



AGENDA

HISTORIC LANDMARKS COMMISSION

May 17, 2016

5:15 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. April 19, 2016
4. PUBLIC HEARINGS
 - a. Exterior Alteration EX16-03 by Clyde Manchester to install a door on the garage and replace siding on an existing building at 328 Alameda in the R-3, High Density Residential zone. This issue was continued from the April 19, 2016 meeting.
 - b. New Construction NC16-01 by Tim Kennedy for Fort George Brewery to construct an 8' x 44' galvanized steel bike shelter at 1492 Duane in the C-4, Central Commercial zone.
5. COMMUNICATIONS
 - a. Special Assessment Application for 1121 11th Street by Kathleen Karan
6. REPORT OF OFFICERS
7. NEW BUSINESS
 - a. Historic Preservation Month

<p>THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING SHERRI WILLIAMS, COMMUNITY DEVELOPMENT DEPARTMENT, 503-338-5183.</p>
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- b. Preserving Oregon Grant
 - c. Tiny House Revolution
 - d. 2016 Dr. Edward Harvey Historic Preservation Awards
- 8. PUBLIC COMMENT (Non-Agenda Items)
 - 9. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

April 19, 2016

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, Kevin McHone, and Thomas Stanley.

Staff Present: Planner Nancy Ferber, Community Development Director Kevin Cronin, and City Support Engineer Cindy Moore. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson noted the following correction to the minutes of the March 15, 2016 meeting:

- Page 4, line 28 - "President Gunderson did not believe an **a protruding** upper deck was appropriate on a Queen Anne house."

Commissioner Stanley moved to approve the minutes of March 15, 2016, as corrected; seconded by Commissioner Osterberg. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Osterberg, Burns, Stanley, 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):

EX15-14 Exterior Alteration EX15-14 by Daniel Peters to rebuild the exterior stairs and add a two-story deck on the NW corner elevation and change a 1:1 window to multi-lite door on the north elevation (2nd floor) of an existing single-family dwelling at 726 27th Street in the R-2, Medium Density Residential zone. This item was continued from the March 15, 2016 meeting.

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. None declared. President Gunderson requested a presentation of the Staff report.

Planner Ferber presented the Staff report and recommended approval with conditions.

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

Daniel Peters, 726 27th Street, Astoria, said he had redesigned the project three times according to what the HLC and John Goodenberger suggested. He hoped this would be the last time, as he did not know what else he could do to get the project approved.

Commissioner Osterberg asked if the Applicant had reviewed the conditions of approval on Page 4 of the memorandum dated April 13th in the Staff report. Mr. Peters confirmed he had no complaints or problems with any of the conditions of approval. He would abide by the conditions, which he had previously discussed with Vice President Dieffenbach and Planner Ferber. The condition regarding the lattice work was recommended by Mr. Goodenberger and he liked that it would block the existing foundation of the house.

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.

Commissioner Caruana noted that all of the HLC's changes had been included in the Staff report.

Vice President Dieffenbach said when she and Planner Ferber met with the Applicant it was clear that Mr. Peters understood what the HLC had asked for at the previous public hearing.

Vice President Dieffenbach moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX15-14 by Daniel Peters, with conditions; seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

ITEM 4(b):

EX16-02 Exterior Alteration EX16-02 by Michelle Dieffenbach, Rickenbach Construction for Trish Bright to install an iron gate at the main entrance of an existing historic commercial building to restrict access when the building is unoccupied at 1215 Duane in the C-4, Central 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.

Vice President Dieffenbach stepped down from the dais as she was the Applicant.

Commissioner Burns declared that he knew Trish Bright, but he had not discussed this application with her. He had not spoken with her in over a year, so he could be impartial.

Commissioner Caruana declared that he also knew Trish Bright and had done a couple of projects for her, but that would not affect his decision on this application.

President Gunderson declared that she knew Trish Bright as well, but had not seen her in years.

President Gunderson requested a presentation of the Staff report.

Planner Ferber presented the Staff report, noting that the Staff report erroneously stated the proposed museum would be on the 1st floor only. The museum would actually be located on the 1st and 2nd floors. She recommended approval of the request with conditions.

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

Jared Rickenbach, 37734 Eagle Lane, Astoria, said the only change Ms. Bright has requested is that the M and W be removed from the gate. The letters represented Museum of Whimsy, the name of the museum. Ms. Bright is concerned that if the use of the building were to change over time, the steel lettering would need to be changed. Instead of letters, the gate would just have straight pickets all the way through, which simplifies the design a little bit. He confirmed that the gate would open inward and the posts would sit behind the existing masonry. In the open position, the gate would be almost invisible from the front view. The posts would be epoxied or wedge-anchored into the concrete. The concrete in the entrance was replaced when the Banker's Suite and downstairs ballroom was renovated. The entrance had a step that was replaced with a ramp to allow handicap access.

Commissioner Osterberg noted the Staff report states the gate would be iron. Mr. Rickenbach confirmed it would be made of mild steel, but it would look like iron, and each of the balusters would come to a point. Other than the M and the W, the photographs in the Staff report represent the actual gate very well.

Commissioner Caruana asked if Ms. Bright would consider any letters in the design of the gate. Mr. Rickenbach said it was possible she would agree to add other letters. He confirmed for Staff that All Metals would be making the gate, the same company that made the gates at the Maritime Museum's Barbey Center.

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.

President Gunderson said there were other buildings downtown with gates and she believed this one would match well. Commissioner Burns added that the gate would look nice when closed and when open it would be hard to notice. Commissioner Caruana said he liked more decoration to prevent the gate from looking like a jail. Commissioner Osterberg believed minimal decoration was sufficient and met the criteria. Once the gate is installed, the HLC can consider the decoration when reviewing future metalwork, decorative gates, and fences.

The Commissioners confirmed they would approve the gate without lettering.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX16-02 by Michelle Dieffenbach, Rickenbach Construction for Trish Bright, with conditions; seconded by Commissioner Burns. Motion passed 6 – 0. Ayes: President Gunderson, Commissioners Burns, Caruana, McHone, Osterberg, and Stanley. Nays: None.

President Gunderson read the rules of appeal into the record.

Vice President Dieffenbach returned to the dais.

ITEM 4(c):

EX16-03 Exterior Alteration EX16-03 by Clyde Manchester to install a door on the garage and replace siding on an existing building at 328 Alameda in the R-3, High Density Residential zone.

President Gunderson asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. President Gunderson requested a presentation of the Staff report.

Planner Ferber presented the Staff report and recommended approval with conditions.

Commissioner Stanley asked if the man door was being installed to create another dwelling unit in the building. Planner Ferber understood the door would lead to a laundry area and provide access to the garage.

President Gunderson asked if the area around the garage door would be filled in to make it look like a normal wall with a door. Planner Ferber said instead of a garage door, the wall would have a man door with siding filled in around it.

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

Bernice Lopez, 328 Alameda, Astoria, said when she bought the building in September of 2015, she did not realize the building was in a historic district. When she came to City Hall for an application, she learned that there were a lot of regulations she needed to follow. The original application requested changes to the exterior and Staff walked her through the requirements. She removed requests to add a deck and French door on the back of the house. Now, she is just requesting the garage door be turned into a man door. The space is not suitable for a garage because it too small for a small car or motorcycle. A good use of the space is a laundry area. She and her builder decided a man door would be best because there was no overhang. She confirmed that all of the exterior doors would be the same. The two metal doors that served as the front doors were rotted and inoperable. They have already been replaced with doors as suggested by Staff. She travels from Portland to work on the remodel, but was looking forward to moving in to the top unit as soon as the renovation is complete.

Commissioner Osterberg asked what the garage was currently used for. Ms. Lopez said the space has a washer and dryer and it was her intention to make the area into a laundry room that served all three units. When she

purchased the house, the garage held several rotten items. The house had been sitting vacant for over a year and was up for auction for several months before she purchased it. The garage door crumbles when pushed in and the inside of the garage is so small that she decided a man door would probably be suitable.

Commissioner Caruana asked if the doors would have six or nine panes of glass. Ms. Lopez said both of the new front doors have six panes of glass, two rows of three. Both of the lower doors would look the same. She explained that one of the metal doors led to a mechanical room. All of the exterior doors, including one on the back of the building that could be seen from the marina would be the same. She confirmed the window on the left side at ground level would remain. She had originally requested the window be replaced with an access door for the lower unit. However, after reviewing the codes, she decided that would not be suitable for the building's style.

Commissioner Caruana asked if Staff said anything about the front porch handrail. Ms. Lopez said the original handrail was rotten, but the new handrail looks the same as the old one and it was painted white to match the trim on the house. All of the mechanical and plumbing was permitted and the inspectors did not believe the new handrail would be an issue as long as it was exactly the same as the original.

Vice President Dieffenbach confirmed that the garage door space would be in filled with new siding and a man door that were similar to the rest of the building. Ms. Lopez added that the building currently has three different types of siding, none of which are original. A few years from now, she hopes she can afford to reside the building with real wood. However, she is currently spending her money on the interior to make the building habitable. The house had some new windows and the four windows she has replaced are wood and fiberglass. The existing openings remained the same and Staff told her the windows needed to be Milgard Essence. The rest of the vinyl windows will remain until she can start making money on tenants. Then, window by window, she will get them all replaced back to the original wood style.

Commissioner Stanley asked if Door A as shown in the attachments was an existing door. Ms. Lopez said no, she had originally requested this door, but Staff did a great job of educating her on what she could do. She confirmed the existing window, shown in the Staff report, would remain and access to the lower unit was from the back of the building.

President Gunderson called for any presentations by persons in favor of the application. There were none. She called for presentations by persons impartial to the application.

Rachel Jensen, 1445 Lexington Ave., Astoria, said she was generally in favor of the application until she drove by the property earlier that day. It looked to her as if the project had already been completed and the HLC should consider this because this is not the way to progress through the process. She was shocked, uncomfortable, and unwilling to stand in favor of the application now. She also believed people need to do their due diligence when they buy property in Astoria because it is likely that a property in Astoria is historic or is located in a historic district; feigning ignorance is not appropriate.

Commissioner Stanley asked if the proposed project had been completed. Planner Ferber said she took photographs of the property in April 9th, but was not aware that the work had been completed since then.

President Gunderson invited Ms. Lopez back to the podium. Commissioner Burns asked when the work had been completed.

Ms. Lopez said the doors and the siding were completed more than six weeks ago because a lot of rain was getting into the area and she had just put a lot of money into fixing the dry rot. She was not careless and was aware that timing was of the essence. She was trying to avoid further damage to the property. She would take any decision by the HLC and make it work. It was not her intention to undermine anyone and she just wanted to protect her investment. The house had a lot of dry rot, which cost a lot to repair. She understood the process and took full responsibility. She had some homework and due diligence to do, but did not intend to undermine the process. She submitted her application in December and had been working with the City since then.

President Gunderson said Ms. Lopez caused issues by completing the work before it was approved and she could have protected the property from rain in several other ways. Ms. Lopez completely bypassed the process.

Commissioner Stanley said the Uniontown National Register Historic District has been a historic district for as long as he has lived in Astoria. Signs, located at the entrances of the area, indicate the neighborhood is a historic district. The Applicant ignored the entire process, did what she wanted, and now wants approval because someone has made an objection. He was unsure how to proceed.

Commissioner Osterberg confirmed that the man door to the garage had been installed. Ms. Lopez stated that she would follow the Commission's direction, regardless of how the HLC votes. She realized her hands were tied and reiterated that she was trying to protect her investment to the interior of the garage area.

Commissioner Stanley said Ms. Lopez did a nice job on the house, but he was upset that she completely ignored the process. She knowingly purchased a house that had several things wrong with it. He understood she wanted to protect her investment. However, she had a responsibility to be a good citizen in the community. Part of being a good citizen is understanding Astoria's laws and following them. Ms. Lopez said she understood. She was told by Staff that this case would be presented in February, but the hearing kept getting delayed.

Commissioner Stanley said the project was presented to the HLC as if it had not been completed and the Applicant was seeking permission to complete the project. Ms. Lopez responded that she never said the work was not done. She had presented a big list of items that was narrowed down after working with the City. This presentation was delayed for two months and she was present now to answer questions.

President Gunderson said Ms. Lopez misled the HLC. Commissioners specifically asked Ms. Lopez about the bottom door and she said it would be just like the other doors. Ms. Lopez did not indicate in any way that the project was complete.

Commissioner Burns asked how long ago the work had been completed. Ms. Lopez confirmed that the door was installed in mid-March. Commissioner Burns noted the application indicates a tentative HLC meeting date of March 15th and asked if the work was done prior to March 15th. Ms. Lopez said no, the garage door was the last thing she did, after all of the interior dry rot was repaired and the flooring was installed. The door has no overhang, so water was penetrating the building. She had been working with the City since December, when the application was submitted. She realized there would be a hearing, and then Staff needed more documents. She went back and forth with the City, but believed she had provided everything. Finally, she backed out of the rest of the work and ended up just requesting the door.

President Gunderson asked what would stop the Applicant from doing all of the other work she wanted to do to the house. Ms. Lopez said she understood that she could not do the rest of the work. She might do the work later, but the lot next door is part of the same property and Planner Ferber had explained to her that combining the lots would allow her to install a deck on the back of the house. She would follow that process, but did not currently have the financial means to combine the two lots in order to meet all of the regulations. That is part of a future plan and she would follow all of the rules. She backed out of all of the other work because it would be too time consuming and expensive to follow the process.

President Gunderson called for presentations by persons against the application.

Dan Skollfield, 334 Alameda, Astoria, said his house was a few feet west of the Applicant's house. He fell in love with Astoria when he came through town about 12 years ago and immediately found a house. He had been a good neighbor, but was very concerned about the house across the street from his, which was recently sold after being vacant for about seven years. He purchased his home for the view and the historical ambiance of the area. He believed there had been some disingenuous conversation between the HLC and Ms. Lopez. He was not aware of the relationship between Ms. Lopez, the other owners of the home, and Mr. Manchester, who owns a company called HEAT, but he believed they had purchased other properties. He called the City six months ago to ask about the process, but it did not matter. He was told the City does not have anyone to do enforcement, so enforcement is done on a limited basis and Staff would have to catch someone in the process. Even though he did not own the property, he took care of it when the house was vacant for seven years. The back door would be open and homeless people would be in the house. Before the house was vacated, he knew the residents. The garage was a sauna at one time. The door is done and the window sizes have been changed. He had questions about the setbacks because a new driveway has been poured to within a couple of inches of his property line to the west. There seemed to be a total disregard for the process. He asked if the same thing would happen with the house across the street from his. He wanted to know what the remedies were.

President Gunderson explained that comments needed to be directed at the application to install a man door and siding. Mr. Skollfield said that work had already been done. He had called the City many times and spoke with Sherri Williams. He believed this process would need to be continued because the issue could not be let go and it was not fair.

Barbara Johnny, 334 Alameda, Astoria, objected to the application because it changes the whole flavor of her neighborhood. Now, the house looks like an apartment building and the door does not look like it belongs at all. The garage was full size when Ms. Lopez purchased the house, but she changed it. Changing the window that looks out to the river from two windows to one large single window changes the look of the house. The house does not look like it was built in the early 1900s anymore. The Applicant changed the sizes of other windows. She did not know if a permit was necessary to install a driveway, but there was no driveway on the property before. She would not have purchased a house next door to an apartment building. The house was a duplex, so there were two doors at the top of the stairs. However, the house did not look like it does now. The garage always looked the way garages are supposed to look. She wished someone had brought a photograph of how the house looked now. She wanted the neighborhood to continue to look like a historic neighborhood and did not want the house to have so many upgrades that it looked brand new. It would be nice if the house kept the flavor of the old neighborhood.

President Gunderson closed the public testimony and called for closing remarks of Staff.

Director Cronin said the numbers of units in the home are allowed outright in the R-3 zone. Permitted uses and setbacks are not reviewed by the HLC, but Staff could look at any of those issues. The HLC can only review criteria related to the windows, doors, siding, and other things that are under the purview of the HLC. He suggested continuing the hearing until May to give Staff time to research the project and update the Staff report. Code enforcement could be done and Staff could look into other violations, but all of the building permits were obtained appropriately.

Commissioner Osterberg wanted to know if the interior of the garage would still be considered a garage after the man door was installed. He also wanted to know if replacing the garage door with a man door would change the use of the space. He asked about the parking requirements for a duplex that had been modified to a triplex and wanted to know if the garage would be necessary to provide one parking space. He did not know the design of the parking area, but it looked as if the area would need tangents, which may or may not have to be approved. He understood none of this was under the purview of the HLC, but explained that one thing lead to another and he would like Staff to comment on these items if the hearing is continued. Director Cronin said Staff could look into those issues separate from the HLC. Garages can be converted, so that is not an issue. However, the parking could be an issue if the house is converted from a duplex to a triplex.

Planner Ferber said she had spoken to the Applicant about the use of the garage. When Ms. Lopez said the garage was too small for a car, Planner Ferber suggested she consider changing the use.

Commissioner Burns understood that when projects have already been completed, the HLC has the option to approve the project after the fact or deny the request and have the Applicant redo the project to the HLC's satisfaction. He asked what would happen to a project if the HLC refused to vote on the request. Director Cronin replied the HLC must make a decision.

Commissioner Stanley moved that the Historic Landmarks Commission (HLC) continue the hearing of Exterior Alteration EX16-03 by Clyde Manchester to the May 17, 2016 meeting; seconded by Commissioner Burns. Motion passed unanimously.

PRESENTATIONS – ITEM 5(a):

Item 5(a): Waterfront Bridge Replacements

City Support Engineer Cindy Moore gave a presentation on the Waterfront Bridge Replacement Project, also referred to as the Street Ends Bridges Project. She updated the HLC on the details of the project, the project timeline, the open house, the impact to the businesses in the project area, driver and pedestrian detours, and the materials that would be used as replacements. She confirmed the construction would disrupt trolley service, but fortunately, the City is required to do the in-water work in the winter. Staff's goal is to have the trolley running again by spring when they typically start operating more consistently. It will be very important to frequent the

businesses in the project area because the project will have a big impact on those establishments. The City will provide signs that state the businesses are open during construction.

Commissioner Osterberg said he attended the open house and submitted many comments. The existing conditions are so poor, especially for pedestrians. The drawing indicates new sidewalks and pedestrian connections in the area. However, some of the connections he wants might not be funded by Oregon Department of Transportation (ODOT). He asked if City or ODOT design standards would be used. Engineer Moore said City street design standards would be used. Staff has looked at each street end and found that each one was unique. The City wants each street end to remain consistent with the rest of the street, so each one will be tailored for consistency with the neighborhood. Some street ends will be affected more than others will. She added that the timeframe for construction was contingent upon getting permits. A lot of environmental permits are required when doing work at the waterfront.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 6:

Item 6(a): CLG Grant Award

Director Cronin reported that Astoria received the CLG Grant Award and Staff planned to start a storefront program for the Astor West Urban Renewal Area.

Item 6(b): Columbia Pacific Preservation Update

Director Cronin said he had nothing new to report, as the committee had not met in a while. However, they continue to focus on the Flavel property, a maker space, and Uniontown.

Item 6(c): Training Opportunities

Planner Ferber reported that training opportunities were on hold because the State Historic Preservation Office (SHPO) had many applicants to their tax incentive training in June and July.

Director Cronin is attending the Oregon Heritage Conference in Salem for the "Developer for a Day" workshop.

Item 6(d): Dr. Harvey Award – Call for Nominations

Director Cronin reported no formal nominations had been submitted, but John Goodenberger had suggested two properties, both of which have been fully restored.

President Gunderson asked if the Irving Street Bridge would qualify for the Commercial category. Director Cronin said the bridge would qualify, but Astoria would be giving itself an award.

Director Cronin noted that Mayor LaMear would declare May as Historic Preservation Month at City Council's meeting on May 2nd. He preferred a member of the HLC be present to accept the proclamation.

Planner Ferber added that the National Parks Service featured an article about Astoria's historic preservation work.

PUBLIC COMMENTS – ITEM 7:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:30 pm.

APPROVED:

Community Development Director

STAFF MEMO- UPDATED FINDINGS OF FACT

May 12, 2016

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER



SUBJECT: UPDATE ON REQUEST FOR EXTERIOR ALTERATION (EX16-03) BY
CLYDE MANCHESTER AT 328 ALAMEDA AVE.

At the last HLC meeting held April 19, 2016, it came to the attention of staff and the Commission the proposed alterations submitted in File EX16-03, had been completed prior to approval. Shortly after the meeting, staff issued a stop work order to better understand what permits were needed before more work was completed.

After meeting with the property owners, and conducting a site visit on April 25, 2016, staff requested a list of completed work and compiled the following list of alterations that have been completed at the site:

- Front doors were replaced
- Window work:
 - The upper unit window on the North façade was leaking, and was replaced with a vinyl window
 - The two east side lower windows (existing vinyl) glass was replaced
 - The (kitchen) window on the lower west side was replaced with a double hung Milgard clad window
 - The middle unit window was replaced with a Milgard clad window
- The front wood railing was repaired to its original style. (Note: railings are not reviewed by HLC)
- A fence was constructed. Staff have verified it meets height requirements, and has photos documenting the installation on file. (Note: fences are not reviewed by HLC)
- The garage door opening has been filled in with siding and a door to match the main house. No building permits were required since no structural elements changed.
- New exterior lamps have been installed.
- A driveway permit has been issued to address the new apron on to Alameda.

As a reminder, the HLC must make a decision based on the criteria. The information staff collected since the first hearing does not change the criteria. Review of the exterior alterations must assume no work has taken place.

As with any application, if the HLC does not think the application meets the standard, then conditions can be placed to meet the criteria.

The original permit proposed the following exterior alterations:

1. Replacing siding on the garage with smooth hardiplank siding and filling in around a proposed new mandoor. This type of horizontal siding is similar in appearance to the existing siding on the rest of the house.
2. In addition to the siding, the applicant proposed installing a man door for access into the garage for access to laundry facilities.

The applicant obtained a building permit for various interior repairs currently under construction, and a certificate of appropriateness for exterior vents for new ducting in the garage.

No additional changes have been proposed since the original application. The staff findings from the April meeting still stand. In addition to the findings presented in that report, the applicant has submitted the following information about their project:

"We are well aware that the items that were completed can be undone and brought to the HLC standards if needed. We just want to make sure the HLC committee knows that most of the items done were with the purpose to protect our investment, preserve the building and avoid further damage to this Historic site.

We tried to copy the style of the neighborhood as is now in hopes that we do not have to undo what we already have done based on our prior email conversations and your guidance."

There have been no additional complaints or concerns voiced since the April meeting. The next door neighbor who provided testimony was parking their RV illegally on the applicant's property. After the applicant paid for a survey, the RV was relocated to the neighbor's property, but is not registered. A verbal notice to register it was provided to the neighbor.

Attached are photos of the current site and work that has completed as of May 6, 2016

CONCLUSION AND RECOMMENDATION

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

1. Significant changes or modifications to the proposed plans as described in the previous Staff Report shall be reviewed by the Historic Landmarks Commission.
2. Any visible wood shall be free of pressure treatment incision marks, and all wood, shall be painted to match the house
3. The proposed door shall be installed to historic depth and dimensions and trimmed to match trim work on existing historic house.
4. All glass in the door shall be clear, and lites shall be true divided.

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.

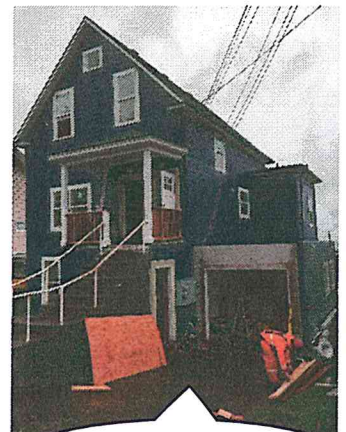
I. BACKGROUND SUMMARY

- A. Applicant: Clyde Manchester
10006 SW Canyon Rd
Portland, OR 97225
- B. Owner: Belo Properties LLC
Berenice Lopez Dorsey
5410 34th Place
Portland, OR 97239
- C. Location: 328 Alameda Avenue; Map T8N R9W Section 7CD, Tax Lot 2200; Lot 34 and 35, Block 3, Uniontown Alameda National Register Historic District
- D. Classification: Primary historic structure in Uniontown Alameda National Register Historic District, R-3
- E. Proposal: To install a door and fill in siding on the garage of existing triplex at 328 Alameda Avenue

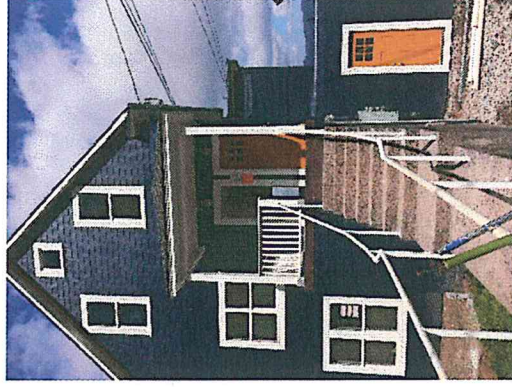
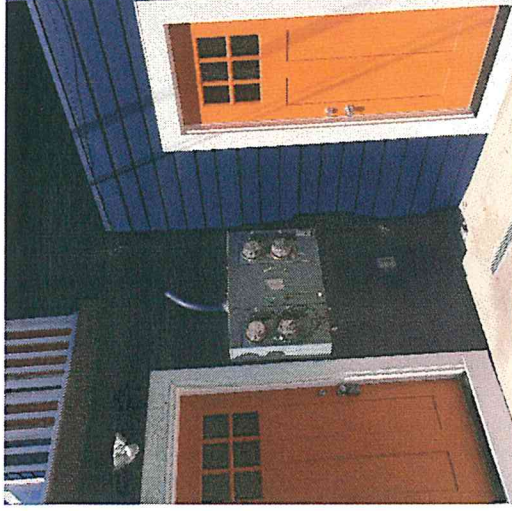
F. Previous Applications: Building permits for interior remodeling were submitted February 2016. Previous owner in 1998 carried out exterior alterations without permits.



September 1998

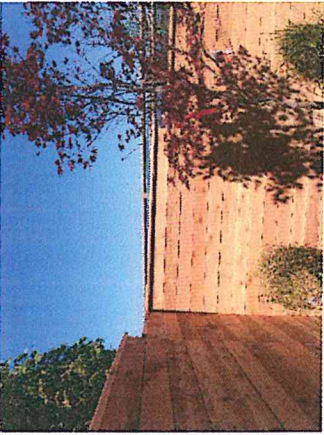


March 9, 2016



Above: New doors, siding, fixed railing, improved driveway as of 5-6-16

New lighting, installed at the same location as previous fixtures



Fence along
north edge
of property



Fence height
meets code



Improved
driveway

STAFF REPORT AND FINDINGS OF FACT

May 12, 2016

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER 

SUBJECT: NEW CONSTRUCTION REQUEST (NC16-01) FOR BIKE SHELTER BY TIM KENNEDY FOR FORT GEORGE BREWERY BIG BEAMS LLC AT 1492 DUANE STREET

I. BACKGROUND SUMMARY

- A. Applicant: Tim Kennedy
Blind Moses Woodworking
1483 Duane Street
Astoria, OR 97103
- B. Owner: Chris Nemlowill and Jack Harris
Fort George Brewery
1483 Duane Street
Astoria OR 97103
- C. Location: 1492 Duane Street; Map T8N R9W Section 8CA, Tax Lot(s) 6301;
1, Block 135, Shively's, C-4 Central Commercial
- D. Classification: New Construction adjacent to Historic Properties in the Downtown
National Register Historic District
- E. Proposal: Build and install a new 8' x 44' steel bike shelter in existing parking
lot spot adjacent to historic buildings
- F. Previous Applications The Fort George building was previously used for automotive
related functions prior to renovation to house the brewery. 1492
Duane is a parking lot is situated across the street on the North
side of Duane Street. There are no other structures on the parking
lot. No previous applications were found on file.

II. BACKGROUND

The Fort George Building was constructed in 1924 and is one of only a few 20th Century Industrial style buildings within the City. The structure is reinforced concrete and brick with steel windows which were replaced under HLC File EX05-11. The building was

previously used for automotive related functions (Lovell Auto) since its construction and now houses Fort George Brewery and Blue Scorcher Bakery.

The structure is two stories and encompasses the entire lot. Currently there is one bike rack on the patio adjacent to the taproom. The building is at the corner of 15th and Duane Streets and is bounded on the south by the Fort Astor Park. The building was renovated and windows replaced over the last four years bringing the building back to some of its original conditions. Other than the installation of an emergency exit stairway and door on the west elevation, and addition of a grain silo, there have been no other major alterations to the building.



The parking lot is on the adjacent property owned by the same person (Chris Nemlowill). The construction of the bike shelter would be within the parking spot on the far west end of the lot. City Staff will work with the applicant to remove and relocate the existing City-owned bike locker.

The site was previously zoned C-3 (General Commercial). At the time, the applicant applied for a variance and was only required to provide 16 off-street parking spaces. Subsequently, the area was re-zoned to C-4 (Central Commercial), which does not require any off street parking. The applicant currently provides 4 parking spots in the lot shown above. The reduction of the parking space does not violate parking requirements for the zone. Bicycle parking standards were added to the Development Code after the zone change. A commercial use is required to have 1 bike space per primary use or 1 per 10 vehicle spaces, whichever is greater, with 50% long term and 50% short term. Providing bike parking is not required at the site, but is highly recommended due to its downtown location.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on April 29, 2016. A notice of public hearing was published in the *Daily Astorian* on May 10, 2016. Any 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 bike shelter is proposed to be located on the adjacent parking lot, adjacent to structure(s) designated as historic on the National Register of Historic Places in the Downtown National Register Historic District. The proposed structure shall be reviewed by the Historic Landmarks Commission.

Review of new construction at this site is triggered by the following properties:

1. 1483 & 1493 Duane Street
Fort George Building
20th Century Industrial style
1924



2. 1511 Commercial
(Roby's)
Heavily altered industrial
1923



3. 342 14th Street
1405-1431 Commercial Street
John Jacob Astor Hotel
Gothic w/ Classical detailing
1923

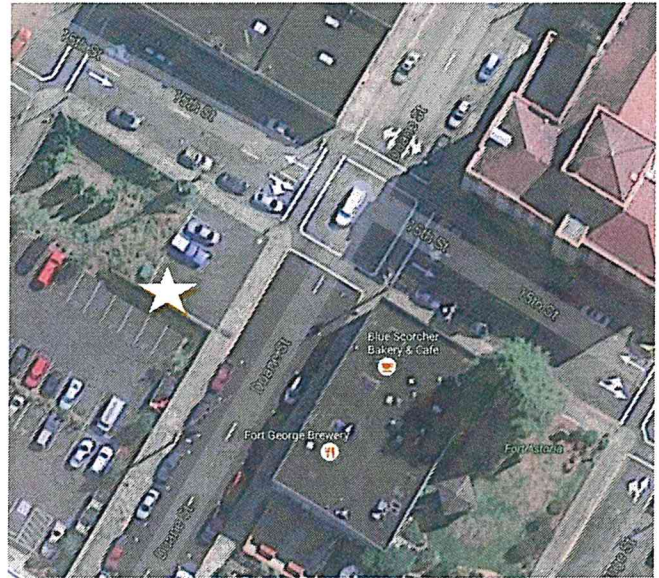


4. 1508 Exchange St
Owens Adair Apartments
Art Deco
1931

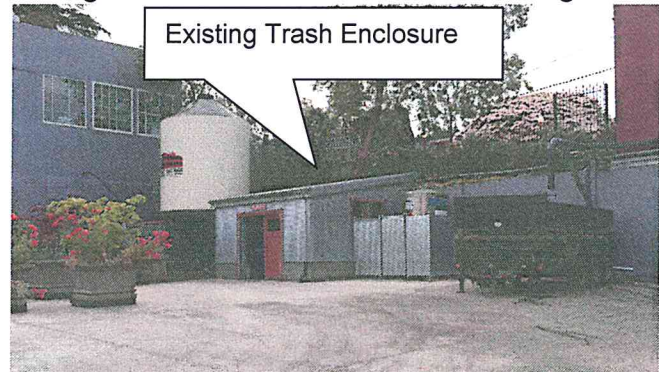


Due to the parking lot's proximity in the Downtown National Register Historic District, there are numerous historic structures adjacent to the "site".

- 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."*

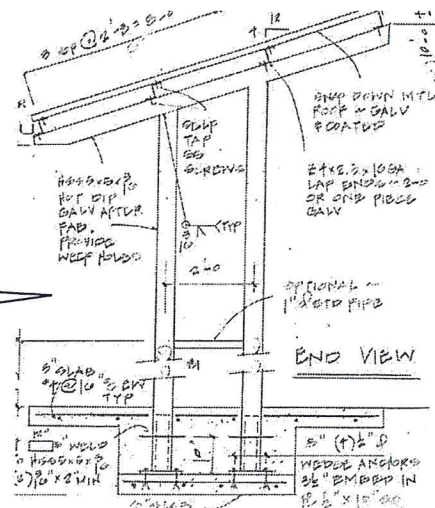


Finding: The bike shelter would be approximately 44' long, 10' high with a 7' clearance, and 8' wide. The design is utilitarian/contemporary industrial and very similar and compatible with the existing trash enclosure at the Fort George Building. The roof would have an 18.5 degree slope at 4/12. The existing buildings are gray and tan in color. The shelter is a proposed silver (zincalume puls) painted steel with low gloss sheen.



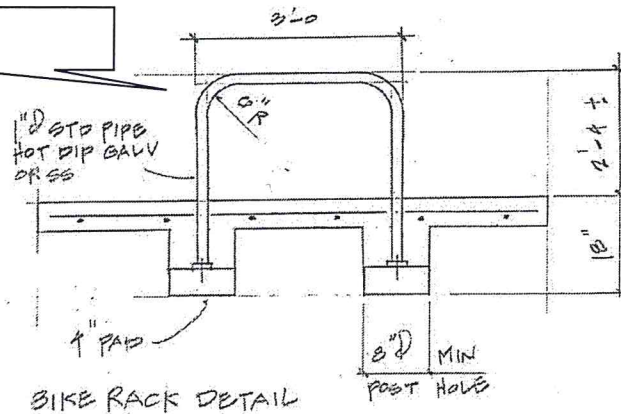
The two adjacent buildings to the east and west are two story approximately 30' tall. The John Jacob Astor Apartments located across the Duane Street right-of-way is an eight story building. The shelter is approximately 10' tall. The scale would be subordinate to and compatible with the existing buildings' height.

Proposed Shelter End View



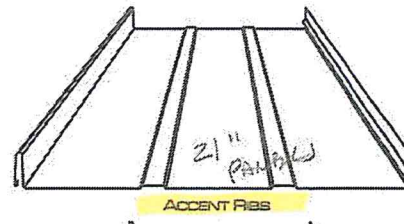
There are 9 proposed bike racks under the sheltered area. They will be bolted down to a base with 2.5" wedge anchors. The racks stand just over 2.5 feet tall and will be 1 or 1.5" in diameter, either hot dipped galvanized metal or stainless steel.

Bike rack design



The proposed roof is a snap down metal roofing material, galvanized and coated, with a gutter and accent ribs.

Roofing Design



Overall, the design, materials, scale, and height of the proposed building would be compatible with the adjacent 20th Century Industrial style buildings.

- 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 bike shelter is proposed to be located in a parking space furthest west on the lot on Duane Street. A minimal setback is proposed to allow for easy access for locking bicycles and maintain the remaining parking spaces. The proposed shelter is superior to the typical exposed bike racks enclosure as it provides better shielding and more screening as well as a roof.

The proposed shelter takes up only one parking space, allowing for the remaining parking spots to be used for vehicles. The location is noted on the photos on the following page.

The proposed location of the bike shelter is compatible with the orientation of other utilitarian features in the area and takes up minimal space in the lot.



Proposed location looking North



Existing bike locker will be removed/relocated



Proposed location looking South



Proposed location looking South

V. CONCLUSION AND RECOMMENDATION

In balance, the request meets the applicable review criteria. 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.

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

Staff recommends approval of the request based on the Findings of Fact above, with the following conditions:

1. The applicant shall work with Public Works to improve the driveway apron currently in poor condition.
2. The sidewalk in front of the parking area shall be repaired/improved. A driveway/sidewalk permit shall be obtained from Public Works.
3. The applicant shall confirm drainage and stormwater runoff curb requirements with Public Works staff prior to repairing the driveway apron.
4. Per a signed memorandum of understanding, the applicant shall give 90 day notice to the City of Astoria in order for Public Works to remove the City owned bike shelter at the site.
5. Any proposed signage shall be submitted to the Community Development office for review, and any signage regarding general public use, and any necessary building permits shall be obtained.
6. The applicant shall keep the shelter in good working condition.



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

CITY OF ASTORIA

APR 15 REC'D

BUILDING CODES

NC 16-01

FEE:

\$100.00 *pd CC*

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 1492 DUANE ST.Lot ~~6301~~ 1 Block 135 Subdivision ShivelysMap 8CA Tax Lot 6301 Zone C-4

For office use only:

Adjacent Property Address: _____

Classification: Adjacent to historic Inventory Area: Downtown NRHDApplicant Name: TIM KENNEY (Blind Moses Woodworking)Mailing Address: ~~1483~~ 1483 DUANE ST.Phone: 503 803 3330 Business Phone: SAME Email: TKENNEY25@GMAILProperty Owner's Name: FORT GEORGE BREWERY Big Beams LLC.Mailing Address: 1483 DUANE ST.

Business Name (if applicable): _____

Signature of Applicant: *Tim Kenney*Signature of Property Owner: *Chris Kenney*Proposed Construction: ~~NEW GALVANIZED STEEL BIKES SHELTER~~
8' x 14' in existing parking lot adjacent to historic properties
in Downtown AstoriaBuild + install new 8' x 14' galvanized steel bike shelter in existing parking lot spot
adjacent to historic buildings

For office use only:		
Application Complete:	<u>4-19-16</u> <i>preapproved, bumped to 4-27-16</i>	Permit Info Into D-Base:
Labels Prepared:	<u>4-25-16</u>	Tentative HLC Meeting Date:
120 Days:	<u>8/17/16</u>	<u>5/17/16</u>

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

tjohnson@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.

THIS SHELTER IS ENTIRELY BUILT OF GALVANIZED STEEL, THERE ARE ADJACENT STRUCTURES ACROSS THE STREET THAT ARE OF SAME CONSTRUCTION. HEIGHT IS MINIMUM CLEARANCE, TO AVOID HEAD BANGING.

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.

THIS BIKE SHELTER HAS MINIMAL SETBACKS TO MAXIMIZE BIKE STORAGE AND PRESERVE EXISTING PARKING OFF STREET. THERE ARE NO ADJACENT STRUCTURES.

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.

Stricker Engineering, LLC

64865 Glacier View Drive

Bend, OR 97703

14500 Old Condor Bridge Rd

Cloverdale, OR 97112

503-801-3430. andystricker79@gmail.com

CITY OF ASTORIA

APR 15 REC'D

BUILDING CODES

FORT GEORGE BREWERY

1483 Duane Street

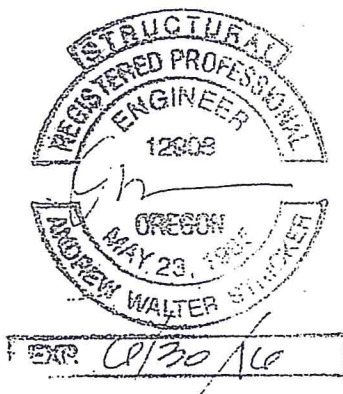
Astoria, OR 97103

NEW BIKE SHELTER

STRUCTURAL SKETCHES & CALCULATIONS

Job No: 091203

Issued: April 13, 2016

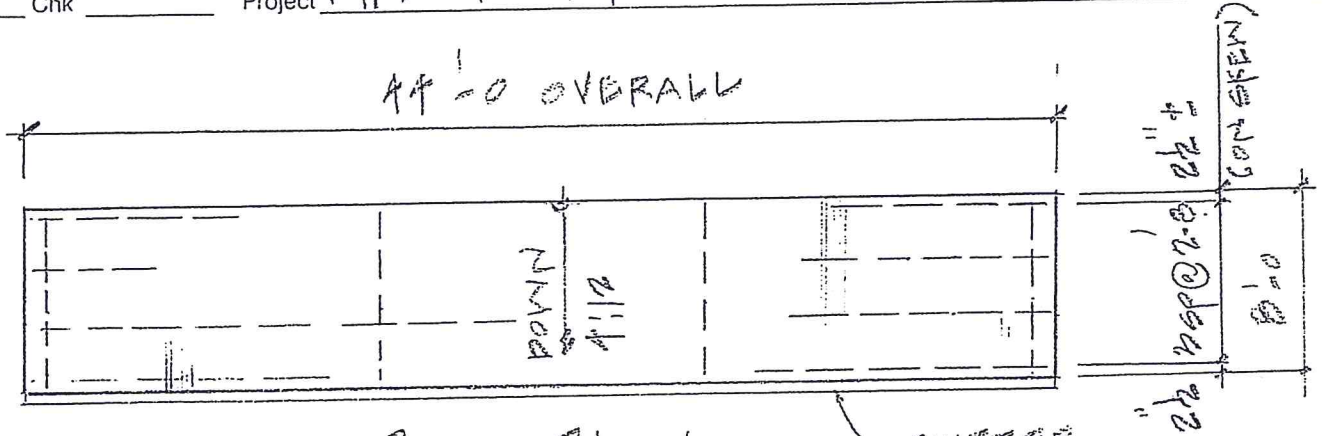




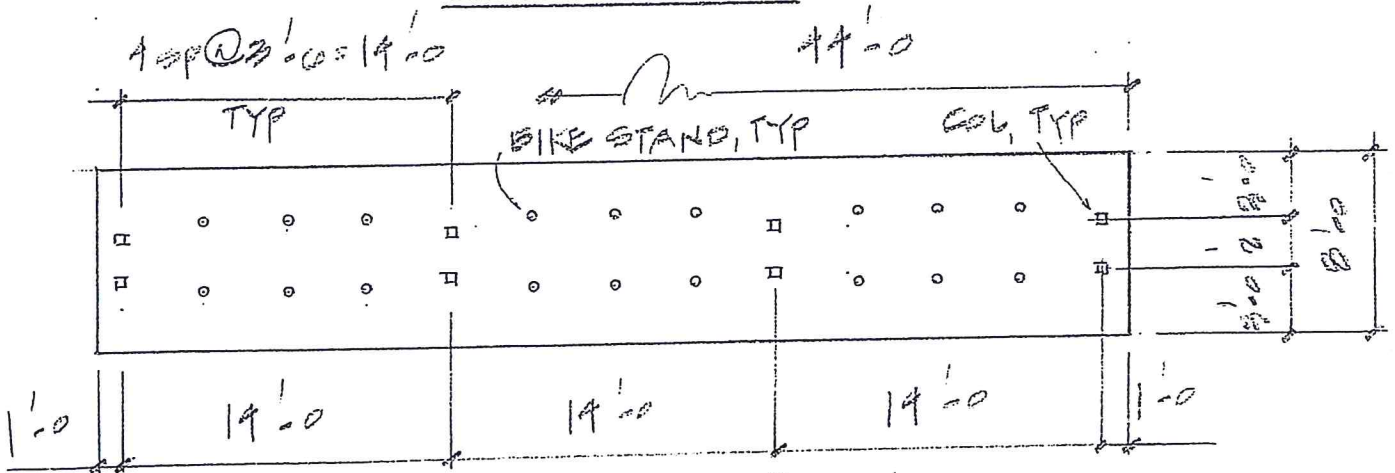
Stricker Engineering, LLC

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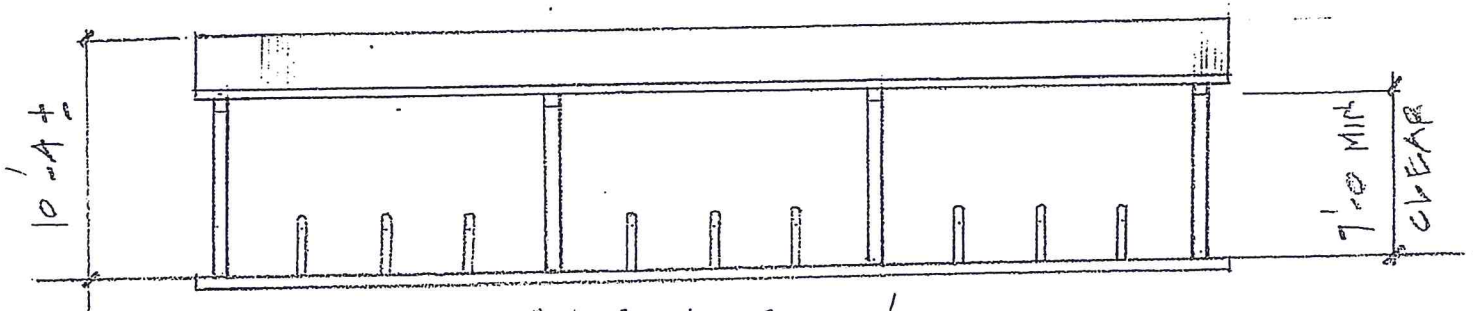
Date 4/12/10 Client FT GEORGE BREWERY Job No 09/209
 By A Chk _____ Project BIKE SHELTER ASTORIA, OR



ROOF PLAN



FOUNDATION PLAN



ELEVATION

BIKE SHELTER

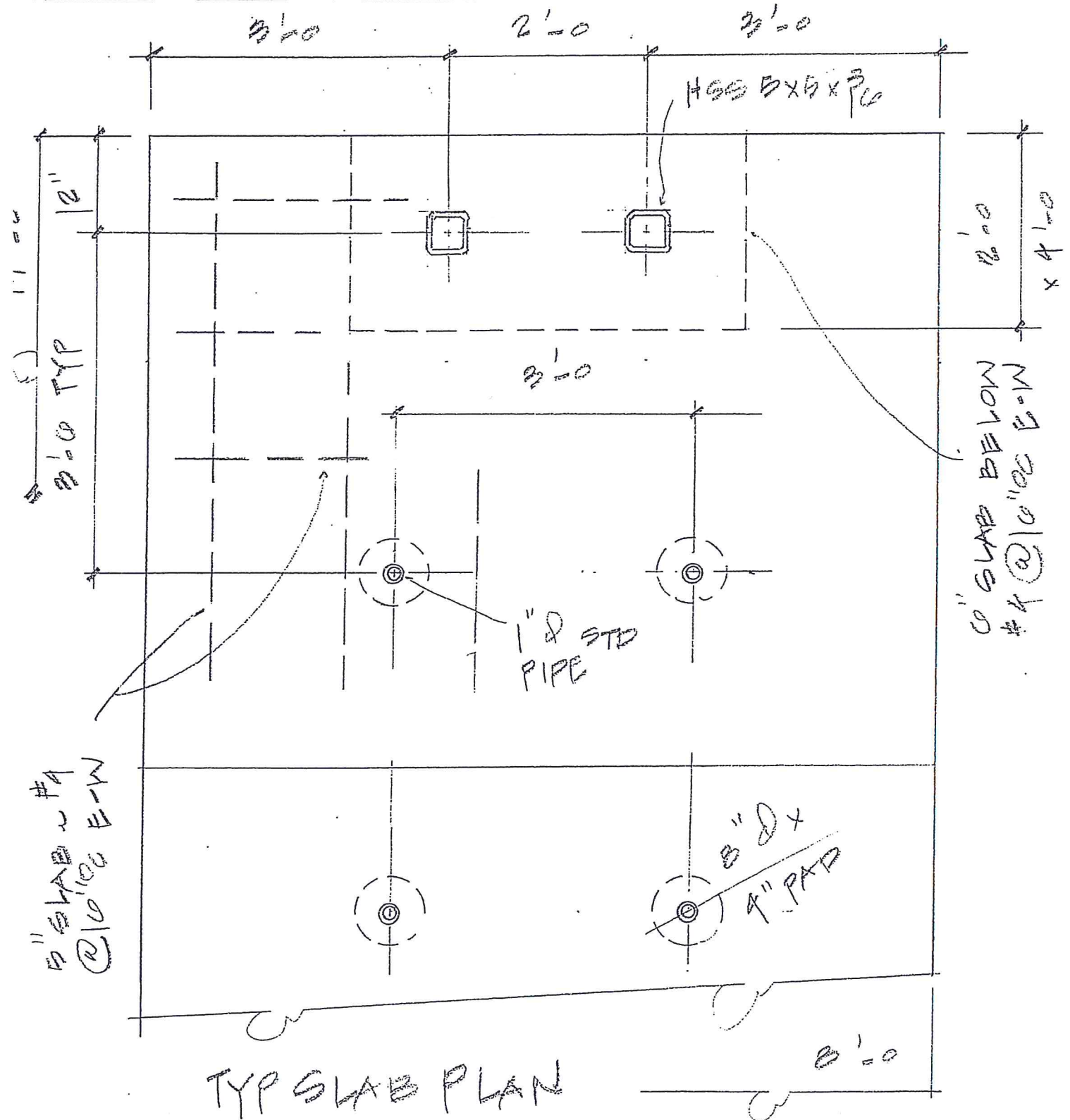


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No SK2 of _____ Pages

Date 4/12 Client FCB Job No 091203
By a Chk _____ Project BS

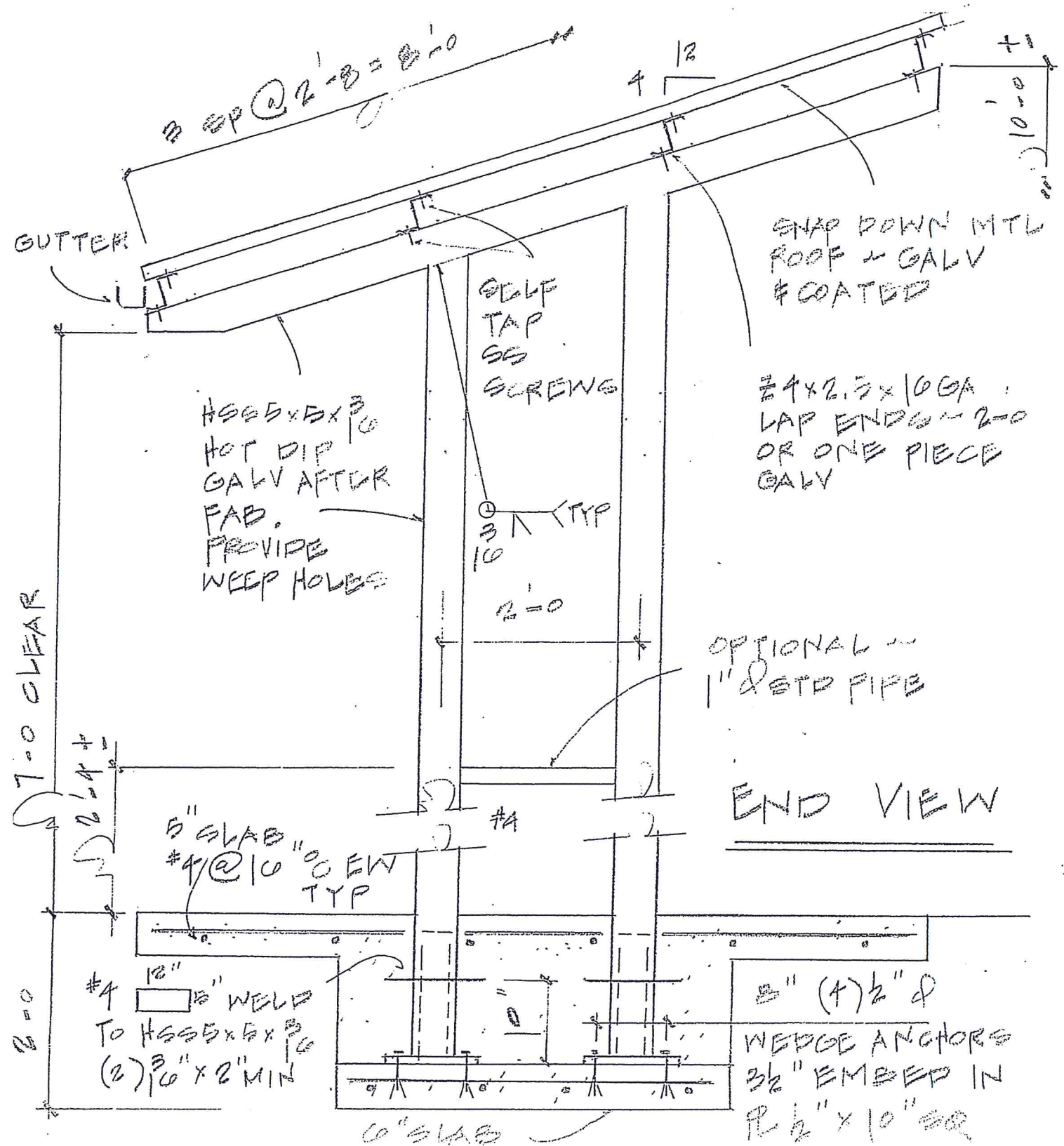


Date 4/12

Client FCB

Job No 07/203

By *A* Chk

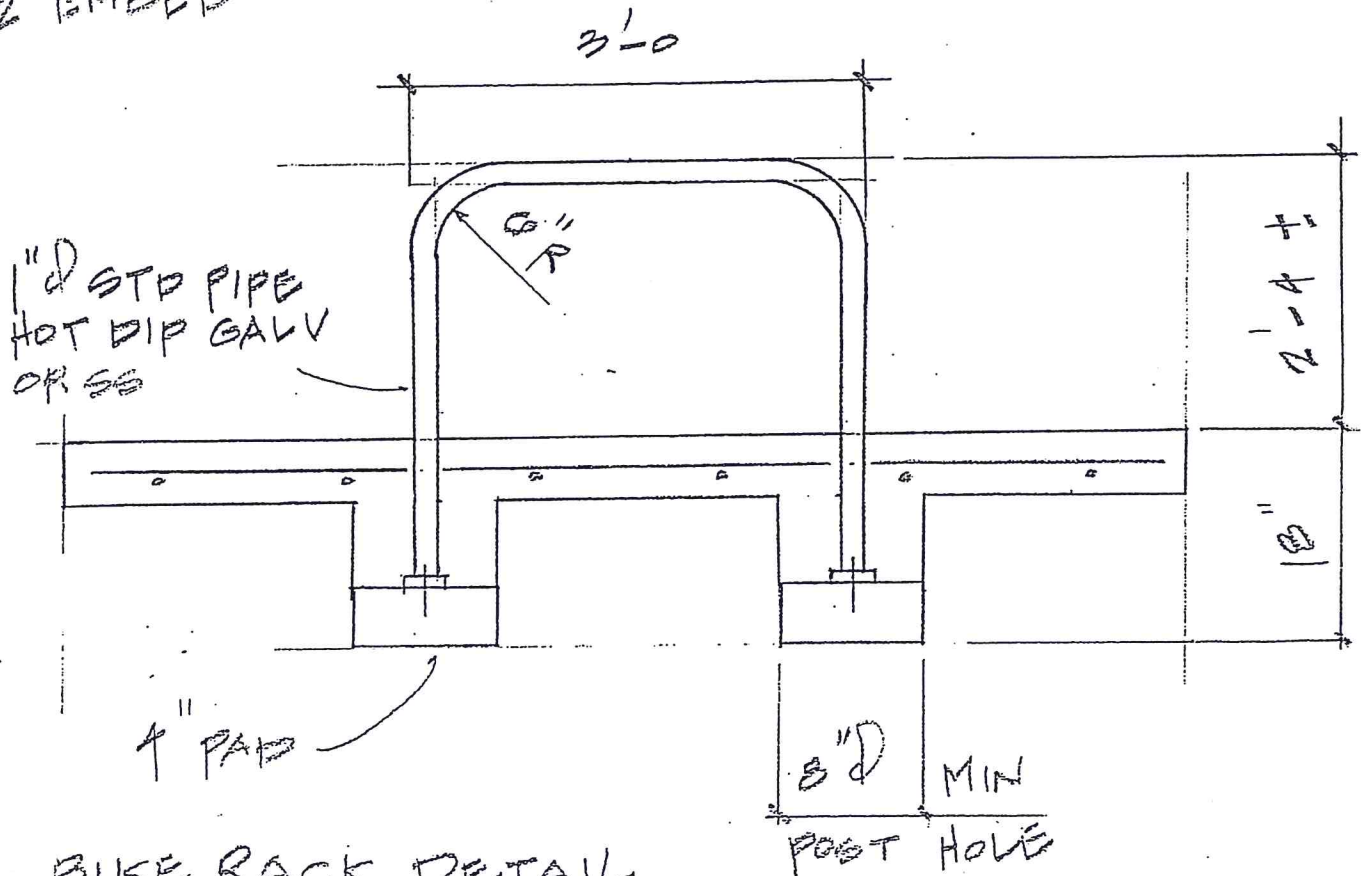
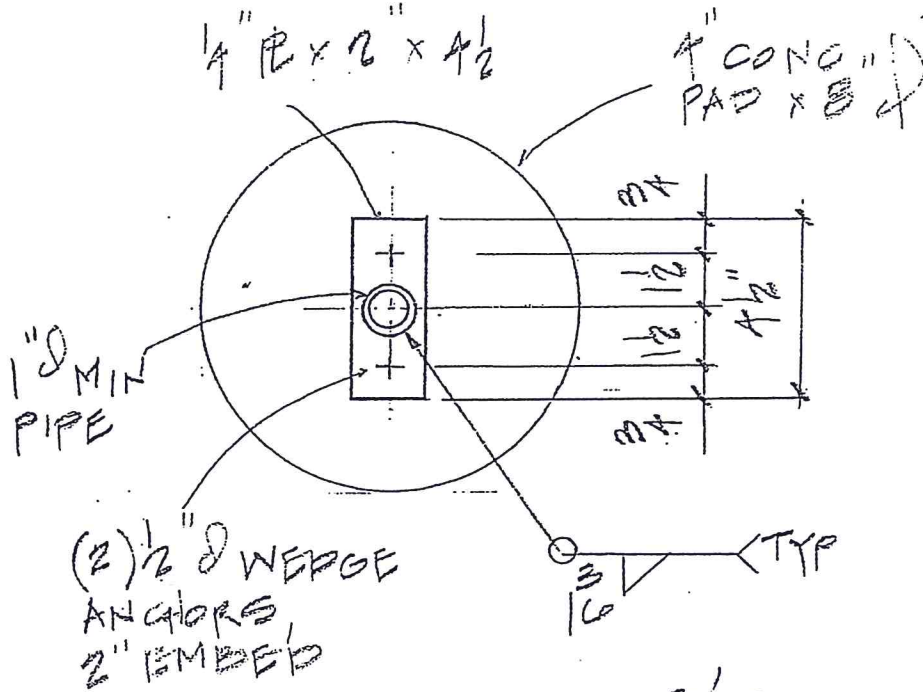
Project BS



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Date 4/13 Client FOE Job No 091203
By A Chk _____ Project DS





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No 1 of 5 Pages

Date 4/13/16 Client FT GEORGE BREWERY Job No 091203
By A Chk Project BIKE SHELTER ASTORIA, OR

BIKE SHELTER FRAME

SNAP DOWN ROOF ~ PER MFCR 2.33' MAX SPAN
25 PSF LL

Z-SHAPE PURLINS (OR C'S) 14.0' SPAN
 $W = 2.33 (5 + 25) = 70 \text{ PLF}$

$$M = \frac{70 \times 14^2}{8} = 1715 \text{ LF}$$

ZA x 2.5 x 14 GA

$$f_b = 22.0 \text{ ksi OK}$$

$$\Delta = 1.15" \quad \frac{\Delta}{L} = \frac{1}{147} \text{ OK}$$

C4 x 5.4

$$f_b = 10.8 \text{ ksi OK}$$

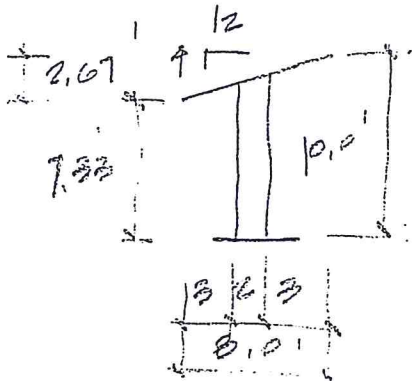
$$\Delta = .64" \quad \frac{\Delta}{L} = \frac{1}{310} \text{ OK}$$

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By a Chk _____ Project PS

3.2 CANT $M = \frac{42 \times 3^2}{2} = 1.9 \text{ k'}$

$f = 7.25 \text{ s}^{-1}$ OK Δ OK



$$\omega_N = 10 \times 10^3 = 500 \text{ rad/s}$$

$$w_{LD} = (5+13)19 = 292 \text{ p/f}$$

COMPUTER RUN FOLLOWS

ANCHOR BOLTS $(4) \frac{1}{2}" \phi$ $P_{up} = 5.25 \text{ k}$

$$P = \frac{5.28}{4} = 1.3 \text{ K}$$

$$f_{\text{max}} = 6.6 \text{ Ks}^{-1} \text{ of } \text{OF}$$

April 13, 2016

Member Elements

Member	Section	Beta	Material	(1)Node	(2)Node	Length	Rz1	Rz2	One Way	Framing
		deg				ft				
COL001	HSS5x5x3/16	0.00	ASTM A500 Grade B (Fy = 46ksi)	N001	N002	8.330	Rigid	Rigid	Normal (2-way)	Column
COL002	HSS5x5x3/16	0.00	ASTM A500 Grade B (Fy = 46ksi)	N003	N004	9.000	Rigid	Rigid	Normal (2-way)	Column
V001	HSS5x5x3/16	0.00	ASTM A500 Grade B (Fy = 46ksi)	N002	N005	3.162	Rigid	Rigid	Normal (2-way)	Bracing
V002	HSS5x5x3/16	0.00	ASTM A500 Grade B (Fy = 46ksi)	N002	N004	2.109	Rigid	Rigid	Normal (2-way)	Bracing
V003	HSS5x5x3/16	0.00	ASTM A500 Grade B (Fy = 46ksi)	N004	N006	3.162	Rigid	Rigid	Normal (2-way)	Bracing

Member Internal Forces

Member	Result Case Name	Offset	Fx	Vy	Mz
		ft	K	K	K-ft
COL001	D	0.000	5.283	0.864	-0.000
COL001	D	2.083	5.307	0.864	1.800
COL001	D	4.165	5.330	0.864	3.600
COL001	D	6.247	5.353	0.864	5.400
COL001	D	8.330	5.377	0.864	7.199
COL002	D	0.000	-7.680	0.631	-0.000
COL002	D	2.250	-7.655	0.631	1.420
COL002	D	4.500	-7.630	0.631	2.839
COL002	D	6.750	-7.604	0.631	4.259
COL002	D	9.000	-7.579	0.631	5.678
V001	D	0.000	-0.270	-0.961	1.519
V001	D	0.791	-0.203	-0.720	0.855
V001	D	1.581	-0.135	-0.480	0.380
V001	D	2.372	-0.068	-0.240	0.095
V001	D	3.162	0.000	0.000	0.000
V002	D	0.000	2.259	-5.785	5.680
V002	D	0.527	2.214	-5.945	2.588
V002	D	1.055	2.168	-6.105	-0.589
V002	D	1.582	2.123	-6.266	-3.851
V002	D	2.109	2.078	-6.426	-7.197
V002	D	0.000	0.270	0.961	-1.519
V003	D	0.791	0.203	0.720	-0.855
V003	D	1.581	0.135	0.480	-0.380
V003	D	2.372	0.068	0.240	-0.095
V003	D	3.162	-0.000	-0.000	0.000

Member Internal Stresses

Member	Result Case Name	Offset	fa	fby(+z)	fby(-z)	fbz(+y)	fbz(-y)
		ft	Ksi	Ksi	Ksi	Ksi	Ksi
COL001	D	0.000	1.611	0.000	-0.000	0.000	-0.000
COL001	D	2.083	1.618	0.000	0.000	-4.294	4.294
COL001	D	4.165	1.625	0.000	0.000	-8.588	8.588
COL001	D	6.247	1.632	0.000	0.000	-12.882	12.882
COL001	D	8.330	1.639	0.000	-0.000	-17.175	17.175
COL002	D	0.000	-2.341	0.000	-0.000	0.000	-0.000
COL002	D	2.250	-2.334	0.000	0.000	-3.387	3.387
COL002	D	4.500	-2.326	0.000	0.000	-6.773	6.773
COL002	D	6.750	-2.318	0.000	0.000	-10.160	10.160
COL002	D	9.000	-2.311	0.000	-0.000	-13.547	13.547

Project: Ft George Bike Shelter

Andy Stricker, STRICKER ENGINEERING

April 13, 2016

C:\Users\landys\Documents\

V001	D	0.000	-0.082	0.000	-0.000	-3.624	3.624
V001	D	0.791	-0.062	0.000	0.000	-2.039	2.039
V001	D	1.581	-0.041	0.000	0.000	-0.906	0.906
V001	D	2.372	-0.021	0.000	0.000	-0.227	0.227
V001	D	3.162	0.000	0.000	-0.000	-0.000	0.000
V002	D	0.000	0.689	0.000	-0.000	-13.552	13.552
V002	D	0.527	0.675	0.000	0.000	-6.174	6.174
V002	D	1.055	0.661	0.000	0.000	1.406	-1.406
V002	D	1.582	0.647	0.000	0.000	9.187	-9.187
V002	D	2.109	0.634	0.000	-0.000	17.170	-17.170
V003	D	0.000	0.082	0.000	-0.000	3.624	-3.624
V003	D	0.791	0.062	0.000	0.000	2.039	-2.039
V003	D	1.581	0.041	0.000	0.000	0.906	-0.906
V003	D	2.372	0.021	0.000	0.000	0.227	-0.227
V003	D	3.162	-0.000	0.000	-0.000	-0.000	0.000

Nodal Displacements

Node	Result Case Name	DX	DY	RZ
		in	in	deg
N001	D	0.000	0.000	-0.747
N002	D	0.910	0.006	-0.070
N003	D	0.000	-0.000	-0.678
N004	D	0.915	-0.009	-0.101
N005	D	0.901	0.033	-0.034
N006	D	0.942	-0.089	-0.137

Nodal Reactions

Node	Result Case Name	FX	FY	MZ
		K	K	K-ft
N001	D	-0.864	-5.283	-NA-
N003	D	-0.631	7.680	-NA-

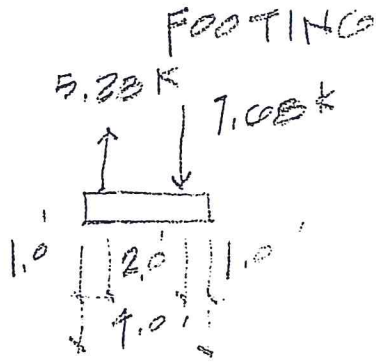


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No 5 of 5 Pages

Date 4/13 Client FOB Job No 00/203
By A Chk _____ Project BS



$$\text{NET DOWN} = 2.4 \text{ K}$$

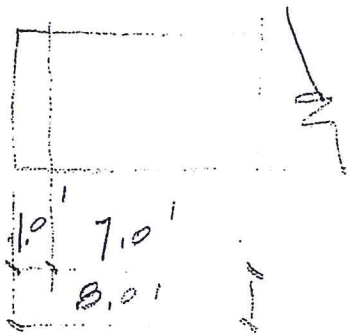
$$e_g = \frac{7.08 \times 2.0}{2.4} = 0.4' \quad M = 2400 \times 0.4 = 15360 \text{ ft-lb}$$

$$S = \frac{2.0 \times 4^2}{6} = 5.33 \text{ in}^3$$

$$f_{avg} = \frac{2400}{2 \times 4} \pm \frac{15360}{5.33} = 3180 \text{ psi}$$

$$= -2580 \text{ "}$$

CHECK GROSS LOADS FOR STABILITY



$$\text{SLAB DL} = 8^2 \times 60 = 3840 \text{ lb}$$

$$\text{FTO DL} = 2 \times 2 \times 4 \times 145 = 2320 \text{ lb}$$

$$\Sigma = 6160 \text{ lb}$$

$$S = \frac{8 \times 8^2}{6} = 85.33 \text{ in}^3$$

$$f_{avg} = \frac{2400}{8^2} \pm \frac{15360}{85.33} + 60 = 270 \text{ psi OK}$$

$$= -83 \text{ " OK}$$

$$\text{GROSS UPLIFT} = 37 \times 8 \times 44 = 13024 \text{ lb}$$

$$\text{GROSS DL} = 6 \left[(8 \times 44)(60 + 5) + 4 \times 2 \times 4 \times 230 \right] = 18136 \text{ lb OK}$$

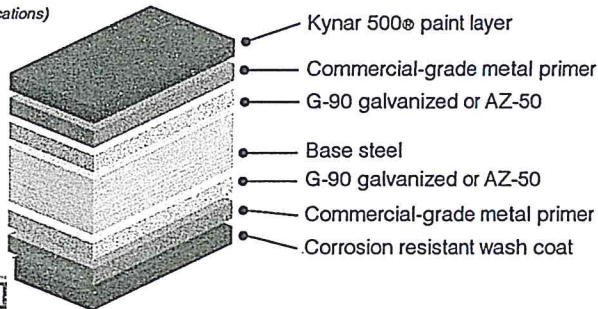
$$FS = \frac{20500}{13024} = 2.0:1 \text{ OK}$$

MATERIAL SPECIFICATIONS

- 26 gauge Kynar 500® Painted Steel .019" (thickness prior to painting)
G-90 Galvanized or AZ-50
- 24 gauge Kynar 500® Painted Steel .0236" (thickness prior to painting)
G-90 Galvanized or AZ-50
- 26, 24 & 22 gauge bare Zincoalume® Plus with Clear Acrylic Coating or AZ-50
- ▲ 22 gauge Kynar 500® Painted Steel .029" (thickness prior to painting)
G-90 Galvanized or AZ-50
- ♦ .032 Kynar 500® Painted Aluminum
- 24 gauge Bonderized (G-90)
- 16 and 20 ounce Copper
- Kynar and substrate testing data available
(See website)

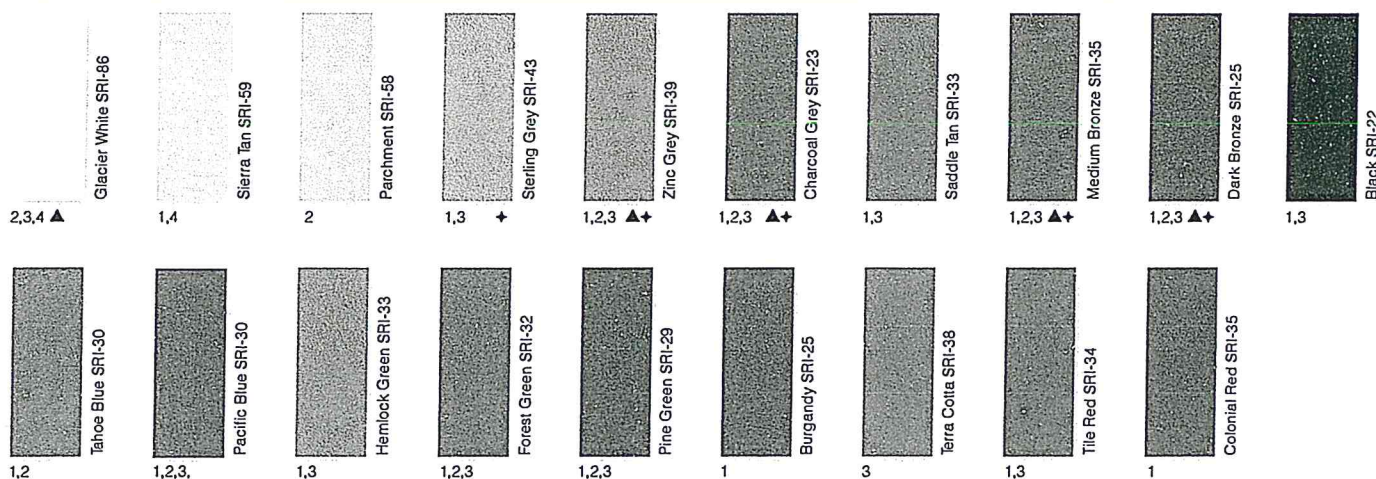
KEY FEATURES

- 19 Standard Colors, 5 Metallic Colors and 5 Specialized Colors
- Kynar 500® Paint System-the ultimate in exterior durability and color retention
- "Cool" color pigments are specially designed to reflect infrared light, reducing heat gain to dwelling, and conform with ENERGY STAR® criteria
- Superior quality, two-coat, 70% resin finish, applied at a 1 mil. thickness
- 40-year residential paint warranty
- 20 and 30 year commercial paint warranty:
(Contact TMP for warranty specifications)

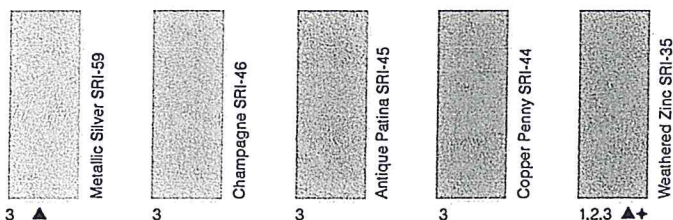


40-Year Residential/ 20 and 30 Year Commercial Manufacturer's Limited Warranty

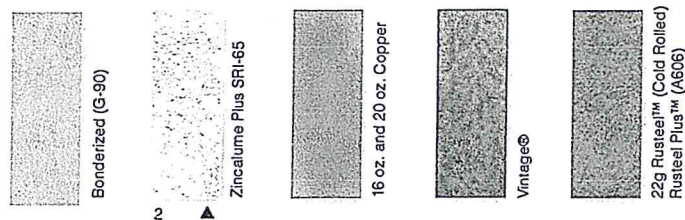
STANDARD COOL KYNAR 500® COLORS



METALLIC COOL KYNAR 500® COLORS



SPECIALIZED MATERIAL



These printed chips provide a close representation of the colors. Metal samples are available upon request.

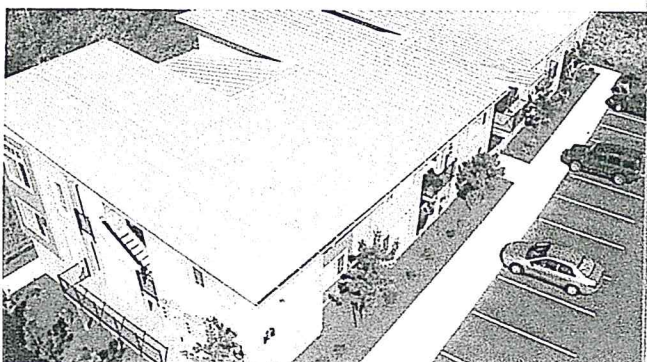
Coatings are low gloss 10-15% sheen

****Oil canning is not a cause for material rejection****

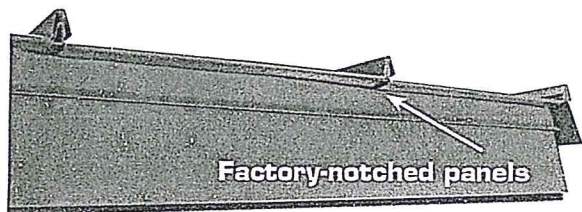
Standard Clip-Lock 100 Panels				
Width	Gauge	Color	LBS SQFT	LBS LF
13"	26	1	1.00	1.09
13"	24	2	1.18	1.28
17"	24	3	1.13	1.60
13"	22	▲	1.49	1.61
21"	22	▲	1.38	2.42
18"	.032	+	.53	.79

Standard Clip-Lock 150 Panels				
Width	Gauge	Color	LBS SQFT	LBS LF
12"	26	1	1.09	1.09
12"	24	2	1.28	1.28
16"	24	3	1.20	1.60
12"	22	▲	1.61	1.61
19½"	22	▲	1.49	2.42
17"	.032	+	.59	.79

(Inquire for other panel sizes)



The Clip-Lock™ Standing Seam delivers a panel with strong clean continuous grace, together with unequaled quality. This provides you a weather tight roof to last a lifetime. Floating clip system allows for extremely long panels, without the need for laps.

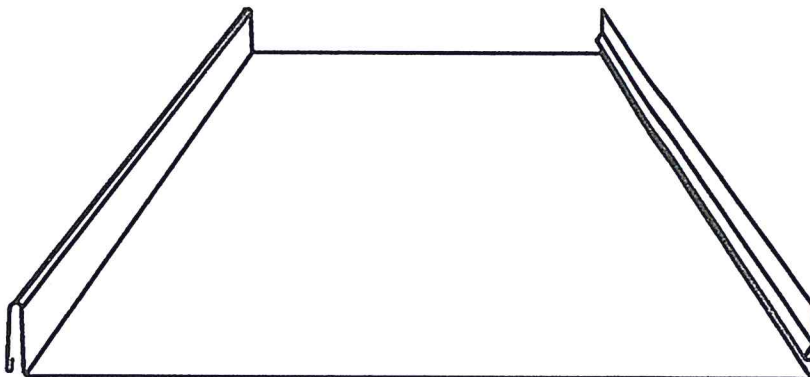


- Prevents crowning
- No visible screws required
- Sharp, professional appearance

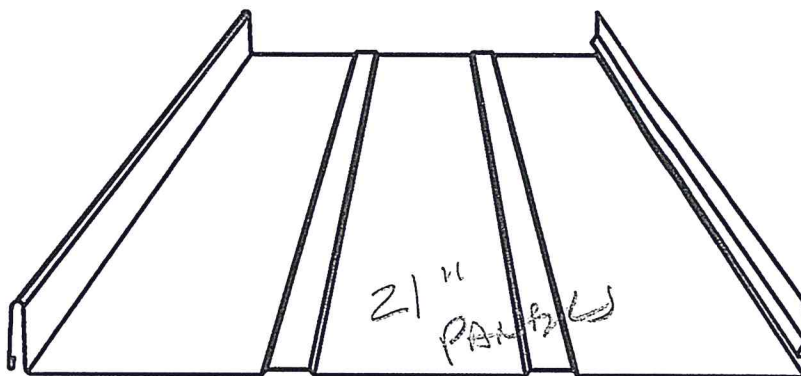
KEY FEATURES

- 12" to 21" coverage options
- 26, 24 & 22 gauge Tru-gauge™
- Factory-notched panels available
- Floating clip system: allows for expansion/contraction of panels in longer lengths
- 1" and 1½" vertical rib
- Concealed fasteners: fasteners cannot leak
- UL580 Class 90: Dade impact: Dade 90
Dade 140 MPH: UL Class 4 hail: ASTM 283
ASTM 330: ASTM 331: ASTM E-1592
- UL Class A fire rated
- 3:12 minimum pitch recommended: for lower pitches please inquire
- Standard panel lengths 2' to 65': for longer panels, please inquire
- Pan options: Flat pan, Accent ribs, Striations

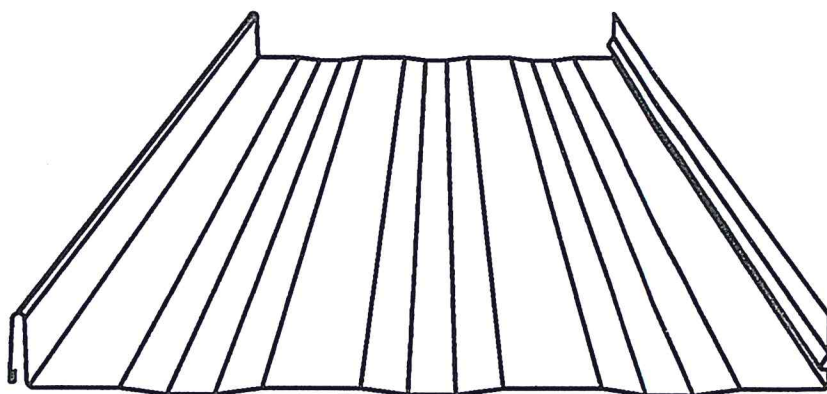
PANEL PROFILES



FLAT PAN
12" to 21" coverage options

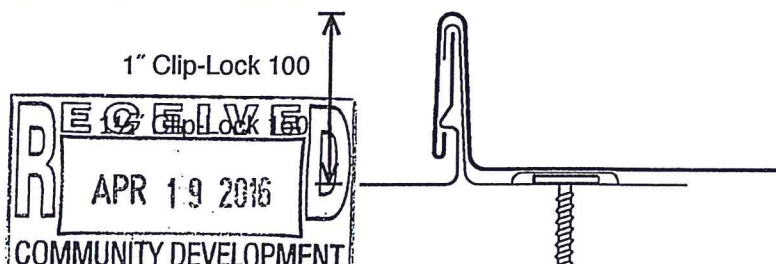


ACCENT RIBS



STRIATED

LOCK SEAM DETAIL



Taylor Metal Products Cool Kynar 500®

All Taylor Metal Products Kynar 500® coatings utilize pigments that are specifically designed to reflect infrared light, help reduce the heat gain of a dwelling, and conform with ENERGY STAR® criteria for steep slope cool roofing products.

PVDF is a fluoropolymer that is manufactured under the trademarked name Kynar 500®. Paint finishes containing a **minimum 70% PVDF** resin meet the high-performance weathering criteria established by the American Architectural Manufacturing Association and are allowed to carry the Kynar 500® trademarked name.

Profile	
Easy Lock™ Aesthetic Roofing Vertical wall and Fascia Min Slope: 3:12 Testing: UL580 Class 90	Classic V Rib™ Structural Roof Wall Min Slope: 2:12 Testing: ASTM E283 ASTM E330 ASTM E331
Versa-Span™ Structural Roofing Vertical wall and Fascia Min Slope: 2:12 Testing: UL580 Class 90 ASTM E1592 ASTM E1646 ASTM E1689	HR34 Structural Roof Wall Min Slope: 2:12 Testing: ASTM E283 ASTM E330 ASTM E331
Clip-Loc 12™ Aesthetic Roofing Vertical wall and Fascia Min Slope: 3:12	Box Rib Structural Roof Wall Min Slope: 2:12 Testing: ASTM E283 ASTM E330 ASTM E331
MS200 Structural Roofing Vertical wall and Fascia Min Slope: 5:12 Testing: UL580 Class 90 ASTM E1592 ASTM E1646 ASTM E1689 ASTM E2140	Classic 7/8" Corrugated™ Structural Roof Wall Min Slope: 2:12 Testing: ASTM E283 ASTM E330 ASTM E331
MS150/Curved MS 150 Structural Roofing Vertical wall and Fascia Min Slope: 5:12 Testing: UL580 Class 90 ASTM E1592 ASTM E1646 ASTM E1689	Contour 16"™ Aesthetic Wall Testing: ASTM E283 ASTM E330 ASTM E331 Other profiles are available.
Smoothwall / Soffit Aesthetic Wall, Fascia, Soffit Available with perforation Testing: ASTM E283 ASTM E330 ASTM E331 (12" Available)	Contour 12"™ Aesthetic Wall Testing: ASTM E283 ASTM E330 ASTM E331 Other profiles are available.
Reveal Aesthetic Wall, Fascia, Soffit Testing: ASTM E295 ASTM E330 ASTM E331 ASTM E283	PBR Testing: ASTM E283 ASTM E330 ASTM E331

Coil Width	Panels	Gauge	Glacier White	Sierra Tan	Parchment	Sterling Grey	Zinc Grey	Charcoal Grey	Saddle Tan	Medium Bronze	Tahoe Blue	Pacific Blue	Hemlock Green	Forest Green	Pine Green	Dark Bronze	Black	Burgundy	Terra Cotta	Tile Red	Colonial Red	Retro Red	Metallic Silver	Champagne	Antique Patina	Weathered Zinc	Copper Penny	Zincalume	Vintage	22g Rusteel™ (cold roll)	22g Rusteel Plus™ (4.600)	Copper 16 oz.	Copper 20 oz.
16-3/4"	12" Easy Lock 12-5/8" MS150 12" Clip Lock Smooth Wall/Soffit	24	x		x		x	x		x	x	x		x	x	x										x		x	x	x	x	x	x
		26		x		x	x	x	x	x	x		x	x	x	x	x	x		x	x					x							
20-5/8"	16" Easy Lock 12" VersaSpan 12" MS200 14-5/8" VersaSpan 14-5/8" MS200 12" Reveal	24	x			x	x	x		x		x		x	x	x	x		x	x	x		x	x	x	x	x		x	x	x	x	x
24"	18" Easy Lock 16" VersaSpan 16" MS200 18" VersaSpan 18" MS200 20" MS150 16" Contour 12" Contour	24	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x			x	x	x	x	x	x	x	x
43"	7/8" Corrugated PBR HR34	24	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	x	x	x			x	x	x	x	x	x		
48"	Classic Vee Rib Box Rib	24	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	x	x	x			x	x	x	x	x	x		

Kynar 500 is a registered trademark of Arkema, Inc.

Residential: 40 year, Transferable, Non-Prorated, Limited Manufacturer's Warranty

Commercial: 30 year, Non-Transferable, Non-Prorated, Limited Manufacturer's Warranty

*22 Gauge material available, please call to inquire



Community Development Department
1095 Duane Street
Astoria OR 97103
503-338-5183

May 12, 2016

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER *Nancy Ferber*

SUBJECT: SPECIAL ASSESSMENT APPLICATION FOR 1121 11th St.

Attached is a Special Assessment application by Kathleen A. Karen for the residential building at 1121 11th Street in the Shively-McClure National Register Historic District. The State Historic Preservation Office (SHPO) has requested comments or recommendation from the HLC concerning designation of this structure on the Special Assessment Program. The owner wants to restore the building and make some contemporary alterations to maintain the multi-family dwelling. The proposed alterations have received HLC review and approval for Exterior Alteration (EX12-01) on February 21, 2012. The proposed preservation plan is attached for HLC information.

The HLC should consider if they want to recommend that this request be approved. Staff recommends approval of the request.



House in 2014

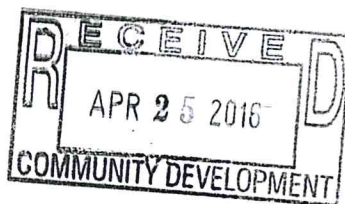


Historic Photo



Oregon

Kate Brown, Governor



Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



April 21, 2016

Astoria Historic Landmarks Commission

Nancy Farber

1095 Duane Street

Astoria, OR 97103

Dear Ms Farber:

Enclosed is a copy of an application for the Special Assessment of Historic Property program for a property located in your jurisdiction. We have performed an initial review, and would like to afford you the opportunity to review the application and provide your comments.

As you may be aware, the current statute for the program allows the owner to bypass SHPO review for projects in their Preservation Plan that would be subject to local historic design review. So, in addition to any overall comments on the application we are also asking that you identify those projects in the enclosed Plan that would trigger local design review.

Please respond within 30-days from the date of this letter. We will consider your comments with those of the county assessor during the final review of the application. Information may be provided via e-mail.

If approved, special assessment for this property would become effective for the tax year beginning July 1, 2015.

Thank you for your time. Please contact me at 503-986-0688, or Joy.Sears@oregon.gov if you have any questions.

Sincerely,

Joy Sears

Restoration Specialist

Enclosures



RECEIVED

**SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM
Application Form**

MAR 31 2016

Instructions: Please fill out the form completely. Type or print in ink. Be sure to read the paragraph above the signature line before signing. Submit this form along with the Preservation Plan and all supplementary material as indicated on the application checklist. Incomplete applications will be returned.

OR SHPO

1. **Property Information:**
 Historic Name of Property: John W. McMullen Residence
 Property Address: 1121 11th Street
 City: Astoria County: Clatsop Zip: 97103
 National Register District (if applicable): Shively-McClure Historic District
2. **Property Tax Information:**
 Tax Account Number: 25269 Does owner reside in property? ☐ Yes ☒ No
 Current Assessed Value: \$ 151,007 Current Real Market Value (RMV): \$ 151007
3. **Application Fee Due Upon Approval**
 Do not include payment at this time. (Assessed Value x .001): \$ 151.01
4. **Preservation Plan Overview:**
 Current Use: ☒ Residential ☐ Res./Multi-family ☐ Commercial ☐ Agricultural ☐ Industrial
 FIRST TERM: ☒ SECOND TERM: ☐
 Estimated Cost of Rehabilitation: \$ 100000 Required 5th year compliance expenditure (10% of RMV) \$ 15100
5. **Owner Information (Primary contact due to a 10 year term and the responsibility of reporting is the owners.)**
 Owner Name: Kathleen A. Karan Organization/business: N/A
 Address: 2257 NW Hoyt St., #2 City: Portland
 State: Oregon Zip: 97210
 Phone: (503) 360-5110 E-mail: kkaran@aol.com
5. **Consultant Information : Please cc on all correspondence to owner:** ☐ Yes ☐ No
 Name: N/A Company: _____
 Address: _____ City/State/Zip: _____
 Phone: _____ E-mail: _____

I certify that I have read and understand that this application and any attachments accurately represent the property to be specially-assessed. I agree to grant access for the viewing of the property by the State Historic Preservation Officer, the State Historic Preservation Officer staff, and the Historic Assessment Review Committee. I agree to preserve and maintain this property.

Kathleen A. Karan March 30, 2016
 Owner Signature Date

Print Owner Name Kathleen A. Karan

SHPO Use Only

Application submission reviewed:	
SHPO Authorized Signature and Date	
Property is approved for Special Assessment:	
SHPO Authorized Signature and Date	
Date Special Assessment Begins:	Date Special Assessment Ends:

Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence	City: Astoria	County: Clatsop
Street: 1121 11th St.		

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 1 Chimney Demolition	SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)
Architectural Feature: Chimney	Estimated or Actual Project Cost: \$ 1,500	
Approximate Date of Feature: 1902	Estimated or Actual Completion Date: 05/2015	
Describe Existing Feature and Condition: Existing chimney was derelict. Estimates obtained for repair indicated it was not salvageable and should be demolished.	Proposed Treatment and Impact on Existing Feature: Contractor was hired to demolish and remove chimney to below the roofline and repair roof with shingles to match current roof; homeowner demolished remaining two stories of chimney inside the house and is salvaging the bricks for a garden path or patio. (work completed)	

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

PRESERVATION PLAN PROGRESS REPORT				
TO BE COMPLETED UPON SHPO REQUEST IN THE 3 rd , 6 th & 9 th YEARS OF THE SPECIAL ASSESSMENT PERIOD				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.
 *Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

Preservation Plan

Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 2 Utilities	<div style="display: flex; justify-content: space-between;"> <div> SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <div> Approved to count toward 5 year spending requirement (10% of RMV) </div> </div>
Architectural Feature: water, electric, sewer, storm drainage system	Estimated or Actual Project Cost: \$ 7,000
Approximate Date of Feature: 1930	Estimated or Actual Completion Date: 06/2015
Describe Existing Feature and Condition: A) Original clay sewer pipe was cracked in multiple places, had holes, and was leaking. B) No storm drainage system existed. Water from gutters ran down N cliff, creating a landslide hazard. C) All electrical service and wires had been removed from the house when it was gutted by the prior owner; there was no service connection to the house. D) All plumbing was removed from the house when it was gutted by the prior owner; service to the street had a leak, causing City to disconnect service and remove meter.	Proposed Treatment and Impact on Existing Feature: A) Yard was dug up, existing sewer pipe was replaced with new connection to house. Dirt was replaced. B) Trench was dug from gutters down to the street and storm drainage system installed so water would properly feed into City's storm sewer system rather than down the cliff; dirt was replaced. C) Electrical meter and circuit breaker box installed; service connected from the pole; 2 outlets installed for use during construction; service activated. D) New water service was installed from the street to the house using Uponor to an outside spigot for use during construction; new water meter installed; service activated. (all above work completed)

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

PRESERVATION PLAN PROGRESS REPORT

TO BE COMPLETED UPON SHPO REQUEST IN THE 3rd, 6th & 9th YEARS OF THE SPECIAL ASSESSMENT PERIOD

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 3 Landscaping	<div style="display: flex; justify-content: space-between;"> <div> SHPO USE ONLY <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> <div> Approved to count toward 5-year spending requirement (10% of RMV) </div> </div>
Architectural Feature: vegetation and debris	Estimated or Actual Project Cost: \$ 1,000
Approximate Date of Feature: 2010	Estimated or Actual Completion Date: 08/2015
Describe Existing Feature and Condition: Laurels along N cliff were so overgrown, approx. 30-35 ft. tall, that the house was not even visible from the street. (see photo)	Proposed Treatment and Impact on Existing Feature: Laurels along N cliff were cut back to about 3 ft. tall. Work was done over many months, and included multiple trips to the dump with the debris. (see photos)(work completed)

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

PRESERVATION PLAN PROGRESS REPORT				
TO BE COMPLETED UPON SHPO REQUEST IN THE 3 rd , 6 th & 9 th YEARS OF THE SPECIAL ASSESSMENT PERIOD				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.

*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 4 Demolition of 1958 addition	<table style="width: 100%;"> <tr> <td style="width: 60%;"> SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </td> <td style="width: 40%;"> Approved to count toward 5 year spending requirement (10% of RMV) </td> </tr> </table>	SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)
SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)		
Architectural Feature: addition	Estimated or Actual Project Cost: \$ 3,000		
Approximate Date of Feature: 1958	Estimated or Actual Completion Date: 09/2015		
Describe Existing Feature and Condition: Historically inappropriate addition was added in 1958 to extend the original 1902 addition another 70 sq. ft. to the N, at which time the roofline to the 1902 addition was altered. A 6-pane over 1-pane window (inappropriate for a 1902 Victorian) was added on the N side in 1958. Historic photos obtained from 1912 revealed the original hip roofline, as would be appropriate for a Victorian house. (see photos)	Proposed Treatment and Impact on Existing Feature: 70 sq. ft. addition was demolished and roofline rebuilt to return it to the original 1902 dimensions and hip roofline. (see photos) Foundation under 70 sq. ft. section also was demolished. (work completed)		

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

PRESERVATION PLAN PROGRESS REPORT

TO BE COMPLETED UPON SHPO REQUEST IN THE 3rd, 6th & 9th YEARS OF THE SPECIAL ASSESSMENT PERIOD

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.

*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 5 straightened racked structure	<div style="display: flex; justify-content: space-between;"> <div> SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <div> Approved to count toward 5 year spending requirement (10% of RMV) </div> </div>
Architectural Feature: structure/framework	Estimated or Actual Project Cost: \$ 3,000
Approximate Date of Feature: 1902	Estimated or Actual Completion Date: 08/2016
Describe Existing Feature and Condition: Prior owner gutted the entire house down to the 2 x 4's, leaving no interior sheathing of any type, only the exterior siding, to support the house. Prior owner left the house in this condition, exposed to the winds and weather, for 12-13 years. Over that time, the house was racked by the winds to where it now leans to the N a total of about 8" over the height of the structure. (See engineering letter.)	Proposed Treatment and Impact on Existing Feature: Homeowner intends to use cable systems and turnbuckles, with direction from an engineer, to pull the structure back into alignment, then sheath the E and W walls with plywood as per engineering recommendations, to hold it in place. (The engineer recommended that the 1958 addition be removed prior to this work being done, to create less resistance.)

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

PRESERVATION PLAN PROGRESS REPORT				
TO BE COMPLETED UPON SHPO REQUEST IN THE 3 rd , 6 th & 9 th YEARS OF THE SPECIAL ASSESSMENT PERIOD				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 6 Rot repair to structure	<div style="display: flex; justify-content: space-between;"> <div> SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <div> Approved to count toward 5 year spending requirement (10% of RMV) </div> </div>
Architectural Feature: structure/framework	Estimated or Actual Project Cost: \$ 10,000
Approximate Date of Feature: 1902	Estimated or Actual Completion Date: 12/2016
Describe Existing Feature and Condition: The house was gutted down to the 2 x 4's by the prior owner. A set of double-hung windows is completely missing from the first floor S facade and the hole is boarded up. There is extensive rot along the first floor S wall and it will need to be rebuilt entirely. Windows will need to be rebuilt and installed. The SE corner post of the house is rotted due to an improperly directed gutter pouring water down it for years and will need to be replaced. This corner of the foyer will need to be rebuilt. The original front door was replaced with an inappropriate medieval style one in the 1970's. There is significant dry rot on the front porch posts, railings, and steps.	Proposed Treatment and Impact on Existing Feature: Homeowner has an active permit for Phase I of the rot repair to include: Rebuilding the downstairs S kitchen wall, installing two double-hung windows (either by renovating the existing deteriorated sashes provided by the prior owner or by having new ones custom-made out of wood to match originals (see photos); Replacing the SE corner post and rebuilding the foyer corner; Installing a vintage wood paned door with stained glass window (see photos); and Repairing all rotted front porch posts, pickets and handrails (already cleared by historic committee to keep historic height handrail) and rebuilding steps to Code.

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

PRESERVATION PLAN PROGRESS REPORT

TO BE COMPLETED UPON SHPO REQUEST IN THE 3rd, 6th & 9th YEARS OF THE SPECIAL ASSESSMENT PERIOD

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 7 Wood window restoration	<table style="width: 100%;"> <tr> <td style="width: 60%;"> SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </td> <td style="width: 40%;"> Approved to count toward 5 year spending requirement (10% of RMV) </td> </tr> </table>	SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)
SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)		
Architectural Feature: double-hung bay windows	Estimated or Actual Project Cost: \$ 2,000		
Approximate Date of Feature: 1902	Estimated or Actual Completion Date: 12/2017		
Describe Existing Feature and Condition: 4 sets of original wood double-hung bay windows throughout the house are in place but in disrepair, requiring restoration and renovation; ropes and weights are disconnected and/or missing; paint peeling. Historic wavy glass exists in all windows.	Proposed Treatment and Impact on Existing Feature: Wood windows will be renovated and restored, including new glazing as needed, restoring the ropes and weights to make them all fully functional. Window sashes will be stripped with an infra-red heat gun to remove all paint, and then refinished. Historic wavy glass will be maintained.		

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

PRESERVATION PLAN PROGRESS REPORT TO BE COMPLETED UPON SHPO REQUEST IN THE 3rd, 6th & 9th YEARS OF THE SPECIAL ASSESSMENT PERIOD				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
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*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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Preservation Plan

Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 8 Bring structure/framework to Code	<div style="display: flex; justify-content: space-between;"> <div> SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <div> Approved to count toward 5 year spending requirement (10% of RMV) </div> </div>
Architectural Feature: structure/framework	Estimated or Actual Project Cost: \$ 15,000
Approximate Date of Feature: 1902	Estimated or Actual Completion Date: 12/2017
Describe Existing Feature and Condition: The house has been gutted down to the 2 x 4's. It has no vapor barrier, and is of balloon frame construction 24" on center, made up of 2 x 4's, except for the back addition, which is made up entirely of 2 x 3's 24" on center. Ceiling joists are also 24" on center.	Proposed Treatment and Impact on Existing Feature: Engineer will be hired to advise what needs to be done to meet Code. Wall studs and ceiling joists will be added between those 24" on center as directed by engineer, plywood sheathing will be added on N and S walls as directed by engineer, structure will be reinforced at key points as per engineering recommendations.

SHPO USE ONLY FOR PROJECT COMMENTS

PRESERVATION PLAN PROGRESS REPORT

TO BE COMPLETED UPON SHPO REQUEST IN THE 3rd, 6th & 9th YEARS OF THE SPECIAL ASSESSMENT PERIOD

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
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*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 9 Siding	<div style="display: flex; justify-content: space-between;"> <div> SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <div> Approved to count toward 5 year spending requirement (10% of RMV) </div> </div>
Architectural Feature: shiplap siding	Estimated or Actual Project Cost: \$ 15,000
Approximate Date of Feature: 1902	Estimated or Actual Completion Date: 12/2018
Describe Existing Feature and Condition: Shiplap siding is rotted on S and W facades, lead paint chipping and peeling down to the bare wood in many spots.	Proposed Treatment and Impact on Existing Feature: Replace rotted siding with as much like original as possible (source found at Lakeside Lumber); strip peeling lead paint off any siding that is in good condition; prime and paint entire house.

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

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Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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Preservation Plan

Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 10 Interior Framing	<div style="display: flex; justify-content: space-between;"> <div> SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <div> Approved to count toward 5 year spending requirement (10% of RMV) </div> </div>
Architectural Feature: Interior Framing	Estimated or Actual Project Cost: \$ 3,000
Approximate Date of Feature: 1902	Estimated or Actual Completion Date: 06/2019
Describe Existing Feature and Condition: Interior framing is half missing and consists of 2' x 3's, 24" on center.	Proposed Treatment and Impact on Existing Feature: All interior walls will be re-framed to meet current Code.

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

PRESERVATION PLAN PROGRESS REPORT

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Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 11 Electrical Wiring	<div style="display: flex; justify-content: space-between;"> <div> SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <div> Approved to count toward 5 year spending requirement (10% of RMV) </div> </div>
Architectural Feature: electrical wiring	Estimated or Actual Project Cost: \$ 11,000
Approximate Date of Feature: 1902	Estimated or Actual Completion Date: 12/2019
Describe Existing Feature and Condition: The house has been gutted down to the 2 x 4's. All electrical wiring was removed entirely by the prior owners.	Proposed Treatment and Impact on Existing Feature: The house will be entirely re-wired to meet Code. Vintage and/or reproduction light fixtures appropriate to the 1900-1905 era will be installed.

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

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Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 12 Plumbing	<div style="display: flex; justify-content: space-between;"> <div> SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <div> Approved to count toward 5 year spending requirement (10% of RMV) </div> </div>
Architectural Feature: plumbing	Estimated or Actual Project Cost: \$ 8,000
Approximate Date of Feature: 1902	Estimated or Actual Completion Date: 06/2020
Describe Existing Feature and Condition: The house has been gutted down to the 2 x 4's. All plumbing was removed entirely by the prior owners.	Proposed Treatment and Impact on Existing Feature: The entire house will be re-plumbed, to include a toilet, clawfoot tub and pedestal sink in the bathroom; sink in kitchen; washer/dryer hookups. Hot water tank will be installed.

FINAL

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PRESERVATION PLAN PROGRESS REPORT

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Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 13 insulation/vapor barrier	SHPO USE ONLY <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)
Architectural Feature: insulation/vapor barrier	Estimated or Actual Project Cost: \$ 9,000	
Approximate Date of Feature:	Estimated or Actual Completion Date: 06/2021	
Describe Existing Feature and Condition: The house was gutted down to the 2"x4's by the prior owner. No current vapor barrier or insulation exists.	Proposed Treatment and Impact on Existing Feature: Closed cell foam insulation will be sprayed into the 2"x4' wall cavities, as it provides a vapor barrier while simultaneously providing energy efficiency. (It is also the only known way to meet Code of R31 within such a 4" stud space.)	

FINAL

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Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 14 drywall and trim, doors	SHPO USE ONLY <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)
Architectural Feature: interior wall surface and interior doors	Estimated or Actual Project Cost: \$ 20,000	
Approximate Date of Feature: 1902	Estimated or Actual Completion Date: 12/2022	
Describe Existing Feature and Condition: The house was gutted down to the 2"x4's by the prior owner. All plaster and lath was removed entirely by the prior owner. No wall surface currently exists; No original window or door trim currently exists except in the N upstairs bay window. There are no existing interior doors	Proposed Treatment and Impact on Existing Feature: All interior walls will be drywalled, primed and painted. Door and window trim will be installed in the entire house to match as closely as possible to the existing original window trim in the N upstairs bay window (possible finger-jointed source located at Home Depot of almost identical trim) Vintage or reproduction 5-panel or 1-panel wood doors will be installed throughout the house (all bedrooms and bathrooms), with reproduction and/or vintage hardware doorknobs appropriate to the era.	

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

PRESERVATION PLAN PROGRESS REPORT

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Preservation Plan
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: John W. McMullen Residence		
Street: 1121 11th St.	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

Project 15 gas stove and chimney	SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)
Architectural Feature: heat source	Estimated or Actual Project Cost: \$ 3,500	
Approximate Date of Feature:	Estimated or Actual Completion Date: 12/2022	
Describe Existing Feature and Condition: The house was gutted down to the 2'x4's by the prior owner. No current heat source exists.	Proposed Treatment and Impact on Existing Feature: A gas stove/heater will be installed in the corner of the livingroom, as well as a chimney to vent the same.	

FINAL

SHPO USE ONLY FOR PROJECT COMMENTS

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CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

May 11, 2016

DATE: May 11, 2016

TO: HISTORIC LANDMARKS COMMISSION

FROM: SHERRI WILLIAMS, ADMINISTRATIVE ASSISTANT 

SUBJECT: DR. EDWARD HARVEY HISTORIC PRESERVATION AWARD FOR 2016

The theme for the 2016 National Preservation Month (May) is, "This. Place. Matters". Preservation Month was designed to raise awareness about the power historic preservation has to protect and enhance our homes, neighborhoods and communities - the places that really matter to us. It provides an opportunity to celebrate the diverse and unique heritage of our country's cities and towns, and enables all of us to become involved in the growing preservation movement.

Astoria has traditionally celebrated National Preservation Month by recognizing restoration and renovation efforts within the City of Astoria. Attached is information on each of the nominated structures for Astoria's Dr. Edward Harvey Historic Preservation Award, 2016. Also attached are the guidelines for the award. The award is usually given for completed work.

Pictures of the sites are included but the pictures do not show everything. Please visit the sites individually prior to the meeting. The 2016 recipients of the award should be decided at the HLC meeting. In the past, no more than one award has been granted in each category. HLC has, in the past, selected up to one property in each category (residential and commercial) with Honorable Mention certificates to other special recognitions. No more than one award in each of the three categories will be presented at the June 6 City Council meeting. Honorable Mention awards will be presented by the HLC at their June 21st meeting.

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

Documentation on the nominated structures for 2016 is attached.

Residential:

1. 3720 Duane in the Owens Adair Historic Inventory Area
Eligible/Significant
Historic Name: Andrew Young House
(c. 1875)

Owner: Laura A Rogers
3720 Duane
Astoria, OR 97103

Ms. Rogers' home has undergone significant repair in the last few years both interior and exterior. Exterior repairs include foundation, roof, soffits, skirting, siding, porch, stairs, and paint. The property was accepted on the special assessment program with the State Historic Preservation Office prior to repairs.

Ms. Rogers applied for and was accepted to the City's Certified Local Government Pass-Through grant in 2015. Work done included: Foundation repair, installation of simple and compatible window on the N elevation of an addition with window trim to match the existing; the back porch received significant repair including addition of stairs; front porch railings and stairs were rebuilt; siding was repaired and/or replaced; and the structure was painted with attention to the historic detailing.

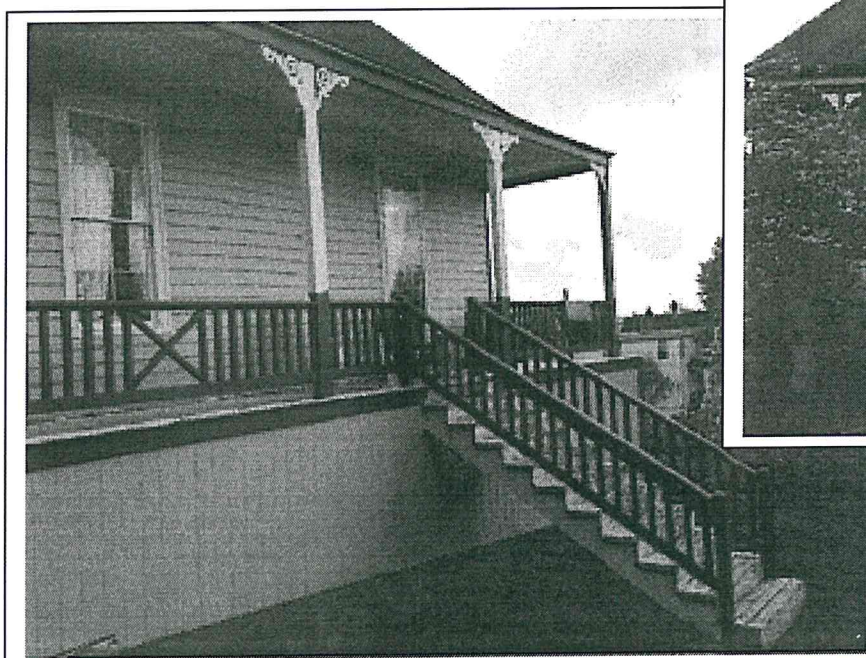
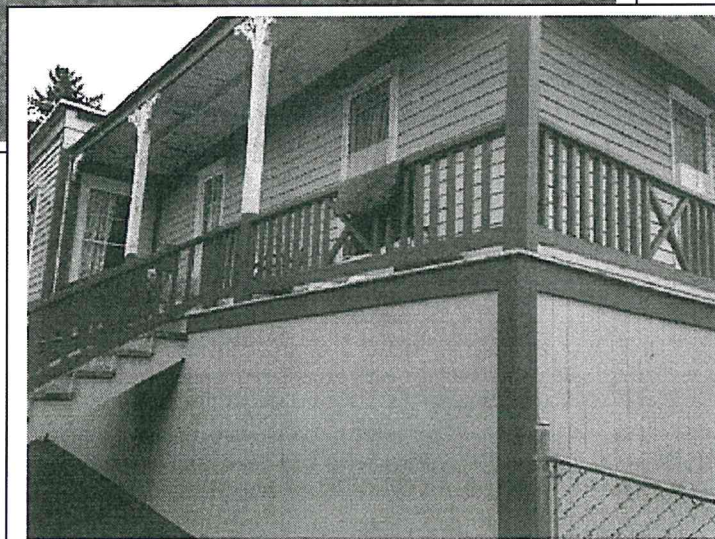


Before





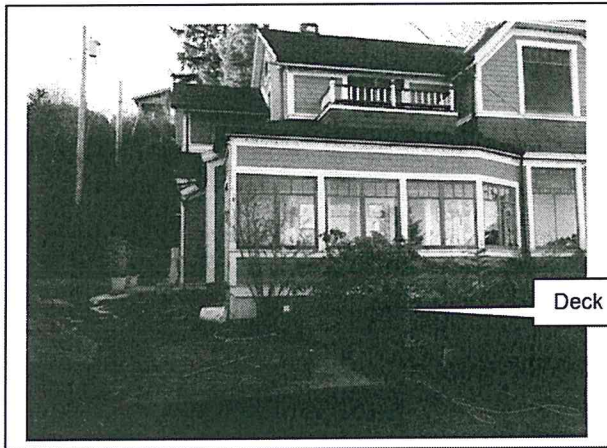
After



2. 384 Duane in the Hobson Flavel Historic Inventory Area
Primary/Contributing
Historic Name: John L. Carlson House
(c. 1892)

Owner: Michael & Kristin Covert
384 Duane
Astoria OR 97103

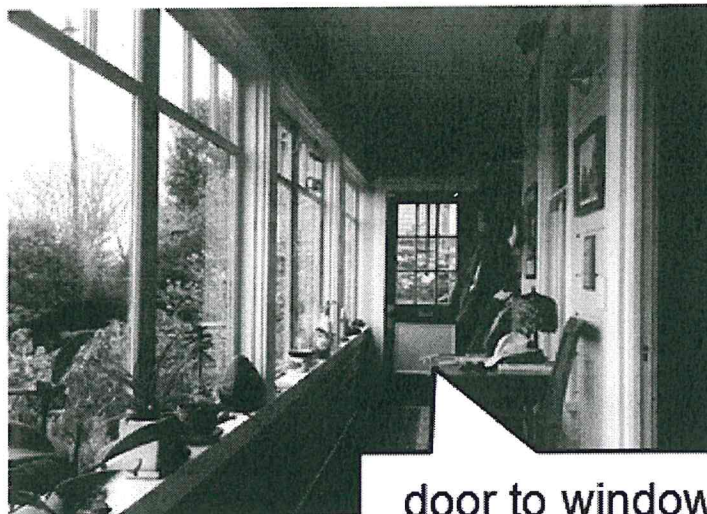
Mr. Covert applied for and received approval for an exterior alteration permit in May of 2014. This Queen Ann style home received new rear porch windows, a French door, and a rear door was changed to a window, all with the same design, dimension, and material to match the existing structure. A new rear deck is of wood with balustrade, with upper and lower rails, framed lattice below, and was painted to match the house.



Deck location



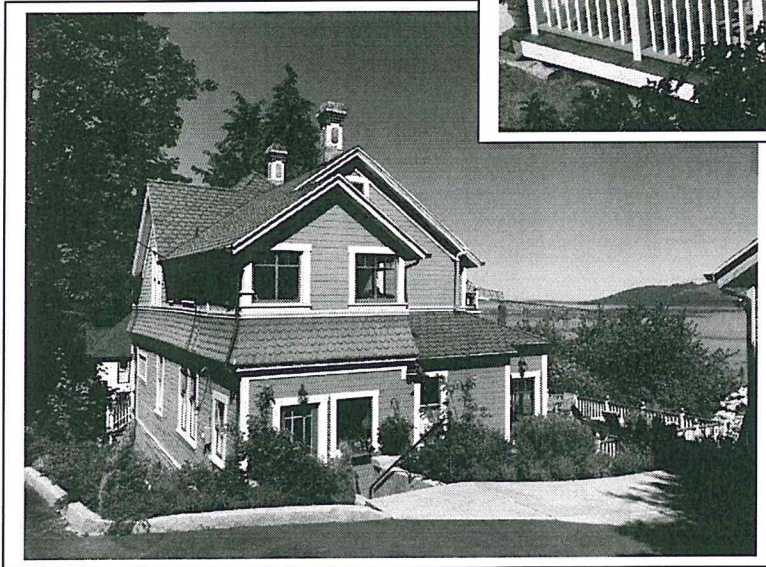
Before



door to window



After

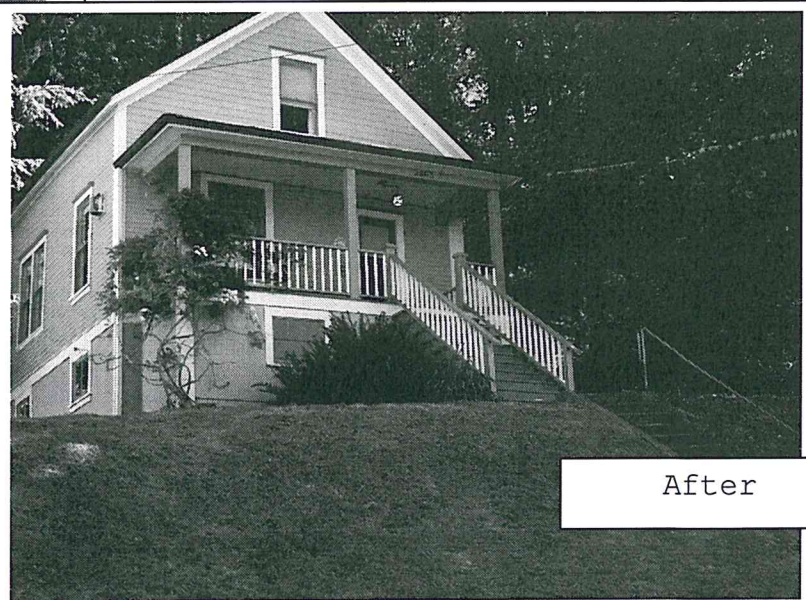


3. 2803 Grand in the Owens Adair Historic Inventory Area
Eligible/Contributing
Historic Name: Riatala-Eskola House
(c. 1915)

Owner: Bonnie Ross
2803 Grand
Astoria OR 9703

This charming Victorian Era / Vernacular style home received a Certificate of Appropriateness in July of 2013 to do extensive repairs to the front porch. The floor boards, railing, and stairs were all repaired/replaced with appropriate materials and the structure received new paint.

Before



After

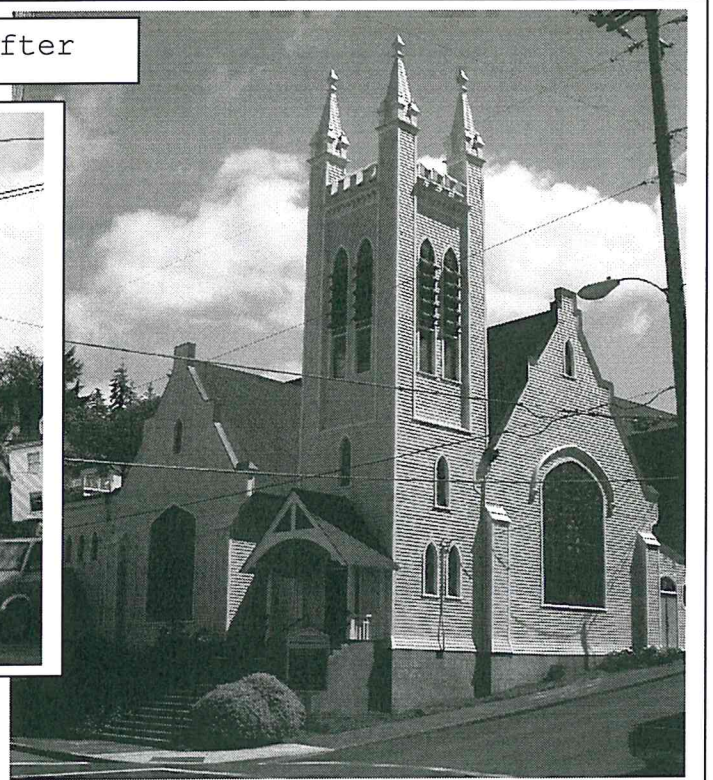
Commercial:

1. 1103 Grand Avenue
Contributing, Shively-McClure National Register Historic District
Historic Name: First Presbyterian Church
(c 1903)

Owner: First Presbyterian Church
1103 Grand Avenue
Astoria OR 97103

Comments: The First Presbyterian Church congregation has been working to restore the church. The first piece of the exterior renovation included restoring the gable ends and steeple. The materials included finger-jointed cedar, milled to match the width and depth of the original weatherboard siding. The remainder of the building siding was shaved of old paint, sanded, zinc primer applied, vinyl spackle placed over nail heads, another sanding and priming and application of two coats of paint. The rotten pieces of siding were replaced with a Canadian tight-knot cedar which is well suited for our weather. The structure was painted, trying to mimic its original color scheme. The paint choices are intended to mimic sunlit highlights while the recessed areas are painted a deep brownish red to accentuate their depth. Future work includes replacement of the spires on the bell tower and window repair/replacement. Interior work included replacement and re-adhering plaster throughout the nave. The Church was nominated for the 2015 Dr. Harvey Award; the HLC suggested since the windows were part of the repair work and they were not yet replaced that the Church nomination be placed in the 2016 nominations. The Church is currently in the fundraising stage of the window project. To date, no additional work has been done.

After



2. 1191 -1193 Marine/201-207 12th Street
Contributing in the Downtown National Register Historic District
Historic Name: Fisher Building
(c. 1924)

Owner: William J Allen
92628 Fern Hill Road
Astoria OR 97103

In August of 2012, Mr. Allen submitted a request to the Historic Landmarks Commission to designate this individual building as historic in the Downtown National Register District. The request was approved. Since that time, Mr. Allen has worked with the City to repair his building including framework in the basement, the floor system, interior wall and exterior pilaster, and exterior repairs that include replacing windows and repair of façade concrete. The windows were fabricated to match the existing wood cased storefront windows and door. Mr. Allen worked with the State Historic Preservation Office to assure the proper work was being done to restore the building back to its original state. There is one garage door remaining that will be replaced with a storefront window in the near future (see 'after' photo).



Before





After

