

A G E N D A
DESIGN REVIEW COMMITTEE

<i>City Hall Council Chambers 1095 Duane Street, Astoria</i>

Thursday, June 6, 2013 at 5:30 p.m.

1. CALL TO ORDER
 - a. Introduction of New Member – LJ Gunderson
2. ROLL CALL
3. MINUTES
 - a. December 6, 2012
4. PUBLIC HEARINGS
 - a. Design Review DR13-01 by Michael Barclay, for Barbara A. Bower, to construct a single family dwelling on two platted lots at 2405 Mill Pond Lane within the Gateway Area in the AH-MP, Attached Housing-Mill Pond zone. Staff recommends approval with conditions.
5. COMMUNICATIONS
6. REPORT OF OFFICERS
7. STATUS REPORTS
 - a. Planner Johnson has included status report photographs of the following: DR12-04 for 2042 Marine, DR12-05 for 2042 Marine, and DR12-02 for 2240 Commercial. The projects are complete and conditions have been met. The status reports are for Commission information.
8. OLD BUSINESS
9. NEW BUSINESS
10. ADJOURNMENT

**DESIGN REVIEW COMMITTEE MEETING
ASTORIA CITY HALL COUNCIL CHAMBERS
December 6, 2012**

CALL TO ORDER – ITEM 1:

President Pearson called the meeting to order at 5:00 p.m.

ROLL CALL – ITEM 2:

Members Present: President Dave Pearson, Bill Jablonski and Paul Tuter. Jared Rickenbach arrived after Roll Call.

Members Excused: Ryan Davis

Staff Present: Planner Rosemary Johnson, Community Development Director Brett Estes and City Attorney Blair Henningsgaard

MINUTES – ITEM 3(a):

President Pearson asked if any corrections are needed for the meeting minutes of June 7, 2012 and called for a motion. President Pearson moved to approve the June 7, 2012 meeting minutes as presented; seconded by Member Tuter. Motion unanimously approved.

PUBLIC HEARINGS

Planner Johnson noted for the record that Member Rickenbach had arrived.

President Pearson explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were listed in the Staff report, which was available.

ITEM 4(a):

DR05-14 Amendment to Existing Permit AEP12-18 by Rodger [SHERRI...CHECK THE SPELLING OF RODGER...DOES IT HAVE A "D"?] and Madeline Gobel to amend the existing Design Review permit (DR05-14) as amended (AEP07-10) to allow the existing configuration of windows and design elements on an existing single family dwelling to remain at 2879 Mill Pond Lane within the Gateway Arena in the AH-MP, Attached Housing Mill Pond zone.

President Pearson asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. President Pearson asked if any member of the Design Review Committee had a conflict of interest or any ex parte contacts to declare. None declared.

Planner Johnson reviewed the written Staff report and recommendation. No correspondence has been received and Staff recommends approval with no conditions.

President Pearson opened the public hearing and called for testimony from the Applicants.

Rodger Gobel, 2879 Mill Pond Lane, Astoria, OR, stated that when the room in contention was being built, the building inspector, who had been hired, looked at the blueprints and said, "I don't like this. You don't have enough bracing or cross-beaming." When the builder asked what could be done, the inspector replied that the windows could be moved out. He noted that this had been stated at the first hearing, but he was told that the inspector's comments were of no importance. However, the inspector's comments are the only reason the room appears as it does. He added that the crown molding had not been done because his builder was terrible and Mr. Gobel could not get the project finished. That builder is no longer in business. He had approached other builders on the bump out room, but no one wants to warranty their work if they have to change the wall that would have to be pulled out.

President Pearson called for testimony in favor of, impartial, or opposed to the application.

Helen Westbrook, 2860 Log Bronc Way, Astoria, OR, spoke in opposition to the application and on behalf of the Mill Pond Homeowners Association (HOA) Board. She stated the requests being made were for the City to accept after-the-fact, the existing configuration of the west end windows and elimination of approved design elements of the windows and doors. The existing configuration did not conform to the plans originally approved in 2005 by the City and the Mill Pond Architecture Committee at that time. The City's Design Review Committee denied these same after-the-fact amendments at a hearing in October 2007. The Design Review findings were subsequently appealed by the Applicants to the Astoria City Council in March 2008, who had agreed with the Design Review Committee (DRC) and denied the appeal.

- In a June 2008 letter to the Applicants' builder, Biamont Construction, Planner Johnson listed all the pending conditions of approval and the status of each. Regarding the west end bump-out window, she stated, "The Applicant shall replace these features in locations as previously approved. Windows shall be replaced by October 1, 2008." Now, four years later, the Applicants are asking the City to accept the same window configuration that did not meet approved design standards after the consideration by the City's Design Review Committee (DRC), Astoria City Council, and Mill Pond Architecture Committee and Board. In fact, there were significant differences between the house that was actually built and the 2005 house plans that were approved, but the vast majority of the changes, as Planner Johnson has stated, made to the house during construction had subsequently been allowed.
- The current application for tonight's hearing did not explain why the Applicants believed the same after-the-fact request that had been previously denied should now be considered again and approved, although several reasons had been given by the Applicants in prior years. In the 2007 appeal to City Council, the Applicants suggested that "the structural integrity of the west wall may be compromised with a reconfiguration of the windows to conform to the original design approval." However, no evidence was provided to support that contention. Rather, the contractor, Tony Biamont, stated for the record that the owners wanted the west bump out windows "to be on the outer edges of the wall due to proposed placement of furniture inside."
- The Applicants also stated in their appeal that there would be a financial burden to replace and reconfigure the windows. The Mill Pond Board agrees, which is why it is important to build to the actual approved plans or to request approval for any necessary changes through the appropriate processes prior to the construction of the changed elements.
- The Applicants' statement to the Mill Pond Architecture Committee stated that changes in the number and location of windows on the west and south elevations were made "because of an error in the engineering of the house." It is not uncommon in residential buildings to discover error or omissions during construction, but it is generally required that errors be corrected when discovered. She could give specific examples of construction errors or unanticipated results within Mill Pond that had to be corrected at discovery at the owner's or contractor's expense.
- Finally, the Applicants told City Council that "there is not a negative impact to the neighborhood with the current windows." The Mill Pond Board strongly disagrees. This is not a question of whether the home should be considered beautiful, but of being in violation of City and Mill Pond design requirements. Currently, 38 other single-family residences have been constructed at Mill Pond and none were in violation of conformance with the design permits or have pending enforcement issues, even though meeting the standards may have been inconvenient or expensive to the property owners. At this time, 41 vacant lots remain to be developed to single-family residences at Mill Pond. If the City approves the remaining after-the-fact exceptions outlined in the Staff Report, in addition to the many amendments allowed for this residence by the City over the years, Mill Pond Board's ability to hold any other property owners to City or Mill Pond Village design standards would be severely compromised. The Board's hope and expectation was that the Gateway Historic District Standards adopted by the City would be important enough for the City to enforce.
- The Mill Pond Board asked that documentation of all prior decisions on this matter be included into tonight's hearing record, and that the DRC consider including in tonight's decision, any reasons why the west end window request be any different from the Applicants' previous efforts to have an after-the-fact amendment for the same issue. The Mill Pond Board issued a denial for the after-the-fact request years ago and has not subsequently reversed its decision. The Mill Pond Board also noted there has been no enforcement action taken by the City in the last four years despite clear and continuing violations. Copies of her testimony on behalf of the Mill Pond Board were provided for the record.

Ken Kennedy, Owner, Lots 41 and 42, Astoria, OR, stated that as a future resident of Mill Pond, he would be most affected by these clear violations of the City and Mill Pond Design Review Committee regulations since 2005 and 2006 because his lots are located directly across from the Applicants'. At that time, the Applicants were given temporary approval to move into the home with the understanding and commitment that all violations would be corrected in a timely manner. After seven years, the Applicants continue to defy and request amendments for their existing status, while others building in Mill Pond have complied with both City and Mill Pond regulations and design requirements. These regulations and architectural standards set by the City are designed to preserve the historical integrity of the City of Astoria, as well as Mill Pond village. The Council has an obligation to its constituents to rule that the violations need to comply with City regulations. Approving these requests would set a dangerous precedent that would have a negative impact on future projects at Mill Pond and in the city of Astoria. The Applicants were part of a group that had taken action against his own project about one-and-a-half years earlier that had cost him and the homeowners of Mill Pond tens of thousands of dollars. It was time the Applicants comply and make sure their own house is in order and start living by the rules instead of trying to change them.

Tom Oxwang, 2865 Mill Pond Lane, Astoria, OR, stated the Mill Pond Village and its HOA was created by the City of Astoria when collaboration began to clean up the old mill site. The HOA Covenants, Conditions, and Restrictions (CC&Rs) and design review guidelines were accepted in their entirety by the HOA at the initial turnover. He doubted any current property owners or residents had input on creating those regulations. The CC&Rs are similar to most used by other homeowners associations. The design review guidelines represent a vision of the community and attempt to encourage, discourage, or require structures consistent with the neighborhood. Language in the design review guidelines indicate much give and take occurred prior to finalizing the agreement between the City and Mill Pond.

- A residence in an HOA is a valuable asset because individual units tend to be maintained, the landscape is kept under guidance, and neighbors can help if needed. He believes such care and concern by the HOA has helped maintain his property value. While he does not like unnecessary rules and regulations, he chose to live in Mill Pond after carefully reading the bylaws, CC&Rs, and design review regulations and felt he would protect it. He assumed other residents and property owners did the same. In this case, he believed the Applicants were ignoring both the City of Astoria and Mill Pond Village HOA guidelines. He encouraged the Commission to deny the amendment, because the home in question did not resemble the home in the plan, and it is the only home not consistent with the rest of the homes in Mill Pond. Further, the DRC and City Council previously denied the request and he could not find any compelling reason in the Staff report for the approval, which would only set an unfortunate precedent, in his opinion.

President Pearson called for any rebuttal from the Applicants.

Mr. Gobel stated that most of the problems in building the house stemmed from the builder, who failed to go to the City to receive approval for every variation. At the time, the Applicants did not live in Astoria during the entire building process and had to travel between Astoria and Nevada every other month or so to check on the building process. He regretted that things had not been done in order. The Applicants have been in Astoria for a few years now and had replaced \$10,000 worth of windows, which he assumed passed inspection. He assured that they would do what the Committee decided. He was not sure whether the structural issue really exists because he is not an engineer and did not know if the builders were telling the truth, but he asked that the request be approved based on those facts.

President Pearson called for any closing remarks by Staff.

Planner Johnson clarified that the Design Committee has encouraged and discouraged features, not requirements, and that the Applicants would still need Mill Pond Association Design Review Committee approval to proceed. She confirmed two separate processes are involved, one is private and the other is City. She also confirmed that approval from the Mill Pond Design Review Committee had not yet occurred.

President Pearson closed the public testimony and called for Committee discussion and deliberation.

Member Jablonski asked if the Committee could revisit the request if City Council had held the DRC's 2008 decision to deny the treatments and window configurations. Planner Johnson answered yes, a Development Code section stated that an applicant could return to a commission with substantially the same request after six

months. Director Estes acknowledged the Applicants had replaced the windows, which had been another part of the appeal.

Planner Johnson added the Applicants also fixed other issues that were on the appeal, leaving only a few remaining items. She reviewed the issues that had been amended or addressed as follows:

- Windows. All the sliding windows had to be replaced.
- How high the building was off the property and the skirting.
- The tower element on the north was originally going to be a vaulted, covered, second-story porch, but had ended up being an enclosed room.
- Siding. The Applicants had used a board and batten hardy material which left seams that the Commission had not approved originally. The siding had to be reconfigured with proper seam boards at specific levels, rather than just cutting a board at odd levels and leaving seams.
- Changes to the support post on the porch.
- Some window configurations.
- Crown moldings.
- The materials used had to be slightly different.
- She noted Page 3 showed the difference in the siding, which showed board and batten on the bottom and the seam going across just above the two windows. Previously, the seam had been higher and had to be repaired. Multiple items had been repaired and accomplished.

Member Rickenbach understood the slider windows had been eliminated, but the image on Page 3 showed that two sliders on the bump out had not been changed out. Planner Johnson explained that those windows were not sliders, an example of which could be seen in the picture on the front. Upon closer inspection, Member Rickenbach agreed it was a reflection.

President Pearson commented that when formed, the Gateway District was an ambitious plan to create a new area of housing in Astoria that blended commercial and residential uses with the intent to create a neighborhood. The neighbors have testified and made some very valid points and he struggled to go against their testimony based on what was presented. The packet presented a case both ways, but many people have gone through the same review process and in the end, for him it would come down to the windows.

Member Rickenbach empathized with the Applicants given the issues were caused by a contractor and understood the disappointment of not having a professional's proper representation. However, he was also concerned about a lay committee's ability to make a decision upheld by City Council and then later change its decision. This changed one's ability to respect the responsibilities of a committee and a City that tries to enforce what everyone else has had to perform. He agreed with the opposing comments about reading requirements before building in a development. A lot has happened in seven years, but he did not see anything that carried enough weight to change the original recommendations, although he understood the items were discouraged, and not prohibited. A lot of energy had been put into making the decisions at one point, and if such decisions were reversible, that would be a tough call.

Member Tuter understood the Applicants had gone through a lot to change things, but there were rules for living in Mill Pond. It was unfortunate the Applicants were done wrong by the builder, but he agreed with Mr. Oxwang that homeowners in the development should feel protected about how things are done.

Member Jablonski said he has been on the DRC since 2005 and the Committee has worked with each applicant in securing their construction permits and working with them to tweak their designs. The Committee has gone through the review process a couple times with the Applicants regarding conditions needing to be different than originally submitted. The Committee recommended denial on these items that have now returned for review and he also did not see a precedent to change their 2007 decision. The City did go through a lot of work to set up the overlay district and this commission to establish a neighborhood with elements indicative of the upper town area. He noted Planner Johnson's comments that the home had become more contemporary since going through the changes. He hoped there was a way to bring back some of the design features originally presented in 2005, such as the crown molding and windows configuration that were originally approved.

Planner Johnson proposed several changes to the Staff report.

Member Rickenbach empathized with the parties on both sides of the issue. Rather than denying everything, he asked if certain elements of the original application that were removed could return to the DRC on another application, such as the window trim. Many homes in Mill Pond do not have crown moldings, but the window trim on the subject application was similar to other homes in Mill Pond. He recalled an early site visit and certain elements were more important than others, allowing less emphasis on some items if certain things were accomplished. For example, if the crown moldings were done, another item might not be as essential. He asked if any record existed of such tradeoffs. He did not want to forget any tradeoffs that may have been made throughout the process. Planner Johnson did not believe any one item was tied to another; rather the issue was achieving an overall appearance. The crown molding was something the Committee believed was important to keep some details of design on the house. She did not recall having any specific tradeoffs involving certain elements, like the crown moldings

Member Rickenbach asked if some compromise could be found. The homeowner had been wronged by a general contractor and he understood the need for the HOA to hold them accountable to the original application. He suggested doing some kind of redesign; however, such changes would be required to return to the DRC for a public hearing. He would support denial of the subject application, with the soft recommendation that the Applicants find something workable with the HOA as a repair, but perhaps not exactly the same as the original application, but something that was remediable and acceptable to both parties, yet staying out of the discouraged items. He was more interested in accepting something that showed the parties attempted to solve the problem, rather than simply being asked to approve the same problems again. Member Tuter agreed it would be nice to find a solution that would satisfy both sides.

President Pearson asked if Staff would have time to explore other options if the hearing was continued to the January meeting. Director Estes did not believe the Applicants had asked for the hearing to be continued, but was pursuing what has been proposed this evening.

City Attorney Henningsgaard added that with the design features, a new application would be required. He would not want to try to predict the Committee's position.

President Pearson moved to approve the application as presented with the following changes by Planner Rosemary Johnson to deny the application;

Page 4, IV.B, Finding, add: ... "The proposal has been reviewed and denied in the past by the DRC and by City Council on appeal. Non-compliance with the requirements of these decisions is a continuing code violation."

Page 5, Paragraph 1 to read: The location of the structure is highly visible due to its corner location on the north adjacent to the River Trail and other homes in Mill Pond. The overall design of the house has window design and configuration that is more contemporary. The applicant did comply with other requirements to change the lower sliding windows to a design more compatible with the Uppertown neighborhood. To change the bump-out windows would involve extensive structural changes to that portion of the building. While the design is a feature that does not meet the guidelines, the Code allows flexibility with "guidelines" rather than "requirements". The DRC can balance the overall design of the building in making their decision. However, due to the overall design, which as a whole is compatible as constructed, this feature continues to be non-compatible with the designs in the Uppertown area."

Page 6, Section 14.025(E), Finding, the last sentence to read: "However, even with a more contemporary appearance, the crown moldings should be installed as previously approved."

Page 6, V., Conclusion and Recommendation, to read: "The request does not meet the design objectives of the Design Review Guidelines. The DRC denies the request. ..."

Motion seconded by Member Jablonski. Motion passed unanimously.

President Pearson read the rules of appeal into the record.

REPORT OF OFFICERS – ITEM 5

There were no reports.

ADJOURNMENT – ITEM 6

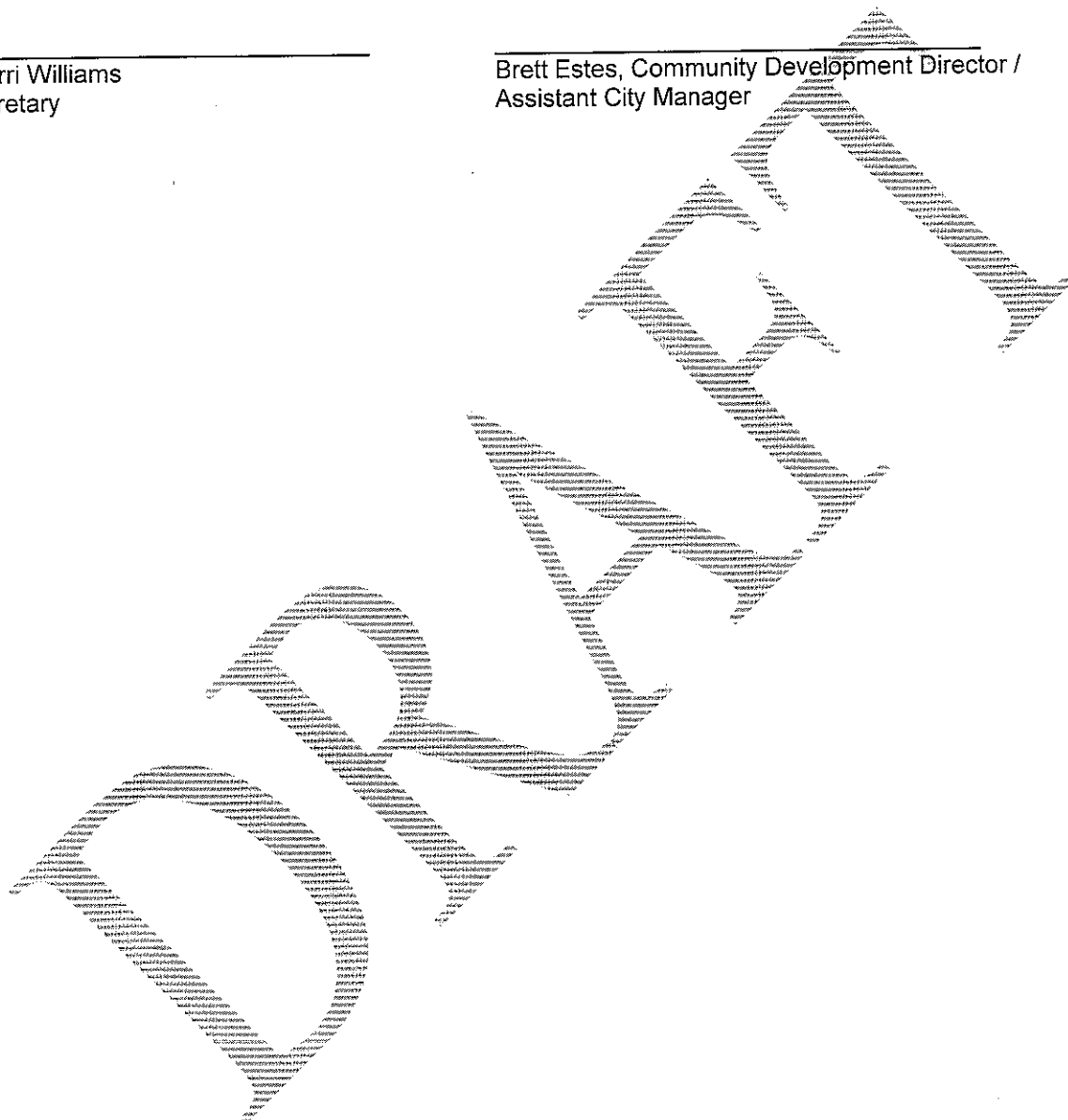
The meeting was adjourned at 5:44 p.m.

ATTESTED:

APPROVED:

Sherri Williams
Secretary

Brett Estes, Community Development Director /
Assistant City Manager



STAFF REPORT AND FINDINGS OF FACT

May 28, 2013

TO: Design Review Committee

FROM: Rosemary Johnson, Planner



SUBJECT: Design Review Request (DR13-01) by Michael Barclay for Barbara Bower to construct a single-family dwelling at 2405 Mill Pond Lane

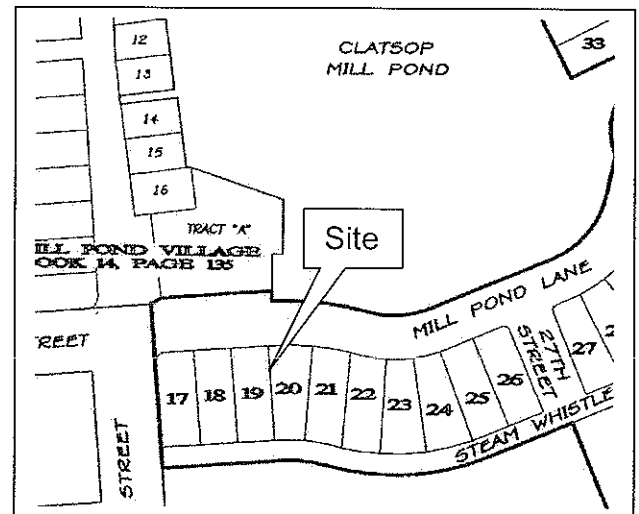
I. BACKGROUND SUMMARY

- A. Applicant: Michael Barclay
Barclay Home Designs
12700 SE Hwy 212
Clackamas O 97015
- B. Owner: Barbara A Bower
2410 N Auro Ave Apt 108
Seattle WA 98109-2268
- C. Location: 2405 Mill Pond Lane; Map T8N-R9W Section 9CB, Tax Lots 6847 & 6848; Lots 19 & 20, Mill Pond Village 2.
- D. Zone: AH-MP (Attached Housing-Mill Pond)
- E. Proposal: To construct an approximate 5,523 square foot, 2 story, single-family dwelling with garage

II. BACKGROUND

Site:

The site is located on the south side of Mill Pond Lane just east of 23rd Street. Lot #19 is approximately 35' wide by 90' deep (3,150 square feet) and Lot #20 is approximately 28'/35' wide by 90' deep (3,200 square feet) for a total lot area of 6,350 square feet. The lots are bounded and also accessed on the south by Steam Whistle Way.



The Mill Pond Subdivision development was approved with special conditions concerning the required setbacks relative to Building Codes. The requirement is that one side could have a zero setback while the other side yard has a mandatory 6' setback with no encroachments. The plans show a 6' setback on the west elevation. The plans do not show any exterior mechanical equipment which would need to comply with the setback requirement. The applicant has submitted a request for a Lot Line Adjustment (LLA11-04) to combine Lots 19 & 20 into one buildable lot. The LLA11-04 was approved by the City but also requires the approval of the Mill Pond Home Owners' Association.

Proposed Construction:

The applicant has submitted plans for review and approval of the design to the Mill Pond Village Architectural Review Committee. Their review is pending.

Style: 2 story, single family-dwelling with garage

Roof: Gable roof, 5:12 pitch; composition shingle

Siding: Cedar shingles on all elevations with 10" beveled cedar horizontal siding on left elevation and portions of front and rear elevation; 5/4 x 4" corner boards; layered cornice between first and second floors

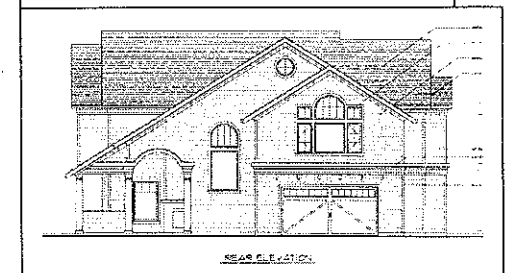
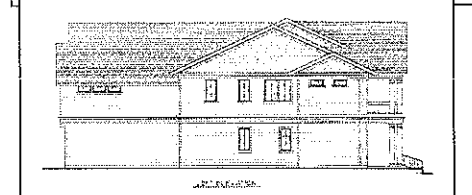
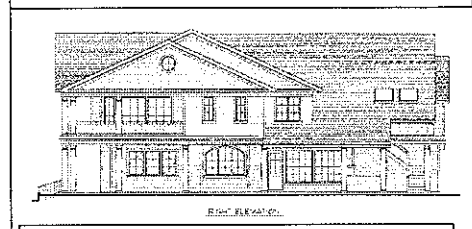
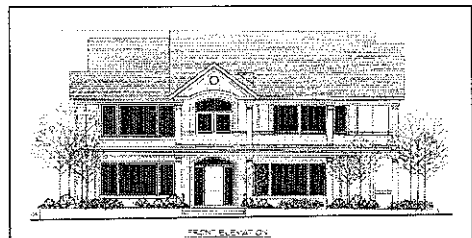
Windows: Mostly vertical, clad wood with external muntins; windows vary on each elevation:

Front: large center picture windows with simulated divided lites above and flanked by simulated eight lite side windows on first and second floor; arched transom with sidelites at main entry door; arched transom above French doors on second story balcony

Right Side: 4x4 multi-lite windows on ground floor; single, paired, and set of three, six lite windows on first and second floors; arched set of three eight lite windows on first floor; round window in gable end

Left Side: single and paired six lite windows on first and second floor; several horizontal windows at eave

Rear: multi-lite Palladian window over garage; arched eight lite over single lite window between the first and second floor; round window in gable end; single window on first floor with simulated divided lites above



Windows are fixed and casement. Window and door exterior casings proposed to be 5/4" x 4" or larger and have lower sills

Doors: Wood panel front door with side lites and transom; wood French doors on balcony; multi-lite panel door on right side. Garage door will be wood with upper lites. All lites will be true divided or have external muntins.

Other Design Elements: corner boards of 5/4 x 4" or larger; layered cornice between first and second floor; eave brackets over garage door; support columns with crown and base; recessed and covered porches/balconies; outdoor fireplace on front balcony; outdoor fireplace on southwest corner (rear) first floor porch

Garage: South, rear facing garage; door will be wood panel door with upper lites. All lites will be true divided or have external muntins

Light Fixtures: Lights proposed on porches and balcony, outdoor living areas. Details are not available but proposed fixtures would be up/down diffused lighting.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on May 10, 2013. A notice of public hearing was published in the Daily Astorian on May 30, 2013. Any comments received will be made available at the Design Review Committee (DRC) meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 14.015(A) states that in addition to conformance with the specific uses and standards of the individual zones, the following zones shall conform to the general regulations of the Gateway Overlay Zone in Sections 14.005 through 14.030. 1) Maritime Heritage; 2) Family Activities; 3) Attached Housing-Health Care; 4) Health Care; 5) Education/Research/ Health Care Campus; 6) Hospitality/Recreation; 7) Local Service; and 8) Attached Housing-Mill Pond.

Finding: The site of the proposed single-family dwelling is located in the Attached Housing-Mill Pond Zone (AH-MP) and shall conform to Sections 14.005 through 14.030 of the Development Code. This criteria is met.

- B. Section 14.015(B) requires that each public or private development proposal within the Gateway Overlay Zone will be reviewed for consistency with the Design Review Guidelines in Sections 14.020 through 14.030.

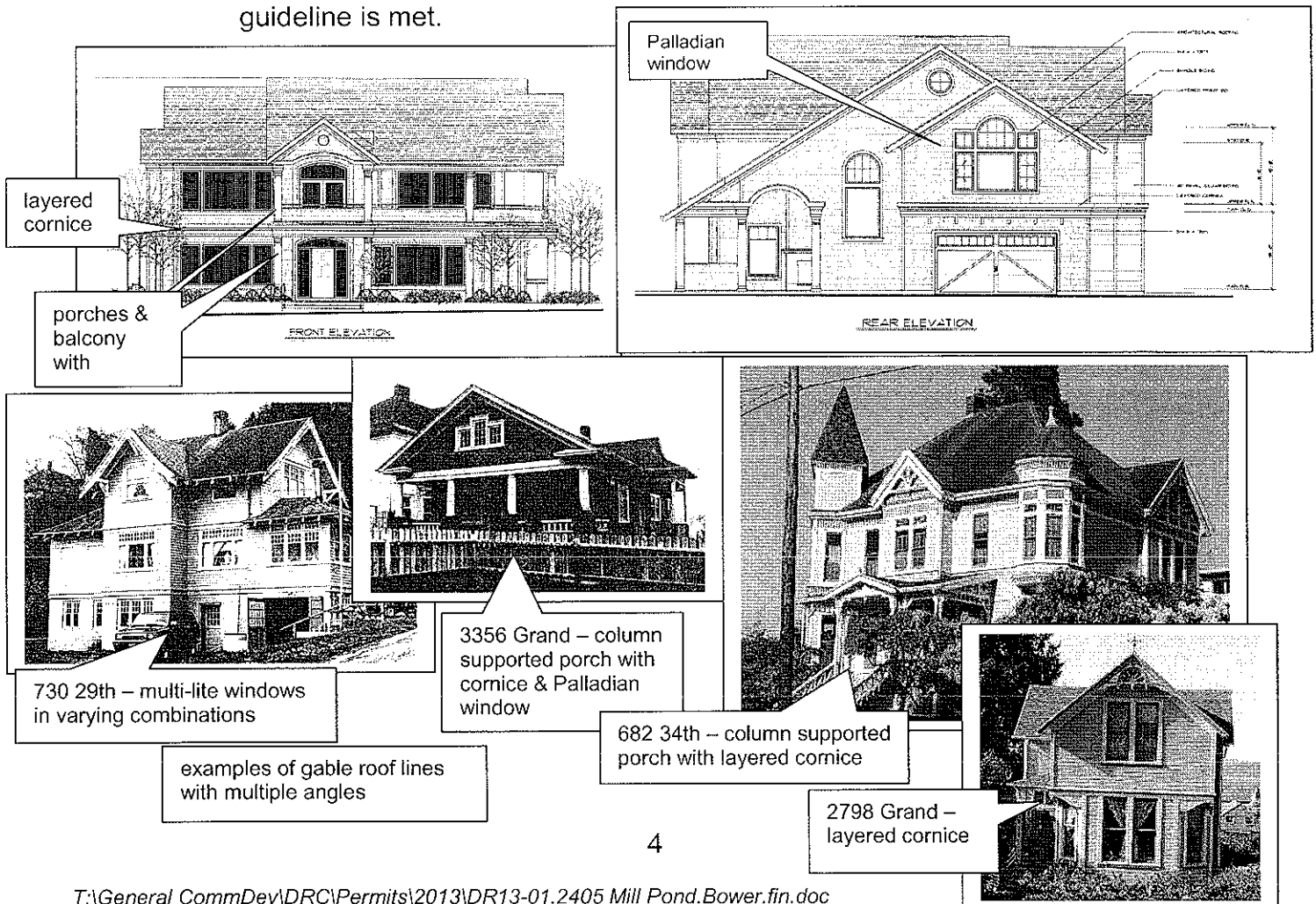
Finding: The proposed single-family dwelling is a private development to be constructed within the Gateway Overlay Zone and as such will be reviewed for consistency with the Design Review Guidelines. This criteria is met.

- C. Section 14.020 states that the Design Review Guidelines shall apply to all new construction or major renovation. The guidelines are intended to provide fundamental principles that will assist in the review of the proposed development. The principles identify both "encouraged" and "discouraged" architectural elements. They are broad design objectives and are not to be construed as prescriptive standards.

Finding: The structure is "new construction" and as such is subject to the Design Review Guidelines. This criteria is met.

- D. Section 14.025(A) describes the purpose of the Design Review Guidelines and states that the Gateway Plan encourages new construction to reflect building types found in the Uppertown area. Three historic building types commonly found in the area include waterfront industrial, commercial, and residential.

Finding: The structure reflects residential types found in the Uppertown area. It has a 5:12 pitch gable roof, simulated multi-lite windows, and front porch with column supported second story balcony/porch. The horizontal siding and shingle siding are typically found in Astoria. There are decorative eave barge boards, a layered cornice between floors, and corner boards. The rear elevation facing 29th Street has a garage door with eave brackets, and a Palladian window. These are features commonly found in Astoria. This guideline is met.



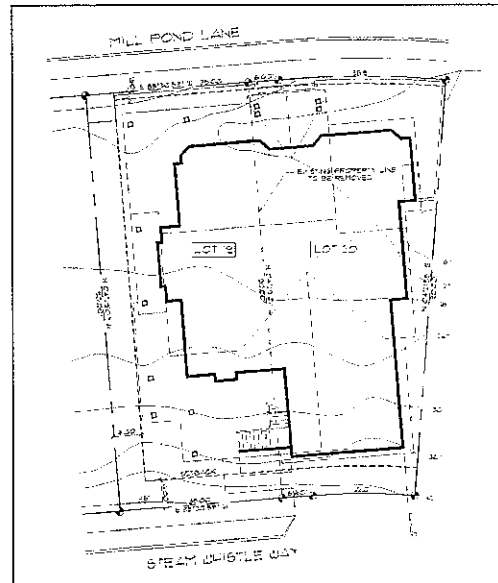
E. Section 14.025(B) identifies the building forms encouraged.

1. All Building Types: a) Simple designs without extraneous details; b) Rectangular in plan; c) Square in plan.
2. Waterfront Industrial: a) Low in form; b) Cubic in form.
3. Commercial: a) Low in form.
4. Residential: a) Vertical in form; b) Cubic in form; c) Full front porch or front porch large enough to accommodate several seated persons.

Section 14.025(C) identifies the building forms discouraged.

1. All Building Types: a) Complex building footprints; b) Sprawling structures.

Finding: The house will be generally square in plan. The building footprint is not complex, nor is it sprawling. The building has a full front and wrap around side porch and is capable of accommodating several persons. The west side elevation will have a 6' setback as required.



F. Section 14.025(D) identifies the windows encouraged.

1. All Building Types: a) True-divided, multiple-light windows; b) Single-light windows; c) Applied muntins with profile facing window exterior; d) Rectangular windows with vertical proportions; e) Fixed windows; f) Double or single-hung windows; g) Casement windows; h) Windows should be spaced and sized so that wall area is not exceeded by window area, with the exception of commercial storefronts.
2. Waterfront Industrial: a) Square or rectangular windows with multiple lights.
3. Commercial: a) Storefronts: 1) Plate glass windows with multiple-light transom windows above; 2) Recessed entries; 3) Window to wall surface

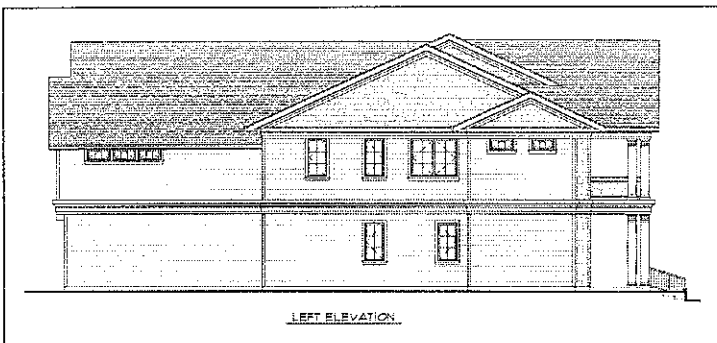
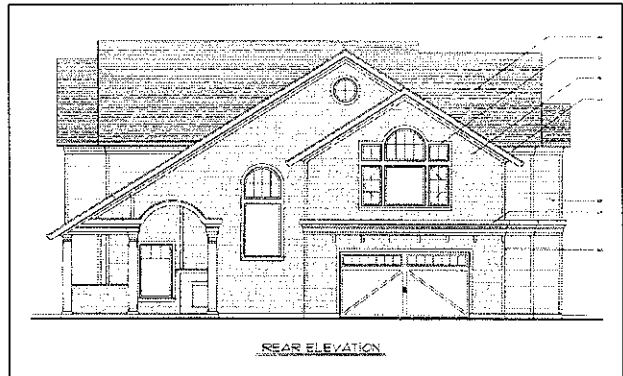
proportions may be exceeded; b) Upper Stories: 1) Window area should not exceed wall area.

4. Residential: a) Vertical rectangle or square windows; b) Combination of single and multiple-light windows; c) Single windows, paired windows, or windows grouped in threes; d) Bay windows; e) Arched or decorative shaped windows used sparingly; f) Windows should use casings and crown moldings.

Section 14.025(E) identifies windows discouraged.

1. All Building Types: a) Applied muntins which have no profile; b) Smoked glass; c) Mirrored glass; d) Horizontal sliding windows; e) Walls predominated by large expanses of glass, except in commercial storefronts; f) Windowless walls. Large expanses of blank walls should only be located in areas which are not visible to the public; g) Aluminum frame windows, except in commercial storefronts.

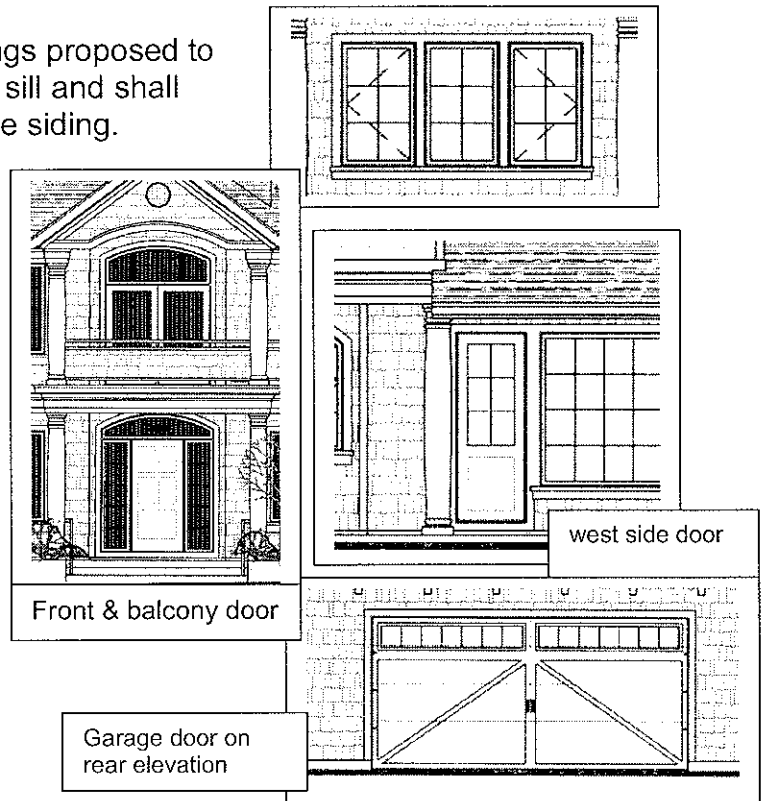
Finding: All windows are of clad wood and are fixed or casement. The windows are rectangular and vertical, paired, single, and sets of three. There are a variety of window designs including simulated multi-lite, large single lite, round, and a Palladian window. All lites will need to be true divided or have external muntins. Windows should be inset from the plane of the facade. There are no blank walls.



Window and door exterior casings proposed to be 5/4" x 4" or larger with lower sill and shall protrude beyond the plane of the siding.

The front door would be a wood panel door with side lites and transom; wood French doors on balcony; multi-lite panel door on right side. Garage door would be wood with upper lites. All lites will be true divided or have external muntins.

The window divisions are proposed to have exterior muntins. The front elevation has four large areas of windows for approximately 34% of the facade. Window area does not exceed wall area. This guideline is met.



G. Section 14.025(F) identifies exterior wall treatments encouraged.

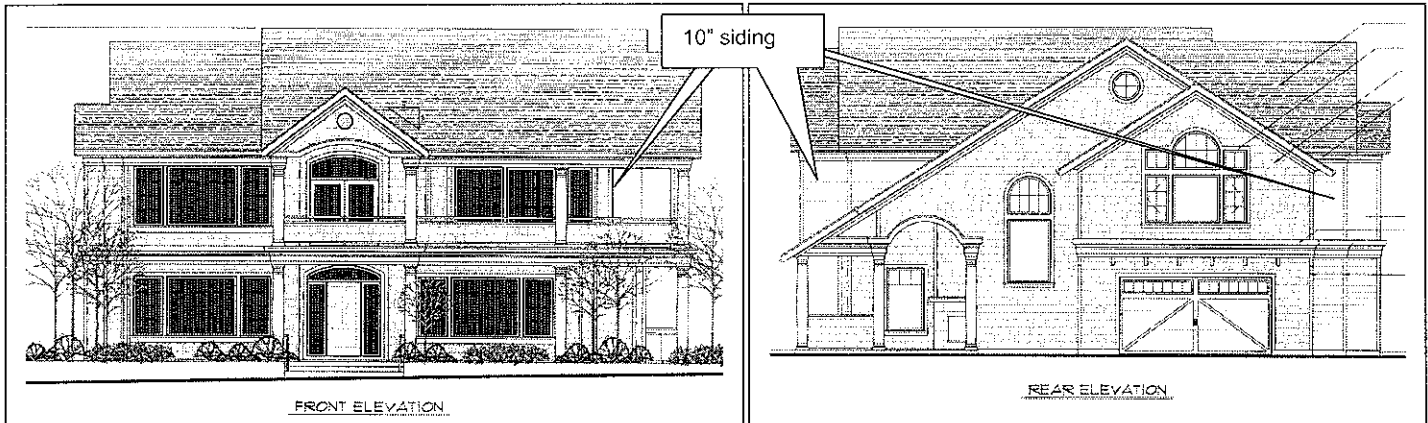
1. All Building Types: a) Drop siding; b) Weatherboard siding; c) Horizontal siding with six inches or less exposure.
2. Waterfront Industrial: a) Board and batten style; b) Galvanized corrugated metal.
3. Commercial: a) Finished concrete; b) Brick veneer.
4. Residential: a) Clapboard; b) Wood shingle (rectangular); c) Decorative wood shingle.

Section 14.025(G) identifies exterior wall treatments discouraged.

1. All Building Types: a) Exposed textured, concrete block; b) Flagstone or other applied stone products; c) Precast concrete or decorative concrete panels; d) Wood shakes; e) Plywood paneling.

Finding: The structure is proposed to be clad in cedar shingles and 10" horizontal beveled cedar siding. The exposure is encouraged to be 6" or less, however the majority of the horizontal siding is proposed on the left, east side adjacent to another structure and would not be highly visible. Small areas of horizontal siding are visible on the front and rear elevations. The larger

exposure would be acceptable. Mill Pond Village Architectural Guidelines (MPVAG) require a maximum of 5.5" exposure, so the proposed exposure would need to be reviewed and approved by the MPVAG or reduced. In balance, this guideline is met.



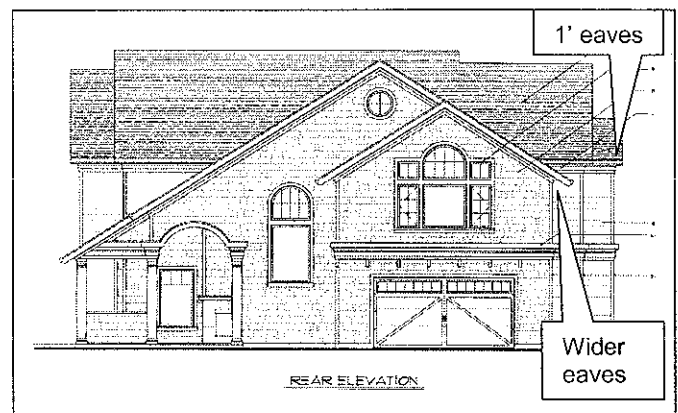
H. Section 14.025(H) identifies the roof elements encouraged.

1. Waterfront Industrial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves; d) Small shed roof dormers; e) Monitor roof on ridge line; f) Flat panel skylights or roof window.
2. Commercial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves behind parapet wall; d) Flat or gable roof behind parapet wall; e) Structural skylights.
3. Residential: a) Steep gable with broad eaves; b) Steep hip with broad eaves; c) Dormers with gable, hip, or shed roofs; d) Flat panel skylights or roof window on secondary elevations; e) Turrets or large projecting window bays used sparingly.

Section 14.025 (I) identifies the roofing elements discouraged.

1. All Building Types: a) False mansard or other applied forms; b) Dome skylights.

Finding: Eaves including gutters are proposed on all elevations of the house with an approximate 1' eave overhang on most roof areas with deeper eaves on the gabled ends. The gable roof would be a 5/12 pitch. The residential design generally calls for a deeper eave, but shallower eaves have been approved. In balance, this guideline is met.



I. Section 14.025(J) identifies roofing materials encouraged.

1. All Building Types: a) Cedar shingle; b) Composition roofing; c) Roofing material in gray, brown, black, deep red, or other subdued colors.
2. Waterfront Industrial: a) Galvanized corrugated metal; b) Low profile standing seam, metal roof; c) Roll down.
3. Commercial: a) Built-up.

Section 14.025(K) identifies roofing materials discouraged.

1. All Building Types: a) High profile standing seam, metal roof; b) Brightly colored roofing material.

Finding: The roofing material proposed is architectural composition roof shingles. The color has not been selected but shall be a subdued color. The final color would be reviewed and approved by the Planner at the time of the building permit. This guideline is met.

J. Section 14.025(L) identifies signs encouraged.

1. All Building Types: a) Hanging blade signs; b) Signs painted on building facade; c) Signs applied to building facade; d) Front lit; e) Graphics historic in character.
2. Commercial: a) Exterior neon.

Section 14.025(M) identifies signs discouraged.

1. All Building Types: a) Pole mounted freestanding signs; b) Plastic or internal and back lit plastic.

Finding: No signs are proposed for the site. This guideline does not apply.

K. Section 14.025(N) identifies exterior lighting encouraged.

1. All Building Types: a) Decorative lighting integrated with architecture; b) Metal halide or incandescent; c) Pedestrian and traffic signals combined with street lamps; d) Light fixtures that direct light downward and eliminate glare.
2. Waterfront Industrial: a) Industrial pan light with goose neck; b) Low bollard lighting.
3. Commercial: a) Historic street lamps along walks and parking lots.

Section 14.025(O) identifies exterior lighting discouraged.

1. All Building Types: a) Sodium vapor (amber); b) Fluorescent tube; c) Cobra head street lamps or other contemporary fixtures; d) Fixtures with undiffused, undirected light that do not focus the light to the ground and that will potentially destroy the night sky view.

Finding: Exterior light fixtures are proposed on porches and balcony, and outdoor living areas. Details are not available but it is proposed with some up/down diffused lighting. The project light fixtures shall be chosen from the approved Mill Pond Village lighting list and shall not include any of the discouraged exterior lighting types. This guideline is met.

- L. Section 14.025(P) identifies other design elements encouraged.

1. Commercial: a) Canvas awnings or fixed canopies for rain protection.

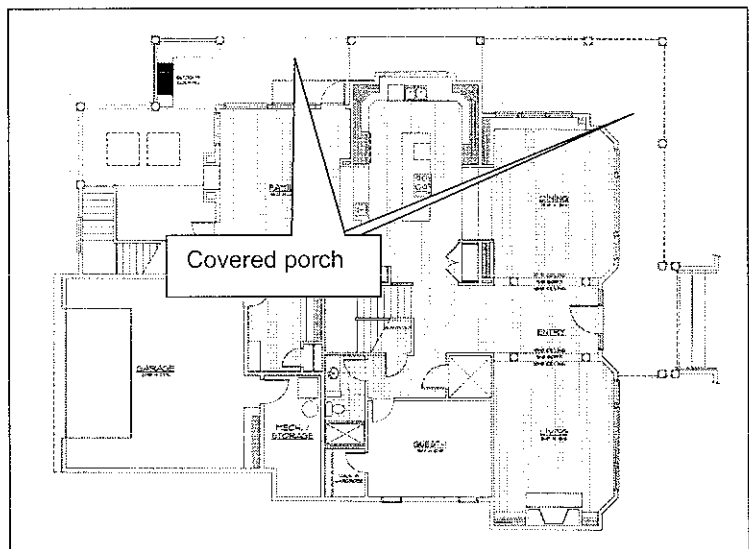
Section 14.025(Q) identifies other design elements discouraged.

2. Commercial: a) Vinyl awnings; b) Back lit awnings.

Finding: No awnings or canopies are proposed for this structure. This guideline does not apply.

- M. Section 14.030(A)(1) concerning building orientation states that development projects should form visually continuous, pedestrian-oriented street fronts with no vehicle use area between building faces and the street. Exceptions to this requirement may be allowed to form an outdoor space such as a plaza, courtyard, patio, or garden between a building and a sidewalk. Such a larger front yard area should have landscaping, low walls, fencing, railings, a tree canopy, or other site improvements.

Finding: The proposed project fronts onto Mill Pond Lane. The residential building is placed close to the sidewalk which creates an intimate relationship to the streetscape and surrounding development. The south rear elevation fronts on Steam Whistle Way. There is a large wrap around porch with outdoor living space. This criteria is met.

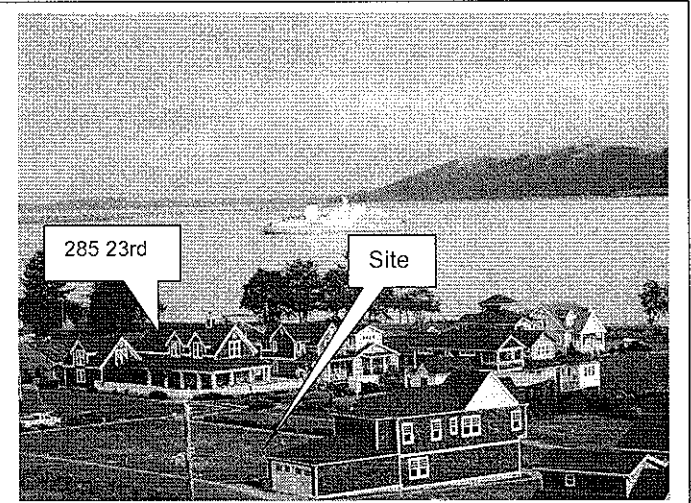
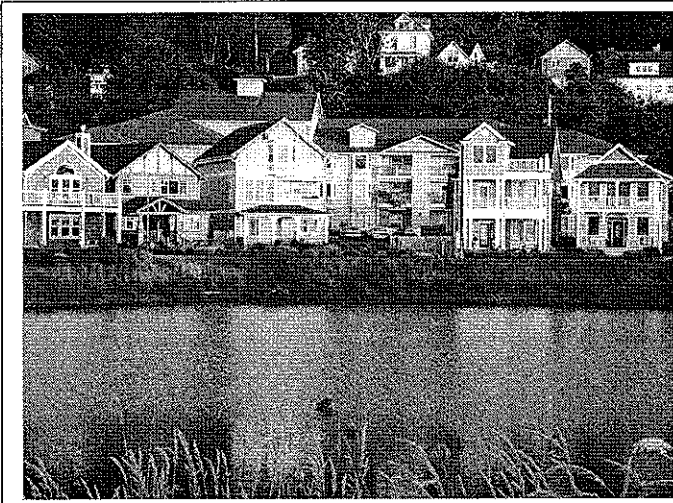


- N. Section 14.030(A)(2) concerning building orientation states that new uses should be sited to take advantage of the Columbia River and hillside views.

Finding: The siting and design of the proposed project primarily takes advantage of the Columbia River view. This criteria is met.

- O. Section 14.030(A)(3) concerning building orientation states that if the proposed project is large or situated so as to become an entrance or major focus of the City, the design should recognize the project's prominence and should be both compatible with its surroundings and complementary to the City as a whole.

Finding: The proposed project is larger than most of the other residential buildings. It will be close in size to the house at 285 23rd Street located across the Mill Pond and 23rd Street rights-of-way. The front of the structure may be visible from the City River Trail and will have a variety of form and texture similar to other structures in the residential areas of Astoria. Steam Whistle Way is the roadway that separates the residences from the larger commercial lots that front on Marine Drive. The proposed project will be compatible with its surroundings. This criteria is met.



- P. Section 14.030(B)(1) concerning building massing states that buildings should have a floor area ratio on their lots of at least 1:1 (One square foot of building area for one square foot of lot area), in order to maximize use of the land.

Section 14.300 concerning the Purpose of the AH-MP Zone (Attached Housing-Mill Pond) states that *"Residential development shall have a minimum density of 18 units per net acre."*

Finding: The lot area is approximately 6,350 square feet with two combined lots. The total square footage of the house including garage is approximately 5,523 square feet. The ratio is approximately 0.87:1. The building approximately meets the minimum 1:1 floor ratio.

The property owner obtained a Lot Line Adjustment approval (LLA11-04) to combine Lots 19 & 20. Only two other parcels have been combined and constructed at 285 23rd (Lots 1 & 2). Two additional lots have been approved to be combined at 2305-2355 Mill Pond (Lots 17 & 18) but have not yet been constructed. There is approximately 6.35 acres in Mill Pond and a total of 114 units is required to meet the minimum density. With the three approved "double" lots, there are 79 single-family dwelling units proposed and 106 multi-family units constructed for a total of 185 potential units. The overall density meets the minimum of 18 units per acre. The property owner will also need approval of the Mill Pond Home Owners' Association to combine lots separate from the City approval.

- Q. Section 14.030(B)(2) concerning building massing states that *"Buildings should be a minimum of 24 feet in height from grade to highest point of the structure, excluding those features exempt from building height as identified in Development Code Section 3.075."*

Section 14.335 concerning height in the AH-MP Zone states that *"No structure will exceed a height of 35 feet above grade, with exception of structures on lots with frontage on Marine Drive and on Lot 47 in Mill Pond Village Subdivision, having frontage on 29th and Waterfront Streets, which are limited to a maximum height of 45 feet above grade."*

Finding: The structure measures 35' in height, measured from grade to the highest ridge of the structure. This criteria is met.

- R. Section 14.030(B)(3) concerning building massing states that the height, mass, and scale of buildings should be compatible with the site and adjacent buildings. Use of materials should promote harmony with surrounding historic structures and the character of the waterfront.

Finding: There are one, two, and three story residential buildings in the Uppertown area. Buildings in Mill Pond Village include one, two, and 2.5 story structures. The proposed structure is 2 stories. Structures in the Uppertown area have a mixture of wood, cement, and fiber cement siding. New residences in Mill Pond have a mixture of wood and fiber cement siding. The use of cedar shingles and horizontal siding materials is characteristic of and harmonious with the buildings in the surrounding area and the character of the waterfront.

The doors are proposed to be wood and windows are proposed to be clad wood with external muntins.

The proposed project is larger than most of the other residential buildings at Mill Pond. The front of the structure would face Mill Pond Lane while the rear is on Steam Whistle Way which is the roadway that separates the residences from the larger commercial lots that front on Marine Drive. The proposed project will

be compatible in mass with its surroundings especially with its close proximity to these larger multi-family structures. This criteria is met.

V. CONCLUSION AND RECOMMENDATION

The request meets the design objectives of the Design Review Guidelines. The applicant should be aware of the following requirements:

The applicant shall obtain all necessary City and building codes permits.

Any change in design or material shall be submitted to the Community Development Department for review.

Staff recommends the Design Review Committee approve the proposal with the following conditions:

1. The project light fixtures shall be chosen from the approved Mill Pond Village lighting list and shall not include any of the discouraged exterior lighting types. The final design shall be reviewed and approved by the Planner at the time of the building permit.
2. Windows and casings shall be installed so that the windows do not protrude beyond the casing; and so that the casing protrudes beyond the plane of the siding.
3. The roofing color shall be a subdued color. The final color shall be reviewed and approved by the Planner at the time of the building permit.
4. The property owner shall complete the requirements of LLA11-04 to combine the lots prior to construction.

CITY OF ASTORIA
1095 Duane Street, Astoria OR 97103
503-338-5183

DR

13-01

Fee: \$250.00

DESIGN REVIEW

Property Location: Address: 2405 MILL POND LANE

Lot/Block/Subdivision: LOTS 19 & 20 MILLPOND VILLAGE II

Map/Tax Lot: 9CB/T.L. 6847-6848

Zone: _____

Applicant Name: MICHAEL BARCLAY

Mailing Address: 12700 S.E. HWY 212 CLACKAMAS, OR. 97015

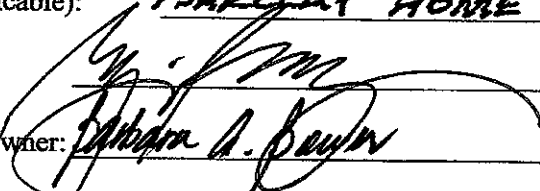
Phone: 503) 970-4257

Business Phone: _____

Property Owner's Name: BARBARA A. BOWER

Mailing Address: 2410 AURORA AVE. N SEATTLE, WA 98109

Business Name (if applicable): BARCLAY HOME DESIGN

Signature of Applicant: 

Date: 4/29/13

Signature of Property Owner: 

Date: 3.6.13

Proposed Construction: SINGLE FAMILY RESIDENCE (DETACHED)

Site Dimensions & Square Footage: (LOT 19 35'x90'-3150#) (LOT 20 28'x35'x90'-3200#)

Building Square Footage: 1st Floor: 2220# 2nd & 3rd Floor: 2055# Garage: 665#

Accessory Building Information: STUDIO ABOVE GARAGE (583#)

5,523#

6,350#

FILING INFORMATION: The Design Review Committee meets on the first Thursday of the month, as needed depending on date of applications. Applications must be received a minimum of 30 days prior to the date a meeting can be scheduled. 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 Design Review Committee meeting is recommended.

Briefly address each of the Design Review Guidelines and state whether the project complies with the guideline, if applicable, and why this request should be approved. (Use additional sheets if necessary.):

1. **Building Form.**

Basic Shape: RECTANGULAR

Porches - Design, Dimension, Features: OPEN W/ COLUMNS - WRAP AROUND

Balconies - Design, Dimension, Features: OPEN / COVERED 6' DEEP +

Other: WRAP AROUND 2ND FLOOR

2. **Windows.**

Material: GLAD WOOD

Divided Windows (true divided, internal muntins, external muntins, etc) EXTERNAL MUNTINS

Operation (casement, single hung, etc.) CASEMENT

Size & Material of Exterior Casings: 5/4 x 4 + 2x6 CEDAR

Other: 5/4 x 4 TRIM (CEDAR) @ RADIUS WINDOWS

3. **Exterior Wall Treatments.**

Material & Dimensions of Siding: LAYERED 2x TRIM (FREEZE BO'S)

@ GABLE ROOFS - WHITE CEDAR SHINGLE SIDING - 3/4 x 10

Decorative Features: CEDAR BEVEL SIDING - LAYERED CORNICE

DETAIL @ BALCONY + BELLY BAND

Other: PAINT GRADE BARREL STYLE COLUMNS

4. **Doors.**

Material & Design: FRONT DOOR - WOOD / PANEL PATIO-DOOR WOOD / FRENCH

GARAGE - WOOD W/ GLAZING

Other: _____

5. **Roof Elements.**

Style of Roof: GABLE

Material: ARCHITECTURAL

Color: UNKNOWN

Decorative Features (eave brackets, etc): _____

Other: _____

6. **Garage.**

Garage Door Material & Design: WOOD / FLUSH W/ GLAZING + APPLIED TRIM

Window Material & Design: _____

Roof Style & Material: _____

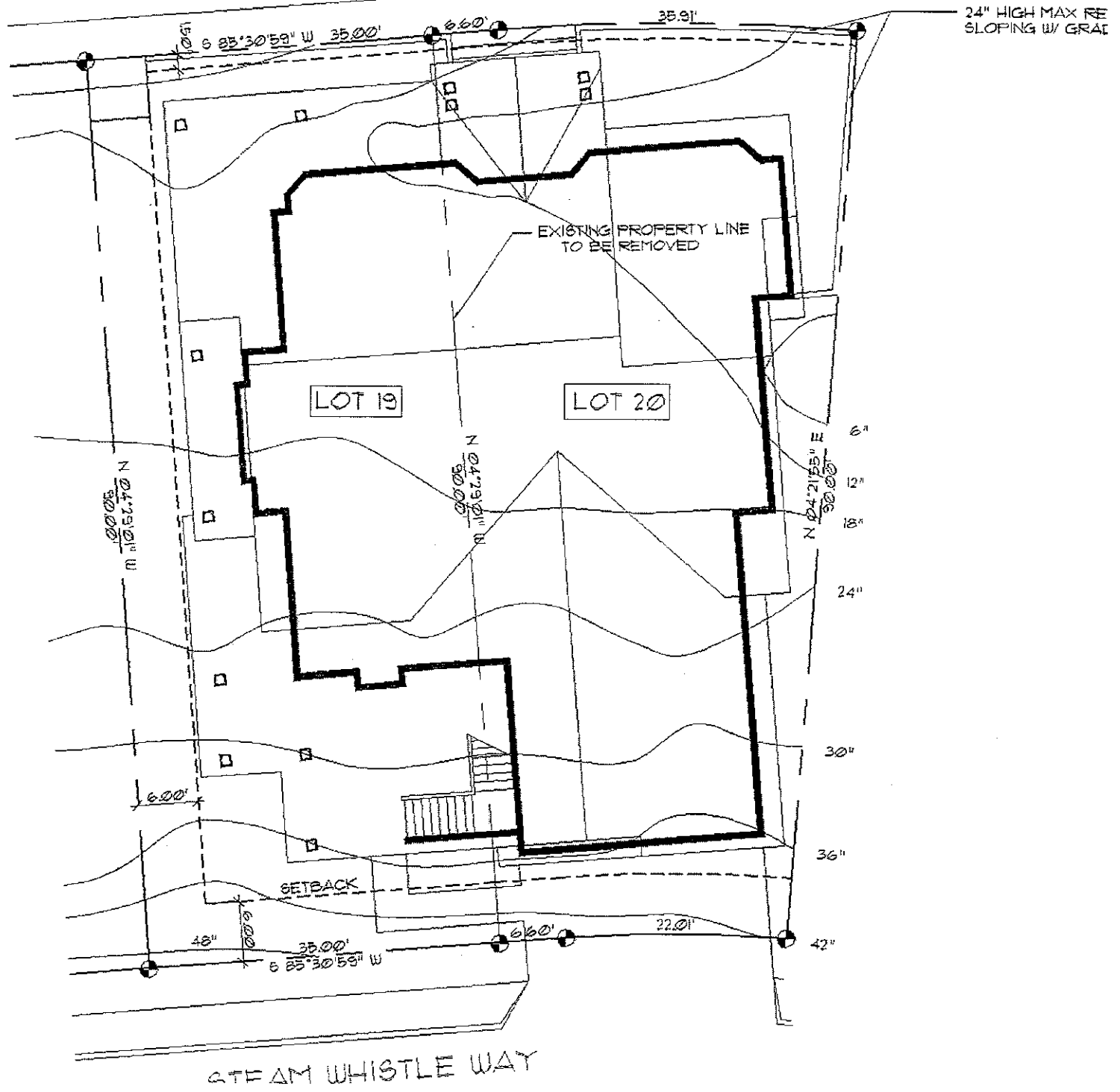
Other: MATCH HOUSE

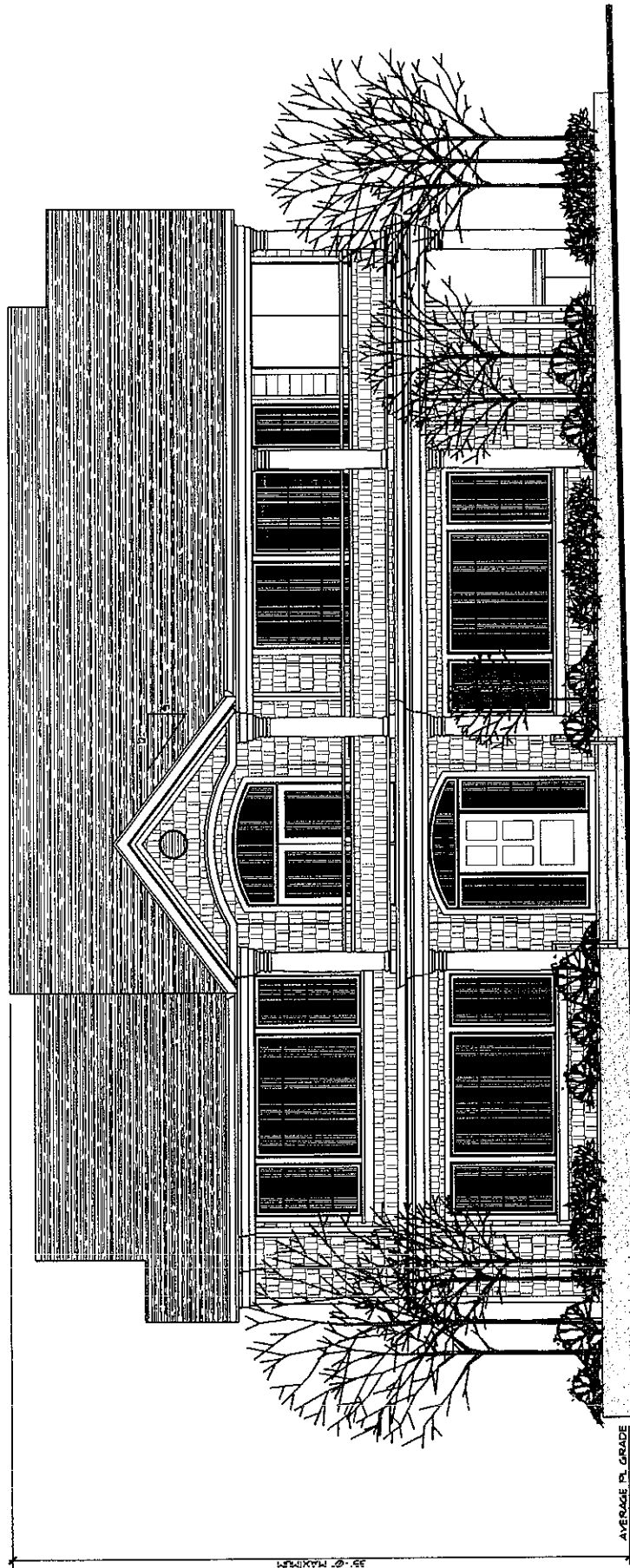
7. Signs. N/A
 Square footage: _____
 Location: _____
 Type & Design: _____
 Other: _____
8. Exterior Lighting.
 Fixture & Lamp Design: ALL EXTERIOR FIXTURES UP/DOWN OR DOWN ONLY
 Location: PORCH / BALCONY / OUTDOOR LIVING DIFFUSED LIGHT
 Other: _____
9. Other Design Elements.
OUTDOOR FIREPLACE - MASTER / BALCONY
" " - FAMILY / OUTDOOR LIVING
10. Building Orientation.
FRONT FACING NORTH (MILL POND)
11. Building Massing.
 Building to Lot Ratio: LOT AREA 6350 #
 Other: HOUSE FOOTPRINT EXCL. PORCH 2885 # = 45%
" " INCL. " 4020 # 63%
12. Access and Parking Design.
 Number of Off-street Spaces: 2 CAR COVERED ATTACHED
 Other: REAR ACCESS
13. Landscaping.
LANDSCAPE PLAN TO FOLLOW
SHORT RETAINING WALL @ FRONT PROPERTY LINE
(24" TALL TAPERING) FOR LANDSCAPING
14. Underground Utilities.
ALL UTILITIES UNDERGROUND

PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used are required. Scaled free-hand drawings are acceptable. The City may be able to provide some technical assistance on your proposal if it is adjacent to a historic structure and will require additional review by the Historic Landmarks Commission.

If submitting large format plans, please also submit a reduced copy at 11" x 17" for reproducing.

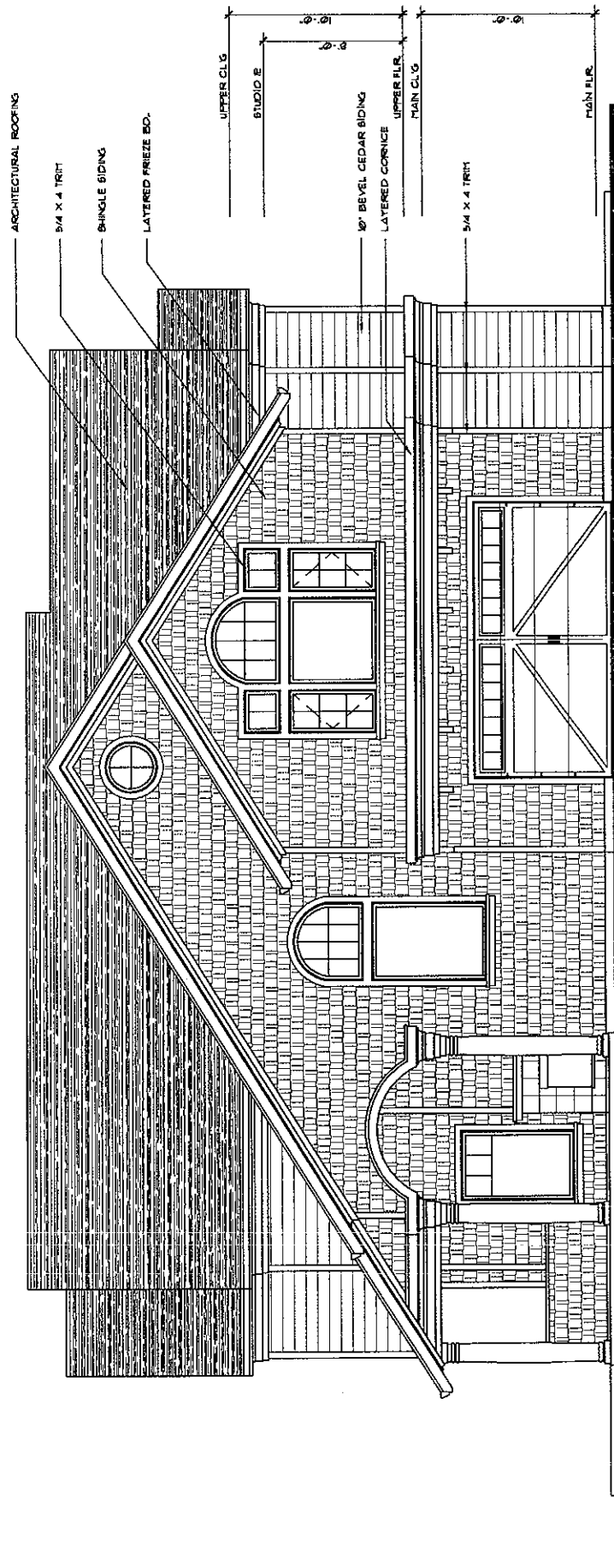
MILL POND LANE



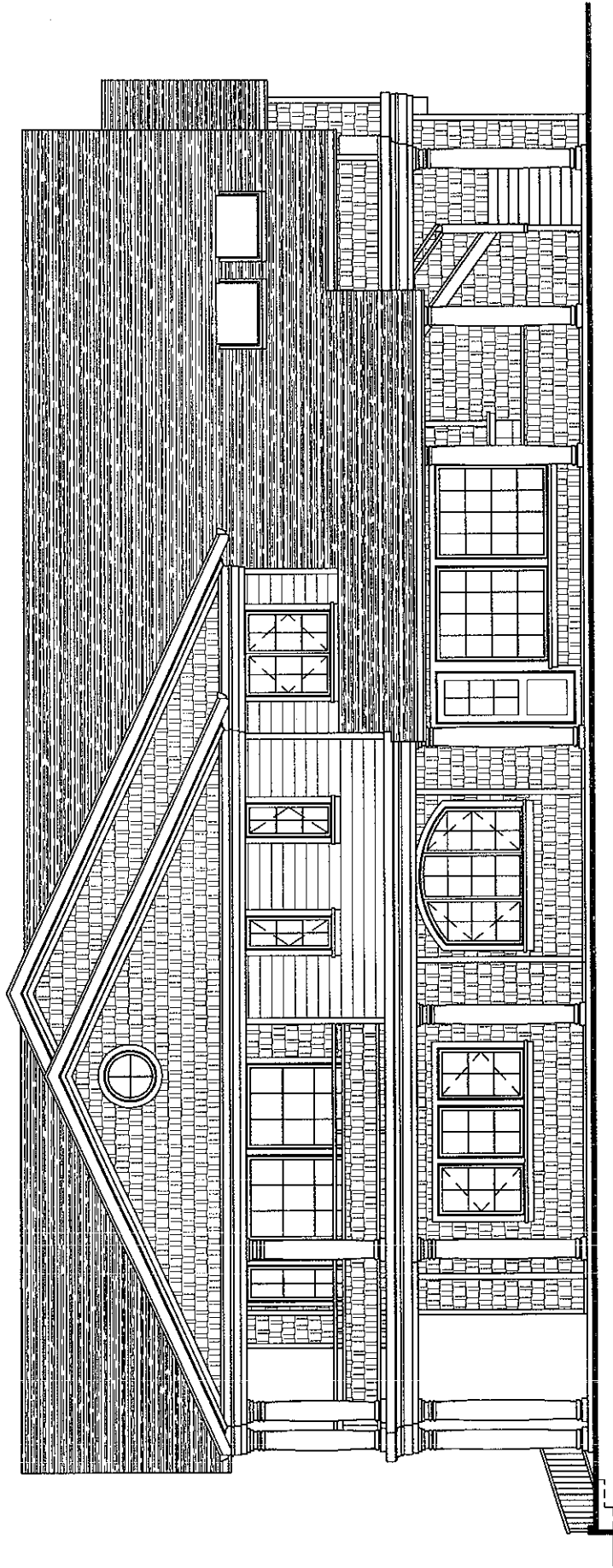


FRONT ELEVATION

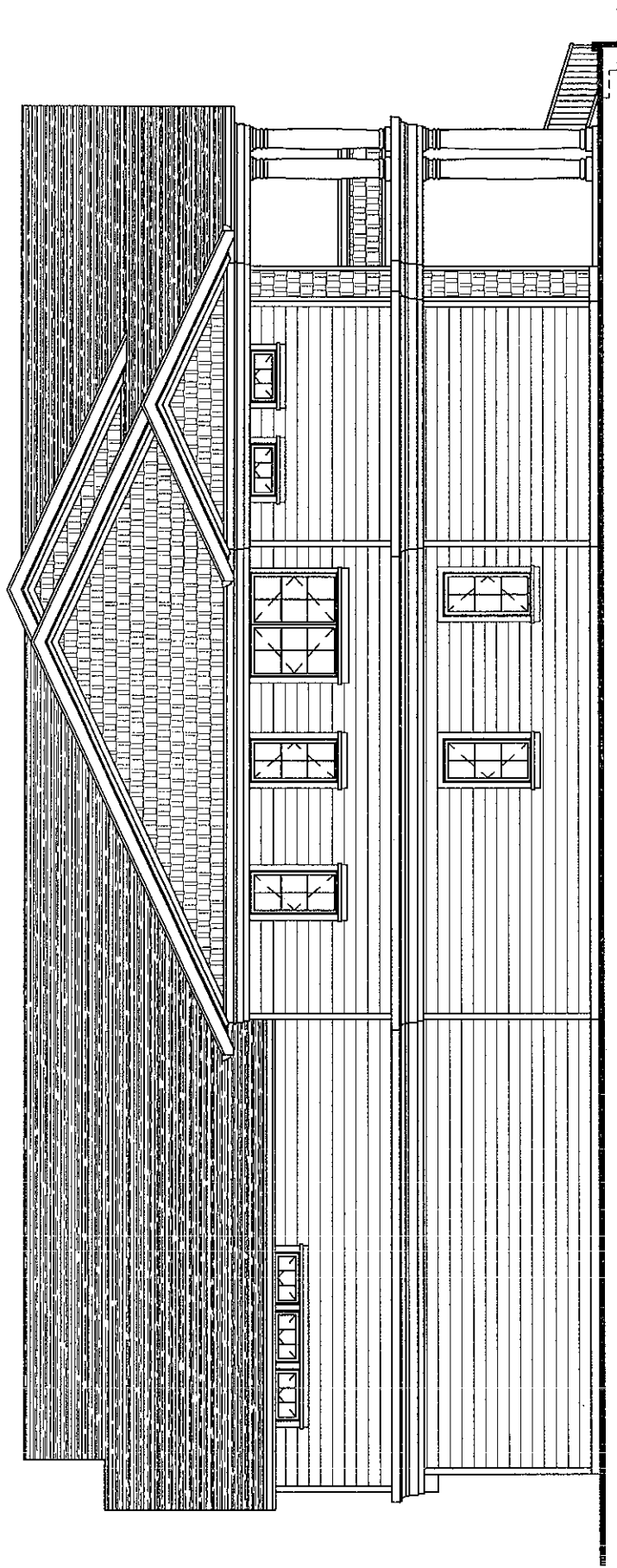
AVERAGE 1" GRADE



REAR ELEVATION

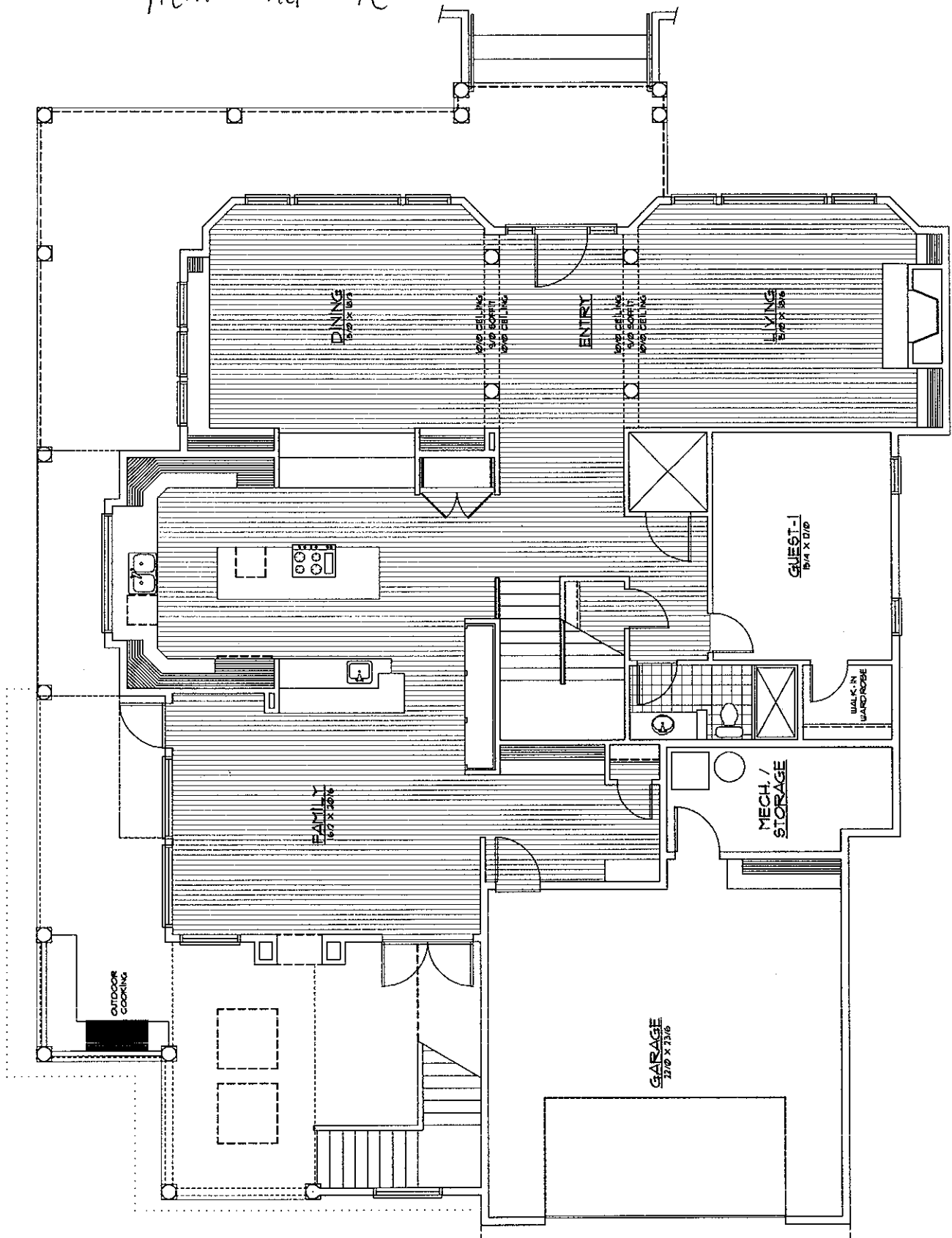


RIGHT ELEVATION



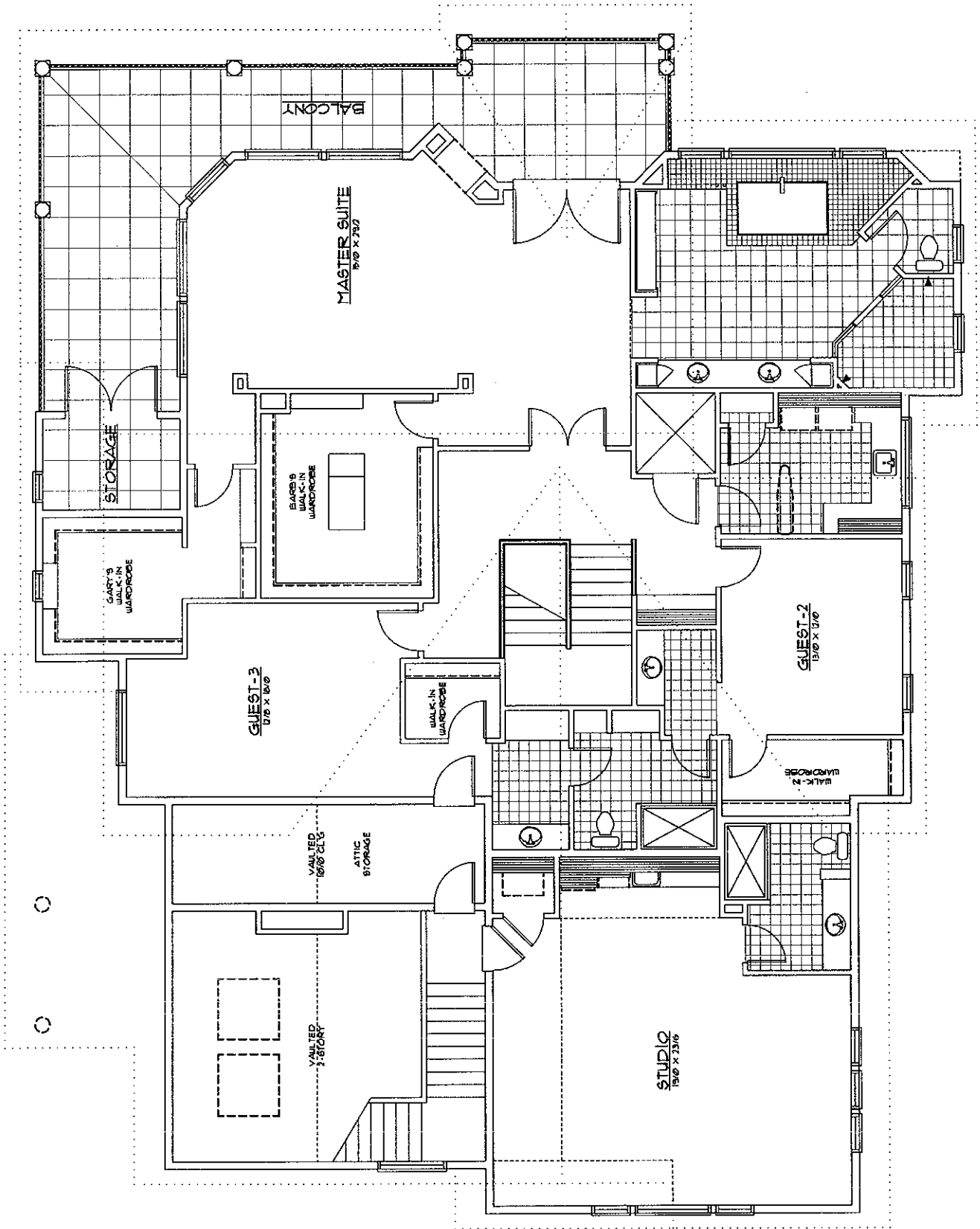
LEFT ELEVATION

Mill Pond Lane

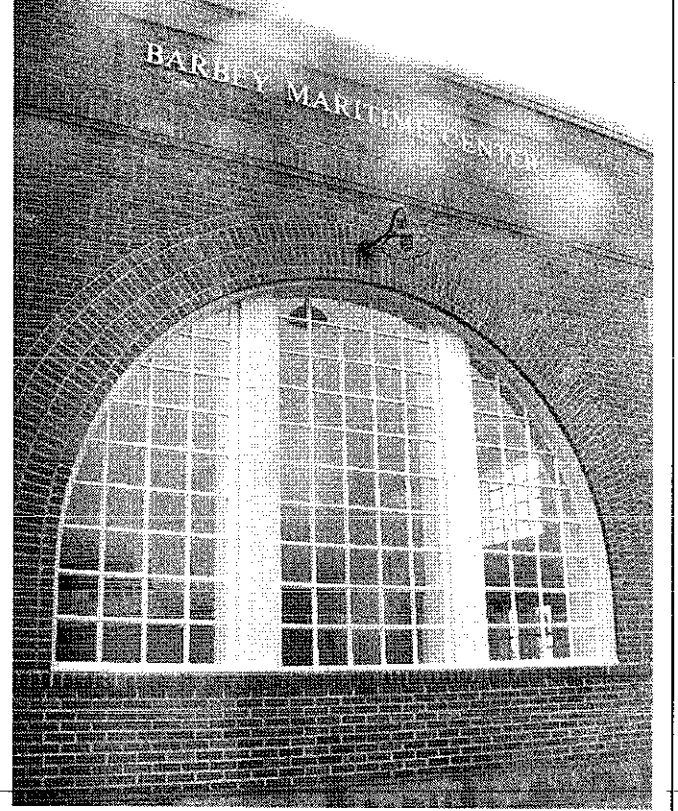
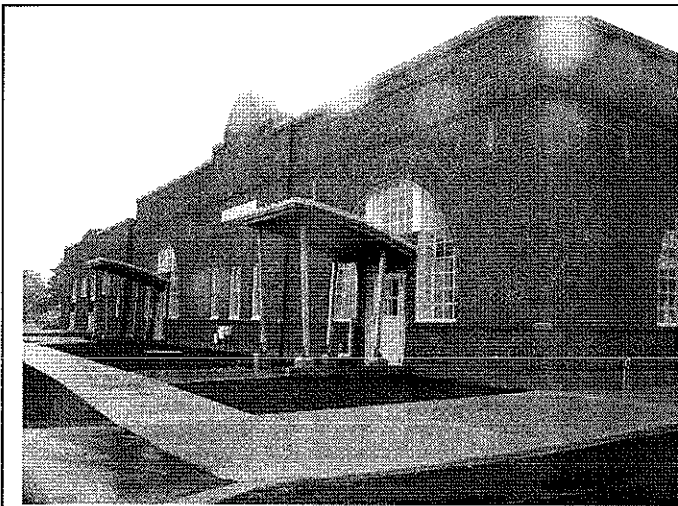
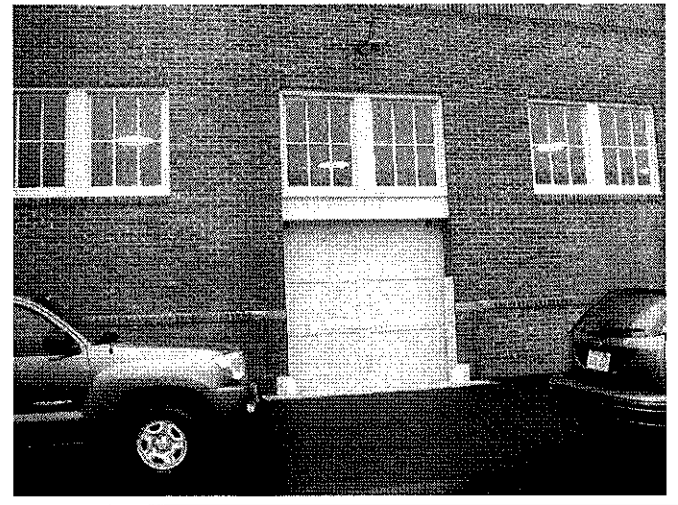
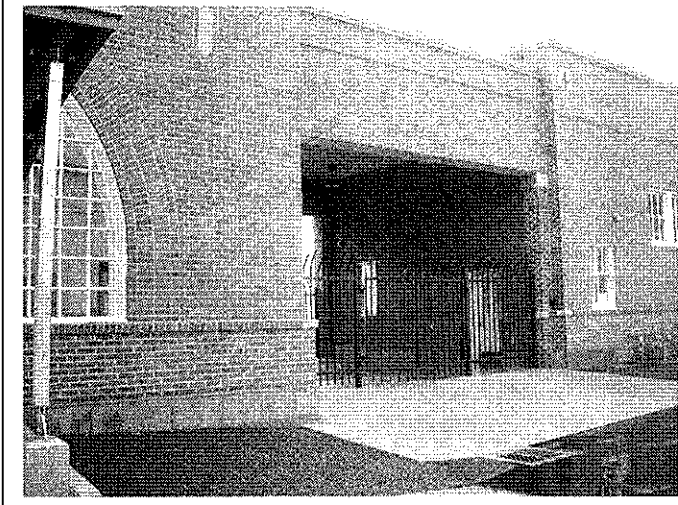
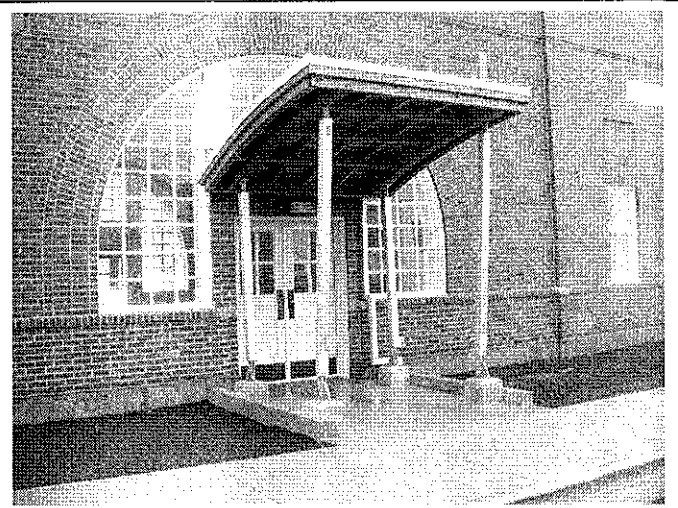
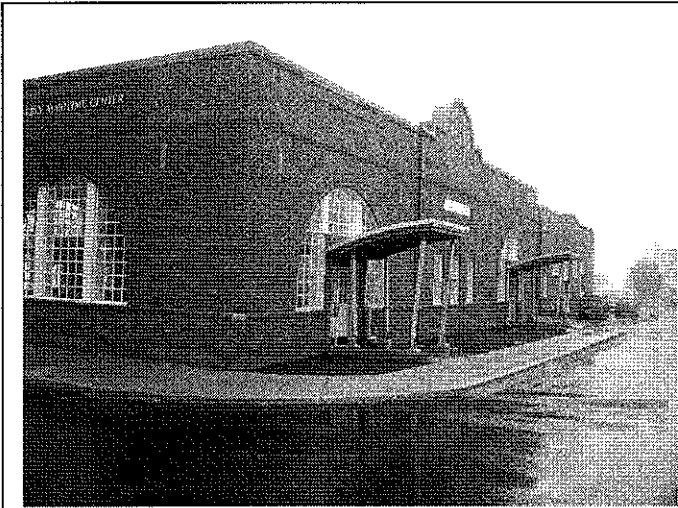


Steam Whistle Way

Mill Pond Lane

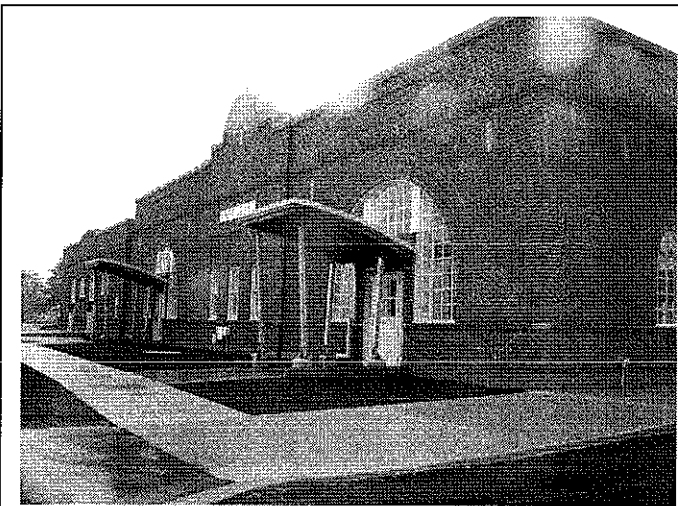
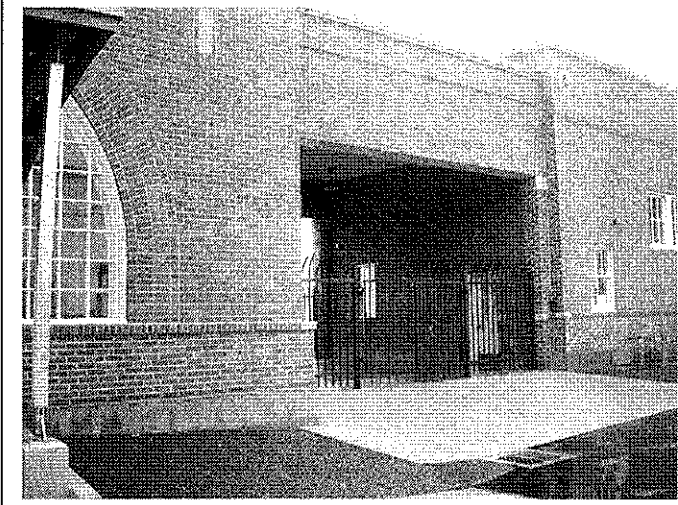
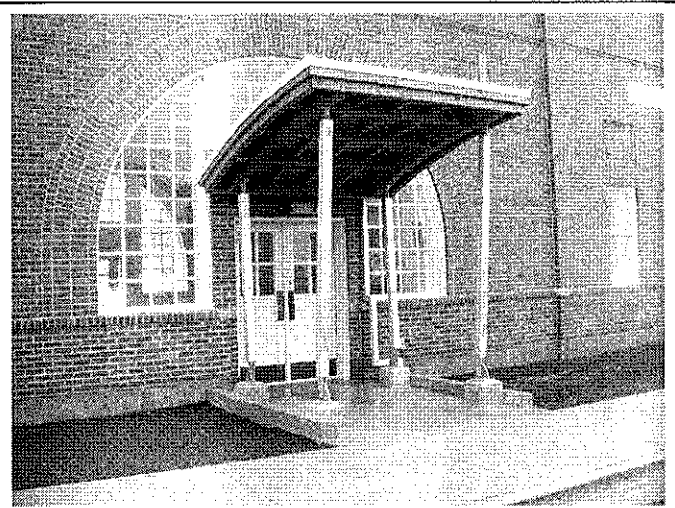
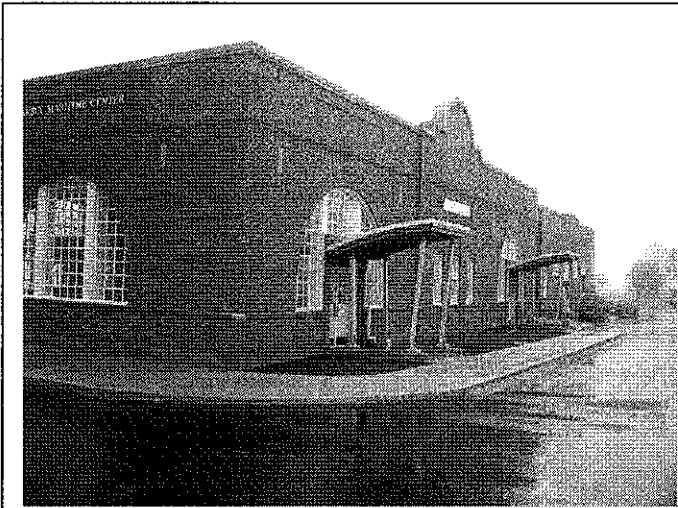


Steam Whistle Way



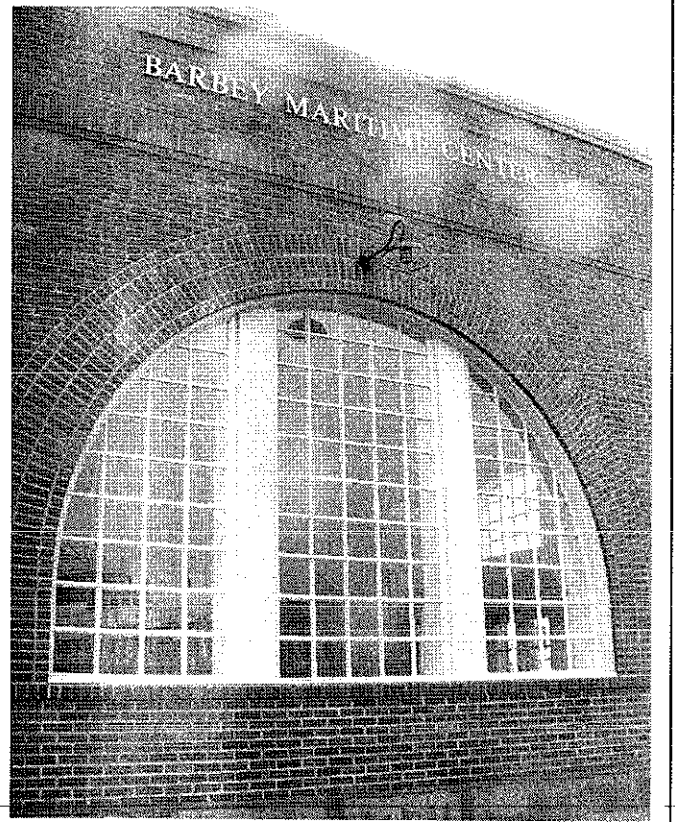
Complete remodel of former train station building;
bricks cleaned and repaired; windows restored;
contemporary entrance canopies added; new exterior
lighting; signage; etc.

All conditions met.

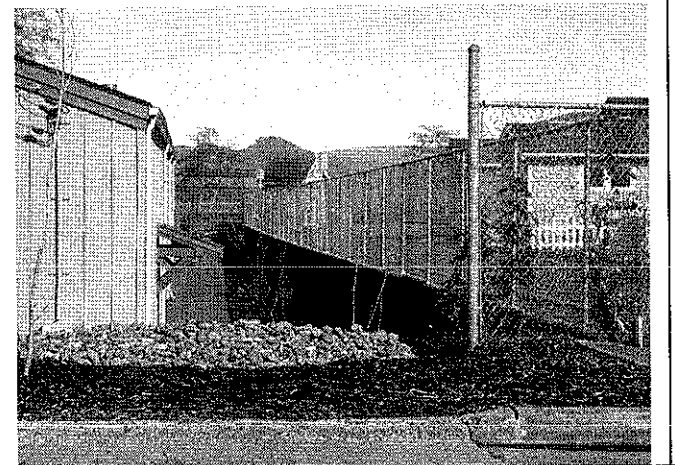
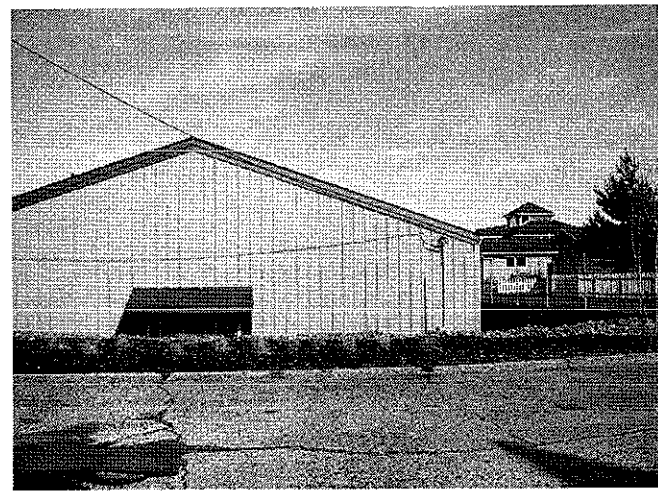
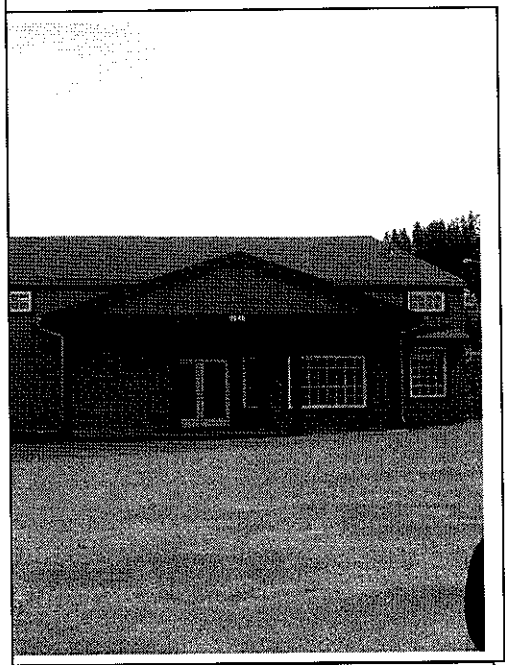


Complete remodel of former train station building;
bricks cleaned and repaired; windows restored;
contemporary entrance canopies added; new exterior
lighting; signage; etc.

All conditions met.



2240 Commercial
DR12-02
3-4-13



Remodel existing commercial building.
Landscaping installed per plans and size
required. Landscaping will grow to provide
buffer. All conditions met.