



AGENDA

HISTORIC LANDMARKS COMMISSION

July 15, 2014

5:15 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. PRESENTATIONS
 - a. Dr. Harvey Historic Preservation Honorable Mention Award: 1254 Commercial (Links Outdoor) – Owners, Kyle & Julie Johnson
4. MINUTES
 - a. May 20, 2014
5. PUBLIC HEARINGS
 - a. Exterior Alteration EX14-06 by Michael Nisbett to add a front porch and rear deck, replace garage door with metal rollup panel door with upper lites on an existing single family dwelling at 3525 Harrison in the R-2, Medium Density Residential zone. Staff recommends approval of the request with conditions.
 - b. Miscellaneous Review MR14-03 by James Defeo, Astoria Coffeehouse to paint a mural on the east elevation of an existing commercial building within the Downtown National Register Historic District at 1084 Commercial in the C-4, Central Commercial zone. Staff recommends approval of the request with conditions.
 - c. Exterior Alteration EX14-07 by Monica Hartney, Abode Connections LLC to add 2 windows on 2nd floor south elevation; add one window on 2nd floor dormer north elevation; move paired windows on rear; add double doors & 5' x 10' porch on 1st floor, rear; add double doors & 4' x 7.5' balcony on 2nd floor, rear at 813 14th in the R-3, High Density Residential zone. Staff recommends approval of the request with conditions.

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

- a. Historic Preservation Renovation Grant – Rosemary Johnson

7. ADJOURNMENT




CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

July 3, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: SHERRI WILLIAMS, ADMINISTRATIVE ASSISTANT 

SUBJECT: DR. EDWARD HARVEY HISTORIC PRESERVATION HONORABLE
MENTION AWARD FOR 2014

The Historic Landmarks Commission selected the 2014 recipients for the Dr. Edward Harvey Historic Preservation Award at its May 20, 2014 meeting. The awards are presented each year to recognize property owners who have completed exterior restoration or beautification of a building which exemplifies the historical attributes of the building or the architectural heritage of Astoria. The work must have been completed within the last two years.

Two Awards were presented by Mayor Van Dusen at the June 16, 2014 City Council meeting: Ernest & Judith Atkinson for restoration of 216 Exchange in the Residential Category, and Ted Osborn for restoration of The Allen Building at 1004-1008 Commercial in the Commercial category.

In addition, the HLC agreed one additional property owner deserved recognition for their restoration efforts: Kyle & Julie Johnson for restoration of Links Outdoor at 1254 Commercial. A Dr. Edward Harvey Historic Preservation Honorable Mention Award will be presented to the Johnsons at the July 15, 2014 HLC meeting. The recipients have been notified and will be present at the meeting to receive their Honorable Mention award.

DR. EDWARD HARVEY AWARD

The Award is named for Dr. Edward Harvey who was a pioneer in recognizing the importance of historic preservation in Astoria. His original efforts of placing plaques denoting the brief history of a building are still seen throughout the City. He lobbied the Clatsop County Commissioners to establish a Historic Advisory Committee of which he served as the chairman for many years.

The Award has been presented yearly since 1988 to owners of residential, commercial, or public buildings who have completed exterior painting, rehabilitation, restoration, or beautification projects which have been sensitive to the historical attributes of the building and/or the architectural heritage of Astoria.

DR. EDWARD HARVEY HISTORIC PRESERVATION HONORABLE MENTION AWARD

The Dr. Edward Harvey Historic Preservation Award is presented annually by the City Council and Historic Landmarks Commission. The Award is competitive and recognizes persons who, in the judgment of the Historic Landmarks Commission, have completed the year's best examples of historic rehabilitation or restoration project which respects the history and architectural heritage of the City.

For the year 2014, we have one property that the Historic Landmarks Commission found worthy of Honorable Mention recognition for their restoration efforts:

- **1254 Commercial – Owners, Kyle & Julie Johnson**

The City of Astoria thanks you for your efforts. Restoration of this structure has added to the overall historic character of Astoria.

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

May 20, 2014

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission was held at the above place at the hour of 5:18 p.m.

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, and Thomas Stanley

Commissioners Excused: Mac Burns, Paul Caruana and Kevin McHone

Staff Present: Planner Rosemary Johnson

APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes. There was none. Commissioner Stanley moved to approve the minutes of April 15, 2014 as presented; seconded by Commissioner Osterberg. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Stanley, and Osterberg. Nays: None.

PUBLIC HEARINGS:

President Gunderson explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were listed in the Staff report.

ITEM 4(a):

EX 14-03 Exterior Alteration EX14-03 by Dan and Susan Rahkonen to remove a rear shed addition and replace with a one story hip roof addition; remove south elevation roof addition and restore to the original roof line; remove rear door and install new doors on north and south elevations of new rear addition; enlarge north elevation dormer; change several non-historic windows on existing single family dwelling at 512 36th Street in the R-2, Medium Density Residential Zone.

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

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

President Gunderson called for questions of Staff.

Commissioner Osterberg asked Planner Johnson to define a construction connection, which was stated in Condition 2 on Page 7 of the Staff report. Planner Johnson explained that in modern construction, support structures, such as a staircase, are typically bolted to the outside of the stringers. On historic properties, the bolts will be hidden behind a fascia board. The same process is used on a deck. Bolts should be recessed or hidden. Staff worked with the Applicant on this when discussing a building permit. The construction plans do not show this detail, but Planner Johnson would look for it when the Applicant applies for a building permit.

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

Dan Rahkonen, 8412 200th Street SW, Edmonds, Washington, circulated a photograph noting he appreciated Planner Johnson's comments. He assured that he and his wife would work with Staff to make the house look

right and function. He would also work with his architect and builder to make sure structures are attached properly. He understood a construction connection referred to the area where portions of the house meet because sheeting and siding will be installed in such a way that it will not be possible to tell where the main house wall and alteration meet. It has always been his intent to make sure it looks well connected.

President Gunderson called for questions of the Applicant.

Commissioner Osterberg believed the Staff report was clear and he did not have any questions. The house had a lot going on, but all of it appeared to be appropriate and in accordance with the criteria for approval. Mr. Rahkonen said he was working with Ray Bergerson on the windows, which would all be wooden single hung windows. Mr. Bergerson installed the new windows on the front to match the original windows.

President Gunderson called for any testimony by persons in favor of, impartial to or against the application. Seeing none, she called for closing remarks of Staff. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach believed the project was a great asset to the community and to the building itself. The Applicant was doing everything right, taking care of the building and its original details. The proposed plans were keeping in character with the idea of historic preservation.

Commissioner Osterberg agreed, adding that the Applicant was doing a lot to the building, but everything seemed to be appropriate, including the types of materials, the scale, and the attention to detail. The HLC could not see every bit of detail, but such an ultra-level of detail was not required. Staff would follow up on the small details, finish work, and things like the construction connections. He agreed the application met the criteria for approval.

Commissioner Stanley was pleased to see what the Applicants were doing with the building, which would be beautiful. The HLC exists to support this kind of restoration work. He thanked the Applicants.

President Gunderson agreed with the other Commissioners. She said she was always excited to see a building brought back to its original glory and the building is beautiful.

Commissioner Osterberg moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX 14-03 by Dan and Susan Rahkonen, with conditions; seconded by Commissioner Stanley. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

Planner Johnson complimented the Applicants for giving her a thorough application that was easy to work with.

President Gunderson added that the process is tough, but it is wonderful when everything goes right. She thanked the Applicants for the updated photographs.

ITEM 4(b):

EX 14-04 Exterior Alteration EX14-04 by Michael and Kristin Covert to replace rear porch windows, change a rear door to a window, install French doors, and construct a deck on the rear elevation of an existing single family dwelling at 384 Duane in the R-2, Medium Density Residential Zone.

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

Planner Johnson presented the Staff report. She noted that the Applicant was a prior Dr. Harvey Award winner and had a history of working on historic homes in Astoria. She recommended approval with standard conditions. No correspondence has been received.

President Gunderson called for questions of Staff. Hearing none, she opened public testimony for the hearing and asked for the applicant's presentation.

Mike Covert, 384 Duane Street, Astoria, confirmed he won the Dr. Harvey Award in 2013 for a project he completed on the east end of town. He has done extensive restorations of historic homes and always tried to adhere to the historic nature and detail of the houses. He believed it was important to understand that his home had been converted from a single-family home to a duplex and the wrap-around porch had been enclosed at one time. All of the three-over-one windows need to be replaced because they have rotted. Ray Bergerson has given him an estimate and will begin making the windows as soon as Mr. Covert receives approval of his application. On three of the four banks of windows, the three-over-one windows will be replaced with three-over-one windows. The middle bank of windows will be replaced with a cedar French door in a Queen Anne style, which will allow access to the proposed deck. It would be nice to have the additional living space because the yard is very steep. He confirmed for Commissioner Osterberg that the new windows would be made of cedar, just like the original windows.

President Gunderson noted for the record that no members of the audience were present, other than the Applicant. Therefore, she would dispense with some of the formalities of the public hearing. She called for closing remarks of Staff. Hearing none, she closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach said she had seen the house and was happy the Covert's owned the house and were taking care of it.

Commissioner Osterberg believed the house was very impressive. This project seemed simpler than the project in Item 4(a), but still seemed very appropriate with the right materials and design. The application appeared to meet all criteria for approval.

Commissioner Stanley and President Gunderson said they were happy with the application. President Gunderson said she had seen the Applicant's work around town and recalled selecting him as a Dr. Harvey Award winner in 2013.

Vice President Dieffenbach moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Exterior Alteration EX 14-04 by Michael and Kristin Covert with conditions; seconded by Commissioner Stanley. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

ITEM 4(c):

HD 14-01 Historic Designation HD14-01 by Justin Power to designate an existing single family dwelling as historic based on the proposed alterations as submitted with this application at 778 38th Street in the R-2, Medium Density Residential Zone.

President Gunderson asked if anyone objected to the jurisdiction of the Historic Landmarks Commission (HLC) to hear this matter at this time, noting that there was no one in the audience. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest or any ex parte contacts to declare. None declared. President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Staff report, noting that the house had been on the Derelict Building list for several years. The Applicant had already completed a lot of restoration work in a short period of time and she believed the project would be completed soon. The house would be an asset to the neighborhood. She recommended approval with standard conditions. No correspondence has been received.

Commissioner Stanley understood that if the Applicant failed to complete the proposed work, the house would not be designated as historic. President Gunderson added that the Applicant would also then be required to meet current building codes. Planner Johnson stated that Staff has recommended historic designations based on proposed work several times over the last three to five years. In each case, the projects were completed as proposed. Compliance with current building codes is often quite expensive.

President Gunderson opened and immediately closed the public hearing, as there was no one in the audience. She called for closing remarks from Staff. Hearing none, she called for Commission discussion and deliberation.

Commissioner Stanley moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Historic Designation HD14-01 by Justin Power with conditions; seconded by Commissioner Osterberg. Motion passed unanimously.

The rules of appeal were not read due to no one being in the audience.

Commissioner Dieffenbach said she was excited to see the project completed because it inspires others to do the same.

Commissioner Osterberg said he was pleased to see this application. The building is simple; many would call it plain. Yet, the Applicant is putting a lot of effort into a plain building that is a good example of the building's history and historical character. The project is very meaningful, especially considering the neighborhood. The application definitely met all of the criteria. Planner Johnson said she was pleased to work with the Applicant on this project because most people do not respect or appreciate the common man's homes, which are just as important.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

No reports.

NEW BUSINESS – ITEM 6(a):

Dr. Harvey Award Selection - Planner Johnson reviewed the 2014 Dr. Harvey Award nominees included in the Staff report. She explained that the residential house at 1691 Irving had been nominated, but was not included in the Staff report because it received the Dr. Harvey award in 2003. The house was repainted over the last year, which did not warrant a second award. Extensive work would need to be completed before the residence could be nominated again.

She clarified that projects must have been completed within the last two years. Some projects can take 10 or 15 years, but are not eligible for the award until they are complete. Once a project is complete, it must be nominated within two years. All of the nominated homes should be considered complete for the purposes of the Dr. Harvey award.

Following discussion, the Historic Landmarks Commission selected the following Dr. Harvey Award winners and honorable mentions in these categories:

- Residential Dr. Harvey Award: 216 Exchange Street
 - The Commission chose this property due to the extensive work done that involved all sides of the house.
 - No honorable mention was awarded because work on the other two homes was minimal and primarily related to maintenance. Honorable mentions had been given primarily when the HLC struggled to decide which of several beautiful homes was to be chosen for the award.
- Commercial Dr. Harvey Award: 1004-1008 Commercial

- Being on a corner lot, substantial improvements were made to two facades with multiple storefronts, resulting in a big change in the appearance for this part of downtown.
- Commercial Dr. Harvey Honorable Mention: 1254 Commercial
 - The Commission struggled with its decision because a lot of work had also been put into this property.

The HLC commented that they hoped the awards would be an incentive to keep the momentum going in the downtown area and encourage others to restore buildings. The Commissioners and Staff discussed some buildings in the downtown area that had been or would be painted and the various efforts made by Staff and the Astoria Downtown Historic District Association (ADHDA) to help downtown buildings do some upgrades.

Planner Johnson said she would be publicizing the SHPO Pass-Through Grant in the next few weeks. The grant is for residential or commercial facade renovations on National Register properties and provides up to \$3,000 with a 50/50 matching grant. One person has already expressed interest in applying. The City can only provide \$10,000, which will assist with three or four projects, depending on how much is requested by the applicants.

STATUS REPORTS – ITEM 7(a):

Planner Johnson has included status report photographs of the following: EX 12-10 for 364 Bond, EX-11-08 for 1598 Duane, EX 13-07 for 813 14th Street, and EX 13-02 for 877 14th Street. She reviewed the details of each project. All projects are complete or near completion and conditions have been met. These status report photographs are for Commission information.

Planner Johnson confirmed that no HLC meeting would be held in June as nothing was on the agenda.

President Gunderson asked Planner Johnson to announce the SHPO Grant at the next ADHDA meeting on Friday, June 6, 2014.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:10 p.m.

ATTEST:

APPROVED:

Secretary

Planner

STAFF REPORT AND FINDINGS OF FACT

July 10, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX14-06) BY MICHAEL NISBETT
AT 3525 HARRISON DRIVE

I. BACKGROUND SUMMARY

- A. Applicant: Michael Nisbett
3525 Harrison Drive
Astoria OR 97103
- B. Owner: Michael J Nisbett
3525 Harrison Drive
Astoria OR 97103
- C. Location: 3525 Harrison Drive; Map T8N-R9W Section 9DB, Tax Lot 11100;
Lot 20, Byers Addition
- D. Zone: R-2, Medium Density Residential
- E. Classification: Eligible Contributing in the Adair-Uppertown Historic
Inventory Area
- F. Proposal: To add a front porch and rear deck, and replace garage door with
metal roll up panel door with upper lites on an existing single-
family dwelling

II. BACKGROUND INFORMATION

A. Site:

The one story building is located on the south side of Harrison Drive between 35th and 37th Streets. It is a single-family dwelling built in 1948 and is a Minimal Traditional style. There is a pediment entry on the front. Alterations include replacement of siding, but otherwise the house is intact.



B. Neighborhood:

The site is within the Harrison Drive circle which is a Post-World War II neighborhood developed with mostly Minimal Traditional homes.



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on June 20, 2014. A notice of public hearing was published in the Daily Astorian on July 8, 2014. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

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

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

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

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

10%, and will not result in an increase in building envelope except for mechanical venting.”

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

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

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

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

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

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

Finding: Architectural features are not proposed to be removed.

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

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

- “4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its*

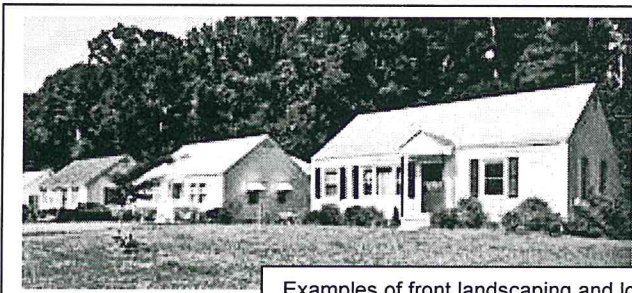
environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected."

Finding: The building is mostly intact and the proposed alterations would not remove historic features. The brick wall on the west side of the front porch proposed to be removed is not original and has not acquired historic significance.

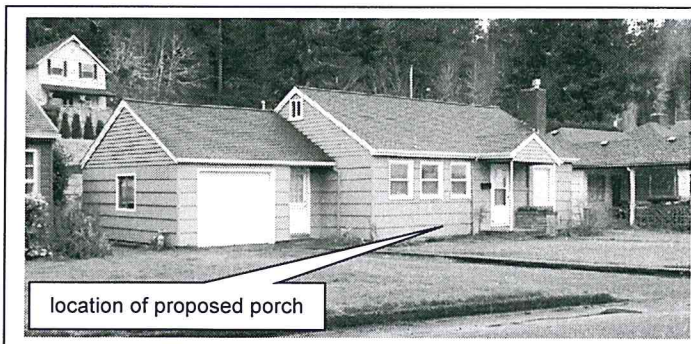
- "5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*"

Finding: The Minimal Traditional style features that are applicable to this request include the front pediment entry, low landscaping, and minimal ornamentation on the front elevation.

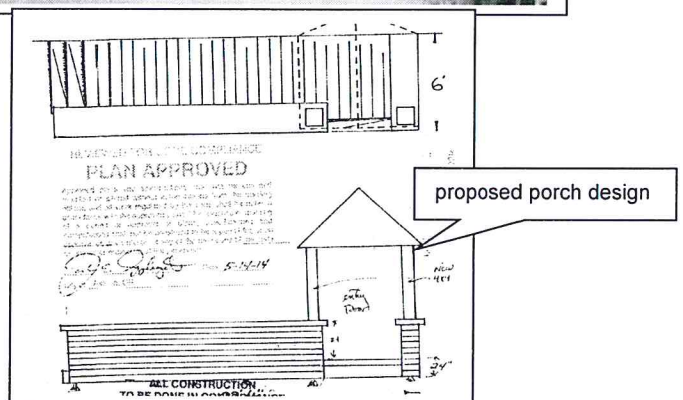
The applicant proposes to extend the front porch entry along the front of the house to provide outdoor space at the same level as the porch. It would have horizontal siding to match the siding on the gable ends of the house. The Minimal Traditional style would typically have small pediment front porches with planter boxes and/or landscaping along the front of the house. Some homes would have small uncovered porches extending on either or both sides of the small pediment entry. The low porch would be consistent with these similar features.



Examples of front landscaping and low wall



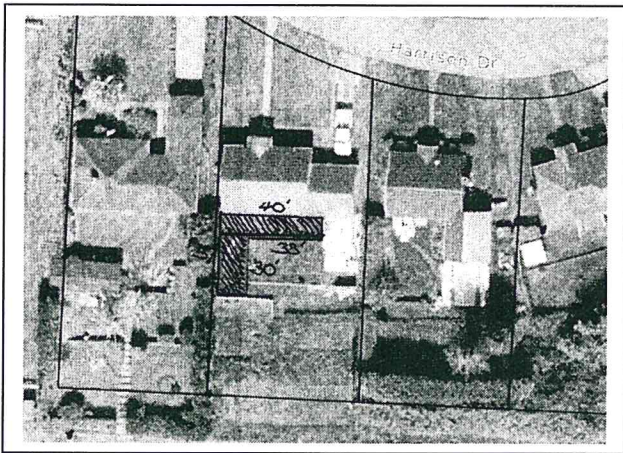
location of proposed porch



proposed porch design

The newer garage door is proposed to be replaced with a metal roll up panel door with upper lites. This style is typical of garage doors on similar styled homes. Doors would be either solid panel doors or have fairly plain upper lites.

The rear deck is proposed to be "L" shaped and would be low with no railing. It would run the full 40' width of the house with one leg to extend 30' toward the rear. The applicant has not provided the exact design as it is proposed to be a basic flat deck with no railing, but will submit construction plans with the building permit. The final design would be reviewed and approved by the Planner at the time of the building permit (Condition 1). The site sits below the Irving Avenue grade level and the rear yard is not visible. The deck would provide a dry, flat, useable outdoor area. The deck should be finished so that construction connections are covered/hidden (Condition 2). All visible wood shall be free of pressure treatment incision marks (Condition 3). After WWII, the use of unpainted decks began and therefore, the applicant would have the option of whether to paint the deck or not.



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

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

Finding: The applicant is not replacing missing architectural features. The garage door is not original and is proposed to be replaced.

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

Finding: No surface cleaning is proposed.

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

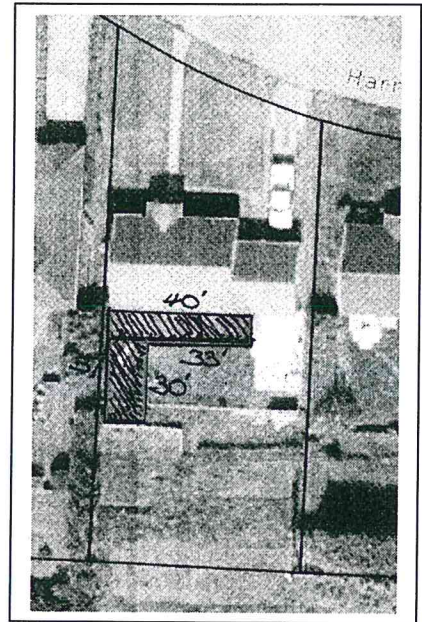
Finding: Archaeological resources, if any, will not be affected.

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

Finding: The Minimal Traditional style is more contemporary than most of the buildings designated as historic in Astoria. Constructed in the post WWII period, there was an increase in construction of outdoor areas for residential use. This period had an influx of patios that were flat with the ground. The proposed deck would be low to the ground without the need for a railing, but would not be flush with the grade. The raised deck style became more typical in the 1960's and later. While the deck is slightly more contemporary, the idea of a low rear yard area for socializing is compatible with this style of house. The deck is approximately 10' deep, the full width of the house with a leg extending 30' towards the rear yard.

The rear of the yard sits below the grade level of Irving Avenue and therefore is not highly visible. While the deck is somewhat large for the size of the house, the secluded location and lack of visibility lessen the impact of the deck on the home. It would not impact the streetscape.

The deck should not have pressure treatment incision marks on any visible wood (Condition 3). Due to the style of the house, the deck would not need to be painted. The final design shall be reviewed and approved by the Planner at the time of the building permit (Condition 1). All construction connections shall be hidden (Condition 2).



The proposed alterations are compatible with the existing house and other properties in the neighborhood. The proposed alterations will not destroy the significant historic character of the building.

- “10. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be*

removed in the future, the essential form and integrity of the structure would be unimpaired."

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

V. CONCLUSION AND RECOMMENDATION

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

1. The final design shall be reviewed and approved by the Planner at the time of the building permit.
2. All construction connections shall be hidden.
3. Any visible wood shall be free of pressure treatment incision marks.
4. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

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



CITY OF ASTORIA
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COMMUNITY DEVELOPMENT

EX 14-04

FEE: \$100.00

6/5/14

Dr Visa

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address: 3525 HARRISON DRIVE

Lot 20

Block -

Subdivision Byers Add.

Map 9DB

Tax Lot 11100

Zone R-2

For office use only:

Classification: EC Inventory Area: Adair-Upper town

Applicant Name: MICHAEL NISBETT

Mailing Address: 3525 HARRISON DRIVE

Phone 503 325 2423 Business Phone: _____ Email: NISBE9@G.COM

Property Owner's Name: MICHAEL NISBETT

Mailing Address: 3525 HARRISON DRIVE

Business Name (if applicable): _____

Signature of Applicant: *Michael J. Nisbett*

Signature of Property Owner: _____

Existing Construction and Proposed Alterations: ADD PORCH TO FRONT OF HOUSE AND AN L-SHAPED DECK IN THE REAR. replace garage door w/ 6 panel, upper lites metal rollup panel door w/ upper lites on an existing SFD.
to add front porch and rear deck, replaced garage door with metal rollup panel door w/ upper lites on an existing SFD.

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>6-12-14</u>
Labels Prepared:	<u>6-12-14</u>	Tentative HLC Meeting Date:	<u>7-15-14</u>
120 Days:			

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

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

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

SFD

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.

No orig. material removed

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.

not doing an earlier appearance

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

*Changes were less than 50 yrs old.
(Brick front porch)*

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

*porch entry will match existing but slightly larger;
extended porch will have horizontal boards to
match gable ends; rose deck cedar; L shape; no
balustrade*

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.

not replacing missing items

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.

None proposed.

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

None known

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.

Could be removed

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



Oregon Historic Site Form

Rees, Albert and Irene, House
3525 Harrison Dr
Astoria, Clatsop County

LOCATION AND PROPERTY NAME

address: 3525 Harrison Dr

☐ apprx.
addr

historic name: Rees, Albert and Irene, House

Astoria

☐ vcnt

Clatsop County

current/
other names:

Optional Information

assoc addresses:

(former addresses, intersections, etc.)

location descr:

(remote sites)

block nbr: 41 lot nbr: 20 tax lot nbr: 11100

township: _____ range: _____ map #: 9DB

zip: 97103

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

elig. evaluation: eligible/contributing

primary constr date: 1948 (c. ☐ secondary date: _____ (c.) ☐
(optional--use for major addns)

primary orig use: Single Dwelling

secondary orig use: _____

primary style: Minimal Traditional

secondary style: _____

primary siding: Shingle

secondary siding: _____

plan type: _____

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

NR status: _____

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

orig use comments: _____

prim style comments: _____

sec style comments: _____

siding comments: _____

architect: _____

builder: _____

comments/notes: **Wood frame, side gable roof structure with raked wood shingles. 1/1 single hung and fixed wood sash windows with back banding on casings. Decorative features include barge board, pedimented entry.**

GROUPINGS / ASSOCIATIONS

survey project
name or other
grouping name

Astoria Adair-Uppertown RLS 2013

Potential Historic District

farmstead/cluster name: _____

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

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 3/1/2013

Gen File date: _____

106 Project(s)

Oregon Historic Site Form

Rees, Albert and Irene, House
3525 Harrison Dr
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

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

HISTORY

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

RESEARCH INFORMATION

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

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

Local Library: _____ University Library: _____

Historical Society: _____ Other Repository: _____

Bibliography:

STAFF REPORT AND FINDINGS OF FACT

July 10, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER

SUBJECT: REQUEST FOR MISCELLANEOUS REVIEW (MR14-03) BY JAMES DEFEO TO PAINT A WALL GRAPHIC ON THE EAST ELEVATION OF AN EXISTING BUILDING AT 1084 COMMERCIAL STREET

I. BACKGROUND SUMMARY

- A. Applicant: James Defeo
Astoria Coffehouse
243 11th
Astoria OR 97103
- B. Owner: Jeffrey Bjornsgard
Katherine Bjornsgard
515 Salmon Creek Road
Naselle WA 98638
- C. Artist: Aaron Toledo
Keepsake Tattoos
253 11th
Astoria OR 97103
- D. Location: 1084 Commercial Street; Map T8N-R9W Section 8CB, Tax Lot 8900; Lots 5 & 6, Block 59, McClure
- E. Proposal: To paint a wall graphic on the east elevation of the existing commercial building
- F. Zone: C-4 Zone (Central Commercial)

II. BACKGROUND

A. Subject Property:

The subject property is located on the northwest corner of Commercial and 11th Streets. The site (former Deals Too) is developed with the Arcade Gallery which is proposed to open in July.

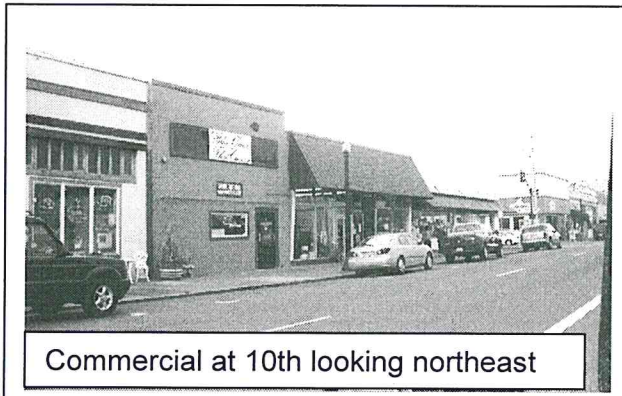


This portion of the east wall of the building is blank except for the corner awning and entrance to the Commercial Street business. The building includes the Keepsake Tattoo parlor on the north. The building is not designated as historic, but is within the Downtown National Register Historic District and adjacent to several buildings designated as historic.

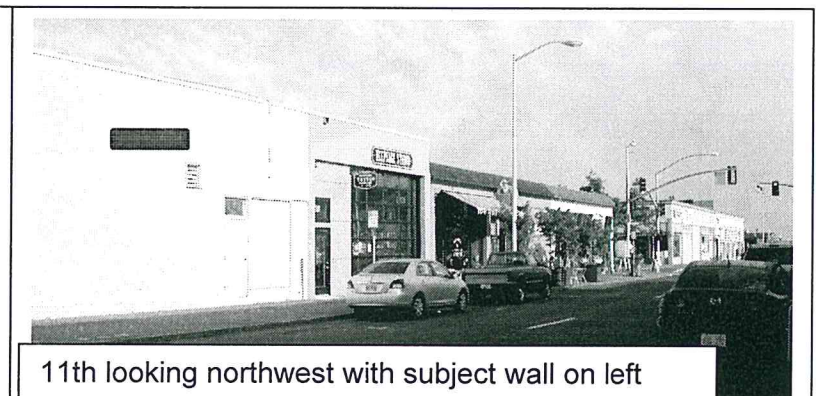
The site is on a busy intersection of Commercial and 11th Streets and is visible from traffic heading west on Marine Drive and north on 11th Street.

B. Neighborhood:

There are offices, retail stores, restaurants, bank, and personal service businesses surrounding this site. To the south across Commercial Street is Pacific Bank, Silver Salmon, and T&C Home Furnishings; to the east across 11th Street is a barber, Godfathers' Books, Cargo, Imogen, and a parking lot; to the north is Bikes & Beyond, Astoria Coffee, Keepsake Tattoos; to the west is the Thai restaurant and a grocery store.



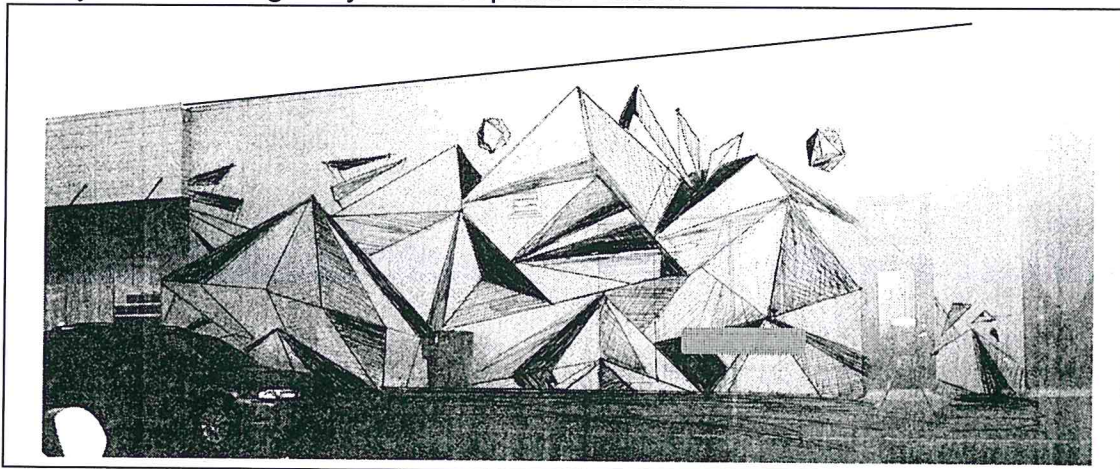
Commercial at 10th looking northeast



11th looking northwest with subject wall on left

C. Proposal

The applicant is proposing to have a professional painter, Aaron Toledo, paint a wall graphic on the east elevation of the existing wall on the building occupied by the Arcade gallery and Keepsake Tattoo.



The proposed graphic would consist of geometric figures with facets of black, white, grey, and a few burnt orange. There would be no wording or advertising on the graphic (Condition 1). The graphic style would be contemporary with muted colors; no neon colors are proposed. A color example of the graphic style and colors is attached to the staff report. The graphic would encompass the entire building facade.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on June 20, 2014. A notice of public hearing was published in the Daily Astorian on July 8, 2014. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. STANDARDS AND CRITERIA

- A. Development Code Section 1.400 defines *"wall graphics"* as *"Any mosaic, mural or painting or graphic art technique or combination or grouping of mosaics, murals, or paintings or graphic art techniques applied, implanted or placed directly onto a wall or fence which does not identify a business or product, or carry a commercial or non-commercial message, excluding historical signs."*

Development Code Section 1.400 defines a *"sign"* as *"Any identification, description, illustration, symbol, or device which is affixed directly or indirectly upon a building, structure, or land and which conveys a message."*

Finding: The request is to paint a wall graphic directly on the east elevation of the Arcade gallery building. The graphic will not include any message relative to the business. The proposal is considered a wall graphic and is not a sign.

- B. Section 8.080(E.3) of the Development Code states that *"A wall graphic proposed to be located on a historic structure or site, adjacent to or across the right-of-way from a historic structure or site, within a National Register Historic District, or adjacent to or across the right-of-way from a National Register Historic District shall be evaluated by the Historic Landmarks Commission on a case by case basis in order to determine appropriateness to the area. . ."*

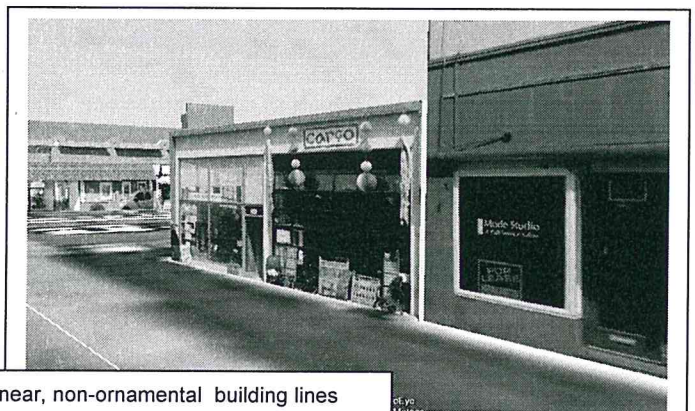
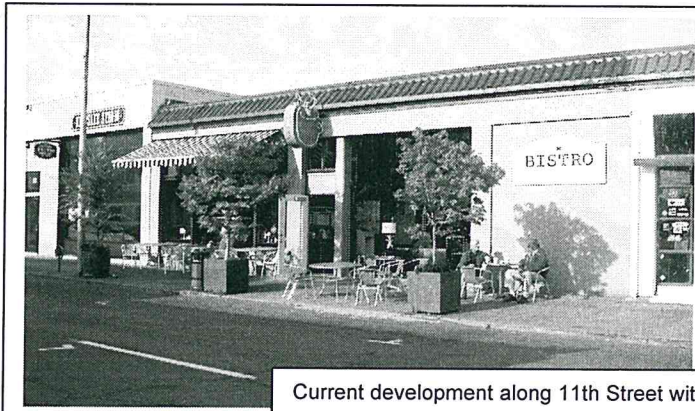
Finding: The property is located within the Downtown National Register Historic District, would be on a building not designated as historic, but that is adjacent to and across the right-of-way from structures designated as historic.

- C. Section 8.080(E.3) of the Development Code states that *" . . . The Historic Landmarks Commission may approve, deny, or modify requests, in accordance with Sections 9.010 through 9.100, based on their evaluation of:*

- a. *The appropriateness of the work in terms of color, scale, location and design; and,*

Finding: The colors proposed to be used would be muted black, white, grey, and burnt orange. No use of neon colors is proposed. The graphic would encompass the entire blank portion of the east wall of the building and would be approximately 16' tall x 40' wide.

The design and artwork would be stylistic with a geometric appearance. While the graphic would encompass the entire blank portion of the building wall, the design is very "open" with angles and lines detailing. The design is contemporary and does not reflect the historic character of Astoria. However, the building itself is not historic and it and the adjacent buildings are fairly plain with linear elements. The development of this block of 11th Street has been stable for several years with the Astoria Coffeehouse, Tattoo parlor, Cargo, Bikes and Beyond, and Imogen. It has become an eclectic mixture of activity in the downtown area. While businesses can change and the nature of the development in this block could change, so could the wall graphic. The graphic reflects the current atmosphere of this block.

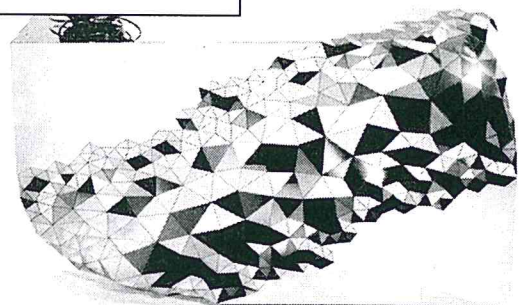


Current development along 11th Street with linear, non-ornamental building lines

With the development of the block, the style of the buildings and the non-permanent nature of painted murals on buildings, the proposed graphic would be compatible and would not have a negative impact on surrounding buildings.

The artist, Aaron Toledo, is a tattoo artist at Keepsake Tattoos in Astoria and is a graphic artist and muralist. The artist did the murals at Fort George Brewery. Keepsake Tattoo will maintain the mural.

Example of geometric work

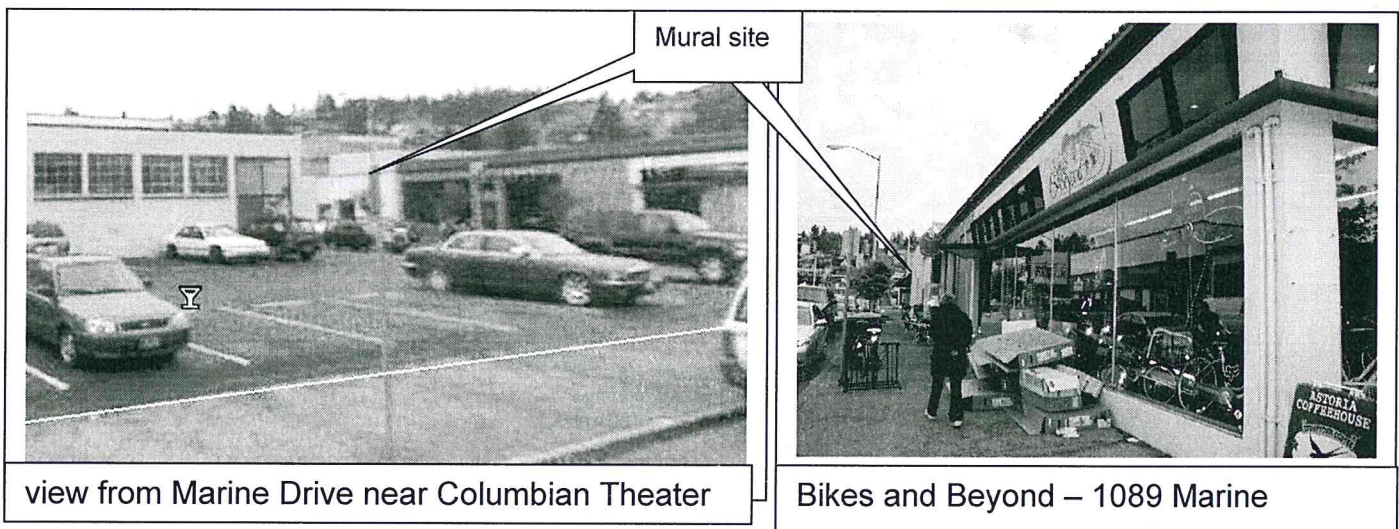


The graphics are appropriate in terms of color, scale, location and design.

"b. The impact on surrounding historic structures or sites; and"

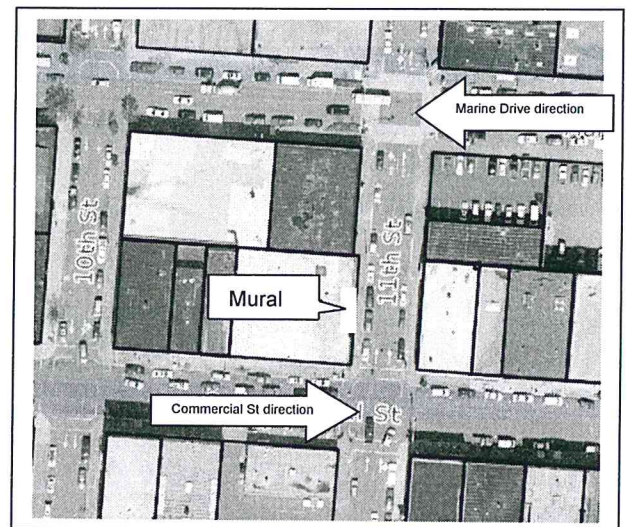
Finding: The graphic would be visible from several historic structures including the Bikes and Beyond at 1089 Marine, Columbian Theater and Columbian Cafe at 1102 to 1134 Marine. Bikes and Beyond is the only historic building in this block.

The proposed location on the wall is a large blank area. The graphic would encompass the entire blank portion of the wall. The graphic is geometric reflective of linear style of the adjacent structures. The graphic would not have a negative impact on adjacent historic buildings.



"c. The impact on surrounding buildings, views and vistas."

Finding: The graphic would be visible from Marine Drive and 11th Street. There would be some visibility from Commercial Street for pedestrians as the traffic goes east and does not have a direct view of this side of the building. It is at a signaled intersection on Commercial Street and Marine Drive and traffic from the east on Marine would have views of the mural at a distance of approximately 200'. The mural would not be visible from large distances.



The graphic is reflective of the development and architecture of this block of 11th Street and would not have a negative impact on adjacent buildings, views, and vistas.

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 wall graphic shall not contain signage.
2. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Planning Commission.

The applicant should be aware of the following requirements.

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



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

CITY OF ASTORIA

COMMUNITY DEVELOPMENT

JUN 10 2014

6-10-14

Pd: 6/10/14

BUILDING CODES \$250.00 Commission
Fee: \$100.00 Administrative

MR 14-03

MISCELLANEOUS REVIEW

(Part 1 – Add Specific Misc. Review Docs)

Property Address: 1084 Commercial St. (11th St. Wall)

Lot 5-6 Block 59 Subdivision McClure
Map 8CB Tax Lot 8900 Zone C-4

Applicant Name: JAMES DEEBO / Astoria Coffeehouse

Mailing Address: 243 11th St.

Phone: 503-975 5305 Business Phone: Email: diego3441@yahoo.com

Property Owner's Name: JEFF Bjornsgard 515 Salmon Creek Rd
Naselle WA 98638-9104

Mailing Address: (owns DEALS only) 1-360-430-6717

Business Name (if applicable):

Signature of Applicant:

Signature of Property Owner:

Proposed Construction / Use: WALL Graphic - on
SIDE wall on 11th St (photos attached)

1084 Commercial St.
to paint a mural on the east elevation of an
existing Commercial building within the Downtown
Nat Reg Hist Dist.

For office use only:

Application Complete:		Permit Info Into D-Base:	6-12-14
Labels Prepared:	6-12-14	Tentative APC Meeting Date:	7/25/14
120 Days:		HLC	

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

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

Miscellaneous Review of Wall Graphics - Historic Landmarks Commission:

Briefly address each of the Wall Graphics criteria and state why this request should be approved.
(Use additional sheets if necessary.)

Section 1.400.

WALL GRAPHICS: Any mosaic, mural or painting or graphic art technique or combination or grouping of mosaics, murals, or paintings or graphic art techniques applied, implanted or placed directly onto a wall or fence which does not identify a business or product, or carry a commercial or non-commercial message, excluding historical signs.

Name and type of business at location where wall graphic is to be installed:

1084 Commercial st (11th st. wall)

• VIDEO ARCADE / TATTOO GALLERY

Section 8.080(E). Wall Graphics.

3. A wall graphic proposed to be located on a historic structure or site, adjacent to or across the right-of-way from a historic structure or site, within a National Register Historic District, or adjacent to or across the right-of-way from a National Register Historic District shall be evaluated by the Historic Landmarks Commission on a case by case basis in order to determine appropriateness to the area. The Historic Landmarks Commission may approve, deny, or modify requests, in accordance with Sections 9.010 through 9.100, based on their evaluation of:

- a. The appropriateness of the work in terms of color, scale, location and design; and

• Black/white/GRAYS/some burnt orange
• Geometric Shapes & lines (Drawing Attached)

- b. The impact on surrounding historic structures or sites; and

• Compliments other Colors of Surrounding Buildings

- c. The impact on surrounding buildings, views and vistas.

• this 11th street Block has Fresh, Bright, Clean Colors on the storefronts. There are large Glass Garage Doors too. The Geometric Wall Graphic will compliment other storefronts.

PLANS: A site plan indicating location of the proposed wall graphic on the property is required.

Diagrams showing the proposed wall graphic indicating color and type of materials to be used.

Scaled free-hand drawings are acceptable.

JAMES DEFEO - Facilitator

503-975-5305

- JAMES owns the Astoria Coffeehouse & BISTRO: 243 11th ST. Astoria.
He also owns CARGO on 240 11th ST. JAMES has DEVELOPED the 11th ST. Block & has MADE it a popular hub for Downtown.
- Putting a wall Graphic on this wall will Enhance & COMPLETE the Colourful walls & storefronts of the street.

JAMES was also the Facilitator for the mural on CARGO Building of Boat & Waves

Wall Graphic Artist :

- Aaron Toledo : owner
of KEEPSAKE Tattoo Gallery
on 253 11th ST. Astoria, OREGON
503-468-2700
- Graphic Designer / Artist / tattoo
ARTIST . Muralist .
- Aaron frequently Does
murals for Fort George Brewery .

MATERIALS : WEATHER RESISTANT

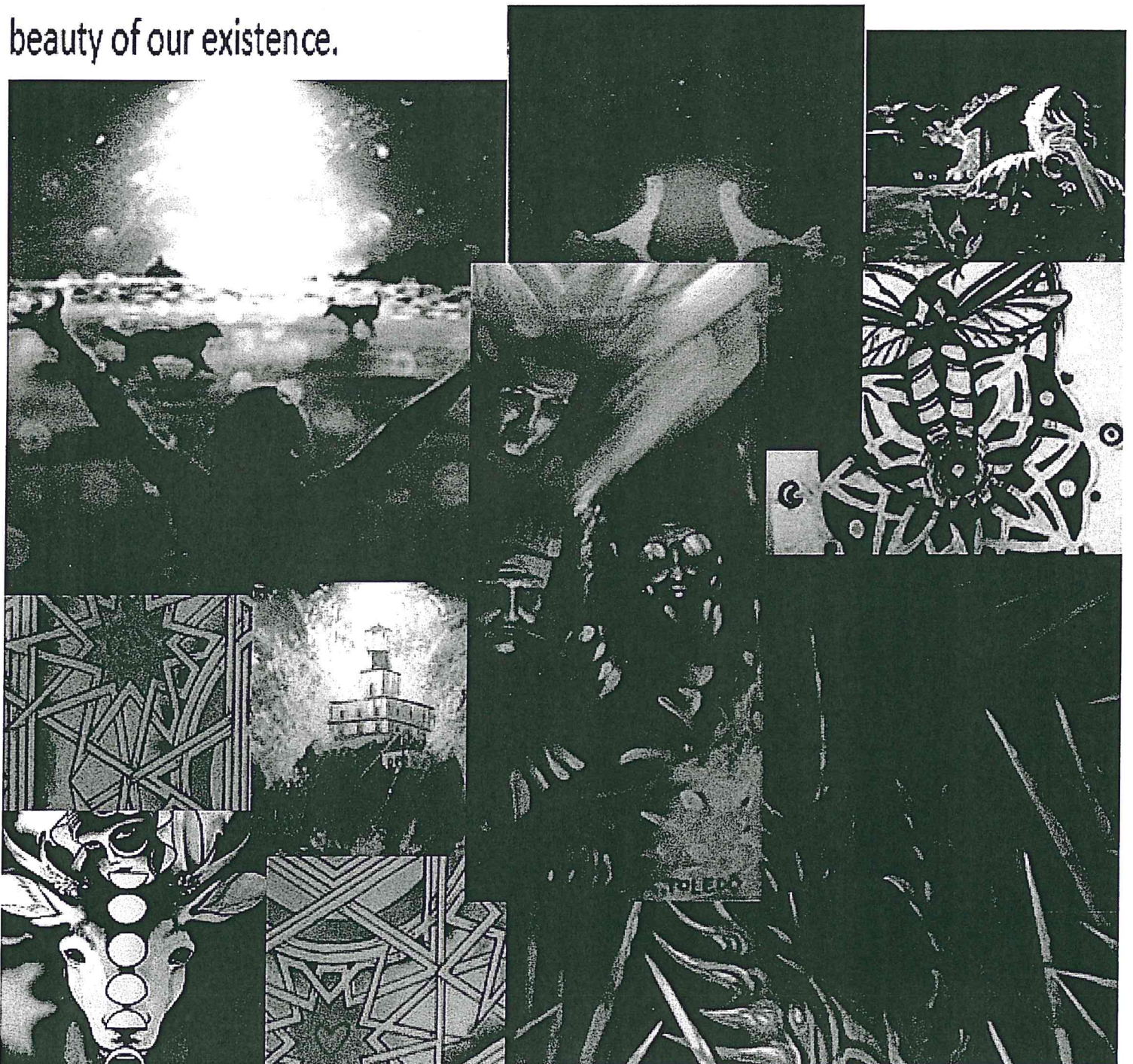
WALL PAINT + SPRAY PAINT .
WHITE / BLACK / GRAYS / Burnt orange

Prep : Wall will be stripped +
SEALED .

MAINTENANCE : Aaron's business
IS NEXT TO MURAL SITE AND
will keep it Fresh .

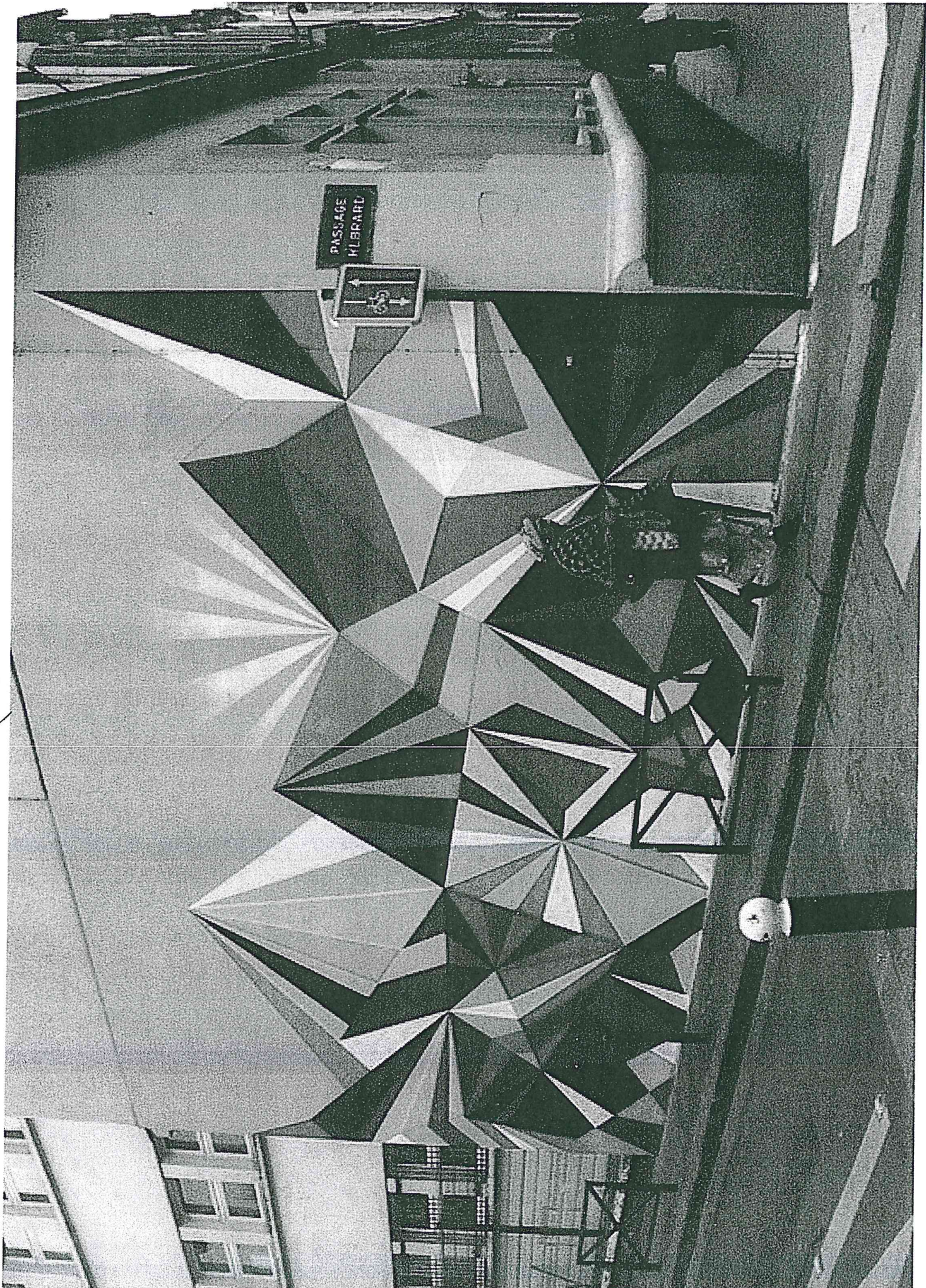
+++AARON TOLEDO+++

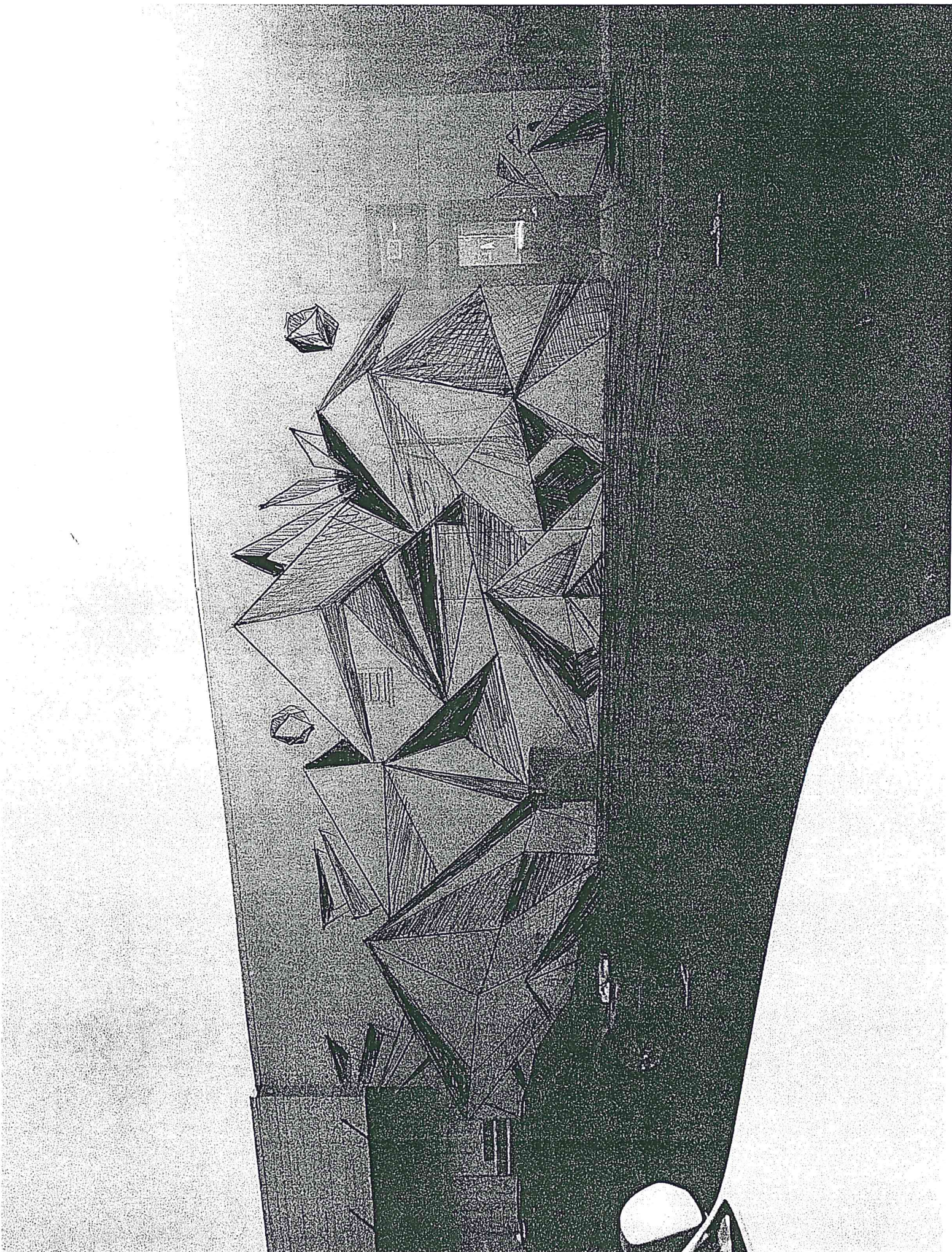
Exaggerating inherent geometries that perform with biotic shapes and textures, my work interrogates the luminal space we discern being present in the moment. My practice traverses the disconnect between us and the natural world, further exploring our milieu with wildlife. Hyper focusing on the ephemeral beauty of our existence.

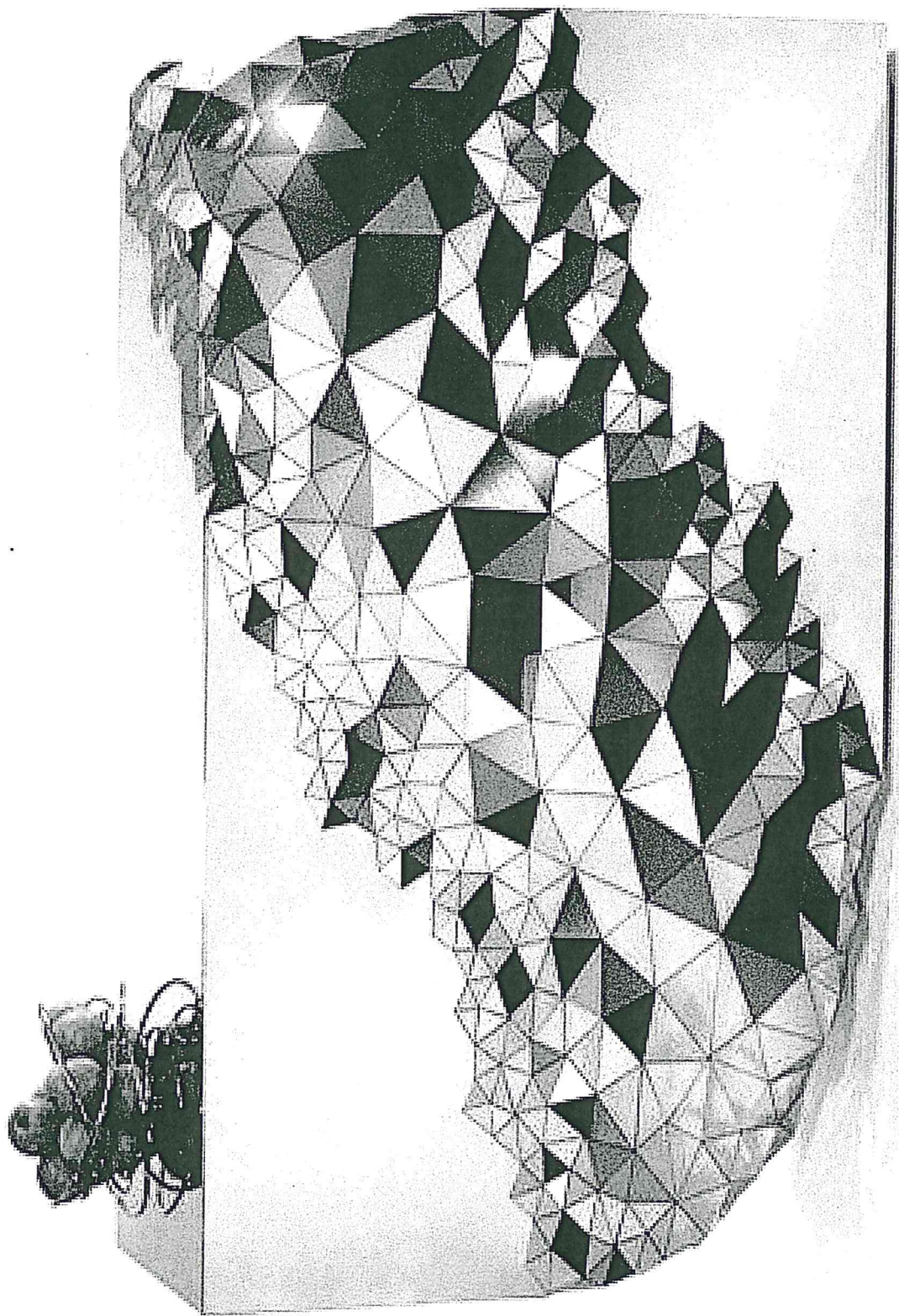




A black and white photograph of a large, abstract, geometric sculpture in a city square. The sculpture is composed of numerous triangular and polygonal facets in various shades of gray, creating a complex, crystalline structure. It stands on a paved plaza. In the background, a building with a sign that reads "PASSAGE HUBBARD" is visible. A street sign with a double arrow and a pedestrian symbol is also present. A person is walking on the sidewalk to the right of the sculpture.







HIST. NAME: Royal Building
COMMON NAME: Deals Only
ADDRESS: 1052, 1084 Commercial Street

DATE OF CONSTRUCTION: 1949
ORIGINAL USE: retail
PRESENT USE: retail

CITY: Astoria, 97103

ARCHITECT: John E. Wicks
BUILDER:

OWNER: Royal Building Company
 Oregon Community Foundation
 621 SW Morrison, #725
 Portland, OR 97205

THEME: commerce & urban dev
STYLE: Utilitarian

T/R/S: T8N/R9W/S8
MAP NO.: 80908CB TAX LOT: 8900
ADDITION: McClure's Astoria
BLOCK: 59 LOT: 5 & 6 QUAD: Astoria

xBLDG STRUC DIST SITE OBJ

CLASSIFICATION: non-compatible

PLAN TYPE/SHAPE: rectangular
FOUNDATION MATERIAL: concrete block
ROOF FORM & MATERIALS: flat/built-up
WALL CONSTRUCTION: concrete block

NO. OF STORIES: one
BASEMENT: yes

STRUCTURAL FRAME: pilastered con
 blk

PRIMARY WINDOW TYPE: fixed in aluminum frame
EXTERIOR SURFACING MATERIALS: finished concrete
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: glass curtain wall wraps around interior steel column
OTHER: storefronts divided by flaring column

HISTORICAL INTEGRITY: very altered

EXTERIOR ALTERATIONS/ADDITIONS: the two storefronts have had differing alterations; SE corner storefront has frieze covered by horizontal wood siding, window size is reduced or infilled by permanent wall on east elevation; SW corner storefront nearly intact, but standing seam awning covers transoms

NOTEWORTHY LANDSCAPE FEATURES: none
ASSOCIATED STRUCTURES: none
KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: NW corner, 11th & Commercial Streets; two elevations exposed

SIGNIFICANCE: architecture

STATEMENT OF SIGNIFICANCE: Curtis Hoare commissioned the construction of this building in 1949. An original tenant was Steinbock's Pharmacy, who occupied the corner space from 1949 to 1983. Others were Block's Shoe Store and a Firestone Tire & Rubber Company Store. When Block's Shoe Store vacated their storefront in 1958, Steinbock's Pharmacy remodeled and included that area into their drugstore. When the Firestone store closed in May of 1979, the Western Auto Supply store moved in and remained until 1989. Current tenants are Phog Bounders Antique Mall and Deals Only.

If restored, this building could be considered compatible and contribute to the streetscape. John E. Wicks's clean utilitarian design has been obscured through alterations.

SOURCES: Sanborn Fire Insurance Maps; The Daily Astorian, May 1, 1979, July 10, 1979, January 18, 1983, July 13, 1983, February 28, 1985, March 2, 1990; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory; interview with Mrs. Harry M. (Mary) Steinbock, May 23, 1990, Astoria, OR; interview with Mrs. Albert (Sharon) Simonsen, May 24, 1990, Astoria, OR; interview with Ebba Wicks Brown, May 13, 1990, Astoria, OR

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

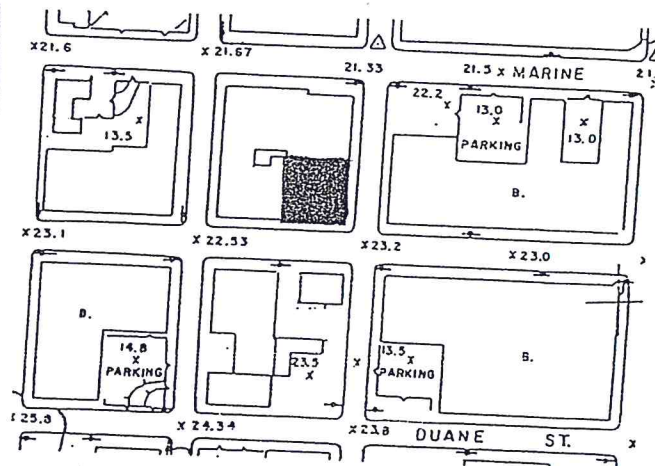
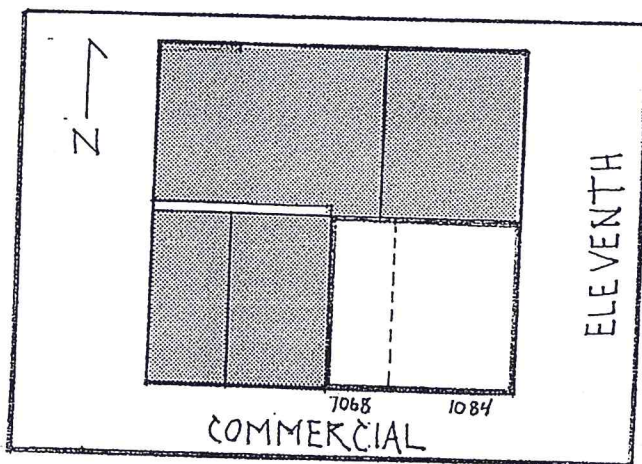
R-52

PROPERTY: ROYAL BUILDING
ADDRESS: 1052 Commercial
TAX I.D.: 51159

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

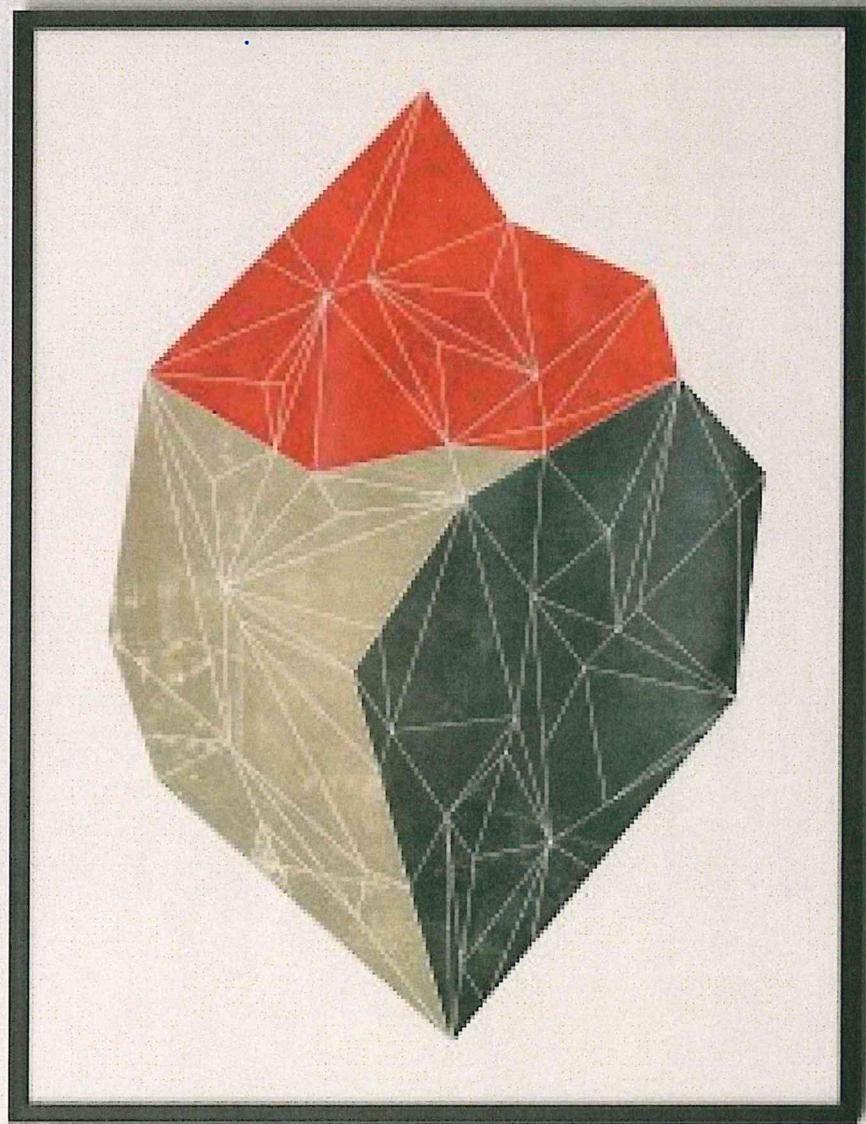


NEGATIVE NO.: R1 N36A



TOPOG. DATE: 1967

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





July 9, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, HISTORIC PRESERVATION OFFICER/PLANNER



SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX14-07) BY MONICA HARTNEY
AT 813 14TH STREET

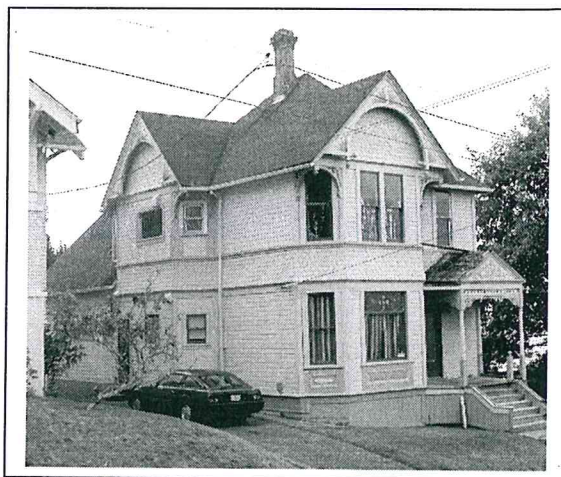
I. BACKGROUND SUMMARY

- A. Applicant: Monica Hartney
Abode Connections LLC
5729 Main Street #148
Springfield OR 97478
- B. Owner: Abode Connections LLC
5729 Main Street #148
Springfield OR 97478
- C. Location: 813 14th Street; Map T8N R9W Section 8CD, Tax Lot 11401;
north 50' Lots 10, 11, 12, Block 19, Shively
- D. Classification: Primary in Shively McClure National Register Historic District
- E. Proposal: To do the following alterations on existing single-family dwelling:
- 1) add two windows on 2nd floor, south elevation;
 - 2) add one window on 2nd floor, north dormer;
 - 3) move paired windows on rear elevation;
 - 4) add double doors and 5' x 10' porch on 1st floor, rear elevation;
 - 5) add double doors and 4' x 7.5' balcony on 2nd floor, rear elevation.
- F. Zone: R-3 (High Density Residential)

II. BACKGROUND

A. Subject Site

The single family dwelling is a two story structure with cross gable and hip roof. It was built in c. 1900 and is a Queen Anne style. There have been some alterations to the building over the years including enclosure of the NW porch, replacement of some side windows, etc.



The previous owner did several interior renovations to the home and removed a non-historic rear shed and the historic chimney. This work was reviewed by the HLC under Exterior Alteration Permit EX13-07. The current owner proposes to restore several of the interior features and upgrade the house and plumbing fixtures.

The house is located on the west side of 14th Street with a secluded rear yard. The lot is deep at 50' x 150'.

Identifying features of the Queen Anne style relative to this request include: dormers and wall features to avoid flat surfaces, decorative detailing, and balconies.

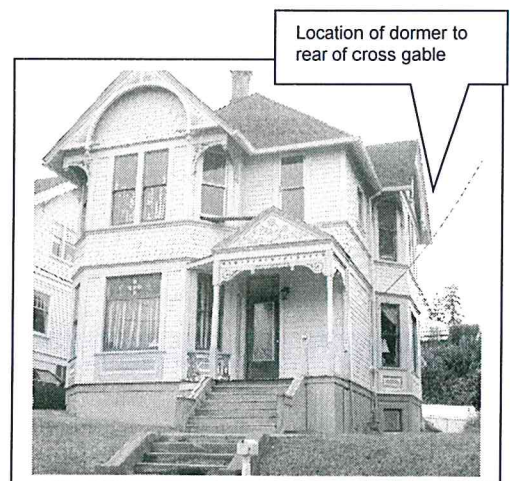
B. Adjacent Neighborhood and Historic Property

The site is a larger than standard lot and has a secluded rear yard to the west. The residential neighborhood is a mixture of single-family and multi-family dwellings with the former Star of the Sea School across the 14th Street right-of-way. Lot sizes and setbacks vary creating an irregular streetscape with most buildings close to one or more of the property lines. The three historic homes on the 14th Street right-of-way are positioned similarly on the lots with similar front setbacks.

C. Proposal

To do the following alterations on existing single-family dwelling:

- 1) add two windows on 2nd floor, south elevation;
- 2) add one window on 2nd floor, north dormer;
- 3) move paired windows on rear elevation;
- 4) add double doors and 5' x 10' porch on 1st floor, rear elevation;
- 5) add double doors and 4' x 7.5' balcony on 2nd floor, rear elevation.



The Building Official has indicated that structural engineering will be required for the lateral and structural design. This would be part of the review during the building permit process and not the HLC review.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on June 20, 2014. A notice of public hearing was published in the Daily

Astorian on July 8, 2014. Any comments received were made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is listed as a Primary historic structure in the Shively-McClure National Register Historic District and requires review by the HLC.

- B. Section 6.050(C.1), Type I Certificate of Appropriateness - Immediate Approval, states that *"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."*

The Historic Preservation Officer shall review and approve the following Type I permit requests:

- 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; or*
- d. The proposed alteration relates to signage in scale to the architectural style of the building."*

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

Finding: The proposed alterations are significant and require review by the Historic Landmarks Commission.

- C. Section 6.050(F), Historic Design Review Criteria, states that *"Type II and Type III Certificate of Appropriateness exterior alteration requests shall be reviewed by the Historic Landmarks Commission or Historic Preservation Officer as indicated in Section 6.050 following receipt of a complete application."*

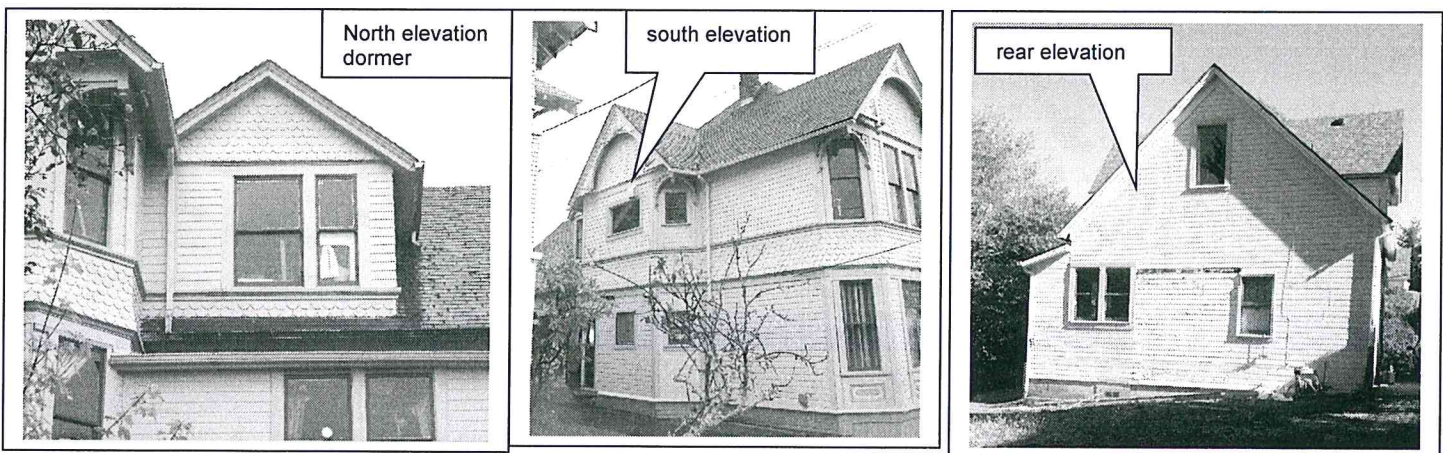
The following standards, in compliance with the Secretary of the Interior's Standards for Historic Preservation, shall be used to review Type II and Type III exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are intended to be used as a guide in the Historic Landmark Commission's deliberations and/or the Historic Preservation Officer's decision."

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

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

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

Finding: The applicant proposes to make several alterations to the north and south sides and rear elevations. The only material proposed to be removed is siding to accommodate the proposed new openings. Not all of the siding to be removed is historic as some of the siding is newer and/or replacement siding.



- “3. Section 6.050(F.3) states that all buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.”

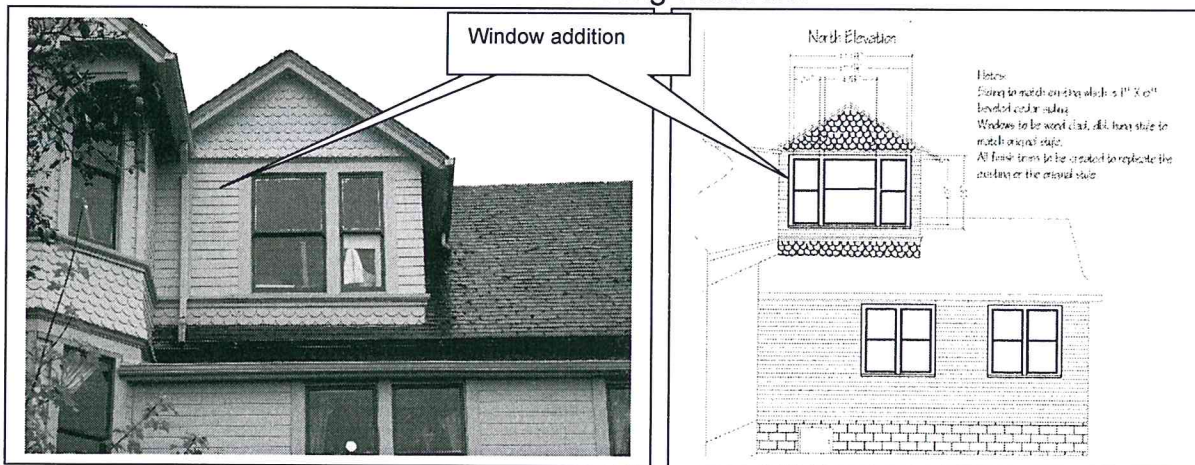
Finding: No alterations are proposed to create an earlier appearance.

- “4. Section 6.050(F.4) states that changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.”

Finding: The dormer was not original, but may have been there for many years. It may have acquired historic significance, but due to the fact that it is not original and is not visible from any streetscape, alteration of the dormer would not destroy the historic character of the house. The addition of the window would balance the window design in the dormer.

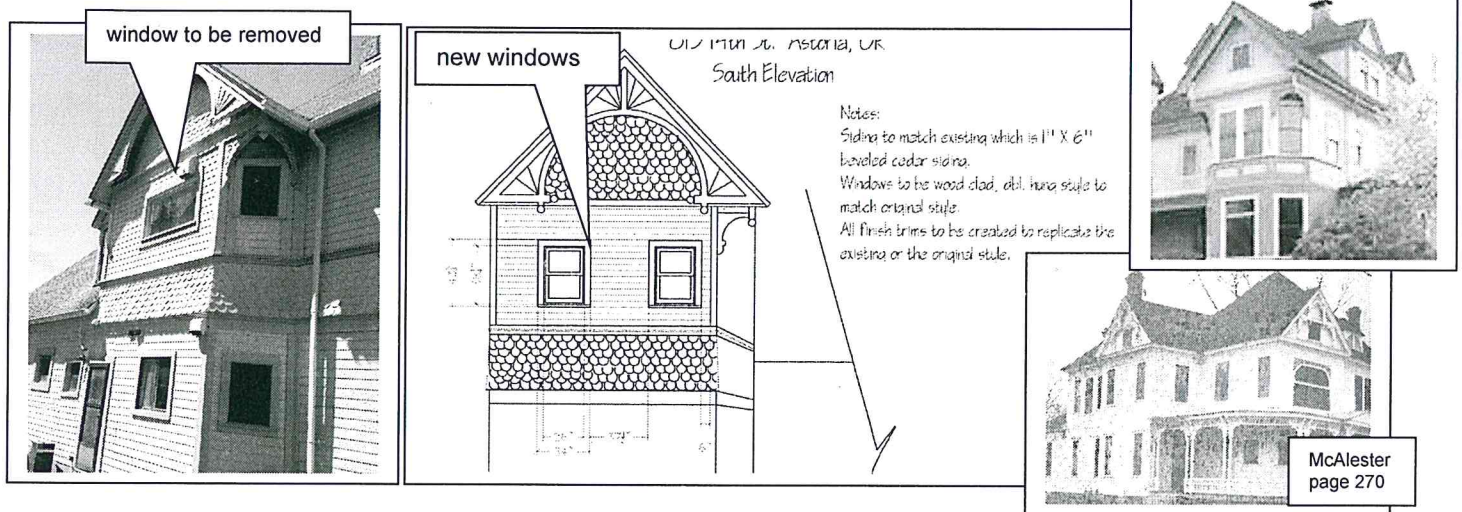
- “5. Section 6.050(F.5) states that distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.”

Finding: The north dormer is not original to the house and while constructed to be compatible with the design of the house, it is not a distinctive feature and is not visible from the streetscape. Addition of a window in the dormer would be sensitive to the character of the building. The window is proposed to be wood and match the design and dimensions of the existing windows.

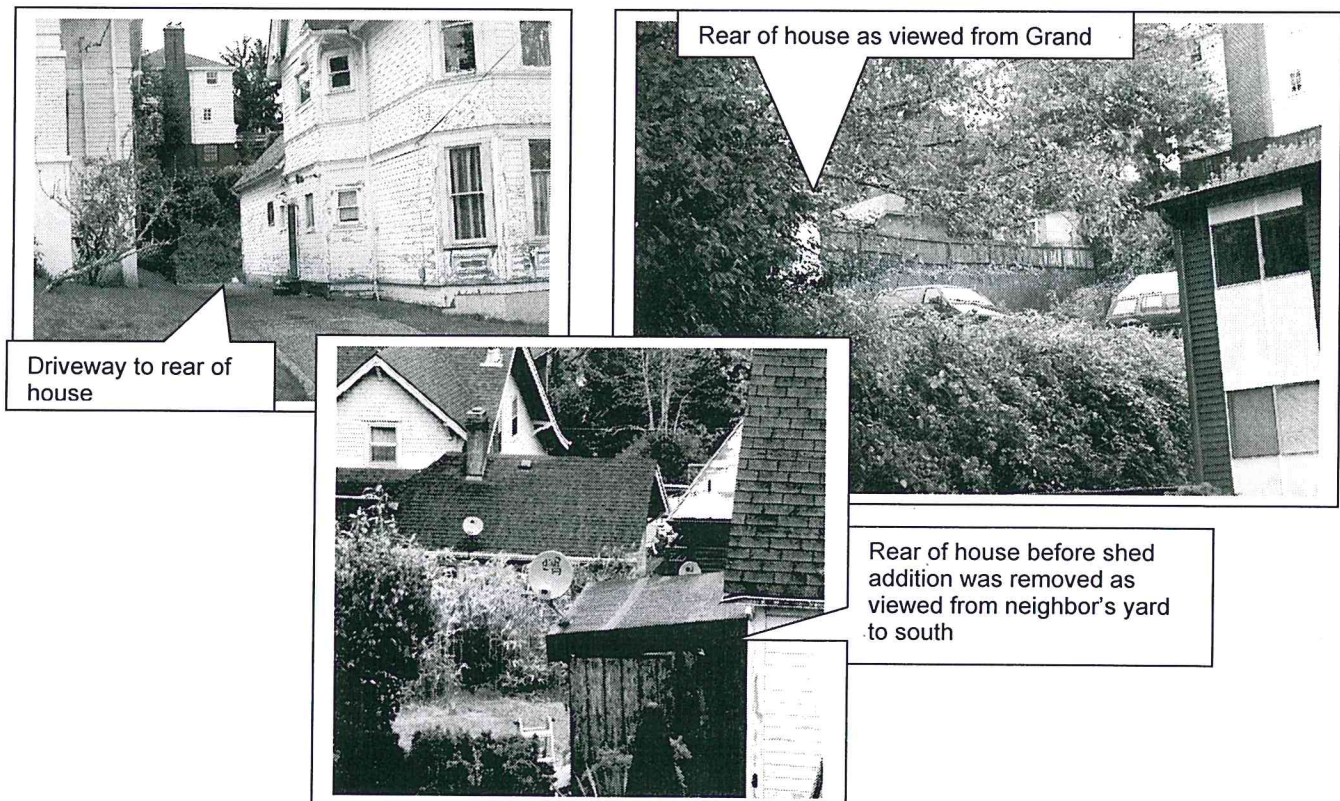


The south side elevation cross gable bay has been altered and the windows are not all original. The window to be removed is not original and is not in character with the other windows on the house. The applicant proposes to install two one over one windows to match the existing windows on the bay. This is the location of the proposed bath

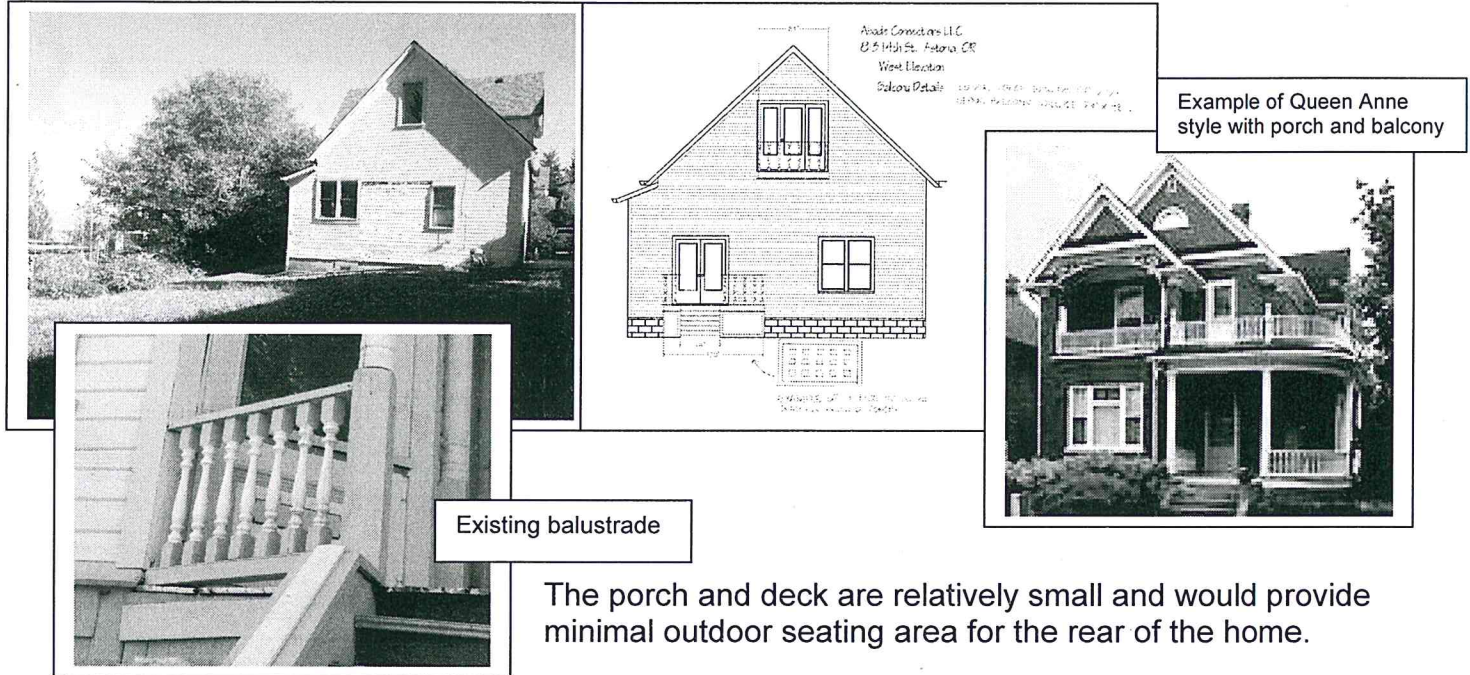
room which necessitates the smaller windows to accommodate the plumbing fixtures. The windows would be wood and trimmed to match the historic trim. It was common to see small windows in upper stories of Queen Anne style homes, especially in dormers.



The rear elevation faces a large parking area and yard for the house. It is the elevation that provides some view of the River, but has no doors. This elevation is not highly visible and is not seen from the streetscape. The proposal is to change the second floor window to a door with side lites and add a small balcony of 4' x 7.5' with balustrade to match the existing detail work on the front of the house. The Queen Anne style homes typically did have ornate balconies.



The first floor single window would be removed and would be replaced by the double window to the north. The opening of the double window would be replaced with a double French door with the addition of a 5' x 10 porch with stairs and balustrade to match the existing detail work on the front of the house. The porch would be skirted with framed horizontal / vertical slat lattice.



The porch and deck are relatively small and would provide minimal outdoor seating area for the rear of the home.

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site would be treated with sensitivity. The alterations would not destroy the overall original historic character of the structure.

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

Finding: Features are not proposed to be replaced. Some damaged architectural features are proposed to be repaired.

- "7. Section 6.050(F.7) states that 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."

Finding: No surface cleaning is proposed.

- "8. *Section 6.050(F.8) states that every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*"

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

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

Finding: The balcony and porch with a balustrade to match the existing historic balustrades would be located on the rear of the house. These features are found on Queen Anne style homes. First floor porches generally would be covered but open porches did occur. The small nature of these features and the location on the rear of the house that is not highly visible are compatible with the style and size of the house. The doors would be single lite doors in existing window openings. All features would be trimmed to match the historic design and would be painted to match the house (Condition 1). All construction connections would be hidden (Condition 2). All visible wood shall be free of pressure treatment incision marks (Condition 3).

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

Finding: The balcony and porch could be easily removed and the essential form and integrity of the structure would be unimpaired.

V. CONCLUSION AND RECOMMENDATION

In balance, the request does meet the applicable review criteria and, the Historic Landmarks Commission approves the request based on the Findings of Fact above with the following conditions:

1. All features shall be trimmed to match the historic design and shall be painted to match the house.
2. All construction connections shall be hidden.
3. All visible wood shall be free of pressure treatment incision marks.

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

The applicant should be aware of the following requirements:

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



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

EX

14-07

FEE: \$100.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address:

813 - 14th

Lot

N 50' Lots 1-2-3

Block

19

Subdivision

Shively

Map

8CD

Tax Lot

11401

Zone

R-3

For office use only:

Classification:

Primary

Inventory Area:

Shively-McClure NRHD

Applicant Name:

Abode Connections LLC - Monica Hartney

Mailing Address:

5729 main St. #148, Springfield OR 97478

Phone: 541-543-7323

Business Phone:

Email:

Property Owner's Name:

Abode Connections LLC, Monica Hartney

Mailing Address:

813 14th St. Astoria, OR 97103

Business Name (if applicable):

Abode Connections LLC

Signature of Applicant:

Monica J. Hartney

Signature of Property Owner:

Monica J. Hartney

Existing Construction and Proposed Alterations:

We would like to add 2 bathroom windows to the south elevation, one additional window on the north elevation and french doors along with relocating an existing window on the west elevation. Also on the west elevation we would like to add a single pane style glass door with sidelites off the master bedroom along with a 7'4" x 4' balcony. A matching deck structure will be added below at the french doors.

For office use only:

Application Complete:

Permit Info Into D-Base:

6/16/14

Labels Prepared:

6/16/14

Tentative HLC Meeting

Date:

7-15-14

120 Days:

to add 2 windows on 2nd floor south; add one window on 2nd floor north dormer; move paired windows on rear; add double doors 5'x10' porch on 1st floor rear; add double doors & 4'x7.5' balcony on 2nd floor rear

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

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

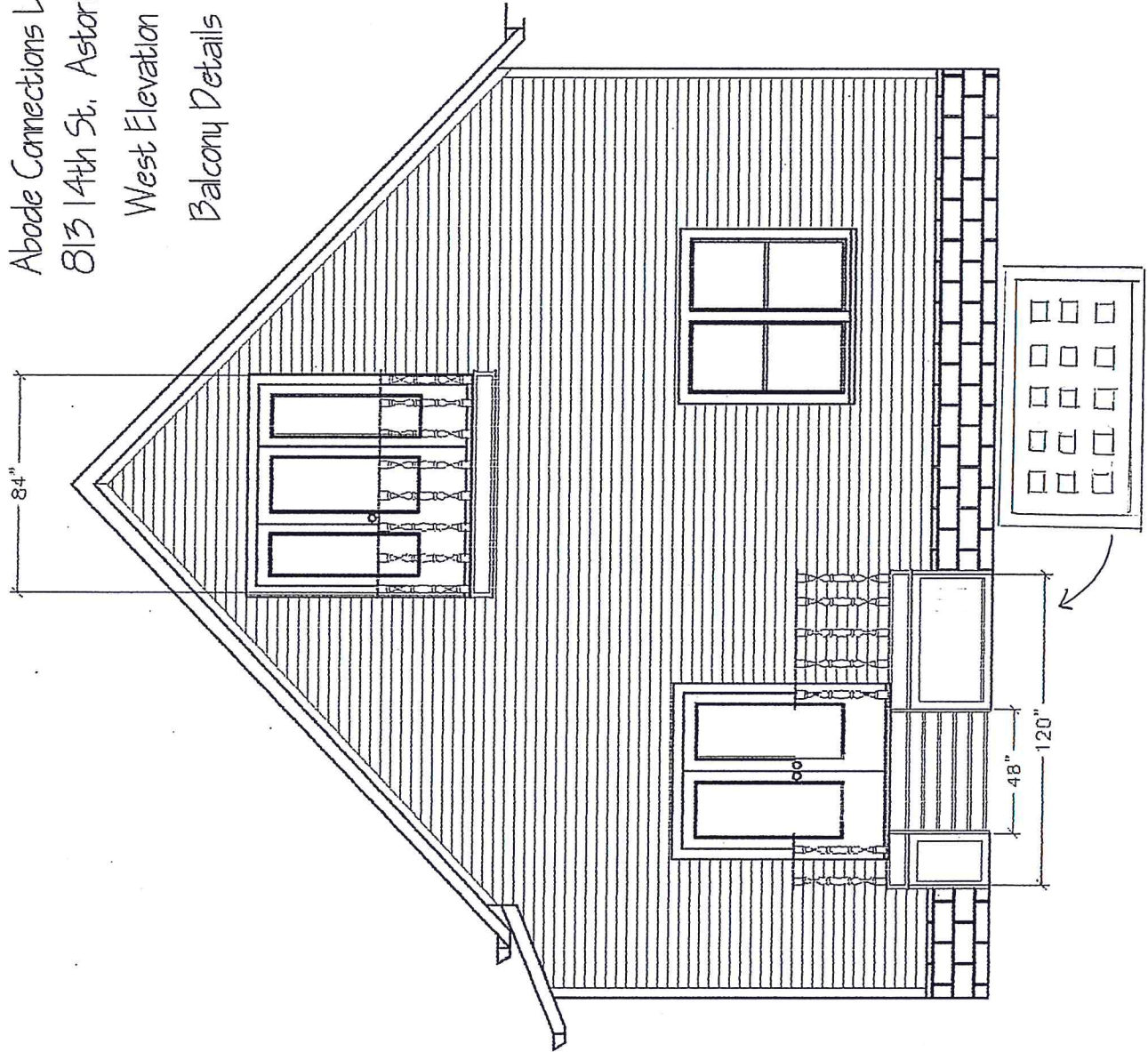
1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
I am converting the home back to a single family dwelling. The home is currently divided into a duplex.
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.
The existing architectural features that are damaged will be replaced with replicated pieces to match as closely to the original pieces as 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.
We will do our best to keep any and all alterations to the style and period of the home.
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.
Dormer on North elevation may have taken on historic significance. proposal is to add window to add balance to the design.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
We will do our best to execute the restoration/remodel and protect the stylistic features to keep them from harm or getting damaged.
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.
It is my goal to replace and or repair architectural features with exact features made with same or as close as possible materials that were used in the original structure.

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.
No sandblasting or cleaning methods that would cause any damage to the structure will be done.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
No digging proposed.
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.
Any and all alterations being made to the property will add cohesion to the existing structure and aesthetically will improve upon the overall look while retaining its originality.
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.
Could be removed in the future.

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

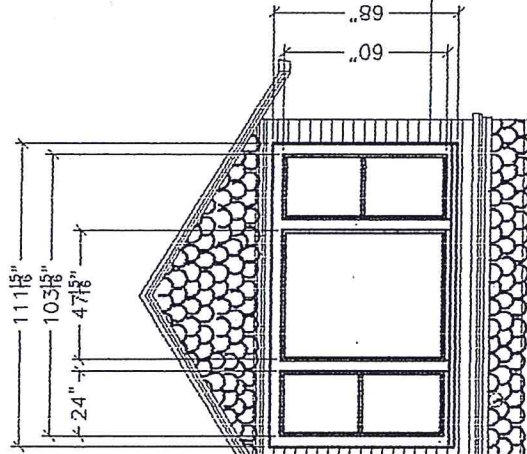
Abode Connections LLC
813 14th St, Astoria, OR
West Elevation

Balcony Details : LOWER PORCH WILL BE 120" X 60"
UPPER BALCONY WILL BE 84" X 48"

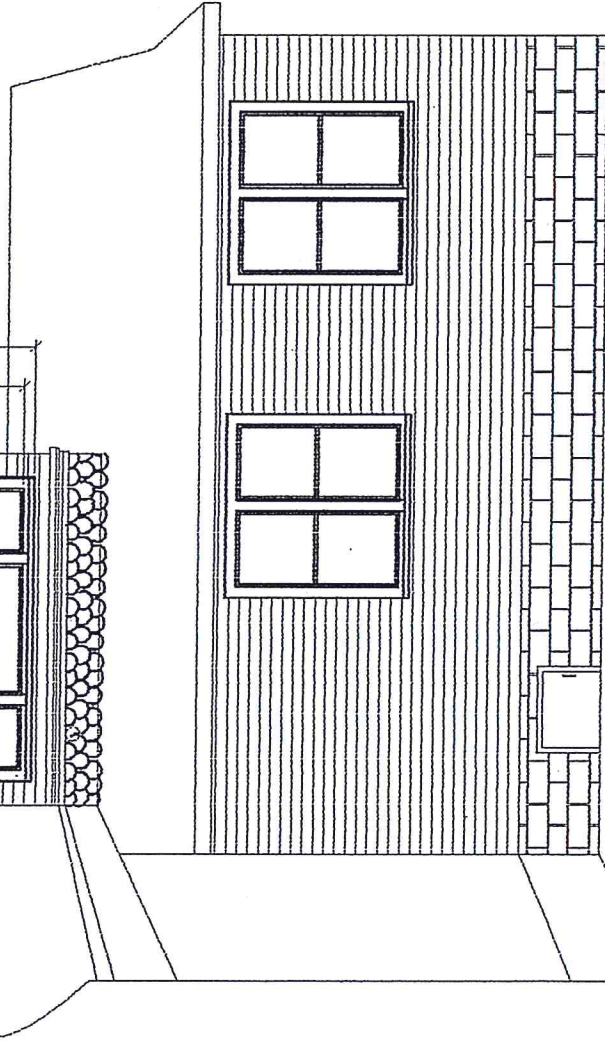


EXAMPLE OF LATTICE TO GO AS
SKIRTING AROUND PORCH.

noae connections LLC
813 14th St. Astoria, OR
North Elevation



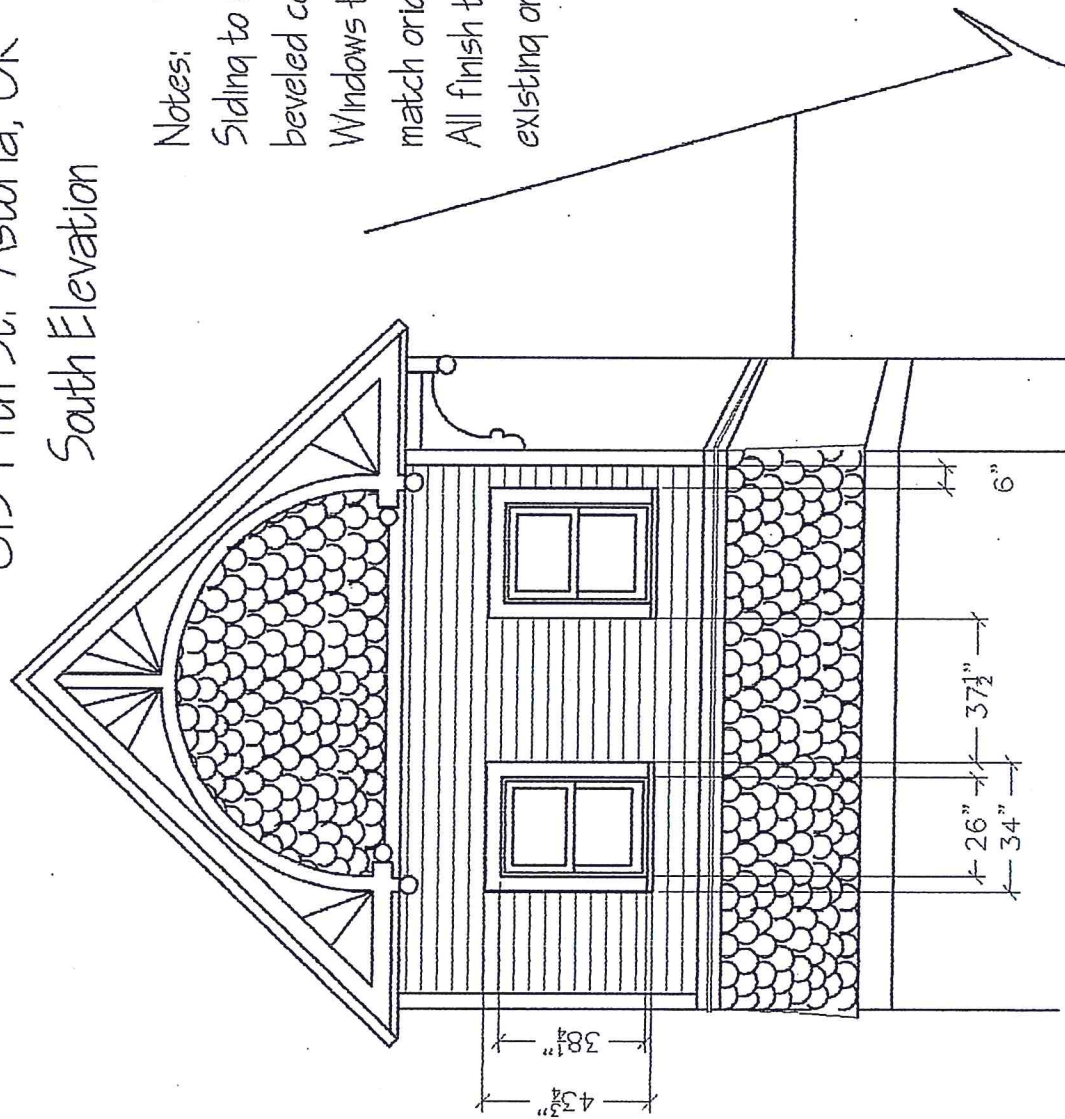
Notes:
Siding to match existing which is 1" X 6" beveled cedar siding.
Windows to be wood clad, dbl. hung style to match original style.
All finish trims to be created to replicate the existing or the original style.



Abode Connections LLC
 813 14th St, Astoria, OR
 South Elevation

Notes:

- Siding to match existing which is 1" X 6" beveled cedar siding.
- Windows to be wood clad, dbl, hung style to match original style.
- All finish trims to be created to replicate the existing or the original style.



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

HIST. NAME: Capt. Charles and Annie Gunderson Res. **DATE OF CONSTRUCTION:** c. 1900
COMMON NAME: n/a **ORIGINAL USE:** Single dwelling
ADDRESS: 813 14th Street **PRESENT USE:** Single dwelling

CITY: Astoria OR 97103

ARCHITECT: n/a

BUILDER: n/a

OWNER: Lonnon Lawrence W
 813 – 14th Street
 Astoria OR 97103

THEME: Culture

STYLE: Queen Anne

T/R/S: T8N/R9W/S

MAP NO.: 80908CD

TAX LOT: 11401

ADDITION: Shively's Astoria

xBLDG STRUC DIST SITE OBJ

BLOCK: 19 **LOT:** N. 50' of Lots 10, 11
 & 12

QUAD: Astoria

CLASSIFICATION: Primary, ~~HDR03-01~~ *designated w/ NRHD*

PLAN TYPE/SHAPE: Irregular

NO. OF STORIES: 2

FOUNDATION MATERIAL: Concrete

ROOF FORM & MATERIALS: Hip w/ front-facing gable, asphalt

WALL CONSTRUCTION: Nailed wood frame

STRUCTURAL FRAME: Nailed wood frm

PRIMARY WINDOW TYPE: 1/1 DH wood sash w/ lamb's tongue, plain casings

EXTERIOR SURFACING MATERIALS: Wood drop siding; fishscale shingle, gable end, beltcourse

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: Shallow enclosed eaves; gable end ornamentation w/ sunburst and balls; fishscale shingles gable end and beltcourse w/ bell cast curve; 2-story clipped gable end bays w/ brackets at eaves and panels beneath lower windows; fixed window w/ colored glass surround, 2nd floor, north; turned wood spindles, turned wood posts, saw-cut brackets, applied ornament, front porch

OTHER: Cobelled chimney w/ embossed patterns on stucco

HISTORICAL INTEGRITY: Very altered

EXTERIOR ALTERATIONS/ADDITIONS: Porch enclosed w/ windows, 1st floor, NW (historic); dormers added to west wing (historic); windows shortened, 1st and 2nd floor, south; single-light sliding aluminum sash window replaced 1/1 DH wood sash window, 1st floor, south; aluminum door installed, 1st floor, south; paired 1/1 DH wood sash window replaced by siding and small square window, 1st, floor, south; windows blocked, basement, front.

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None
KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: Mid-block on 14th Street between Grand and Irving Avenues, east facing, slightly above street level, driveway, south

SIGNIFICANCE: Architecture

STATEMENT OF SIGNIFICANCE: According to the Sanborn Maps this house was first located on this site between 1896 and 1908. According to the Astoria Household Directory, the first person to live at this address was Capt. Charles S. Gunderson in 1902. The Register of Electors lists Gunderson at this location by 1900. The architectural features of this house suggest a construction date between 1885 and 1900. It is possible the house is a very late example of the Queen Anne style.

Capt. Gunderson was born in Bergen, Norway. His father was a pilot on the Norwegian coast and he followed his father's lead at 15. The captain arrived in the US in 1872, then in Astoria four years later where he captained a tugboat. He worked briefly in Chicago then returned to Astoria in 1881 when he was granted a license as a bar pilot. Capt. Gunderson also engaged in real estate. The Gunderson building on Commercial Street is named after him. Other accomplishments included being elected to the office of county recorder in 1894, being named to the Oregon Naval Militia Board in 1911, incorporating the Scandinavian Benevolent Society and being a member of the Astoria City Cemetery Commission.

The Gunderson family, which included his wife Annie and two daughters Bernthyne and Ethel, lived in the house through 1918. Between 1921 and 1938, the house was owned by Richard and Agnes Prael. Richard was first a log scaler, then deputy sheriff, then president of Astoria Fuel & Supply Co. Later, he was secretary-manager of Prael-Eigner Transfer Co. for more than 20 years.

After the Praels sold the house it was likely used as a duplex until 1948 when it was converted to six apartments. By 1960, the house was served as a duplex again. It is now a single-family dwelling.

The house gains significance for its association with Capt. Charles S. Gunderson and Richard Prael, both well-known individuals in Astoria. It gains additional significance for being a good example of the late Queen Anne style. The house greatly contributes to the historic streetscape.

SOURCES: Sanborn-Perris Maps 1908, 1921, 1934, 1940, 1954; Polk's Astoria Directory 1931-1950; Astoria Household Directory 1896-1925; Register of Electors 1893, 1900; *Evening Astoria Budget* 8-6-46; *Morning Astorian* 12-16-28.

NEGATIVE NO.: Roll 2 no 26
SLIDE NO.:

RECORDED BY: John Goodenberger
DATE: 10/24/02

SHPO INVENTORY NO.:



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

June 24, 2014

TO: MEDIA
LOWER COLUMBIA PRESERVATION SOCIETY
HISTORIC LANDMARKS COMMISSION
NEIGHBORHOOD ASSOCIATIONS
COMMUNITY ACTION TEAM

FROM: ROSEMARY JOHNSON, PLANNER/HISTORIC PRESERVATION OFFICER

SUBJECT: PUBLIC SERVICE ANNOUNCEMENT AD FOR HISTORIC PRESERVATION
RENOVATION GRANT

**CITY OF ASTORIA
HISTORIC LANDMARKS COMMISSION
HISTORIC PRESERVATION RENOVATION GRANT**

The City of Astoria has received a grant from the State Historic Preservation Office to assist property owners with needed historic renovations. The Astoria Historic Landmarks Commission's renovation grant program will make these funds available to property owners of designated historic buildings desiring to make exterior rehabilitation or renovation improvements.

Properties designated as a Historic Landmark within a National Register Historic District or as a National Landmark are eligible. Renovation or rehabilitation work shall be located on the primary facade of the structure or on a facade that is highly visible to the public. Structural improvements to preserve the integrity of the structure may also qualify.

Projects may receive 50% of the project cost up to a maximum of \$3,000 in grant funds, whichever is the lesser amount. Projects must be completed by July 1, 2015.

If you are interested in applying for these grant funds, submit the Renovation Grant Application to the Community Development Department. The Historic Preservation Officer through the Historic Landmarks Commission will review applications on a first-come, first-served basis. Applications and grant program guidelines are available at www.astoria.or.us, go to Community Development Department, and select Projects, or from the Community Development Department, City Hall, 1095 Duane Street, Astoria.

The grant program has been financed with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions of any documents do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

Questions about the program or the application should be directed to Planner Rosemary Johnson at 503-338-5183 during regular business hours, or e-mail at rjohnson@astoria.or.us.

**CITY OF ASTORIA
HISTORIC LANDMARKS COMMISSION
HISTORIC PRESERVATION RENOVATION GRANT GUIDELINES**

The City of Astoria has received a grant from the State Historic Preservation Office to assist property owners with needed historic renovations. The Astoria Historic Landmarks Commission's renovation grant program will make these funds available to property owners of designated historic buildings desiring to make exterior rehabilitation or renovation improvements. The conditions of this program require that all improvements and projects be in keeping with the architectural integrity of the structure.

Questions about the program or the application should be directed to Planner Rosemary Johnson at 503-338-5183 during regular business hours, or e-mail at rjohnson@astoria.or.us

The process and eligibility for participating in this program is as follows:

1. Eligibility:

- a. Properties designated as a Historic Landmark in a National Register District or as a National Landmark are eligible.
- b. Properties that are not designated as historic but would be eligible to become historic when the proposed work is complete may be eligible. An application for historic designation of the structure shall be submitted with the grant application. Awarded grant funds shall not be paid to the recipient until the property is designated as a contributing historic property within a National Register District.

2. Projects:

- a. Renovation or rehabilitation work shall be located on the primary facade of the structure or on a facade that is highly visible to the public. Structural improvements to preserve the integrity of the structure may also qualify.
- b. Design and materials shall be in keeping with the architectural integrity of the structure. Contemporary materials such as vinyl and fiber cement boards are not eligible for grant funding.
- c. Additions or non-historic alterations are not eligible.

3. Application:

- a. Complete the Renovation Grant Application and submit it to the Community Development Department. The Historic Preservation Officer through the Historic Landmarks Commission will review the applications on a first-come, first-served basis.
- b. Include copies of at least two bids with the application, or provide a written

explanation of why only a single bid was warranted. Property owners may do the work themselves; however, only the cost of materials may be funded by the grant if work is performed by the owner and not by a licensed contractor.

- c. Detailed plans of the proposed work, photos (digital photos are preferred as .jpeg files) of the facade prior to work, specifications, and any manufacturer's product information shall be submitted with the application.

4. Review, Approval, and Conditions:

The Historic Preservation Officer through the Historic Landmarks Commission will review and approve projects that are in keeping with the historic integrity of the structure, subject to the following conditions:

- a. Historical restoration and renovation projects will be given priority over periodic maintenance-type projects. For example, a project to restore architectural details such as transom windows or to remove contemporary alterations will be given priority over the installation of awnings or repainting. Conditions of approval may be applied to a project.
- b. Grants shall not be awarded for work that is already completed. Secondary consideration may be given and grants awarded for recently purchased materials and for work already in progress only if all grants funds have not been award prior to May 1, 2015.
- c. Projects may receive 50% of the project cost or up to a maximum of \$3,000 in grant funds, whichever is the lesser amount. (Example: A project of \$2,000 would be eligible to receive a \$1,000 grant or 50% of the project cost. A \$10,000 project would be eligible to receive a maximum \$3,000 grant.)
- d. Grant recipients are required to display a sign (available from the Community Development Department) identifying the project as having received grant funding. The sign shall be displayed during construction and for one month after the project is complete.
- e. Projects must be completed by July 1, 2015. Funds shall be distributed to the owner (not the contractor) upon completion of the project. All grant funds shall be distributed by August 15, 2015.
- f. Grants are considered taxable income. Grant recipients will receive an IRS 1099 form and must report the income on their tax returns.
- g. Grant recipients shall take photographs during the project showing the work in progress. Submittals should include photographs of people doing the work.
- h. Grant recipients shall enter into a Five Year Covenant Agreement with the following conditions:

- 1) The Owner agrees to assume the cost of the continued maintenance and repair of said property so as to preserve the architectural, historical, or archeological integrity of the same in order to protect and enhance those qualities that made the property eligible for listing as a landmark in a National Register District and/or on the National Register of Historic Places.
- 2) The Owner agrees that no visual or exterior structural alterations will be made to the property without prior written permission of the City of Astoria.
- 3) The Owner agrees that the State and City of Astoria, its agents and designees shall have the right to inspect the property at all reasonable times in order to ascertain whether or not the conditions of this agreement are being observed.
- 4) The Owner agrees that the property shall remain on the National historic register for at least five full years following completion of the project. If the property is removed from the register during this time, the grant shall be repaid in full to the City.
 - i. Grant recipient shall contact the Community Development Department when the proposed work actually begins, and when the project is complete. A staff member will inspect the work when the project is completed.
 - j. Grant recipients shall obtain any necessary City or building permits prior to start of work.
5. Grants are awarded on a first-come, first-served basis. The decision of the Historic Preservation Officer through the Historic Landmarks Commission concerning grant awards is final.
6. Payment of grant amounts shall be made after all work is complete. Grant recipient shall submit copies of receipts and contractor's payments, photographs of the work in progress, and photographs of the completed work. Digital photos are preferred (.jpeg format preferred). Payment requests shall be submitted no later than August 1, 2015.

CITY OF ASTORIA
1095 Duane Street, Astoria OR 97103
503-338-5183 rjohnson@astoria.or.us

HG _____

HISTORIC PRESERVATION RENOVATION GRANT

Property Location: Address: _____

Lot/Block/Subdivision: _____

Map/Tax Lot: _____ Zone: _____

National Landmark ☐ District National Landmark ☐ Inventory Area: _____

Applicant Name: _____ email: _____

Mailing Address: _____

Phone: _____ Business Phone: _____

Property Owner's Name: _____

Mailing Address: _____

Business Name (if applicable): _____

Signature of Applicant: _____

Signature of Property Owner: _____

Project Description: Briefly explain the proposed work and the materials to be used. If you are planning to paint your historic building, please attach a paint sample for approval. **NOTE: SOME ALTERATIONS MAY REQUIRE HISTORIC REVIEW AND/OR BUILDING PERMITS.**

For office use only:

Application Complete:		Permit Info Into D-Base:	
File Prepared:		Tentative HLC Review Date:	
Start Date of Project:		End Date of Project:	

FILING INFORMATION: Historic Landmarks Commission will review the applications on a first come first served basis. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. **Only complete applications will be scheduled for review.**

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

(The following are definitions of the various types of work activities noted in the Secretary of the Interior’s Standards for the Treatment of Historic Properties. They are for reference when identifying the type of work proposed in this grant application.)

PRESERVATION focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

REHABILITATION acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

RESTORATION depicts a property at a particular period of time in its history, while removing evidence of other periods.

RECONSTRUCTION re-creates vanished or non-surviving portions of a property for interpretive purposes.

Historic or Preservation Significance: Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.

Historical Documentation: Indicate any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

Photographs: Submit “before” photos of the project site. “During work and after” photographs are required upon completion of the project. Digital photos should be submitted on disk or via an e-mail attachment.

Project Costs: Attach the contractor's bids, or a list of detailed estimates for materials. (Example: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600). Eligible labor costs are limited to those performed by a licensed contractor.

Materials and Labor

Cost Estimate

[illegible]

Total amount requested: _____

Project Scheduling:

Beginning Date: _____ Completion Date: _____

Since funding is limited, the grant recipient must contact the Historic Preservation Officer if work on the project cannot start within 15 days of the scheduled beginning date to apply for a beginning time extension. Projects must be completed by July 1, 2015.

Grant recipients shall contact the Community Development Department when the proposed work actually begins, and when the project is complete. A staff member will inspect the work when the project is completed prior to any grant funds distribution.

This project has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the US Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington DC 20240.

I have read the Secretary of the Interior's Standards for the Treatment of Historic Properties, which can be reviewed at the Community Development office, and agree to do the project as approved. I will notify the Community Development Department at 503-338-5183 or rjohnson@astoria.or.us when I begin the project and when the project is completed.

Signature

Date _____