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AGENDA
HISTORIC LANDMARKS COMMISSION

Astoria City Hall Council Chambers, 1095 Duane Street, Astoria

Tuesday, June 18, 2013, 5:15 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. May 21, 2013
4. PUBLIC HEARINGS
 - a. Historic Designation HD13-01 by the Community Development Department, City of Astoria to designate multiple properties within the Adair-Uppertown Area as local historic properties. The area is generally located between 23rd and 41st Streets and the Columbia River to Irving Avenue. Property owners that have requested in writing to "opt out" of historic designation would not be designated as historic. Staff recommends approval of the request.
 - b. New Construction NC13-02 by Astoria Point (Rosebriar) to locate an open sided, 83 square foot gazebo as an outdoor smoking area in the rear yard of an existing residential structure at 636 14th Street in the R-3 Zone (High Density Residential). Staff recommends approval of the request with conditions.
5. REPORT OF OFFICERS
6. OLD BUSINESS
7. NEW BUSINESS
 - a. Irving Avenue Bridge Replacement Presentation
8. ADJOURNMENT
 - a. After adjournment, the HLC will convene for a work session for discussion on Amendment A13-03, the Historic Properties Ordinance

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

May 21, 2013

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission (HLC) was held at the above place at the hour of 7:00 p.m.

ROLL CALL – ITEM 2:

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

Staff Present: Building Inspector Jack Applegate and Planner Rosemary Johnson.

Guests Present: Historic Building Consultant John Goodenberger.

President Gunderson introduced Mac Burns, the newest member of the HLC. He is Executive Director of the Clatsop County Historical Society.

APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes of April 16, 2013. There were none. Vice President Dieffenbach moved to approve the minutes of April 16, 2013 as presented; seconded by Commissioner Stanley. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Osterberg, Burns, Stanley, and McHone. Nays: None.

PRESENTATIONS – ITEM 4(a):

The HLC will present the Dr. Edward Harvey Historic Preservation Honorable Mention Awards for 2013 to the following: David and Judith McElroy - 634 Grand and Peter and Jan Hackett - 1188 Harrison

President Gunderson stated that the HLC received information from staff and the community about projects that have been completed in the last two years and were eligible for the Dr. Harvey Historic Preservation Award. Mayor Van Dusen presented the awards at the City Council meeting on May 20, 2013. The HLC believed two more properties deserved honorable mentions.

The first Honorable Mention was awarded to Peter and Jan Hackett for restoration efforts at 1188 Harrison. The second Honorable Mention was awarded to David and Judith McElroy for the restoration of 634 Grand. President Gunderson presented the Honorable Mention Awards and photos were taken.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5: No reports.

NEW BUSINESS – ITEM 6(a):

Adair-Uppertown Historic Inventory - John Goodenberger will do a presentation on the history of the Adair-Uppertown area and the different styles of buildings in that area. Planner Rosemary Johnson will do a presentation on what it means to be designated historic and what benefits and restrictions would apply. There will be an open discussion with the public concerning the Inventory and historic designation process.

The Historic Landmarks Commissioners stepped down from the dais to hear the presentation. Planner Johnson noted that City staff member John Goodenberger and volunteer Rachael Jensen have completed the inventory and assessment of properties in the Adair-Uppertown area. Staff has worked on the research and data entry.

John Goodenberger stated he had been asked to inventory the Adair-Uppertown area to update some of the designations and architectural descriptions. He presented the history of the Adair-Uppertown area with these key comments:

- Uppertown was inventoried 20 years ago in 1994, not all the houses in the neighborhood were included in the original inventory and some houses needed clarification. The prior inventory was an Intensive Level Survey, which included architectural descriptions and a history as well as an analysis of each building.
- This new historic inventory includes updates of architectural descriptions and designations, but does not include history. Some of the historical data collected during the original inventory is inaccurate and he would like to obtain accurate information to correct the forms.
- The subject inventory is a Reconnaissance Level Survey, which identifies and documents historic resources in the area. The information is used to recommend and inform future survey work, as well as establish local landmarks. Photographs of the neighborhood from various time periods are studied to show how the area has changed over time. He presented several photos to the Commission.
- He described the inventory process, noting that all houses, buildings and structures, regardless of their age, are surveyed to determine the context of the entire neighborhood, which is one way to find out if a potential future historic district might exist.
- He displayed a map of the Uppertown area that was surveyed and explained which properties were being proposed as contributing, non-contributing, and out-of-period, with respect to the historic designation. Only about half of the properties in the area could qualify as local landmarks.
- The following State standards must be met in order for a property to be eligible for a historic designation:
 - The property must be at least 45 years old.
 - The property must retain enough integrity of the historic structure and/or be associated with a locally significant person or event.
- He showed a variety of buildings in the Uppertown area that have historic significance, noting the diversity of scale, age and architectural influence.
- Integrity is determined using four factors:
 - Form - roof shape, additions that are within the scale of the building, maintenance of porches.
 - Windows - size and style consistency among the openings.
 - Materials - exterior walls, gable ends, foundation, roof.
 - Decorative Features - trim, molding, chimneys, brackets, etc.
- A building does not need to score 100% to meet landmark standards. Vinyl windows do not reduce a building's ranking as long as the size and style are consistent with historically accurate features.
 - Displayed were pictures of a house before and after restoration work was completed and he explained how the integrity of the building had been changed.
- Preservation of the Adair-Uppertown area is recommended because building resources are diminishing. There is value in working class architecture and social history. Establishment of landmarks helps stabilize building values. Preservation frequently involves local craftspeople and stimulates the local economy. Successful revitalization always includes preservation at one level or another.
- Large, highly ornamented houses are the exception to the rule in the Adair-Uppertown area. The character of these houses comes from the abundance of working class homes and commercial buildings. The simple buildings do not retain their historic character after small alterations. He showed pictures of similar houses with different levels of alterations.
 - Uppertown was and still is a working class neighborhood. The style of houses in this area has become part of the character of Astoria and of the neighborhood. While it may seem insignificant, the loss of historic detail in an area adds up. Neighbors tend to model each other. Preservation of one building can inspire others to restore and maintain their buildings. He displayed photographs of restoration work that has been completed in the Adair-Uppertown area.
- He thanked the volunteers who did data entry and inventory work. Buildings were photographed twice. Architectural analyses were written. The entire project had to be completed in five weeks. He also thanked property owners who have provided additional information and corrections to the survey. Additional information was requested to ensure more accurate records.

Planner Johnson presented information regarding Code compliance and the permit process, reviewing Article 6, the Historic Properties Ordinance, of the Development Code and described pictures of related projects with key comments:

- Historic preservation does not mean capturing a moment in time; exterior alterations are allowed.

- Designating a property as historic does not mean the property must be kept absolutely pristine in its historic condition.
- The review process ensures that restoration projects are compatible with historic accuracy. Maintenance and repair of existing structures do not require review, but must be done in compliance with City Building Codes. Paint color, interiors, fences and landscaping are not reviewed. Interiors must be Code compliant. Some review of landscaping may be necessary if the landscaping is designated historic. Some contemporary materials are allowed on exterior alterations.
 - Type 1 Administrative Review – The Planning Department can approve alterations administratively through the permit process, in person or over the phone. Mechanical equipment, like-for-like replacements, foundations, roofing materials, repairs with minor changes, and alterations that return features to original historic condition can all be approved administratively. This process may be completed via fax, email, telephone, or in person. This process is free and is usually completed within a day or two. She noted several examples that could be addressed through a Type 1 Review.
 - A Type 2 Administrative Review is being proposed. The Historic Preservation Plan (HPP) identified Code changes that will make the review process easier on property owners. The proposed Code amendment will be presented to the HLC in June 2013. The Type 2 Administrative Review is one of the changes that was proposed in the HPP that will allow administrative approval of some design and material changes on rear elevations upon completion of a public review permit process. Window and door placement on the rear of a building and minor increases in footprints would also be eligible for the Type 2 Administrative Review. This process will require an application and drawings of the project and will take about 30 days to complete. State law requires Staff to notify property owners 20 days prior to a decision. The City mails a public notice to all property owners within 250 feet of the proposed project. A notice must be published in the newspaper, which costs the City approximately \$120. A decision can be made 20 days after the notices are sent out. Decisions are based on facts, criteria in the Code, and public input. The cost for this review is currently \$100.
 - Type 3 HLC Review – The HLC is a body of seven citizens, appointed by the Mayor. Each member has some expertise in construction, historic preservation, real estate or other appropriate expertise. Changes in design or materials, additions, placement of windows and doors, and new construction on adjacent properties must be reviewed by the HLC. This review requires an application, drawings of the project and a fee of \$100. This review takes 30 to 60 days to complete as the HLC meets once a month. Notices must be sent out 20 days in advance of a decision. Applications submitted by the 13th of the month will be reviewed by the HLC on the third Tuesday of the following month.
 - She displayed pictures of a recently renovated houses, explaining which features were updated with an administrative review and which alterations required review by the HLC. She also showed drawings that the property owner submitted with his application. Pictures of new construction and other projects requiring Commission review were displayed and explained.
- She described the benefits of historic designation as follows:
 - Preservation of the appearance of the neighborhood.
 - Assistance from the City – State Historic Preservation Office grant money is being used to conduct the new inventory of the Adair-Uppertown area. Grant funds are also used to assist property owners with the permit process and design consultation.
 - Review of adjacent new construction gives property owners protection from non-compatible development.
 - Heritage tourism - Astoria is a historic community that visitors enjoy. Tourists bring money into the community.
 - Environmental issues - Materials in historic houses are often preserved, rather than replaced. This reduces solid waste and the energy and material waste related to new product production.
 - Property values and resale - Reports show that there are economic benefits to historically restoring a property. Some buyers seek historic properties and neighborhoods.
 - Stewardship and pride - Property owners take pride in preserving the history of the community through restoration of a historic building. Property owners are stewards caring for the house for future generations.
 - Flexibility in building codes.

Building Inspector Applegate discussed building codes as follows:

- Most building codes are created in response to disasters. The insurance industry works with governments to create standard codes in America. Oregon began to create building codes in 1974. Residential dwellings

built prior to 1978 are not in compliance with State codes. Remodels, repairs, and alterations must be done in complete compliance with the current City Building Code. Properties designated historic are allowed to keep features installed prior to the Code.

- Commercial buildings also benefit from historic designations. He encourages property owners to get the designation because it is easier to complete projects. Bringing a building up to Code can be expensive, while preservation can cost much less. Oregon has the strictest energy Code in the country and exceeds Federal standards.
- He compared costs involved and compliance issues with projects on historic properties versus non-historic properties. Building officials can waive requirements for historic properties as long as the project brings the building as close to Code compliance as possible. Exceptions are allowed to preserve the historic nature of the building as long as hazards will not be increased.
 - His job is to protect State laws, the property owners, and the City. Historic designations should not be feared by property owners. The regular residential Code contains more requirements. The last time the State codes were updated for commercial properties, the changes resulted in a 15% increase in costs. The State now considers how Code changes will affect costs.
- Saving a century old building is the best thing a property owner can do to save energy and make the building more sustainable. Glues and plastics are used in new materials. These new materials are expensive and require a lot of energy to produce. The City will approve exceptions, whenever allowed by the State, which help property owners to move forward with projects. Property owners can appeal to the State any time they disagree with the Building Inspector's decision. The State wants to be notified of any issues so they can be resolved.
- He encourages property owners to call him with questions about historic designation, noting the advantages allowed with respect to the Building Code. Historic designations allow for simple changes to the exterior of residential properties without full Code compliance and additional costs.

The Historic Landmarks Commissioners returned to the dais. Staff called for public questions and comments.

Chris Ferrar, 3023 Harrison Avenue, Astoria, asked how the boundaries of the Adair-Uppertown area were determined and where the name Adair originated. John Goodenberger responded that the City began an inventory process of seven areas in Astoria in the 1980s; Downtown, Shively-McClure, Uniontown-Alameda, Hobson-Flavel, Adair-Uppertown, and Alderbrook. The current inventory of the Adair-Uppertown area includes the boundaries defined on the original plat map. John Adair was the first customs officer in Astoria in 1849 and helped lay out the Adair-Uppertown area. The area was originally named Adairsville and Uppertown. The neighborhood is well defined between Marine Drive on the north, the Irving Street woods on the south and east, and Old Scowl Bay on the west. The area was inventoried again to determine the possibility of designating the district as historic. There are currently no plans for the historic designation. Planner Johnson added that this is the first step towards a historic designation. Interest from the community would be required to complete the next step.

Paul Masin, 785 30th Street, Astoria, asked if there are any tax advantages to owning a historic property. Planner Johnson stated that the State Historic Preservation Office (SHPO) manages the Special Assessment Program. The program requires the property owner to agree to make certain improvements to the property. The tax value of the property is frozen for ten years. This provides significant savings on properties that need a lot of work. This program only applies to properties on the National Register of Historic Properties. If the neighborhood were to receive a historic designation, it would be a National designation. This would allow each historic property within the neighborhood to qualify for all benefits offered to properties on the National Register. The City does not intend to process a National Register Historic District designation for the Adair-Uppertown area at this time.

Curtis Roegner, 843 35th Street, Astoria, asked if solar roof panels would be acceptable on a historic property. Planner Johnson explained the City is currently in the process of writing a solar energy ordinance that will include outright uses, uses requiring an administrative review, as well as uses that require review by the HLC. The State and National Parks Service have developed guidelines that define appropriate and inappropriate uses of solar energy fixtures. Currently, solar roof panels are allowed upon approval of the HLC. The proposed ordinance is being drafted and is expected to be reviewed by the Planning Commission before the end of 2013.

Kimberly Chaput, 3931 Franklin, Astoria, asked if historic designation of the Adair-Uppertown area as a district is contingent upon community support. Planner Johnson replied the City would like support from property owners

within the neighborhood. An additional intensive level survey would have to be completed that would include review of the history of the homes. A more specific smaller boundary would be designated.

Ms. Chaput asked how property owners would need to express support or opposition. Planner Johnson explained that property owners in the Shively-McClure National Historic District collectively contacted the City to express support for the designation. Property owners attended public meetings to speak in favor of or against the designation. A grant would need to be obtained because the City does not have the funds to prepare the historic designation nomination. This would only be done after the community expressed interest. The City would need to complete another inventory, present the request to the HLC, then present the request to City Council. SHPO and the National Parks Service would complete reviews prior to final adoption of the request to designate the area as a historic district. Property owners received a letter notifying them of their right to opt out of the historic designation. This inventory and designation as a local landmark allows individual property owners to decide if their property should be designated historic. Designation as a National Historic District depends on a majority rule of the property owners within the district. Any property within that district that has been proposed to be historic must receive the designation. Individual properties cannot opt out.

Ms. Chaput asked which designation Planner Johnson would like the property owners to support. Planner Johnson stated that the designation of a local landmark is up to individual property owners. The City is not currently proposing the designation of a National Historic District. The City requires property owners to opt out in writing prior to the next HLC meeting on June 18, 2013. Historic designation of these properties will be decided upon at this meeting.

Planner Johnson explained that letters sent to the property owners included information regarding the eligibility of their properties. Properties designated "eligible-contributing" and "eligible-significant" may be designated historic. She confirmed that Ms. Chaput's property was scheduled to be designated historic. She noted that tax records do not always include accurate data on construction dates. John Goodenberger said that anytime the tax records do not match the data in the inventory, he does additional research. He attempts to find historic photographs of the property and considers the style of the building. The State recommends 12 minutes be spent on researching and writing a report for each property; he usually spends 15 hours on each property. He uses maps, photographs, and library records to complete his research. He urged property owners to give him any additional information they have on their properties so that the reports be as accurate as possible.

Questions and comments from the Commission continued as follows.

Commissioner Osterberg stated the HLC is charged with conducting a public hearing on the proposal, which is scheduled for June 18, 2013. He understood that the designation of a historic district is not being proposed. Within the Development Code, the inventory and Inspector Applegate's presentation, several different terms have been used to describe a property's eligibility for designation as a local landmark. He wanted to know if the terms used in the Development Code, "primary" and "secondary", would be used as classifications for the purposes of designating a local landmark. Planner Johnson explained that the State considers the historic building period of the area. Properties built within the primary construction period have been labeled "primary". Properties built during secondary construction periods are labeled "secondary". The classification of "contributing historic building" means that the building is historic, but does not add to the district with regards to when it was built. These classifications have been replaced by the State with the following terms: eligible/significant, meaning the building is significant to the area; eligible-contributing, the building is historic and of value to the neighborhood; non-contributing, the building does not contribute to the history of the area; out of period – newer homes built less than 45 years ago. Eligible/significant and eligible-contributing properties may be designated historic. The new inventory classifies properties using the new classifications. The Code amendment to amend the review processes will also include these new classifications. This Code amendment will allow properties classified as eligible/significant and eligible-contributing to automatically receive the historic designation after the public hearing process.

Commissioner Osterberg stated he did not see criteria for landmark designation in the Development Code and asked what the approval criteria were. Planner Johnson said the City uses the criteria set by the State with regards to the integrity of the building, architectural style, age of the building, and alterations. Mr. Goodenberger added the HLC will rely on the recommendations of Staff. Years ago, the HLC attached a ranking system to these criteria and mandated that each property reach a certain percentage to be designated as a local landmark. Mr. Goodenberger used this ranking system when researching the Shively-McClure District. He also invited the

Commissioners and City Councilors to visit properties where the ranking was questionable. The ranking system was done well and eliminates any bias the inspector may have for a particular style.

Commissioner Osterberg said he wanted to make sure that the HLC uses criteria that are clear and easily understood by everyone, including the public. He looks forward to seeing this information in the Staff report for the hearing on June 18, 2013. Mr. Goodenberger stated that hundreds of buildings go before a State Commission in order for the district to be designated as historic. As Chairman of the State Commission, he assured that each building is considered by the Commission. The Commission determines if the application for historic designation is appropriate. If buildings in the proposed district do not meet basic standards, the application will be returned. Planner Johnson added that Staff will be presenting the HLC with the criteria. She noted there are approximately 510 properties in the Adair-Uppertown area so the criteria would be available in the agenda packet so the HLC will have the opportunity to review it before the public hearing.

Commissioner Stanley thanked Inspector Applegate, Planner Johnson, and Mr. Goodenberger for giving great presentations.

Garrett Reeves, 3931 Franklin Avenue, Astoria, understood this is the first step towards establishing individual properties as historic. Then, the neighborhood can proceed further to have the area designated a National Historic District. He asked what Code restrictions were required under the National designation. Planner Johnson replied that obtaining the National designation will take several years, but there are no additional Code requirements. The National Register has the same constraints as a local landmark. The National historic designation does qualify property owners for additional Federal and State benefits, such as tax assessments, grant opportunities, and Federal tax credits. Mr. Goodenberger added that for the State of Oregon, the benefits are the same whether the historic designation is local, State or National.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:28 p.m.

ATTEST:

APPROVED:


Secretary

City Planner

STAFF REPORT AND FINDINGS OF FACT

June 13, 2013

TO: HISTORIC LANDMARKS COMMISSION



FROM: ROSEMARY JOHNSON, PLANNER AND HISTORIC PRESERVATION OFFICER

SUBJECT: HISTORIC DESIGNATION (HD13-01) BY HISTORIC LANDMARKS COMMISSION OF THE ADAIR-UPPERTOWN HISTORIC PROPERTIES INVENTORY

I. BACKGROUND SUMMARY

- A. Applicant: Historic Landmarks Commission
Community Development Department
City of Astoria
1095 Duane
Astoria OR 97103
- B. Owner: Various Owners of Individual Properties
- C. Request: To designate individual properties within the Adair-Uppertown Inventory area as Local Landmarks
- D. Location: The area includes the blocks generally bounded on the north by the Columbia River between 30th and 31st Streets, and Marine Drive between 23rd and 41st Streets, and on the south to include all parcel on the south side of Irving Avenue between 25th and 41st Streets, on the west by 23rd Street and on the east by 41st Street; (Generally, Map T8N-R9W Sections 9AC, 9AD, 9BC, 9BD, 9CA, 9CB, 9CC, 9DA, 9DB; Shively Blocks 1 to 7, 32 to 43, 70 to 74, 147; Port of Upper Astoria Blocks 31 to 43, 45 to 48, 58, 60 to 70; Adairs Port of Upper Astoria Blocks 11 to 24, 94; Byers Addition)

II. BACKGROUND

On April 15, 2012, the City Council accepted a grant award from the Certified Local Government (CLG) program of the State Historic Preservation Office (SHPO). The funds were to conduct a re-inventory of the Adair-Uppertown Area and to provide architectural design assistance for individuals rehabilitating their structures. The re-inventory of the Adair-Uppertown Area is being completed due to the age of the Adair-Uppertown Area Inventory (1994) and the lack of public hearings for designation at the time of that Inventory. In 2011, the Historic Landmarks Commission decertified a property in the Adair-Uppertown Historic Inventory Area at the request of the property

owner. Generally, once properties are designated as historic, they cannot be decertified unless the property owner objected at the time of designation. However, in researching the request, staff discovered that while the Adair-Uppertown Area was inventoried in 1994, formal public hearings for historic designation of the properties never occurred. The inventory was taken to City Council for "acceptance". This may have been an acceptable way to designate properties at the time. Under current law, a formal public hearing process for adoption is needed to provide a formal designation. In response to this issue, the Historic Landmarks Commission expressed interest in redesignating this inventory area providing an official public hearing. In the meantime, historic review continued for the Adair-Uppertown Area. The re-inventory of the area would update the survey information, identify potential other properties to be designated, and formally designate the properties as historic.

The inventory area is generally located from Marine Drive to, and including the south side of, Irving Avenue, and 23rd Street to 41st Street; it also includes a portion of the area between 29th and 32nd Street from the River to Marine Drive (a map is attached). There are 497 properties within the expanded area as opposed to the 358 in the original inventory area in 1994. The original inventory resulted in the designation of 111 properties as historic. The new inventory proposes to designate 226 properties prior to removal of properties of those who "opted out". As of 6-13-13, 40 property owners have opted out bringing the proposed designation to 186 properties. The increase in proposed properties for designation is due partly to the expanded boundary of the inventory area, and the number of structures that were not eligible 19 years ago in 1994 but are now over 50 years old and can be considered as historic.

Field work on the Inventory was completed by staff member/historic buildings consultant, John Goodenberger, and volunteer, Rachael Jensen. Each property was photographed and information such as any alterations to the historic design were noted. The inventory process followed the procedures set out by SHPO in their "Guidelines for Historic Resource Surveys in Oregon" dated 2011.

The Guidelines identify two levels of surveys: Reconnaissance Level Survey (RLS) and Intensive Level Survey (ILS). The RLS survey is the basic survey level to identify, document, and report historic resources with specific physical information and eligibility evaluations for individual resources. It also documents preliminary historical background information about the survey area. The RLS does not include the history of the individual properties. The ILS survey provides a higher level of documentation and includes research on the history, events, and people associated with specific properties. The City had previously completed an inventory of the Adair-Uppertown Area in 1994, and there was existing information on the history of those properties. That data was included with this current RLS providing more information on the Oregon Historic Site Form than is required for an RLS. However, that detailed information is not included on properties that were added by this newer RLS inventory survey.

The Guidelines also provide information on "Evaluating Integrity" of the historic resources, and on "Recording Eligibility Evaluations". These Guidelines were followed

by staff throughout the evaluation portion of the inventory. A copy of the evaluating guidelines is attached for HLC information. It is not expected that HLC would evaluate individual properties during their review of the proposed historic designations. A copy of the "short form" noting address, classification, year built, use, architectural style, and a brief comment about the structure construction is attached for the HLC's information. The full Oregon Historic Site Form for each property with additional information will be available at the meeting and is available for viewing in the Community Development Department.

Approximately 497 properties were inventoried and the data has been entered onto the Historic Site Form in the State's draft database with the assistance of two volunteer Clatsop Community College interns. All property owners were notified of the inventory process in March 2013. The individual Historic Site Form for each property was mailed to the specific property owners on May 8, 2013. On Tuesday, May 21, 2013, the HLC held a public informational meeting for the property owners. At that meeting, John Goodenberger gave a presentation on the inventory process, a short history of the area, and the different types of structures within the inventory area. Planner Rosemary Johnson gave a presentation on what it means to be designated historic and what the process is for review of work on historic properties. Building Official Jack Applegate reviewed the possible building code exceptions that he can grant for work on historic properties. Approximately 40 people attended.

In the past, inventoried properties were classified as Primary, Secondary, Historic Non-Contributing, Contributing, and Non-Contributing. The State has changed the classifications to Eligible/Significant, Eligible/Contributing, Not Eligible/Non-Contributing, and Out of Period/Non-Contributing. With the new classifications, properties that are classified as Eligible/Significant and Eligible/Contributing would be designated as Local Historic Landmarks. An inventory does not automatically designate a property as historic. SHPO grants funding for inventories but does not require that they proceed to historic designation. The City of Astoria has traditionally taken the inventory process through to local historic designation at the end of the inventory and proposed to complete the designation process for the Adair-Uppertown Area properties.

A total of 226 properties, or 46%, within the proposed inventory area boundary are proposed to be designated as "historic." A copy of the Historic Building Report/Counts showing the evaluation counts, construction dates, styles, etc. is attached. The resources are broken down into the following categories:

Eligible/Significant	14	3%	
Eligible/Contributing	212	43%	(-40 HDR = 172)
Not Eligible/Non-Contributing	221	44%	(-15 HDR = 206)
Out of Period/Non-Contributing	32	6%	
Undetermined	3	1%	
Demolished	15	3%	

Throughout the process, the City has advised the property owners several times of their right to "opt out" of historic designation upon written request prior to the June 18, 2013 designation. Once the HLC designates the properties as historic, property owners no longer have the option to withdraw their property from historic designation. There were 55 requests (40 Eligible/Contributing, & 15 Not Eligible/Non-Contributing) to withdraw from historic designation received at the time of this Staff Report. Those requests were granted and represent 0.11% of the total resources. If any additional requests are received up to the time of the HLC motion and vote on the historic designation, those properties will be added to this list. Some of the properties submitted for historic designation withdrawal were not proposed to be designated as historic but are included in the list for recordation. The list of properties that have been withdrawn from designation is attached.

Staff will be completing corrections to the data and any last minute updates to the inventory information over the next month. No classifications would be changed during this period after the formal designation by the HLC. The Historical Overview summary statement is still in draft format and is attached. Once the data base is completed, it will be forwarded to SHPO for inclusion in the State's list of inventoried and historic properties.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on May 24, 2013. A notice of public hearing was published in the Daily Astorian on June 11, 2013. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Comprehensive Plan Policy CP.250(2) 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."*

State-Wide Planning Goal 5, Natural Resources, Scenic and Historic Areas, and Open Spaces, states that *"Local governments and State agencies are encouraged to maintain current inventories of the following resources: a) Historic Resources. . ."*

State-Wide Planning Goal 5, Section A.5, Planning, states that *"The National Register of Historic Places and the recommendations of the State Advisory Committee on Historic Preservation should be utilized in designating historic sites."*

Finding: The Comprehensive Plan Section complies with the State-Wide Planning Goal 5 to identify and designate historic properties. The City of Astoria

maintains a register of historic places. The City encourages property owners to include their properties on the register. The re-inventory of the Adair-Uppertown Area is being conducted to update and expand the inventory that was completed in 1994. The buildings identified as "Eligible/Significant" and "Eligible/Contributing" in the Adair-Uppertown Inventory area warrant classification as Local Historic Landmarks and should be included in the many properties now listed on the City registry of historic places.

The proposed nomination is consistent with the Comprehensive Plan.

- B. Development Code Section 6.040(A) states *"The Historic Landmarks Commission, City Council or a property owner may initiate the proceedings for designation of a Historic Landmark. Upon receipt of a complete application requesting that a building or site be designated historic, the Historic Landmarks Commission shall consider the request. The Historic Landmarks Commission shall hold a public hearing on the request in accordance with the procedures set forth in Article 9."*

The Historic Landmark Commission may approve, modify or reject such request in accordance with Section 9.030."

Finding: The proposed designation of individual properties within the Adair-Uppertown Historic Inventory Area was initiated by the Historic Landmarks Commission. The City Council approved the acceptance of the grant award from SHPO to complete the inventory and historic designation at their April 15, 2012 meeting.

The HLC will hold a public hearing on June 18, 2013 and may approve, modify, or reject the proposed designations. Notices were mailed to property owners within the Inventory Area and to property owners within 250' of the boundary of the Inventory Area to advise them of the potential historic designations, opportunity to "opt out", and of the public hearing before the HLC. A public open house was held on May 21, 2013 to review the historic designation process and answer questions concerning the proposed designations.

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

Finding: The buildings within the Inventory Area proposed for historic designation would be classified as "Eligible/Significant" and "Eligible/Contributing" under the new State classifications and therefore, would not be automatically considered Historic Landmarks. An amendment to the Development Code to include the new State classifications is being drafted and is proposed to be presented to the HLC for consideration at the July HLC meeting. The properties classified as "Eligible/Significant" and "Eligible/

Contributing" are being considered for individual Historic Landmark designation at this time.

- D. Oregon Revised Statute ORS 197.772 (1), Consent for designation as historic property, states *"Notwithstanding any other provision of law, a local government shall allow a property owner to refuse to consent to any form of historic property designation at any point during the designation process. Such refusal to consent shall remove the property from any form of consideration for historic property designation under ORS 358.480 to 358.545 or other law except for consideration or nomination to the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470 et seq.)."*

Oregon Revised Statute ORS 197.772 (3) specifies 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."*

Finding: The Land Use Board of Appeals (LUBA) issued a Final Opinion and Order on LUBA # 2000-160 (Demlow vs. City of Hillsboro) on January 12, 2001, stating that ORS 97.772 is interpreted to mean that a property owner must "object" to the designation during the designation process and that *"... an owner who fails to refuse to consent during the designation process is thereafter precluded from objecting to the historic designation."* In a memo dated September 28, 2000, SHPO notes that *"... the Attorney General's office concluded that if the historic designation was imposed by the local government, it must comply with the owner's request and remove the designation. If the designation was not imposed, then the local government has no obligation, and certainly no authority, to remove the designation."*

The original Adair-Uppertown Area Inventory was completed in 1994 and the inventory was taken to City Council for "acceptance". In 2011, the Historic Landmarks Commission decertified a property in the Adair-Uppertown Historic Inventory Area at the request of the property owner. In researching the request at that time, staff discovered that while the Adair-Uppertown Area was inventoried in 1994, formal public hearings for historic designation of the properties never occurred. Therefore, the public were not notified of their right to object to the historic designation. As a result, the City and HLC determined that the area should be re-inventoried, information would be updated, additional properties would be included in the survey, and formal designation with public hearings would be completed.

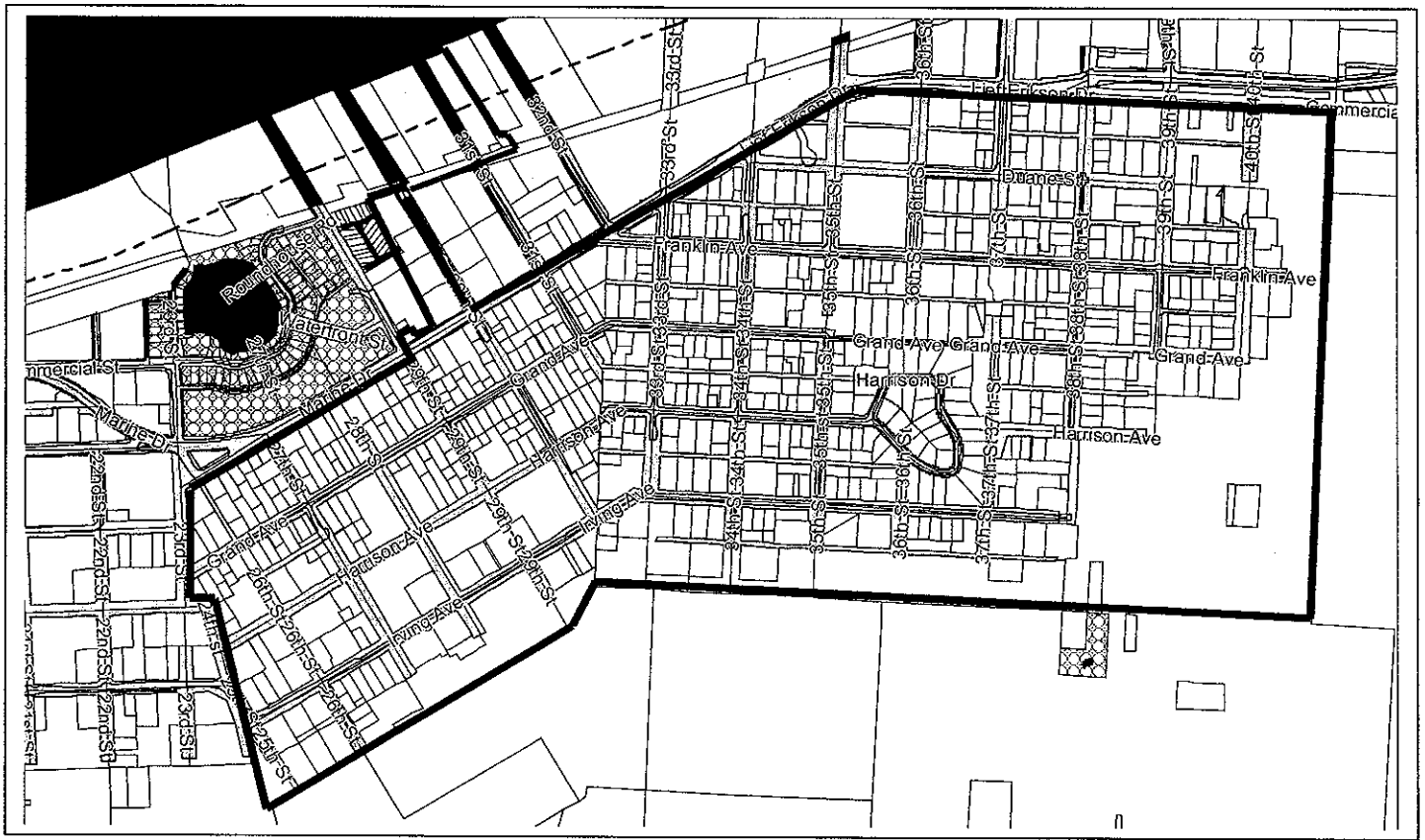
Throughout the process, the City has advised the property owners several times of their right to "opt out" of historic designation upon written request prior to the June 18, 2013 designation. Letters and notices concerning the survey and proposed historic designations were sent to each property owner as listed with the County Assessor Records on March 11, 2013, May 8, 2013, and May 23, 2013, with copies emailed to Neighborhood Associations and other interested

parties. A notice was published in the *Daily Astorian* on June 11, 2013 concerning the survey and proposed historic designations. Once the HLC designates the properties as historic, property owners no longer have the option to withdraw their property from historic designation. There were 55 requests (40 Eligible/Contributing, & 15 Not Eligible/Non-Contributing) to withdraw from historic status received by June 13, 2013, at the time of this Staff Report. Those requests were granted and if any additional requests are received up to the time of the HLC motion and vote on the historic designation, those properties will be withdrawn from historic status.

VI. CONCLUSION

The request meets the applicable review criteria. Staff recommends that the Historic Landmarks Commission adopt the Findings of Fact above and approve the designation of the properties classified as "Eligible/Significant" and "Eligible/Contributing" as local historic landmarks, excluding those properties that have formally requested to opt out of historic designation.

ADAIR-UPPERTOWN HISTORIC INVENTORY AREA
June 2013



Adair-Uppertown Neighborhood Reconnaissance Level Survey
Final Report
June 13, 2013

Statement of Project Objectives

The project objective includes the survey of all buildings within the Adair-Uppertown neighborhood. A previous Intensive Level Survey did not review all buildings and left holes and gaps within the boundary. Objectives also include the update of architectural descriptions and formal designation of local landmarks.

Methodology

The project was completed using the latest "Guidelines for Conducting Historic Resource Surveys in Oregon" (2011) and assistance provided by the Oregon State Historic Preservation Office. Field data collection began March 1, 2013 and was later entered into the Oregon Historic Sites Database. The survey was also conducted in compliance with the Secretary of the Interior's Standards for Preservation Planning.

The project team canvassed the entire neighborhood, taking at least two photographs of each house. These photographs were used to document and create written building descriptions. Inclement weather made it impossible to do on-site observations; instead, building materials and alterations were determined from the photographs. Additional information was gathered through tax records, historic photographs, earlier intensive level survey forms and current building owners.

Boundary Explanation and Justification

The neighborhood is visually defined by its landscape: to the north is the Columbia River; to the east and south is a forested hillside; to the west is the former Scow Bay. The survey project area included portions of both John Adair's and John Shively's original plats. It extends from the centerline of 24th Street (on the west), to the east side of 40th Street (on the east), to the south side of Marine Drive and Lief Erikson Drive (on the north) and the south side of Irving Avenue (on the south).

Through consultation with City of Astoria staff, it was determined to eliminate most of the area to the north of Marine Drive, which runs parallel to the river. This approximately two-block deep, triangular-shape area is largely filled with out of period structures. However, a "cherry stem" was extended along 30th Street to capture historic waterfront structures as well as historic commercial buildings.

The survey area boundaries closely follow those established by an Intensive Level Survey completed in 1994.

The survey project area covers 69 blocks and 237 acres and 497 resources.

Historical Overview

In its beginning, Uppertown was separated from Lower Astoria by Scow Bay. Although a wood trestle was constructed across the bay in 1878, the communities maintained separate identities for many years. Uppertown was a neighborhood largely averted by the upper class. Christian Leinenweber, Benjamin Young and Gustav Holmes were among the few exceptions. Its working class roots preceded those in Uniontown and its story is one less frequently told in historical accounts.

In 1844, Col. John McClure and John Shively platted much of Astoria's north slope: McClure extending west from downtown, Shively extending east. About that time, A. E. Wilson claimed the area just east of Shively's and commenced a sawmill and general store. All three areas were laid in a grid that took their cues from the shoreline rather than the hillside's rough terrain.

When Col. John Adair arrived in 1849, Upper Astoria was not his first choice. Col. Adair was commissioned by President Polk to establish a customhouse in Astoria. Shively platted an open square for the customhouse on the site where Fort George once stood. But, he wanted to make a tidy profit and wasn't about to donate property to the Federal government. Instead, a disgruntled Col. Adair settled on A.E. Wilson's claim which spread east from 32nd Street.

Col. Adair constructed a fine house near what is now a triangular traffic island shaped by Franklin Avenue, Marine Drive and 33rd Street. A monument welcomes visitors to Astoria on the site of his former house. The customs house was constructed on a knoll, near the foot of 34th Street, now the parking lot of the Bethany Lutheran Church.

By 1868, a handful of houses were constructed between 33rd and 35th Streets, immediately above John Adair's house. An 1888 Sanborn Fire Insurance Map illustrates a thriving district adapting to steep and uneven slopes.

By 1892, the Sanborn Map notes 36th Street was "impassible for (horse) teams," while 33rd Street was "impassable except for planked road." Another section, below Harrison Avenue on 33rd Street was labeled "steep wooded hillside." It is not clear if the note was a warning or just an observation; houses were already constructed above and below the demarcation.

And while the land was an inconvenience for some, others took advantage of the situation. A ravine and small creek were used as a culvert for wastewater. It spilled down the hill, passing beneath the North Pacific Brewery on Grand Avenue between 34th and 35th streets. Then, it slid below the Astoria Hemlock Tannery on Franklin Avenue and 34th Street before belching into the river just south of the current Safeway's parking lot on Lief Erikson Drive at 34th Street.

Besides the brewery and tannery, there were the Clatsop Saw Mill and Astoria Box Factory. In 1888, there were 11 canneries recorded in the vicinity. They included: Columbia, Occident, Booth, Hanthorn, Badollet, George & Barker's, Fisherman's and White Star. There was a small commercial district, too. It included saloon and billiard halls, boarding houses for the Europeans, and bunkhouses and mess halls for the Chinese.

Ethnic groups developed clusters within the neighborhood on the hill. In the early 1900s, Norwegians were centered around 38th Street, Finns along Grand Avenue, and Swedes above Franklin Avenue. A handful of Chinese settled halfway up the hill, next to a pond where they grew vegetables. Called "Lake China Gardens," the area is known today as Harrison Circle and features 34 post-war houses.

Data Summary

Recommendations

Further study through Intensive Level Surveys (ILS) is recommended within the Adair-Uppertown Area for the following resources:

Lutheran churches: The Scandinavian neighborhood had several Lutheran churches, each influencing the community in its own vernacular way.

Chinese gardens: Once called Lake China Gardens, the Harrison Circle neighborhood was home to a Chinese man who collected rubbish, used it as fertilizer in his gardens, then sold his vegetables to the community. He operated his farm in the location until prejudice, disguised as health concerns, evicted him from the community.

Ethnic commercial properties and businesses: The commercial strip, though altered significantly, was developed largely by ethnic-based businesses.

Ethnic boarding houses and apartments: Primarily Scandinavian and Chinese boarding houses lined what is now Marine Drive. It is important to understand these first stop homes before workers moved up the hill to construct or purchase their first home.

Post World War II housing: Probably the most altered resource in the inventoried area, it is also the least understood and appreciated. Further research should establish how it fits into the larger Uppertown story.

Athletic teams (ethnic) and recreation: Athletic teams, their clubs and playing fields were one way immigrants assimilated into the area.

Hollywood use of neighborhood: The neighborhood has seen a renewed interest because of its inclusion in a number of Hollywood films, not the least of which is "The Goonies."

Review/revise individual building history.

Change of addresses on corners, alleys and houses facing the same street:
There were significant and frequent errors to the histories written during the Intensive Level Survey in 1994. Although all of the work does not need to be thrown out, each house should be reviewed for accuracy.

Appendix A: Evaluating Integrity

For historic resource surveys in Oregon, integrity is defined as the ability of a resource to convey an accurate sense of the past. A resource has integrity if the physical character-defining features of the resource are present. Generally, the retention of these character-defining features enables a resource to effectively convey its history.

For all levels and types of survey, integrity is assessed by:

- The overall presence (or absence) of exterior historic physical form, fenestration, and architectural details, including floor plan, elevation, and materials that can be seen from the public right-of-way.
- Alterations and additions made during the historic period (over 45 years) should be considered historic features of a resource, although these features are not necessarily character-defining.

Alterations and additions may or may not affect the integrity of a resource negatively. In general, modest additions and alterations that have little impact on the historic design of the resource do not significantly affect integrity. For example, consider whether or not replacement siding on a historic house significantly impacts the original character of the resource, taking into consideration that many times new siding is the result of maintenance, health, aesthetic or energy savings concerns during the historic and/or current period. Consider the following questions before making a determination of integrity:

- The extent to which the new material visually approximates the resource's original material, design, and workmanship.
 - e.g. replacement siding made of horizontal aluminum or vinyl siding would have less effect on the visual integrity of a house originally clad in horizontal boards or novelty siding than one built of brick or stone.
- The degree to which other distinctive features or architectural styling are obscured or lost by the application of the new material.
 - e.g. the negative effect of replacement siding is

minimized if features such as window surrounds, wood detailing, barge boards, etc., remain undamaged and visible

- The extent to which the new material is accompanied by other alterations or additions that substantially or cumulatively affect the resource's historic character.

The National Register Bulletin Historic Residential Suburbs explains that resources can have integrity where original siding has been replaced if the new siding:

- Visually imitates the historic materials
- Has been thoughtfully applied without destroying and obscuring significant details
- Is not accompanied by other alterations that substantially or cumulatively affect the resource's historic character.

Evaluating Integrity at the Reconnaissance Level

Survey at the Reconnaissance Level relies only on a preliminary understanding of the survey project area's development history and a brief inspection of a resource's exterior physical features visible from the public right-of-way. Since a RLS does not take into account all areas of significance in which a resource may be potentially significant, assessing the integrity of a resource at the Reconnaissance Level can be challenging. Although evaluating historic integrity is sometimes a subjective judgment, the assessment must always be grounded in an understanding of a resource's physical features and how they may relate to its significance.

To evaluate the integrity of a resource at the Reconnaissance Level, the approximate age of the resource should be established first. This is often determined through a physical examination of the resource's form, fenestration, materials, and decorative features. Next, establish the character-defining features of the resource, including architectural style and, if possible, plan type. Lastly, determine the extent to which these character-defining features remain. The evaluation of a resource's integrity and potential eligibility for the

National Register either individually or as part of a historic district at the Reconnaissance Level should be considered preliminary only.

Evaluating Integrity at the Intensive Level

Assessing the integrity of a resource at the Intensive Level will provide a better understanding of the resource's physical and architectural characteristics overall. Later, this information can be used to help identify how the resource may or may not be historically significant in some way. After completion of an Intensive Level Survey, the evaluation of a resource's integrity should be considered more definitive.

Guide for Assessing Integrity

The "Guide for Assessing Integrity" table (below) can help surveyors in evaluating the integrity of a resource by considering the hierarchy of character-defining features and the degree to which they are original or compatible. The table should only be used as a guide for evaluating integrity, not a checklist. With experience, surveyors learn to make this integrity assessment almost "at a glance" by quickly identifying which features should be considered most important in making evaluations of integrity.

Guide for Assessing Integrity	
Consider the hierarchy (1-4) of the following features and the degree to which they are original or compatible to evaluate the integrity of a resource. See the "Guide for Assessing Integrity" paragraph (above) for more information.	
1) Form	Roof shape
	Additions
	Porches
2) Fenestration	1) Openings
	2) Style
	3) Materials
3) Materials	1) Walls
	2) Gable ends, foundation
	3) Roof
4) Decorative Features	Trim/Molding
	Chimney
	Brackets, etc.

Appendix B: Recording Eligibility Evaluations

For all surveys, surveyors will record the current age and integrity of a resource by selecting from six eligibility evaluation categories:

ES (Eligible/Significant)

Record "ES" when a resource currently is over 45 years old, retains historic physical materials, and/or design and architectural features, and appears to be of a notable architectural style, architect-designed, or if the surveyor knows of a significant event or person associated with the resource.

- Example: A building built in 1950 that has a mostly intact footprint, window openings and design, and siding where an important local civic leader lived.

EC (Eligible/Contributing)

Record "EC" when a resource currently is over 45 years old and retains historic physical materials, and/or design and architectural features.

- Example: A building built in 1950 that has a mostly intact footprint, window openings and design, and siding.

NC (Not Eligible/Non-Contributing)

Record "NC" when a resource currently is over 45 years old and does not retain historic physical materials, and/or design and architectural features. Briefly explain why the resource is evaluated as "NC" in the "Notes/Comments" field in the project database.

- Example: A building built in 1950 that has a large side addition, modified window openings, replaced window sashes, and replaced siding. In "Notes/Comments" note, "Large addition, altered windows and siding."

NP (Not Eligible/Out-of-Period)

Record "NP" only when a resource currently is not yet 45 years old or older. Resources within 1 to 2 years of the 45-year mark may also be evaluated as "ES," "EC," or "NC."

- Example: A resource built last year.

UN (Undetermined)

Record "UN" only when the integrity of a resource cannot be determined because the resource was not located, was too obscured by vegetation, or was too distant to evaluate from the public right-of-way, etc. Briefly explain why the resource is evaluated as "UN" in the "Notes/Comments" field in the project database.

- Example: A resource located down a long driveway in a wooded area would be evaluated as "UN" if the surveyor cannot view the exterior of the resource from the public right-of-way and does not have permission to access the property. In "Notes/Comments" note, "Resource not visible from public ROW; will need owner permission to access."

XD (Demolished)

Record "XD" only when a resource is no longer present at the site. If known, briefly explain when the resource was demolished or destroyed in the "Notes/Comments" field in the project database.

- Example: "Demolished in 2011;" or "Destroyed by fire in 2011."

Historic Building Report/Counts

(All Properties Inventoried)

Evaluation Counts - Astoria Adair-Uppertown RLS 2013

Evaluation	Quantity	% of Total
demolished	15	3%
eligible/contributing	212	43%
eligible/significant	14	3%
not eligible/non-contributing	221	44%
not eligible/out of period	32	6%
undetermined	3	1%
Total:	497	

Construction Date Decade Counts - Astoria Adair-Uppertown RLS 2013

Decade	Quantity	% of Total
Unrecorded	1	0%
1870s	4	1%
1880s	20	4%
1890s	62	12%
1900s	119	24%
1910s	66	13%
1920s	54	11%
1930s	23	5%
1940s	77	15%
1950s	29	6%
1960s	12	2%
1970s	12	2%
1980s	2	0%
1990s	10	2%
2000s	4	1%
2010s	2	0%
Total:	497	

Original Use Counts - Astoria Adair-Uppertown RLS 2013

Original Use	Quantity	% of Total
AGRICULTURE / SUBSISTENCE	1	0%
COMMERCE / TRADE	15	3%
DOMESTIC	463	93%
EDUCATION	1	0%
GOVERNMENT	2	0%
INDUSTRY/PROCESSING/EXTRACTION	2	0%
OTHER	1	0%
RECREATION & CULTURE	3	1%
RELIGION	5	1%
TRANSPORTATION	1	0%
Undefined	3	1%
Total:	497	

Material Counts - Astoria Adair-Uppertown RLS 2013

Materials	Quantity	% of Total
BRICK	3	1%
CONCRETE	5	1%
LOG	1	0%
METAL	5	1%
STUCCO	1	0%
SYNTHETIC SIDING	80	16%
Undefined	2	0%
WOOD	400	80%
Total:	497	

Style Category Counts - Astoria Adair-Uppertown RLS 2013

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Gothic Revival	7	
Italianate	7	
Queen Anne	69	
Shingle Style	2	
Stick	2	
Victorian Era: Other	89	
Category Total:	176	35%
OTHER		
Other / Undefined	11	
Utilitarian	8	
Vernacular	7	
Category Total:	26	5%
MODERN PERIOD		
Brutalism	1	
Cape Cod (Type)	2	
Contemporary	17	
International	1	
Minimal Traditional	67	
Mobile/Manufactured Home (Type)	3	
Modern Commercial (Type)	3	
Modern Period: Other	12	
Northwest Regional	1	
Ranch (Type)	29	
Split Entry (Type)	1	
WWII Era Cottage (Type)	13	
Category Total:	150	30%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Colonial Revival	4	
English Cottage	7	
Late 19th/20th Period Revivals: Other	3	
Tudor Revival	1	
Category Total:	15	3%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	29	
Commercial (Type)	9	
Craftsman	72	
Foursquare (Type)	12	
Category Total:	122	25%
CLASSICAL REVIVAL		
Greek Revival	1	
Category Total:	1	0%
Unrecorded		
Unrecorded	7	
Category Total:	7	1%
Total:	497	

HISTORIC DESIGNATION REMOVAL

DATE	NUMBER	APPLICANT	SITE ADDRESS	DESCRIPTION
2013				
DATE	NUMBER	APPLICANT	SITE ADDRESS	DESCRIPTION
3/14/2013	HDR13-01	Arthur Olsen	643 38th	Adair-Uppertown Inventory - EC Contributing
3/18/2013	HDR13-02	Rick & Terry Culver	3506 Harrison	Adair-Uppertown Inventory - NC Non-Contributing
3/21/2013	HDR13-03	Thomas Brownlie	3134 Grand	Adair-Uppertown Inventory - NC Non-Contributing - previous HDR11-01
3/22/2013	HDR13-04	Linda Yeager	757-759 29th	Adair-Uppertown Inventory EC Contributing
3/25/2013	HDR13-05	Barbara Mahnke	742 35th	Adair-Uppertown Inventory - NC Non-Contributing
3/25/2013	HDR13-06	Fred Bohne	822 35th	Adair-Uppertown Inventory - NC Non-Contributing
3/25/2013	HDR13-07	Fred Bohne	824 35th	Adair-Uppertown Inventory - NC Non-Contributing
3/28/2013	HDR13-08	Marjorie Gensman	3586 Irving	Adair-Uppertown Inventory - EC Contributing
4/8/2013	HDR13-09	William and Sally Harper	863 35th	Adair-Uppertown Inventory - NC Non-Contributing
4/15/2013	HDR13-10	Karen Sexton-Josephs	3518 Harrison	Adair-Uppertown Inventory - EC Contributing
5/13/2013	HDR13-11	Kelly & Lois Grothe	3745 Franklin	Adair-Uppertown Inventory - EC Contributing
5/14/2013	HDR13-12	Rachel Ulrich	3591 Harrison	Adair-Uppertown Inventory - EC Contributing
5/14/2013	HDR13-13	Robert Kustura	3228 Grand	Adair-Uppertown Inventory - NC Non-Contributing
5/15/2013	HDR13-14	Lorraine La Pierre	3561 Franklin	Adair-Uppertown Inventory - EC Contributing
5/16/2013	HDR13-15	Lee Lovell	3560 Grand	Adair-Uppertown Inventory - NC Non-Contributing
5/16/2013	HDR13-16	Hans Kenneth Bue	3342 Harrison	Adair-Uppertown Inventory - EC Contributing
5/15/2013	HDR13-17	Sonja Cox	3429 Harrison	Adair-Uppertown Inventory - EC Contributing
5/15/2013	HDR13-18	Mark Lund	3529 Harrison	Adair-Uppertown Inventory - EC Contributing

HISTORIC DESIGNATION REMOVAL

DATE	NUMBER	APPLICANT	SITE ADDRESS	DESCRIPTION
5/16/2013	HDR13-19	Scott Ames	764 27th	Adair-Uppertown Inventory - EC Contributing
5/15/2013	HDR13-20	Jo Ann Higgins	708 33rd	Adair-Uppertown Inventory - EC Contributing
5/15/2013	HDR13-21	Vincent & Shirley Tadei	504-594 34th	Adair-Uppertown Inventory - NC Non-Contributing
5/16/2013	HDR13-22	Wendi Wyrwitzke	3710 Grand	Adair-Uppertown Inventory - Undetermined
5/17/2013	HDR13-23	Carl & Jean Dominey	3647 Duane	Adair-Uppertown Inventory - EC Contributing
5/17/2013	HDR13-24	Clarence DeMase	3711 Duane	Adair-Uppertown Inventory - EC Contributing
5/20/2013	HDR13-25	Sam Devereaux	2627 Grand	Adair-Uppertown Inventory - NC Non-Contributing
5/20/2013	HDR13-26	Jay & Joyce Hyde	429 39th	Adair-Uppertown Inventory - NC Non-Contributing
5/21/2013	HDR13-27	Sharon Cummings	3146 Harrison	Adair-Uppertown Inventory - EC Contributing
5/21/2013	HDR13-28	George Fulton	1054 34th	Adair-Uppertown Inventory - EC Contributing
5/24/2013	HDR13-29	Monica Taylor	3335 Grand	Adair-Uppertown Inventory - EC Contributing
5/24/2013	HDR13-30	Roger & Andrea Warren	502 37th	Adair-Uppertown Inventory - EC Contributing
5/24/2013	HDR13-31	Dennis Borkgren	2714 Grand	Adair-Uppertown Inventory - EC Contributing
5/24/2013	HDR13-32	Dennis Borkgren	2716 Grand	Adair-Uppertown Inventory - NC Non-Contributing
5/24/2013	HDR13-33	Dennis Borkgren	2720 Grand	Adair-Uppertown Inventory - EC Contributing
5/24/2013	HDR13-34	Dennis Borkgren	2742 Grand	Adair-Uppertown Inventory - EC Contributing
5/24/2013	HDR13-35	Ron & Lucille DeVargas	3785 Grand	Adair-Uppertown Inventory - EC Contributing
5/29/2013	HDR13-36	Fred & Ruth Kortlever	3726 Grand	Adair-Uppertown Inventory - EC Contributing
5/28/2013	HDR13-37	Merrie Young	3347 Lief Erikson	Adair-Uppertown Inventory - EC Contributing
5/30/2013	HDR13-38	James Jeppesen & Culbertson/Bobbingier	3044 Grand	Adair-Uppertown Inventory - EC Contributing
5/29/2013	HDR13-39	Frank & Sylvia James	691 33rd	Adair-Uppertown Inventory - EC Contributing

HISTORIC DESIGNATION REMOVAL

DATE	NUMBER	APPLICANT	SITE ADDRESS	DESCRIPTION
5/31/2013	HDR13-40	Larry & Peggy Haskell	3115 Harrison	Adair-Uppertown Inventory - EC Contributing
6/3/2013	HDR13-41	Gregg Bonham	3073 Grand	Adair-Uppertown Inventory - EC Contributing
6/3/2013	HDR13-42	Richard & Marilyn White	682 33rd	Adair-Uppertown Inventory - EC Contributing
6/3/2013	HDR13-43	Charles & Darlene Moore	2625 Irving	Adair-Uppertown Inventory - EC Contributing
6/4/2013	HDR13-44	Tom & Deborah Geraghty	2608 Irving	Adair-Uppertown Inventory - EC Contributing
6/5/2013	HDR13-45	Sandra Parson	3775 Franklin	Adair-Uppertown Inventory - EC Contributing
6/5/2013	HDR13-46	Gregg Mestrich	635 30th	Adair-Uppertown Inventory - NC Non-Contributing
6/7/2013	HDR13-47	Edmonde Harris	844 30th	Adair-Uppertown Inventory - EC Contributing
6/7/2013	HDR13-48	Matthew Gleason	3758 Grand	Adair-Uppertown Inventory - EC Contributing
6/7/2013	HDR13-49	Sandi Preston	368 38th	Adair-Uppertown Inventory - EC Contributing
6/10/2013	HDR13-50	Warren Rasgo	3512 Harrison	Adair-Uppertown Inventory - NC Non-Contributing
6/10/2013	HDR13-51	Warren Rasgo	639 29th	Adair-Uppertown Inventory - EC Contributing
6/10/2013	HDR13-52	Fred Fremstad	3388 Irving	Adair-Uppertown Inventory - EC Contributing
6/11/2013	HDR13-53	Gayle Starr	761 Franklin	Adair-Uppertown Inventory - EC Contributing
6/12/2013	HDR13-54	Jane Tucker & Jon Lingel	670 33rd	Adair-Uppertown Inventory - EC Contributing
6/12/2013	HDR13-55	Rosalyn Edelson & Thomas Burgess	4041 Franklin	Adair-Uppertown Inventory - EC Contributing

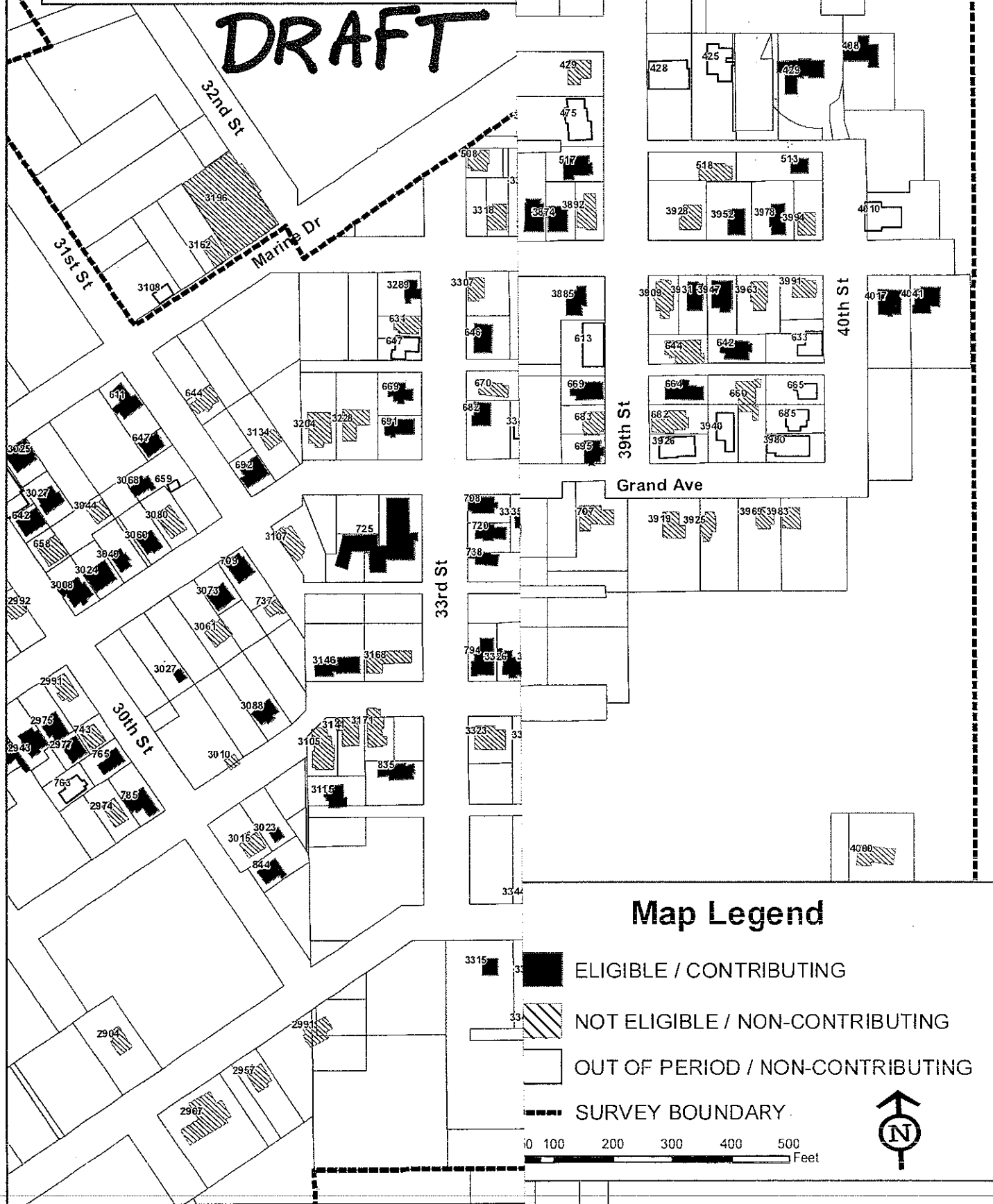
Astoria Adair-Uppertown RL

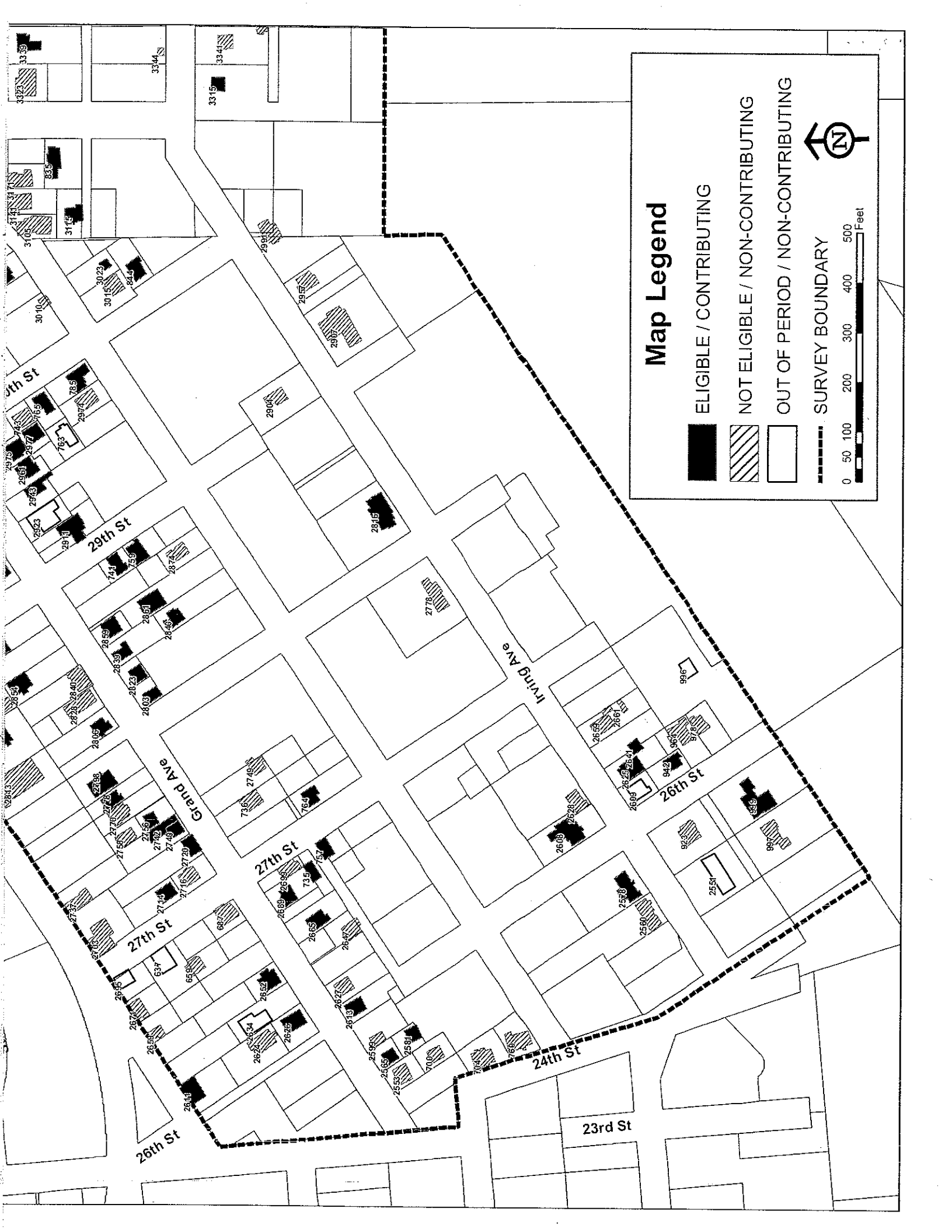
Astoria Oregon

March 2013

Prepared by: City of Astoria

DRAFT





STAFF REPORT AND FINDINGS OF FACT

June 12, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



SUBJECT: NEW CONSTRUCTION REQUEST (NC13-02) BY JESSE CARTER FOR ROSEBRIAR AT 636 14TH STREET

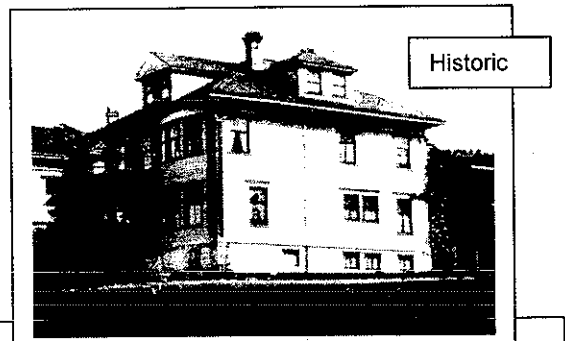
I. BACKGROUND SUMMARY

- A. Applicant: Jesse Carter
Maintenance Supervisor
Astoria Pointe
263 West Exchange
Astoria OR 97103
- B. Owner: Pacific Arch LLC
Highland Rosebriar LLC
3021 Gardens Way
Memphis TN 38111-2648
- C. Location: 636 14th Street; Map T8N-R9W Section 8CD, Tax Lot 8700; Lots 4, 5 & 6, Block 17, Shively
- D. Classification: New construction adjacent to structures designated as historic within the Shively-McClure National Register District.
- E. Proposal: To construct an 83 square foot gazebo in the rear yard as an outdoor gathering area for the existing multi-family dwelling and care facility
- F. Zone: R-3, High Density Residential

II. BACKGROUND

A. Subject Property

The subject property is located on a corner on the south side of Franklin Avenue and east side of 14th Street. The structure historically has been a convent for Saint Mary's Church (1491 Grand Ave), multi-family dwelling, and bed and breakfast. It is currently used as a drug rehab care facility for women. There is a historic rear addition. The building was remodeled in the early 1990's with limited exterior changes.



The site is approximately 100' x 100' (10,000 square feet). The front is at an elevated level from Franklin Avenue and the site is accessed from the sloped 14th Street side. The building is situated on the east side of the lot with parking and landscaped area along the two street frontages.



B. Adjacent Neighborhood

The site is bounded on the north across the Franklin Avenue right-of-way by single and multi-family dwellings; on the west across the 14th Street right-of-way by single and multi-family dwellings; on the east by single-family dwellings; and on the south by single-family dwellings and the City playground.

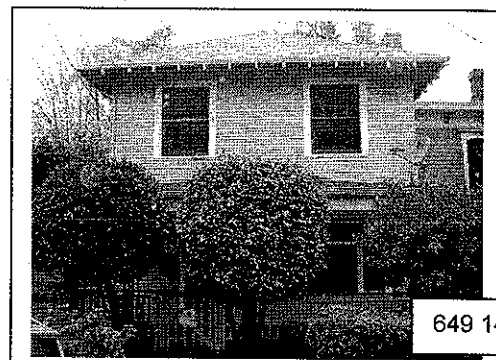
C. Adjacent Historic Property

Review of new construction at this site is triggered by the site's adjacency to the following historic properties:

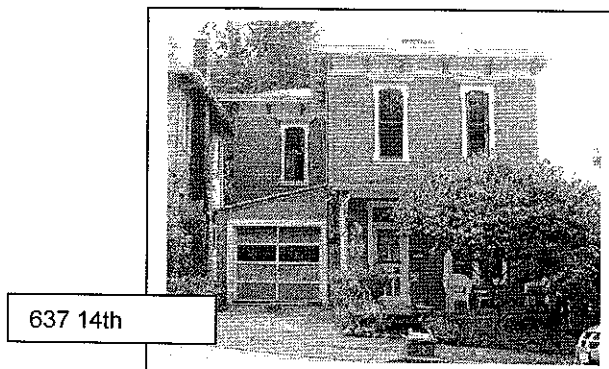
- 1) 636 14th Street
1902
Colonial Revival



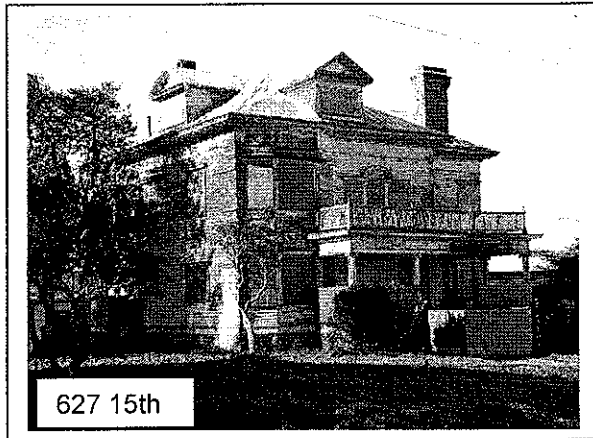
- 2) 649 14th Street
c. 1917
Craftsman



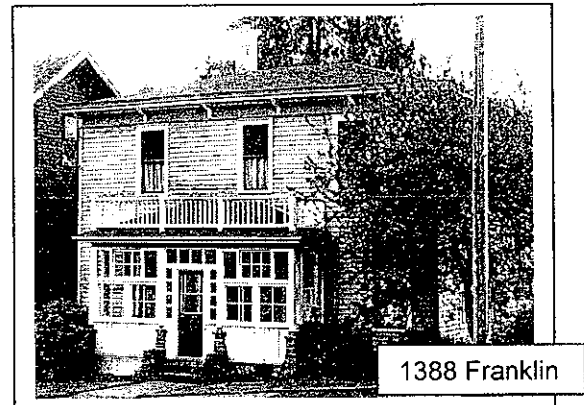
- 3) 637 14th Street
1879
Italianate



- 4) 627 15th Street
1901
Colonial Revival



- 5) 1388 Franklin Avenue
1867
Italianate (Vernacular)



- 6) 1393 Franklin Avenue
1879
Italianate



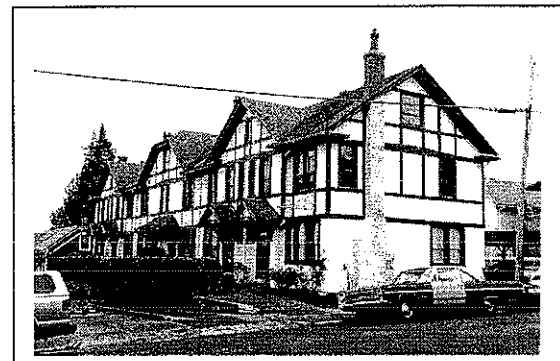
- 7) 1410 Franklin Avenue
1866-1877
Classic Revival



- 8) 1432 Franklin Ave
1915
Colonial Revival



- 9) 1456-1466 Franklin Ave
1921
Tudor



D. Proposed Structure

The proposal is to construct a 10' x 10' (83 square feet) octagon shaped, wood gazebo in the rear yard of the Rosebriar care center. It would be open on all four sides with a floor. The octagon roof would be composition shingles with a cupola.

The structure would be located approximately 14' from the rear property line and approximately 5' from the south side property line. It would be approximately 5' from the rear of the existing building.



The proposed structure is intended to provide a covered outdoor gathering area for the clients of the Rosebriar, a drug rehabilitation facility for women. It would mostly be used as the outdoor smoking area and for some outdoor group events. The HLC denied a previous request by the applicant to locate a metal carport in the rear yard for this purpose as the carport design was not compatible with the historic properties and was not in scale for an accessory structure. At that time, staff received a few verbal comments from citizens concerned with a smoking area being located near the City playground that is frequented by children. While verbal comments are not considered as public testimony, it is noted here for HLC information as the use is allowed by the zone and only the design and location is subject to review by the Historic Landmarks Commission.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on May 23, 2013. A notice of public hearing was published in the Daily Astorian on June 11, 2013. Comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is proposed to be located adjacent to and across the right-of-way from the several properties designated as historic in the Shively-McClure National Register Historic District. The proposed structure shall be reviewed by the Historic Landmarks Commission.


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


Finding: The proposed structure would be an octagon wood structure with open sides and railings. The structure would be 10' x 10' (83 square feet). The structure would be 11.6' tall and would be lower in height than any of the adjacent historic buildings. It is small in scale to the adjacent buildings and would be an accessory structure in a rear yard. It is compatible in scale and height.

pricing will update instantly.


1. Select Deck

(Click "Details" for Larger Image and Description)

☐ Treated Pine Deck
(incl.) Details


☐ Composite Deck
(+ \$599) Details

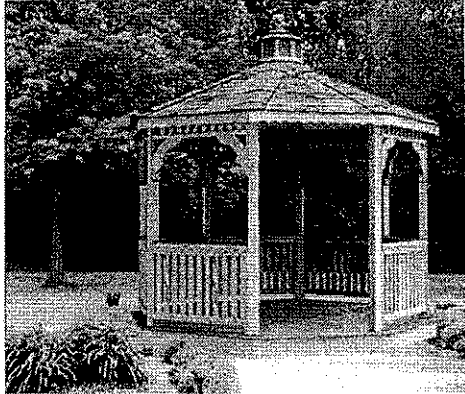
Select Color: Gray Composite Deck

☐ No Deck
(- \$60) Details

2. Select Railing

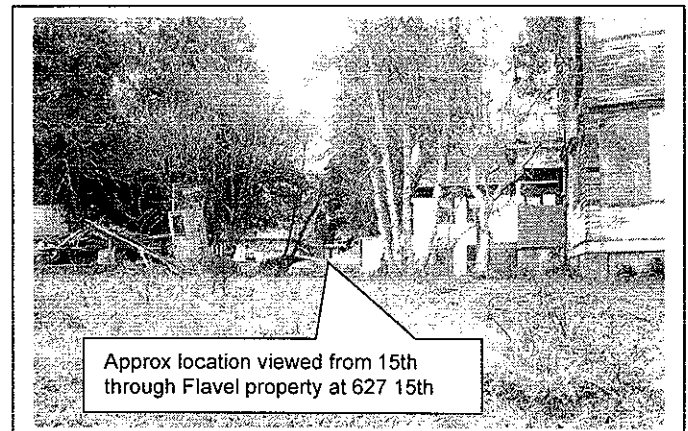
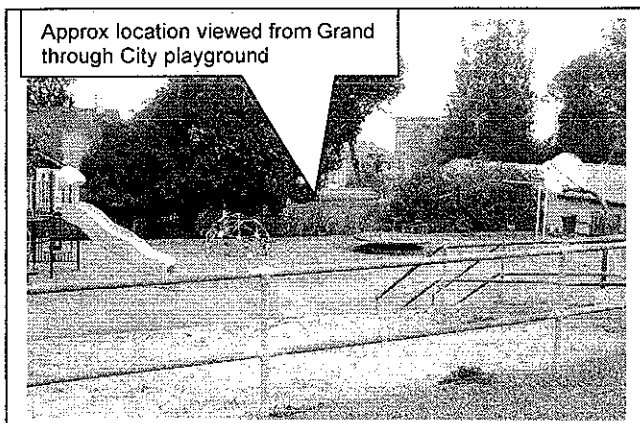
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☐ 1 x 3 Standard Railings
(incl.) Details



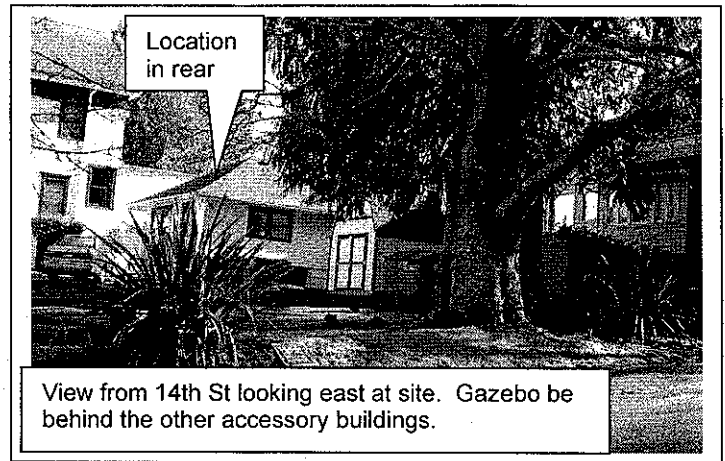
Rail
design

The decking would be a gray composite material. The railing would be 1" x 3" standard design with upper and lower rails. The structure and railing would be of wood and should be painted. The roof would be composition shingles with a cupola. There would be decorative brackets and a scalloped fascia board. There are a variety of architectural styles in the neighborhood and the main structure on this site is a Colonial Revival while others are Craftsman, Italianate, Tudor, and Classic Revival. Most display decorative architectural features such as eave brackets, balustrade designs similar to the one proposed, and decorative porch brackets. The structure is compatible in design, architectural detail, and material to the adjacent historic structures. In addition, the structure would be located in the rear yard which is enclosed by other buildings, fence, and landscaping. The structure would be partially visible from the City playground on Grand Avenue and partially from the rear yard of the Flavel house at 627 15th Street.



The subject site is developed with a multi-family dwelling, carriage house, and other accessory sheds which block view of the carport structure from other elevations. Grand Avenue is at a higher elevation than Franklin Avenue and the subject property and therefore the roof of the proposed carport would be lower than street grade of Grand Avenue.

The proposed structure is small and would not dominate or overpower the adjacent historic structures and would not create a visual clutter. The proposed building would be "tucked" into the rear yard of the lot and not highly visible. However, landscaping and fencing can change and the building would be more visible than it would be now.



In weighing the various factors involved, including the utilitarian nature of the structure, need for a covered outdoor gathering area, and the minimal impact from viewpoints, the location and design of the structure meets this criteria and is compatible with the adjacent historic structures.

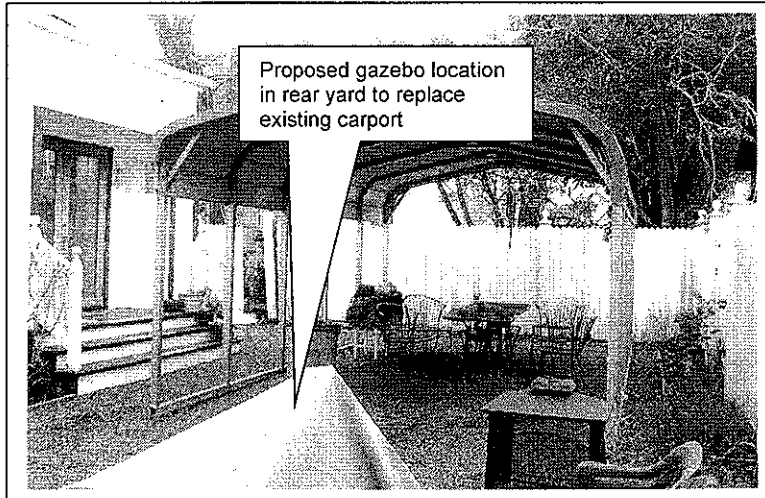
- C. Development Code Section 6.070 (B.2) states that *"In reviewing the request, the Historic Landmarks Commission shall **consider and weigh** the following criteria: The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations."*

Finding: The structure proposed to be located in the rear of the lot behind the residential building and close to the fenced hillside up to the City's Grand Avenue playground. Many structures in this neighborhood are built up to the property lines. It would not be appropriate to locate the structure in the front or street side yards as this would be more visible and would not be in character with the historic streetscape.

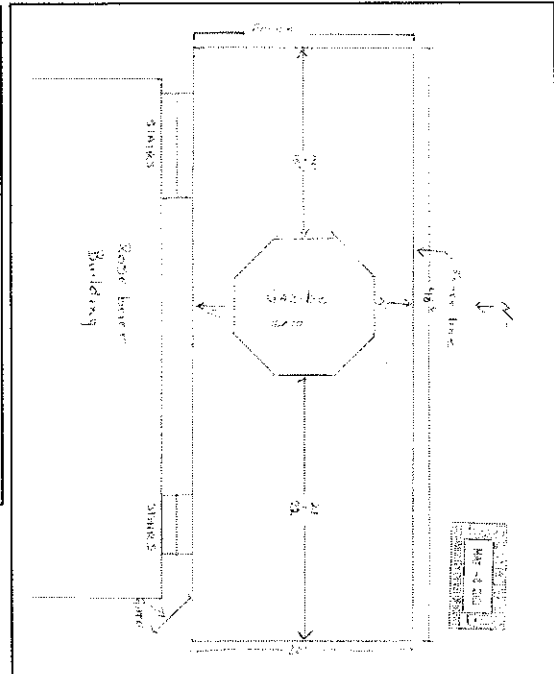


The structure would be accessed from the main structure and would not be open to the public. A 6' high fence encloses the rear yard and with the existing building, the proposed location would be buffered from view from the streetscape. The

location on the site relative to the historic structures is compatible due to the utilitarian nature of the building and the existing features that would buffer the structure from view. The structure would meet the required rear and side setbacks.



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



V. CONCLUSION AND RECOMMENDATION

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

1. The structure shall be painted to match the main structure.

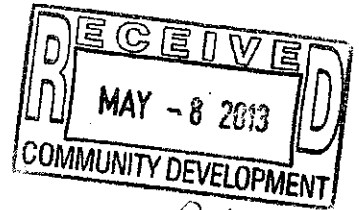
The applicant should be aware of the following requirements:

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

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



CITY OF ASTORIA
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COMMUNITY DEVELOPMENT



NC 13-02

FEE: \$100.00 *Per by:*

NEW CONSTRUCTION

*Behavioral Health Solution
of OR
7444 Long Ave
Stokie IL 60077*

Property Location: Address: 636-14TH

Lot 4-5-6

Block 17

Subdivision Shively *OK*

Map 8CD

Tax Lot 8700

Zone R-3

For office use only:

Adjacent Property Address: 636-14TH; 649-14TH; 637-14TH; 627-15TH;
1388 Franklin; 1393 Franklin; 1410 Franklin; 1432 Franklin; 1456+1466 Franklin
Classification: Shively Inventory Area: McClure NBHD

Applicant Name: ASTORIA POINT E-ROBINSON (Jesse Carter) *791-9311*

Mailing Address: 263 W. Exchange Ave Astoria 97103

Phone: 503-325-3000 Business Phone: Email: sdarcy@astoriapointe.com

Property Owner's Name: Highland Partners

Mailing Address: 263 W Exchange Ave Astoria 97103

Business Name (if applicable):

Signature of Applicant: BILL DOONER / SAM DARCY

Signature of Property Owner: [Signature]

Proposed Construction: Open sided, Covered structure as outdoor
Smoking area, in rear corner lot adjacent to historical
structure
to locate an open sided, 83 sqft gazebo as an outdoor smoking area
in the rear yard of an existing residential structure

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>5/13/13</u>
Labels Prepared:	<u>5/13/13</u>	Tentative HLC Meeting Date:	<u>6/18/13</u>
120 Days:			

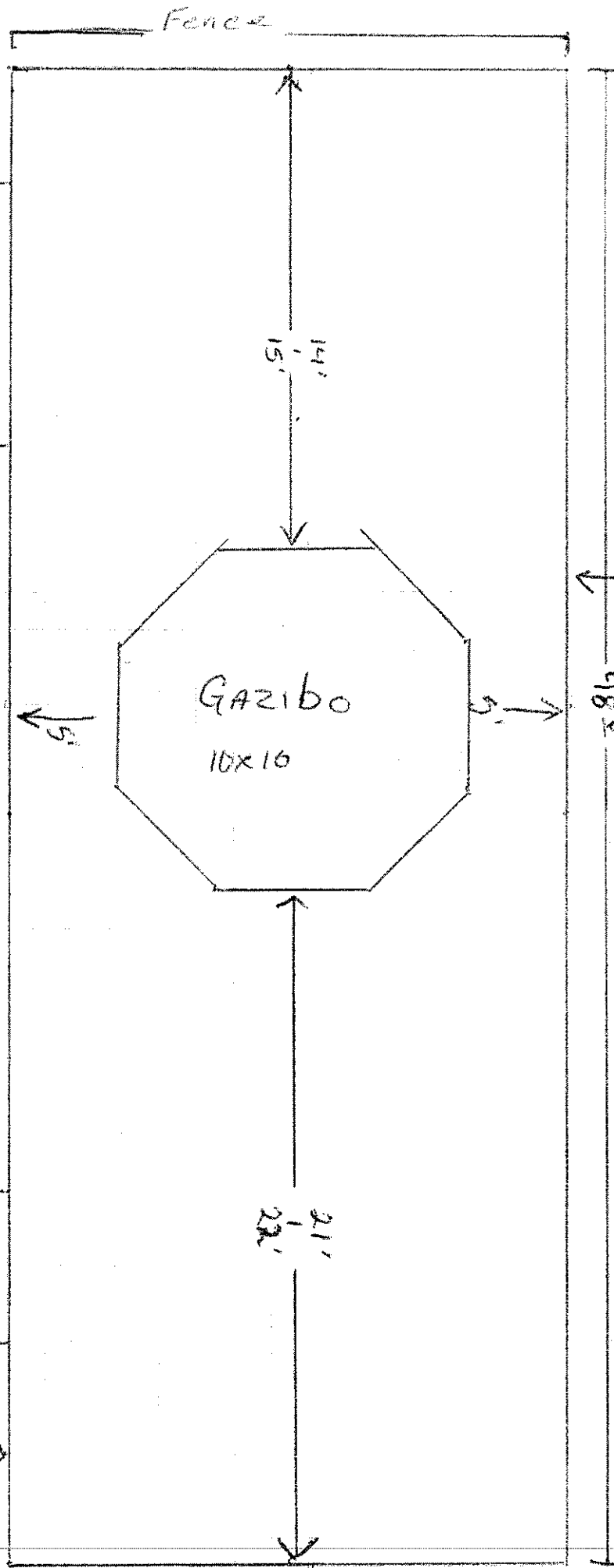
City Hall • 1095 Duane Street • Astoria, OR 97103 • Phone 503-338-5183 • Fax 503-338-6538

rjohnson@astoria.or.us • www.astoria.or.us

N ↓

Fence line
48'

RECEIVED
MAY - 8 2013
COMMUNITY DEVELOPMENT

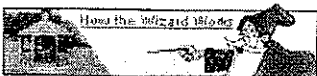


STAIRS

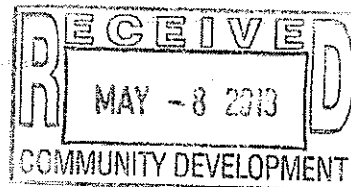
STAIRS

GATE

Rose brier
Building



Design Your: 10' Treated Pine Octagon Gazebo



Options available for 10' Treated Pine Deck

↓ Scroll through the options below, pricing will update instantly. ↓

1. Select Deck

(Click "Details" for Larger Image and Description)

☒ **Treated Pine Deck**
(Incl.) [Details](#)

☐ **Composite Deck**
[+\$599] [Details](#)

Select Color: **Gray Composite Deck**

☐ **No Deck**
[-\$60] [Details](#)

2. Select Railing

(Click "Details" for Larger Image and Description)

☒ **1 x 3 Standard Railings**
(Incl.) [Details](#)

☐ **2 x 2 Square Railings**
[+\$119] [Details](#)

☐ **2 x 3 Decorative Spindle Railings**
[+\$319] [Details](#)

☐ **2 x 2 Decorative Spindle Railings**
[+\$219] [Details](#)

☐ **Solid Bottom Railings**
[+\$299] [Details](#)

Why Request a Quote

[Hurricane Package](#)

[History of Gazebos](#)

[Landscaping Ideas](#)

[Compare Materials](#)

[Shipping Information](#)

[Assembly Overview](#)

[Warranty Overview](#)

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[Installation](#)

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[Structural Details](#)

[Site Preparation](#)

[Payment Options](#)

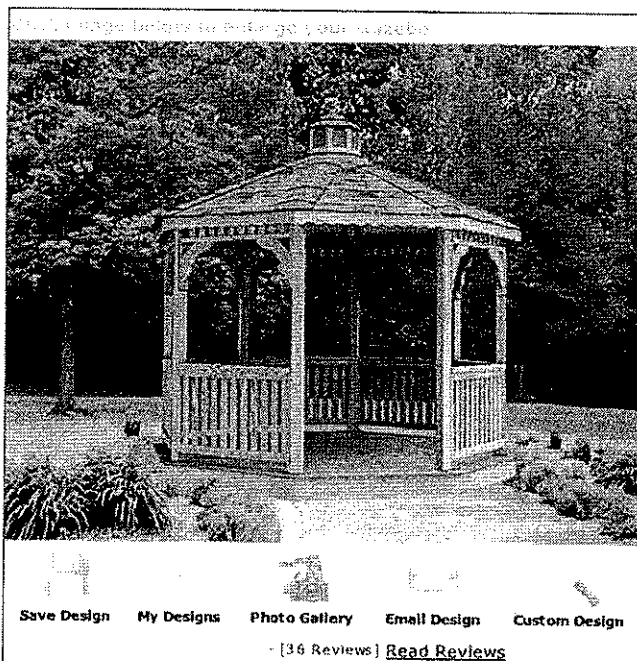
[Maintenance & Care](#)

Talk with a Project Advisor

1-888-293-2339
Mon-Fri: 8AM-7PM EST
Sat: 10AM-3PM EST

[Live Chat](#)
Offline Chat Now

☐ [Email Us](#)
Answers in 24 hours



Price with Selected Options: **\$4,199**

Fill in the information below and a Project Advisors will contact you within 24 hrs.

Email Address: [Privacy Policy](#)

First Name: Last Name:

Phone Number: Zip Code:

Est. Purchase Time Frame: Please Select a Time

Best Time to Call, Additional Requests, Comments, etc...

☒ Keep me informed about new offers & news

[Why Request a Shipping Quote?](#)

For an Instant Quote call us at **1-888-293-2339**
Mon-Fri: 8AM-7PM | Sat: 10AM-3PM EST
Personal Information will not be shared

Below is a summary of all your selected options.

Size: 10' ☐

Material: Treated Pine ☐

Roof: Single Roof ☐

Style: Octagon ☐

Base Code: [WOG1000]
Base Price: \$4,199

[View Included Options](#)

Total Price: **\$4,199**

[Clear Options](#) [Payment Options](#)
[Printable Summary](#)

Base Specifications

- Product Type: Gazebo
- Style: Octagon
- Roof: Single Roof
- Material: Treated Pine
- Size: 10'
- Height: 139 in.
- Weight: 2105 lbs.
- Approx. Area: 83 Sq. Ft.

Base Features

- #1 Grade Treated Pine Floor
- Standard 1x3 Rails
- Standard Braces
- Laminated Posts
- Treated Cupola
- 30 Year Architectural Asphalt Shingles

[Request Spec Drawings](#)

[Need even more Customizations?](#)



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

June 4, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER

SUBJECT: AMENDMENT REQUEST (A13-03) ON HISTORIC PROPERTIES ORDINANCE

The Historic Properties Ordinance, Article 6 of the Astoria Development Code, was last updated in 1992. This Ordinance establishes how historic properties are designated, the process for review of exterior alterations, new construction, demolition, appeals, and lists exceptions to the review process. In January 2008, the City adopted a Historic Preservation Plan 2008-2012 which identified suggested amendments to the Ordinance and proposed projects to support historic preservation. The various elements of the Plan were prioritized as follows:

- Priority 1: Improve and Clarify the Code
- Priority 2: Survey and Inventory Program
- Priority 3: Economic Incentive Program
- Priority 4: Public Education Program

There were specific goals within each of these preservation programs, many of which have been completed. The Code amendments were a high priority but have not yet been completed. The proposed Code amendments would add the new State historic property classifications and references, and would provide for three levels of review for historic properties rather than all requests being reviewed by the Historic Landmarks Commission.

Type I reviews would be approved by staff, the Historic Preservation Officer (HPO), as "over-the-counter" reviews and would be limited to minor alterations that do not impact the historic character of the building. Most of these request are currently reviewed and approved by the HPO for items such as reroofing, mechanical vents on non-primary elevations, foundation and skirting materials, roof and soffit vents, and placement of microwave receiving dishes on non-primary facades. These reviews would not require public notification or comment. Type II reviews would be approved by the Historic Preservation Officer after public notice and a Findings of Fact report has been completed. These would provide the public with opportunity for comment and would include minor alterations to non-primary facades such as construction of outbuildings of less than 200 square feet; reconstruction of decks, stairs, and balustrades; handicap ramps, awnings, skylights, and replacement of non-historic features with a design or material that is more compatible with the historic features. All other requests would be reviewed by the Historic Landmarks Commission as a Type III review under the same procedures as currently used by the HLC. The intent of these changes is to codify some of the simple reviews that are already handled administratively and to ease the burden of reviewing simple projects at the HLC level. This would result in an easier, quicker permit review for applicants making historic preservation less burdensome to property owners and contractors.

The draft amendments are included for HLC discussion and recommendations. The final draft is scheduled for public hearing before the HLC at its July 16, 2013 meeting with the HLC's recommendation going to the City Council for a public hearing at their meeting on August 5, 2013 with second reading and potential adoption at their August 19, 2013 meeting.

Other code amendments suggested in the Historic Preservation Plan will be submitted separately. Staff is currently working on a list of historic preservation guidelines that would not be included in the code but would be in a document that would provide applicants with a clear understanding of what types of design and/or materials are expected when working on a historic property. It is hoped that these guidelines will be ready for review by the end of the year.

As an update to the HLC concerning the various goals identified in the Plan, the following is a list of the goals with a notation on the status of each goal:

GOAL	STATUS
1. Improve and Clarify Development Code	
1.1 Amend Development Code	Draft pending review by HLC on 7-16-13 with proposed adoption by City Council on 8-19-13. Historic Preservation Guidelines proposed to be compiled for HLC review by the end of 2013. City Council adopted the Property Maintenance Code in 2011 which included provisions to prevent "demolition by neglect" of properties.
1.2 Convert Primary & Secondary designations	Code amendment to address designation classifications pending as noted above.
1.3 Produce descriptive brochures	The following brochures are available: Historic Astoria, Awnings/Canopies, Commercial Signs, Dormers, Garage/Outbuildings, Murals, New Additions, Porch/Decks, Residential Windows.
2. Survey & Inventory	
2.1 Establish additional historic districts	
2.2 Survey Alderbrook	
2.3 Survey South Slope	
2.4 Update existing inventories	Adair-Uppertown Area has been re-inventoried with formal designation of approximately 220 structures (an increase of approximately 110 structures from the previous inventory) pending adoption by HLC on 6-18-13. Downtown inventory was augmented to include building dimensions and photo mosaic for GIS and Google applications in 2010. Staff completed a master index of all inventoried properties in 2010
(Additional inventories completed or started that were not identified in the Goals)	Photo inventory of historic sidewalk imprints was completed in 2009 for 14th to 16th between Franklin and Jerome and at the Franklin Street Bridge area at 35th. Inventory of historic manhole covers in the 8th Street and Downtown area was completed in 2013. Inventory and location mapping of existing historic trolley tracks is underway and should be completed by 2014.

3. Economic Incentives	
3.1 Low interest loan for residential properties	
3.2 Local grant program	<p>Through two SHPO "pass-through" grants, five commercial and five residential grants were provided in 2008-2009.</p> <p>Design concepts for a three downtown commercial properties were developed in 2010 to use as an incentive to property owners showing them what their building would look like should they renovate the exterior of their building, particularly the front facade. Two of the properties completed the facade improvements in 2012 & 2013.</p> <p>Urban Renewal funds were granted to 2 projects (Ft. George & JJ Astor Hotel) in 2010 and one project (Liberty Theater) in 2011.</p> <p>Staff is working on an Astor-West Urban Renewal District facade renovation grant program. A draft of this program is proposed to be presented to the City Council this summer. This would be available to both commercial and residential properties.</p>
3.3 CDBG fund for historic properties	CDBG program through Community Action Team continues with one loan in 2010. Program is a revolving loan and as money is paid back it is loaned out to new properties including non-historic properties.
4. Public Education Program	
4.1 Hour with a design professional	Through SHPO CLG grant, program has been available each year with 7 consultation projects in 2012.
4.2 Mailing List/Mailing/Outreach	<p>Staff participates in CCC classes on building codes and historic preservation each year with session on historic requirements.</p> <p>Staff presented to LCPS members on historic preservation review process in May 2010 and in 2011.</p> <p>Staff did presentation at Columbia Forum in 2011 on Gritty vs Pretty: Staying True to Astoria's Heritage.</p> <p>Staff participated in presentation on Historic Masonry in 2010.</p> <p>Staff wrote article for <i>NAPC Alliance Review</i> on window restoration at Owens Adair building.</p> <p>Staff successfully nominated the following projects for State Historic Preservation Awards: Astoria Bicentennial; Owens-Adair window repair; Clatsop Community College / Columbia Pacific Preservation program; Caruana/Farehty renovations; Regatta as State Heritage Tradition.</p> <p>HLC staffed a booth at the MERTS open house in 2013.</p> <p>New City web site has links to historic brochures, documents, and other historic information and updates.</p> <p>New City GIS map on web site will include historic designations and link to the inventory sheet on each property. To be completed in 2013.</p> <p>Yearly Dr. Edward Harvey awards with coverage in <i>Daily Astorian</i> and article in <i>Restoria</i> for LCPS</p>
4.3 Annual Workshop	Historic Preservation Fairs were held in 2011 and 2012
4.4 Interpretive & historic signs and markers	ADHDA Design Committee currently working with City on new downtown street signs to include "historic district" sign.

ARTICLE 6

HISTORIC PROPERTIES

6.010. PURPOSE.

It is the purpose of the City to promote and encourage the preservation, restoration, rehabilitation, and adaptive use of buildings, structures, appurtenances, objects, sites, and districts that are indicative of Astoria's historical heritage; to carry out certain provisions of the Land Conservation and Development Commission Goal 5 "Open Spaces, Scenic and Historic Areas, and Natural Resources"; to establish a design review process for historic structures, and to assist in providing the means by which property owners may qualify for Federal and State financial assistance programs assisting historical properties.

6.020. SPECIAL PROVISIONS.

A. Signs.

1. Signs or plaques denoting a historic District, building or site will be permitted in accordance with the sign regulations for the zone in which it is located. Such signs will be of dignified design and positioned in a manner that is compatible with the building or site.
2. Any signs constructed or placed on or in association with a historic building will be reviewed by the Historic Preservation Officer to ensure that they are in scale and relate well to the architectural style of the building.
3. Restoration or reconstruction of historic signs are encouraged and will be reviewed by the Historic Preservation Officer to verify that they are a historic restoration or reconstruction. Any change in design and/or wording is not considered to be a historic sign restoration/reconstruction.

6.030. HISTORIC DISTRICT ESTABLISHMENT.

- A. The Historic Landmarks Commission, the City Council, or the owners of at least one-third of the privately owned property within a proposed District may initiate the proceedings for designation of a Historic District. If there is multiple ownership in a property, each consenting owner shall be counted as a fraction equal to the interest the owner holds in that property.

A request that an area be designated as a Historic District will be considered by the Historic Landmarks Commission following receipt of a complete application by the Historic Preservation Officer. The Historic Landmarks Commission will transmit its

recommendation of the area as a Historic District to the City Council. The City Council shall hold a public hearing in accordance with the procedures set forth in 9.010 through 9.100 except that notices of the hearing date will be mailed only to owners of property lying on or within the boundaries of the proposed District.

Upon receipt of the Historic Landmark Commission's recommendation, the City Council may authorize submittal of a nomination for Historic District status to the State Advisory Committee on Historic Preservation.

6.040. HISTORIC LANDMARK ESTABLISHMENT.

A. Procedure.

The Historic Landmarks Commission, City Council or a property owner may initiate the proceedings for designation of a Historic Landmark. Upon receipt of a complete application requesting that a building or site be designated historic, the Historic Landmarks Commission shall consider the request. The Historic Landmarks Commission shall hold a public hearing on the request in accordance with the procedures set forth in Article 9.

The Historic Landmarks Commission may approve, modify or reject such request in accordance with Section 9.030.

B. Existing Listings on the National Register of Historic Places.

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.

C. Primary, and Secondary, Eligible/Significant, and Eligible/Contributing Classifications.

For the purposes of Historic Landmark designation, buildings, structures, appurtenances, objects, signs, sites and districts which are classified as Primary, or Secondary, Eligible/Significant, or Eligible/Contributing shall be automatically considered a Historic Landmark.

6.050. EXTERIOR ALTERATION.

A. Exemptions.

Nothing in this Section shall be construed to prevent ordinary maintenance of a structure listed or identified as a Historic Landmark ~~or as Primary or Secondary~~ as described in Section 6.040. The following are considered to be normal maintenance and repair and are not subject to this Section including, but not limited to:

1. Replacement of gutters and downspouts, or the addition of gutters and downspouts, using materials that match those that were typically used on similar style buildings;
2. Repairing, or providing a new foundation that does not result in raising or lowering the building elevation more than one foot unless the foundation materials and/or craftsmanship contribute to the historical and architectural significance of the landmark;
3. Replacement of wood siding, when required due to deterioration of material, with wood material that matches the original siding in size, dimension, and material;
4. Repair and/or replacement of roof materials with the same kind of roof materials existing, or with materials which are in character with those of the original roof;
5. Application of storm windows made with wood, bronze or flat finished anodized aluminum, or baked enamel frames which complement or match the color detail and proportions of the building;
6. Replacement of existing sashes with new sashes, when using material which is consistent with the original historic material, dimensions, and appearance; and
7. Painting and related preparation.
8. Installation of decorative stained and/or leaded glass in existing windows.
9. Fences, retaining walls, and/or landscaping features unless the existing features are noted in the historic designation as contributing features to the historic property.

B. Certificate of Appropriateness.

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~~ as described in Section 6.040 without first obtaining a Certificate of Appropriateness.

In obtaining a Certificate of Appropriateness, the applicant shall file an application on a form furnished for that purpose with the Community Development Department.

C. Type I Certificate of Appropriateness - Criteria for Immediate Approval.

Projects that are limited in scope or minor alterations that meet the criteria listed below are classified as Type I Certificate of Appropriateness permits. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing nor public notice.

1. The Historic Preservation Officer shall approve the following Type 1 permit exterior alteration requests if:

a. There is no change in historic character, appearance or material composition from the existing structure or feature; or

b. The proposed alteration duplicates the affected building features as determined from a photograph taken during either the Primary or Secondary development periods, original building plans, or other evidence of original building features; or

c. The proposed alteration is required for the public safety due to an unsafe or dangerous condition.

d. The proposed alteration relates to signage in scale to the architectural style of the building.

2. The Historic Preservation Officer shall approve the following Type 1 permit requests if it meets the criteria listed below:

a. Criteria.

1) Located on the rear or interior side yard, not highly visible from the public right-of-way; and/or

2) Reconstruction and/or replacement of porch and/or stairs on any elevation; and/or

3) Will not result in an increase in building footprint or massing.

b. Installation of mechanical equipment and venting located on other than the primary facade or street scape. Ground mounted equipment shall be screened from view if visible from a City right-of-way.

c. Installation of contemporary composite material on the flat decking area of porches, decks, and/or stair treads.

d. Replacement of roofing material as follows:

1) With similar material and/or composition shingles.

- 2) Flat roofing not visible from the street scape may be a contemporary material.
- 3) Original roof wood shingle or shakes, should be maintained in place whenever possible. Composition roofing is allowed as a substitute for wood shingles in a complete replacement.
- 4) Original roof tile, slate, or rolled composition roofing should be maintained in place whenever possible. Imitation slate and wood are allowed as a substitute for original materials in a complete replacement.

e. Removal of an utilitarian chimney that is not a character defining feature.

f. Replacement of skirting material with fiber cement material or other compatible contemporary material.

g. Installation of roof and/or soffit vents.

h. Replacement of existing columns with similar design and dimension of contemporary material other than vinyl material.

i. Installation of television microwave receiving dish.

~~All other requests shall be reviewed by the Historic Landmarks Commission.~~

D. Type II Certificate of Appropriateness - Administrative Review

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.

1. Criteria.

- a. Located on the rear or interior side yard, not highly visible from the 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 a minor increase in building footprint or massing.

2. The Historic Preservation Officer shall approve the following Type II permit requests:

- a. Construction of outbuildings or enclosures (less than 200 square feet).
- b. Awnings on residential property, or on any elevation of a commercial property.
- c. Handicap accessible ramps on any elevation.
- d. Reconfiguration and/or reconstruction of existing decks or porches with similar materials and/or with a change in materials.
- e. Reconstruction of existing stairs and balustrades with a historic design.
- f. Replacement and/or reconfiguration of basement windows on any elevation.
- g. Installation of flat mounted skylight located on other than the primary facade or street scape.
- h. Changes to fences, retaining walls, and/or landscaping features that are noted in the historic designation as contributing features to the historic property.
- i. Replacement of non-historic features such as aluminum or vinyl windows or siding, steel or fiberglass doors, etc. with a design, size, and material that is more compatible with the historic features of the structure.
- j. Removal of a chimney that is considered as a character defining feature.

E. Type III Certificate of Appropriateness – Historic Landmarks Commission Review

Projects that do not meet the criteria for a Type I or 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.

F. ~~Historic Landmarks Commission Design Review Criteria.~~

Type II and Type III Certificate of Appropriateness ~~Those exterior alteration requests not meeting the conditions for immediate approval shall be reviewed by the Historic Landmarks Commission or Historic Preservation Officer as indicated in Section 6.050 following receipt of a complete application.~~

The following standards, in compliance with the Secretary of the Interior's Standards for Historic Preservation, shall be used to review alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are not intended to be an exclusive list, but are to be used as a guide in the Historic Landmark Commission's deliberations 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.
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.
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.
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.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall 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.
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.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
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.

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.

6.070. NEW CONSTRUCTION.

A. Certificate of Appropriateness.

No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark ~~or a structure identified as Primary or Secondary as described in Section 6.040~~, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission.

In obtaining a Certificate of Appropriateness as required above, the applicant shall file an application on a form furnished for that purpose with the Community Development Department.

B. Historic Landmarks Commission Design Review Criteria.

A request to construct a new structure shall be reviewed by the Historic Landmarks Commission following receipt of the request. In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria:

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

6.080. DEMOLITION AND MOVING.

A. Certificate of Appropriateness.

No person, firm, or corporation shall move, demolish, or cause to be demolished any structure listed or identified as a Historic Landmark ~~or as a Primary or Secondary as described in Section 6.040~~ without first obtaining a Certificate of Appropriateness.

In obtaining a Certificate of Appropriateness, the applicant shall file an application on a form provided for that purpose with the Community Development Department.

B. Criteria for Immediate Approval.

The Historic Preservation Officer shall issue a Certificate of Appropriateness for moving or demolition if any of the following conditions exist:

1. The structure has been damaged in excess of 70% of its assessed value by fire, flood, wind, or other natural disaster or by vandalism; or
2. The Building Official finds the structure to be an immediate and real threat to the public health, safety and welfare.

All other requests will be reviewed by the Historic Landmarks Commission.

C. Historic Landmarks Commission Review Criteria.

Those demolition/moving requests not meeting the conditions for immediate approval shall be reviewed by the Historic Landmarks Commission following receipt of an applicant's request. In reviewing the request, the Historic Landmarks Commission shall consider and weigh all of the following criteria:

1. The structure cannot be economically rehabilitated on the site to provide a reasonable income or residential environment compared to structures in the general area.
2. There is demonstrated public need for a new use, if any is proposed, which outweighs the benefit which might be served by preserving the subject building(s) on the site due to the building's contribution to the overall integrity and viability of the historic district.
3. The proposed development, if any, is compatible with the surrounding area considering such factors as location, use, bulk, landscaping, and exterior design.
4. If the building is proposed to be moved, the new site and surrounding area will benefit from the move.

Any review shall be completed and a decision rendered within 75 days of the date the City received a complete application. Failure of the Historic Landmarks Commission to meet the time lines set forth above shall cause the request to be referred to the City Council for review. All actions of the Historic Landmarks Commission can be appealed to the City Council. The Historic Landmarks Commission will follow the procedural requirements set forth in Article 9.

D. Conditions for Demolition Approval.

As a condition for approval of a demolition permit, the Historic Landmarks Commission may:

1. Require photographic documentation, and other graphic data or history as it deems necessary to preserve an accurate record of the resource. The historical documentation materials shall be the property of the City or other party determined appropriated by the Commission.
2. Require that the property owner document that the Historic Preservation League of Oregon or other local preservation group has given the opportunity to salvage and record the resource within 90 days.

E. Appeal - Extension of Review Period.

On appeal or referral, the City Council may extend the review period for demolition/moving requests a maximum of an additional 120 days from the date of receipt of an application upon a finding that one of the following conditions exists:

1. The applicant has not submitted sufficient information to determine if an immediate demolition or moving should be allowed.
2. There has been little or no activity, within a reasonable amount of time, by the permit applicant to explore other viable alternatives.
3. There is a project under way which could result in public or private acquisition of the historic building or site and the preservation or restoration of such building or site, and that there is reasonable grounds to believe that the program or project may be successful.

If, at the end of an extended review period, any program or project is demonstrated to the City Council to be unsuccessful and the applicant has not withdrawn his/her application for a moving or demolition permit, the Community Development Director shall issue the permit if the application otherwise complies with the code and ordinances of the City.

F. Exception.

In any case where the City Council has ordered the removal or demolition of any structure determined to be dangerous, nothing contained in this chapter shall be construed as making it unlawful for any person without prior approval of the Historic Landmarks Commission, pursuant to this chapter, to comply with such order.

6.090. ADMINISTRATIVE PROCEDURES.

- A. The Historic Landmarks Commission and/or Historic Preservation Officer will follow the procedural requirements set forth in Article 9 with regard to application, public notice, quasi-judicial public hearing procedure, appeals, action on applications, filing fees, and additional costs.
- B. In the consideration of an exterior alteration, demolition or moving request, the Historic Landmarks Commission and/or Historic Preservation Officer will approve or deny the request or recommend changes in the proposal which would enable it to be approved. The property owner will be notified of the Historic Landmarks Commission's and/or Historic Preservation Officer's decision within 10 working days of the date of action. The applicant may resubmit proposals for which changes have been recommended by the Historic Landmarks Commission.
- C. In approving an exterior alteration, demolition or moving request, the Historic Landmarks Commission and/or Historic Preservation Officer may attach conditions which are appropriate for the promotion and/or preservation of the historic or architectural integrity of the structure, appurtenance, object, site, or district. All decisions to approve, approve with conditions, or deny shall specify the basis of the decision. A decision of the Historic Preservation Officer may be appealed to the Historic Landmarks Commission. A Such decisions of the Historic Landmarks Commission may be appealed to the City Council.