



AGENDA

HISTORIC LANDMARKS COMMISSION

May 19, 2015

5:15 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. March 31, 2015
 - b. April 21, 2015
4. PUBLIC HEARINGS
 - a. Exterior Alteration EX15-06 by Tonquin Resources, Ltd., to (1) add a detached exterior deck to the south side, east end of the building; (2) add garbage enclosure at the corner of 14th Street and Marine Drive; and (3) construct an electric gate at the entrance to the private parking area on the River Pilot's dock at 175 14th in the A-2, Aquatic Two Development zone. Staff recommends approval of the request.
 - b. New Construction NC15-05 by Gary Danielson, SRG Partnership Inc. for Clatsop Community College to reconstruct Patriot Hall, retaining portions of the north and west facades, increasing square footage from approximately 25,000 to 35,000. The building is adjacent to structures designated as historic at 1650 Lexington in the In - Institutional zone. Staff recommends approval of the request.
5. NEW BUSINESS
 - a. All Star Community Application
 - b. Dr. Edward Harvey Historic Preservation Award - The 2015 Nominees include: 778 38th Street, 1103 Grand, and 1196 Marine.
6. REPORT OF OFFICERS
7. ADJOURNMENT

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

City Council Chambers

March 31, 2015

CALL TO ORDER – ITEM 1:

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

ROLL CALL – ITEM 2:

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

Staff Present: Interim Planner Mike Morgan.

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 3(a):

NC15-02 New Construction NC15-02 by Dan and Kim Supple to construct a new single-family residence in the Shively-McClure National Register Historic District at 1542 Grand 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. She asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare.

President Gunderson declared that her company, Windermere Pacific Land Company, has represented the Applicants in past real estate negotiations. However, this would not affect her decision on this application. She visited the site of the new construction earlier that day to get a better view of the small photographs in the Staff report. She took color photos, which she made available to the Commission, Staff, and members of the audience.

Commissioners Caruana, Burns, McHone, and Osterberg declared they had visited the site. Commissioner Caruana said the Applicants were also his customers. However, this would not affect his decision.

President Gunderson requested a presentation of the Staff report.

Interim Planner Morgan presented the Staff report, noting that Page 3, Section C. Proposed Structure, should state "the building is 50' wide by 35' long **35' wide by 50' long.**" The Applicants had already received variances from the required setback and position of the house to the south to protect views of adjacent historic structures to the west. The report titled *Windows in Central Astoria*, by John Goodenberger, was included in the Staff report because the HLC must determine whether the proposed windows would be compatible with the design of adjacent historic structures. No correspondence had been received.

Commissioner Stanley noted Staff did not recommend approval or denial of the request. He explained that hearing Staff's position, recommendations, and arguments could help the HLC make a decision. Interim Planner Morgan said in this case, the decision was subjective and he did not believe it was appropriate for him to make a recommendation on this building. The HLC should have a policy discussion about the windows and the form of the building, and then make a decision based on the information provided by Staff.

President Gunderson said she asked Staff for recommendations and conditions via email as she was reviewing the Agenda packet. Interim Planner Morgan has done his best to provide the HLC with the information necessary

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to make a sound decision and in this case, he is more comfortable allowing the Commission to make their own decision.

Interim Planner Morgan added that the Applicant's have gone to great lengths to make sure their new building would meet historic standards. He asked the HLC to consider whether they wanted to require custom wood windows in every new structure built in a historic district. This would be a policy decision, which should be determined by the Commission, not by Staff. Mr. Goodenberger's report referred to this issue as well.

Commissioner Stanley said he was not comfortable making policy decisions on the spot. This request was obviously very important. However, the HLC had not had the opportunity to discuss future policies and he did not want to make a decision that could jeopardize the Applicant's opportunity to build their home. Interim Planner Morgan suggested the HLC hear the Applicant's testimony, and then discuss the request.

Commissioner Osterberg agreed with Commissioner Stanley. He believed the HLC was being asked to do two different things, conduct a land use hearing to review a specific application according to criteria and have a broad policy discussion. He understood how the two issues were related and why Staff introduced the matter. However, he believed the policy discussion should be separated from the land use application and discussed during a work session.

Commissioners Burns and Caruana agreed. Commissioner Caruana added HLC usually reviews renovations and new construction as a different matter. He did not believe every structure needed to represent the 1920s or 1930s, but he did believe in architectural purity. Homes built in a historic neighborhood should have a distinct style. He was not as concerned about the windows or the depth of the windows that pertain to a particular type of architecture. However, the Applicant should choose a style and stay true to that style.

Vice President Dieffenbach said the Applicants needed a decision. She believed the project should be reviewed and the discussion about the windows should be kept separate. The HLC should hear the Applicant's testimony and consider the project as a whole with the conditions presented by Staff. She believed the HLC could agree on a decision centered on the entire house, not on the windows.

Commissioner Osterberg asked if Staff believed the proposed windows met the depth of recess recommended on Page 2 of the report on windows.

Interim Planner Morgan said two types of windows were being proposed. The picture window would be inset two inches from the exterior of the frame, which would meet the recommendation.

President Gunderson believed the Applicant and builder should answer the question. She asked the HLC if she could open the public testimony. The Commissioners agreed.

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

Tim Kennedy, 3708 Irving, Astoria, said he would be building the house. He thanked the HLC and Staff for holding a second meeting in March to review the project. He gave a PowerPoint presentation on the proposed windows. He preferred vinyl windows because they cost 1/4 to 1/3 less than new wood windows, most of which are made of pine. Pine is not a very rot-resistant wood, so it would need to be repainted every five or six years. He uses vinyl windows with wider sash lines and avoids using divided lite grids because he does not like the way they look. He also advocates for casement style windows combined in groupings with fixed windows. Casement windows have the best weather stripping systems and prevent wind-driven rain from penetrating to the inside of the house. The integral fin on vinyl and fiberglass windows, which seals the windows to the building, offers a huge advantage over all-wood windows. The membrane system that creates the waterproof barrier is woven into the integral fin. The moisture barrier system has been considered good construction practice for the last 25 years. Integral fins are not offered by wood window manufacturers. One requirement of this project is that the windows must be paintable because the building will be adjacent to historic structures. He asked Staff where the requirement originated, noting he could not find the requirement in the HLC's guidelines. He has received guidelines from Milgard Windows about how to paint vinyl and fiberglass windows. The Milgard casement windows do meet the requirements for a one-inch setback from the siding recommended in the window report. The Milgard fixed windows would be set back two inches from the siding. The varied setback is similar to the varying setbacks from the upper and lower lites of double hung windows. He appreciated the time the

Commissioners devoted to preserving the history of Astoria. He wanted to reflect sensitivity to historic preservation in his work and hoped the design of this house met the HLC's criteria. He presented the HLC with photographs of the casement window and integral fin. He planned to use 5/4 by 5-inch vertical trim that would lay over the top of the integral fin almost flush with the outside frame of the window. The shingle siding would be slightly inset from the face of the trim, making the distance from the face of the glass to the outer frame about 7/8 inch. He believed this met Mr. Goodenberger's recommendation that the recess be "approximately one inch." The three windows on the south elevation of the house would be some combination of casement and fixed windows. Some of the windows may need to meet egress requirements because they would be bedroom windows. Both of the windows on the west elevation and the window on the upper level of the north elevation would be fixed. He showed pictures of a house he built five years ago, which the HLC reviewed. The HLC simply stated vinyl windows were to be used; there was no discussion about windows or the setbacks of windows. He described the trim, sash, and colors that he planned to use. He reiterated the Milgard windows would be set back 7/8 inch and all fixed windows on the house would be set back a full inch or more.

Commissioner Osterberg confirmed the house built five years ago had vinyl windows. Mr. Kennedy said they were the exact same windows he was proposing to use on this house, but in a different color. The windows were ordered in the color shown in the photograph and were not painted. The house, located at 737 10th Street, Astoria, was adjacent to a historic structure.

Commissioner Stanley explained that each of the HLC's decisions is independent of one another. He did not want to make a policy decision at this meeting, but would like to review the application as an independent decision outside of policy.

President Gunderson reminded Commissioners to consider the entire project, not just the windows.

Commissioner Caruana confirmed that the house would be painted. He asked if any details were missing from the photographs, noting that he was used to seeing a large band underneath the eaves on houses of this style. He also wanted to know if the rafter tails would be covered with fascia. Mr. Kennedy said his clients wanted to keep the lines of the building very simple. There would be a skirt board where the concrete meets the first course of siding, but no bellyband. He anticipated a trim component between the rafter tails where the last course of siding meets the eaves. The rafter tails would be open and exposed. He explained that at the eave line, he would create a blocking detail between the rafter tails. He showed a picture of this detail, explaining the rafter tails would be 2 inches by 6 inches and a 2-inch by 8-inch fascia board would come down below the tip of the rafter tail. Up inside the eaves, a ventilation block would be installed. He makes his own ventilation blocks because they are more decorative and functional.

Commissioner Caruana believed the windows might not be that big of an issue. Details become more important on simpler houses and this is a craftsman home, so he is looking for craftsman details. He asked if the decks would be painted.

Mr. Kennedy said he preferred to paint the rail caps and horizontal 2-inch by 4-inch cedar with a clear finish. This would require the same amount of maintenance as the rest of the painted products on the house. The balusters on the deck would be 1/2-inch diameter round, galvanized steel rods, a deck configuration he has used on several houses. He also wanted to use the same clear finish on the tapered columns at the front porch to give the feature a varnished look instead of a painted look. About a year ago, he came to the HLC proposing a similar project.

Commissioner Caruana remembered the project from a year ago, when the HLC required all of the components to be painted. Mr. Kennedy recalled there was a misunderstanding about paintability, but after some discussion, the HLC decided to allow a clear finish as long as the product was durable.

President Gunderson asked if pressure treated wood would be used, as this was a condition of approval. Mr. Kennedy understood that pressure treated wood could not be used on historic homes, but was allowed on homes adjacent to historic homes. The deck joists would be pressure treated with incised marks. The fascia that wraps around the deck would be cedar. He proposed the three deck columns remain unwrapped because they would be exposed to the elements and water could get between the columns and the wrapping.

Commissioner Caruana said a broad policy discussion was necessary because this house would not have details specific to one style. He did not have any issues with the vinyl and fiberglass windows, but was concerned with the trim and how deep the glass would be set. He wanted the glass and vinyl to be set back a little bit. He wanted to discuss allowing pressure treated wood next to historic homes. He did not believe the project would get much support, but the home was new construction.

Vice President Dieffenbach agreed that wrapping the columns would create the potential for rot.

Commissioner Osterberg asked the Applicant to describe the details, materials, and finishes on the deck stairs and railings. Mr. Kennedy showed a photograph of the proposed railing details, which would extend horizontally across the deck and down off the deck. The top cap would be 2-inch by 6-inch cedar painted with a clear finish. Immediately below the top cap would be a 2-inch by 4-inch cedar component. The 4-inch by 4-inch cedar posts would be placed approximately every six feet, with galvanized steel rod balustrades every three or four inches between the posts.

Commissioner Osterberg noted that galvanized steel would eventually rust. He asked if the rust was intended to be a natural exterior treatment. He said he could be thinking of older galvanizing methods from the 1950s and this project would be an interesting mix of metal and wood. Mr. Kennedy said he had not known galvanized steel to rust. If done well, galvanized steel has a very long longevity. Many applications of hot-dipped galvanized structural steel hold up very well. He showed a photograph of the railing detail on the house on 10th Street, explaining that the railing is see-through from a distance. This was the exact same type of railing system he was proposing for this project. Most see-through railing systems use glass, but this narrow balustrade gives the same effect. This railing is a modern adaptation of the craftsman style and the deck system works well with the other elements 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 Commissioner discussion and deliberation.

Vice President Dieffenbach said she was familiar with Mr. Kennedy's work and he has a great attention to detail. However, she was concerned with the general look of the home because too many styles were being mixed to try to make the home look both old and new. The proportion of the front of the house to the site is accentuated by how close the house sits to the street, the hip roof, and plain facades. This makes the house look very boxy and big. The back of the house looks different from the front because the detailing on the porch and deck are completely different. She did not have any issues with the railing on the deck, but the framing, size and configuration of the deck with the structure so far off the ground gave the deck a very modern look. The front entrance is a very traditional style with large balusters. The entire house is covered in one material with no breakups. The plan proposes to marry a bunch of styles that do not work together. She was not concerned about the windows, just the overall proportion and look of the entire building and the way the house integrates with the other historic buildings in the neighborhood. The roof is really low because the house sits on a shallower slope than the surrounding homes, which makes the house look short and long.

President Gunderson asked Vice President Dieffenbach if she had any ideas about how to improve the design of the house. Vice President Dieffenbach replied she would think of ideas while she listened to the other Commissioners.

Commissioner Caruana said he did not want to send the message that anything built in a historic district should pretend to be something it is not. However, given the nature of this specific site and the buildings around it, he wanted any new construction to remain true to whatever style is chosen. Some of the criteria include the style, height, details, and materials. He believed most of the materials were fine, but preferred the house be either completely craftsman or completely prairie style. The craftsman style house would have large open rafter tails, small-scale fascia, and exposed tails. The prairie style would be cleaned up and have more trim. The garage in the drawing really dwarfs the entry door, so he suggested shorter doors or move the garage a half-story down to make the garage doors appear shorter. Most garages in Astoria are somewhat subterranean, which minimizes their look even when they are located at the front of the house. He was also concerned with the use of pressure treated wood. He believed the neighbors would be opposed to the pressure treated posts because they are not aesthetically pleasing. He wanted the Applicant to modify some of the details to reflect a specific style and

minimize the garage, if it is approved. He believed the windows looked great, but preferred that the flange be recessed a quarter inch instead of extended out beyond the casing, which makes the windows look like a retrofit.

Commissioner McHone believed the house combined elements from several of the houses in the neighborhood, which came from different periods and had different characters. He did not have any issues with the proposed windows, but was concerned with the large presence of the garage doors. In this setting and configuration, the garage provides a presence that does not balance with the house. However, no correspondence was received from any of the neighbors.

Commissioner Stanley said he agreed with the other Commissioners. He was sure the home would be beautiful; however, many different styles have been combined into one house. The house is not a specific style and looks like a tract house.

Commissioner Burns was concerned about the garage doors and the back porch. He was unsure how visible the staircase on the back porch would be and the garage doors do not match the neighborhood or the house. He did not have any issue with the windows and did not understand how they became the focus. He believed the house was okay.

Commissioner Osterberg agreed that the Applicant intended to install windows according to the recommendations in Mr. Goodenberger's report. The HLC must make a finding according to the criteria because the Staff report does not. The Applicant's written statement seemed to provide the findings of fact that the HLC should rely on to find that the proposal meets Criterion B and C. Criterion A was addressed by Staff and has been met. Criterion B focuses on compatibility of the design with adjacent historic structures. He believed the designer tried to make the architectural elements of the house compatible because the house has a little bit of everything found in adjacent historic structures. He could see the craftsman elements of the house and agreed the architecture should be true to craftsman details and workmanship. However, a certain amount of latitude should be considered in new construction. Therefore, true attention to craftsman detail is not as critical in this case because it is new construction and the surrounding area contains a variety of architectural styles. Therefore, he concluded that Criterion B had been met. Criterion C asks the HLC to consider the orientation and placement of the structure on the site. He did not see any significant issues with orientation and placement. The Applicant had already received a variance from the three-foot setback, so Criterion C had also been met. He did not have any issues with the windows, but believed pressure treated wood should be replaced with a different material. He also agreed the garage doors were overwhelming and suggested painting them in a color compatible with the siding or using a different material. He asked the Commissioners for ideas about mitigating the substantial design of the garage doors.

President Gunderson confirmed the siding on the back side of the house would be cedar shingles. She suggested the garage doors be set back from the house instead of flush with the house, a different style of garage doors that would be more compatible with the craftsman style or an arbor across the front to break up the view.

Vice President Dieffenbach liked all of President Gunderson's suggestions. There are numerous ways minor changes could pull the house and garage together into one design. The HLC is not supposed to give suggestions or tell the Applicants what to do with their designs, but she believed the house could benefit the neighborhood if the designs were of one style and the garage and house looked like they belonged together. One half of the house looks very different from the other half because the deck comes off of the top floor. Many things could be done to make the deck look more solid or connected. The wall of shingles could be broken up so it does not feel like one solid wall. The paneling on the garage doors and the trim across the top greatly contributes to the look of the garage. The modern style entry door sits in a very traditional craftsman style entry. The designs are fighting against each other and numerous things could be done to pull the whole house together.

President Gunderson reopened public testimony and invited the Applicants to discuss alternative design ideas.

Mr. Kennedy said the deck stairs could come down from underneath the deck, putting them out of view. The columns could be covered with a façade to conceal the pressure treated wood. The façade could extend around the perimeter of the entire deck. However, the basement and ground floor windows on the north side of the house would be covered. He preferred an open façade to keep the area under the deck breathable.

Vice President Dieffenbach agreed the façade should be open. She believed there were a lot of other small components that could be changed to bring the house together. She suggested the style of the front entrance canopy be mimicked on the back of the house for a more complete look. She also suggested the large massive walls be broken up because the proportion and size of the house would look better. Picking out individual elements could be helpful, but the building needed to be looked at as a whole. The roof needed to work with the window details and the windows needed to work with the trim details. All of the components should work together as a complete whole, but the current plans did not work together.

Mr. Kennedy said Dan Supple appreciated very practical things. He eliminated many details on this house to reflect his client's wishes. Generally, he does break up the siding with a belly band around the middle of the house, horizontal lap siding below the band, and shingles above the band. He agreed the tall expanse of shingle siding could be boring, but respected Mr. Supple's ability to maintain large buildings on the waterfront for many years. Mr. Supple really wanted his home to have a combination of simplicity and function. The houses on either side have ornamental shingles. He suggested the first course of shingles on the bottom be saw-toothed.

Vice President Dieffenbach said if the Applicant really wanted simplicity, maybe the house should be a modern style rather than a craftsman style. There was no reason a modern house could not be built in the neighborhood, as long as the style of the house stayed true to itself. Modern elements other than shingles could be used to break up the façade and give the house more character. Adding more detail is not necessarily the answer, as more simplicity could be a benefit.

Commissioner Caruana said the trim on the windows is simpler, which actually reflects the craftsman style. This is a basic rectangular house that is not a craftsman house, but has some craftsman details. The house could be of any style by simply changing the details. An open soffit without a soffit detail, like tongue and groove on top of the rafters, would look like more of a cost savings rather than a design detail. He preferred the house be more of a prairie style with flattened soffits and a big band over the windows. He believed such simple details would accomplish what the Applicant wanted. If the garage was stepped back just two feet to create a relief in the roof, the look of the house would completely change. The desire for function over design has led to the eaves on the front porch colliding with the trim on the garage. However, the HLC is tasked with reviewing design, so design must trump certain levels of function. The pressure treated wood under the deck on the back of the house might be okay, but the posts should tie in with the neighborhood. Even though none of the neighbors have submitted comments, he believed new projects in the heart of historic areas would be scrutinized by residents and visitors and people would see the results of the HLC's decisions. He wanted to find a solution and agreed a style needed to be chosen. He believed the house reflected more of a prairie style and the detail changes could be simple. Most of the issues have nothing to do with the windows, but a solution is not too far off. He referred to the windows on the south side of the house, noting that a lot of symmetry is usually incorporated into such a simple design. The entry door is not centered in the roof over the entry way, which gives the impression something is not quite right.

Mr. Kennedy confirmed that the front entry was not centered under the posts, the garage doors were nine feet tall, and the front door was seven feet tall. He showed a photograph of exposed pressure treated wood with a heavy paint application and incised marks. He explained that he did not have pictures of wrapped porch columns because he did not feel it was appropriate to take photographs of someone's house. He strongly supported the use of pressure treated wood on outside elements that are exposed to the weather. Wrapping the wood is a very bad idea.

Commissioner Caruana agreed and asked if the wood, including the joists under the deck, would be painted. Painting is preferable to wrapping because wraps come apart at the seams.

Mr. Kennedy said he had no problem painting all of the elements so the pressure treated components would look like the photograph. Water gets between the wraps and the wood. He noted that in the elevation drawings, shingle work was incorporated into the south elevation while the other three sides were done as conceptual drawings. However, he proposed to use the same siding treatments and paint on all four sides of the house.

Kim Supple, 1590 Lexington, Astoria said the photograph of their current house shows they take great pride in maintaining their home and landscaping. She was born and raised in Astoria and takes great pride in the city. The new home means a lot to her because she wants to stay in Astoria. She and her husband feel blessed to

live in Astoria. They applied for the variance to put the house closer to Grand Avenue in order to preserve the view of the river for the two homes on 15th Street. The long and boxy look of the home was intentional. They did not want to move into a neighborhood disrupting the resident's views.

Vice President Dieffenbach did not have a problem with the house and believed the house worked on the site. However, the design just needed to be tweaked a little bit. Commissioner Caruana agreed the location of the house provided a better view for the neighbors, but placing the house closer to the street made it more prominent. Vice President Dieffenbach added that breaking up the elements a bit would help make the house look less prominent.

Ms. Supple stated she would do extensive landscaping. Vice President Dieffenbach responded the HLC could not review the landscaping. Commissioner Caruana added that landscaping was not a criterion of approval.

Ms. Supple asked if she should have submitted landscaping drawings with the application. The neighborhood is quite eclectic with a duplex, a house built in the 1960s, a craftsman style house, and houses with windows that do not have glass. She believed their plan would be a real improvement to the neighborhood by building something new that attempted to tie everything in to the house. She understood the Commissioner's concerns, but did not agree. She is eclectic, artistic, and did not want anything that matched. She believed the house fit nicely and that Mr. Kennedy had done a nice job. She liked the house just the way it was. This application should have been reviewed two weeks ago. She and her husband have spent a lot of time researching windows. Now, they must go back to the drawing board and incur the expense of drawings and engineering. The new plans would not be reviewed until June, which really slows down the project and delays the building time. She was not willing to do this. She believed the concern would be the windows and the roof. When she met with Rosemary Johnson as a friend and potential neighbor, Ms. Johnson advised her to focus on the windows. Years ago, they built a house on 9th and Kensington with shingles, which she believed looked nice and fit in with the neighborhood. She believed the landscaping she planned to do on the new home would help the shingles look nice. The house will not be an embarrassment to the city that she loves.

Commissioner Caruana stated none of the Commissioners had any issues with the windows or shingle siding, but a 50-foot expanse without a single break was too much.

President Gunderson understood the Commission believed the house was fine, but the HLC wanted a couple of features changed. She hoped to resolve this during the meeting so the Applicants could move forward with their plans. She understood time was of the essence.

Interim Planner Morgan said approving extensive changes to the building could be problematic. If the HLC and Applicants agree to significant changes, the best way to accommodate the Applicant's schedule would be to conduct a special meeting in the next two weeks. This would give Mr. Kennedy time to create new drawings and allow the HLC to review the drawings in a public forum.

President Gunderson explained she wanted to find out at this meeting what the Commission was willing to agree to so the Applicants could move forward. She and Commissioner Caruana said they would be willing to have a special meeting.

Commissioner Caruana said a redesign was not necessary, but the Commissioners needed to agree on several aspects of the building, like the height of the garage doors. He wanted to meet again within the next few weeks to talk candidly about new construction in a historic neighborhood and how to handle questionable elements.

Commissioner Osterberg noted the Commission did not have a long list of design changes. There were only a few specific items to discuss, not significant changes. He believed those few items could be resolved at this meeting. The HLC could always add a condition of approval. If the Applicant agreed to small changes, those changes could be handled without any additional plan review. He suggested the HLC discuss the garage doors, a belly band, a barge board, and painting the exposed pressure treated wood. President Gunderson agreed.

Ms. Supple said she liked the idea of painting the garage doors to make them stand out less. She never planned to have white garage doors. Painting the doors or installing wood doors that fit with the siding would look nice. Her house on 16th and Lexington has two painted wood doors on the garage, which look very nice. She was also

willing to consider a belly band to break up the siding. The placement of the windows goes with the interior design of the home, so she would not want to change the window configuration.

President Gunderson and Commissioner Osterberg confirmed the HLC did not ask that the window configuration be changed. The HLC was concerned with the garage doors, a belly band, and the off-center placement of the front door. However, the front door seemed to be a creative element.

Ms. Supple said Mr. Kennedy made the front door, which she believed was beautiful.

Commissioner Caruana clarified that he preferred a band above the upper floor windows that would connect with the eaves. However, the eaves would be open so the band could be enormous. When he said more symmetry was needed, he did not mean the left side had to match the right side. Usually, a more clean and simple design would have windows that stack, although not necessarily all over the house.

Ms. Supple said the house on 16th and Lexington did not have stacked windows, which she believed was in a historic area because Patriot Hall and the college were adjacent to the house. There are also several ranch style houses nearby.

Mr. Kennedy agreed the garage doors were large, which was what the Applicants wanted. He asked the HLC to consider that recessing the header height of the doors so they are less imposing from Grand Avenue would cause drainage problems in front of the doors. The drainage system would become blocked, causing a flood under the garage doors during a huge rain. This is why the main floor grade would be slightly elevated above the sidewalk level along Grand Avenue. It would be difficult to lower the garage doors and grade because the house has been pulled forward. He liked the pure practicality that Mr. Supple insisted on. Situating the main floor slightly above grade allows everything to slope away from the house, but sloping towards the house will always result in a disaster.

Commissioner Caruana clarified that he was not suggesting the grade be lowered; he agreed the first floor should always be higher than the street level. The garage doors, floor, and driveway could be slightly recessed down two feet, which would allow water to be contained and directed around the house. If the drainage system was not maintained, it could clog and allow water into the garage. The front door should be at sidewalk level or slightly higher. A suburban will fit through a seven-foot garage door, so a nine-foot garage door would appear to be for a recreational vehicle. The fascia, gutter, and trim on the garage doors collide as they come together and do not work together.

Mr. Kennedy asked if the HLC would accept the design if the porch roof was elevated and the garage doors were lowered so they aligned with each other.

Commissioner Caruana believed the house would look better. Changing any of the details to reflect a period style home would help, whether it is the band around the freeze board at the top of the upper floor windows or some tie-in with the porch fascia or beam to the trim on the garage. The eye is drawn to the details of historic homes. Windows can hang from various sill heights, doors can go to the floor, and entry windows were often higher, but the consistency was that all of the windows and doors hung from the same header. Some design elements prevent the need to stack windows and the symmetry comes from the consistency in the headers. Such visual design elements would not be major changes, but would help the house meet the criteria.

Mr. Kennedy asked the HLC to consider that garage doors are always recessed to whatever the wall thickness is, which would be six to seven inches in this case. The doors would abut the interior of the wall, so the recess is already built in.

Commissioner Burns said he was most concerned with the garage doors. He asked if the Applicants were willing to install smaller garage doors.

Mr. Kennedy added that seven-foot doors typically had four panels. He believed the doors would function better and look better if they were five or six-panel doors, which would require a higher head height.

Ms. Supple noted that she drives a transit van because her husband builds baseball bat rocking chairs. Sometimes, she hauls lumber on top of her van and they thought it would be easy to drive in when it is raining.

Mr. Supple asked if the HLC would consider a 16-foot single door.

The Commissioners explained they were concerned with the height. Commissioner Caruana added the large wall is already 50 feet long. He was concerned with the height of the doors and connection between the trim on the left side of the front porch roof with the upper right corner of the garage door.

Ms. Supple asked if the HLC would approve wood or fiberglass doors that were stained to match the shingles.

Commissioner Burns explained the HLC could not consider colors. Commissioner Osterberg added the HLC could consider the materials.

Loretta Maxwell, 1574 Grand Avenue, Astoria, said her mom owns Grandview Bed and Breakfast. After much consideration, she and her mom sold their lot to the Supples. She believed the Supples were lovely people who would make good neighbors. The negotiations were long and hard and they visited the Supple's home to see how they maintained the home and landscaping. She understood the Supples would be her neighbors for a long time and was very particular about who would be her neighbor. The Supples seemed like the right people and have already become neighbors. She believed the Supples had spoken with all of the neighbors. Other people always respond positively when she says the Supples are her neighbors. After negotiations with the Supples, she believed they would be willing to compromise while standing by their principles.

President Gunderson asked if the HLC wanted to propose some changes and ask the Applicants to return in two weeks with a revised plan.

Commissioner Stanley said he was not comfortable telling the Applicants how to design their house. He understood the HLC must review design, scope, size, style, and how the house looks from the street. The HLC will not know how the house looks from the street until the house is complete. If the HLC begins telling the Applicants to add or remove design elements, the process could drag on for a long time. The HLC should either accept the plan as it has been presented or reject the plan. The HLC does not have the right to give the Applicants ideas about how to build their house. The home would be beautiful and he believed it would be a nice addition to the neighborhood. He supported the application.

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

Commissioner Stanley moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve New Construction NC15-02 by Dan and Kim Supple; seconded by Commissioner McHone. Motion passed 5 to 2. Ayes: President Gunderson, Commissioners Stanley, McHone, Osterberg, and Burns. Nays: Vice President Dieffenbach and Commissioner Caruana.

President Gunderson read the rules of appeal into the record. She thanked the Commission and the Applicants, noting the decision was not easy. The Commissioners are volunteers who are trying to make the right decision, particularly with new construction in a historic area. She was sure that if the Applicants chose to take the HLC's concerns into consideration, it would be appreciated.

Mr. Supple said the house would enhance the neighborhood. He believed the HLC would be proud of the house and invited the Commissioners to visit the house. He believed the HLC would be glad the permit was approved. He has an incredible builder and a lot of work has been put into the project. It was extremely difficult to find information on the windows for Mr. Goodenberger's criteria that was recently published. He spent a lot of time researching what the HLC would approve on this house. However, the HLC had issues with the roof. He invited the Commissioners to visit the site, look at the landscaping, and see that the house would fit into the neighborhood nicely. When he and his wife bought the lot, the first thing they did was speak to the Wadells on the corner because Rosemary Johnson had spoken of their view of the river. His first idea was to move the house closer to the sidewalk to protect the Wadell's view. Then, they spoke with other neighbors because they did not want to encroach on their views. This is why their first step was to get the variance.

Ms. Supple added that Grace Episcopal Church will have a community garden. She has invited the church to use space in the lower portion of their yard. They will work with the church to remove the fence and make a stepped garden.

President Gunderson explained reviewing new construction in a historic district was new for the HLC. This meeting was a good exercise for the Commission and she apologized that the Applicants had to endure the discussion. However, this application revealed some issues the HLC must discuss to create policies that make it easier for applicants to know what the HLC expects.

Mr. and Ms. Supple said it would be helpful if particular criteria were implemented, like requiring new construction to remain true to a particular design.

Commissioner Caruana explained that he and Vice President Dieffenbach have design and construction experience, so they review new construction from a different perspective than the other Commissioners. The neighborhood could not get better neighbors and Mr. Kennedy is a great builder and craftsman. It was very helpful for Mr. Kennedy to answer questions about painting the pressure treated wood.

Mr. Kennedy said he would break up the trim above the garage doors.

Commissioner Caruana said the HLC did not want to design their house, but would prefer eight-foot garage doors.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:32 p.m.

ATTEST:

APPROVED:

Secretary

Planner

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

April 21, 2015

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission (HLC) was held at the above place at the hour of 5:20 p.m.

ROLL CALL – ITEM 2:

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

Commissioners Excused: Kevin McHone

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

APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes. Commissioner Burns noted the following change on the second paragraph of Page 4: "Commissioner Burns preferred email.", deleting the last sentence

Commissioner Stanley moved to approve the minutes of March 17, 2015 as corrected; seconded by Commissioner Caruana. Motion passed unanimously. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Osterberg, Burns, and Stanley. 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.

The Historic Landmarks Commission continued to Public Hearings Item 4(b): EX15-04 at this time.

ITEM 4(a):

EX15-03 Exterior Alteration EX15-03 by Rachel Jensen for Nicholas Zametkin to add a 421 square foot housing addition and a 280 square foot deck to the side and rear of an existing single family dwelling at 1445 Lexington in the R-1 zone.

This agenda item was addressed following Public Hearings Item 4(d): NC15-04.

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.

President Gunderson declared that Rachel Jensen was an employee of her company several years ago, but this would not affect her decision in any way.

President Gunderson requested a presentation of the Staff report.

Interim Planner Morgan presented the Staff report and recommended approval with conditions. Secretary Williams noted no correspondence had been received, but Robert Davis requested a copy of the Staff report. She did not see Mr. Davis in the audience.

Commissioner Osterberg asked how Staff determined the existing stairs were not historic and had minimal historical value, as noted in Criterion 4 at the top of Page 5 in the Staff report. The inventory form used by the City to establish the historic designation did not make any reference to the stairs.

Interim Planner Morgan said he received information from the Applicant that the stairs have been replaced at least once since 1968. The existing stairs look similar to the stairs that were on the house in 1968. Therefore, Staff has assumed the stairs are not historic because they are not original to the house, which was built in 1895. Many of the features like the trim, siding, and some of the windows are original.

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

Rachel Jensen, 1445 Lexington Avenue, Astoria, said her partner, Nicholas Zametkin, is the owner of the property. They have been working with Chadbourne + Doss Architects for several months to create an addition to their property, which would add room for a master bedroom suite and a deck to provide more outdoor living area. They have worked through many designs and phases and were very happy with the way the design worked out. They feel like the addition is true to the character of the historic property, while being a unified design that stands out on its own. The designs do not accurately reflect how the view is obscured from the road. She showed several photographs, explaining what would not be visible from the street. She showed examples of the proposed aluminum-clad wood windows, noting that the design plans did not include any fiberglass or vinyl. The windows would look painted and would require minimal maintenance. Their goal was to choose materials that would last a long time. All of the trim would be replaced with trim that matches the historic millwork. The windows would not protrude any more than the original windows, less than an inch, and the trim will add depth. She referred to a report on historic windows written by John Goodenberger, which stated windows protruding up to 1 inch were historically appropriate. She hoped the HLC would consider the proposed windows and the proposed installation appropriate as well. The standing seam metal roofing will be a dark grey color meant to match the tone of an asphalt shingle roof. The existing porch is not original and the stairs were narrowed to accommodate off-street parking. She does not want to lose the off-street parking because the street is narrow and allows parking on both sides. Turning the stairs will provide safer pedestrian access. The railings on the new stairs will be up to code, providing more safety. The house has been moved from its original site, so the house is not eligible for the National Register of Historic Places. In 1908, the setbacks were different and the house had a small central front porch. The house was originally built near 15th and Lexington, and was moved in 1916 to make room for the historic house that currently sits on that corner. She showed a Sanborn Map from 1946 that showed the house in its current location. The stripes are historic and contributing. Neither of the adjacent houses are historic and the houses behind are modern and contemporary. Other houses in the area are 1950s style, ranch, and flat-roofed homes. Two historic houses on the block have standing seam metal roofs. She offered to answer any questions.

Commissioner Osterberg asked for details about the materials proposed for the metal stairs. Ms. Jensen said the risers would be metal and the treads would be IPE wood making the staircase very see-through. The railings would also be metal. The entire staircase would be custom made.

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

Chris LaPointe, 461 Exchange Street, Astoria, believed the design was cool and respected the history of the house. The design also matched other projects in the community like Buoy Beer and Fort George Brewery. The addition would integrate the old with the new very well. Even though the back porch would be a different material, it would still look like all of the other houses in Astoria that have a series of porches. The profile completely fits with the tradition of Astoria homes. He believed the materials were exciting and nice. The back cannot be seen from anywhere except the contemporary homes behind it. He believes the design is a nice contemporary design that blends well with the historic neighborhood.

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

Interim Planner Morgan said he misinterpreted the specification sheet and had believed the windows would be fiberglass clad; however, the windows would be metal clad wood windows.

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

Commissioner Caruana liked that the new additions looked completely different from the original house, and yet the original house had been preserved. He believed the windows respected the historic molding and the siding preserved the original décor of the house. The new front stairs integrate what is happening on the back of the house, which he believed was appropriate. He did not like the existing stairs and noted the new stairs would be safer. He was in favor of the application, but suggested the Applicant be mindful of areas where the new elements come in contact with the existing house. He was concerned about how the details would come together. However, it did not appear from the design that this would be a problem.

Commissioner Stanley agreed and said he liked the concept of adding something radically different to the building. This concept is evolving in other cities and he believed it added more character to the community. At some point, this concept will become historic. Therefore, he was in favor of the application.

Commissioner Caruana believed the HLC should review color because all of the additions should be a different color. He would not want the next owner to unify the house by painting or installing different siding. President Gunderson agreed.

Commissioner Burns said at first, he did not like the proposed additions. However, the more he looked at the design and after hearing the Applicant's presentation, he believed the project looked good.

Commissioner Osterberg said the historic inventory from 2000 shows the current stairway on the front of the house and does not indicate that the stairway is not historic. He realized Staff meant the staircase was not original from 1895. However, he believed the current staircase is very compatible with the existing architecture and historical values of the house, which is a cute Victorian cottage. Therefore, he believed the proposal for a metal staircase in a modern design would not be compatible, nor would it comply with Criterion 4. He did not believe there was any evidence to support the conclusion that the existing staircase was incompatible or inappropriate. He understood the existing staircase might need to be replaced and rebuilt, but he suggested it be made of wood. A different configuration would be acceptable as long as it was not replaced with a modernist staircase that hangs off the side of a cute Victorian cottage. He appreciated the information about the window recess, which satisfied his concerns about the appropriateness of the depth of the windows. While the modern internationalist style of the addition with vertical corrugated metal siding seemed to be done well, he believed it was not appropriate and did not meet Criteria 6 and 9. Exterior materials that need to be replaced should be replaced with materials that are compatible in terms of composition, design, color, texture, and other visual qualities. He understood color was not an issue, but an entirely modernist approach with modernist windows was not appropriate in this case and in a residential historic neighborhood. The design does not match and is not compatible. He agreed the additions should be either extremely compatible or dramatically different in order to avoid an inappropriate combination of the two designs. A building addition that implemented the established aesthetic qualities, materials, and other features in the historic district and on the house would satisfy the conditions of approval. He understood an exact match would not be possible, but believed the proposed project was not appropriate and did not meet the criteria. Existing landscaping is one mitigating factor that should be considered with regard to Criteria 9. He did not believe much weight should be given to landscaping because all of the landscaping could be completely redesigned. He concluded by stating he believed the proposal did not meet Criteria 4, 6, or 9.

Vice President Dieffenbach liked the design of the addition because it looked completely different. She did not mind that the new stairs on the front would look completely different, but did not like that the existing house would be changed. In order to make the design work, the house should stay intact and exist as a historic home. The windows should be one-over-one, the house needs to retain its historic elements, and the additions need to be distinctly different. The additions are different in many ways, but she was unsure about the metal roof. The windows were her biggest concern because changing the windows on the existing house really changes the house drastically. When putting up an adjacent structure that will oppose a historic structure, the historic structure should remain as historic as possible. Criteria 9 states contemporary designs can be added, but the significant historical architectural and cultural materials on the existing house should be kept as is. She wanted the house to remain as is and the additions to be completely different. She would not have a problem with the proposal if the Applicant installed one-over-one windows on the original house.

Commissioner Osterberg believed Vice President Dieffenbach was echoing other Commissioners, that the design should stay true to the desire to endorse both historic preservation for the existing house and a new dramatically different design on the additions.

President Gunderson said she had seen many designs similar to the one proposed in other cities, and they look good as long they are well maintained. She did not like the proposed change in the windows on the existing house and preferred the windows on the front of the house be kept as is. However, she liked the rest of the proposed design. She believed the new with the old went together well. She understood Commissioner Osterberg's opinion about the landscaping, but noted the HLC has based many of its decisions on the fact that landscaping does play into the design. She noted there are other metal roofs in the area. She liked the project overall, but was concerned about the windows.

Commissioner Stanley believed Vice President Dieffenbach made a good point. The original building must remain true to its design and the addition can be a stark difference. He believed the HLC should require the windows to remain the same.

Vice President Dieffenbach believed the look of the one-over one-windows was one of the strongest historic characters of old houses. Using different windows really changes the character of the home. She did not have any issues with the aluminum clad material or the number of windows on the house, just the proportion and look of the windows. Double hung or single hung windows would retain the original character of the home.

The Commissioners reviewed the photographs of the original windows, noting that they were double hung.

President Gunderson reopened the public testimony portion of the hearing and asked the Applicant to return to the podium.

Ms. Jensen confirmed the existing windows on the house were double hung. There is a fixed window with a leaded glass transom and a glass transom above the door on the front of the house. She proposed to remove the leaded glass window.

Commissioner Caruana noted the house next door had large aluminum picture windows, probably installed in the 1970s. The proposed west elevation drawing shows that one window will become shorter and another window will become two separate windows. However, the left window will actually become three windows.

Ms. Jensen confirmed the one window would become three separate windows, another window would become two separate windows, and a third window would become shorter because it is in the kitchen. The windows were the one element of the house she took the longest to make a decision on. She originally fought to change the windows when developing the design. She would be happy to leave the picture window as one window and consider installing a transom. Double hung windows on the front façade would look nice. However, the windows are 120 years old, the house has no insulation, and the windows have deteriorated. She wanted to make changes to the house that would last a lifetime and make the house more livable. She questioned whether new double hung windows would look original or create a design conflict; casement windows would not look original. She kept the rhythm of the three bays and kept the windows vertical and narrow. She did not want people to think that the work done was historic because the work will be new.

Vice President Dieffenbach explained she was not concerned with the window materials or whether they looked old or new. Materials cannot be expected to last forever and they should be replaced so they retain the appearance of the original material. She believed keeping the proportion, look, and feel of the house as a whole was the most important thing. The historic character should remain, even if the materials are not exactly the same. She was particularly concerned with the front façade and one side of the house because they are so visible. She believed all three of the windows on the front of the house could be double hung.

President Gunderson confirmed all of the Commissioners except Commissioner Osterberg had an issue with the windows, but approved of every other aspect of the project. Commissioner Stanley added the HLC wants to keep the charm and the look of the house. Commissioner Caruana said in order to justify the radical changes to the exterior areas beyond the original footprint of the house, the original house should remain as close to its original condition as possible. Window could still be added to the original house, but changing from double hung to casement window could take away from the original look of the house.

Commissioner Burns asked if Ms. Jensen would be willing to install double hung windows. Ms. Jensen said her architects and the homeowner could not attend the hearing and it was difficult for her to speak for them. She

struggled with the windows as well, but has come to believe that the unity of the design as a whole affects the interior of the home. She understood the HLC did not review interior work, but the house is being changed to accommodate the way it is used. This is why she did not propose a large picture window on the corner. The interior is very open and she wanted to retain the view from that window. It is difficult to imagine three double hung windows in that location. She accepted the new casement windows on that side of the house in order to keep the rhythm and she liked the contrast. She did not believe compatibility meant matching and the rhythm of three narrow windows satisfied her concerns. The picture window on the front of the house is proposed to be casement windows similar to the others, but she would happy to agree to a fixed-pane picture window or a design with a transom like the original window.

Vice President Dieffenbach did not have any problems with the three separate windows. She just preferred double hung windows instead of casement windows. Commissioner Caruana noted the Applicant could install a larger picture window flanked with narrow double hung windows. Commissioner Osterberg agreed that both ideas would be more appropriate and compatible.

Ms. Jensen did not believe she could agree to the suggested changes without consulting the designer and the homeowner.

The HLC discussed how to proceed and decided to require double hung windows on the original house. Commissioner Caruana suggested allowing a picture window flanked by narrow windows, but then agreed with Vice President Dieffenbach that three double hung windows would be better proportioned on such a small house. Vice President Dieffenbach also believed keeping the picture window on the front of the house retained the character of the house better than two double hung windows.

Interim Planner Morgan suggested the HLC continue the hearing to allow Ms. Jensen time to consult with the designer and the homeowner. Commissioner Caruana noted the Commissioners could change their mind before the next meeting. He suggested approving the request with the condition that double hung windows be installed on the original house. Ms. Jensen agreed with Commissioner Caruana.

President Gunderson closed the public testimony portion of the hearing.

Vice President Dieffenbach moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Exterior Alteration EX15-03 by Rachel Jensen, with the following changes to the Staff report conditions:

Page 6, Section V. Conclusion:

- Omit Number 1 in its entirety and replace with: "The additions to the house are appropriate and meet the criteria of the development code, including the front staircase.
- Omit Number 2 in its entirety and replace with: "The metal standing seam roof is appropriate to the design."
- Omit Number 2 in its entirety and replace with: "The window replacement is appropriate if the applicant installs one over one (single or double hung) windows rather than casement windows."

Motion seconded by Commissioner Stanley. Motion passed 5 to 1. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Burns, and Stanley. Nays: Commissioner Osterberg.

President Gunderson read the rules of appeal into the record.

Vice President Dieffenbach said she hoped the conditions were not a deal breaker. She believed the Applicant had done a great job. President Gunderson thanked Ms. Jensen for a nice presentation. Commissioner Osterberg added the presentation was very professional. The HLC appreciated the information about the depth of the windows.

The HLC proceeded to Item 5: Reports of Officers and Commissioners.

ITEM 4(b):

EX15-04 Exterior Alteration EX15-04 by New Cingular Wireless (AT&T Mobility), c/o Velocitel, Inc. to add three panel antennas with ancillary equipment to an existing wireless communication facility at 342 14th Street in the C-4, Central Commercial zone.

This agenda item was addressed immediately following Item 3: Approval of Minutes.

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

Commissioner Caruana declared a conflict of interest, recused himself, and stepped down from the dais.

President Gunderson requested a presentation of the Staff report. Interim Planner Morgan presented the Staff report and recommended approval. No correspondence had been received.

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

Tom McAuliffe, 4004 Cruise Way Place, Suite 220, Lake Oswego, offered to answer any questions and explained that AT&T is expanding its facilities for new technologies. This project involves Long Term Evolution (LTE) equipment. AT&T is adding one antenna per sector, so there will be nine antennas on the elevator penthouse. The antennas will be flush mounted to the walls and painted to match the building. The State Historic Preservation Office (SHPO) has already approved this project.

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 Osterberg said the project will create minor changes from the existing conditions, especially for the use of panel style WCFs. He hoped the City would develop a process that eliminated the requirement for a public hearing before these antennas need to be replaced. Other jurisdictions do not require public hearings for this type of mounting and this type of facility. He asked Staff to look into changing the requirements. Interim Planner Morgan agreed and said he would consider approving applications for this type of project through the Type 2 review process, which is an administrative review that does not include Commission input.

Commissioner Burns moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Exterior Alteration EX15-04 by New Cingular Wireless (AT&T Mobility), c/o Velocitel, Inc.; seconded by Commissioner Stanley. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

Commissioner Caruana returned to the dais.

ITEM 4(c):

EX15-05 Exterior Alteration EX15-05 by Buoy Beer Company to add a 30-foot high grain silo on the south elevation at 1 8th Street in the A-2, Aquatic Two Development zone.

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

Commissioner Burns declared that Andrew Bornstein is a member of the Clatsop County Historical Society Board of Directors. He has not discussed this request with Mr. Bornstein. The last time the HLC reviewed an application by Buoy Beer, he did not participate in the conversation but was allowed to vote, as advised by City Attorney Henningsgaard. He assumed the same process would be appropriate for this hearing and did not believe his relationship with Mr. Bornstein would affect his decision.

Vice President Dieffenbach declared a conflict of interest and stepped down from the dais.

President Gunderson requested a presentation of the Staff report.

Interim Planner Morgan presented the Staff report and recommended approval with conditions. No correspondence had been received.

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

David Kroening, 1078 Harrison, Astoria, said the silo will provide improved efficiencies as well as financial benefits. The brewers will no longer have to carry as many bags of grain back and forth. The silo will sit on a leased portion of City property between 7th and 8th Streets that contains a concrete skirt. This is the only place a silo can be placed because the building is out on the dock. He believes the silo will fit in with the working waterfront and will not block any of the historical aspects of the building. He clarified that Bornstein Seafood owns the building, not the company.

Commissioner Osterberg asked what the exterior material would be on the silo. Mr. Kroening said the silo would look identical to the Wet Dog's silo with straight sides. He believed the material would be powder coated steel and it would be painted.

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 believed this silo would sit in the perfect location and fit with the waterfront, so she was in favor of the request.

Commissioner Stanley believed the silo would add ambiance and was also in favor of the request.

Commissioner Caruana understood the HLC could not review color. However, he encouraged the use of colors that would draw attention to the silo. He is proud of Astoria for being known as a brewing town. Structures like this silo are a welcomed addition. Instead of looking like an attachment to an old building, the silo will look like something fresh and new that celebrates Astoria's new identity. Brewing has done a lot for this town and he is in favor of the request.

Commissioner Osterberg said the request meets all of the criteria. It is certainly appropriate to have a metal structure adjacent to other large metal structures and Astoria is already familiar with silos at other breweries in the downtown area. He believed the silo would be very compatible.

Commissioner Stanley moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Exterior Alteration EX15-05 by Buoy Beer Company, with conditions; seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

Vice President Dieffenbach returned to the dais.

ITEM 4(d):

NC15-04 New Construction NC15-04 by David Dieffenbach for Clatsop County to locate an emergency generator on the west side of the county courthouse surrounded by a wrought iron fence at 749 Commercial in the C4 zone.

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

Vice President Dieffenbach declared a conflict of interest and stepped down from the dais.

Commissioner Burns declared that the Clatsop County Historical Society owns property adjacent to this property and leases the old county jail from Clatsop County. However, he has not discussed this project with anyone involved with the county and did not believe his judgment would be impacted.

President Gunderson requested a presentation of the Staff report.

Interim Planner Morgan presented the Staff report and recommended approval with conditions. No correspondence had been received.

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

David Dieffenbach said over the last few years the County has been switching to paperless filings and needs electricity. Therefore, the county is requesting to install a generator surrounded by a wrought iron fence on courthouse property. He offered to answer any questions.

Commissioner Caruana said the image in the Staff report shows a new wrought iron fence with a shaded area. Mr. Dieffenbach explained the shaded area shows the generator behind the fence, but the black and white image did not turn out well. The fence will not contain any chain link.

Commissioner Osterberg wanted to know if the fencing material was actually wrought iron or a similar material. He understood that few fence contractors handled true wrought iron work. Mr. Dieffenbach said he was not sure, as he did not know the difference between wrought iron and the steel used today. He believed the fence would be wrought iron, powder coated black to prevent rust. He believed the design of the fence had to be done with wrought iron. Commissioner Osterberg said the design could be done in any metal. He noted the material did not make a difference to him, but he was simply interested to know if the fence would be true wrought iron. He would approve either material. Mr. Dieffenbach said the fence needed to be custom made so it would match the rest of the fencing on the property. However, he has not yet spoken with a fence contractor.

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 Burns said he was a neighbor who would have to look at the fence every day and he did not believe it would have much impact.

Commissioner Osterberg believed the fence would be very compatible because it would match the rest of the fencing on the property.

Commissioner Stanley thanked Interim Planner Morgan for working with the Applicant to choose the location for the generator. He appreciated that the generator would be tucked away in the corner.

Commissioner Caruana moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve New Construction NC15-04 by David Dieffenbach for Clatsop County, with conditions; seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

Vice President Dieffenbach returned to the dais.

The Historic Landmarks Commission continued to Public Hearings Item 4(a): EX15-03 at this time.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

President Gunderson announced former Planner Rosemary Johnson would be receiving an Oregon Heritage Award for Outstanding Preservationist later in the week. The award will be presented to her at a Preservation Conference being held in Coos Bay.

Staff said nominations have opened for the Dr. Harvey Award. Staff encouraged Commissioners to let them know if they believe a particular property should be considered for the award. Nominations will be open until April 30th and the HLC will select award recipients at their next meeting. Two weeks after that, the award recipients will be forwarded to City Council for presentation. John Goodenberger has nominated the Presbyterian Church for their work on the church building. Another nominee is a derelict building at 775 38th Street that has been renovated. Staff stated that work must be completed in order to be eligible for an award.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:02 p.m.

ATTEST:

APPROVED:

Secretary

Planner

STAFF REPORT AND FINDINGS OF FACT

May 13, 2015

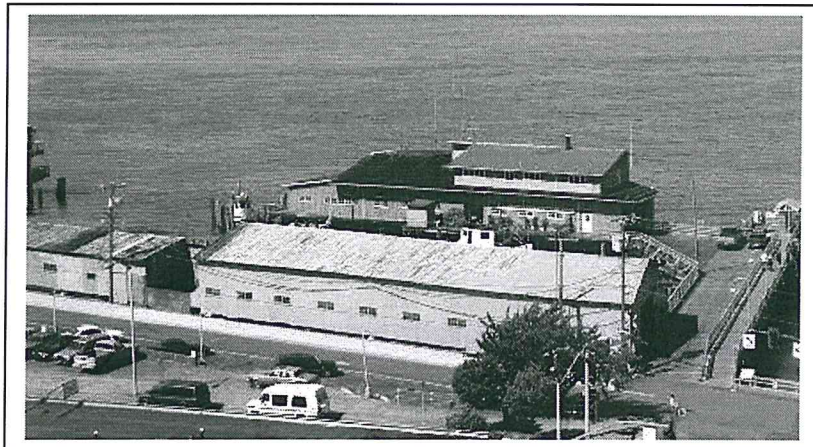
TO: HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, INTERIM PLANNER

SUBJECT: EXTERIOR ALTERATION REQUEST (EX15-06) BY TONQUIN RESOURCES, LTD. AT 175 14TH STREET

I. BACKGROUND SUMMARY

- A. Applicant: Tonquin Resources, Ltd.
13225 N. Lombard Street
Portland, Or 97203
- B. Owner: Tonquin Resources Ltd
13225 N Lombard Street
Portland OR 97203
- C. Location: 175 14th, Map T8N R9W Section 8CA, Tax Lot(s) 600; Footing to Block B, Addition to Block 57, McClure's
- D. Classification: Primary in the Downtown National Register Historic District
- E. Proposal: To construct decking on the southeast corner of the building to provide seating for a new restaurant; to build a recycling/garbage enclosure on the south side of the trolley tracks replacing a parking space; to remove a portion of the railing between the 14th Street pier and the access to the building; and to install an electric gate at the entrance to the parking area on the deck.



Buildings prior to
renovation in
2006 - 2007

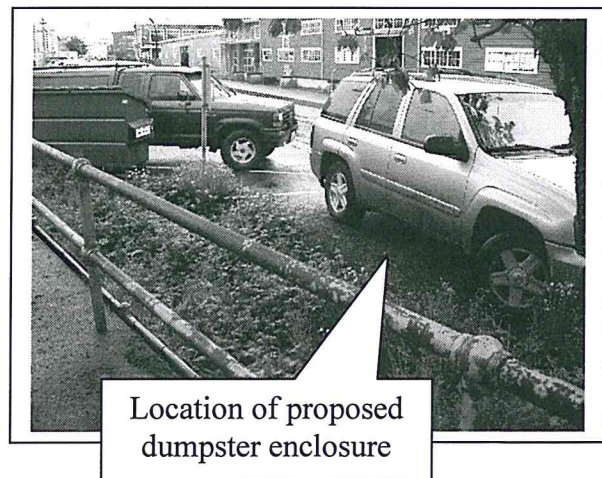
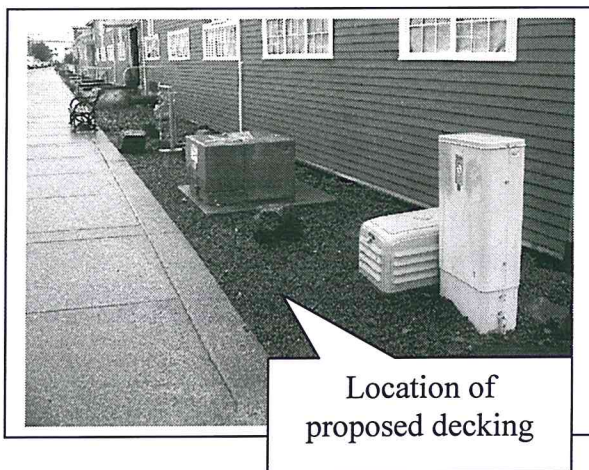
II. BACKGROUND

The former Foss Maritime Co. buildings and wharves were constructed as facilities for the Callender Navigation Company, which eventually became the Knappton Towboat Company. Foss Maritime Co. operated at this location recently for several years. The property was sold to Tonquin Resources Ltd. which is associated with the Columbia River Pilots in 2005. Tonquin undertook significant renovation of the mixed use development in 2006-7. It is Vernacular in style. The buildings are listed as historic in the Downtown National Register Historic District with a Period of Significance which spans from 1883 to 1947. Until the Astoria-Megler Bridge was constructed in the 1960s, the foot of 14th Street was the pier for the ferry, which was the only means of crossing to Washington in the lower Columbia River.

The southern building contains several businesses, including a property management firm, a barber shop, and an ice cream shop. A restaurant is nearing completion on the eastern end of the building at the intersection of 14th Street and the River Walk. The northern building contains the River Pilots office, and a short term lodging apartment on the second floor. Parking for several of the tenants is located between the north and south buildings on the wooden dock. The dumpsters are located here currently, but would be relocated to the south side of the River Walk if approved. The City built the 14th Street Pier in the 1990s with Federal and State funding to provide visual access to the water.

PROPOSAL

The proposal is to build removable deck “pallets” along the south side of the building off of the River Walk to provide outside dining for the restaurant. These would be positioned among the utility services (gas and electrical) that are currently in place. The dumpsters would be located across the River Walk and trolley tracks on a parking space that is currently leased to Tonquin by the City. A wooden enclosure would be built to screen the dumpsters. A portion of the railing along the 14th Street Pier would be removed to improve pedestrian access. Finally, an electric gate would be constructed on the dock to prevent unauthorized vehicles from parking north of the building.



III. PUBLIC REVIEW AND COMMENT

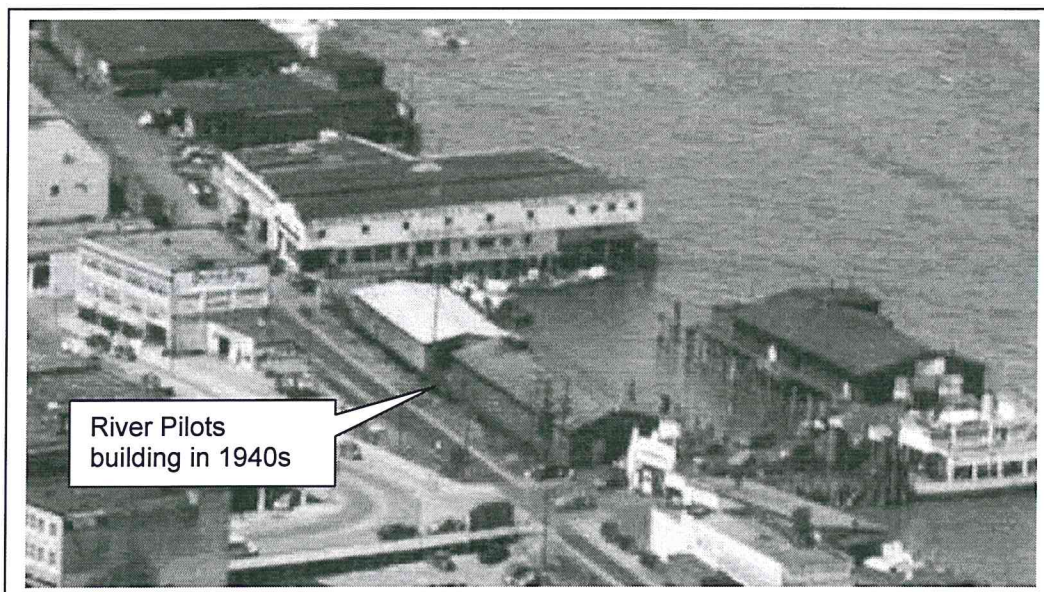
A public notice was mailed to all property owners within 100 feet, excluding rights-of-way, pursuant to Section 9.020 on April 24, 2015. A notice of public hearing was published in the Daily Astorian on May 12, 2005. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

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

Finding: The south side decking is proposed to cover over the open area between the RiverWalk and the building for outdoor seating for the restaurant. In 2005, the HLC reviewed a decking proposal in this area and it was determined that the site should remain undecked in order to provide an opportunity to view the area underneath the building



The staff report (EX05-03) stated: "The decked area (referring to the concrete steps to the west in front of the other entrances) could be large enough to allow some outdoor use such as a seating area. However, the "unfinished" shoreland side (referring to the area proposed for decking) of

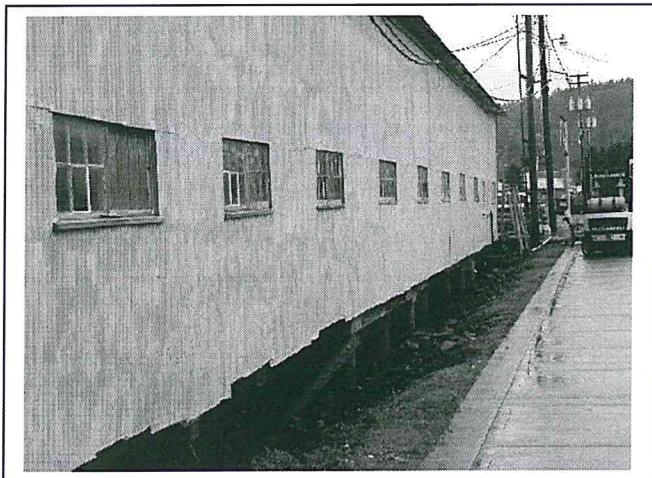
the site is a character defining feature of a traditional industrial waterfront building. To cover the entire area would change the character of the site.”

“The applicant has submitted a revised plan for the decking which only covers a portion of the embankment allowing some visibility under the building. This will allow access to the building while retaining some of the original use characteristics.”

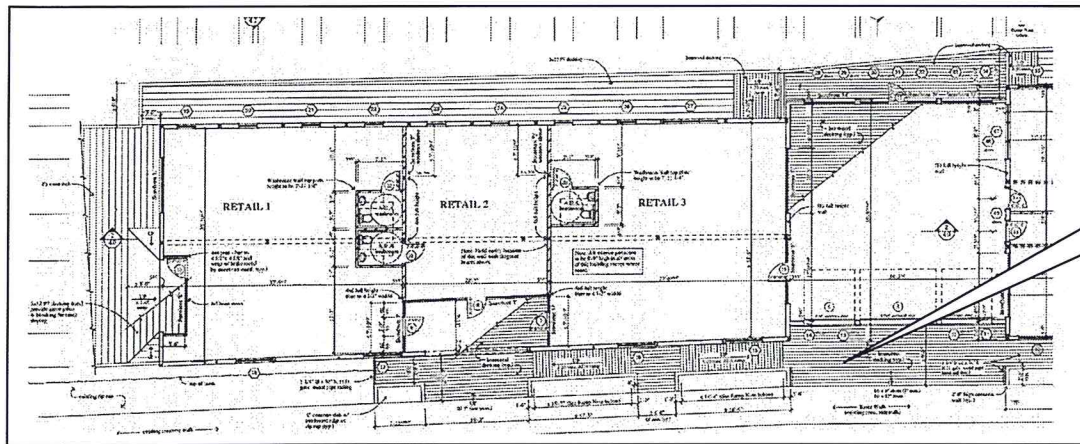
As a result, the area along the east side of the building remained empty unlike the areas to the west. However, in the last ten years the building has been completed and leased out, and there is significantly more traffic along the RiverWalk. Businesses such as Buoy Beer and the Wet Dog have taken advantage of outside dining opportunities in good weather, making the RiverWalk a lively pedestrian thoroughfare. While it may be interesting to be able to see the pilings and water under the building, the ability of the new restaurant to provide outside service may outweigh the authentic character of the site. It would appear that the removable deck provides “...a compatible use which requires minimal alteration”.

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

Finding: The renovation of the building has been extensive, and has restored much of the original character with lap siding and restored windows. The provision of the deck, trash enclosure and gate will be minimal in contrast to the restoration work both on the exterior and interior of the building.



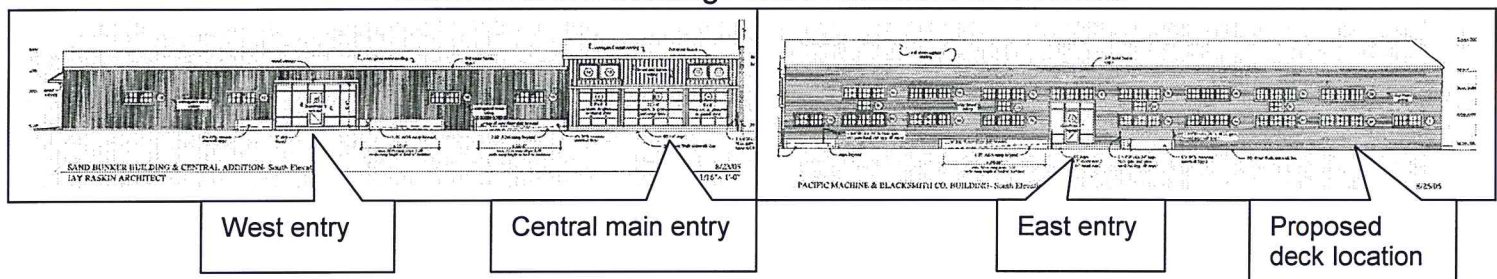
Appearance of site in 2005 prior to building renovation project



Original plans
from 2005
showing decking

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

Finding: The buildings were built for maritime transportation activities creating long buildings adjacent to water access. Convenient pedestrian access to the buildings was not required. Many of the distinctive stylistic features of the buildings have remained or restored.



The East and West Buildings have two entries plus the main central entry between the two buildings. Access to the proposed restaurant for the public is on the east side. However, a window is proposed on the south side to pass food from the kitchen to the deck. The decking will be constructed to look similar to other decking on the site.

In balance, the stylistic features and examples of skilled craftsmanship of the building will be treated with sensitivity.

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

Finding: The applicant has largely renovated the building to its appearance in the 1940's with some alterations to accommodate the new uses.

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

Finding: The proposed decking access on the south side of the new restaurant is a contemporary alteration, but does not detract from the character of the building. Similarly, the trash enclosure, electric fence and opening to the 14th St. Pier is reasonable to make the property usable and direct pedestrian flow.

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

Finding: The proposed alterations will be easily removed in the future and the essential form and integrity of the structures would be preserved.

V. CONCLUSION AND RECOMMENDATION

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 proposed decking shall be constructed so it can be removed easily if needed, and not extend onto the River Walk.
2. The trash enclosure shall leave a minimum of 3' from the sidewalk to allow for access to the chair wall and utilities. The applicant shall move the gate to the chair wall to the west to facilitate access, and shall be responsible for maintaining the landscaping behind the trash enclosure.
3. One or two bollards shall be installed where the railing on the 14th Street pier is removed to prevent cars from turning onto the pier.

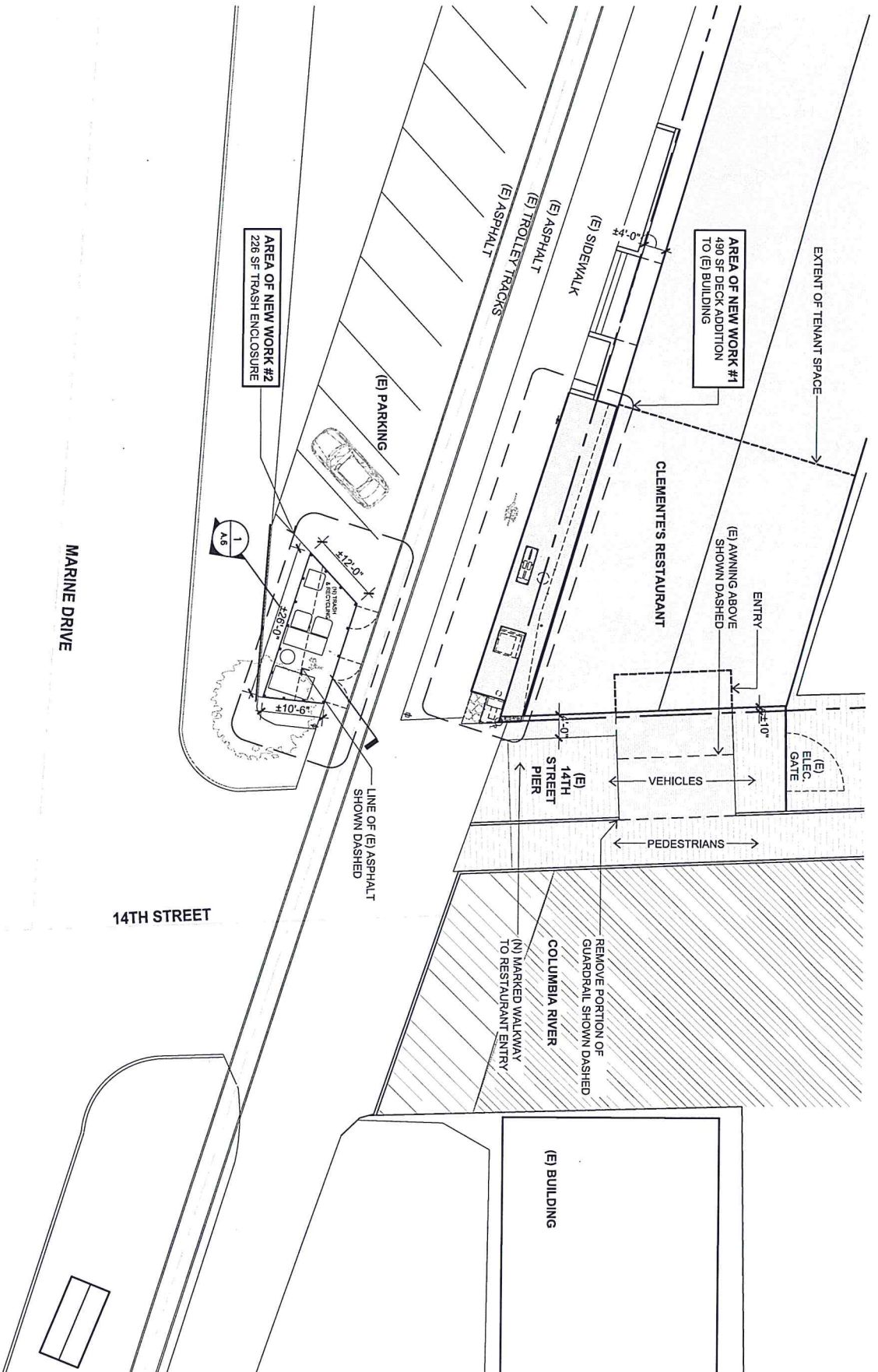
1 SITE PLAN

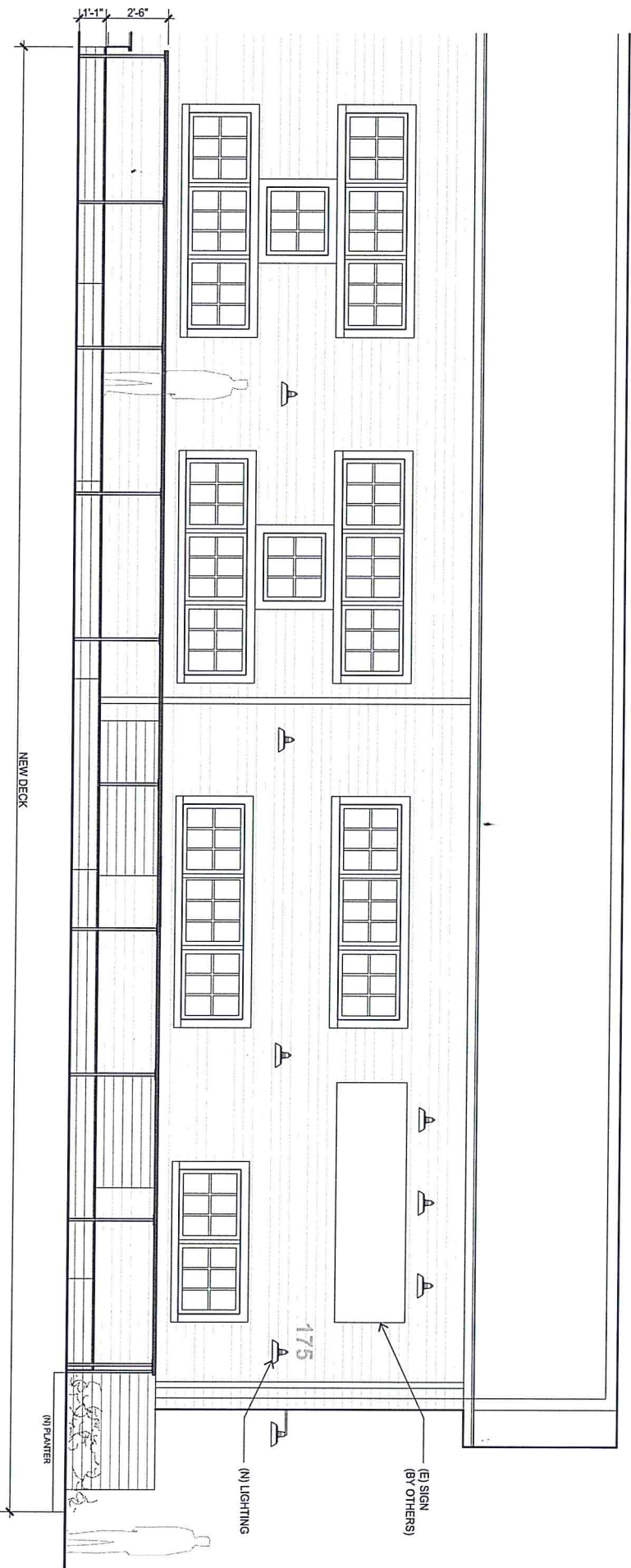
1/16" = 1'-0"

© chadbourne + doss architects | 1459 22nd Avenue Seattle WA 98122 | P 206.860.1975 | E seattle@chadbourne+doss.com | W www.chadbourne+doss.com

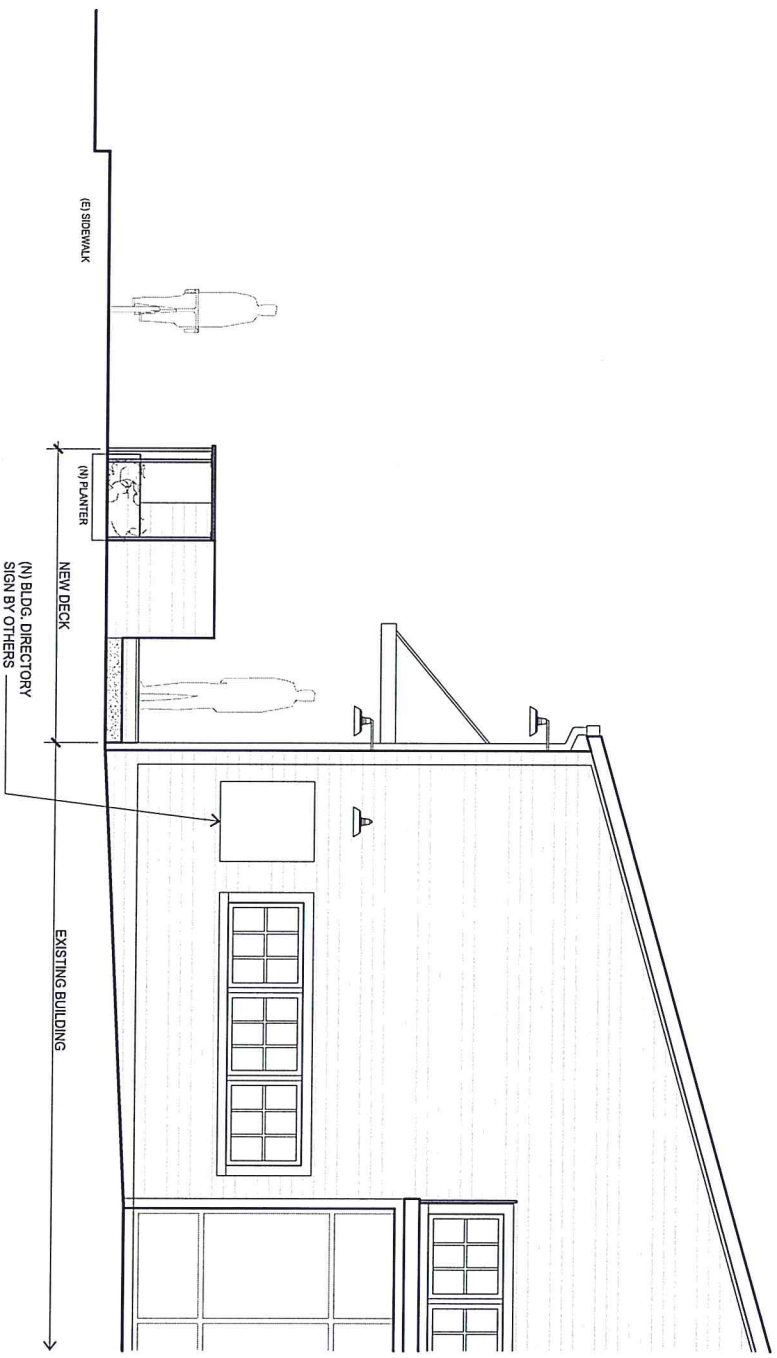
RIVER PILOTS STATION design development presentation 05.07.15

A.1

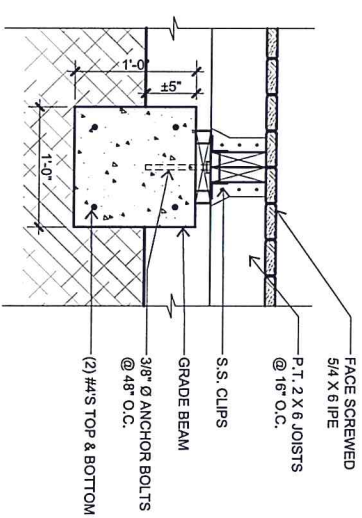
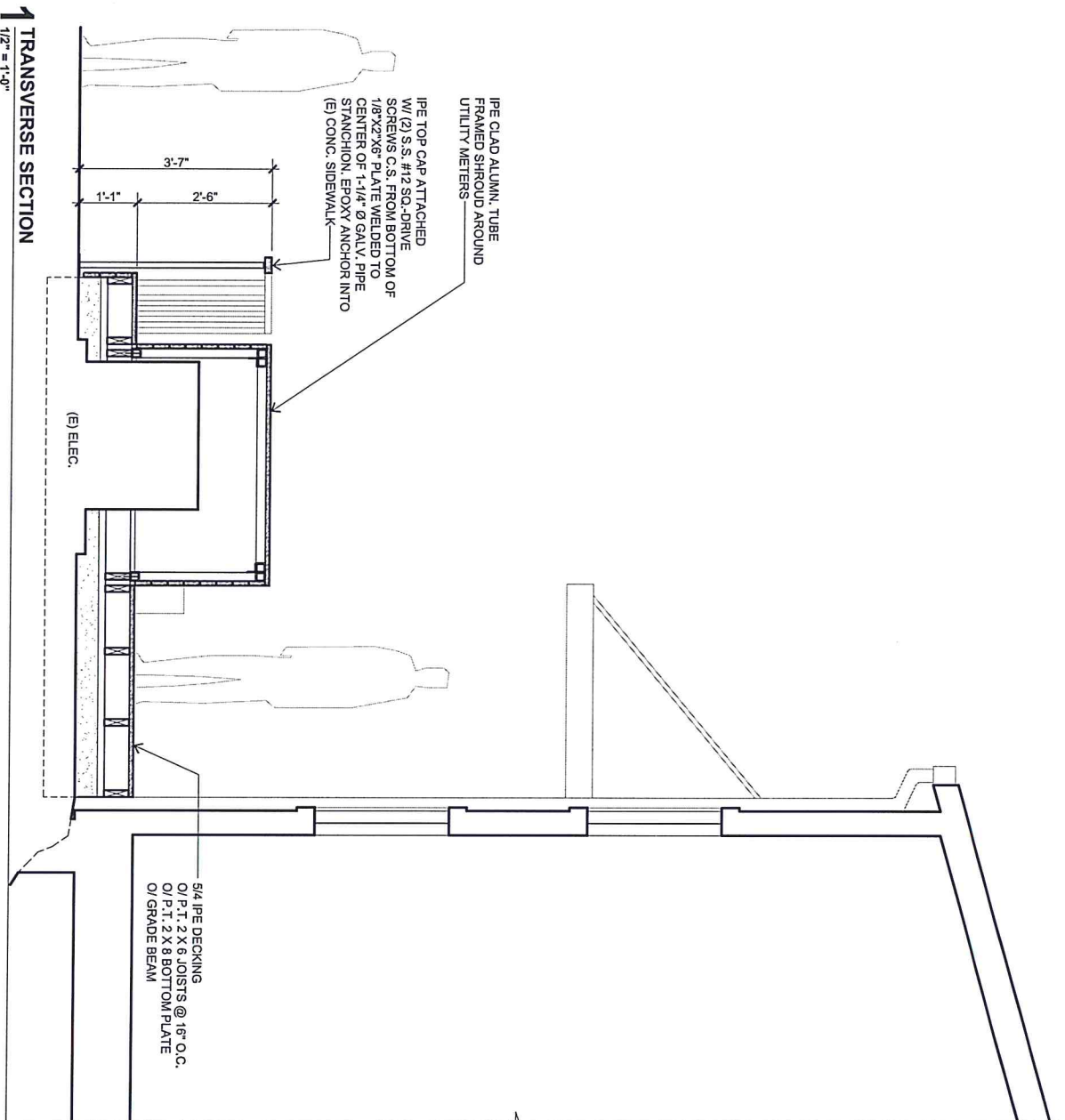


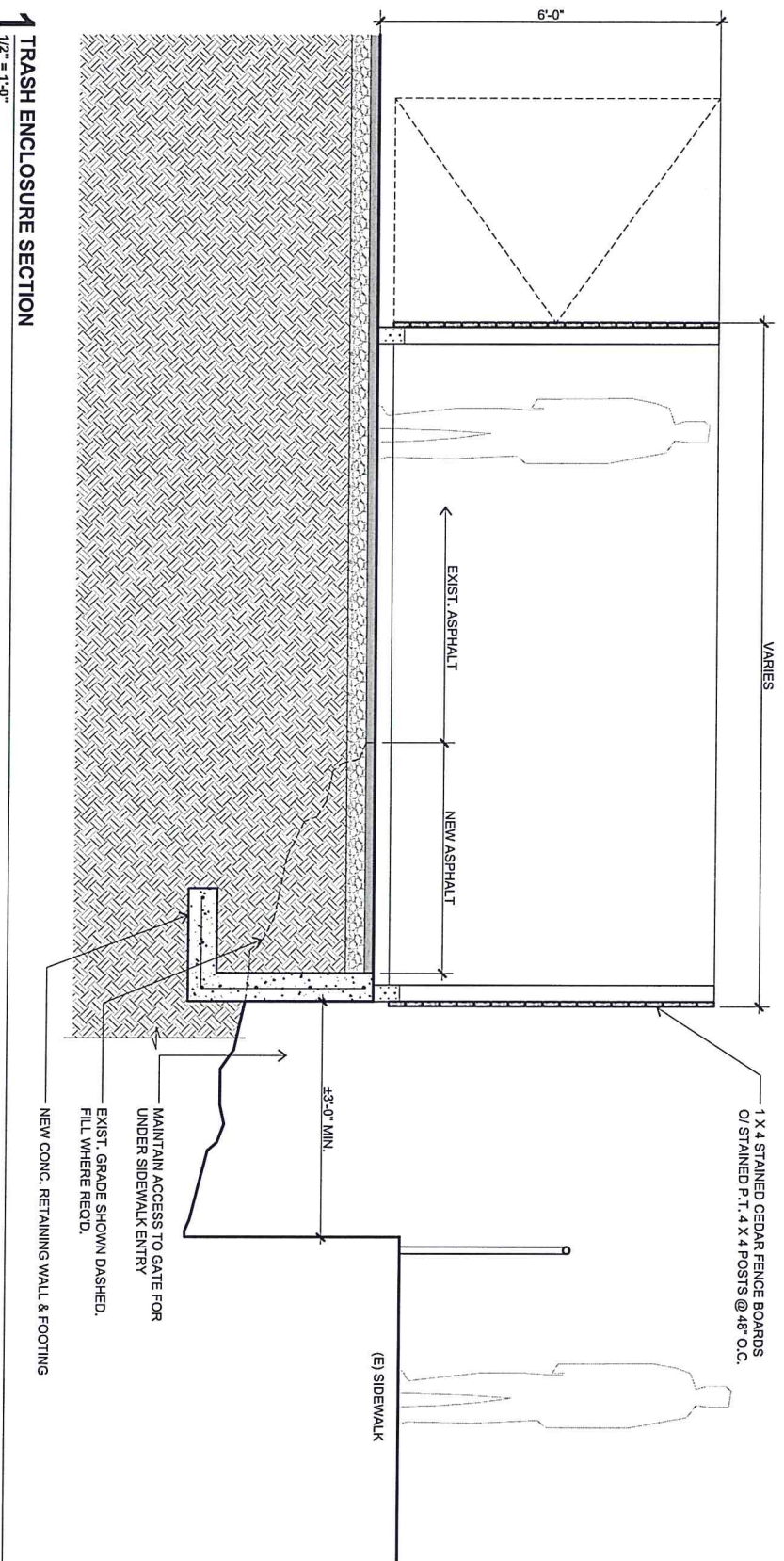


1 SOUTH DECK ELEVATION
 1/4" = 1'-0"



EAST DECK ELEVATION
1/4" = 1'-0"







CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



EX 15-06

FEE: \$100.00 *OK*

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address: 175 14th St. Astoria, OR 97103
Lot 600 Block - Subdivision -
Map 80A Tax Lot 80908CA00000 Zone A2

For office use only:

Classification: _____ Inventory Area: _____

Applicant Name: Tongvin Resources, Ltd.

Mailing Address: 13225 N. Lombard, Portland OR 97203

Phone: 503. 289. 8734 Business Phone: 503. 289. 8734 Email: accounting@colrip.com

Property Owner's Name: Same

Mailing Address: Same

Business Name (if applicable): _____

Signature of Applicant: Steve Dobbins, President /SD

Signature of Property Owner: Steve Dobbins, President /SD

Existing Construction and Proposed Alterations: Wood-frame construction on pilings. Proposing adding detached exterior deck to south side, east end of building. Deck is less than 400 feet and less than 20" high. Proposed materials are wood and galvanized piping as used elsewhere on exterior.

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>4-16-15</u>
Labels Prepared:	<u>4-16-15</u>	Tentative HLC Meeting Date:	<u>5-19-15</u>
120 Days:			

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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
The building was renovated in 2005 and received historic designation as a mixed use commercial. The proposed use is for outdoor restaurant seating.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
Originally an industrial use building the proposed material reflect this use.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
No alteration to building required.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
No impact to existing structure.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
Proposed deck will not impact existing structure. Deck will "hide" utility meters and improve aesthetics of building front.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
N/A

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- N/A
-
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
- Minimal impact on
-
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- N/A
-
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
- The deck is detached from building and will be constructed with removable pallets and utility covers to provide access to river bank for maintenance of river bank.
-

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

also 175-14th St

DWNTWN NR - R-154

HIST. NAME: Callender Navigation Company
COMMON NAME: Foss Maritime Co.
ADDRESS: 103 Fourteenth Street

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

CITY: Astoria, 97103

ARCHITECT:

BUILDER: Leander Lebeck

OWNER: Brix Maritime Co.
PO Box 83018
Portland, OR 97283

THEME: transportation & communication
STYLE: Vernacular

T/R/S: T8N/R9W/S8

MAP NO.: 80908CA **TAX LOT:** 600

ADDITION: McClure's Addition to Block 57

xBLDG STRUC DIST SITE OBJ

BLOCK: SUB B of BLK 57 **LOT:** Ftg of Lots 1 thru 4, N of railroad R/W **QUAD:** Astoria

CLASSIFICATION: primary

PLAN TYPE/SHAPE: rectangular

NO. OF STORIES: two

FOUNDATION MATERIAL: wood piling

BASEMENT: none

ROOF FORM & MATERIALS: gable/built-up

WALL CONSTRUCTION: nailed wood frame

STRUCTURAL FRAME: nailed wood frame

PRIMARY WINDOW TYPE: multi-pane fixed and single pane casement in wood frame

EXTERIOR SURFACING MATERIALS: board and batten, horizontal wood ship lap

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: none

OTHER: none

HISTORICAL INTEGRITY: very altered

EXTERIOR ALTERATIONS/ADDITIONS: west 50' lost in storm in 1940's; second story, added in 1960's projects through original roof line

NOTEWORTHY LANDSCAPE FEATURES: none

ASSOCIATED STRUCTURES: Foss Maritime Co. storage and North Coast Haircutter, 16 Fourteenth

KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: NW corner, 14th & Water Streets; north side of Burlington Northern tracks; built over water; approached by dock

SIGNIFICANCE: architecture, transportation

STATEMENT OF SIGNIFICANCE: The deed by which Astoria Exchange sold to the Callender Navigation Company the water frontage between Twelfth and Fourteenth Streets for \$30,000 was signed on October 11, 1904. On October 26th a contract was awarded to Leander Lebeck for the building of a wharf on this property and construction began on October 31, 1904. The Callender Navigation Company conducted their maritime activities from the building until 1922 when they merged with Knappton Towboat Company. The Knappton Towboat Company then used the building for the headquarters of its tug and barge business until 1940, when the head offices were moved to Portland. The building currently houses a branch office of the Foss Maritime Co. and serves as the communications center for the Columbia River Bar and River Pilots. It also serves as a dock for the Foss Maritime Co. tugboats and pilot boats, which move bar and river pilots between ship and shore along the Astoria waterfront.

In spite of the loss of 50' in the 1940's, this structure remains significant for its rarity of type. Few waterfront buildings remain, particularly survivors of the Great Fire of 1922. The building is also representative of trends during the historic period of water dependent industries.

The second story addition to the building in the 1960's is compatible with the historic character of the building.

SOURCES: Sanborn Fire Insurance Maps; Astoria Daily Budget, October 11, 1904, October 26, 1904, October 31, 1904; The Daily Astorian, July 3, 1975; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

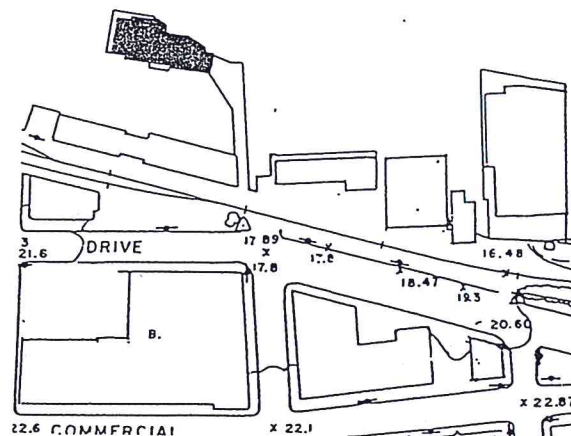
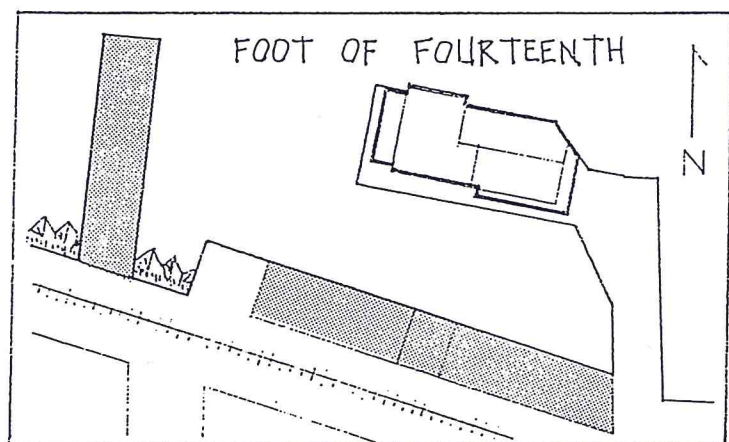
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

PROPERTY: ~~Callender~~ Navigation Co.
ADDRESS: 14 Fourteenth Street
TAX I.D.: 51013

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



NEGATIVE NO.: R4 N18A



TOPOG. DATE: 1967

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

STAFF REPORT AND FINDINGS OF FACT

May 13, 2015

TO: HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, PLANNER

SUBJECT: NEW CONSTRUCTION REQUEST NC15-05 BY SRG PARTNERSHIP FOR
CLATSOP COMMUNITY COLLEGE TO CONSTRUCT COLLEGE BUILDING AT
1651 LEXINGTON AVENUE

I. BACKGROUND SUMMARY

- A. Applicant: Gary Danielson
SRG Partnership
621 SW Morrison Suite 200
Portland OR 97205
- B. Owner: Clatsop Community College/Ann Gyde
1653 Jerome Avenue
Astoria OR 97103
- D. Location: 1651 Lexington 17AB, Tax Lots 2001, 2002; Lots 1 to 6, Block 88, Shively; and entire College parcel on Map T8N-R9W Section 17AB, Tax Lots 1200, 1800, 1900, 1801, 2000, 2100, 1300; Lots 1, 7 to 12, Block 61, Lot 1 and east 25' Lot 2, Block 89, Blocks 60, 87, 88, Shively, and portions of vacated streets) Avenue; Map T8N-R9W Section 17BB, portion of Tax Lot 2500; Lot 1, Block 112, McClure
- E. Classification: New construction adjacent to structure(s) designated as historic within the Shively-McClure National Register Historic District
- F. Proposal: To construct a 35,000 square foot college classroom facility building
- G. Zone: IN (Institutional)

II. BACKGROUND

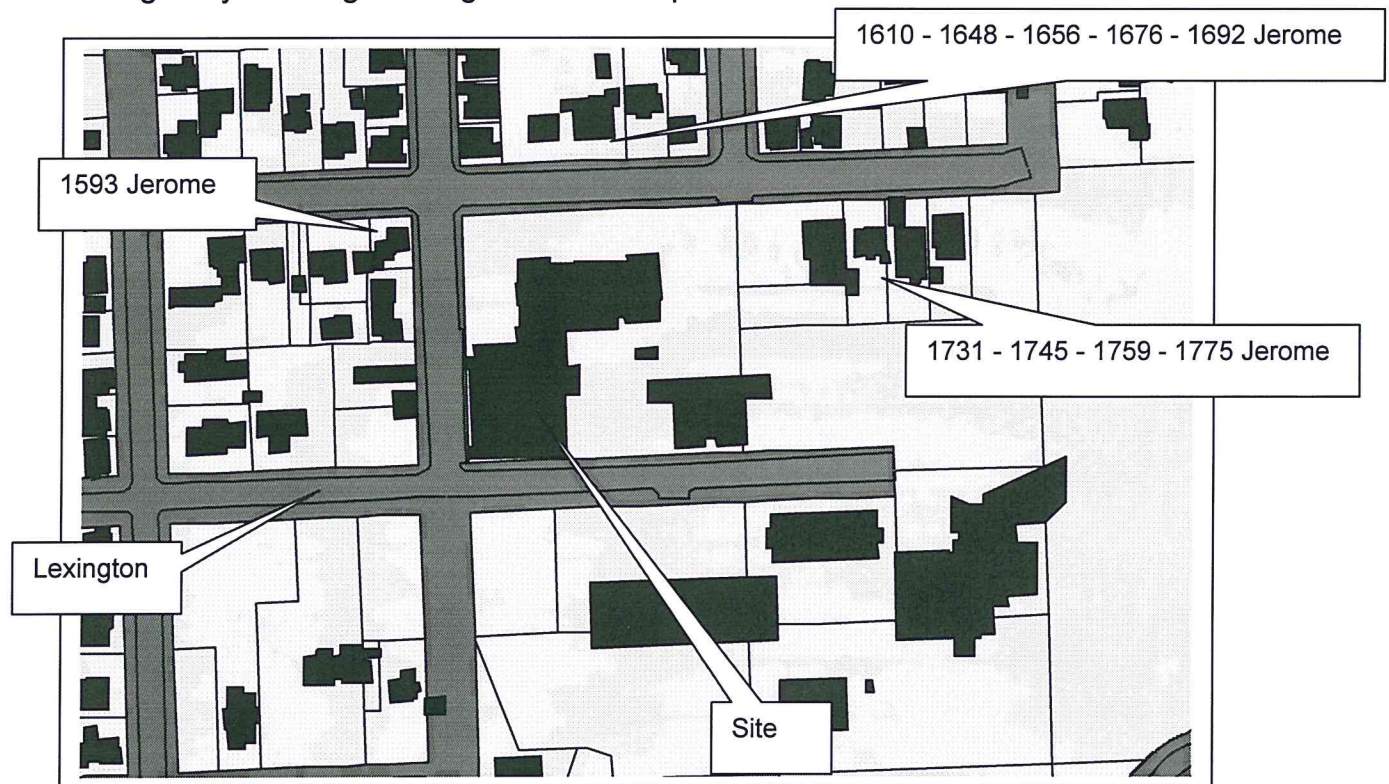
A. Subject Property

The subject property is located between 16th and 18th Streets and Jerome and Madison Avenues. The entire campus site is approximately 690' x 690' with an irregular shape (approximate 8.92 acres or 388,552 square feet). The proposed building would be located on a portion of the Clatsop Community College (CCC) campus on an area approximately 16,500 square feet. This area is currently occupied by Patriot Hall, a multi-use building which is proposed to be completely

renovated. The site sits at the top of the 16th Street hill, above the Central Neighborhood residential area. The campus is adjacent to properties designated as historic in the Shively-McClure National Register Historic District. The proposed redevelopment will maintain the west wall and the north wall, and reconstruct the east and south elevations. The new footprint will expand to the east to blend with the redevelopment of the Towler Hall and the area adjacent to the Library.

B. Adjacent Neighborhood and Historic Property

The site is surrounded by a single-family dwelling neighborhood. It has street frontage on 16th Street, Jerome Avenue, and on Lexington Avenue (which is in the process of being vacated). There is a wooded, undeveloped area to the east and south of the campus, most of which is owned by CCC. The residential neighborhood has a mixture of styles and ages of homes. There are 11 historic homes in this area adjacent to the campus. Lot sizes, shapes, and setbacks vary greatly creating an irregular streetscape.



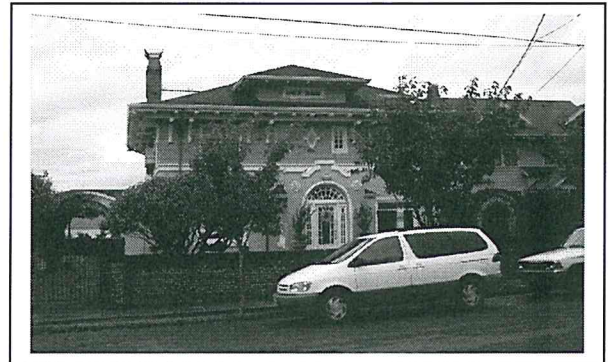
Review of new construction at this site is triggered by the following residential properties:

- 1) 1593 Jerome
Secondary historic in Shively-McClure National Register Historic District
Cape Code, c. 1930

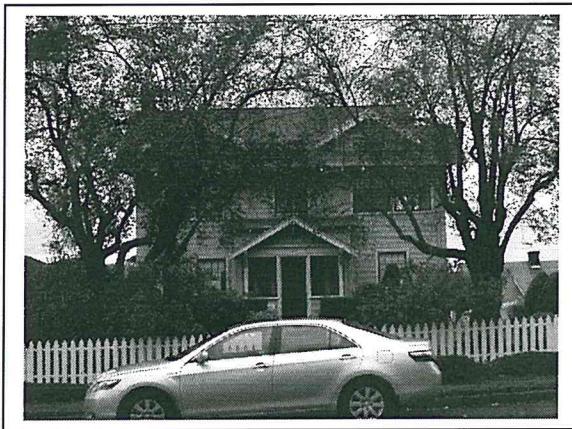




- 2) 1610 Jerome
Secondary historic in Shively-McClure National Register Historic District
Craftsman/Tudor, c. 1920



- 3) 1656 Jerome
Secondary historic in Shively-McClure National Register Historic District
Craftsman / Spanish Mission, 1919



- 4) 1676 Jerome
Secondary historic in Shively-McClure National Register Historic District
Craftsman, 1915



- 5) 1731 Jerome
Primary historic in Shively-McClure National Register Historic District
Arts & Crafts, c 1896

- 6) 1745 Jerome
Secondary historic in Shively-McClure National Register Historic District
Dutch Colonial, c. 1931





- 7) 1759 Jerome
Primary historic in Shively-McClure National Register Historic District
Dutch Colonial, c. 1902



- 8) 1775 Jerome
Secondary historic in Shively-McClure National Register Historic District
Craftsman, c 1920

C. Proposed Structure

The proposed new classroom structure would be located at the corner of Lexington Avenue and 16th Street.

Height: The structure is proposed to be three stories with stepped height at a maximum of 45'.

Roof: Arching roof with monitors.

Materials: Exterior is proposed to extensively utilize glass, especially on the third floor surrounding the running track and in the interior of the campus facing east. Existing window openings on the west side would be repaired and replaced. Areas not covered by glass would be painted stucco.

Windows: Curtain wall systems with anodized aluminum extrusions to match Columbia and Towler Halls.

Doors: Main doors are part of storefront system with single lite aluminum doors finished the same as the windows. Hollow aluminum metal doors finished the same as the windows at emergency exits, deliveries and maintenance access.

Other Features: Railings would be painted galvanized steel at 36" and 42" high with 0.5" to 0.75" diameter pickets and 1.5" supports. Canopies would be painted galvanized steel with a roofing membrane.

Copies of these elevations are attached to the staff report. A materials board will be presented at the hearing.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on April 28, 2015. A notice of public hearing was published in the Daily Astorian on May 12, 2015. Comments received will be made available at the Historic Landmarks Commission meeting.

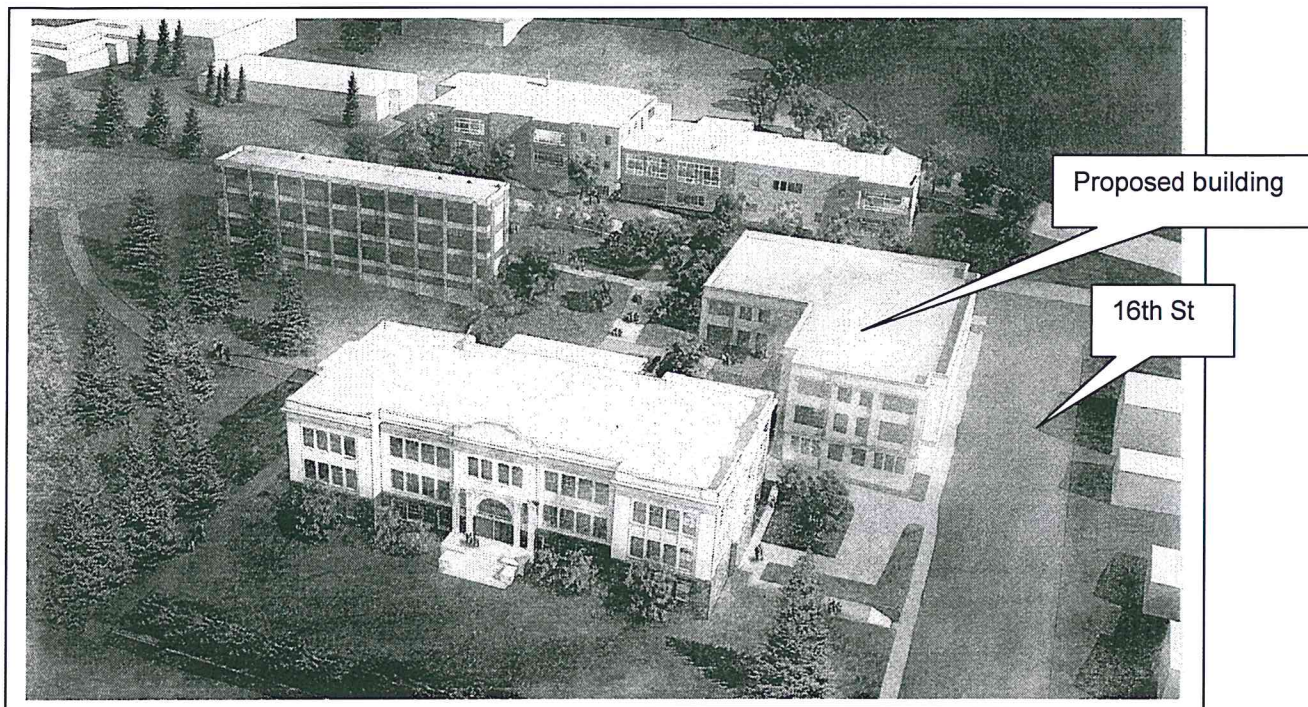
IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is proposed to be located on the corner of 16th Street and Lexington Avenue within the Clatsop Community College campus property. The campus extends from 16th to 18th Streets and Jerome to Madison Avenues. The campus block is adjacent to structure(s) designated as historic in the Shively-McClure National Register Historic District. The proposed structure will be reviewed by the Historic Landmarks Commission.

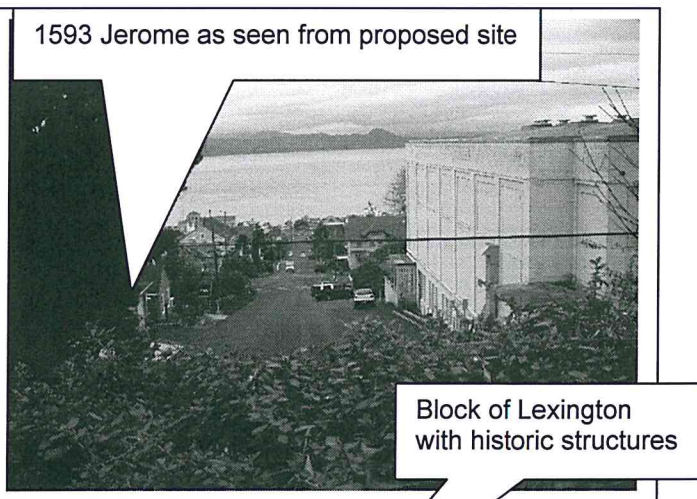
- B. Development Code Section 6.070(B.1) states that *"In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural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

Finding: The proposed structure would be a stepped three story mixed use building for college activities. The proposal is to maintain as much of the original façade as possible while creating a modern, functional building. The structure would blend with the design of other buildings on the campus, many of which are modern and have been constructed or reconstructed in recent years. The existing campus buildings range in height from one to three story buildings. The proposed structure would be approximately 145' wide by 145' deep, and would increase the square footage from about 25,000 square feet to 35,000 square feet.



The written materials provided by the applicant further describe the building and its incorporation into the site are adopted as findings by reference.

The adjacent historic residential structures are all on Jerome Avenue one block to the north from the proposed site. These structures are physically separated from the proposed structure by the other CCC buildings, including Towler Hall, and are not visible from the proposed site. The proposed building would not be visible from most of the historic structures and would only be slightly visible from the historic structure at 1593 Jerome. Therefore, the scale and mass of the proposed building would be incorporated into the campus as a whole and would be compatible with the campus design.



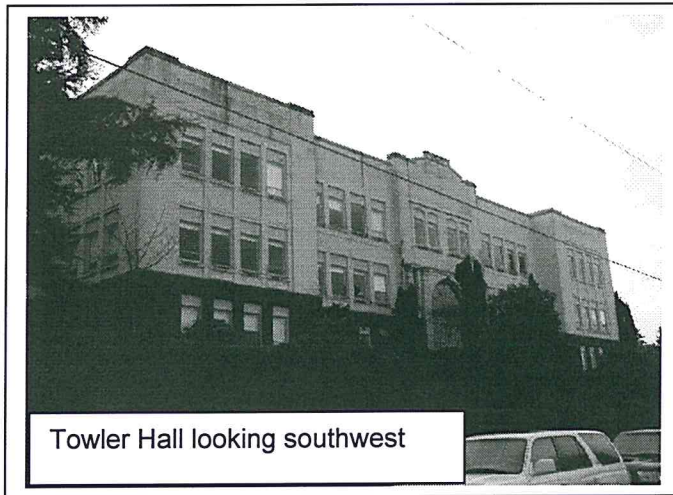


1593 Jerome



Proposed site

The historic structures are a mixture of Cape Code, Craftsman/Tudor, Craftsman/Spanish Mission, Craftsman, Arts and Crafts, and Dutch Colonial. Most are two story structures with fairly large footprints. The main CCC building, Towler Hall, was originally built as a high school and is mostly intact except for the front portico. It is a concrete, three story building fronting on Jerome and is the campus building that is directly adjacent to the historic structures.



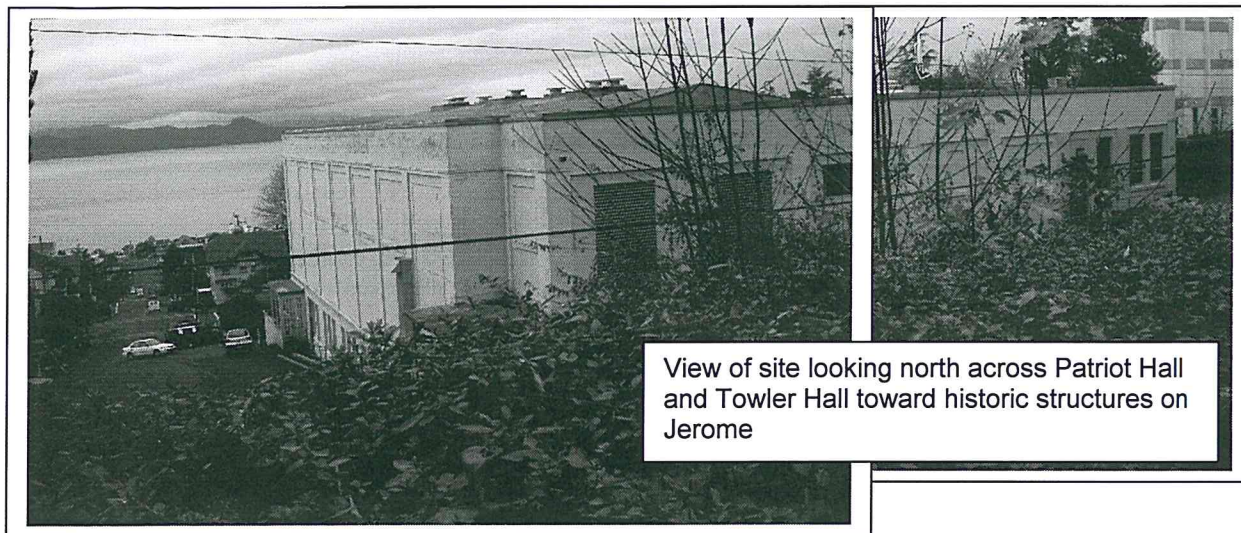
Towler Hall looking southwest



Proposed site

Patriot Hall at 16th

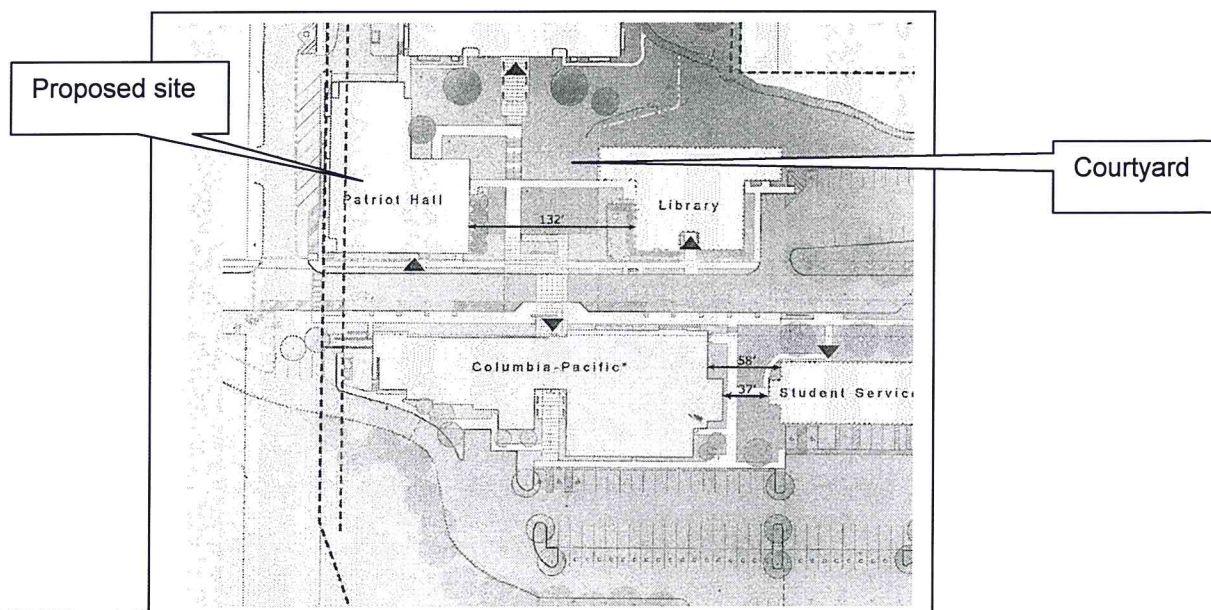
Lexington



The proposed structure is compatible in scale, style, height, and architectural detail within the context of the overall campus. Additionally, the proposed structure is compatible with the historic residential structures located to the north of the campus boundary as its location is within the heart of the campus itself. Existing Clatsop Community College structures, including Towler Hall, are located between the proposed building and the historic structures.

- 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 structure will have its main entrance facing the interior courtyard facing the library. The location is defined by the existing footprint and contributes to the cohesiveness of the campus.



The general neighborhood has a variety of setbacks and locations for buildings. The historic streetscape of Jerome, which is applicable to this request, would not be impacted by the location of the proposed building on Lexington Avenue.

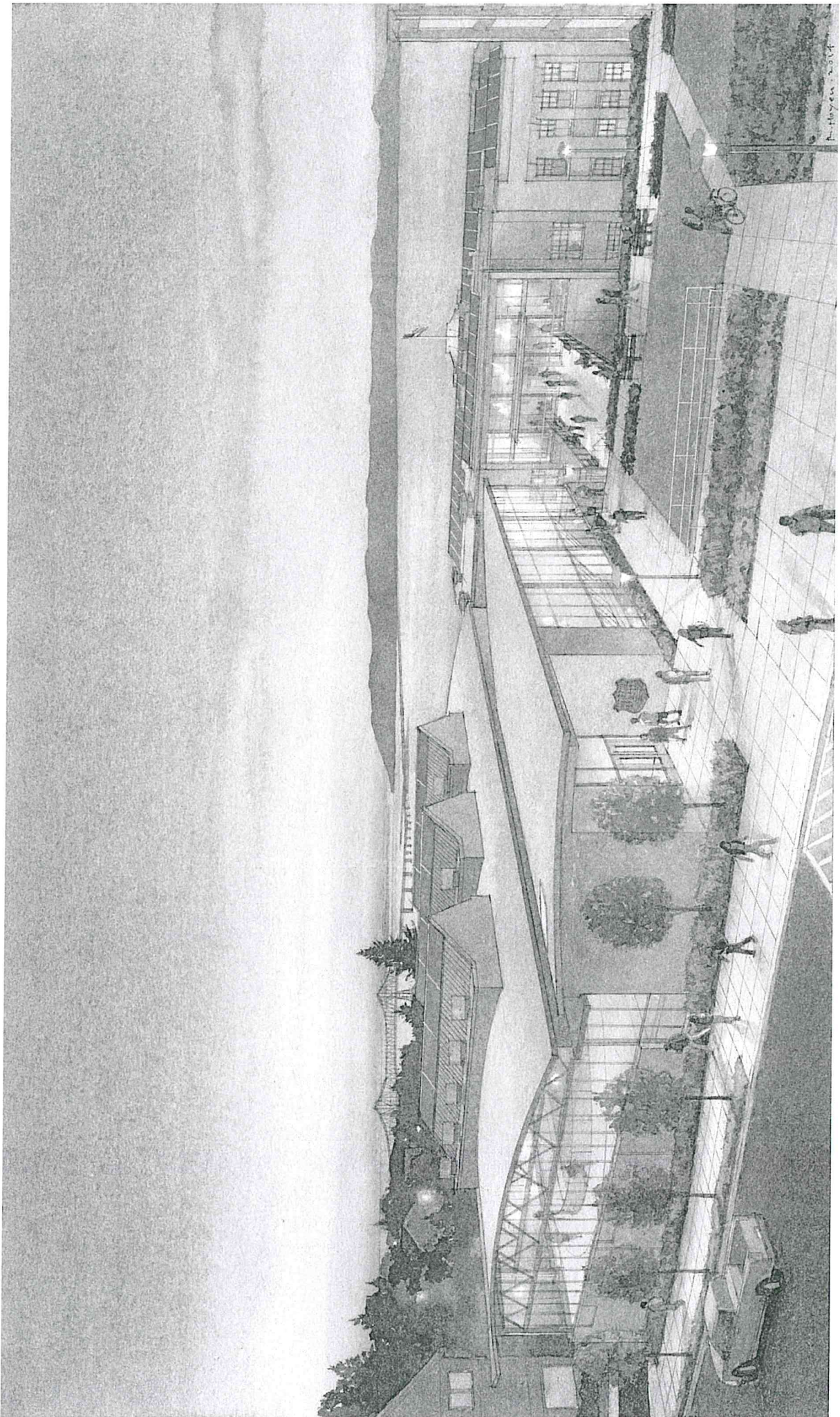
The location of the proposed structure, orientation, and location of entrances is consistent with the location of other similar structures



V. CONCLUSION AND RECOMMENDATION

The request, on balance, meets all the applicable review criteria. Staff recommends approval of the request with the following conditions:

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



JEROME AVENUE

16TH STREET

TOWLER HALL

PATRIOT HALL

Patriot Hall New Footprint
red outline (approximate)

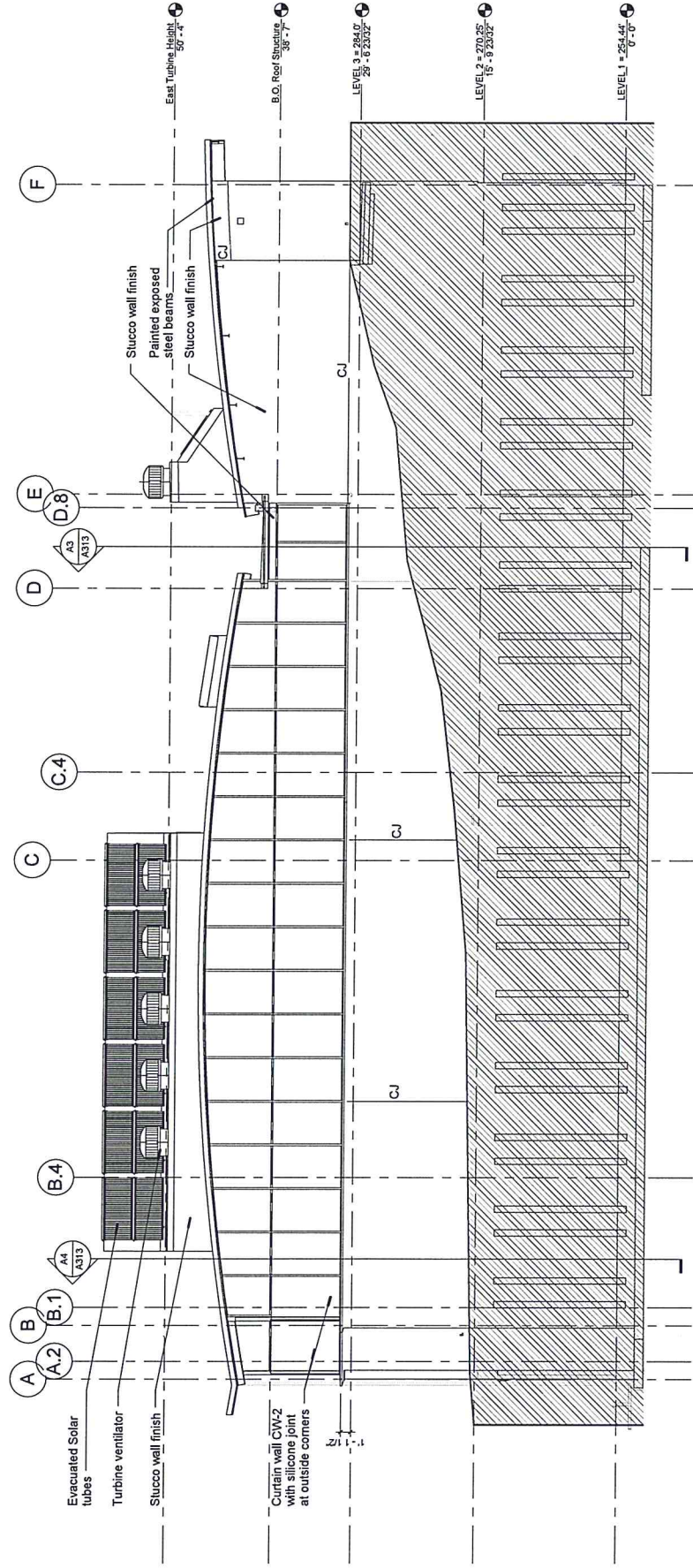
LIBRARY

EXIT ONLY

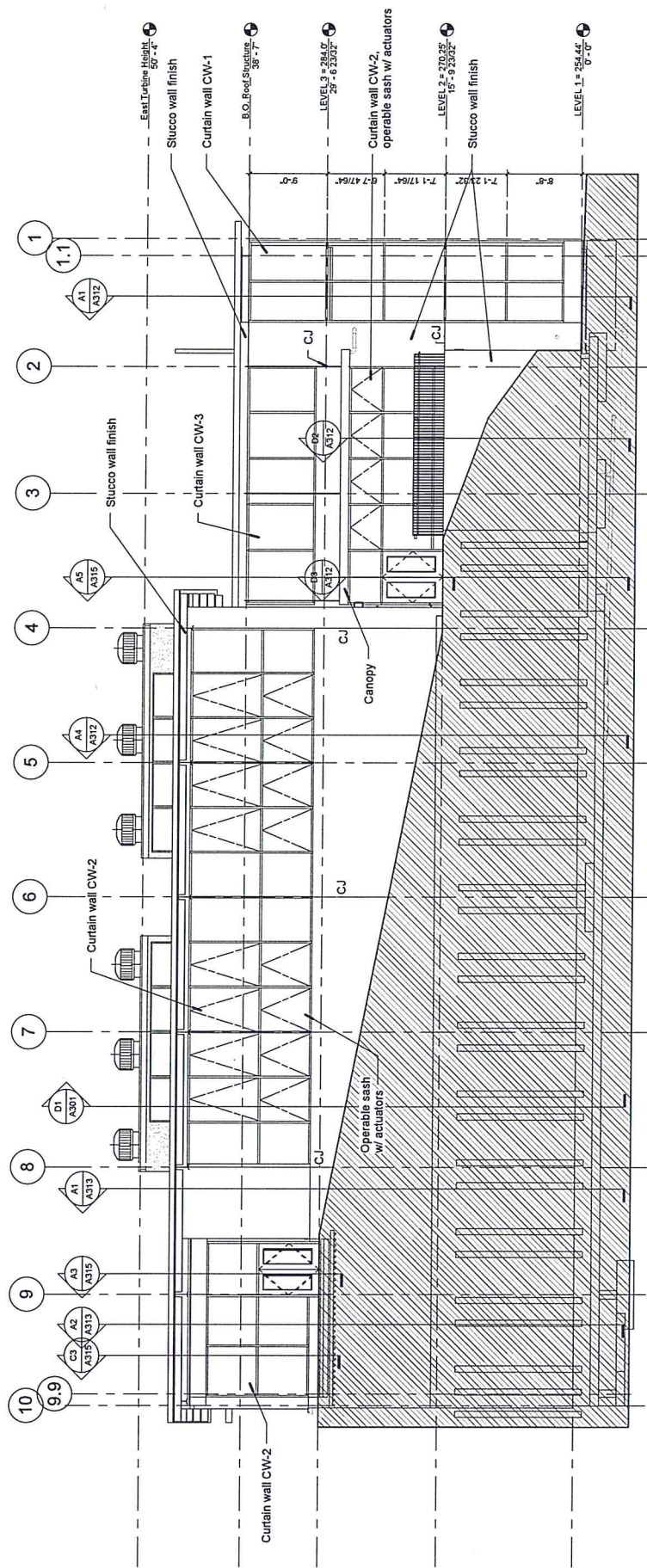
LEXINGTON AVENUE

COLUMBIA HALL

NO
PARKING



D1 SOUTH ELEVATION
A302 1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

May 8, 2015

DATE: May 8, 2015

TO: HISTORIC LANDMARKS COMMISSION

FROM: SHERRI WILLIAMS, ADMINISTRATIVE ASSISTANT

SUBJECT: DR. EDWARD HARVEY HISTORIC PRESERVATION AWARD FOR 2015

National Preservation Month is May of each year. National 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, individuals, or partnerships for Astoria's Dr. Edward Harvey Historic Preservation Award, 2015. Also attached are the guidelines for the award. The award is usually given for completed work.

Pictures of the sites are included but the pictures do not show everything. You should visit the sites individually prior to the meeting. The 2015 recipients of the award should be decided at the HLC meeting. The HLC has, in the past, selected up to one property in each category (residential and commercial) with Honorable Mention certificates to other special recognitions. However, the HLC may select other categories and awards as it deems necessary. No more than one award in each of the three categories will be presented at the June 1, 2015 City Council meeting. Other honorable mention awards will be presented by the HLC at their June 16, 2015 meeting.

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

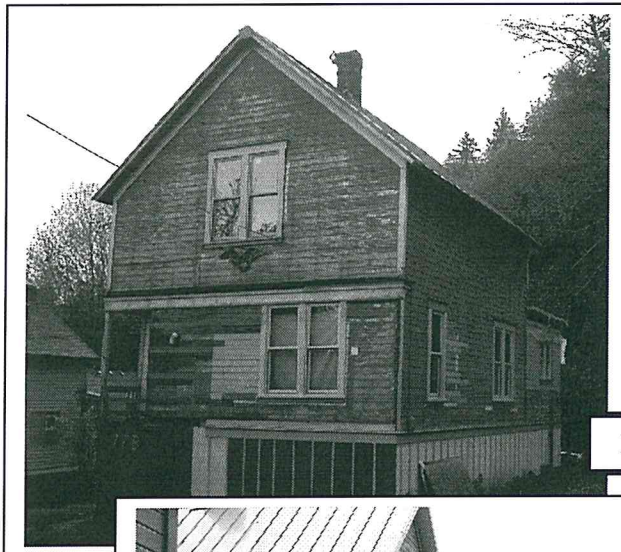
Documentation on the nominated structures for 2015 is attached.

Residential:

1. 778 – 38th Street
Historic Name: Thompson House
Eligible-Contributing
Adair-Uppertown Historic Inventory Area
(c 1908)

Owner: Justin Power
6632 N Willamette Blvd
Portland OR 97203-5608

Comments: The new property owner of this structure submitted a request for Historic Designation HD14-01 which was approved by the Historic Landmarks Commission on May 21, 2014. The property had previously been a code enforcement issue for the City for many years. Once approved for historic designation, the new property owner cleaned up and removed vegetation and junk items. Aluminum sliding windows were replaced with one over one wood windows, the rear addition was repaired, the non-historic front porch was removed and reconstructed with a chamfered column support post, balustrade with upper and lower rails, stairs were replaced with railing with upper and lower rails and chamfered newel posts. The side porch/stairs were replaced using a similar design. Plywood skirting was replaced with board and batten. All reconstruction was painted to match the structure. Extensive internal renovation was also completed.



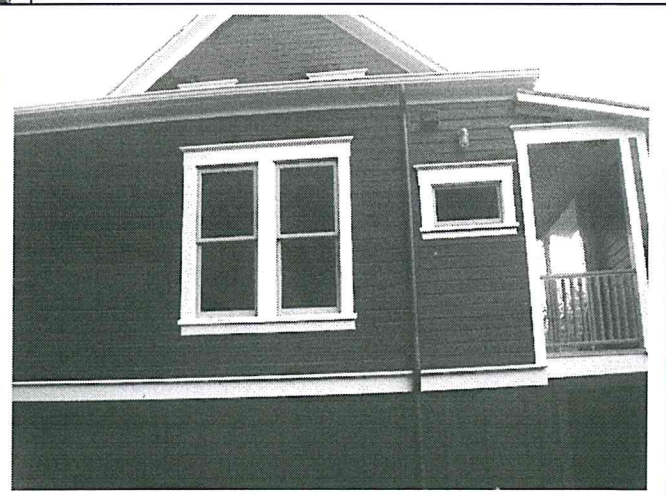
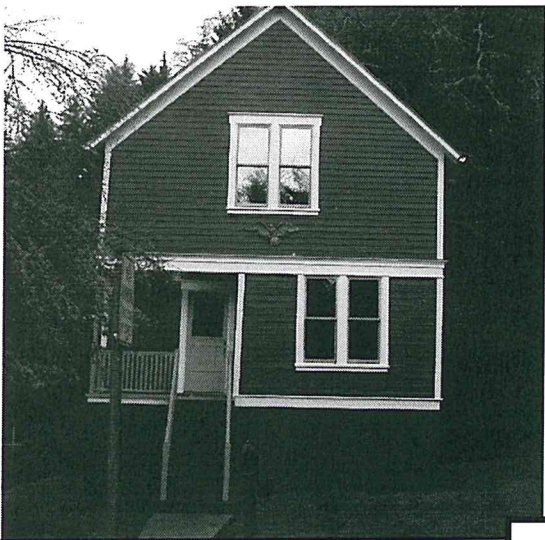
BEFORE



BEFORE



AFTER

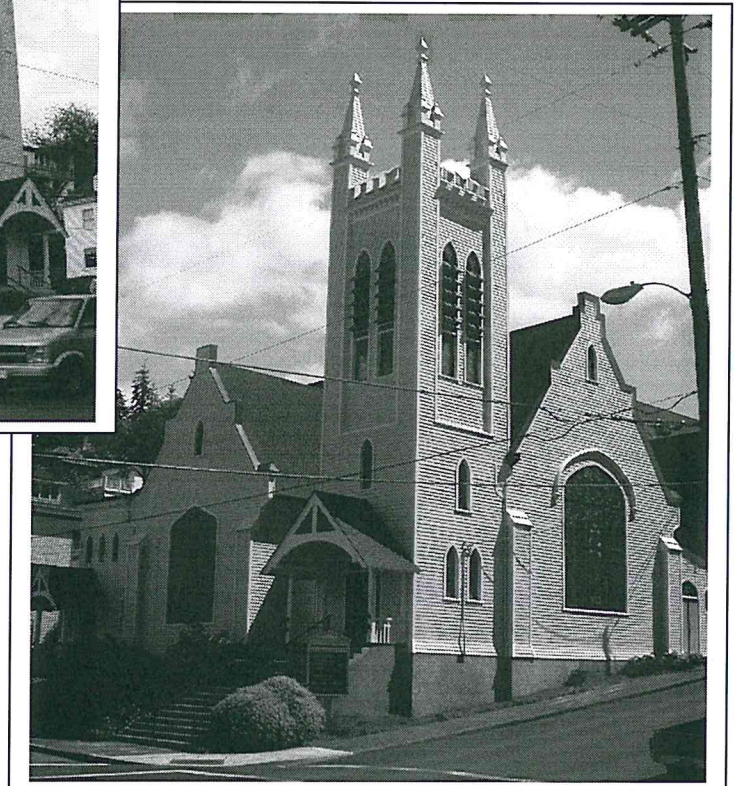


Commercial:

2. 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

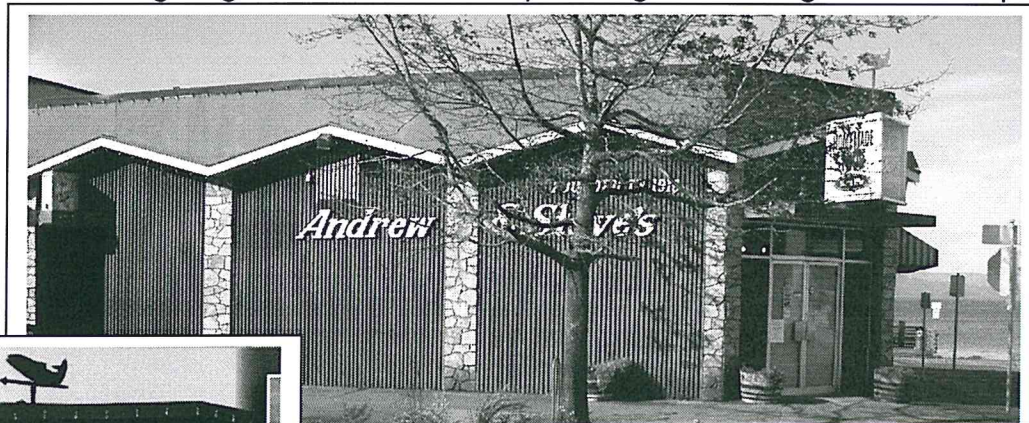
Comments: The First Presbyterian Church congregation has been working to restore the church. The first piece of the exterior renovation included restoring the gable ends and steeple. The materials included finger-jointed cedar, milled to match the width and depth of the original weatherboard siding. 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 sun lit 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.



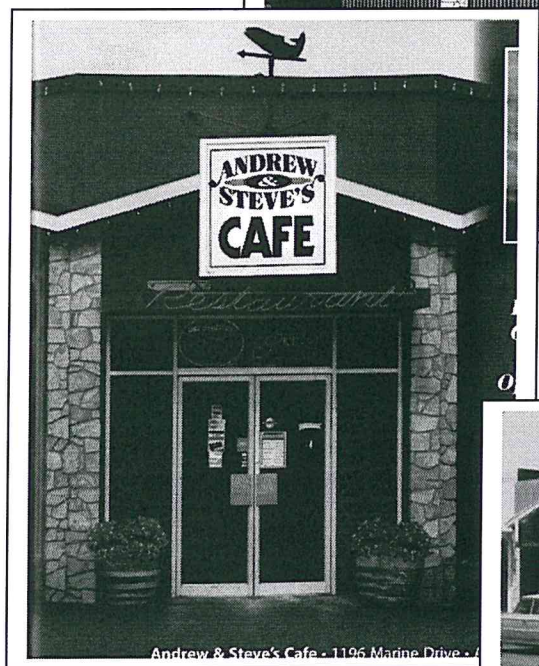
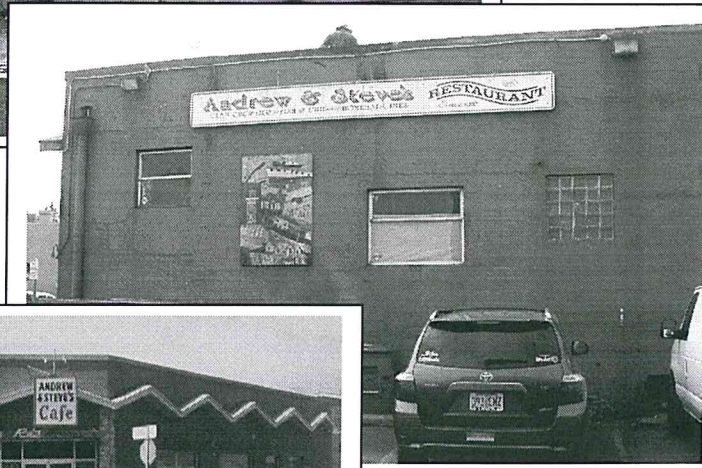
3. 1196 Marine
Historic Name: Fisher Building
Historic, Non-Contributing in Downtown National Register District
(c 1924)

Owner: Allen & Huber Real Estate LLC
Astoria Brewing Company Inc.
990 Astor Street
Astoria OR 97103

Comments: In 2012, this property went through the Historic Designation process with the Historic Landmarks Commission and SHPO which was approved. The owners have worked diligently to preserve the building to its 1960s alterations/appearance. Extensive internal renovations have been made including, but not limited to a new gas furnace, adding refrigerator units, restoring support for the first floor. The exterior has received a new garage door, a new window on the north elevation, the addition of a grain silo on the north elevation, the internal lit, rotating sign was restored and updated to the new business name, and neon lighting was added to the repetitive gable awning and exterior paint.



BEFORE



AFTER

