

AGENDA
HISTORIC LANDMARKS COMMISSION

Astoria City Hall Council Chambers, 1095 Duane Street, Astoria

Tuesday, May 20, 2014 5:15 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. April 15, 2014
4. PUBLIC HEARINGS
 - a. Exterior Alteration EX14-03 by Dan & Susan Rahkonen to remove a rear shed addition and replace with one story hip roof addition; remove south elevation roof addition and restore to the original roof line; remove rear door and install new doors on north and south elevations of new rear addition; enlarge north elevation dormer; change several non-historic windows on existing single family dwelling at 512 36th Street in the R-2, Medium Density Residential zone. Staff recommends approval with conditions.
 - b. Exterior Alteration EX14-04 by Michael & Kristin Covert to replace rear porch windows, change a rear door to a window, install french doors, and construct a deck on the rear elevation of an existing single family dwelling at 384 Duane in the R-2, Medium Density Residential zone. Staff recommends approval with conditions.
 - c. Historic Designation HD14-01 by Justin Power to designate an existing single family dwelling as historic based on the proposed alterations as submitted with this application at 778 38th Street in the R-2, Medium Density Residential zone. Staff recommends approval with conditions.
5. REPORT OF OFFICERS
6. NEW BUSINESS
 - a. Dr. Harvey Award Selection
7. STATUS REPORTS
 - a. Planner Johnson has included status report photographs of the following: EX12-10 for 364 Bond; EX11-08 for 1598 Duane; EX13-07 for 813 14th Street; and EX13-02 for 877 14th Street. All projects are complete or near completion and conditions have been met. These status report photographs are for Commission information.
8. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

April 15, 2014

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission was held at the above place at the hour of 5:15 pm.

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Commissioners Jack Osterberg, Thomas Stanley, Mac Burns, and Kevin McHone.

Commissioners Excused: Michelle Dieffenbach and Paul Caruana.

Staff Present: Planner Rosemary Johnson

Planner Johnson noted for the record that no audience was present so the formalities could be waived.

APPROVAL OF MINUTES – ITEM 3(a):

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

Commissioner Burns moved to approve the minutes of March 18, 2014 as noted; seconded by Commissioner McHone. Ayes: President Gunderson, Commissioners Stanley, Burns, Osterberg, and McHone. Nays: None.

PUBLIC HEARINGS:

ITEM 4(a):

EX 14-01 Exterior Alteration EX 14-01 by Mike Bruhn to replace a pair of 1/1 windows with double wood French doors with a single lite on the east side elevation in the same location and same approximate dimensions; and to relocate the windows toward the front, south portion of the east elevation of an existing single family dwelling at 1692 Franklin in the R-3, High Density Residential Zone.

President Gunderson asked if any member of the Historic Landmarks Commission (HLC) had a conflict of interest, or any ex parte contacts to declare.

Commissioner McHone declared that the Applicant is one of his customers, but he did not believe that would affect his impartiality in this matter.

President Gunderson called for the Staff report.

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

Commissioner Osterberg asked if any of the proposed windows were currently found elsewhere on the house and if the fiberglass French door was new. Planner Johnson confirmed that the French door would be new and would replace the paired windows. The paired windows would be relocated to the front and the single window would be stored on site.

Commissioner McHone believed the project was within all guidelines and that the cosmetic changes seemed appropriate.

Commissioner McHone moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX 14-01 by Mike Bruhn, with conditions; seconded by Commissioner Stanley. Motion passed unanimously.

REPORTS OF OFFICERS: There were none.

NEW BUSINESS:

ITEM 6(a):

Dr. Edward Harvey Award Historic Preservation Nominations - Planner Johnson noted that Sherri Williams would be advertising the due date of nominations through the usual media outlets, including radio, newspaper, the Lower Columbia Preservation Society, Astoria Downtown Historic District Association website, and the City's website. Anyone can nominate a property by calling Staff with the address. Details of the renovation work are helpful, but if unknown, Staff can research the property. The award is for exterior alterations that have been completed in the last two years. Nominations will be included in the meeting packet for the May 20, 2014 HLC meeting. The Mayor will present awards to one commercial and one residential property, and an institutional property could also be awarded. The HLC can award honorable mentions at their meeting. Properties discussed in past years that are still eligible will be presented to the HLC by Staff. Staff will do research to verify that properties nominated are eligible.

Commissioner Osterberg noted this year's theme was *New Age of Preservation: Embark, Inspire, Engage*, and asked if nominations should fit within the theme. Planner Johnson explained the theme is set by the National Historic Preservation Society and could be used to break a tie between two properties, but it is not a criteria for the Dr. Harvey Award. The theme was included in the memo for informational purposes only.

ITEM 6(b):

SHPO CLG Grant Award Approval - Planner Johnson reported that SHPO approved the City's CLG Grant for this year. The last grant was approved two years ago because the State Historic Preservation Office (SHPO) now uses a two-year cycle. The grant was last used to fund the Adair-Uppertown Inventory. This year, the City requested the grant to provide pass-through grants. Grants will be given to property owners to do facade renovations on residential or commercial properties in Astoria. After reviewing applications for the grant, a packet will be prepared for Commissioners to review and, unless a Commissioner notifies Planner Johnson that a property does not qualify, the application would be approved. No comment from the HLC essentially means the HLC approves. Packets will also be sent to SHPO for approval. Any projects with concerns would be brought before the HLC. Grants would be for a maximum of \$3,000 each with a 50/50 match and can only be used on National Register properties, which include historic properties within a National Register District that are contributing. A majority of downtown buildings would be eligible. This grant will be widely advertised beginning in late May 2014. The SHPO grant also includes \$1,000 to pay for consultation time with John Goodenberger for assistance with HLC applications and design work.

President Gunderson confirmed that all of the Commissioners had returned their documents from the Ethics Commission.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:30 pm to convene the work session.

WORK SESSION – PAINTING CONDITIONS:

Planner Johnson noted that questions were raised at the last meeting about color and what control the HLC has regarding color as she often includes conditions of approval about painting. She noted three sections of the Historic Properties Ordinance that refer to color:

- Exterior Alteration Exemptions: Storm windows, for example, must complement or match the color, detail, and proportions of the building. These alterations must be complementary, but the actual color is not being controlled.

- Historic Design Review Criteria: When it is necessary to replace architectural features, the new materials should match the existing in composition, design, color, texture, and other visual qualities.
- Contemporary Design: Any contemporary material or design must be compatible with the size, scale, color, materials, and character of the property.
- Essentially, the ordinance does not identify a specific color, but requires compatible colors. She showed an example of a previously approved, fiberglass clad window, noting the material gives the appearance of wood. Vinyl windows generally have larger elements and do not have the detail of a wood window. Fiberglass, fiberglass-clad wood, vinyl-clad wood, and some composite materials have similar designs and dimensions of wood windows. The intent is to give the overall appearance of wood.
- Requiring a paintable material ensures that the windows will blend in with the architecture of the building. Milgard's fiberglass and composite windows, for example, can be painted or ordered in a specific color. She showed an example of vinyl windows on a local building that could not be painted, which stood out after other windows on the building had been painted. The HLC does not generally approve vinyl windows, and would not require specific colors.
- She clarified that vinyl is not paintable, but wood, fiberglass, aluminum, or composite such as fiberglass-clad wood or vinyl-clad wood, could all be painted. Vinyl-clad wood has composite vinyl material embedded into the wood, so not only are the physical dimensions different, but vinyl-clad windows have different chemical properties. Staff tries to avoid recommending vinyl-clad windows on primary elevations, but the Commission has considered them.
- She confirmed that Mr. Goodenberger was speaking as Staff at the last meeting because she was unable to attend. She explained that his comments were not about avoiding white or that white was a wrong color, but that the windows could not be painted and would therefore always stay white if the rest of the building was painted.

Commissioner Osterberg confirmed his questions had been addressed.

Planner Johnson noted that new Commissioners may not have an understanding of how standard conditions came to be established, adding no recommended conditions are set in stone and can be changed by the HLC. The conditions have been developed over the years and the Commission can change procedures as long as the changes are in compliance with the Code and policies that have been formally adopted. Staff can offer more information any time a Commissioner has a question.

There being no further business, the work session was adjourned at 5:40 p.m.

ATTEST:

APPROVED:

Secretary

Rosemary Johnson, Planner/Historic Preservation Officer

STAFF REPORT AND FINDINGS OF FACT

May 14, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER

SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX14-03) BY DAN & SUSAN RAHKONEN AT 512 36TH STREET

I. BACKGROUND SUMMARY

- A. Applicant: Dan Rahkonen
Susan Rahkonen
8412 200th Street SW
Edmonds WA 98026
- B. Owner: Daniel A Rahkonen
Susan F Rahkonen
8412 200th Street SW
Edmonds WA 98026
- C. Location: 512 36th Street; Map T8N-R9W Section 9AC, Tax Lots 3700;
north 75' Lot 8, north 75' of west 25' Lot 7, Block 20, Adairs Port
of Upper Astoria
- D. Zone: R-2, Medium Density Residential
- E. Classification: Eligible Contributing in the Adair-Uppertown Historic
Inventory Area
- F. Proposal: To remove rear shed addition and replace with one story hip roof
addition; remove south elevation roof addition and restore original
roof line; remove rear door and install new doors on north and
south elevations of new rear addition; enlarge north elevation
dormer; change several non-historic windows on existing single-
family dwelling

II. BACKGROUND INFORMATION

A. Site:

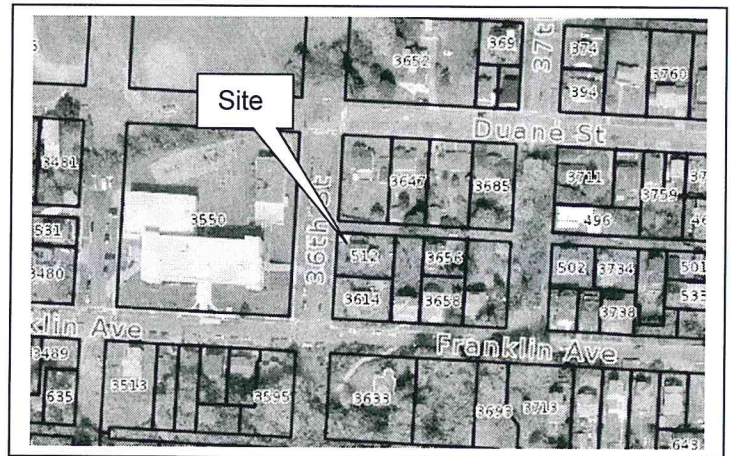
The 1.5 story building is located on the east side of 36th Street between Duane and Franklin Streets. It is currently a single-family dwelling. It was built in 1881 and is a Vernacular, Victorian Era style.



Alterations include a shed roofed addition on the rear, some non-historic windows, and a front porch reconstruction. Many alterations were done during the 1940's when the house was divided in to two units, and then again in the 1970's and 1980's with the addition of a dormer and shed roof. All alterations were done by previous owners. The current owner has researched the house and utilizing historic photos is proposing to return many of the features to their historic design and scale while maintaining the useable interior space.

B. Neighborhood:

The site is across the 36th Street right-of-way from Astor School gymnasium. The surrounding area is developed with mostly single-family dwellings. There is an improved alley on the north side of the site that serves as a rear access to several homes in this block.



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on April 29, 2014. A notice of public hearing was published in the Daily Astorian on May 13, 2014. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is listed as an Eligible Contributing historic structure in the Adair-Uppertown Historic Inventory Area and requires review by the HLC.

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

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

1. Criteria.

- a. Located on the rear or interior side yard, not adjacent to a public right-of-way, except as noted below; and/or*
- b. Reconstruction and/or replacement of porch and/or stairs on any elevation; and/or*
- c. May result in an increase in building footprint of no more than 10%, and will not result in an increase in building envelope except for mechanical venting."*

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

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

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

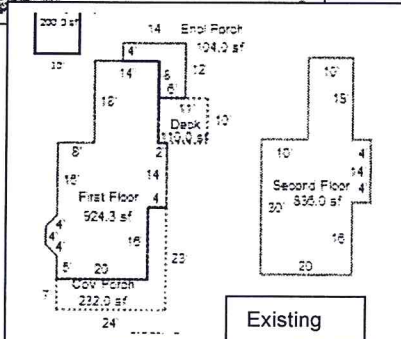
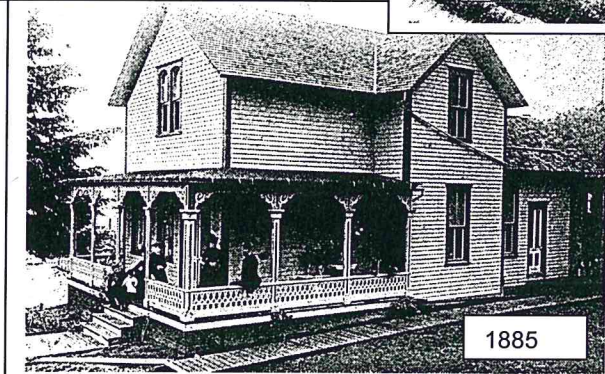
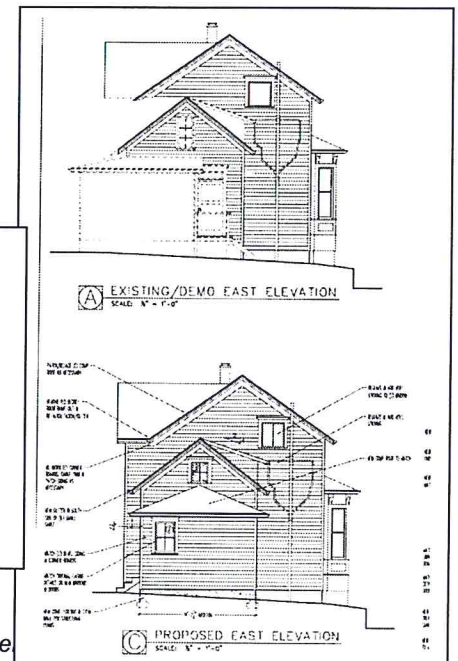
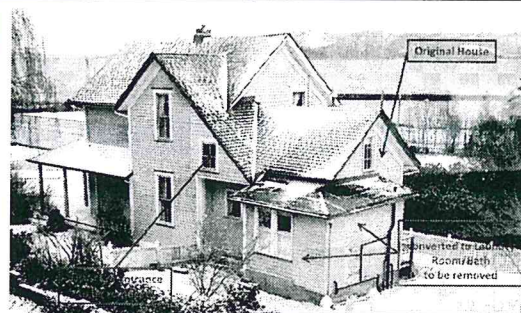
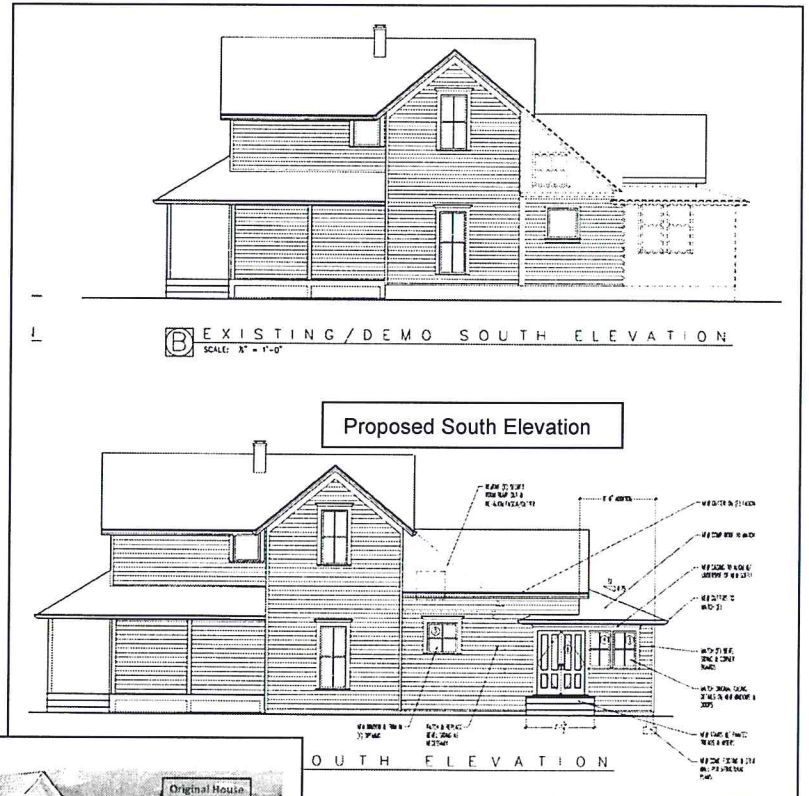
- "1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose."*

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

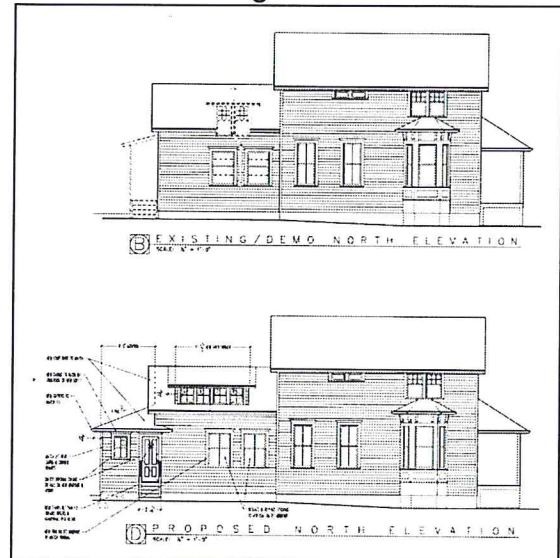
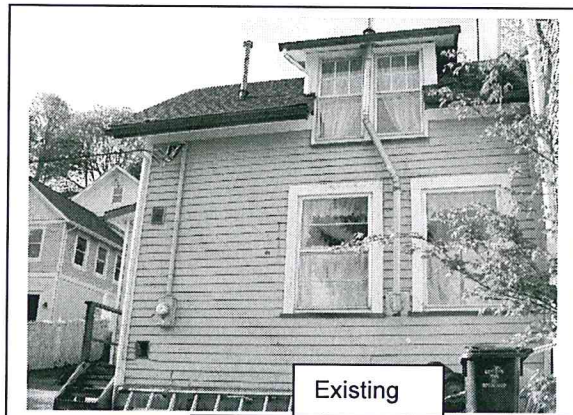
- "2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible."*

Finding: Elements to be removed are not original to the house. Many alterations were done during the 1940's when the house was divided into

two units, and then again in the 1970's and 1980's with the addition of a dormer and shed roof. All alterations were done by previous owners. The current owner has researched the house and utilizing historic photos is proposing to return many of the features to their historic design and scale while maintaining the useable interior space. The proposed work would remove the non-compatible shed roof addition and porch enclosure that is structurally unsound and extend the rear of the original house by 8'. The new roof would be hipped to match the front porch. All work is proposed to be completed with materials to match the historic features on the house.



The north dormer windows would be reduced in height and extended to the east to re-establish the roof reveal and continuous gutter. The new addition would replace the non-historic rear landing and stairs.



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

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

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

Finding: The proposed alterations would replace the 1940's and newer porch enclosure and additions. These alterations allowed for access within the building for the creation of a second unit. Some of these alterations were installed during one of the historic periods of the house; however, they are structurally failing and need to be upgrade. While they are over 50 years old and may indicate the historic uses of the house, the design, materials, and dimensions of the proposed alterations and addition will more closely match the original design. Other alterations were done in the 1970's and 1980's and have not taken on significance.

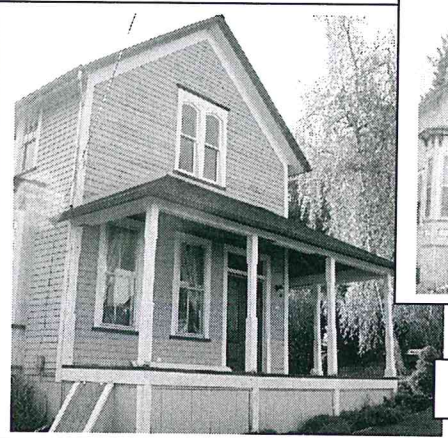
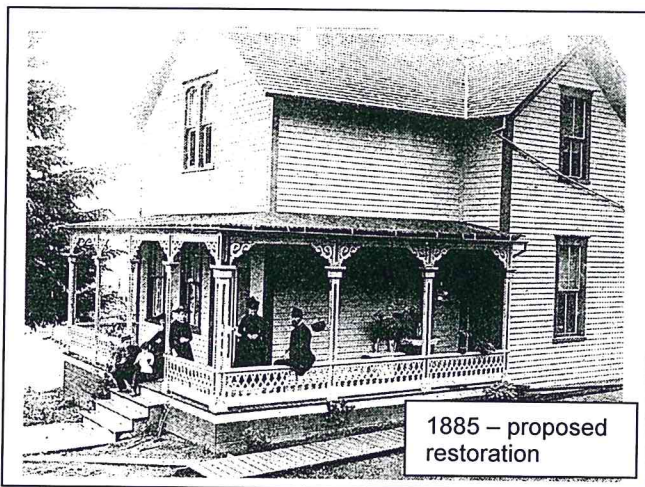
- “5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*”

Finding: The applicant proposes to match the wood window design with similar materials and the same dimensions. The proposed addition would have a hip roof similar to one on the front porch, and new doors would be panel doors of the period. Any railings would have upper and lower rails with balusters constructed within the rails (Condition 1). All construction connections would be hidden; all visible wood would be free of pressure treatment incision marks; and the features would be painted to match the house (Conditions 2, 3, 4).

The distinctive stylistic features which characterize this structure will be treated with sensitivity.

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

Finding: Deteriorated and missing architectural features are proposed to be replaced as most are missing. The applicant has historic photos of the structure as a basis for the design and dimensions. The front second story window has been replaced to the original design and the contemporary porch support posts have been replaced with chamfered posts and the decorative details will be added. Reconstruction of the missing elements does not require HLC review but is included to show the extend of the applicant’s renovation project.



Existing front porch



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

Finding: No surface cleaning is proposed.

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

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

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

Finding: The rear addition and enlargement of the dormer would allow for better internal use of the structure. All work is proposed to be of wood with design and dimensions matching the existing historic features. All work is proposed to be painted to match the house. The proposed alteration are compatible with the existing house and other properties in the neighborhood. The proposed alterations will not destroy the significant historic character of the building.

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

Finding: While not likely, the alterations could be removed in the future, and the essential form and integrity of the structure would be preserved.

V. CONCLUSION AND RECOMMENDATION

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

1. Railings shall have upper and lower rails with balusters constructed within the rails.
2. All construction connections shall be hidden
3. Any visible wood shall be free of pressure treatment incision marks.
4. All features shall be painted to match the house.

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

The applicant should be aware of the following requirements:

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

Oregon Historic Site Form

Timmons House
512 36th
Astoria, Clatsop County

LOCATION AND PROPERTY NAME

address: 512 36th ☐ appr. addr

historic name: Timmons House

Astoria ☐ vcnt Clatsop County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: 20 lot nbr: N 7 tax lot nbr: 3700

township: 8N range: 9 W map #: 09AC

zip: 97103

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5

elig. evaluation: eligible/contributing

primary constr date: 1881 (c. ☐ secondary date: _____ (c.) ☐
(optional--use for major addns)

primary orig use: Single Dwelling

secondary orig use: _____

primary style: Victorian Era: Other

secondary style: Vernacular

primary siding: Horizontal Board

secondary siding: _____

plan type: _____

total # eligible resources: 1 total # ineligible resources: _____

NR status: _____

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

orig use comments: _____

prim style comments: _____

sec style comments: _____

siding comments: _____

architect: _____

builder: _____

comments/notes: **Wood frame, gable roof structure with clapboard siding. 2/2 double-hung wood sash windows, casings with crown moldings. Decorative features include enclosed eaves, rake, cornerboards, bay window with wood brackets and panels, paired single-light, wood paneled front door with transom.**

GROUPINGS / ASSOCIATIONS

survey project
name or other
grouping name Astoria Adair-Uppertown RLS 2013

Potential Historic District

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 3/1/2013

Gen File date: _____

106 Project(s)

Oregon Historic Site Form

Timmons House
512 36th
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

Alterations include deconstruction of dormer addition, east (historic); installation of paired 6/1 double-hung wood sash windows, north (historic); application of storm windows; installation of slider, south; reconstruction of front porch (in progress).

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

The Sanborn Fire Insurance Maps show that this building was constructed by 1892. According to Polk's Astoria's City and Clatsop County Directory, the residence was occupied by the Timmons family, including O.A. Crossman, Ethel and Frank, from 1896 to 1909. Crossman was a salmon packer at the C. Timmons and Co. cannery. The Langhardt family, including William, Ewald, Peter and his wife Lissete, Arnold and Amanda resided at this address from 1910 to 1918. Peter and Arnold worked at the Clatsop Mill Co., William was an engineer with Hammond Lumber Co. and later a foreman for the Standard Oil Co. Ewald was a clerk and driver at Ross Higgins and Co. There were several tenants residing in the building from 1918 to 1938. The occupants included Fred Brakke and Ragnor Johnson in 1918; John Gallagher in 1920; the Fred, Martha and Margaret Mell from 1920 to 1925; Anton and Mary Jurich in 1931; Rudolph and Blanche Sobutt from 1934 to 1936; Charles and Louise Bagby and Victor and Adore Townsend in 1938.

RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Title Records | <input type="checkbox"/> Census Records | <input type="checkbox"/> Property Tax Records | <input type="checkbox"/> Local Histories |
| <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Biographical Sources | <input type="checkbox"/> SHPO Files | <input type="checkbox"/> Interviews |
| <input type="checkbox"/> Obituaries | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> State Archives | <input type="checkbox"/> Historic Photographs |
| <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> Building Permits | <input type="checkbox"/> State Library | |

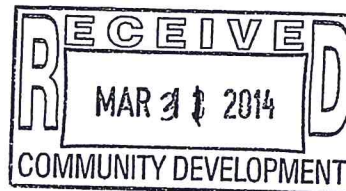
Local Library: _____ University Library: _____

Historical Society: _____ Other Repository: _____

Bibliography: Sanborn Fire Insurance Maps
Polk's Astoria's City and Clatsop County Directory
Astoria Library newspaper index.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



Rd

EX 14-03

FEE: \$100.00

EXTERIOR ALTERATION

Property Address: 512 36th St, Astoria, OR 97103

Lot N75' 8, N75' 8 of W
25' L7

Block Block 20 Adairs Port
of Upper Ast

Subdivision Adairs Port of Upper
Ast.

Map 8 9 9AC

Tax Lot 3700

Zone R-2

For office use only:

Classification: EC
Vernacular 1881

Inventory Area: Adair-Upper Ast.

Applicant Name: Dan & Susan Rahkonen

Mailing Address: 8412 200th St SW, Edmonds, WA 98026

Phone: 425-750-8062 Business Phone: Email: r.rahknall@frontier.com &
Daniel.a.rahkonen@Boeing.com

Property Owner's Name: Same as above

Mailing Address: Same as above

Business Name (if applicable): N/A

Signature of Applicant:

Signature of Property Owner:

Existing Construction and Proposed Alterations: Existing construction includes elements incorporated/alterd after original construction in 1881, as follows: 1.) Rear (East) of house consists of an area to the South and East that was an enclosed porch per tax records, and at some point was enclosed completely and converted into a bathroom and laundry room. The area is structurally unsound (built on porch with minimal supports and walls that were toed into the porch deck), is beyond repair, and inconsistent with original house. To maintain same features/functionality, this area will be removed, and the rear of original house will be extended approx 8 feet East with laundry and bathroom located into the reworked/additional space. Covered by a shed roof that is hipped, it will better anchor the rear of the house, be consistent with practice of the time, and reflect same look and feel of roof on the covered front porch area. 2.) An area directly East of the parlor on the South elevation, for separate access to upper floor, created around World War II when house was divided into two separate apartments. Subsequent to that era, house was converted back to single family dwelling, but access area remained. This will be removed and original lines of the house reestablished. 3.) Attic in East part of house was converted into a bedroom and connected to second floor of West end of the house sometime in the late 1970's or early

1980's. This included lowering the kitchen ceiling below from 10'-6" to about 8' height, installation of dormer-type windows facing North toward the river, with shed-type roof that breaks roof reveal and gutter line. Original windows in kitchen facing north were turned on their sides to accommodate lower ceiling height. The alteration will include reducing the height of the dormer windows, extending them further East, and reestablishing the roof reveal and continuous gutter. North facing kitchen windows will be reworked to reflect the "two over two" design that is original to the house.

No permit records for the above, existing alterations to original construction have been located.

For office use only:			
Application Complete:		Permit Info Into D-Base:	4-7-14
Labels Prepared:	4-7-14	Tentative HLC Meeting Date:	5/20/14
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.):

- 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.
House remains single family residence. Required alterations will restore and reflect original house as built while preserving existing functionality. See picture taken in 1885 of west and south portions of the house, and area photo from same era of the east and north portions of the house.
- 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.
Required alterations will restore and reflect original house as built while preserving existing functionality. Removals include the upper access area installed circa WWII, and enclosed porch area installed sometime after WWII.
- All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
The extension of the house east by approximately 8 feet will include similar: siding, including blending into existing walls; windows/window trim; existing roofing material, and doors similar to existing front door.
- 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.

Features incorporated since original construction that are failing and un-repairable, or are no longer serving their intended function will be removed. See tax property diagram for items no longer existing or to be removed.

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

Substantial research and attention has been given to period windows and trim, and will reflect those in original house. Removing the failing structure and extending house east will bring house more in alignment with the period while retaining current functionality.

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.

Any deteriorated architectural features associated with original build will be retained, repaired, or replaced with similar materials and characteristics. New build items will utilize similar approach to maintain look and feel of original house while retaining existing functionality.

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.

No impact

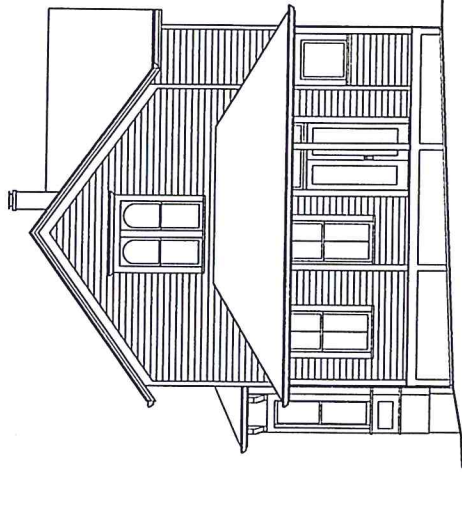
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the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

Construction will use best-practice design/build, while maintaining the look and feel of the original house design and construction.

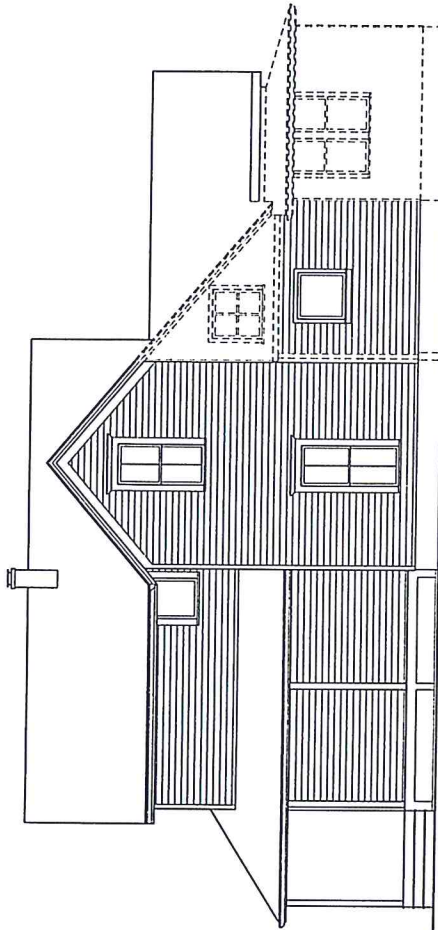
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Appendages to original house will be removed, and extension east will conform to north-south footprint. Dormer window realignment will restore roof reveal and continuous gutter on north elevation. See illustrations

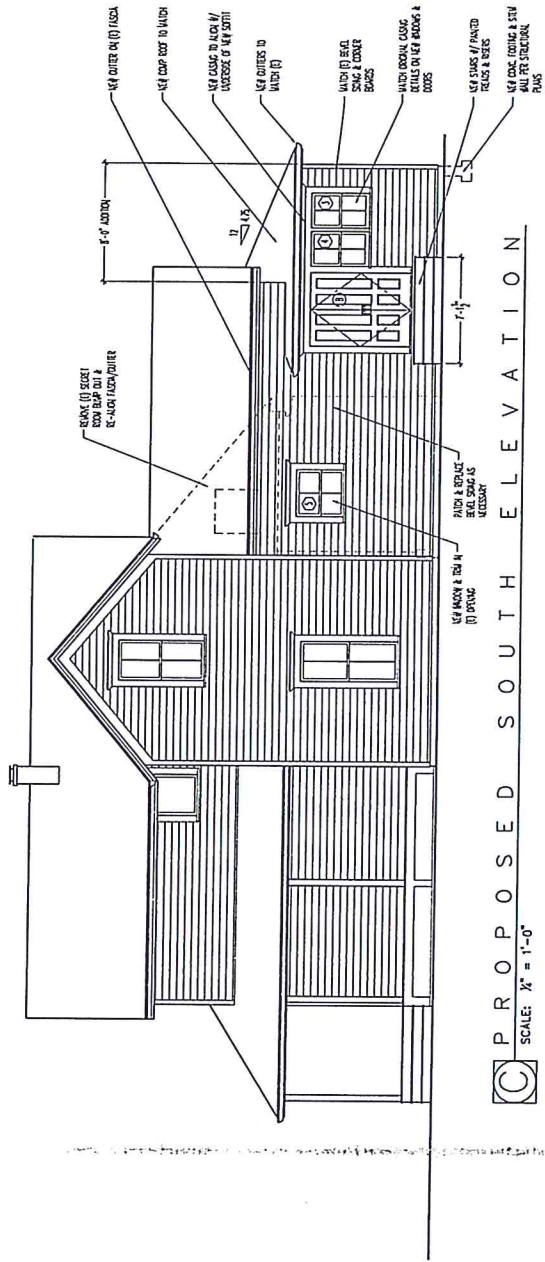
PLANS: A site plan indicating location of structure on the property and the location of the proposed alterations is required. Diagrams showing the proposed alterations indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide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



A EXISTING WEST ELEVATION
SCALE: 1/2" = 1'-0"



B EXISTING / DEMO SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



C PROPOSED SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

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APR 17 2014
COMMUNITY DEVELOPMENT

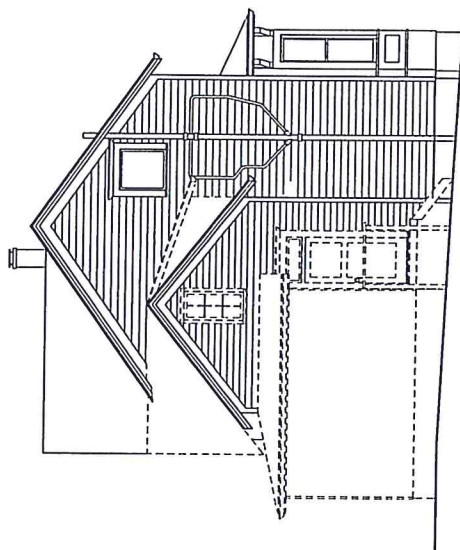
RAHKONEN

512 38TH ST.
ASTORIA, OR
97103

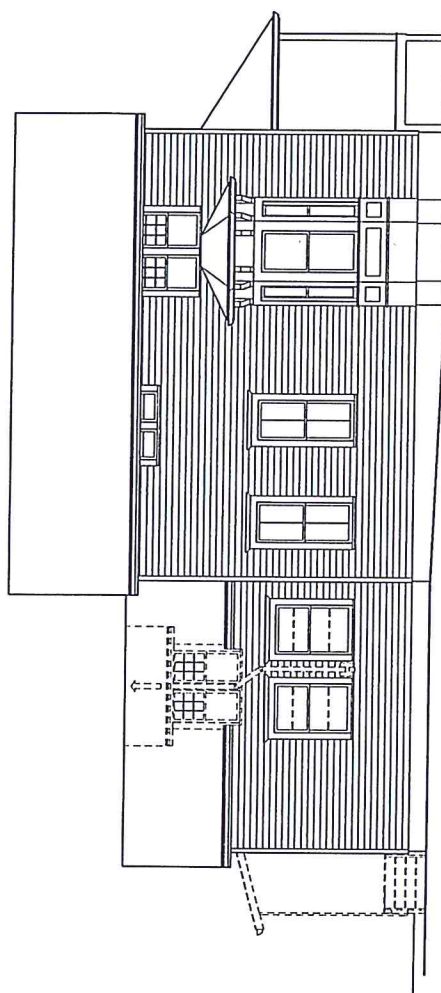
DATE:
01-25-2011
BY: P. J. L. H.

A4

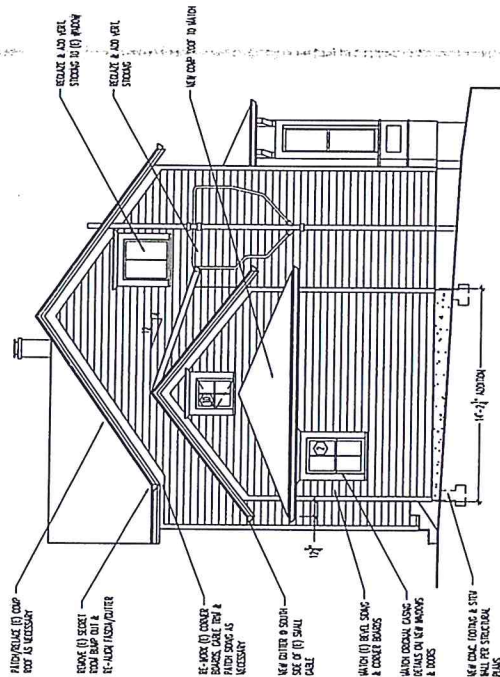
APR 17 2014



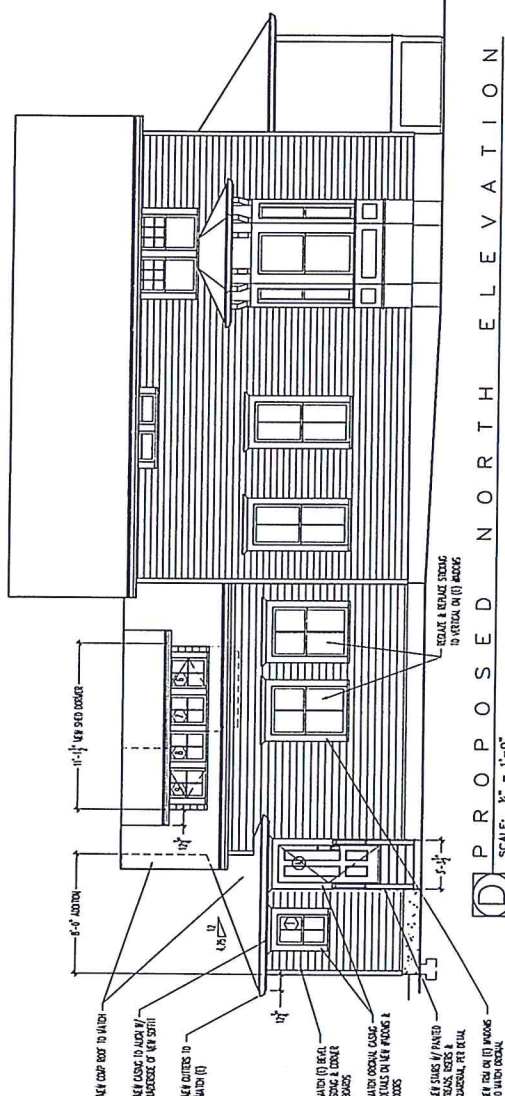
EXISTING/DEMO EAST ELEVATION



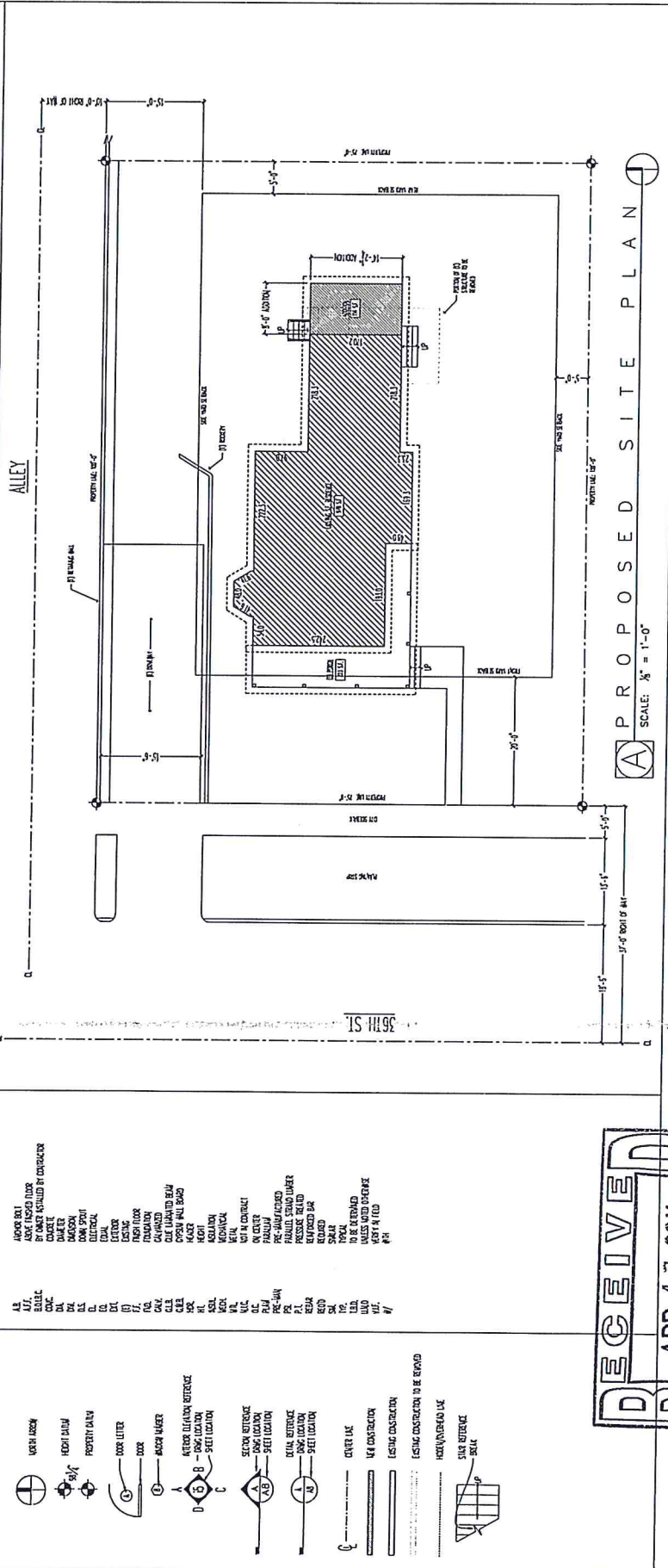
EXISTING / DEMO NORTH ELEVATION



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



PROPOSED NORTH ELEVATION

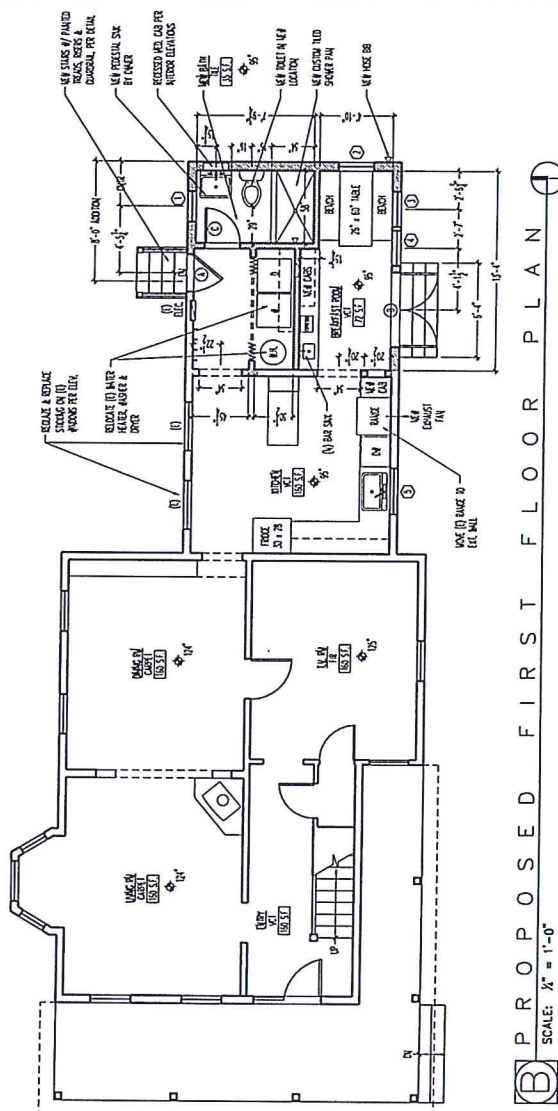
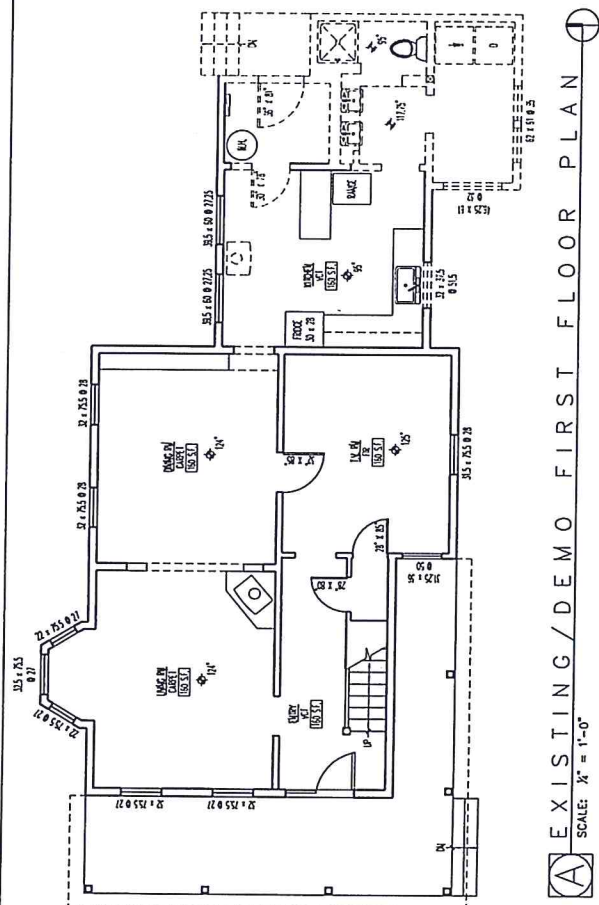
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COMMUNITY DEVELOPMENT

512 36TH ST.
ASTORIA, OR
97103

DATE: 05-25-2011 04:16:201JR1

A2



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 07-18-2009 BY 60322 UCBAW/BJS

1. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
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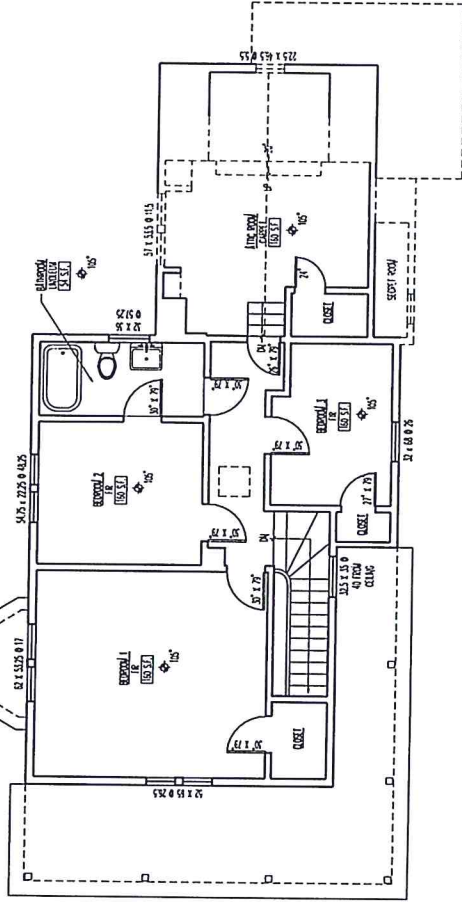
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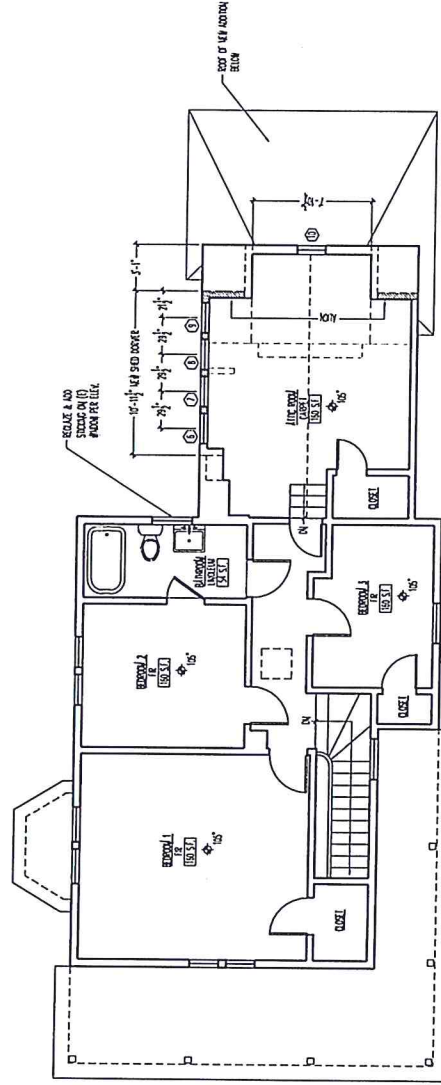
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ASTORIA, OR
97103

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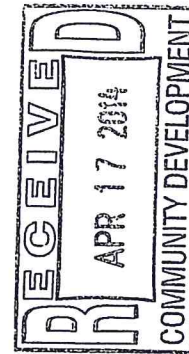
A EXISTING / DEMO SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



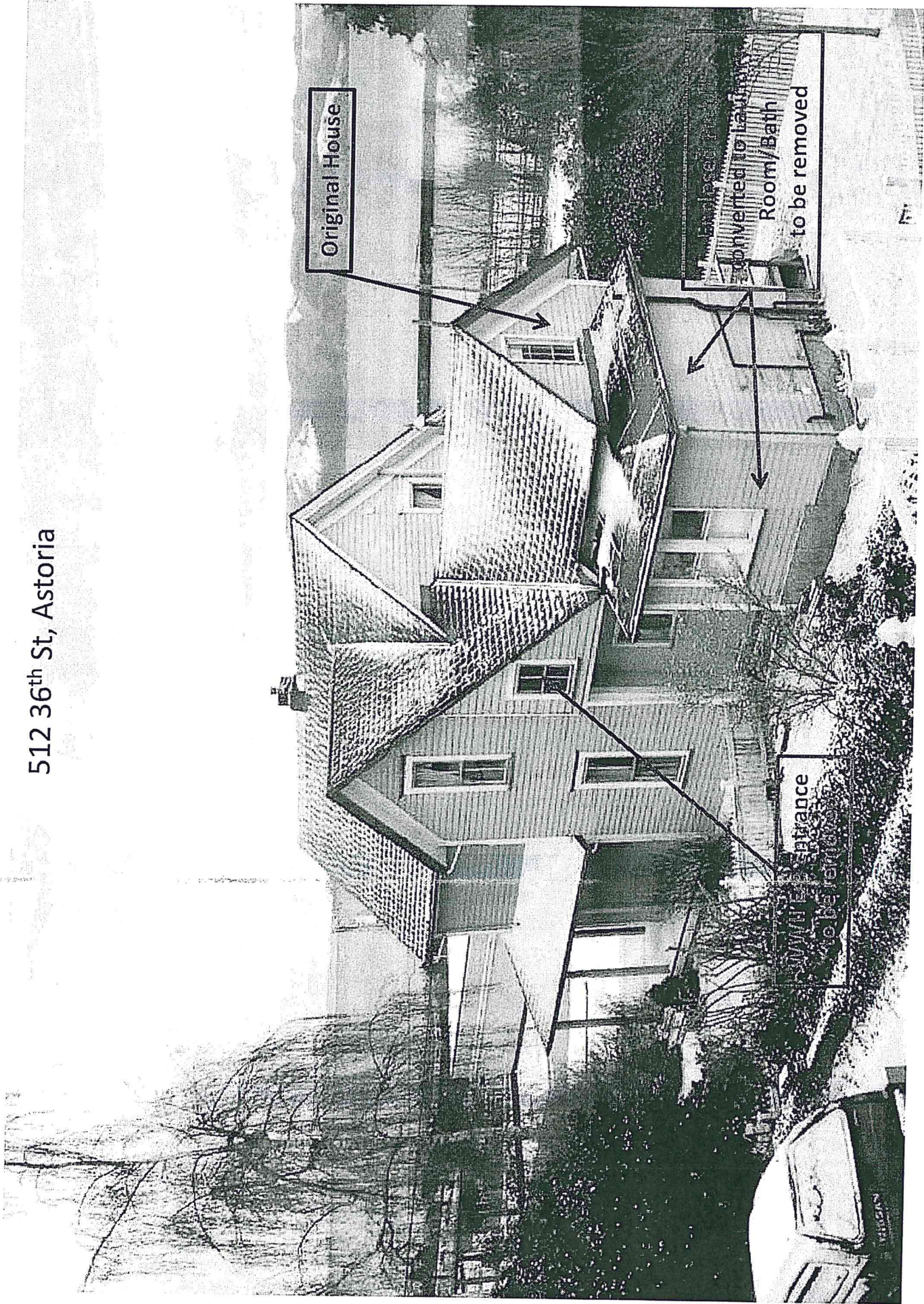
B PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL LOTS
EXISTING FLOOR:
NEW FLOOR:
FLOOR TO BE DEMOLISHED: - - - - -

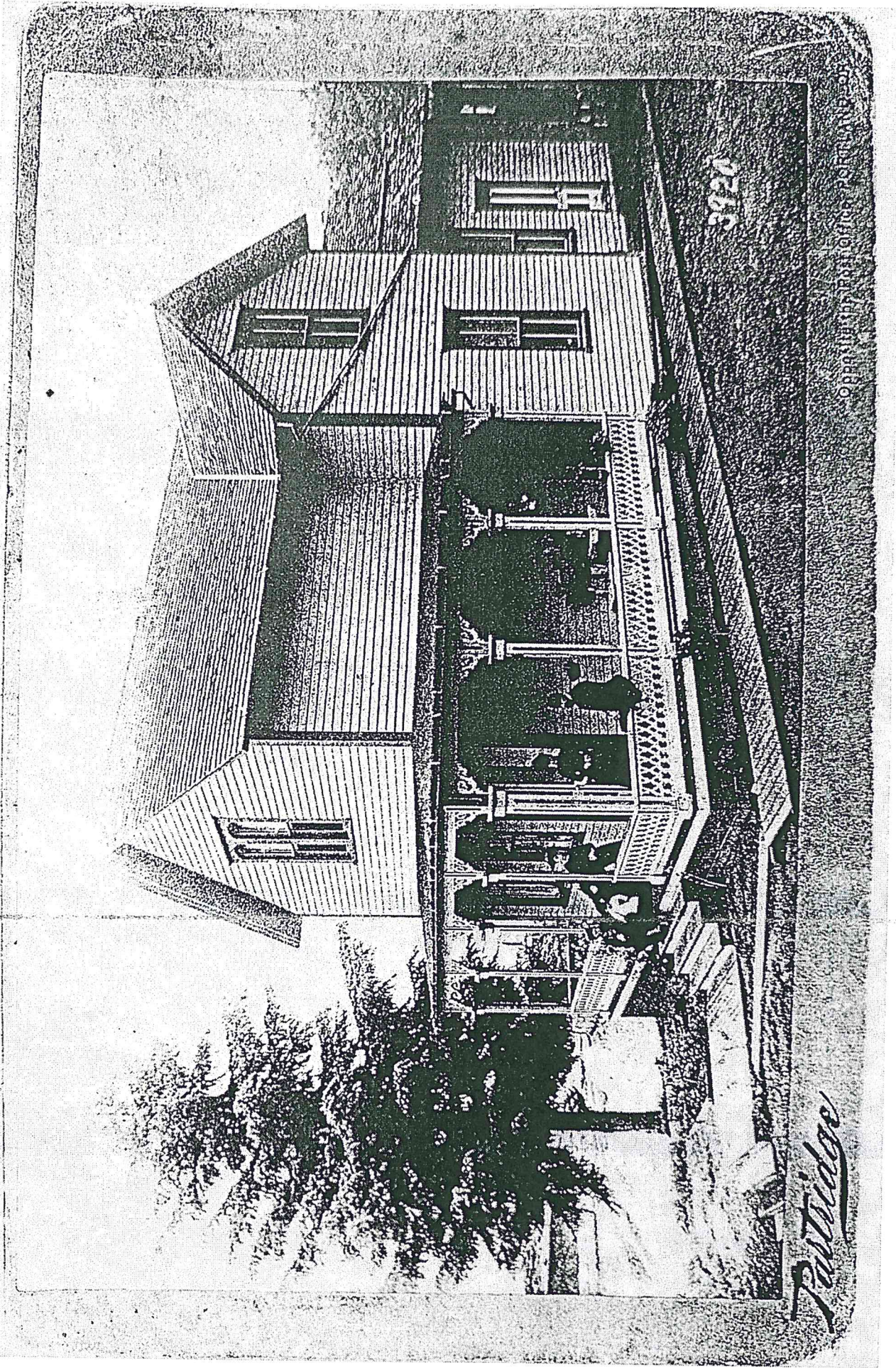
PLAN NOTES:
1. ALL DIMENSIONS IN FEET OR DECIMALS
OF FEET UNLESS OTHERWISE NOTED.
2. US DATA FROM DIMENSIONS ARE TO
CENTER OF WALLS UNLESS NOTED
DIMENSIONS ARE TO DIM LINE



512 36th St, Astoria

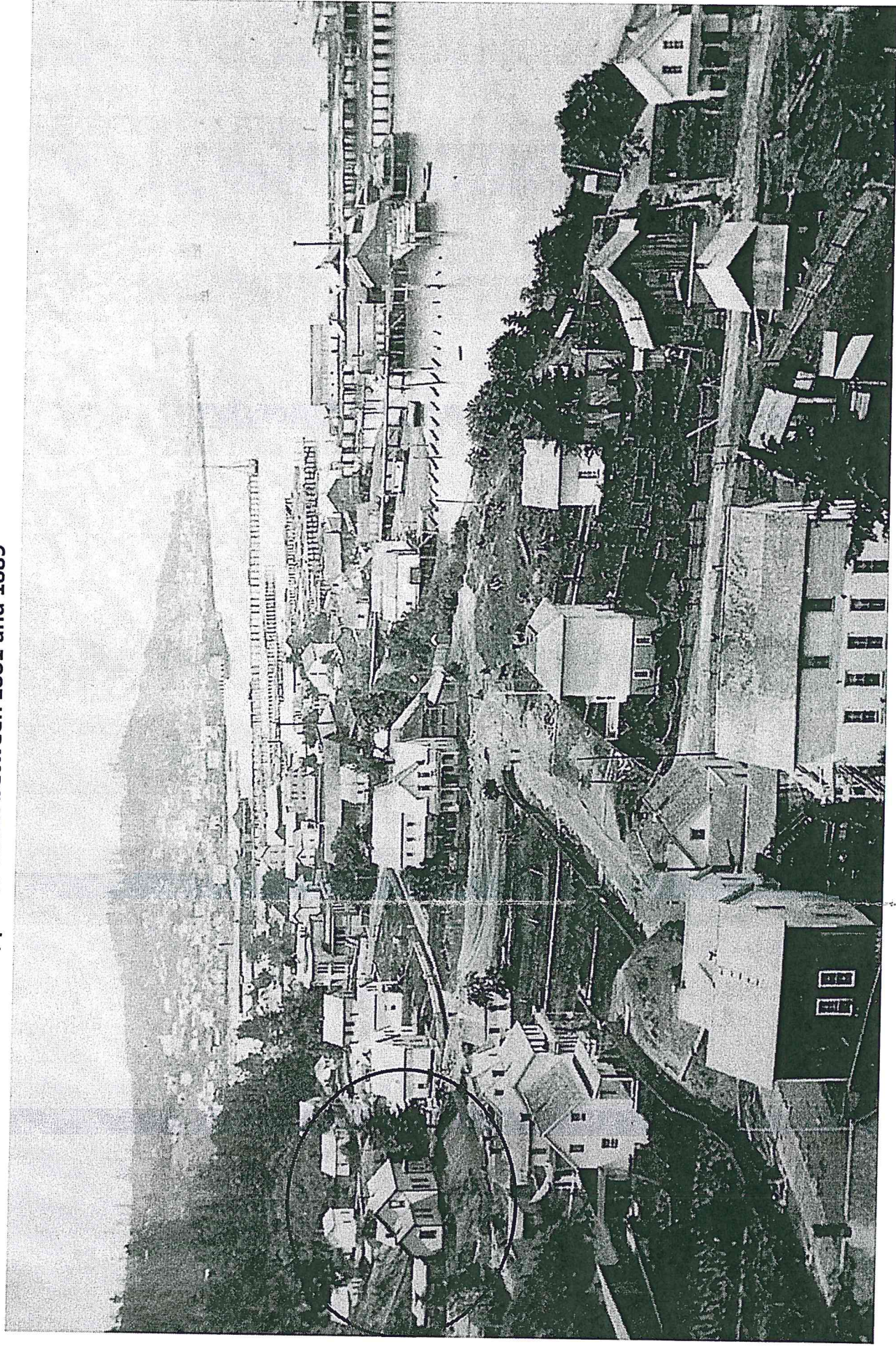


View of West and South Elevations; photo taken June 1885



512 36th St, Astoria

View of East and North Elevations; photo taken between 1881 and 1889



512 36th St, Astoria

STAFF REPORT AND FINDINGS OF FACT

May 14, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER

SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX14-04) BY MICHAEL & KRISTIN COVERT AT 384 DUANE STREET

I. BACKGROUND SUMMARY

- A. Applicant: Michael Covert
Kristin Covert
384 Duane Street
Astoria OR 97103
- B. Owner: Michael Covert
Kristin Washburn Covert
384 Duane Street
Astoria OR 97103
- C. Location: 384 Duane Street; Map T8N-R9W Section 7DA, Tax Lots 10000, 10100, 9501; Lot 5 & south 50' Lot 4, Block 32, McClure, and vacated portion of 4th Street
- D. Zone: R-3, High Density Residential
- E. Classification: Primary in the Hobson-Flavel Historic Inventory Area
- F. Proposal: To replace rear porch windows, change a rear door to window, install French doors, and construct a deck on the rear elevation of an existing single-family dwelling

II. BACKGROUND INFORMATION

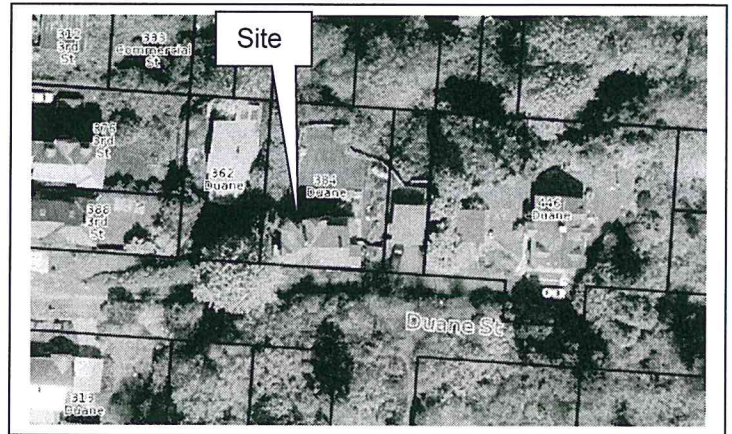
A. Site:

The 2.5 story building is located on the north side of Duane Street between 3rd and 4th Streets. It is currently a single-family dwelling. It was built in 1892 and is a Queen Anne style. Alterations include a shed roofed addition on the rear, northeast, corner. The house is not visible from the street.



B. Neighborhood:

The surrounding area on Duane Street is developed with mostly single-family dwellings. The area has several dead end streets creating little pocket neighborhoods.



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on April 29, 2014. A notice of public hearing was published in the Daily Astorian on May 13, 2014. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is listed as a Primary historic structure in the Hobson-Flavel Historic Inventory Area and requires review by the HLC.

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

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

1. *Criteria.*
 - a. *Located on the rear or interior side yard, not adjacent to a public right-of-way, except as noted below; and/or*
 - b. *Reconstruction and/or replacement of porch and/or stairs on any elevation; and/or*
 - c. *May result in an increase in building footprint of no more than 10%, and will not result in an increase in building envelope except*

for mechanical venting.”

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

Finding: The request is to make multiple changes to the rear enclosed porch and to add a rear deck. The proposed alteration is significant and requires review by the Historic Landmarks Commission.

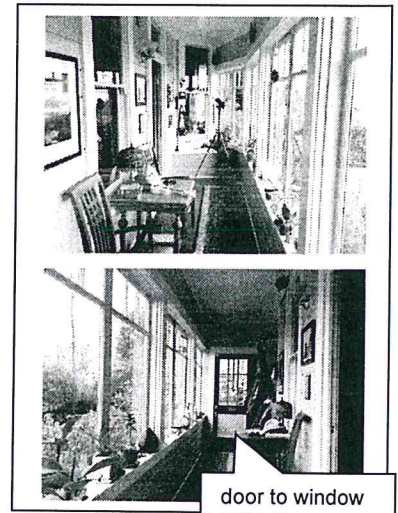
- C. Section 6.050(F), Historic Design Review Criteria, states that *“The following standards, in compliance with the Secretary of the Interior’s Standards for Historic Preservation, shall be used to review Type II and Type III exterior alteration requests. The standards summarized below involve the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

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

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

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

Finding: The applicant proposes to replace the rear porch windows with the same design and material; change a rear side door to a window; install French doors to access the deck; construct a deck on the rear elevation of an existing single-family dwelling. The porch enclosure is not original but was done during the historic period of the house. The window replacements are necessitated by deterioration of the existing material.



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

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

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

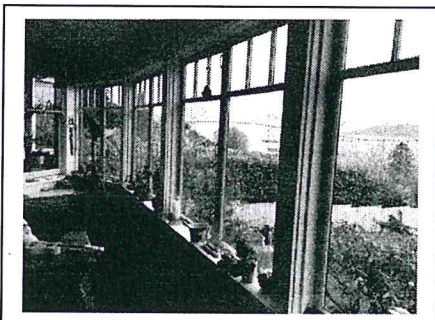
Finding: The proposed alterations would replace newer porch enclosure windows that were installed during the historic period of the house. However, they are deteriorated and need to be upgrade. The design, materials, and dimensions will match the original.

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

Finding: The applicant proposes to match the 3/1 window design with similar materials and the same dimensions. The proposed 16' x 22' deck would be wood with a balustrade with upper and lower rails. All construction connections would be hidden; all visible wood would be free of pressure treatment incision marks; and the deck would be painted to match the house (Conditions 1, 2, 3). The deck would have a framed lattice bottom (Condition 4). The deck balustrade design would match the existing second story balcony balustrade design.

One window is proposed to be replaced with a French door and a rear side door is proposed to be replaced with a 3/1 window. The installation of a French door is proposed to be the same dimension as the existing paired 3/1 windows. The crown molding height of the door and windows will remain the same and the door would be trimmed to match the historic window trim. The door is proposed to be wood with a Queen Anne grill pattern.

All work is proposed on the rear elevation of the house and is not visible from the street.



The distinctive stylistic features of window dimension and design which characterize this structure will be treated with sensitivity.

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

Finding: The proposed window replacement is necessary due to the deteriorated condition of the windows in an unheated area. The replacement windows would be of wood and match the existing windows in design, material, and dimensions.

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

Finding: No surface cleaning is proposed.

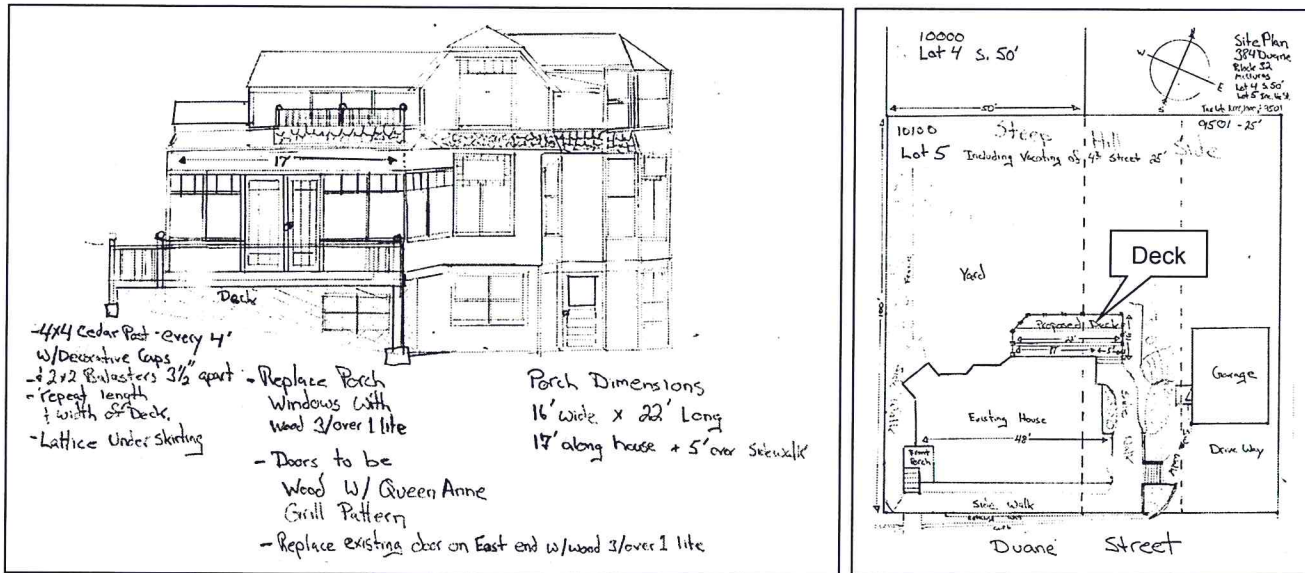
- "8. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*"

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

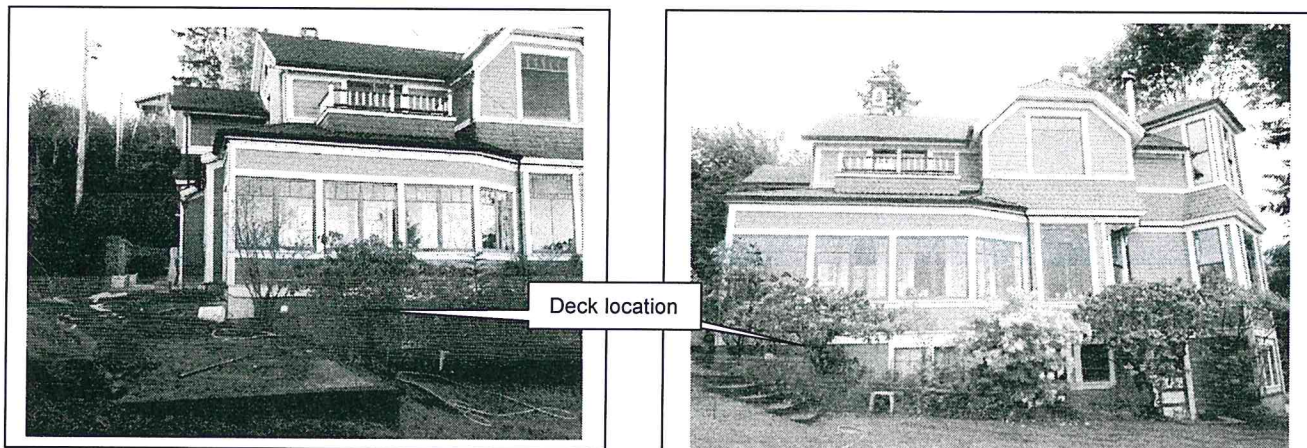
- "9. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of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

Finding: The French doors would be wood and would be installed in the existing opening of a pair of the 3/1 windows. The use of French doors appear to have originated in France at the latter end of the Renaissance period of art and architecture, with a growth of popularity arising in France and Germany, circa 19th century and continuing through today's ever growing interest in these interior or exterior glass door applications. French Doors were first used as large windows that reached down to the floor, and opened onto small balconies. They were used to allow more natural light to flow from room to room in homes before the days of electricity. As time went on the doors and the balconies both got larger. Originally designed to allow natural light to flow from the outer, more sunlit rooms, into the adjoining interior rooms they are used more now for access to outdoor yard areas. This structure was built in 1892 during the period when French doors

were growing in popularity. The proposed French door would allow access to the proposed deck and the use does have historic basis.



The proposed deck would be designed similar to the existing second floor balustrade and would be of wood with balustrade with upper and lower rails, framed lattice below, and painted to match the house. the house has an approximate 1,500 square foot footprint. The proposed deck would be 16' x 22' (352 square feet) and is in scale with the dimensions of the house. The rear yard slopes and the deck would allow a flat, elevated surface to provide outdoor living space at the same level as the enclosed porch.



The proposed alterations will not destroy the significant historic character of the building.

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

Finding: The door and deck could be removed in the future, and the essential form and integrity of the structure would be preserved.

V. CONCLUSION AND RECOMMENDATION

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

1. All construction connections shall be hidden
2. Any visible wood shall be free of pressure treatment incision marks.
3. All features shall be painted to match the house.
4. The lattice under the deck shall be finished with a frame to cover the raw edges of the lattice slats.
5. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

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

178

78 BUILDING NAME: Historic: John L. Carlson House
Present: Unknown

ADDRESS: 384 Duane Street, Astoria

CLASSIFICATION: Primary

RESOURCE TYPE: Building

YEAR BUILT: 1892

STYLE: Queen Anne

ALTERATIONS: Shed roofed addition to rear (northeast) corner,
date unknown

OWNER'S NAME AND ADDRESS: Michael Kempson
384 Duane Street
Astoria, Oregon 97103

ASSESSOR'S MAP #: Sect. 07 T8N R9W WWM 89 07 DA ADDITION: McClures
BLOCK #: 32 LOT #:5 TAX LOT #: 10100 S.I. #: 561

USE: Residence

DESCRIPTION: This two and one-half story building is of wood frame construction, rectangular in plan, with a basement and a concrete foundation with a wood skirt. The main roof is hip in form, with the characteristic gable roofed extensions, both with composition shingles. There are two projecting corbeled brick chimneys. The primary window type is one-over-one double hung wood sash, used singly and in pairs. The exterior wall finish is a horizontal beveled siding with fish scale patterned shingles lared at the mid-floor line.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



EX

14-04

FEE: \$100.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address: 384 Duane St. Astoria, OR 97103
Lot 5 & S.50' L4 Block 32 Subdivision MCCLURES ^{evacated 4th st.}
Map 80907 DAK 100 Tax Lot 100000, 10100, 9501 Zone Residential R-2 &
Primary R-3
(TL10000 in R-3)
my note only

For office use only:

Classification: Primary Inventory Area: Hobson Favel

Applicant Name: Michael & Kristin Covert
Mailing Address: 384 Duane St. Astoria, OR 97103
Phone: 503-338-5797 Business Phone: 503-799-3221 Email: mkcovert@charter.net
Property Owner's Name: Michael & Kristin Covert
Mailing Address: 384 Duane St. Astoria, OR 97103
Business Name (if applicable):
Signature of Applicant: Michael C Covert
Signature of Property Owner: Michael C Covert

Existing Construction and Proposed Alterations: 1892 Queen Anne, Classified as primary historical structure, known as The John L. Carlson House. To extend a deck off of the previously enclosed wrap around porch on the north (back) side of the house. Also to replace the rotting windows of the porch with matching wood 3 over 1 lite windows while also installing a Queen Anne style French door in one bank of windows, also installing one 3 over 1 light window where current door exists on the east end of enclosed porch!

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>4-16-14</u>
Labels Prepared:	<u>4-17-14</u>	Tentative HLC Meeting Date:	<u>5/20/14</u>
120 Days:			

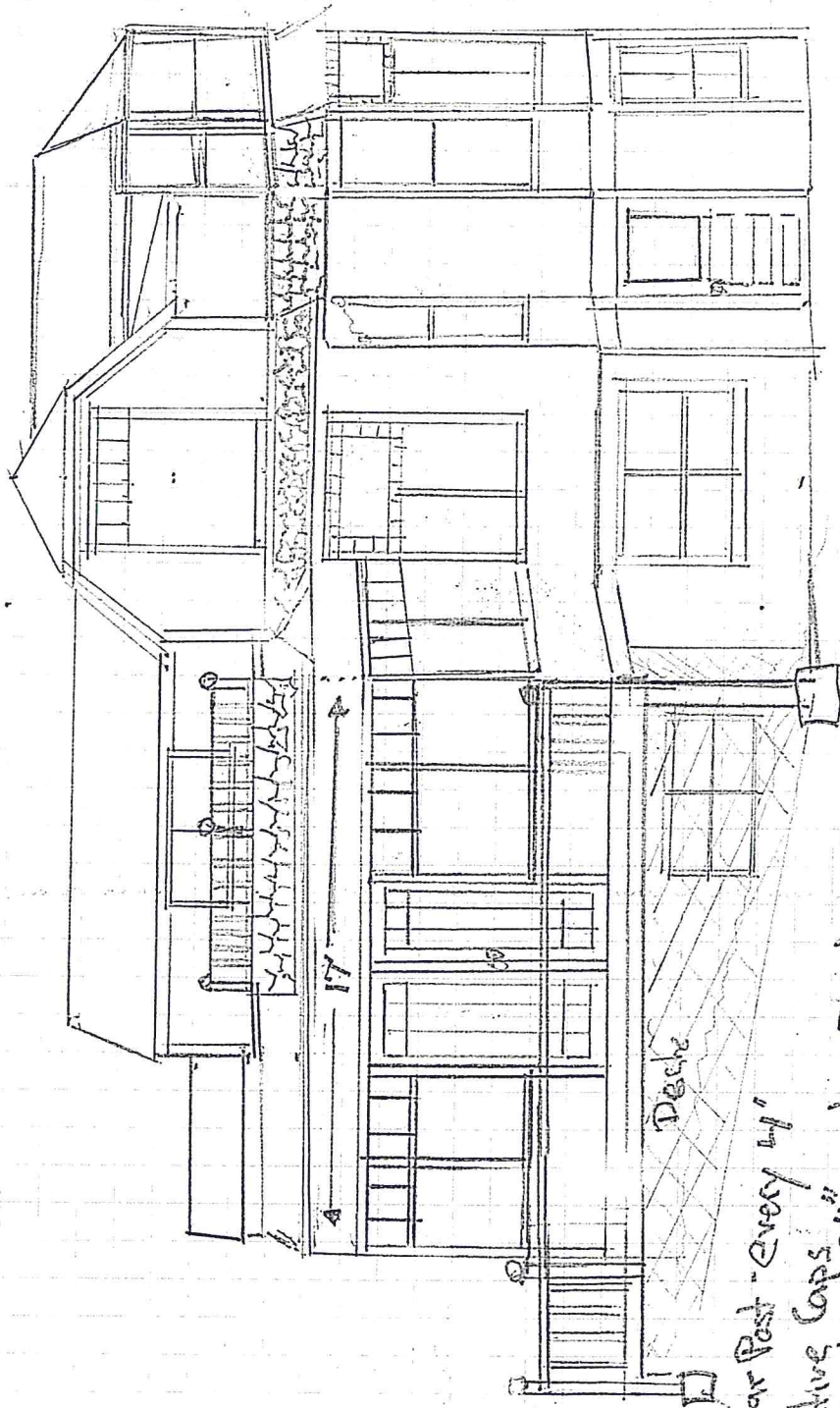
to replace rear porch windows, change a rear door to window, install french doors, and construct a deck on the rear elevation of an existing SF.

Exterior Alteration Criteria

1. No change in use is proposed. The dwelling will remain as a single family residence.
2. We will not be removing historic material, only replacing rotting windows with the same and adding a deck to the back side of the house. We do propose to replace one bank of windows with a queen ann style french door and to replace a current door with a 3 over 1 light window; neither of which are original to the house.
3. The new deck, replacement windows and french door will not seek to create an earlier appearance and will be constructed to match the time period of the house.
4. Our proposed alterations do not affect changes which have acquired historic significance.
5. All proposed alterations will be done with utmost care to preserve the original detail of the home. When needed, new products will be of solid wood and will match the existing details of the house.

6. We propose to replace rotten windows, too far gone to be repaired, with wood windows that are replicas, the door, which was not original to the house, will be replaced with a window of the same type as the others. The deck will be a new addition but will be built to mimic the historic style of the house.
7. No significant clearing is proposed.
8. Archaeological resources, if any, will not be affected.
9. The addition of the deck will be in keeping with the historic nature of the house. Posts and ballasters will be painted cedar and will match all other posts and ballasters on the house.
10. The new deck, if removed, will leave the essential form and integrity of the structure unimpaired with the exception of the French door which could be replaced by a window that mimics the others.

North (Back) Side of 384 Duane St.



4x4 Cedar Post - Every 4'

Decorative Caps - Replace Porch Windows with wood 3/over 1 lite

Lattice Under Skirting

- Doors to be

Wood w/ Queen Anne
Grill Pattern

- Replace existing door on East end w/ wood 3/over 1 lite

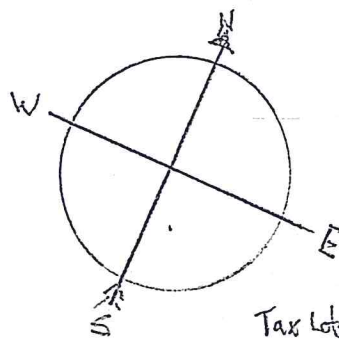
Porch Dimensions

16' wide x 22' Long

17' along house + 5' over sidewalk

10000

Lot 4 S. 50'



Site Plan
384 Duane
Block 32
McClures
Lot 4 S. 50'
Lot 5 Inc. 1/2 St.

Tax Lots 10000, 10100, 9501

10100

Steep

Hill

9501 - 25'

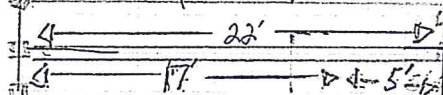
Lot 5

Including Vacating of 4th Street 25'

Side

Yard

Proposed Deck



Existing House

48'

Front Porch

Side Walk

Garage

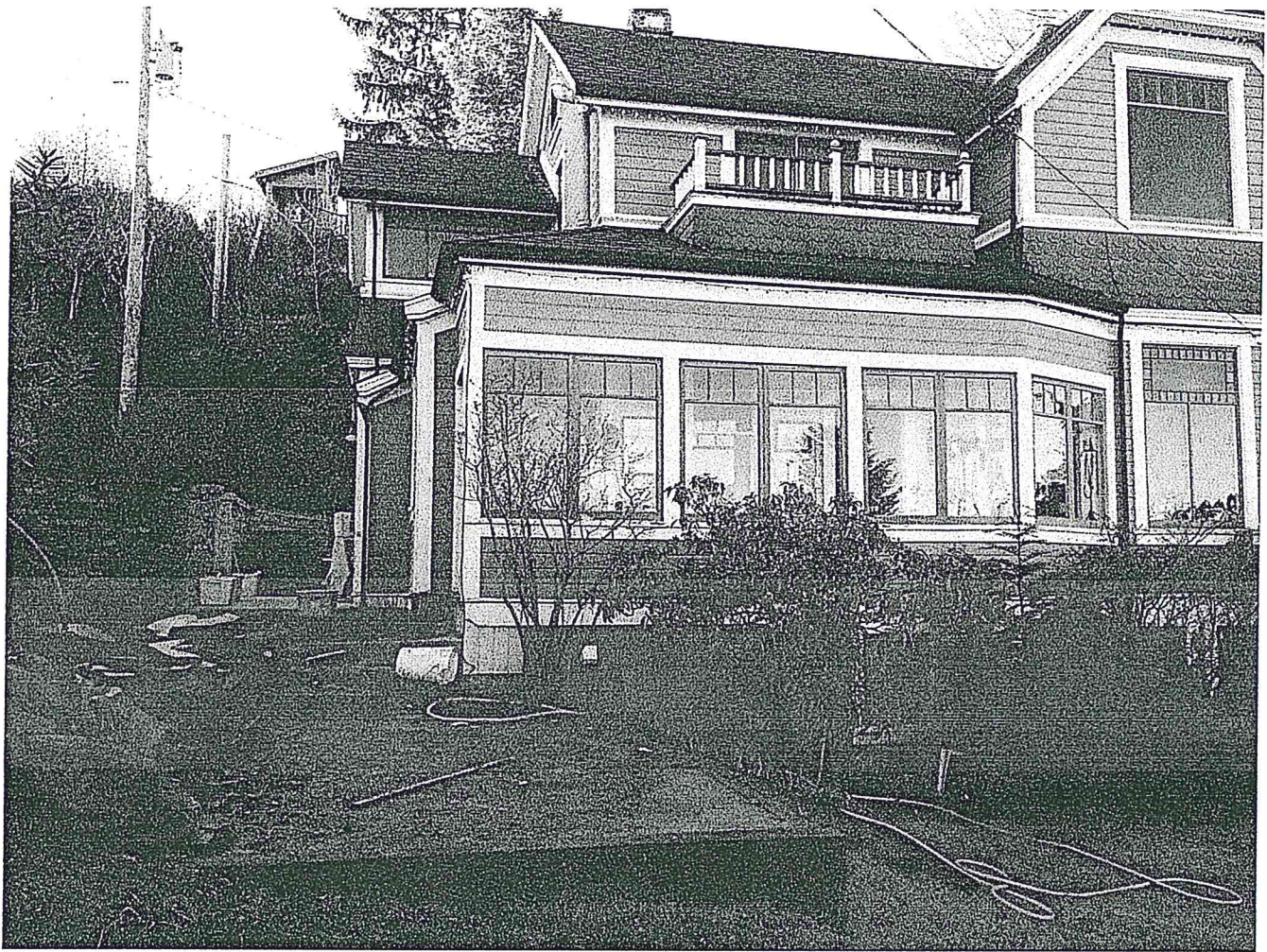
Drive Way

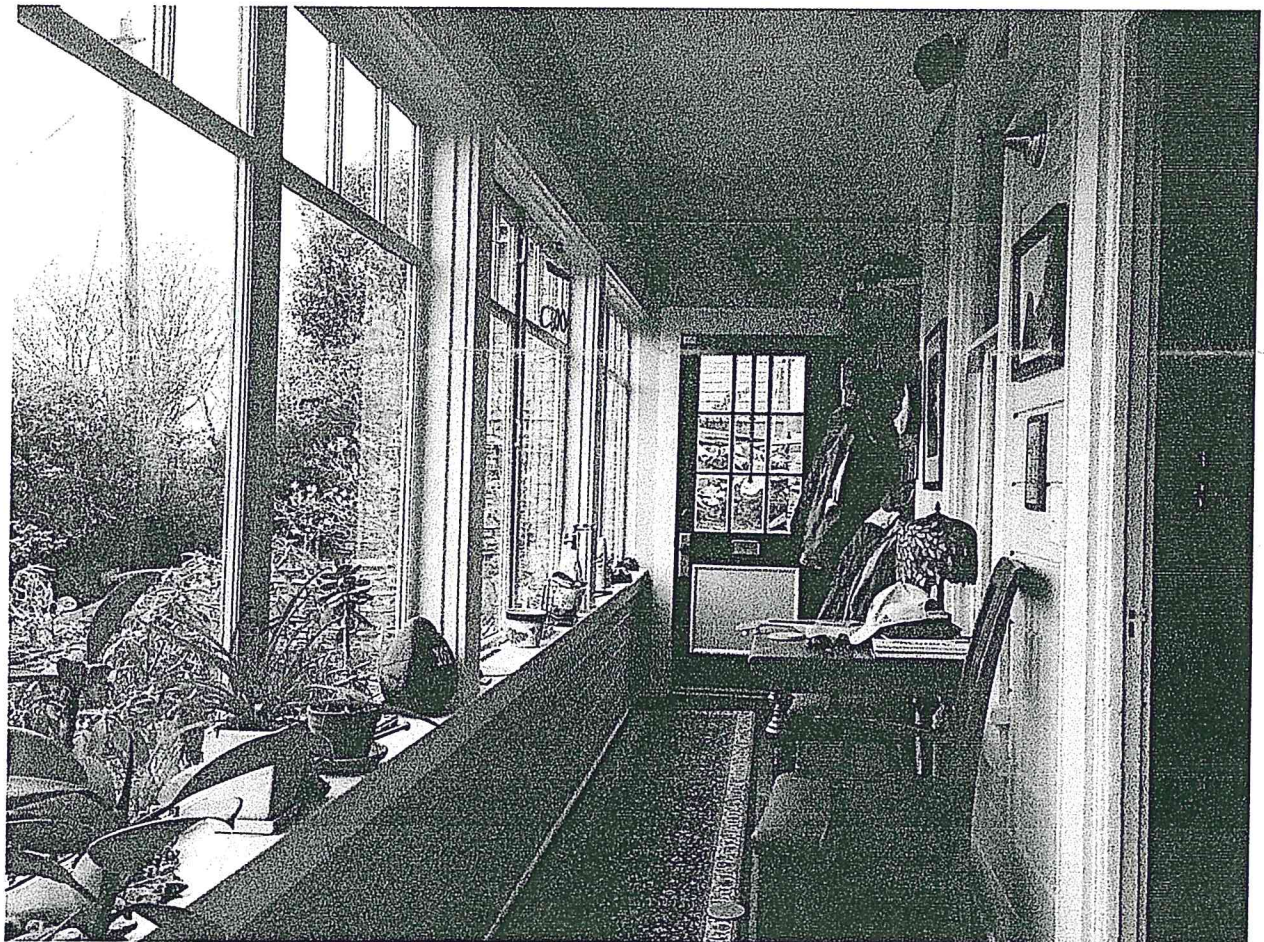
Side Walk

Retaining Wall
Curb

Duane Street







STAFF REPORT AND FINDINGS OF FACT

May 14, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER/HISTORIC PRESERVATION OFFICER

SUBJECT: HISTORIC DESIGNATION (HD14-01) BY JUSTIN POWER TO DESIGNATE
778 38TH STREET AS A LOCAL LANDMARK

I. BACKGROUND SUMMARY

- A. Applicant: Justin Power
6632 N Willamette Blvd
Portland OR 97203
- B. Owner: Justin Power
6632 N Willamette Blvd
Portland OR 97203
- C. Request: To designate an individual property as a Local Landmark with the building condition/configuration as proposed in the attached plans. The building may also be considered as Eligible Contributing within the Adair-Uppertown Historic Inventory Area
- D. Location: 778 38th Street; Map T8N-R9W Section 9DA, Tax Lot 4200; north 50' Lots 31, 32, 33, 34, Block 46, B& LE Ekoos Sub, Port of Upper Astoria

II. BACKGROUND

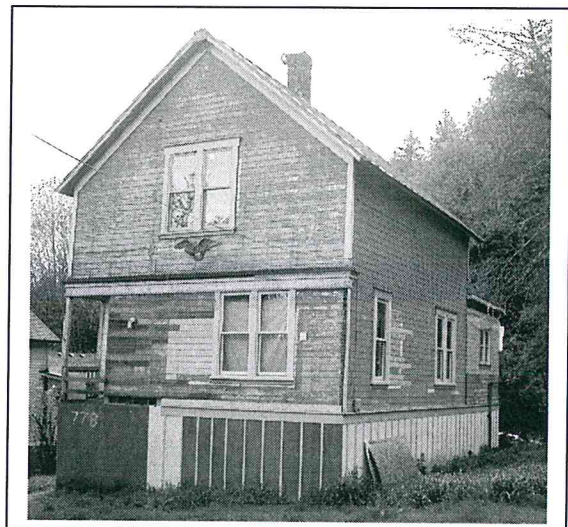
The structure is within the Adair-Uppertown Historic Inventory Area and was classified as Non-contributing due to the condition and alterations of the building.

Year Built: 1908

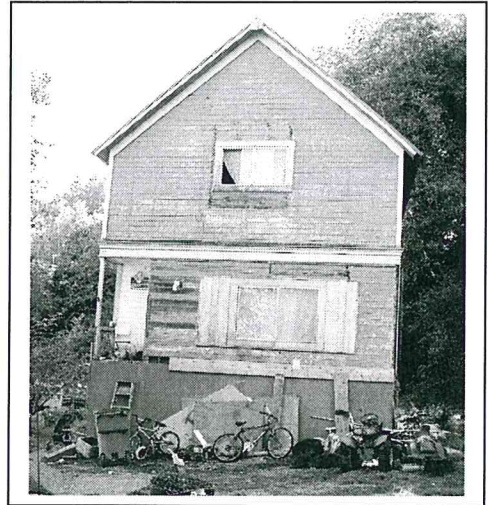
Style: Vernacular, Victorian Era

Historic Name:
Thompson House

Common Name:
None



The structure is located on the east side of 38th Street at the dead end between Grand and Harrison Avenues. It was classified as Non-Contributing in the Adair-Uppertown Historic Inventory Area. There were several alterations to the building including the replacement of windows with aluminum odd-sized sliding windows on all elevations, removal of the front porch, replacement of front porch support column, plywood skirting, metal roof, inappropriate patching and infilling of siding, and rear porch reconstructed. The house was in poor condition and an eyesore in the neighborhood.



Designation of the building as historic is contingent upon restoration of significant historic features. Some features are not proposed to be restored at this time including the metal roof. The owner may replace the standing seam metal roof in the future but it is not proposed with this application. The applicant proposes to restore as many of the historic features as possible.

Distinctive Stylistic Features of a Vernacular, Victorian Style: Wood 1/1 windows; horizontal wood siding; vertical wood skirting; plain or decorative porch support columns; corner boards; crown molding and lower sills on windows.

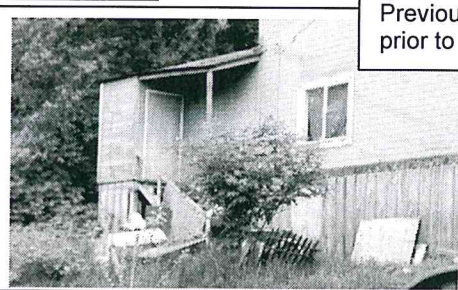
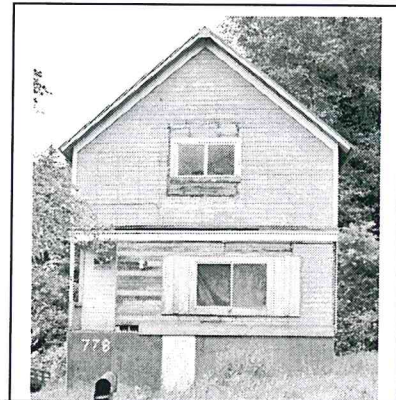
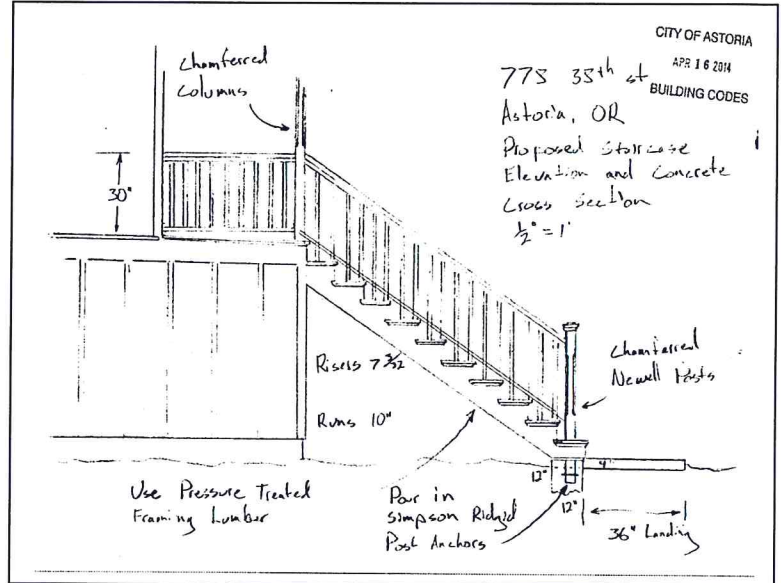
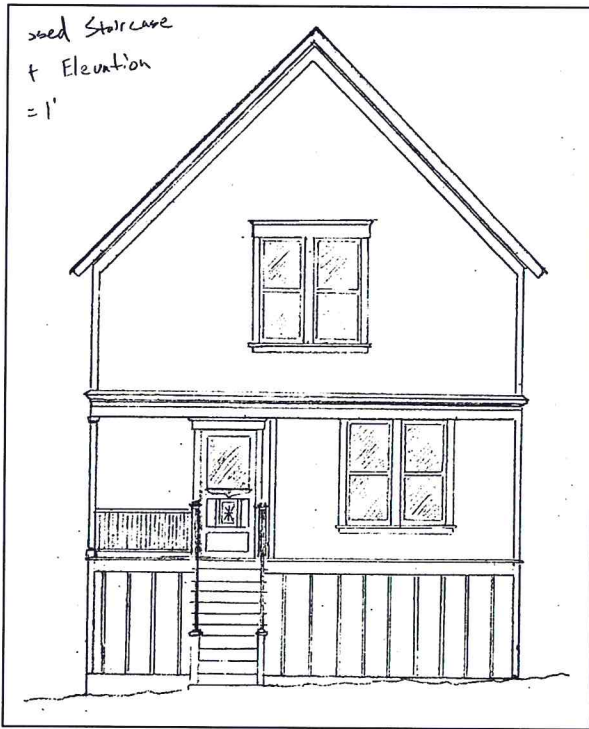
Occupants: The occupants for the first 13 years was the Theodore Thompson family, including a laborer, a railroad worker, and a tug messboy. Arthur Alstad, a magazine agent lived there in 1931. John Nelson, President of Twelfth Street Grocery, lived there from 1934 to 1938. Agnes Hunt, previous owner of the Desdemona Club, and her daughter lived there until Agnes' death in 2006. The building has been vacant since 2007 and has been the subject of numerous code violations due to the condition of the house and yard.

Alterations: The building had multiple alterations including a standing seam metal roof; replacement of windows with aluminum odd-sized sliding windows on all elevations; removal of the front porch; replacement of front porch support column; plywood skirting; inappropriate patching and infilling of siding; and rear porch reconstructed.

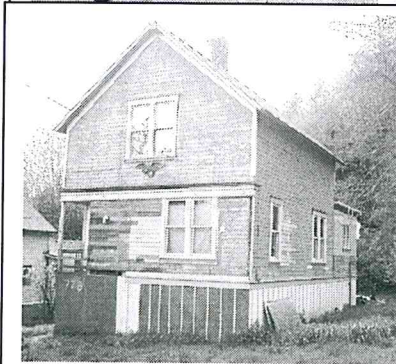
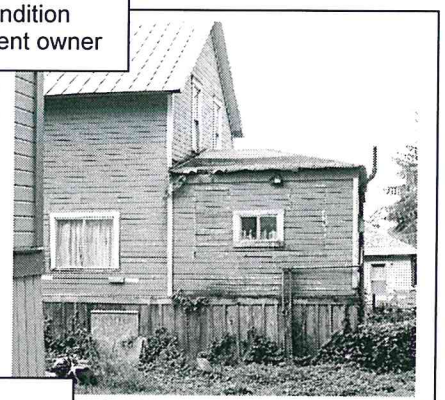
PROPOSED ALTERATIONS:

The current owner has started to restore the building to its original condition. In less than a year, he has replaced all of the aluminum windows with one over one wood windows; repaired the rear addition; and has submitted plans for the remaining restoration work. The proposed front porch and stairs would encroach into the front setback area and the applicant has obtained a Variance (V14-04) for the construction.

The applicant proposes to restore many of the original features on the house and has completed some of the work already including the restoration wood 1/1 windows on all elevations. The front porch would be reconstructed with a chamfered column support post, balustrade with upper and lower rails, 4' x 8.5' stairs extend out the front with railing with upper and lower rails and chamfered newel posts. The side porch and stairs would be reconstructed with a similar design. Plywood skirting would be replaced with board and batten. All work would be in wood. Any exposed wood would be free of pressure treatment incision marks (Condition 3). All visible wood other than flat decking and stairs shall be painted to match the house which was common for the historic period (Condition 4).



Previous condition
prior to current owner



Current condition –
windows restored; siding
repaired; skirting replaced



The HLC would be designating the building with the understanding it is being remodeled with the alterations as noted in the application (Condition 1). These alterations are part of the proposal before the HLC and would be the design proposed for designation. The applicant would not be required to submit a separate Exterior Alteration Request for these features. Most of the alterations are restoration of original features. Once the building is designated, any work that would deviate from the design as presented with this application would need to be reviewed by the HLC for compatibility with the historic design.

The building is a sister structure with the single-family dwelling to the south at 796 38th which is designated as historic. This structure was partially restored several years ago.



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on April 29, 2014. A notice of public hearing was published in the Daily Astorian on May 13, 2014. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Development Code Section 6.040(A) states the *“The Historic Landmarks Commission, City Council or a property owner may initiate the proceedings for designation of a Historic Landmark.*

The application should include the following information as applicable: history of the structure; tenants both residential and commercial; exterior features and materials; alterations to the structure; architect; date of construction; outbuildings; photographs, both historic and current; and any other information available.”

Finding: The proposed designation as historic local landmark is being nominated by the owner. The required information has been submitted with the application.

- B. Development Code Section 6.040(B) states *“For the purposes of Historic Landmark designation, buildings, structures, appurtenances, objects, signs, sites and districts which are listed on the National Register of Historic Places shall be automatically considered a Historic Landmark.”*

Finding: The building is not listed on the National Register of Historic Places, therefore cannot be automatically considered a Historic Landmark.

- C. Development Code Section 6.040(C) states *"For the purposes of Historic Landmark designation, buildings, structures, appurtenances, objects, signs, sites and districts which are classified as Primary, Secondary, Eligible/Significant, or Eligible/Contributing shall be automatically considered a Historic Landmark."*

Finding: The building is listed as "Not Eligible/Non-Contributing" in the Adair-Uppertown Historic Inventory Area. Therefore it cannot be automatically considered a Historic Landmark.

- D. Development Code Section 6.040(E), Criteria for Historic Landmark Designation, states that *"The Historic Landmarks Commission shall consider and weigh the following criteria in making a determination of potential historic significance:"*

"1. Physical Integrity.

Property is essentially as constructed on original site. Sufficient original workmanship and material remain to serve as instruction in period fabrication."

Finding: The essential form of the building is intact however features have been altered and materials have been replaced with inappropriate materials. The owner is restoring those features to the original. The footprint of the building has not changed. The basic design of the Vernacular, Victorian Era style is visible in the construction and proposed restored features.

"2. Architectural Significance.

Rarity of type and/or style. Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the City. Property is a prototype or significant work of an architect, builder, or engineer noted in the history of architecture and construction."

Finding: The Vernacular style is a common local design and reflects the working man's home in the area. This structure is a sister house to the one located adjacent to the south at 796 38th Street. The proximity of the two sister houses adds to the significance of the architecture.

"3. Historical Significance.

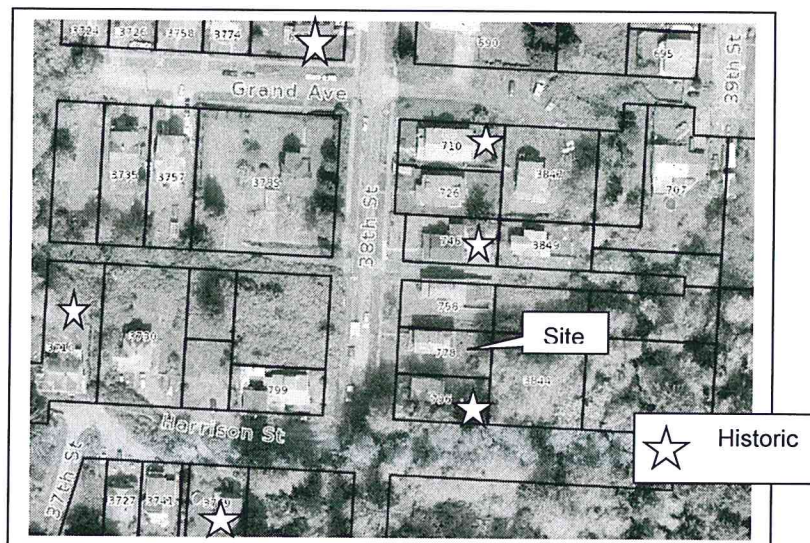
Property is associated with significant past events, personages, trends or values and has the capacity to evoke one or more of the dominant themes of national or local history."

Finding: The building was built as a single-family dwelling for a working class family. Occupants were involved in the railroad, tub boat service, and retail.

"4. Importance to Neighborhood.

Property's presence contributes and provides continuity in the historical and cultural development of the area."

Finding: The building has had several alterations but the applicant proposes to restore many of the original historic features with this application. The building is located adjacent to its sister house. The neighborhood has several properties designated as historic and the restoration of this structure would add to the overall continuity and importance of the neighborhood.



"5. Symbolic Value.

Through public notice, interest, sentiment, uniqueness or other factors, property has come to connote an ideal, institution, political entity or period."

Finding: There is no known symbolic value for this building other than its use as a working man's home with occupants who were involved in the railroad, retail, and tug boat history of Astoria.

“6. Chronology.

Property was developed early in the relative scale of local history or was early expression of type/style. The age of the building, structure, site, or object should be at least 50 years, unless determined to be of exceptional significance.”

Finding: The building was constructed as a single-family dwelling in 1908 which is more than 50 years old.

HLC Rating: The following ratings were submitted by members of the Historic Landmarks Commission for consideration of the nomination.

1. Physical Integrity	4.5	4.5	4.5	6.0	1.5
2. Architectural Significance	10.0	5.0	7.5	10.0	5.0
3. Historical Significance	7.5	7.5	7.5	10.0	5.0
4. Importance to Neighborhood	4.5	3.0	7.5	7.5	4.5
5. Symbolic Value	4.5	1.5	6.0	4.5	3.0
6. Chronology	2.5	1.0	2.5	2.5	2.0
TOTAL	33.5	22.5	35.5	40.5	21.0

AVERAGE: 30.6 (Adequate)

- F. Development Code Section 6.040(E.7), Criteria for Historic Landmark Designation, states that *“The Historic Landmarks Commission shall consider and weigh the following criteria in making a determination of potential historic significance: 7. The request shall be consistent with the applicable goals and policies of the Comprehensive Plan.”*

The following Comprehensive Plan Policies and Goals are applicable to the request:

1. CP.250.1, Historic Preservation Goals, states that the City will *“Promote and encourage, by voluntary means whenever possible, the preservation, restoration and adaptive use of sites, areas, buildings, structures, appurtenances, places and elements that are indicative of Astoria's historical heritage.”*

Finding: The owner has begun work on this derelict building restoring some of the original architectural features. Designation of the building as historic would allow the Building Official to grant exceptions to some building codes to allow the owner to reconstruct to historic dimensions. The owner is aware that should the work not be completed as noted in these plans, that the historic designation would be removed and all work would need to comply with the current building codes (Condition 2). The owner is voluntarily asking for the designation and all of the restrictions that come with owning a historic building in order to help preserve this part of Astoria's architectural history.

2. CP.250.2, Historic Preservation Goals, states that the City will *"identify and encourage the inclusion of as many qualified buildings and structures as possible on the National and/or State register of historic places, and maintain a City registry under the stewardship of the Historical Buildings and Sites Commission."*

Finding: The City of Astoria maintains a register of historic places. The City encourages property owners to include their properties on the register. The building has had some alterations over the years. When restored, the structure warrants inclusion as a Local Landmark.

3. CP250.5, Historic Preservation Goals, states that the City will *"Document the social, economic, cultural, educational and other public benefits to be derived from Astoria historic preservation efforts."*

Finding: The applicant requests designation of the building to preserve the historic structure. As a working class man's house, the structure reflects the social development of Astoria. The improvement of the site through the historic restoration is of economic benefit to the neighborhood with the upgrade of this derelict building.

Finding: The proposed nomination is consistent with the Comprehensive Plan.

VI. CONCLUSION

The request meets the applicable review criteria. Staff recommends that the Historic Landmarks Commission approve the request based on the Findings of Fact above with the following conditions:

1. The designation of the building as historic is based on the proposed alterations submitted with the application. Failure to complete the alterations as proposed could result in the decertification of the building as historic.
2. If the building is decertified as no longer designated as historic, any work completed on the building would need to comply with the building codes as required by the Building Official.
3. Any exposed wood shall be free of pressure treatment incision marks.
4. All visible wood other than flat decking and stairs shall be painted to match the house which was common for the historic period.
5. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

The applicant should be aware of the following requirements: The applicant shall obtain all necessary City and building permits prior to the start of construction.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

CITY OF ASTORIA

APR 15 2014

BUILDING CODES

Pd by Visa
FEE: \$50.00

HD 14-01

HISTORIC DESIGNATION

Property Location: Address: 778-38th
Lot N 50' L 31-32-33-34 Block 46 B&L E EKOOS Subdivision Port of Upper Ast.
Map 9 DA Tax Lot 4200 Zone R-2 OK
NC in Adair Uppertown inventory

Applicant Name: Justin Power
Mailing Address: 6632 N. Willamette Blvd Portland OR 97203
Phone: 503-869-9578 Business Phone: _____ Email: justin.power@gmail.com

Property Owner's Name: Same
Mailing Address: _____

Business Name (if applicable): _____

Signature of Applicant: _____ Date: 4/15/14

Signature of Property Owner: _____ Date: _____

HISTORIC INFORMATION: Briefly give a history and architectural description of the building or site requested for Historic Designation and state why this request should be approved. The City may be able to provide some historic technical assistance on your proposal.

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

PROPERTY OWNER RIGHTS: ORS 197.772(3) states that "A local government shall allow a property owner to remove from the property a historic property designation that was imposed on the property by the local government." This does not apply to properties listed on the National Register of Historic Places, or properties located within a National Register Historic District. It also does not apply to an application for Historic Designation initiated by the property owner as it is not "imposed" by the City.

designate an existing SFD as historic based on the proposed alterations as submitted with this application

For office use only:			
Application Complete:		Permit Info Into D-Base:	<u>4/16/14</u>
Labels Prepared:	<u>4/17/14</u>	Tentative HLC Meeting Date:	<u>5/20/14</u>
120 Days:			

778 38th St
Astoria, OR

Proposed Staircase
Front Elevation

$\frac{1}{4}" = 1'$

CITY OF ASTORIA

APR 15 2014

BUILDING CODES



APR 16 2014

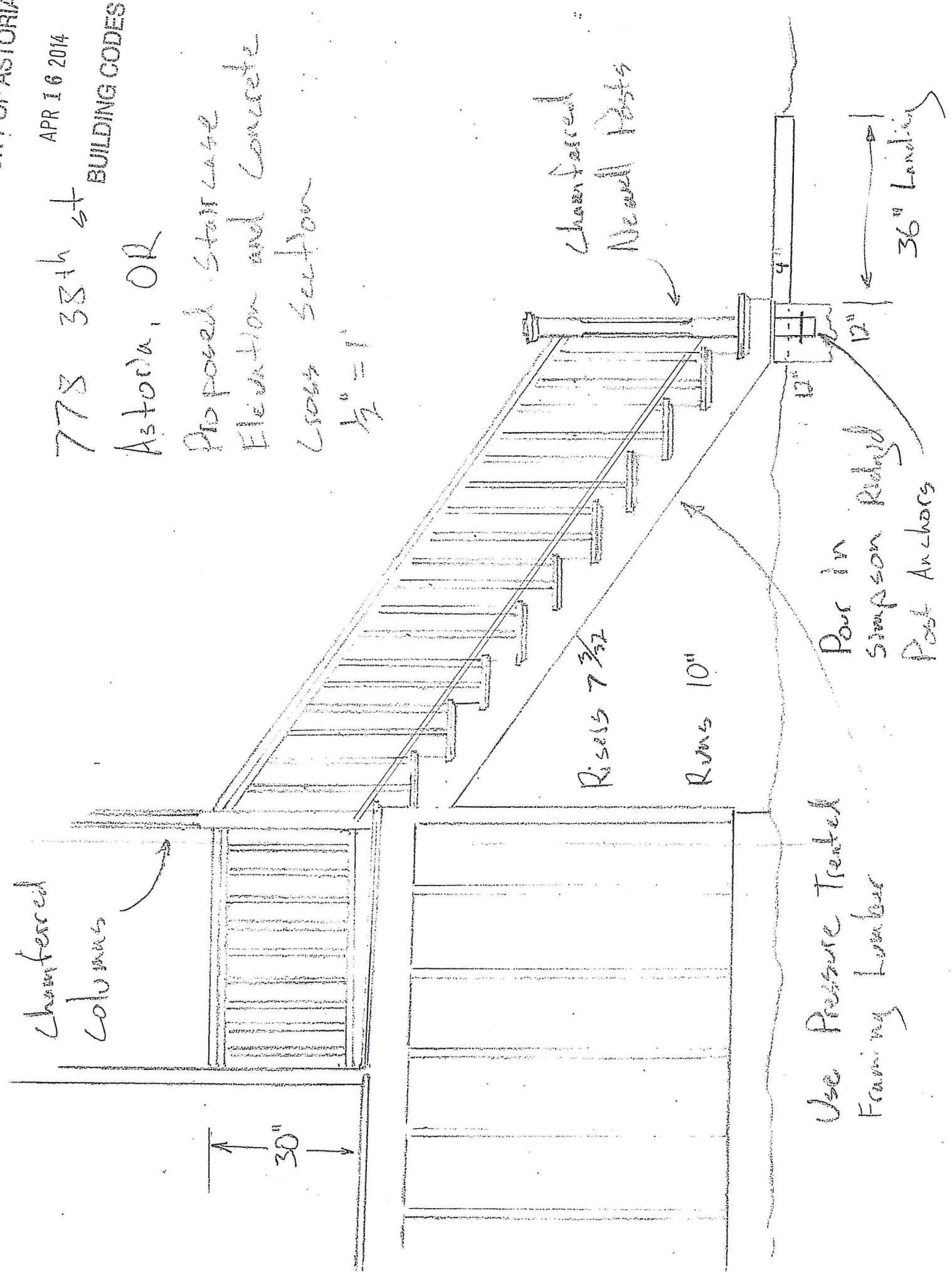
778 38th St

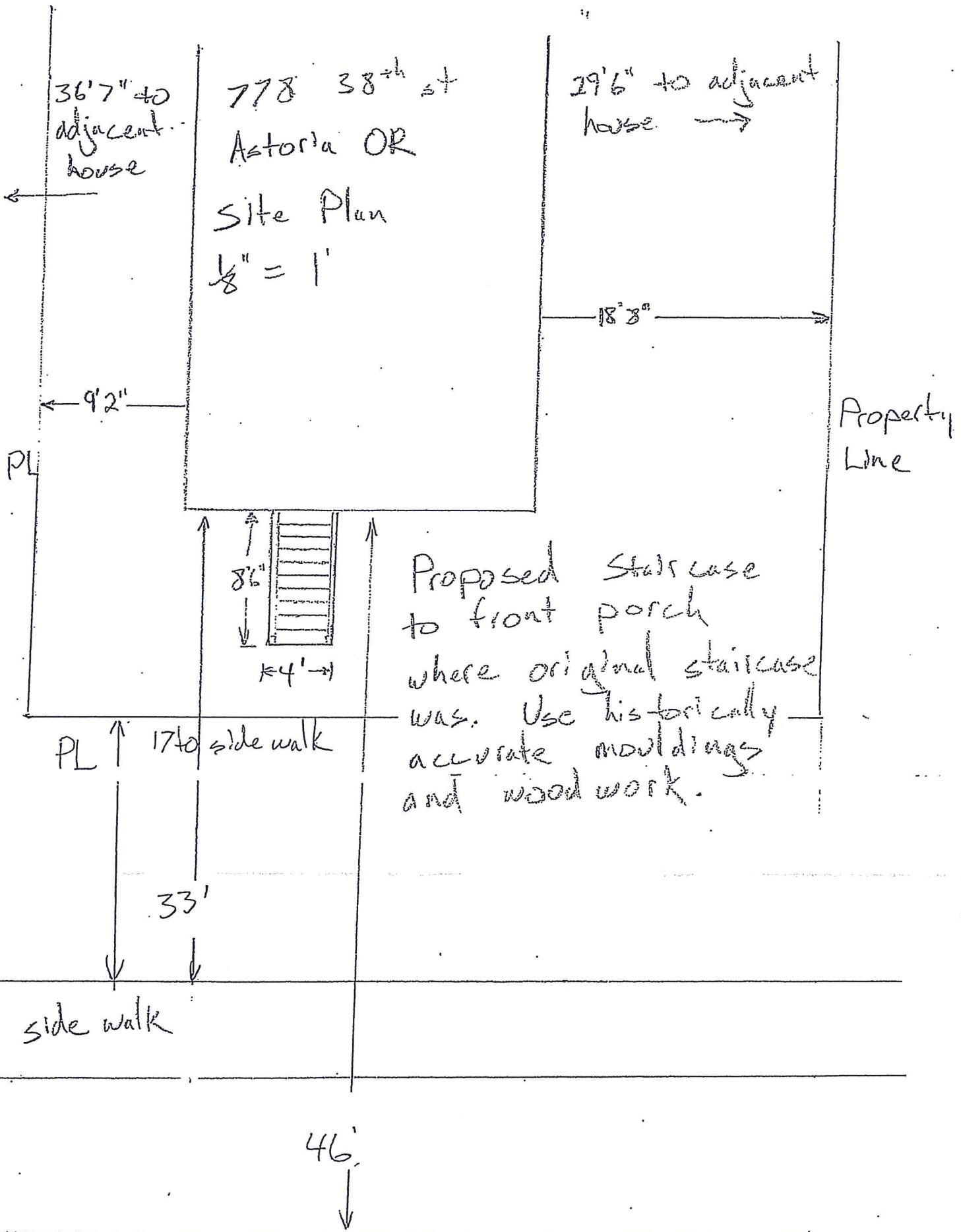
BUILDING CODES

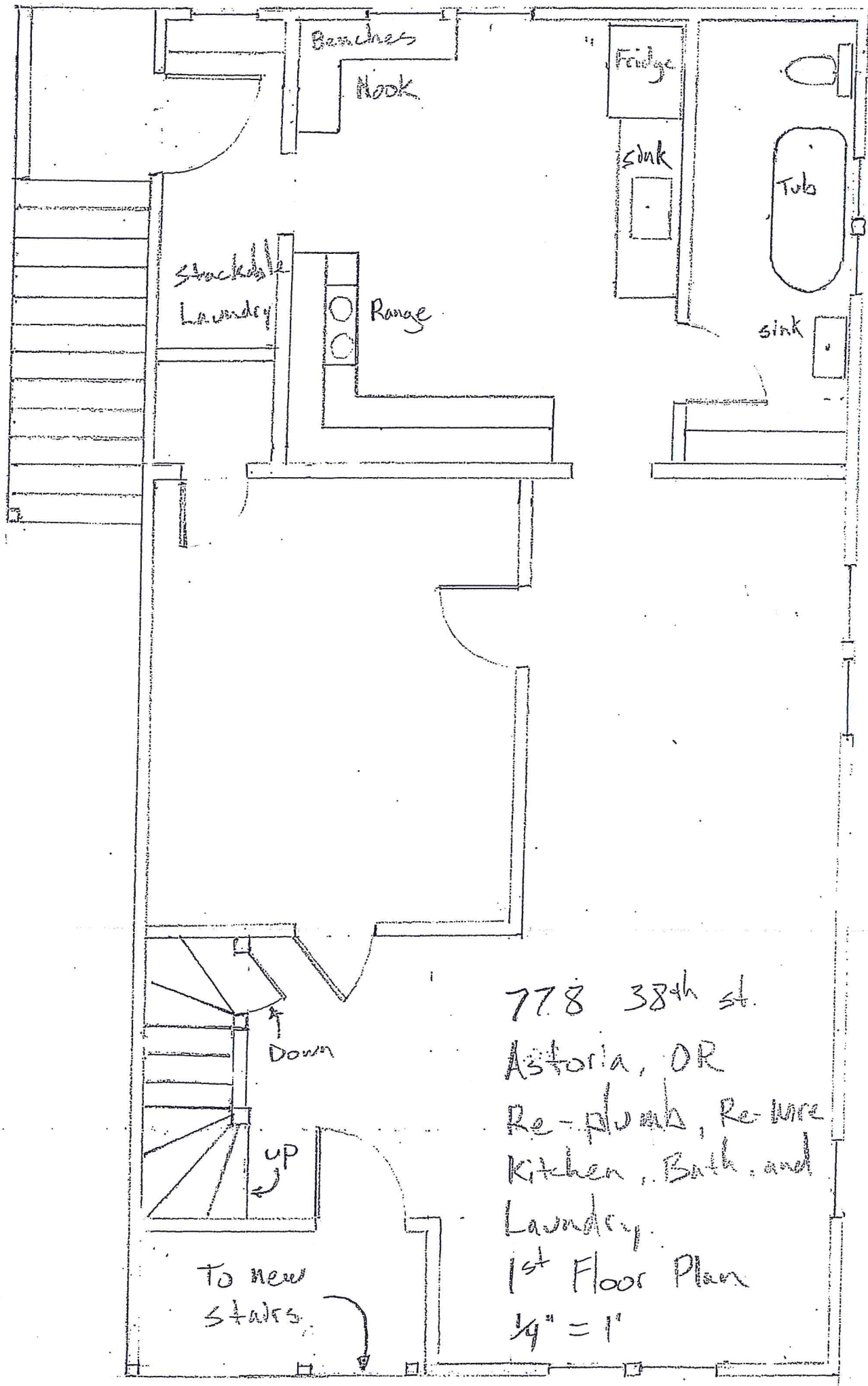
Astoria, OR

Proposed Staircase
Elevation and Concrete
Cross Section

$\frac{1}{2}" = 1'$







Oregon Historic Site Form

Thompson House
778 38th
Astoria, Clatsop County

LOCATION AND PROPERTY NAME

address: 778 38th

☐ apprx.
addr

historic name: Thompson House

Astoria

☐ vcnt

Clatsop County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: 46 lot nbr: N 5 tax lot nbr: 4200

township: 8N range: 9 W map #: 09DA

zip: 97103

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

total # eligible resources: 0 total # ineligible resources: 1

elig. evaluation: not eligible/non-contributing

NR status:

primary constr date: 1908 (c. ☒) secondary date: (c.) ☐
(optional-use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use: Single Dwelling

orig use comments:

secondary orig use:

primary style: Victorian Era: Other

prim style comments:

secondary style: Vernacular

sec style comments:

primary siding: Horizontal Board

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: Wood frame, gable roof structure with shiplap siding. Single-light aluminum sash slider, plain casings. Decorative details include enclosed eaves, rake, corner boards, frieze, corbeled chimney.

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Astoria Adair-Uppertown RLS 2013

Potential Historic District

farmstead/cluster name:

external site #: (ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

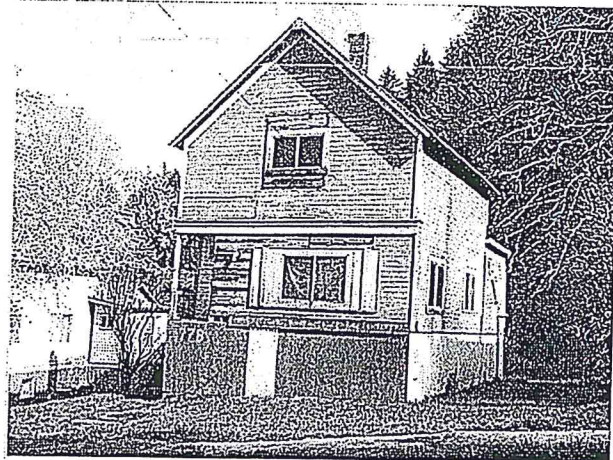
NR date listed:

LS survey date:

LS survey date: 3/1/2013

Gen File date:

06 Project(s)



SW façade looking NE

Oregon Historic Site Form

Thompson House
778 38th
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

Alterations include removal of all historic double-hung windows, replacing them with aluminum sliders; standing seam metal roof applied; front porch steps removed; historic porch posts replaced; skirting replaced with plywood; back porch steps and rail, reconstructed.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

The Sanborn Fire Insurance Maps show that this building was constructed by 1908. According to Polk's Astoria's City and Clatsop County Directory, the residence was occupied in 1908 by Theodore Thompson, a laborer. The Thompson family including John and Thea, Pauline, Clarence, Bertha and Thomas resided at this address from 1913 to 1921. John was a helper at the S.P. & S. Railroad, Thomas was a driver for A.V. Allen, Inc. and later worked at the Troy Laundry Co., and Clarence was a messboy for the tug Oneonta. Clarence Thompson was born in Marshalltown Iowa in 1894 and came to Astoria as a child, he died in Portland, Oregon in 1982. Arthur and Hilda Alstad resided at this address in 1931. Mr. Alstad was an agent for International Magazine Co. John and Agnes Nelson occupied the residence from 1934 to 1938. John Nelson was President of the Twelfth Street Grocery, Inc.

RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Title Records | <input type="checkbox"/> Census Records | <input type="checkbox"/> Property Tax Records | <input type="checkbox"/> Local Histories |
| <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Biographical Sources | <input type="checkbox"/> SHPO Files | <input type="checkbox"/> Interviews |
| <input type="checkbox"/> Obituaries | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> State Archives | <input type="checkbox"/> Historic Photographs |
| <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> Building Permits | <input type="checkbox"/> State Library | |

Local Library: _____

University Library: _____

Historical Society: _____

Other Repository: _____

Bibliography: Sanborn Fire Insurance Maps
Polk's Astoria's City and Clatsop County Directory
Astoria Library newspaper index.



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

May 15, 2014

DATE: May 15, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: SHERRI WILLIAMS, ADMINISTRATIVE ASSISTANT

SUBJECT: DR. EDWARD HARVEY HISTORIC PRESERVATION AWARD FOR 2014

The theme for the 2014 National Preservation Month (May) is, ***New Age of Preservation: Embark, Inspire, Engage.*** 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 or partnerships for Astoria's Dr. Edward Harvey Historic Preservation Award, 2014. 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 2014 recipients of the award should be decided at the HLC meeting. Mayor Van Dusen has stated that no more than one award should be granted in each category. HLC has, in the past, selected up to one property in each category (residential and commercial) with Honorable Mention certificates to other special recognitions. Occasionally, an award has also been presented to an Outstanding Citizen or Organization. No more than one award in each of the categories will be presented at the June 16, 2014 City Council meeting. Other honorable mention awards will be presented by the HLC at their June 17, 2014 meeting.

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

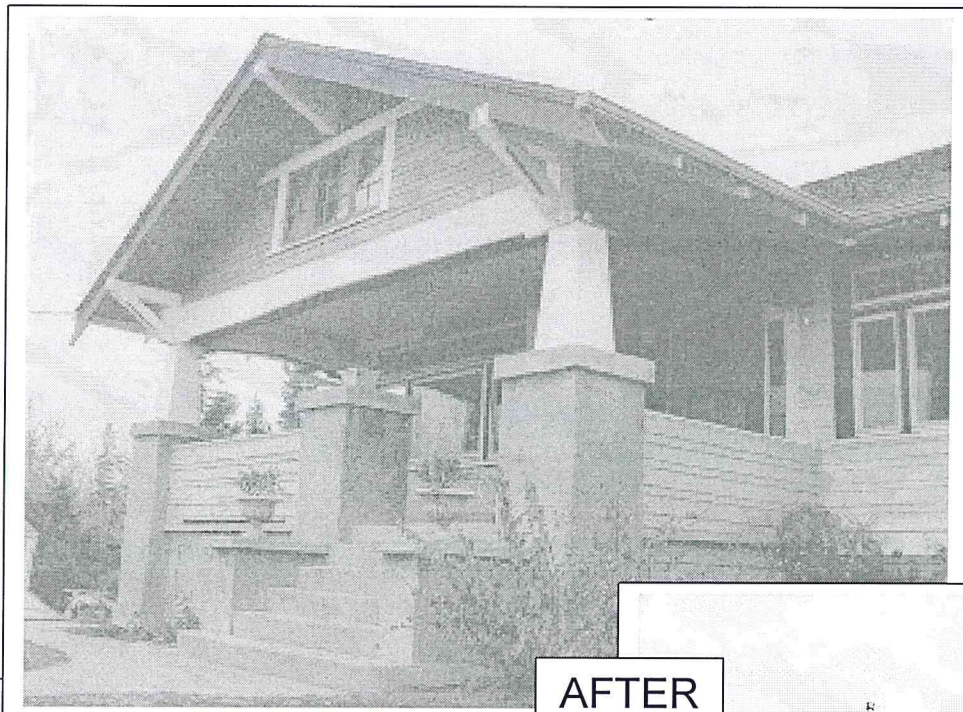
Documentation on the nominated structures for 2014 is attached.

Residential:

1. 362 Kensington (not designated historic)
c1918

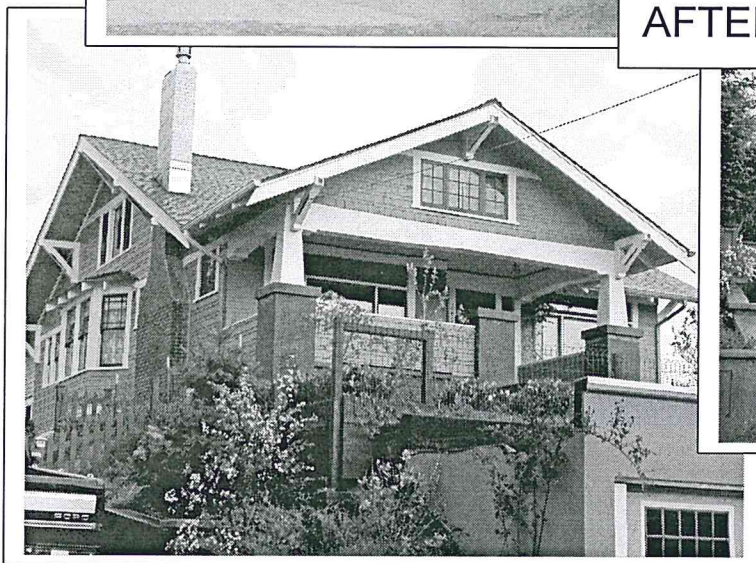
Owner: Josef Gault and Kim Angelis

This Craftsman-style bungalow's exterior has been restored by the current owners. The exterior sustained damage during the storm of 2007. Damage repair was made to the eaves and roof rafters. A new roof was added. Knee braces were recreated below the roof eaves. The chimney's brick has been re-pointed, concrete piers for the front porch were recreated and a plinth-capped retaining wall was constructed at the street level and the exterior has been painted. Extensive interior restoration has been done as well.



Before – storm damage

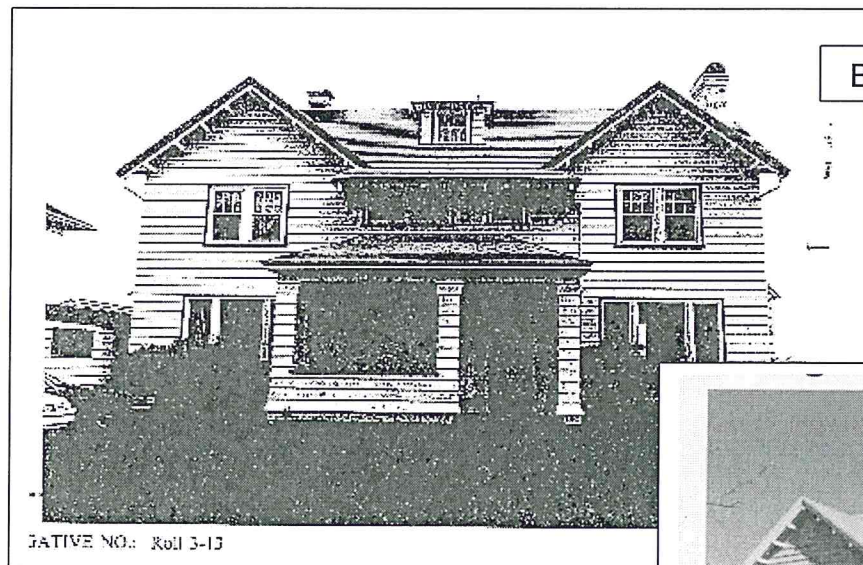
AFTER



2. 1684 Irving - Historic in Shively-McClure National Register Historic District (c. 1912)

Owner: Lawrence Taylor

The façade renovation of this structure included restoration of 14 first floor, 6-over-1 double-hung windows, some of the windows were constructed by Marvin Windows; restoration of wooden gutters on the south and north elevations, and the original paint scheme was replicated with white trim and a medium tone color. The front porch received new light fixtures and a new screen door, all of which were chosen keeping with the historic integrity of the structure in mind.



BEFORE

AFTER



Restored façade facing Irving Street



Restored porch with light fixtures, screen door.

4. 216 Exchange – Local Landmark
(c. 1902)

Owner: Ernest & Judith Atkinson

This property was designated historic by Mr. and Mrs. Atkinson in 2008. Prior to historic designation, the property owners restored some of the altered and missing features to the structure, back to the original. A garage and side entryway were added with design and details that are compatible with the Queen Anne style structure. Windows were replaced with single hung wood, paired one over one windows, the same as the original, and non-historic windows were replaced with historic design. All work was done in keeping with the Victorian nature of the house. Substantial interior renovation has also taken place.



AFTER



New Garage



Commercial:

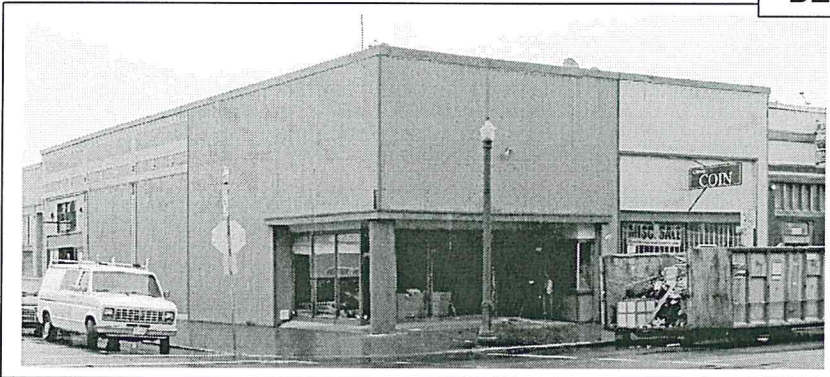
1004-1008 Commercial – Contributing Historic in the Downtown National Register Historic District
Historic Name: The Allen Building
(c. 1923)

Owner: Ted Osborn, Cricket II, LLC

The owner removed all vertical wood siding exposing the transom windows and stucco walls; the existing front-facing storefronts were reconfigured, recessing them approximately 6 feet; the corner rectangular column was restored to its original proportion and brick facing material was added; transom windows were repaired and/or replicated per the original design; skylights were uncovered and replaced; exterior stucco was repaired/replaced matching the original finished texture; brickwork was re-pointed and replaced as necessary. The building interior was extensively renovated including repairing/replacing plaster, refinishing original fir flooring, and creating usable storefront spaces.

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

BEFORE



AFTER

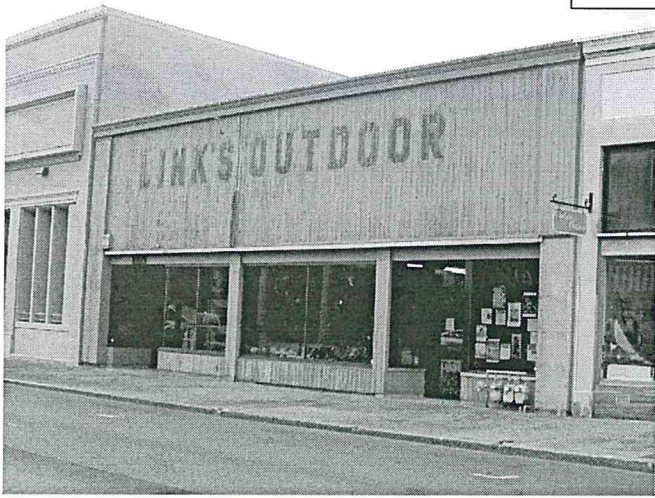


1. 1254 Commercial – Historic in the Downtown National Register Historic District
(c. 1924)

Owner: Kyle & Julie Johnson

In 2012 this structure underwent façade renovation which included removal of the wood panel covering, application of stucco for a smooth surface over the aggregate that exposed the frieze, transom windows and kickplate, and repair of the original copper-lined storefront windows. This restoration returned the building to its 1961 appearance.

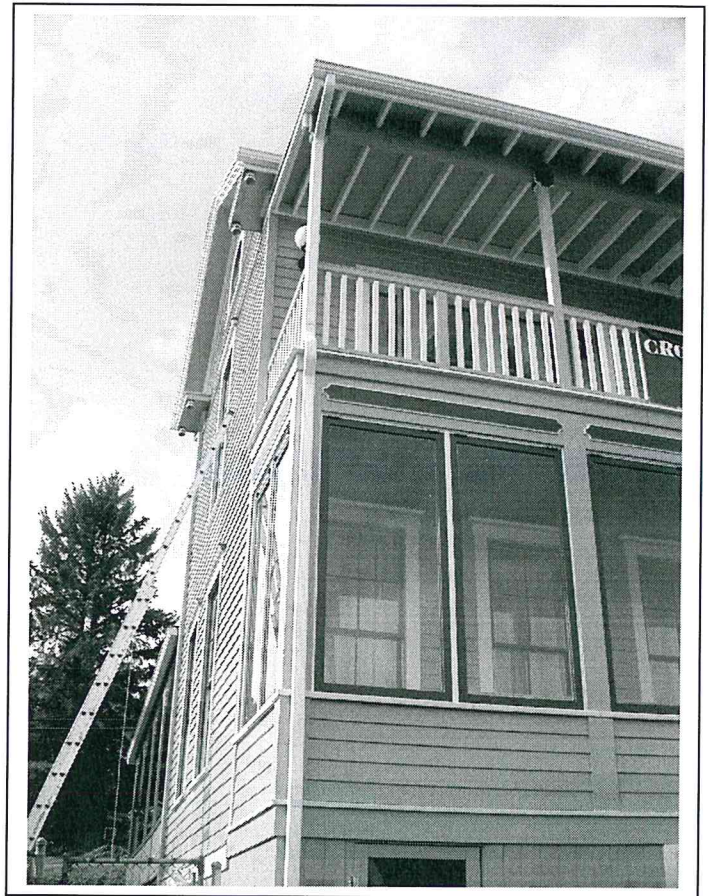
BEFORE



AFTER



364 Bond
EX12-10 and EX11-12
4-22-14



Enclose rear porch with windows and solid balustrade. Add metal roof on existing second story rear deck.

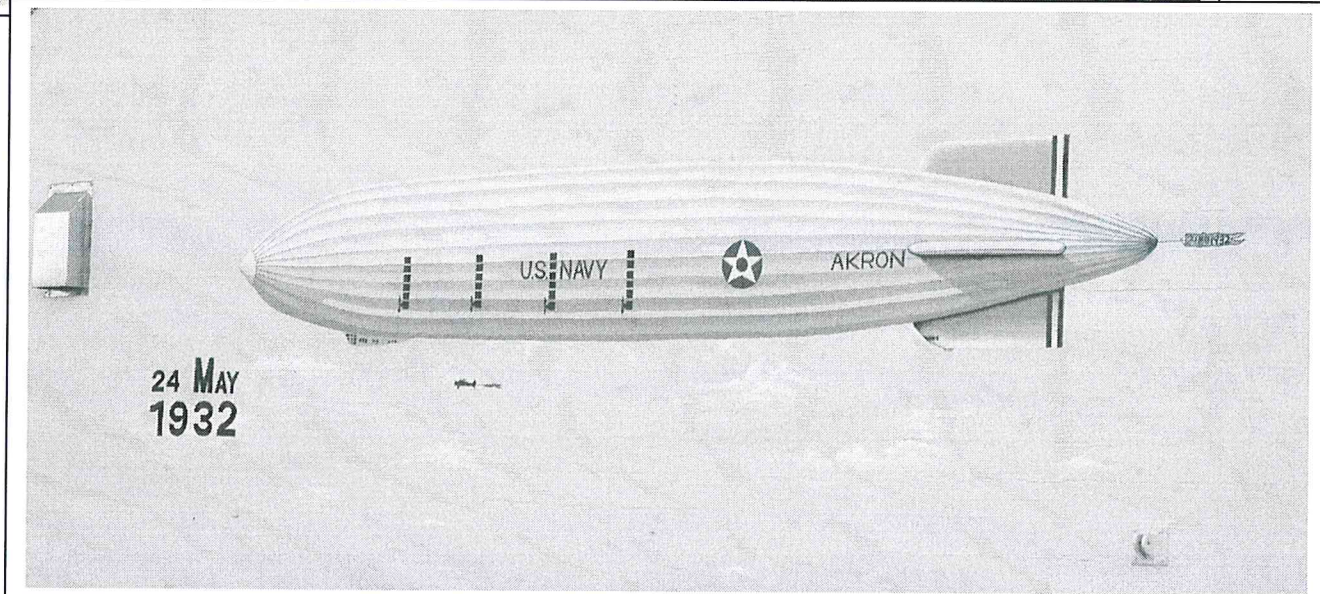
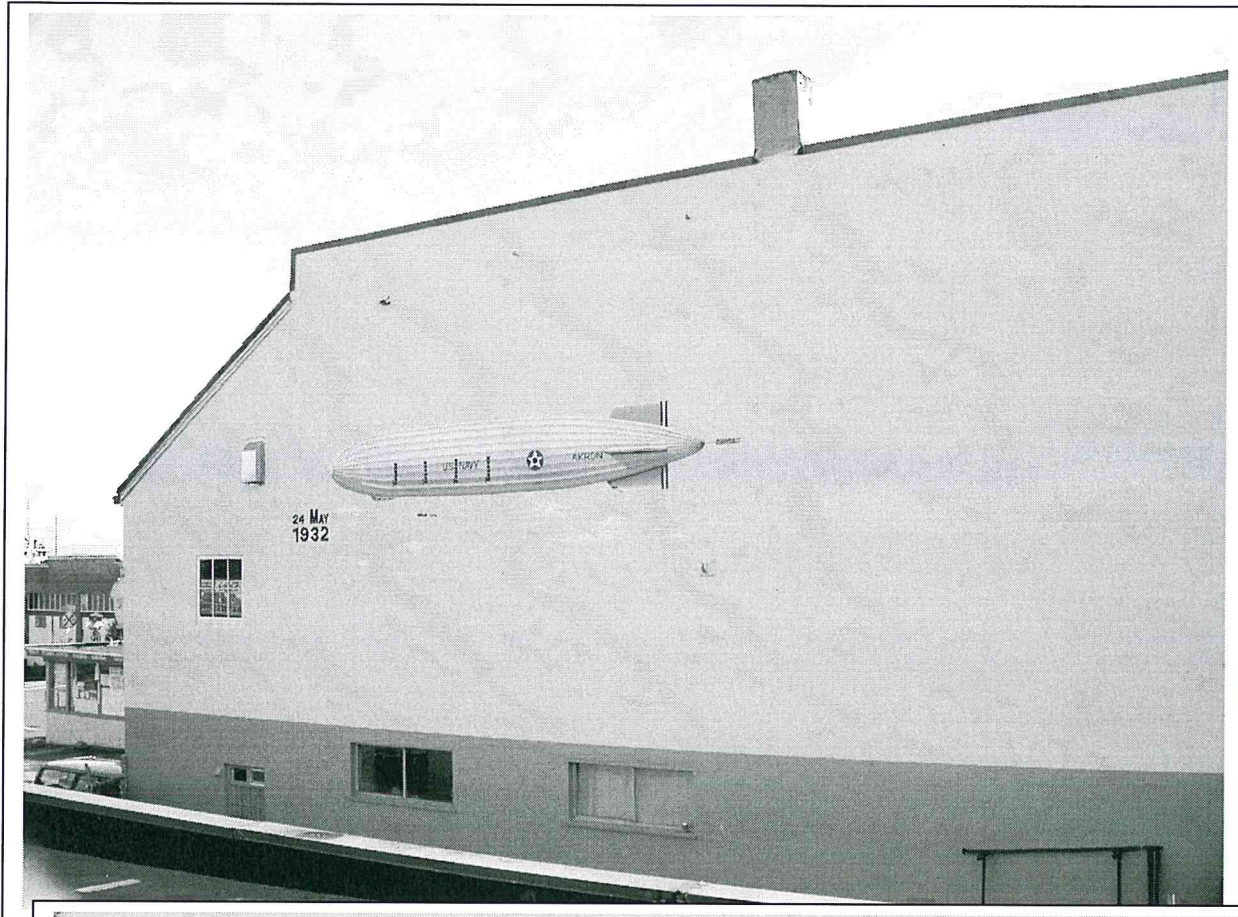
All conditions met.



1598 Duane

EX11-08

4-22-14



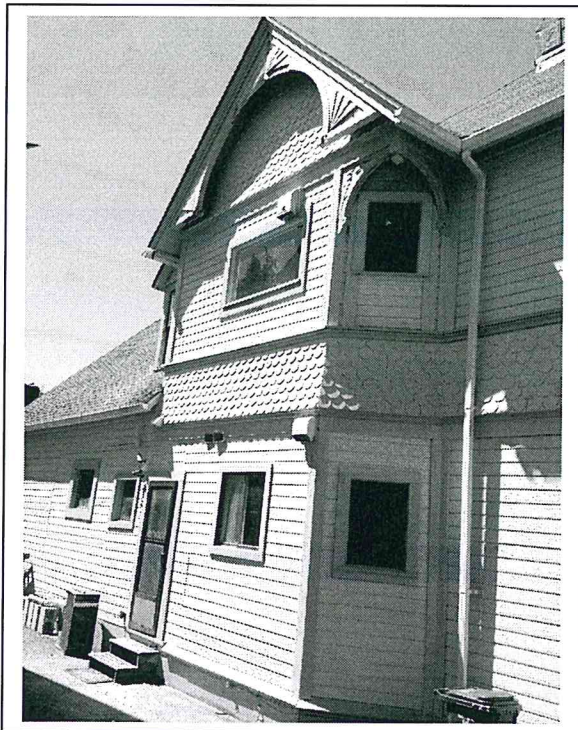
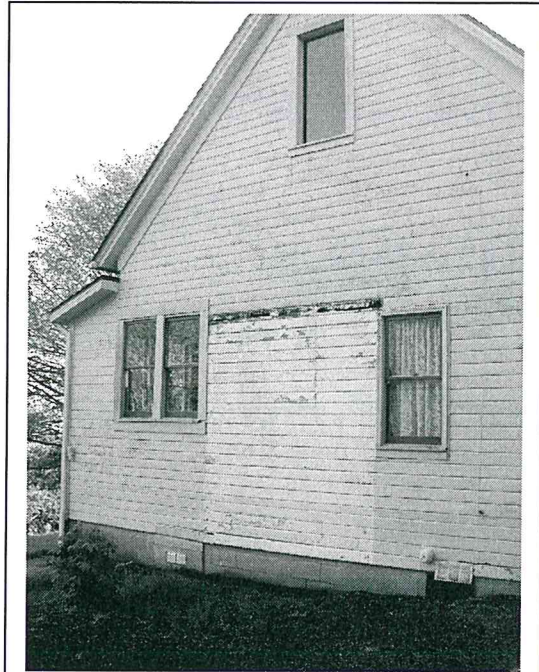
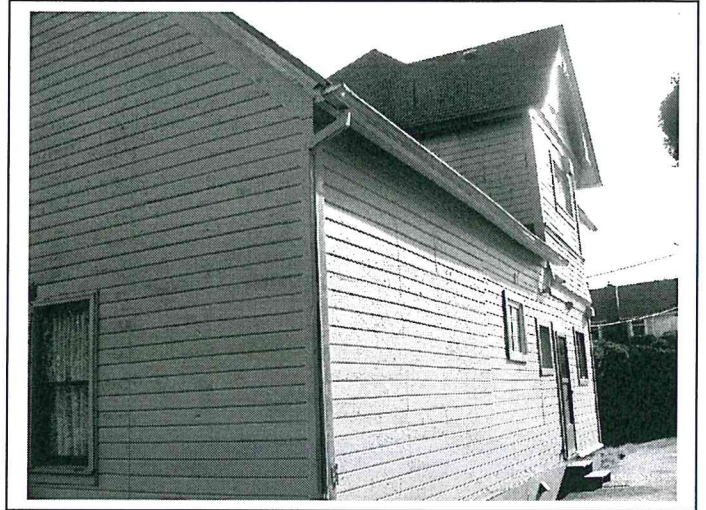
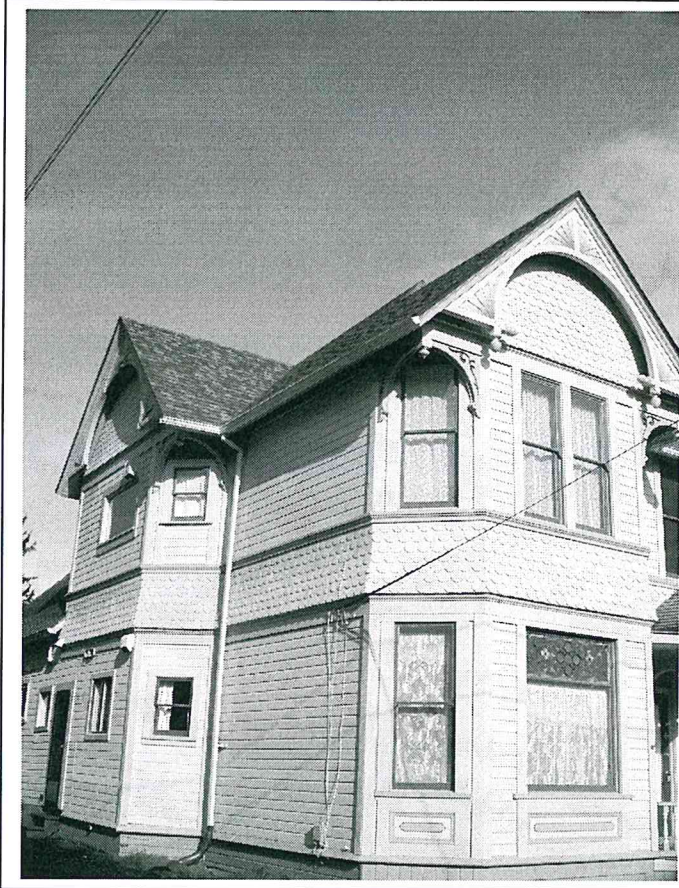
Mural

All conditions met.

813 14th

EX13-07

4-22-14



Remove chimney; remove rear addition;
remove south dormer.

All conditions met.

877 14th
EX13-02
4-22-14



Remove 2nd chimney; install skylights.

All conditions met.