: Lower boot with bearing assembly and access door.
 - Includes 304 SS cover with 6" tri-clover fittings.

STAFF REPORT AND FINDINGS OF FACT

April 14, 2015

TO: HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, PLANNER



SUBJECT: REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION (**NC15-04**) BY DAVE DIEFFENBACH FOR CLATSOP COUNTY TO POSITION AN EMERGENCY GENERATOR ON THE WEST SIDE OF THE COUNTY COURTHOUSE AT 749 COMMERCIAL STREET.

I. BACKGROUND SUMMARY

- A. Applicant: Dave Dieffenbach for Clatsop County
800 Exchange Street
Astoria, Or 97103
- B. Owner: Clatsop County
- C. Location: 749 Commercial Street; Map T8N-R9W Section 8CB, Tax Lot 7100.
- D. Classification: New construction adjacent to structures designated as primary historic within the Downtown National Register District.
- E. Proposal: To locate an emergency generator surrounded by a wrought iron fence on the west side of the County Courthouse.
- F. Zone: C-4 Zone (Central Commercial)

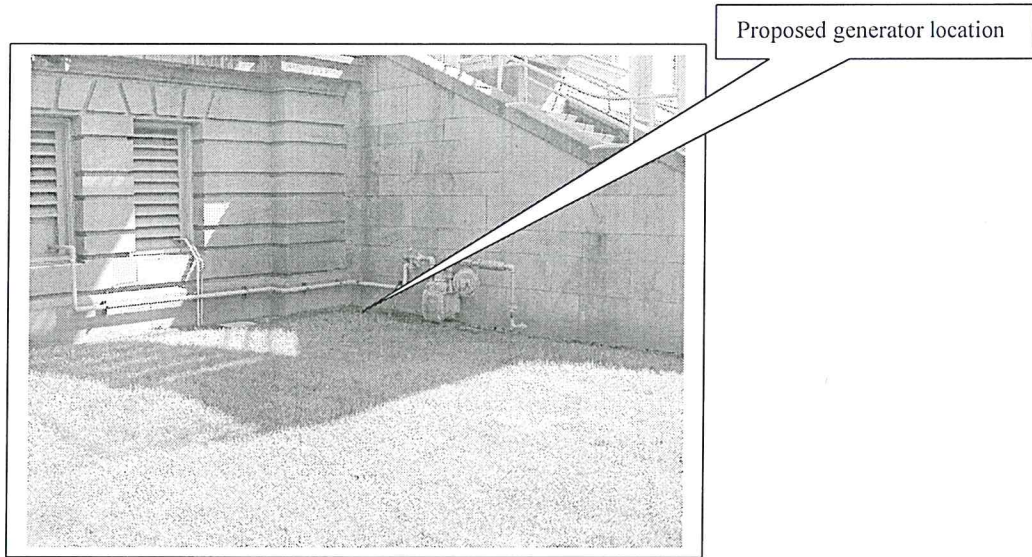
II. BACKGROUND

A. Subject Property

The subject property is located within the C-4 (Central Commercial) Zone, on the west side of the County Courthouse. The area chosen for the location is in the corner adjacent to the western or emergency entrance to the Courthouse, and south of or behind the shelter that houses the old growth log. There is a natural gas meter that would be behind the generator and inside the iron enclosure.

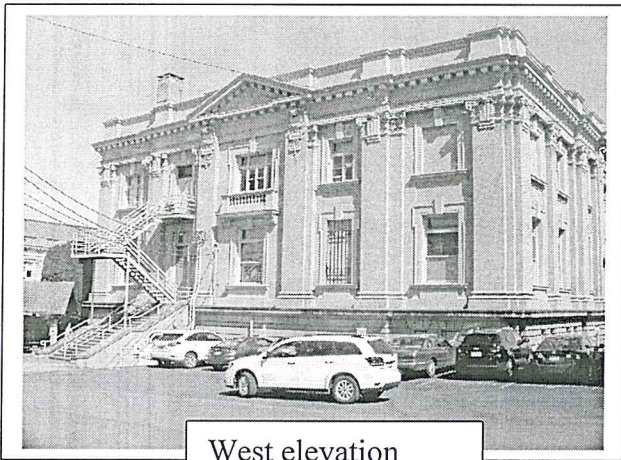
B. Historic Properties

The Courthouse was designed by Edgar M. Lazarus and completed in 1908. It is significant for the architect, who also designed the United States Customhouse, Vista House at Crown Point in the Columbia River Gorge, and the Agricultural Palace at the 1905 Lewis and Clark Centennial.

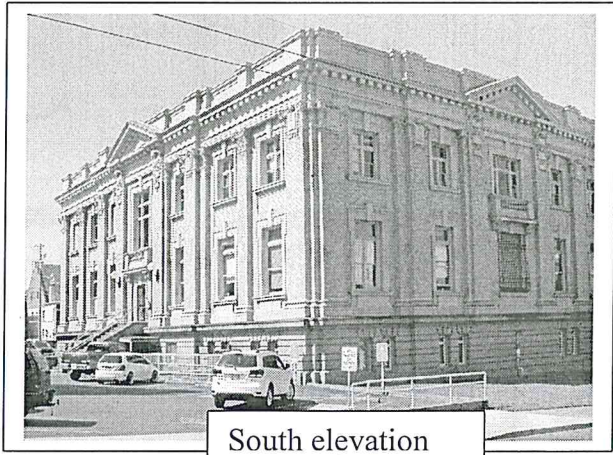


C. Proposed Structure

The proposed new construction request is for an emergency generator surrounded by a wrought iron fence. The addition will be attached to the main structure on the west side of the building where the existing staircase is located. The iron fencing is intended to match the iron work on the windows on the west side.



West elevation



South elevation

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet, excluding rights-of-way, pursuant to Section 9.020 on March 27, 2015. A notice of public hearing was published in the Daily Astorian on April 14, 2015. Comments received will be made available at the Historic Landmarks Commission meeting.

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 or a structure identified as Primary or Secondary, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission.”

Finding: The proposed structure is an addition to an existing structure that is on the National Register and was built in 1907-1908. It is located in the downtown Historic District.

- 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: Due to the number of features and issues to address in this section, each item will be addressed separately.

- a. Scale.

Finding: The proposed structure is small in relation to the Courthouse and the west staircase, and is tucked into the corner where the staircase meets the west wall of the building. To disguise it further, an iron fence will surround the generator and the existing gas meter. The “log structure” to the north further obscures the location from Commercial Street.

- b. Style.

Finding: The wrought iron fence will mirror the existing iron work on the windows of the Courthouse, and will help to obscure the generator.

- c. Height.

Finding: The height of the fence enclosure is approximately four feet.

- d. Architectural Details and Materials.

Finding: The wrought iron fence is the most significant material; the generator is a modern design.

- C. 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 location of the addition is appropriate. The only other locations would be on the south side adjacent to the parking lot. The location on the west is the most appropriate.

a. Setbacks, Distance between Structures, and Siting.

Finding: No setbacks are required in the C-4 zone. The least obtrusive location is adjacent to the west side of the building and the staircase.

V. CONCLUSION AND RECOMMENDATION

The request meets all the applicable review criteria and staff recommends approval with the following conditions:

1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
2. The applicant shall obtain all necessary City permits prior to the start of construction.



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



NC 15-04

FEE: \$100.00 *Ad CE*

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 749 Commercial Street

Lot 1-8 Block 28 Subdivision McClures Astoria
 Map 8 09 08CB Tax Lot 7100 Zone C4

For office use only:

Adjacent Property Address:	
Classification:	<u>Primary National Register</u>
Inventory Area:	<u>Downtown NRAM</u>

Applicant Name: David Dieffenbach
 Mailing Address: 800 Exchange Street, Suite 222, Astoria, OR 97103
 Phone: 503-338-369 Business Phone: _____ Email: ddieffenbach@co.clatsop.or.us
 Property Owner's Name: Clatsop County
 Mailing Address: 800 Exchange Street, Suite 410, Astoria, OR 97103
 Business Name (if applicable): Clatsop County
 Signature of Applicant: *David Dieffenbach*
 Signature of Property Owner: *[Signature]*

Proposed Construction: Placement of an emergency generator adjacent to the Courthouse. The generator is necessary to allow the courthouse to operate in the event of loss of utility power. The Courts and the District Attorney are required to conduct an arrangement the next judicial day after an arrest, an operational courthouse is essential to the Courts.

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>3-16-15</u>
Labels Prepared:	<u>3-16-15</u>	Tentative HLC Meeting Date:	<u>4-21-15</u> <i>C</i>
120 Days:			

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

rjobuson@astoria.or.us • www.astoria.or.us

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.

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

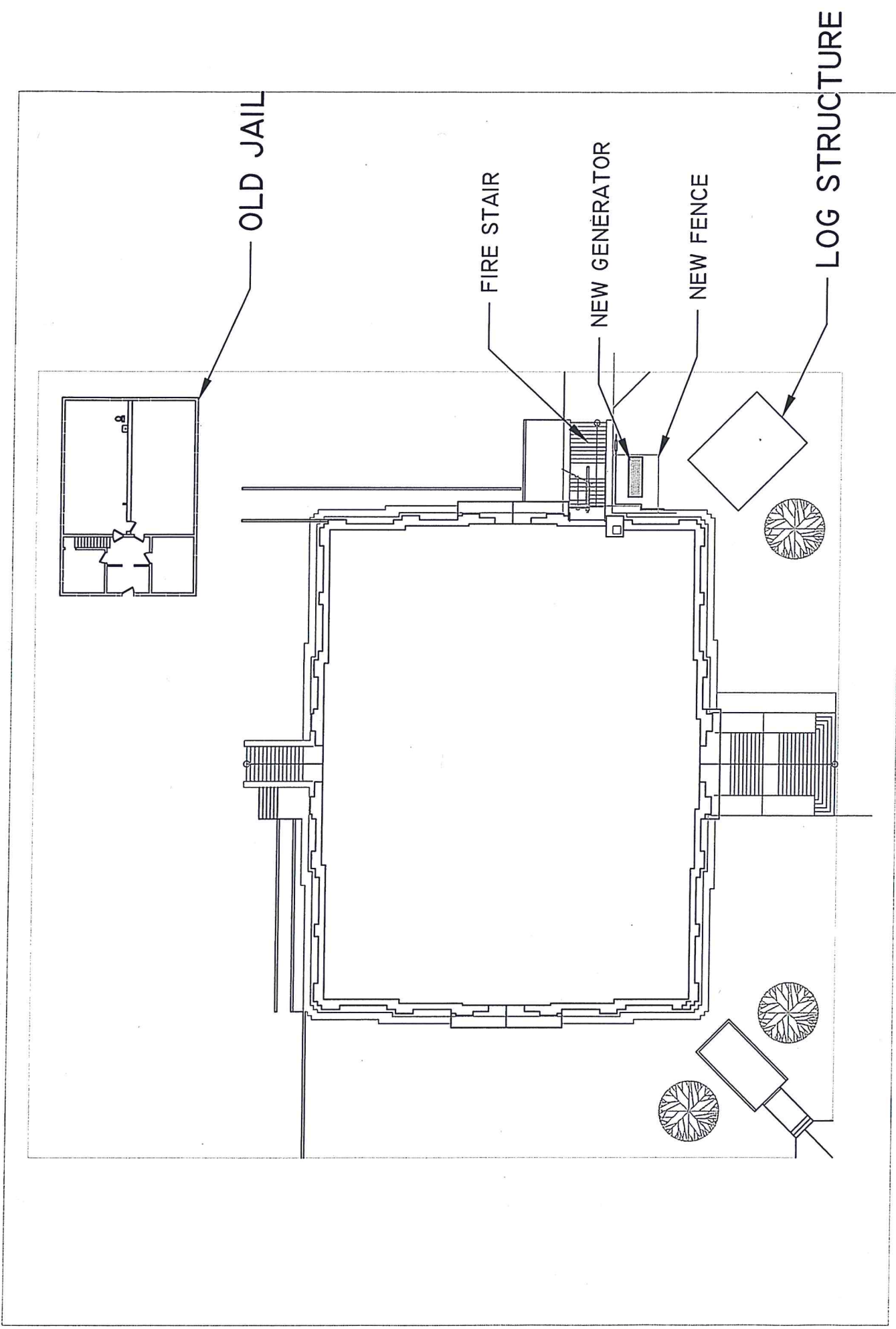
1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.

The installation will not detract from adjacent historic structures due to the small scale of the generator as compared to the Courthouse and the adjacent historic structures. The generator will be screened with a wrought iron fence, to reduce the visual impact of the generator. The fence will be similar to the wrought iron screen located on the east and west sides of the Courthouse. Many structures in the same Historic District have wrought iron fences and ground mounted equipment.

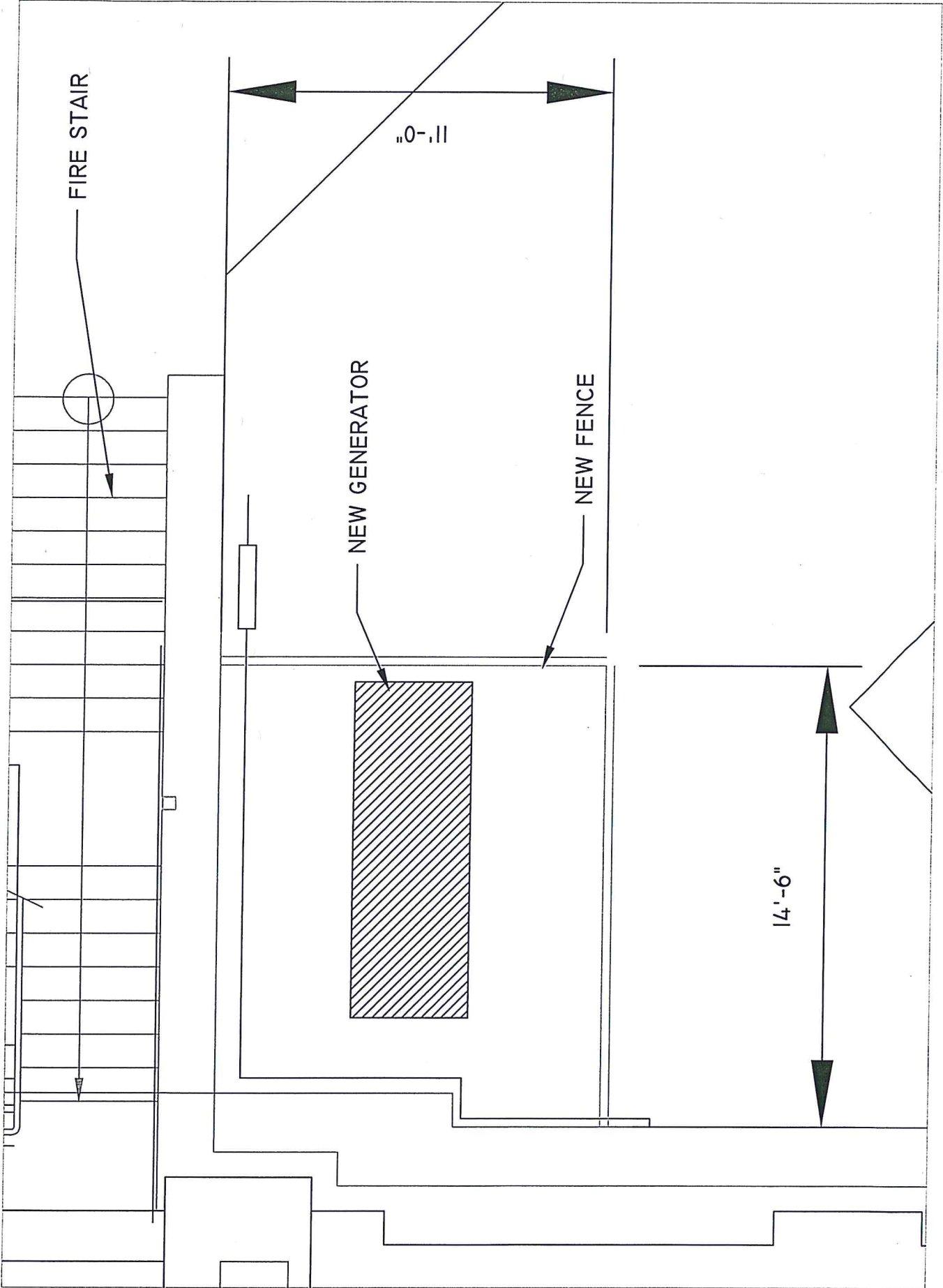
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

The planned location of the generator will be on the side of the building adjacent to the west stair. The west side of the courthouse currently is a utilitarian side of the building with parking, natural gas meter, a steel fire exit stair and a service entrance.

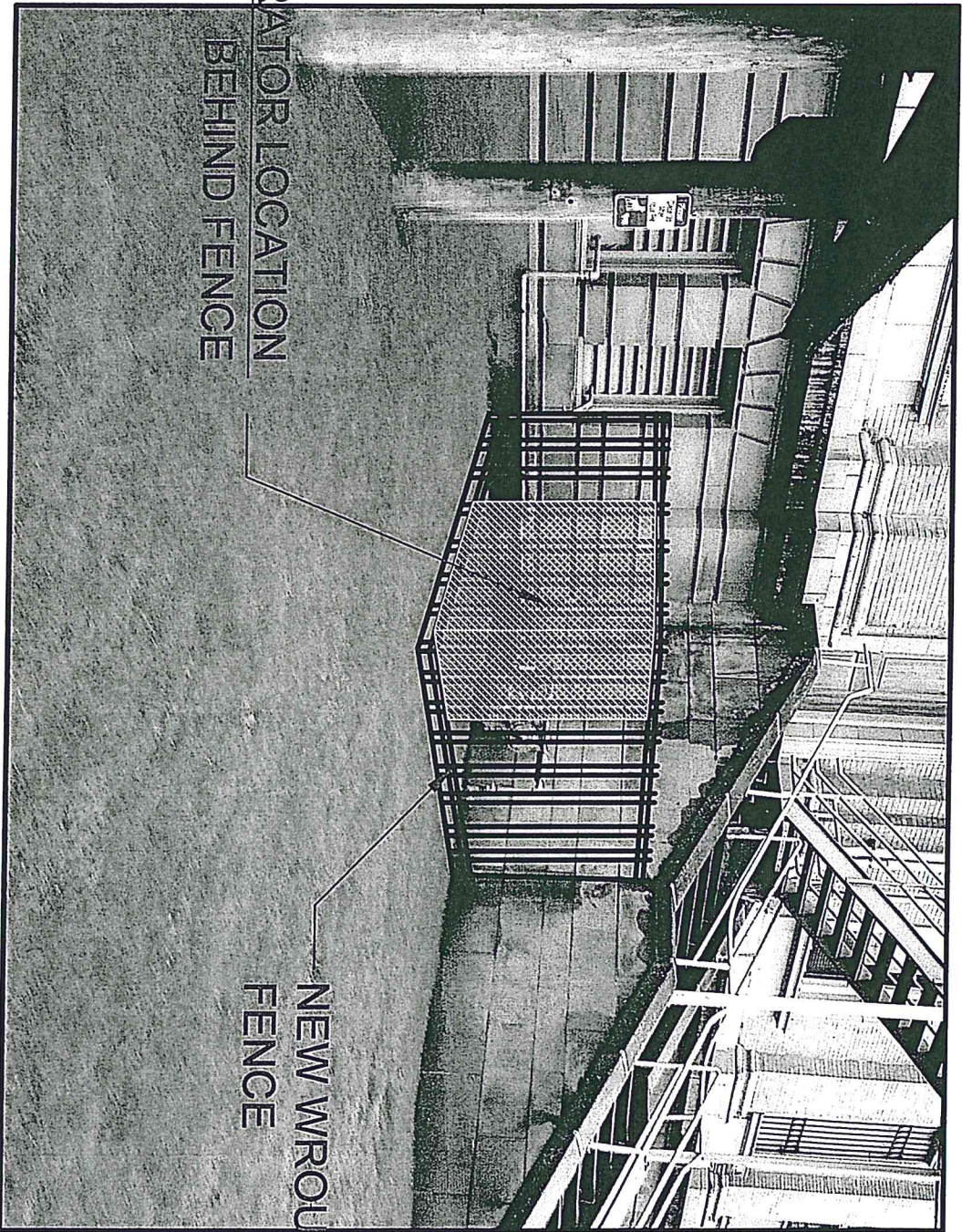
PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance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



COURTHOUSE SITE PLAN



COURTHOUSE ENLARGED SITE PLAN

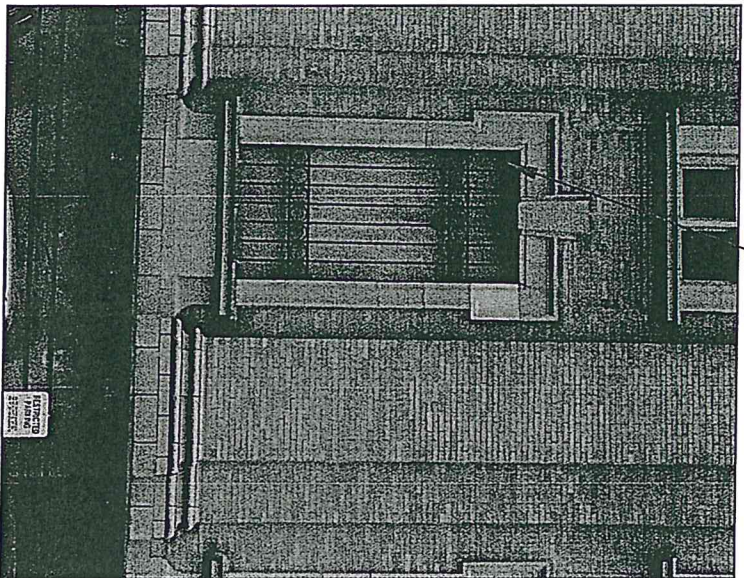


GENERATOR LOCATION
BEHIND FENCE

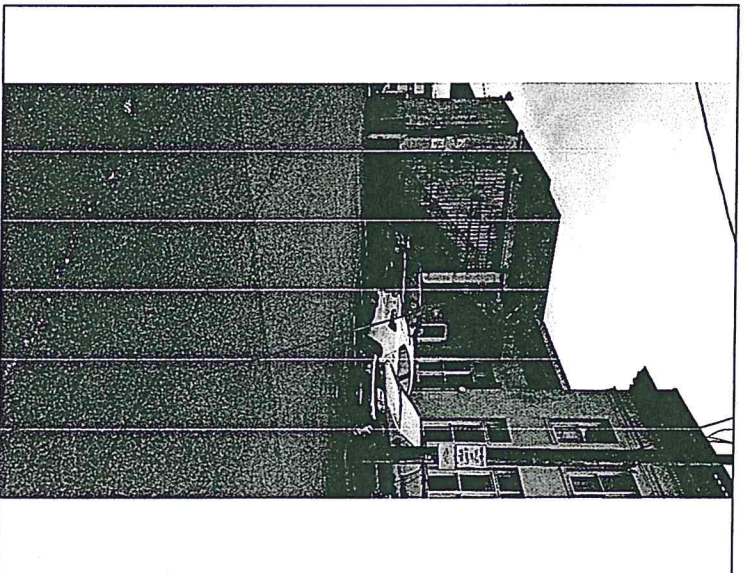
NEW WROUGHT IRON
FENCE

PROPOSED GENERATOR LOCATION

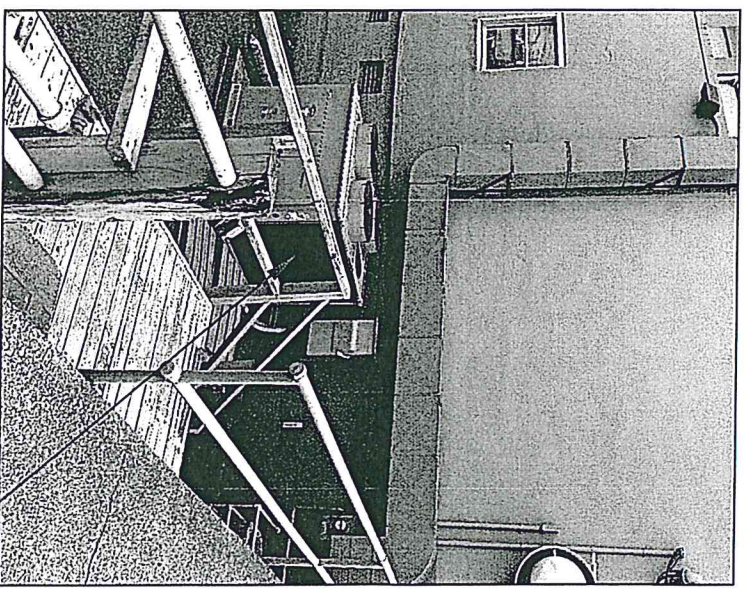
EXISTING WROUGHT IRON DETAIL AT COURTHOUSE



EXISTING WROUGHT IRON
DETAIL AT POST OFFICE



EXISTING EQUIPMENT AT
SPEXARTH BUILDING



WROUGHT IRON & EQUIPMENT PHOTOS

HIST. NAME: Clatsop County Courthouse
COMMON NAME: Clatsop County Courthouse
ADDRESS: 749 Commercial Street

DATE OF CONSTRUCTION: 1904
ORIGINAL USE: courthouse
PRESENT USE: courthouse

CITY: Astoria, 97103

ARCHITECT: Edgar M. Lazarus
BUILDER: Hastie & Dougan

OWNER: Clatsop County
 749 Commercial Street
 Astoria, OR 97103

THEME: government
STYLE: American Renaissance

T/R/S: T8N/R9W/S8
MAP NO.: 80908CB **TAX LOT:** 7100
ADDITION: McClure's Astoria
BLOCK: 28 **LOT:** 1 thru 8 **QUAD:** Astoria

xBLDG STRUC DIST SITE OBJ

CLASSIFICATION: National Register, primary

PLAN TYPE/SHAPE: rectangular	NO. OF STORIES: two
FOUNDATION MATERIAL: conc w/ masonry veneer	BASEMENT: yes
ROOF FORM & MATERIALS: flat/built-up	
WALL CONSTRUCTION: masonry	STRUCTURAL FRAME: masonry
PRIMARY WINDOW TYPE: 1/1 double-hung with transom in wood frame	
EXTERIOR SURFACING MATERIALS: masonry	
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)	

DECORATIVE FEATURES: terra cotta used in cornice, pilaster capitals, cap stone and window frame; corner pilaster capitals use "Book of Justice" motif

OTHER: segmented arch over entry with marble pilasters to the side; quoined sand stone base

HISTORICAL INTEGRITY: slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: low central dome removed; fire escape added to west elevation; single-light wooden door replaced with glass and aluminum door, south entrance; ventilation hoods pierce basement windows on south, ventilation grill added to NW basement windows; flat roof covers basement entrance on north

NOTEWORTHY LANDSCAPE FEATURES: large yew trees, NW & NE corners

ASSOCIATED STRUCTURES: old county jail, SW corner; 624 year-old douglas fir log beneath post and beam structure, NW corner

KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: entire block, bounded by Commercial & Duane Streets, 7th & 8th Streets; faces north onto Commercial; free standing; parking to south

SIGNIFICANCE: architecture, politics/government

STATEMENT OF SIGNIFICANCE: On February 11, 1904, Clatsop county commissioners approved the plans for the design of the new county courthouse submitted by Portland architect Edgar M. Lazarus. On July 8, 1904, the contract for the construction of the courthouse was awarded to Hastie & Dougan, a Spokane, Washington, contracting firm, which made the low bid of \$97,351. On August 23, 1904, the cornerstone was laid and was attended with all the pomp and ceremony usual on such occasions. Work on the construction proceeded in good order until November 17, 1904, when the county court was advised that the county warrants issued to fund the project were illegal and all work was stopped. At this point the basement was nearly complete. A special levy was passed in January of 1907 to provide funds for the courthouse costs and on January 5, 1907, a contract was awarded to Hastie & Dougan for the completion of the building for the sum of \$89,599. The gravel roof was completed July 31, 1907, and in August, the copper and glass dome was put into place and the seal of Clatsop County, cast in bronze, was placed over the main entrance. The Clatsop County Courthouse was finally and officially completed January 30, 1908. The sum of \$153,734.22 had been expended on the construction of the building and its foundation.

This property was entered in the National Register of Historic Places on April 5, 1984. The building has strong significance for the events which have occurred in and about it. These events have had direct influence on the lives of Astoria and Clatsop County residents. In addition, the building is significant for its age; it survived the Great Fire of 1922.

The Clatsop County Courthouse is significant for its style and the integrity of prominent Oregon architect Edgar M. Lazarus's work. Lazarus centered his practice in Portland, Oregon. In 1901, he was local supervising architect in Portland for the United States Customhouse. He is best known for his design of Vista House at Crown Point on the old Columbia River Highway and the Agricultural Palace at the Lewis and Clark Centennial Exposition and Oriental Fair of 1905.

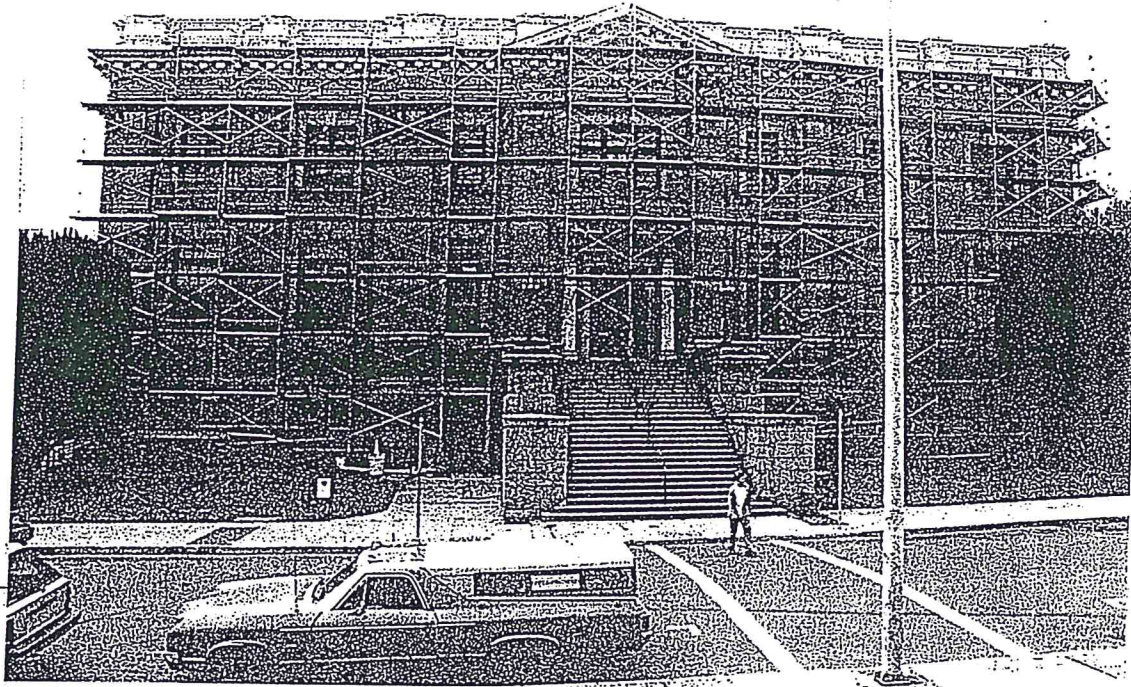
SOURCES: Sanborn Fire Insurance Maps; Astoria Daily Budget, July 8, 1904, August 23, 1904, November 17, 1904, January 5, 1907, July 31, 1907, August 13, 1907, August 19, 1907, December 24, 1907; The Daily Astorian, August 9, 1974; Letter to Ann Grigsby, Oregon Department of Corrections, from Elisabeth Walton Potter, SHPO, February 2, 1992.

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

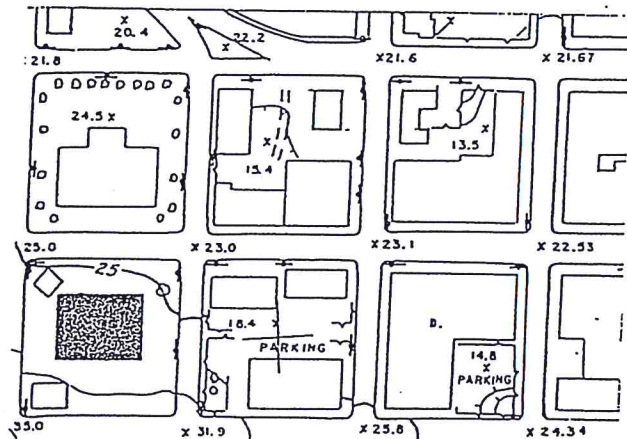
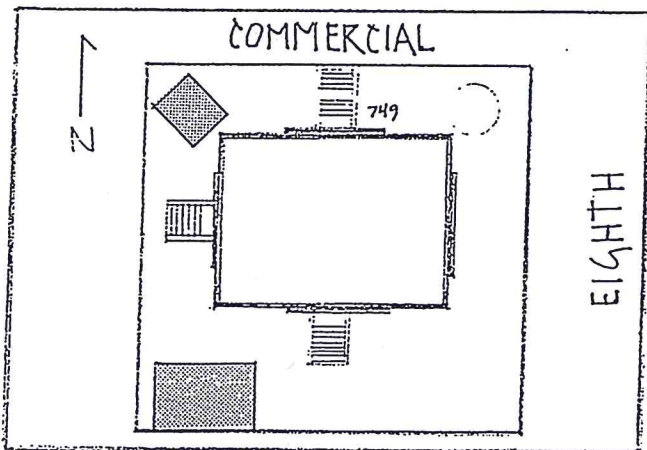
R-37

PROPERTY: Clatsop County Courthouse
ADDRESS: 749 Commercial
TAX I.D.: 51141

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



NEGATIVE NO.: R1 N21



TOPOG. DATE: 1967

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