

AGENDA
HISTORIC LANDMARKS COMMISSION

Astoria City Hall Council Chambers, 1095 Duane Street, Astoria

Tuesday, July 16, 2013, 5:15 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. June 18, 2013
4. PUBLIC HEARINGS
 - a. Historic Designation HD13-02 by Jerry Ostermiller and Lynn Johnson to designate the existing single family dwelling as historic at 390 Franklin in the R-2, Medium Density Residential zone. Staff recommends approval of the request.
 - b. New Construction NC13-03 by Elaine Saunders to construct a two car garage with a studio above for an existing two-family dwelling at 2854 Grand in the R-2, Medium Density Residential zone. Staff recommends approval of the request with conditions.
 - c. Amendment A13-03 by Brett Estes, Community Development Director, City of Astoria to amend Development Code Article 6, Historic Properties, to include the new State classification terms for historic properties; to establish Type I, II, and III permit levels of review to allow more administrative review, City Wide. Staff recommends that the HLC forward the amendment to the City Council for adoption.
5. REPORT OF OFFICERS
6. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

June 18, 2013

CALL TO ORDER – ITEM 1:

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

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Commissioners Thomas Stanley, Paul Caruana, Mac Burns, and Kevin McHone.

Commissioners Excused: Vice President Michelle Dieffenbach and Jack Osterberg.

Staff Present: Community Development Director Brett Estes, Historic Building Consultant John Goodenberger, City Support Engineer Cindy Moore, and 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 May 21, 2013 as presented; seconded by Commissioner Caruana. Ayes: President Gunderson, Commissioners Caruana, Stanley, Burns, and McHone. Nays: None.

The HLC continued to Item 7(a): Irving Bridge Replacement Presentation.

PUBLIC HEARINGS:

President Gunderson explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were listed in the Staff report. The Commission proceeded to Item 4 (b): NC13-02 at this time.

ITEM 4(a):

HD13-01 Historic Designation HD13-01 by the Community Development Department, City of Astoria to designate multiple properties within the Adair-Uppertown Area as local historic properties. The area is generally located between 23rd and 41st Streets and the Columbia River to Irving Avenue. Property owners that have requested in writing to "opt out" of historic designation would not be designated as historic.

This agenda item was addressed following Item 4 (b): NC13-02.

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

Planner Johnson stated that prior to her report John Goodenberger will give a presentation on the history of the Adair-Uppertown Area. She recalled that at the last meeting with the public, issues were reviewed about why the inventory was being conducted, some of the details of the inventory and what it means to be historic. Tonight's presentation will include new information.

John Goodenberger, Historic Building Consultant, presented the Adair-Uppertown Neighborhood Reconnaissance Level Survey Final Report. He noted the project objectives include a survey of all buildings within the Adair-Uppertown Area, updates to architectural descriptions, and formal designations of local landmarks. A previous intensive level survey did not review all of the buildings. The survey was completed using the Guidelines for Conducting Historic Resource Surveys in Oregon and was conducted in compliance with

standards set by the Secretary of Interior. Assistance was provided by the Oregon State Historic Preservation Office (SHPO). The survey began in November 2012 with the official inventory date of March 1, 2013 and data was entered into the Oregon Historic Sites Database.

Planner Johnson presented the Staff report, noting that information regarding the Land Use Board of Appeals Case concerning "owner consent" and "opting out" was in the Staff report. Anyone who had requested to opt out of historic designation prior to the designation at this meeting would not be designated as historic. Staff recommends approval of the designation. The HLC's decision is final as the designation will not go on to City Council. Updates will still be made to the individual inventory sheets, some of the history and the map; however, no changes will be made in the historic designation of properties. She noted a lot of correspondence has been received.

President Gunderson opened public testimony for the hearing. She asked if there were any presentations by persons in favor of, in partial to or against the application. Seeing none, she closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Stanley asked if property owners who opted out of the designation could apply for the designation in the future. Planner Johnson explained that opting out will not exclude their property from the inventory or the classification. Should the property owners decide to obtain the historic designation in the future, they would need to apply, but no research will be necessary, as the City already has the information. The inventory sheet and the property owner's application would be presented to the HLC at a public hearing like any other individual designation. If the property is still eligible, the Commission would designate the property individually at that time. Commissioner Stanley complimented Mr. Goodenberger and Staff for the phenomenal work that has been done.

Director Estes said the project was possible because of a grant provided by SHPO. Planner Johnson added that Rachel Jensen assisted Mr. Goodenberger with the inventory as a volunteer. President Gunderson explained that the State suggests 12 minutes of work be spent on each property. Mr. Goodenberger and Ms. Jensen spent about 15 hours on each property. She thanked them for their work.

Commissioner Burns moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Historic Designation HD13-01 by the Community Development Department, City of Astoria with the following changes:

Page 3, Table at bottom of page, Line 2 "Eligible/Contributing 21243% (-47 HDR = 165)"

Page 4, Paragraph 1, Sentence 3, "There were 62 requests (47 Eligible/Contributing, & 15 Non Eligible/Non-Contributing) to withdraw from historic designation received by June 18, 2013."

Page 7, Paragraph 1, Sentence 2 "There were 62 requests 47 Eligible/Contributing, & 15 Not Eligible/Non-Contributing) to withdraw from historic status received by June 18, 2013."

Motion seconded by Commissioner McHone. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

The HLC proceeded to Item 5, Report of Officers at this time.

ITEM 4(b):

NC13-02 New Construction NC13-02 by Astoria Point (Rosebriar) to locate an open sided, 83 square foot gazebo as an outdoor smoking area in the rear yard of an existing residential structure at 636 14th Street in the R-3 Zone (High Density Residential). Staff recommends approval of the request with conditions.

This agenda item was addressed immediately following Item 7(a): Irving Bridge Replacement Presentation. President Gunderson asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. 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 opened public testimony for the hearing and called for the Applicant's presentation.

Sam Darcy, CEO, Astoria Point, 263 W. Exchange Avenue, Astoria, stated that he could obtain a vinyl gazebo in the same color as the main building. The color of the main building will never change. He would like vinyl for ease of maintenance and increased structural integrity. Vinyl will not rot or allow for the buildup of mold. The gazebo is prepackaged and fits together nicely. No fabrication is necessary and the gazebo comes as a do-it-yourself kit. The backyard of the property is surrounded by a 6-foot or 7-foot fence. The back yard is currently gravel and shaded by the current structure that is not compliant. The Applicant wants to provide the same comfortable outdoor setting. He asked the HLC to consider allowing the use of a vinyl gazebo instead of wood and composite flooring instead of wood flooring.

Planner Johnson stated the Applicant originally submitted an application stating vinyl would be used. She and the Applicant discussed using wood and the pictures in the Staff report are of wood. The Applicant gave the Commissioners a picture of the vinyl gazebo, which is a slightly different design. Mr. Darcy added that the vinyl could be adapted to match the wood design. The roofing comes in various sizes and designs, with or without a cupola. Building a gazebo without a cupola would lower visibility of the structure, so the neighbors could not see it.

Planner Johnson explained the final design submitted to the HLC is different from the design the Applicant originally submitted, which was vinyl. She distributed the vinyl design to the Commission. The design details are slightly different, the material is vinyl, and the roof has no cupola. Staff was not promoting the cupola; it was simply included in the submitted design. If the vinyl design had been reviewed, no changes would have been made to the Staff report on the design; the only changes would be changing the materials listed and eliminating the brackets and cupola.

President Gunderson called for any presentations by persons in favor of, in partial to or against the application. Seeing none, she closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Planner Johnson stated Staff could change the Staff report if the HLC determines that vinyl and composite materials are acceptable. She confirmed that the actual design includes a cupola detail.

Commissioner Caruana recalled that vinyl windows were going to be allowed in historic properties as an alternative. Planner Johnson replied the HLC can designate a property with vinyl windows as historic if the rest of the structure is intact. Commissioner Caruana believed that would set a precedent and asked if the HLC could approve adding vinyl windows to a house that is historic. Planner Johnson clarified that it does not mean that vinyl windows are acceptable, but that there is enough fabric and design of a building left to preserve with the hope that the vinyl windows will be returned to wood. Adding vinyl windows to a historic property is not recommended.

Director Estes noted this application is for an outbuilding. The HLC must determine if the composite materials are appropriate as an outbuilding to the historically designated property. Commissioner Caruana said he does not mind vinyl, but wanted to know if there was a general move towards accepting alternative materials to wood on historic properties. Planner Johnson noted more composite railings and decking are being approved on historic properties. The gazebo is not a historic structure; it is new construction adjacent to a historic building, which provides more flexibility.

Commissioner Stanley asked if the vinyl is the same material used to make decks. Planner Johnson said she is not familiar with the company's materials. As a vinyl composite, the material will have to be structurally sound, not the flimsy vinyl used in windows. The material comes in white, which is compatible with the structure. She is unsure if the material can be painted. Commissioner Stanley confirmed that the material sets on a composite wood base.

President Gunderson stated she has seen this material at City Lumber and thought it was wood until she saw the material being taken apart. She would approve using the composite material. Commissioner Stanley inquired that the composite is sustainable and will last. Commissioner Caruana believed so, more than wood.

Planner Johnson noted the changes to the Staff report, stating that all references to wood would be changed to the vinyl composite material and that the brackets and cupola would be eliminated, otherwise the design will be as proposed in the design presented by the Applicant tonight. The condition that the structure be painted to match the building would no longer be applicable. Director Estes suggested adding the condition that the color of the structure must match the building.

Commissioner Stanley moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC13-02 by Astoria Point (Rosebriar) with conditions, with the following changes to the staff report:

Page 4, D. Proposed Structure, Paragraph 1 "The proposal is to construct a 10' x 10' (83 square feet) octagon shaped vinyl composite material gazebo in the rear yard of the Rosebriar care center. It would be open on all four sides with a floor. The octagon roof would be composition shingles with a double roof."

Page 5, B. Finding: The proposed structure would be an octagon vinyl composite material structure with open sides and railings. ..."

Page 5, Photograph of gazebo was changed to reflect the vinyl gazebo example.

Page 5, last paragraph, Sentence 2 "The structure and railing would be of vinyl composite material and should be the same color as the house. The roof would be composition shingles with a double roof."

Page 8, "1. The structure color shall match the main structure."

Motion seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

The HLC returned to Item 4(a): HD13-01 at this time.

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

OLD BUSINESS – ITEM 6: None.

The Commission continued to Item 8 Adjournment and then convened the work session.

NEW BUSINESS – ITEM 7(a):

Irving Avenue Bridge Replacement Presentation

This agenda item was addressed following Item 3(a) Approval of Minutes.

Planner Johnson reminded that the HLC reviewed the Franklin Avenue Bridge because it was adjacent to historic properties. The Irving Avenue Bridge (between 18th and 19th Street) is not adjacent to historic property which would trigger an HLC review. However, the bridge is being replaced using Federal funds, which requires a Section 106 Review, a different historic review, because there are historic properties in the general neighborhood. That review will not involve the HLC. The presentation is for informational purposes only.

City Support Engineer Cindy Moore presented the Irving Avenue Bridge Replacement project via PowerPoint with these key comments:

- The project plans are 30% complete. Phase 2 of the geotechnical study is currently ongoing as David Evans and Associates (DEA) is currently working on the 60% design phase.
- The bridge design has been reviewed and approved by City Council and the project is estimated to cost \$5,135,000.
- The bridge will be single span, which was the simplest design plan presented to City Council. This design is expected to move best with land movement. Five different landslides converge in this area and affect the bridge.
- The bridge will have sidewalks on both sides and a Texas railing, which is similar to the Franklin Bridge. During construction, there will be a full closure detour for up to 12 months.

- Final design documents are expected in December 2013 with construction beginning the day after school is out for the summer in June 2014. The bridge should be complete in the summer of 2015.
- She displayed pictures of the existing conditions of the project and computer rendered drawings of the proposed design, providing details about each picture and also reviewing the detour route.

The HLC returned to Public Hearings at this time and first addressed Item 4 (b): NC13-02.

ADJOURNMENT OF REGULAR MEETING TO WORK SESSION:

There being no further business, the meeting was adjourned at 6:05 p.m.

The Commission and Staff briefly discussed why a number of property owners may have opted out of the Adair-Uppertown Area Historical Designation and the lack of public testimony on the application. Planner Johnson clarified that no design review for alterations is required on properties not designated historic. However, any new construction adjacent to a historic structure requires design review.

WORK SESSION — ITEM 8(a):

Amendment A13-03, the Historic Properties Ordinance

Planner Johnson noted a Historic Preservation Plan was adopted by the City in January 2008 that identified some goals and action items for the HLC and Staff to complete. She provided a status report for those items completed over the years, noting that drafting Development Code revisions, a top priority, had not yet been addressed. The intent of the Code revisions was to make the language more clear, adopt new State designations terms, and make the process easier for property owners. She reviewed the proposed amendments, noting that design guidelines, as recommended in the Historic Preservation Plan would be addressed separate from the code revisions. Staff proposes using grant money left over from the SHPO CLG Grant to have Mr. Goodenberger create a design guidelines document, which will not be included in the Code. It will not be a regulatory document. The document will reflect trends approved by the HLC and include graphic examples to assist property owners preparing applications. The applicant will be able to visually understand what the HLC is trying to achieve and the guidelines will provide a standard for the HLC to follow.

- The guidelines will also help reduce the number of conditions of approval because applicants will be able to better prepare their applications. Architects and developers want to see what designs are acceptable, but nothing is available that can be given to them to provide direction. Planner Johnson must work with them to relate the designs and feel that the HLC is seeking.
- The design guidelines can be published on the City's website so they are easily accessible to the public.
- The guidelines will be much easier to change and update than the Code because no amendment process will be necessary. It takes six months to change a Code.
- Mr. Goodenberger will work on the design guidelines in June 2013. A draft of the design guidelines will be reviewed by the HLC in a work session and the final document presented for HLC approval.
- A public hearing for the Code amendments are on the agenda for the July HLC meeting. The amendments will be presented to City Council for adoption in August 2013.

Director Estes explained the Code amendments and design guidelines are two separate projects. Staff will move forward with the Code amendment process, if the HLC does not have any concerns. The design guidelines project will continue into the winter.

Comments and questions regarding the proposed amendments and guidelines were addressed by Staff as follows:

- Language pertaining to the Code amendments is clear and specific enough so future Staff members could understand what is allowed should Planner Johnson no longer work at the City. If problems arise with any of the amendments, another Code amendment can be approved in the future.
- Article 6.090 would be corrected to delete the extra "and" at the end of the sentence.
- The existing Code does not require all demolition to be reviewed by the HLC. If a structure is damaged more than 70% of its assessed value, it is considered to be completely destroyed. If a building is determined to be an immediate threat to life and safety, demolition must be allowed. Any other demolition must be reviewed by the HLC. Staff is comfortable with the existing Code with regards to demolition.
- After the Code amendments are adopted, some of the property owners who opted out of the Adair-Uppertown historic designation process may opt back in because the process and cost issues may have led some property owners to opt out. Sending a letter regarding the opportunity to opt back in was suggested.

- Staff strategically planned to move forward with the Code amendments along with the Adair-Uppertown historic designation. The City has kept permit costs lower than the price of publishing the mandatory public notices. State law requires a 20-day notification period and the HLC only meets once a month limiting how quickly an application can be processed. The Code amendment should reduce processing time as much as possible.
- Mr. Goodenberger recalled a situation in Portland where a neighborhood was nominated to become a historic district after no objections were stated at a public hearing. After being nominated, opponents gathered signatures from the majority of the residents in the neighborhood to object to the historic designation. The City had worked towards the Adair-Uppertown historic designation for several years.
- Several studies show there are economic benefits to historic preservation. Most studies show that buyers will look for historic properties or want to live in historic neighborhoods knowing that some protection exists regarding the design of the neighborhood.
 - There is no guarantee that a local landmark will have an actual financial benefit. Grant opportunities, special assessments, or tax incentives are only available to Nationally designated districts and properties, not local landmarks.
 - The benefits are pride in owning a historic property, review of new construction adjacent to a historic property, and buyers will seek out and pay more for historic properties.
 - Some homeowners prefer strict Code and guidelines or strong review committees, while others prefer more flexibility in their neighborhoods. An inventoried area or a historic district provides protections to those who prefer strong restrictions and architectural review committees.
 - Property owners who opted out may not understand the benefits that the City has provided to the neighborhood over the last 20 years. Property owners tend to want changes to Code when the changes benefit them. Most of the letters sent in opposition to the historic designation contained identical wording.
 - The historic designation process has been a success. The City expects to see an increase in the number of historic properties.
 - Planner Johnson thought that the number of property owners who opted out was large; however, a SHPO representative assured the City that the number is low compared to other cities, adding that Astoria is unique.
 - Astoria will have over 800 historical designated properties after the additional new 68 properties in the Adair-Uppertown Area are added.

ITEMS NOT ON THE AGENDA

Commissioner McHone asked if a new brewery would be constructed on the wharf at 6th Street. Director Estes replied that while there is talk of a new brewery, no application has been filed. Planner Johnson clarified no HLC review is anticipated at this point, but the owner may request that the building be designated as historic.

There being no further business, the work session adjourned at 6:40 p.m.

ATTEST:

APPROVED:

Secretary

Community Development Director /
Assistant City Manager

STAFF REPORT AND FINDINGS OF FACT

July 9, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



SUBJECT: HISTORIC DESIGNATION (HD13-02) BY JERRY OSTERMILLER & LYNNE JOHNSON TO DESIGNATE 390 FRANKLIN AVENUE AS A LOCAL LANDMARK

I. BACKGROUND SUMMARY

- A. Applicant: Jerry Ostermiller
Lynne Johnson
PO Box 383
Astoria OR 97103
- B. Owner: Jerry Ostermiller
Lynne Johnson
PO Box 383
Astoria OR 97103
- C. Request: To designate an individual property as a Local Landmark
- D. Location: 390 Franklin Avenue; Map T8N-R9W Section 7DD, Tax Lot 3700; Lots 3, 4, 5, 6, Block 52, McClure

II. BACKGROUND

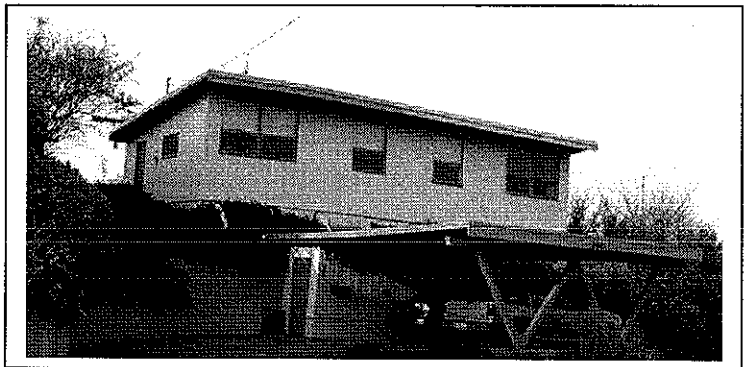
The structure is located on the north side of Franklin Avenue and the west side of 4th Street adjacent to the Hobson-Flavel Historic Inventory Area.

Year Built: 1956

Style: Pacific Northwest Regional

Historic Name:
Captain Edgar Quinn House

Architect:
Ebba Wicks Brown



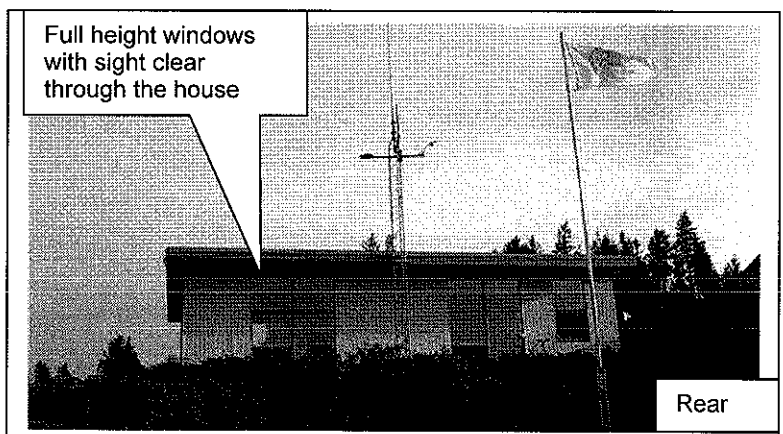
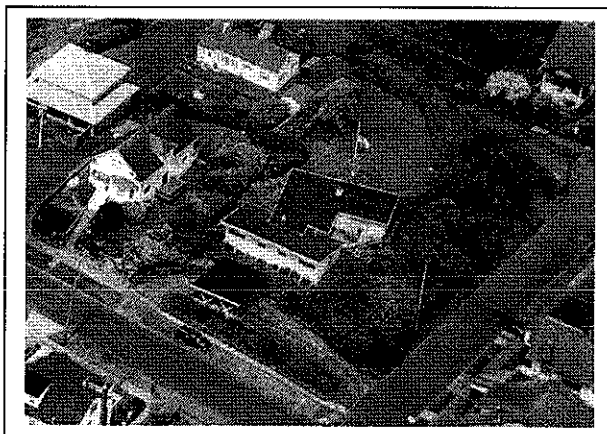
The structure is considered to be the "first modern house" in Astoria. It was designed by Ebba Wicks Brown, daughter of John Wicks; both of whom were leading, influential architects in the mid to late 20th Century in Oregon. Ebba Wicks Brown was one of

the first women to receive an architect's license in Oregon. She and her husband, Ernest Brown, ran an architectural firm in Astoria. Other works in Astoria by Ebba Wicks Brown include the First Church of Christ Scientist (632 11th), Zion Lutheran Church (565 12th), Congregational United Church of Christ (820 Alameda) and others.

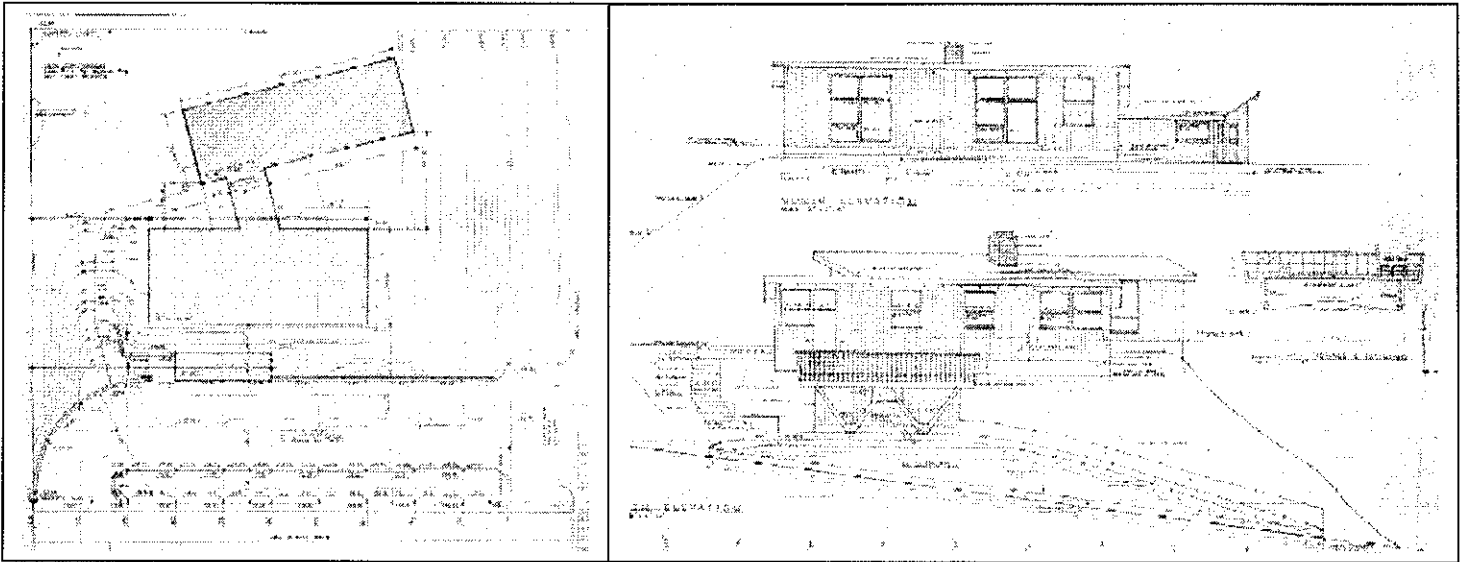
With her father, in 1941 she designed 19 houses on Miller Lane, and in 1942, they designed the Armory building (1636 Exchange). Along with Grider and Potter architects, she designed the Columbia River Maritime Museum building. Ms. Brown was influenced by the designs of Internationally acclaimed Portland Oregon architect Pietro Belluschi. Belluschi's commercial works were an International style while his churches and residences were more of a regional design. Although of Modern design, they fit within the development of the Pacific Northwest Regional Modern style as they frequently used regional materials (particularly wood) and were often integrated with their suburban or rural sites. Ms. Brown's designs echoed this regional style started by Belluschi.

The Pacific Northwest Regional style reflects the regional materials and styles taking its lead from the natural setting of the structure. The use of local materials was a major feature in the Pacific Northwest Regional style. The Quinn House was designed for the Astoria Bar Pilot with an emphasis on the local nautical theme and elements. Capt. Quinn insisted on the use of whole lumber not plywood and laminates. The north windows were designed full height with small mullions to allow an expansive view of the River and outdoors. Rooms have vaulted ceilings and large open spaces while the sleeping rooms are small and confined reflective of cabins on the ships.

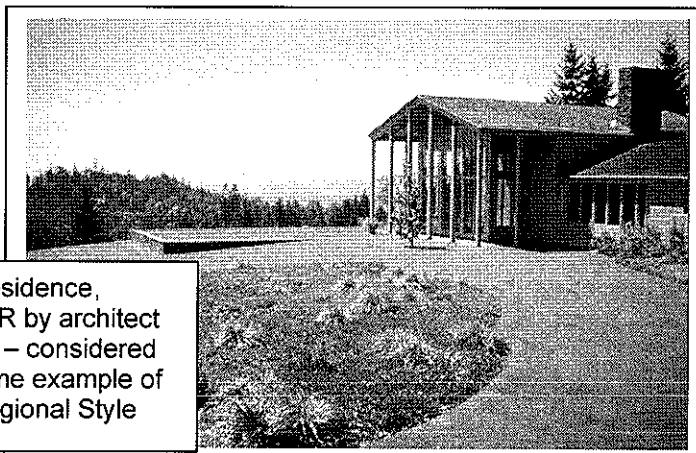
The use of large window expanses is a defining feature of this style and the setting and landscaping around the house become part of the "architecture's" overall experience. The Quinn House is situated on four platted lots (1/2 of a City block) with no obstructions to the view from the north facing windows. This setting has been preserved over the years and adds to the overall importance of this particular property. While the HLC generally does not designate landscaping as historic, the overall importance of the setting for this style structure makes it an integral part of the historic designation.



The applicant has submitted copies of the original plans for the building (available for viewing at City Hall), information on architect Ebba Wicks Brown, and historic information on Captain Quinn which are included in the packet.



Distinctive Stylistic Features of a Pacific Northwest Regional Style: This style can be found in Astoria and Portland areas. It includes the use of large windows that emphasize the natural setting, use of local woods and other materials, large rooms with vaulted ceilings, sloped roof, and placement of the buildings relative to the natural setting. Plans are asymmetrical connecting with gardens and landscapes. Interior spaces interconnect with open rooms. Exterior finishes are smooth with uniform wall surfaces, with plywood panels, predominately tongue & groove. Modular window systems are flush with the exterior wall plane. Very little to no exterior window trim. Generally do not have porches, but do have covered outdoor spaces under roof overhangs.



Watzek Residence,
Portland OR by architect
John Yeon – considered
to be a prime example of
the NW Regional Style



Subject site

Occupants: Captain Edgar Quinn, Bar Pilot built the house in 1956 and died in 1973; Captain Quinn's wife BJ remarried to Robert Neikes and lived in the house until 1987; house was vacant for 1.5 years until Jerry Ostermiller, former director of the Columbia River Maritime Museum, and Lynne Johnson, purchased the house in 1989.

Alterations: Most of the building is original. Some of the alterations were weatherization upgrades completed in the 1990's and included: replacement of torch-down roof with IPDM membrane roof; several windows were double paned; and other internal mechanical equipment. Most of the interior is original. A wood deck and period compatible carport were added.

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

1. Physical Integrity	4.5	7.5	7.5	4.5	4.5	7.5
2. Architectural Significance	12.5	10.0	10.0	12.5	10.0	12.5
3. Historical Significance	12.5	12.5	10.0	12.5	10.0	10.0
4. Importance to Neighborhood	6.0	4.5	7.5	6.0	3.0	6.0
5. Symbolic Value	7.5	6.0	4.5	7.5	1.5	4.5
6. Chronology	2.5	1.5	1.5	2.5	1.0	2.0
TOTAL	48.5	42.0	41.0	45.5	30.0	42.5

AVERAGE: 41.9 (Significant)

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on June 21, 2013. A notice of public hearing was published in the Daily Astorian on July 9, 2013. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

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

Finding: The proposed designation as historic is being nominated by the property owners. A public hearing is scheduled before the Historic Landmarks Commission to consider the request at their meeting of July 16, 2013.

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

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

Finding: The building is not listed on the National Register of Historic Places, and has not been included in a previous inventory of potential historic properties, and therefore cannot be automatically considered a Historic Landmark.

- C. Comprehensive Plan Goal CP.250(2) states that the City will *"identify and encourage the inclusion of as many qualified buildings and structures as possible on the National and/or State register of historic places, and maintain a City registry under the stewardship of the Historical Buildings and Sites Commission."*

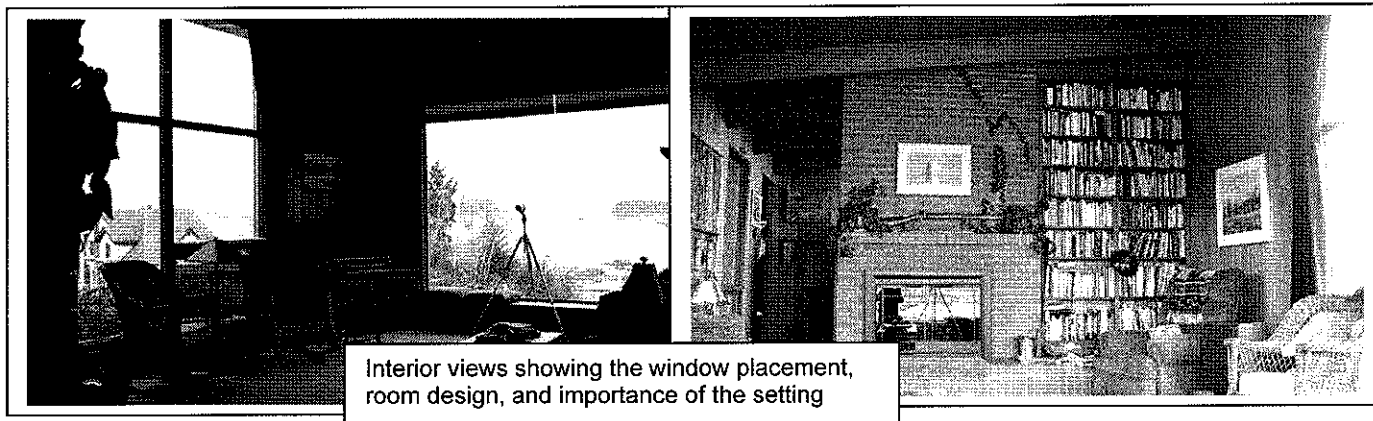
Finding: The City of Astoria maintains a register of historic places. The City encourages property owners to include their properties on the register. The building has had few alterations over the years and is an intact example of the Pacific Northwest Regional style. It's association with the architect Ebba Wicks Brown and the first occupant Captain Edgar Quinn is important to the history of Astoria and its architecture. The structure warrants inclusion as a Local Landmark.

The bar and river pilots and ferry captains are an important part of the story of Astoria. Several houses associated with other pilots/captains have been designated as historic either individually or as part of districts. Some of these include: Capt. George Flavel (627 15th), Capt. Ray Collins (682 34th), Capt. Charles Gunderson (813 14th), Capt. Nolan (747 7th), Capt. Parker (590 Franklin), Capt. Elving (665 Grand), Capt. Albert Beard (566 Olney), and many more.

The proposed nomination is consistent with the Comprehensive Plan.

- D. Comprehensive Plan Section CP.250(6), Historic Preservation Goals, states *"The City will: Promote appreciation of Astoria's natural resource base, including wooded areas, marshlands, and water-based sites as elements of the City's historic growth and development."*

Finding: The Pacific Northwest Regional style of this building draws directly from its natural setting and proximity to, and views of, the River. The setting for this structure becomes an integral part of the significance of the architecture. While everyone enjoys the natural "views" from their homes, this style of architecture is designed on its setting and views rather than a structure that just happens to have a "good view".



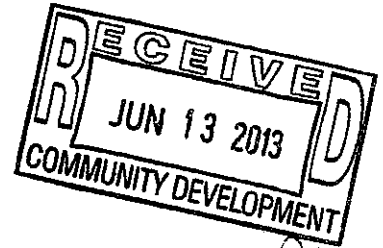
The proposed nomination is consistent with the Comprehensive Plan.

VI. CONCLUSION

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



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



HD 13-02

FEE: \$50.00 pd

HISTORIC DESIGNATION

Property Location: Address: 390 Franklin Ave Astoria OR 97103
Lot 3-4-5-6 Block 3,4,5,6⁵² Subdivision McClures
Map 8-09-07 DD 03700 Tax Lot 3700 Zone R2

Applicant Name: Jerry Ostermiller and Lynne Johnson

Mailing Address: PO Box 383 Astoria, OR 97103

Phone: 503-325-8162 Business Phone: --- Email: ---

Property Owner's Name: Same as applicant

Mailing Address: Same as applicant

Business Name (if applicable): NA

Signature of Applicant: [Signature] Date: 6/13/2013

Signature of Property Owner: [Signature] Date: 6/13/2013

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

to designate the existing SFD as historic

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

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

For office use only:

Application Complete:	<u>6/13/13</u>	Permit Info Into D-Base:	<u>6/17/13</u>
Labels Prepared:	<u>6/13/13</u>	Tentative HLC Meeting Date:	<u>7/16/13</u>
120 Days:			

Captain Edgar Quinn House

390 Franklin Ave.

Built in 1956

Current owners: Mr. Jerry L. Ostermiller CRMM Executive Director (Ret.) and his wife Lynne A. Johnson

Designed by local architect firm WICKS & BROWN for Captain Edgar and B.J. Quinn in the mid-twentieth century Northwest Oregon style. The owners and architects worked closely to also ensure the plan to be consistent with the tastes of a career mariner. Modest from the street-side, the house faces the Columbia River through the largest single picture window used in an Astoria residence at that time. The double strength 7 by 10 foot 1/4 inch plate glass window was shipped from Germany to Astoria aboard ship as a personal favor to the Captain. Captain Quinn, a noted Columbia River Bar Pilot, wanted to be able to sit in his living room and see his next ship he would be taking across the bar as it traveled downstream past Tongue Point so he would know to arrive at the Pilot Office without being telephoned.

Also proper for a seaman's house, the sleeping rooms were deliberately made small with sliding doors to conserve space like staterooms aboard a ship. The house was also the first in Astoria to be equipped with heating ducts embedded within the concrete slab floors, separated from the footings. The owners specified that no plywood be used so the wood is whole lumber: solid hemlock beams, solid Honduras mahogany in the living room, and solid cedar siding. Eaves and windows were specifically designed to make this Astoria's first passive solar home. The kitchen was designed by B. J., who used her education as an Home Economics Major to be both efficient and comfortably connect with the dining room spaces long before contemporary "great room" spaces became popular.

Captain Edgar A. Quinn was born in 1911 in New York but moved to Great Britain with his parents when he was a year old. After public schooling in Yorkshire he moved back to the U.S. and became a Sea cadet at San Francisco in 1929 and began his sea career as a Licensed Officer with Madsen Navigation Co. in 1936. During WWII he commanded troop ships in every theatre except the Mediterranean. He joined the Columbia River Bar Pilots in 1951 and survived a 17 1/2 hour ordeal when a storm blew his water-filled wooden boarding dory 40 miles off station in 60 mph winds. In March 1973 he drowned after falling from the boarding ladder while transferring from the *MARITIME QUEEN* which he had piloted across the Columbia River bar. His wife, B. J. served as a dedicated volunteer for the Columbia River Maritime Museum until her death in 1996.

ARCHITECTURAL INTEGRITY

The *Captain Edgar Quinn House* at 390 Franklin Avenue remains true to the original architectural design thanks to the respect the current owners exercised during modest weatherization upgrades performed during the 1990's. These alterations are as follows:

1. The roof fabric was updated by removing multiple layers of torch-down roll roofing and replacing it with 3" isocarnate foam insulated sheeting covered with a IPDM membrane. The purpose of this change in fabric was to enhance the longevity of the structure by increasing protection from rain and wind. The upgraded R values also provided better thermal stability for the structure. These material changes were successfully made with no adverse visual impact to the structure.
2. With the exception of the "historically significant single large picture window," the three other large windows in the kitchen and living room section were replaced with double pane glass inserts. Extra efforts were undertaken to reuse the original moldings to ensure the new inserts resulted in no visual changes to the appearance in respect to the original architectural details.
3. The original oil furnace and electric water heater were replaced with gas appliances using the existing plenum and utility room spaces. The new gas service was placed in an existing flowerbed and screened with appropriate plantings.
4. The underground oil storage tank was decommissioned, and although not removed to ensure stability of an upslope area of the property, it's underground location was carefully documented and visually screened using plantings consistent with the original 1956 planting scheme.

In all other respects this property remains unchanged as originally designed, including retention of all original Formica counter tops in kitchen and bathrooms.

Capt. Edgar Quinn, Bar Pilot, Dies

Columbia River Bar Pilot Capt. Edgar A. Quinn, who survived a 17½ hour ordeal in a water-filled, storm beaten 16-foot boat 11 years ago, died Sunday when he lost his footing climbing down from a log ship and fell into the sea.

Quinn, 61, 390 Franklin, Astoria, whose life had been the sea since he became a cadet in 1929, fell while transferring from the Maritime Queen which he piloted across the Columbia River Bar.

Men aboard the bar pilot pickup craft quickly reached Quinn and managed to keep his head above water until a Coast Guard helicopter arrived.

The helicopter flew Quinn to Astoria where he was pronounced dead on arrival at Columbia Memorial Hospital. The cause of death apparently was drowning.

Quinn, who was born Aug. 26, 1911 in New York and moved to Great Britain with his parents when he was one-year-old, made regional headlines Sept. 28, 1962 when a small boat overturned in choppy seas carrying him and two other men.

One of the men died of exposure, but Quinn and Astorian Don Nelson weathered the rain squalls and 60 mph winds and managed to steer their swamped yet unsinkable plastic craft to shore at Westport, Wash., 40 miles north of where the boat mishap occurred.

Quinn and Nelson, interviewed shortly after they walked ashore, recounted how they lashed themselves to the 16-foot boat and rowed for 1½ hours through breakers until they touched sandy beach.

The boat overturned several times as they approached the beach, but each time the two seamen were able to right it and continue on.

Quinn became a bar pilot in 1951 after serving as master on Matson vessels. By then, his love for the sea was well established.

At age four, Quinn entered Vernon House Prep School in London. He then went to Yorkshire for his public schooling at Ilkley where he excelled in rugby, soccer and cricket.

He returned to San Francisco and in 1929 became a sea cadet for United Fruit Co. Later, Quinn worked in the forecabin as an ordinary seaman for the American Presidents Line.

Quinn became a licensed officer with Matson Navigation Co. in 1936 and advanced to master when he was 29 years old.

During World War II, Quinn commanded troop ships in every theater except the Mediterranean, returning to Matson following the war.

He served in the naval reserve for 19 years, retiring as lieutenant commander. Quinn also served as president of the Columbia River Bar Pilots for five years, as secretary for three years and as boat manager.

Quinn also was active in civic affairs, serving for eight years as a member and later as chairman of the Clatsop County Library Board.

He belonged to the Astoria Rotary Club and was a member of the organization's board of directors. He was slated to be the local delegate to the International Rotary Convention.

Quinn also was a member of the Harbor Masonic Lodge



CAPT. EDGAR A. QUINN
Dies at Sea

No. 183, A.F. & A.M., the Oregon Historical Society, Astoria Country Club, Masters, Mates and Pilots Assn.

He was a director of the Columbia River Maritime Museum, a member of the Clatsop UGN board of directors and on the vestry of Grace Episcopal Church.

Quinn also was a member of the local American Field Service and a Finnish girl, Hanne Hakala Partinen, lived at his home during the 1967-68 school year.

Quinn married Betty Jane Christensen in Portland May 6, 1950. She survives him now in Astoria.

Other survivors include two sons—Peter Gordon Quinn, a student at Lewis and Clark College in Portland, and Bruce Douglas Quinn, San Francisco; two daughters—Christine Jane Quinn, a student at the University of Oregon, and Barbara Palmer, Fremont, Calif.; and one grand-daughter.

Reiland Quinn, Pacific Grove, Calif., a brother, also survives Quinn.

Memorial service for Quinn will be Wednesday at 10:30 a.m. at Grace Episcopal Church. Contributions in Quinn's name may be made to the Columbia River Maritime Museum, the Grace Episcopal Church Memorial Fund or the Astoria Rotary Club Youth Project.

Funeral arrangements are by Hughes-Ransom Mortuary.

390 Franklin, Quinn House

Capt Quinn born Aug 26 1911, died March 19 1973

BJ Quinn born 1921, died 1996

Capt + BJ married 1950.

Peter born 1951

House built in 1956

Captain died in 1973 (March)

lived here 17 years

BJ lived here 1973-1976

married Robert Neikes in 1976

BJ + Robert lived here 1976-1987

House vacant 1 1/2 years

Lynne + Jerry leased in May 1989

Lynne + Jerry purchased June 1990

BJ died 1996

Architect leaves an indelible mark on Astoria

Ebba Wicks Brown dedicated her life to architectural design

In a departure from usual style, the following tribute uses the subject's first name to differentiate her from her father and husband.

By JOHN E. GOODENBERGER
For The Daily Astorian

Oregon's "First Lady of Architecture" was Ebba Wicks Brown and her life work spanned multiple generations. When she died Saturday at the age of 92 she had left an indelible mark on the state, especially in Astoria.

Ebba Wicks Brown was the daughter of pre-eminent Astoria architect John E. Wicks and Maria Cederberg. Wicks emigrated from Finland in 1899, then earned money for

school while working in a gold mine. After graduating from college in Lindsborg, Kan., he established an architectural practice in Astoria in 1904. Maria immigrated to Astoria in 1902. She was a maid and cook in the homes of many well-to-do families, including George Flavel's, where she slept in the attic. John and Maria met during activities promoted by the local Finnish Temperance Union.

Ebba was the third of three talented daughters. Her sister Ethel taught at Astoria Junior High and was a church organist and choir director. Her sister Esther was a talented violinist and music teacher. Ebba looked to her father for her career. She could not have had a better mentor.

First, John Wicks set an example as a

voracious seeker of knowledge. As Astoria's downtown burned in the Great Fire of 1922, he stood with his pocket-watch timing the collapse of buildings. Then, Wicks incorporated that knowledge into fire-resistant structures.

Second, he taught her day-to-day architectural office skills. Ebba helped her father develop blueprints in the attic of City Hall, now the Heritage Center. Again, with watch



Ebba Wicks Brown

in hand, Wicks timed exposures from sunlight cascading through open dormer windows.

Third, Ebba accompanied her father on job-site inspections. She saw first-hand all aspects of construction. She also benefited from perks. Ferry trips to Lower Columbia Dairy Association creameries in Deep River or Grays River, Wash., included thick layers of butter spread over hardtack, purchased at Charlie Niemi's General Store in Naselle, Wash.

Fourth, Ebba witnessed a local master adapt to the architectural style of the day. While Wicks began his career designing traditional, revival-style buildings, he later engaged in the International style. He also glided with equal grace from residential to commercial or institutional structures. Being stylistically adept was a key to his

See BROWN, Page 9A

BROWN: Architect kept a close eye on the Maritime Museum remodeling

Continued from Page 1A

designed by her father, and now part of Clatsop Community College, needed to be replaced by Gyro Field, now the location of Columbia Memorial Hospital.

Her project won first prize at the prestigious school. It was not, however, well received at home. After presenting her project to the Astoria Chamber of Commerce, she said many of the men were condescending. They said, in essence, "Well, it's all very nice, little girl, but take your toys and go home."

Ebba remained undaunted. She met her husband, Ernest Brown, widower with four sons, while studying at Clatsop. Ernie and Ebba married in 1920. He worked for Eliel's son, Erno, at Saastuen Saast-

eriors, low or vaulted roofs, exposed timber beams, an organic use of materials and expansive natural light or views. The Capri and B. J. Quinn residence (1956) reflects this beautifully. Jerry Ostermiller and Lynn Johnson, who own Astoria's "first modern house," are certain they live in Astoria's best residence.

Its floorplan is both rational and evocative. Visitors are stunned by the large living-room window beneath an open, sloped ceiling. "It is as if the end of the house doesn't exist," remarks Ostermiller. The room and window are positioned to encompass eastern views of the river and the effect is like that of a "ship's huller" design. "You don't feel diminished by it."

The same can be said about the Roff-Clegg-designed Columbia River Maritime Museum designed with Fred Grider and Tom Potter. The main gallery is large, but its sweeping form allows visitors to feel a part of it. The exploration and exploitation of its building form is pulled straight from the pages of Saastuen design. The Browns, like Saastuen, represented a generation of architects who pursued new forms and expressions through cutting-edge structural systems.

When the Maritime Museum was remodeled and expanded in 2000, Ebba was concerned. After listening to director Ostermiller's presentation to the museum's auxiliary, Ebba took him aside. Ebba wanted to speak with him in his office. "This building is not just a building," she said. "It is very special to a lot of people in town."

Ostermiller told her, "We will do it right. We will hire an architecture firm. We will all be proud when it is finished."

Ebba looked directly in his eyes and said, "OK, I know I can count on you."

It was a contract. She trusted him, but she made it clear he would be held responsible for the outcome.

As years passed, she brought in documents about the museum and its original vision. In exchange, he showed her drawings of the proposed work and discussed the museum's evolving mission.

One day, Ostermiller had a model. Ebba looked at it carefully. She studied it. She pointed, and said, "I think this might work. Ebba, however, withheld judgment until the building renovation was complete.

After the ribbon cutting at the revitalized building, Ebba asked him to speak with Ostermiller in his office. "You did a good job," she said. "I see what you did and it makes sense." Ostermiller expressed both gratitude and admiration for Ebba. "We came through the renovation as partners," he said. "She gave me ammunition to push the architects harder."

—Jerry Ostermiller
director, Columbia River Maritime Museum

According to Potter, after Wicks' death in 1963, the firm's focus shifted from commercial buildings, such as the Fisher Bros. Industrial Supply (1962), to largely school, hospital and municipal work. Their local projects included the Astoria Public Library (1967) and Astoria Middle School (1968). But much of their work developed elsewhere in Oregon. The shift was reflective of both local economics and the influence of partner Fred Grider.

Before retiring in 1979, Ebba concentrated on keeping her father's work alive. The firm rehabilitated several of John Wicks' structures, including Clatsop Community College's Tower and Parrot Halls, Trinity Lutheran Church, now the college's Performing Arts Center, and Columbia Hospital, now Clatsop Care Center.

Despite her many accomplishments, Ebba remained modest. Yet, her influence was statewide. In addition to designing structures throughout Oregon, she was the first woman appointed to the Oregon State Board of Architect Examiners in 1960. In 1964, she served as president.

Ebba's stature was apparent to Tom Potter when he took his architectural licensing exam.

The third and final day of the exam required Potter to appear before the state board for an oral examination. Rather than paper, he had one topic on their minds: Ebba Brown.

"All they wanted to talk about was Ebba," recalled Potter.

John Goodenberger is an Astoria writer with a passion for architecture and history.

MEMORIALS

Ebba Wicks Brown died Saturday aged 92. Her memorial service was being held this afternoon at Peace Lutheran Church in Astoria.

Contributions may be made to the Columbia River Maritime Museum Care of Hughes Ransom Cemetery and Monuments in Astoria.

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Casistic

She blossomed under Saastuen's guidance, which was sometimes "casistic, but always keen," commented, "pointed and correct. Her class project involved constructing a relief model of Astoria. John Day and Warrington on which she developed planning principles to be completed by 1966. She made recommendations to improve transportation, including a bypass and bi-state bridge east of Tongue Point. She also suggested Astoria be "decentralized" and made into "workable neighborhoods." To that end, she believed that the high school,

designed by her father, and now part of Clatsop Community College, needed to be replaced by Gyro Field, now the location of Columbia Memorial Hospital.

Her project won first prize at the prestigious school. It was not, however, well received at home. After presenting her project to the Astoria Chamber of Commerce, she said many of the men were condescending. They said, in essence, "Well, it's all very nice, little girl, but take your toys and go home."

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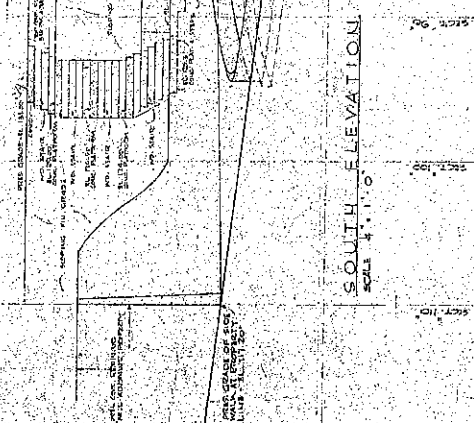
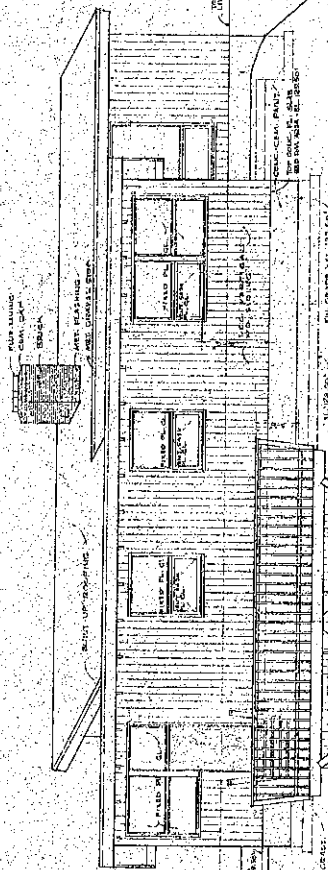
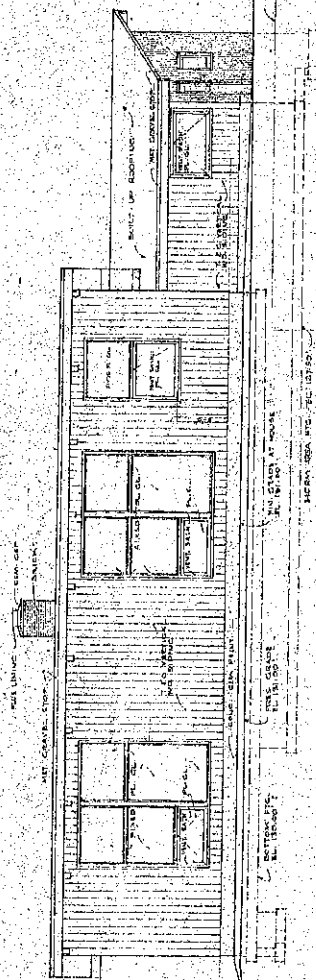
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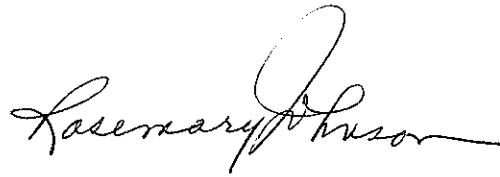
RESIDENCE FOR CAPT. & MRS. EDGAR A. QUINN FRANKLIN & 4TH AVE - ASTORIA, OREGON	JOB NO. 5310
WICKS AND BROWN ARCHITECTS ASTORIA, OREGON	SHEET NO. 3
NORTH & SOUTH ELEVATIONS	DATE SEP. 22, 1915

STAFF REPORT AND FINDINGS OF FACT

July 10, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



SUBJECT: NEW CONSTRUCTION REQUEST (NC13-03) BY ELAINE SAUNDERS TO
CONSTRUCT A GARAGE AT 2854 GRAND AVENUE

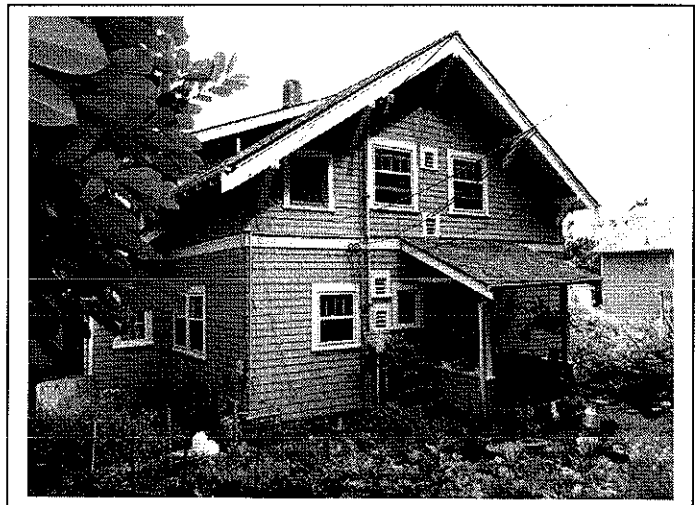
I. BACKGROUND SUMMARY

- A. Applicant: Elaine Saunders
7541 SW Capitol Hill Road
Portland OR 97219
- B. Owner: Elaine Marie Saunders
7541 SW Capitol Hill Road
Portland OR 97219-2633
- C. Location: 2854 Grand Avenue; Map T8N R9W Section 9CB, Tax Lot 3400; Lot
10, Block 4, Shively
- D. Classification: Eligible/Contributing in Adair-Uppertown Historic Inventory Area
- E. Proposal: To construct an approximate 28' wide x 24' deep, two story garage
with studio above in the front yard of an existing two-family dwelling
- F. Zone: R-2 (Medium Density Residential)

II. BACKGROUND

The two-family dwelling is a one and one-half story structure with gable roof built in 1908 and is a Craftsman style. The house has wood shingle and clapboard siding, broad eaves, wide fascia, exposed rafter ends, knee braces, and belcast shingles at the beltcourse.

The lot is 50' x 150' which is larger than a standard lot. The house is situated on the rear, north portion of the lot. The lot slopes steeply down from Grand Avenue toward the River.



The proposal is to construct a 28' wide x 24' deep, two story garage with a studio above on the front, south portion of the lot adjacent to Grand Avenue. The applicant proposes a 5' or 10' setback due to the steep topography of the site. The zone requires a 20' setback and a variance is required. The applicant has submitted a variance (V13-12) application which is pending.

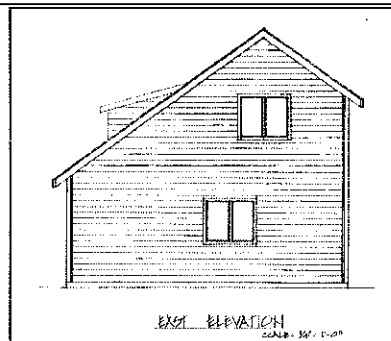
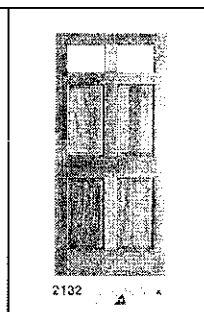
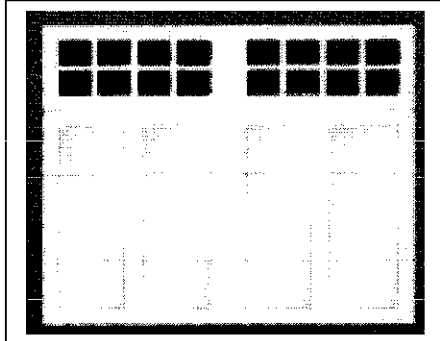
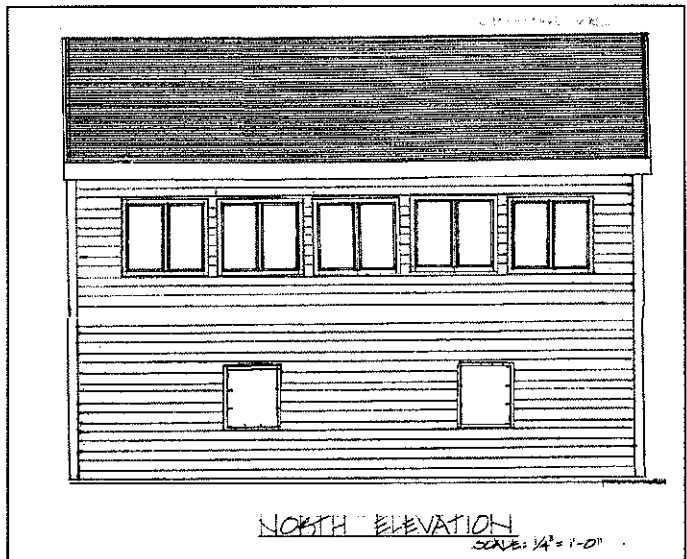
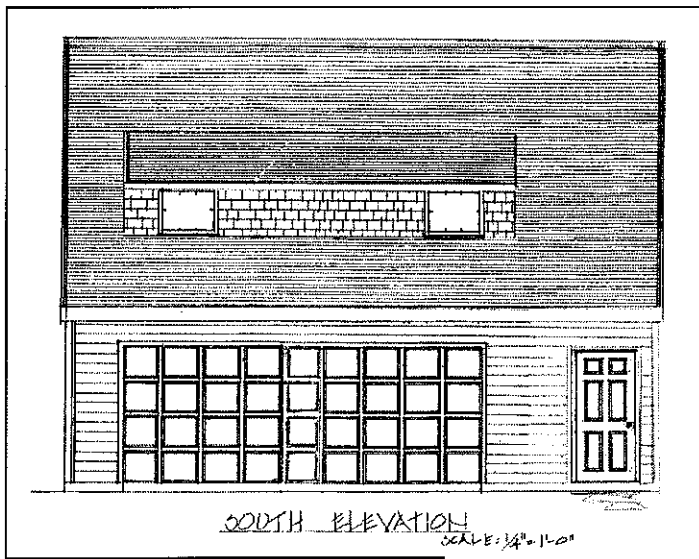
The proposed construction is as follows:

Siding: Horizontal wood siding; 1x6 or 2x6 corner boards; belly band on north, rear elevation; north, rear elevation would be raised on pilings and be skirted with vertical wood or fiber cement siding

Windows: Single lite, fixed or casement; simple casings around all windows and doors with no sills or crown moldings

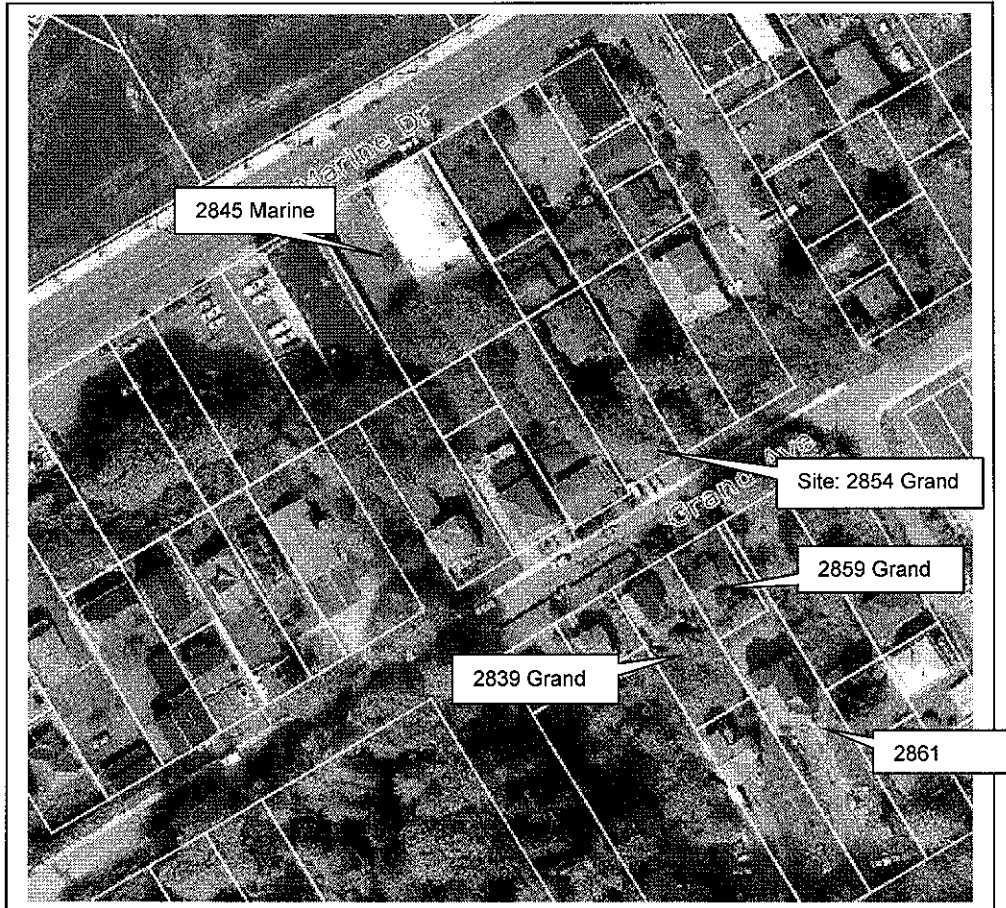
Roof: Side gable, 9:12 pitch; steep two story roof with shed dormer on front, south elevation; composition asphalt shingles.

Doors: Panel, two car, garage door of steel with upper lites and no muntins; fiberglass, panel man door with single lite at top



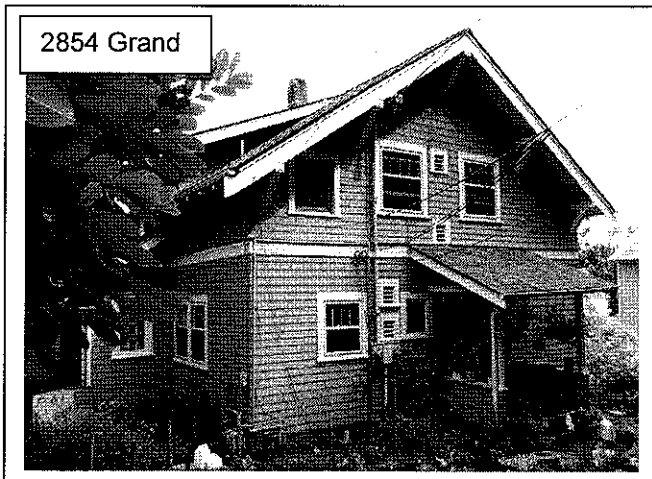
B. Adjacent Neighborhood and Historic Property

The site is larger than a standard lot at 50' x 150' (7,500 square feet) and is adjacent to a street right-of-way on the front and an improved alley on the rear property line. The rear yard is not visible from Franklin but is visible from the alley. The residential neighborhood is primarily single-family dwellings except for Astor School which is one block to the west. Lot sizes and setbacks vary greatly creating an irregular streetscape with most buildings close to one or more of the property lines.

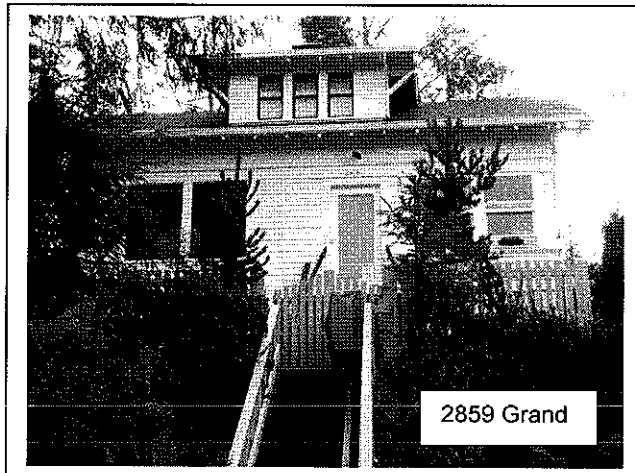


The subject property is designated as historic; review of new construction at this site is triggered by the following properties:

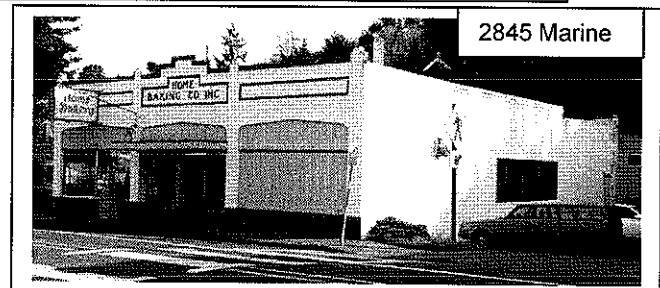
- 1) 2854 Grand, subject site:
Eligible/Contributing in Adair-Uppertown Historic Inventory Area
Craftsman, 1908
- 2) 2839 Grand Avenue to the west across right-of-way:
Eligible/Contributing in Adair-Uppertown Historic Inventory Area
Victorian Vernacular, 1896



- 3) 2859 Grand to the southeast across the right-of-way:
Eligible/Contributing in Adair-Uppertown Historic Inventory Area
Craftsman Bungalow, 1925
- 4) 2861 Grand to the southeast across the right-of-way:
Eligible/Contributing in Adair-Uppertown Historic Inventory Area
Colonial Revival, c. 1895



- 5) 2845 Marine to the north:
Eligible/Contributing in
Adair-Uppertown Historic
Inventory Area
Modern Commercial, c.
1929



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on June 21, 2013. A notice of public hearing was published in the Daily Astorian on July 9, 2013. Comments received will be made available at the Historic Landmarks Commission meeting.

One comment was received on July 8, 2013 from Sally & Thomas Magnuson, 2859 Grand. The letter expressed concern with the proposed setback variance and did not address the design of the building. Concerns noted in that letter will be addressed during the Variance application review. However, since location on the site is part of the HLC review, it will also be addressed in the findings for the New Construction application.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is proposed to be located adjacent to structure(s) designated as historic in the Adair-Uppertown Historic Inventory Area. The proposed structure shall be reviewed by the Historic Landmarks Commission.

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

Finding: The proposed structure would be a two story, 28' wide x 24' deep (672 square feet) two car garage with a studio above. It would be approximately 23.5' tall to the peak measured from street grade; but the actual height in the rear would be taller due to the steep slope of the lot. The height measured per the Development Code would be 28' from 10' above the lowest grade to the mid point between the eave and the ridge. It is a simple rectangular building with side gables, composition asphalt shingle roof. There would be a shed dormer on the front, south elevation facing the street. The building would have horizontal wood siding and vertical wood or fiber cement siding skirting painted to match the house. Windows would be wood, with simple casings similar to the house with no sills or crown moldings. Window operation would be fixed or casement and no muntins are proposed. The features are typical features found on historic structures in the neighborhood.

The adjacent historic structures are 1.5 to 2.5 stories tall and most have gable roofs. The proposed structure would be 23.5' high measured from street side to the ridge. The lot slopes steeply down to the north and the building would have

the appearance of a taller structure as viewed from the subject house on the property due to the skirted area needed for the support posts. Two of the structures have shed dormers. All but 2845 Marine (Home Bakery) have horizontal siding or shingles. The proposed garage design and materials is compatible with the adjacent historic structures. The garage would not be visible from Marine Drive and therefore compatibility with the Home Bakery building would not be reasonable.

The window casings are proposed to match the house with no sills or crown moldings. However, the subject property windows do have a simple sill. The window casings should match the subject house in dimension and style. Windows should be installed to the historic depth to match the historic windows in the house.

The garage door would be steel and the man door would be fiberglass. Both would be panel doors with upper lites with no muntins.

There would be stairs on the west side to provide access down to the house. They would be wood with open risers and would have wood handrails with wood support posts and balusters. The handrail would be utilitarian and not part of the building.



The proposed structure is compatible in scale, style, height and architectural detail with the existing historic house and with the adjacent historic homes.

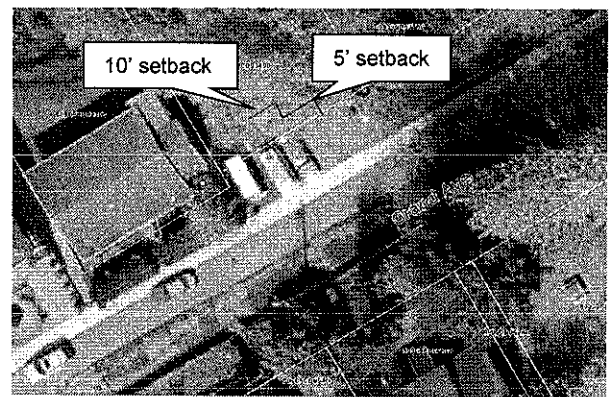
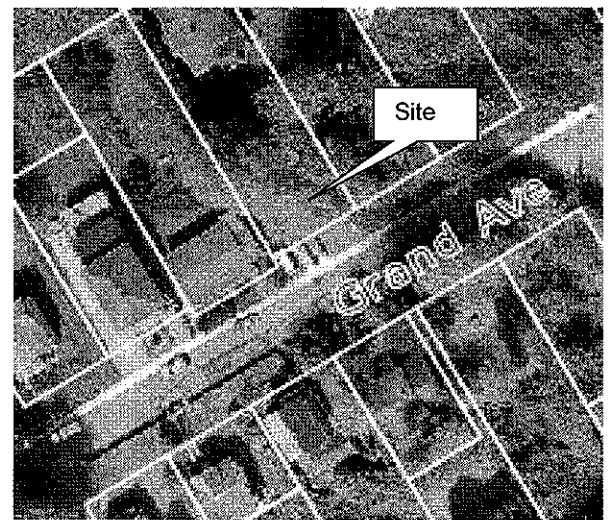
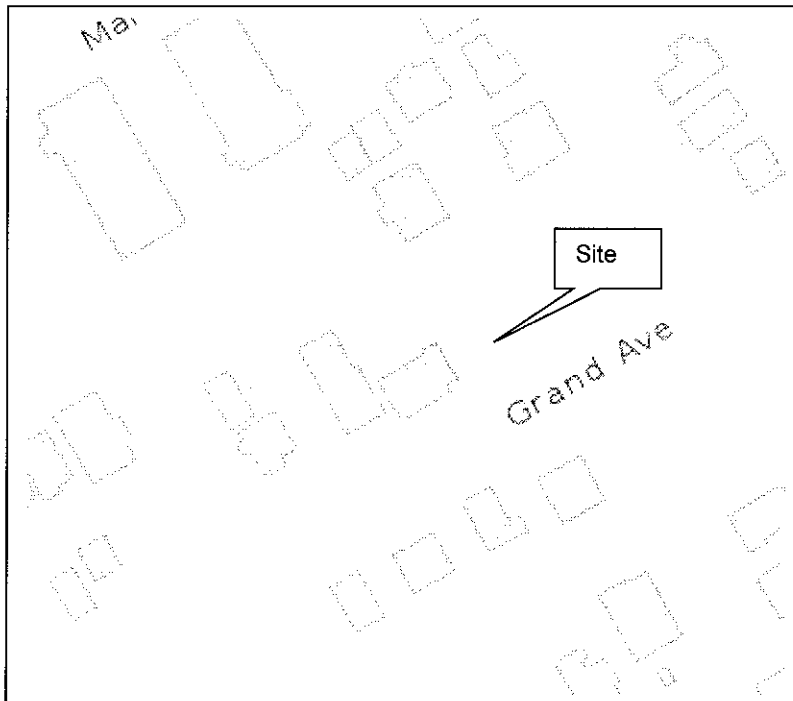
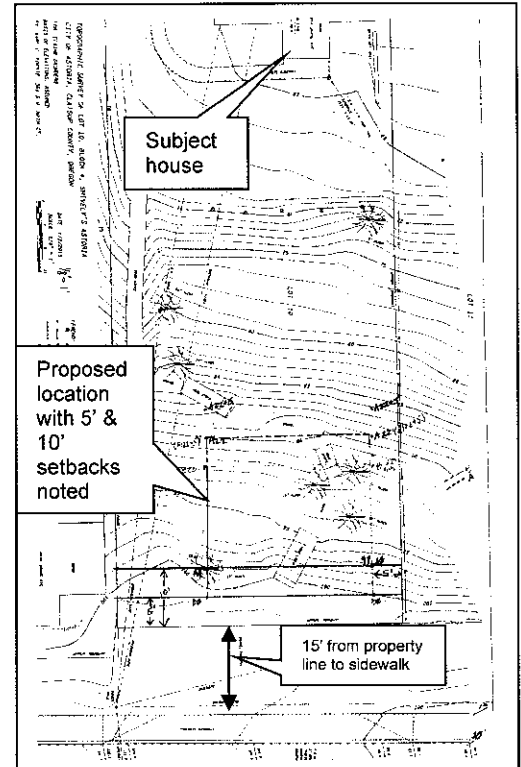
- C. Development Code Section 6.070 (B.2) states that "In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures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

Finding: The lot is a rectangular shape. The building is proposed to have a 5' east side setback and a 17' setback on the west side. There would be a stairway with path to the house on the west side. The stairs would be constructed into the hillside with open risers.

The building is proposed to have a 5' or 10' setback and will not meet the required 20' front yard setback. A variance is required and the applicant has applied for that permit review. Structures in this neighborhood are built at various locations on the lots creating an irregular building pattern.

The adjacent building to the west extends beyond the subject site property line with an approximate 5' partial street vacation. The house to the west of that is setback approximately 7' while the two houses across the Grand right-of-way are setback 15', 5' and 20' from the property lines.

Grand Avenue is platted at 60' wide with a street improvement of 22' wide. This creates additional greenspace of approximately 15' deep adjacent to the front property lines between the lots and the sidewalk. The proposed 5' or 10' setback would be consistent with the general development of the neighborhood and would result in a visual setback of approximately 20' to 25' from the sidewalk.



There is a Variance (V13-12) pending for the proposed 5' or 10' setback. Since 20' is the standard setback, if the variance is not approved, the building could be sited with a larger setback and still be consistent with the development of the neighborhood.

The entrance to the building would be on the front, south elevation facing Grand Avenue. There would be a two car garage door and a single man door. The proposed location would be consistent with the location of other structures and is compatible with other setbacks, distances between structures, location of entrances and similar siting considerations."

V. CONCLUSION AND RECOMMENDATION

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

1. The window casings shall match the subject house historic window casings with the inclusion of a lower sill.
2. Windows shall be installed to the historic depth of the subject house historic windows.
3. Should the proposed variance not be approved for the 5' or 10' setback, the building may be located with a larger setback.
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.

For New Construction Application

June 10, 2103

The design of the proposed structure is compatible with the design of adjacent historic structures considering:

Scale - It is small 24' by 28'.

Style - It is a traditional Saltbox design with a shed dormer on the street side.

Height - The garage is 21.5 feet high.

Architectural detail - The street facade roof is broken up by the shed dormer. The 16' double garage door will be painted to look like two smaller 8' doors.

Materials - Wood siding, composition roofing and vinyl windows.

Location and orientation of the new structure is consistent with adjacent structures

Setbacks - Setback will be 10' or 5' (with a variance). Setback of adjacent house on west side is -0- feet. There is no building on the east side.

Distances between structures - The garage will be 5' from the east property line (no existing home) and 17' from the west (existing house).

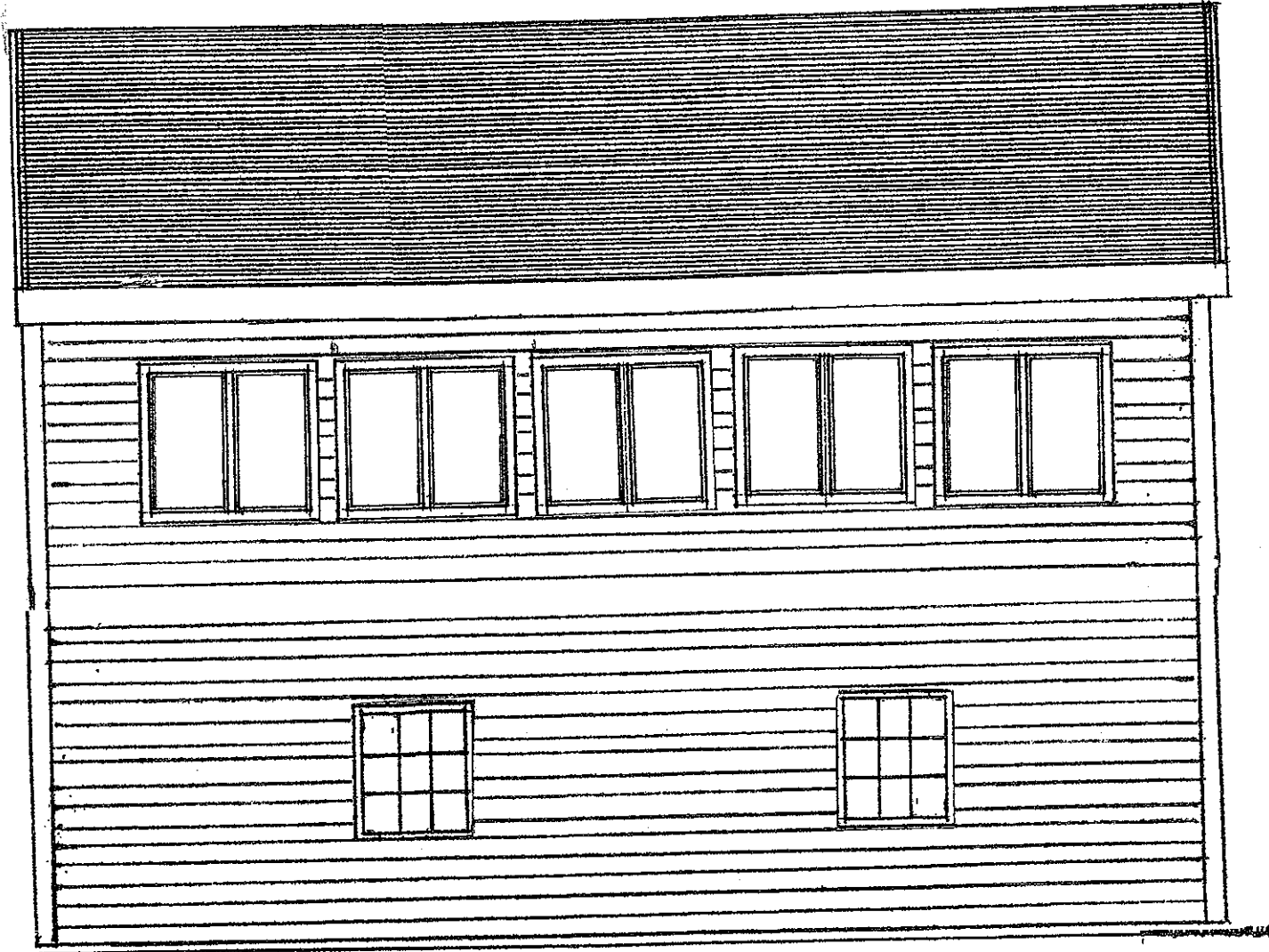
Location of entrances - The entrance will be on the far east side facing the street.

1. The garage footprint is 28' by 24' (672 sq.ft.), smaller than adjacent historic structures. It is a traditional Saltbox design with a shed dormer on the street side. It is 21.5 feet high and will sit well below the level of the homes across the street due to area topography. It is the same height as other 2 story buildings along this street.

The street facade roof is broken up by the shed dormer. The 16' double garage door will be painted or disguised to look like two smaller 8' doors. Traditional materials will be used including wood siding, composition roof shingles and vinyl clad windows.

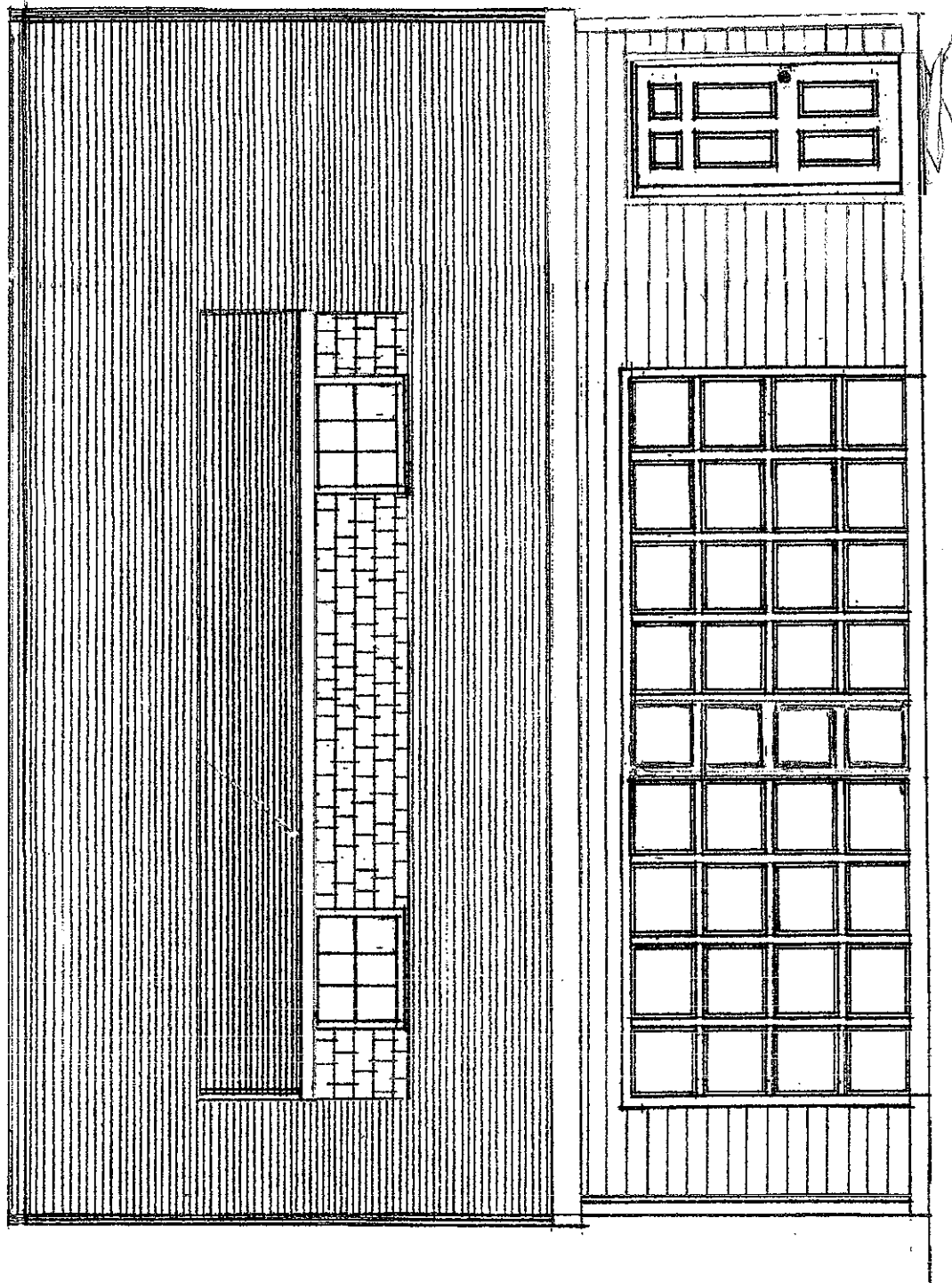
2. The garage will be oriented parallel to existing structures. The setback will be 10' or 5' (with a variance). Setback of adjacent house on west side is -0- feet. There is no building on the east side. It will be 5' from the east property line (no existing home) and 17' from the west property line. Existing house is 2 feet from its property line. The entrance will be facing the street on the far east side of the garage.

Samuel's Garage
2854 Grand St
Astoria OR



NORTH ELEVATION

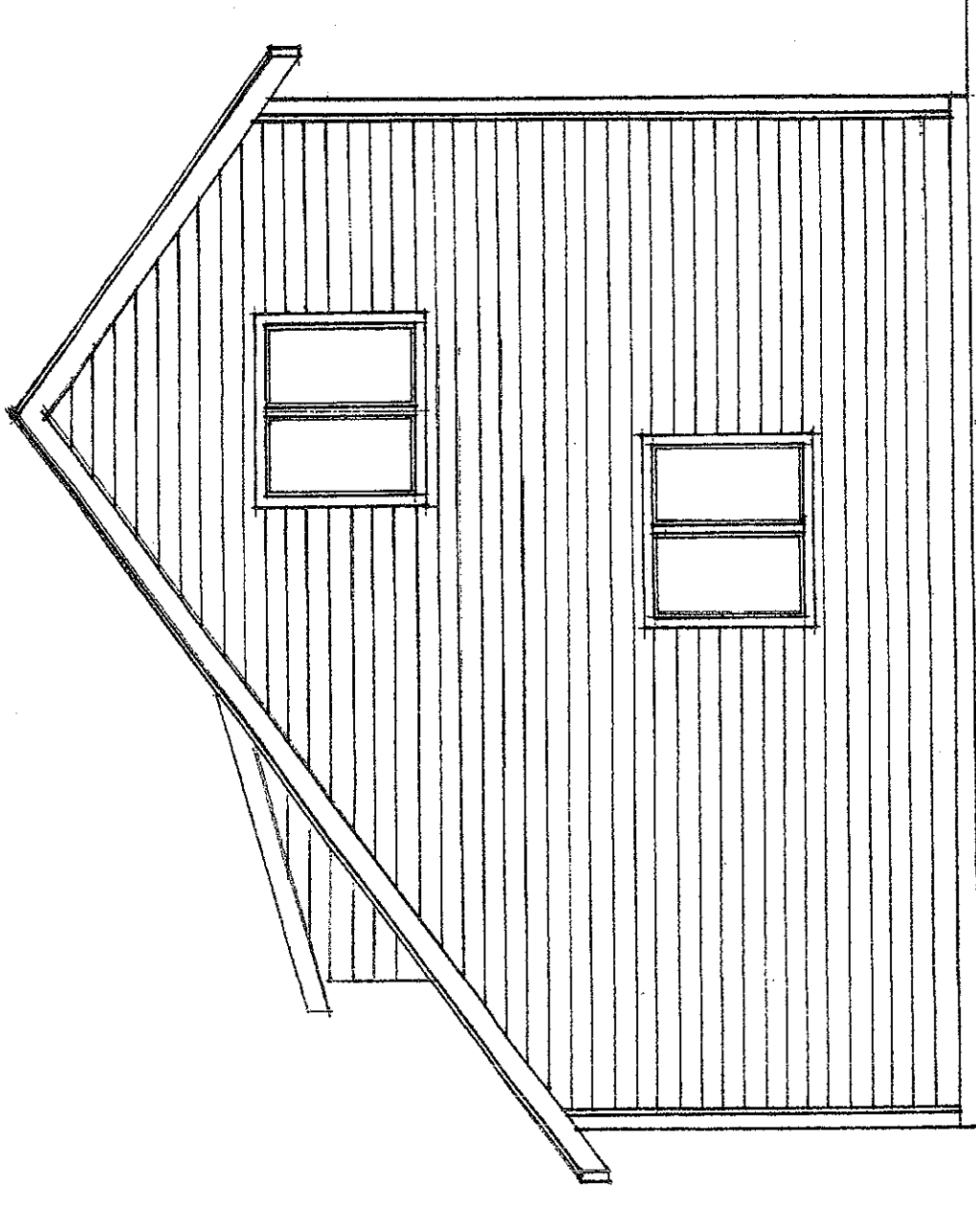
SCALE: $\frac{1}{4}" = 1'-0"$



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Buunders Storage
2854 Grand St.
Astoria, OR

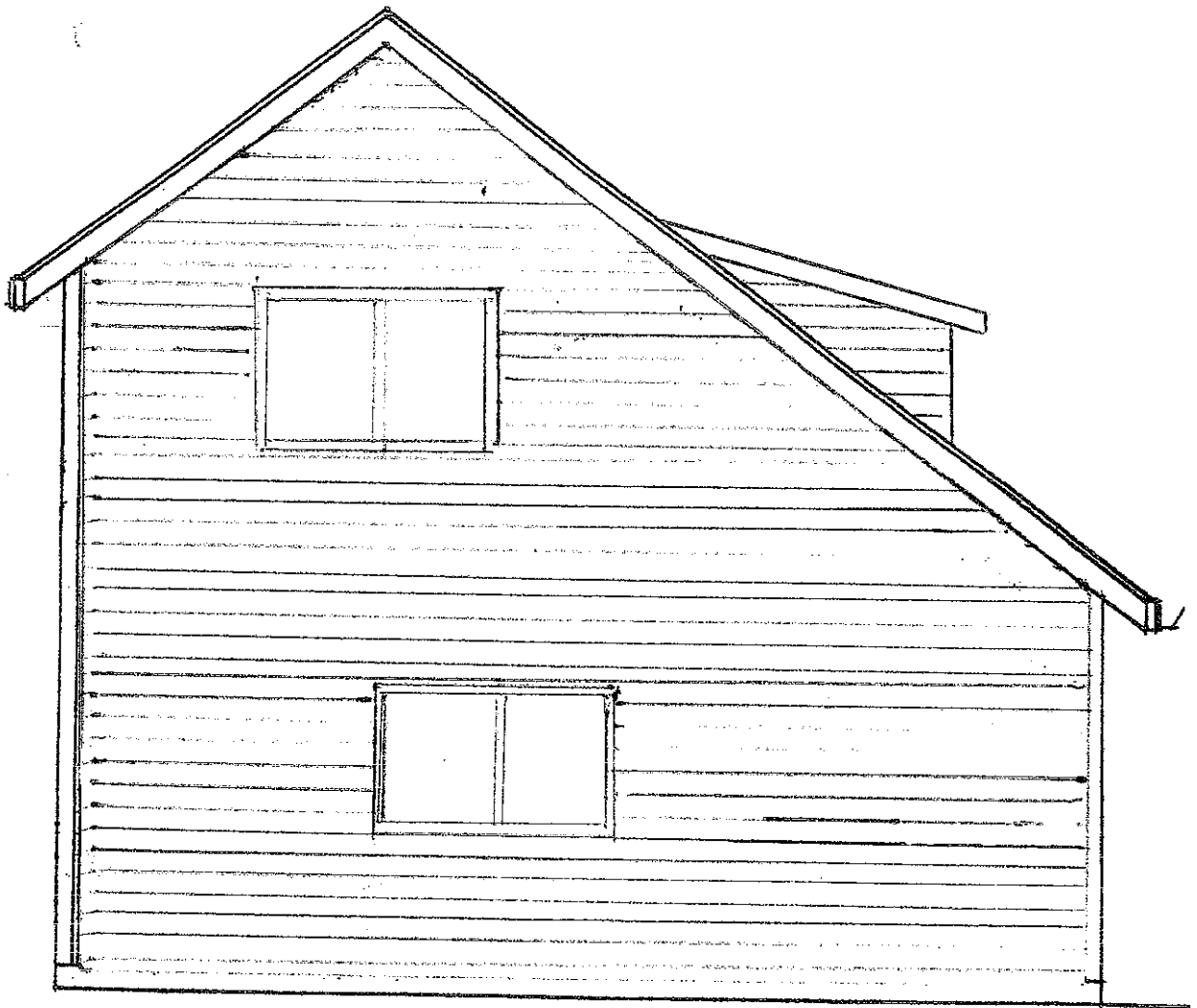
Saunders Garage
2854 Grand St.
Astoria, OR



EAST ELEVATION

SCALE: 1/4" = 1'-0"

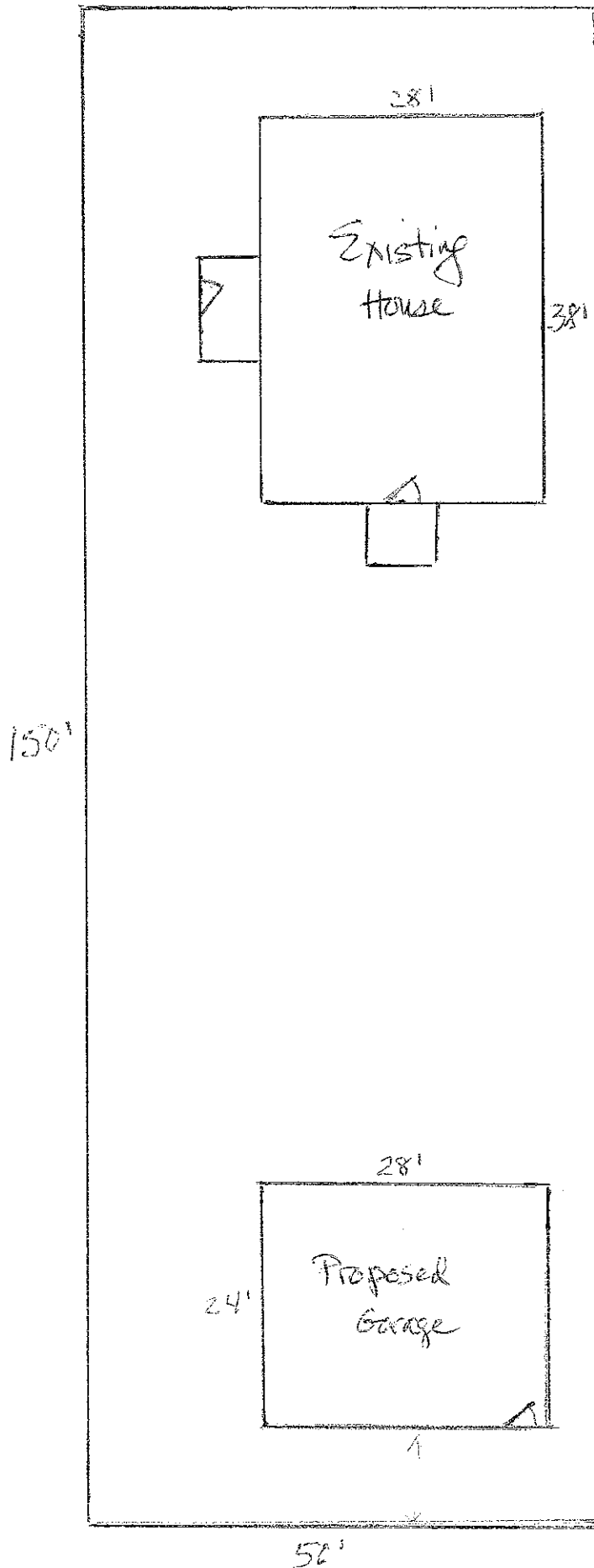
Saunders Garage
2854 Grand St
Astoria OR



WEST ELEVATION

SCALE: 1/4" = 1'-0"

Site Plan:
Elaine Saunders
2854 Grand St.
Astoria, OR.




SHUNDERS GARAGE

"SIERRA" MATERIALS LIST- SHELL ONLY	
MATERIAL	USE
CONCRETE-2500 P.S.I.	FOUNDATION (24" HIGH WALLS)
CONCRETE-2500 P.S.I.	4" FLOOR SLAB & PORCH SLAB
GRAVEL OR WASHED SAND	FILL UNDER SLAB-4"
1/2" DIA. REBAR	FOOTING REINFORCING
6" x 6" x 10 GA. WIRE MESH	SLAB REINFORCING (OPTIONAL)
1/2" DIA. x 10" 11" 12" BOLTS	6" DIA. ANCHORS FOR
PRESTRESS-TREATED 21" x 6"	6" DIA. PLATES
6" x 6" METAL POST BRCE	PORCH POST SUPPORT
STD. & BTR. 21" x 6" D. FIB	WALL STUDS & PLATES
STD. & BTR. 6" x 6" POSTS	INTERIOR & PORCH SUPPORT POSTS
# 4" x 14" BEAMS	INTERIOR SUPPORT BEAM
# 6" x 8" BEAMS	PORCH ROOF BEAM & GARAGE DOOR HEADER
STD. & BTR. 21" x 10" D. FIB	SECOND FLOOR JOISTS *
STD. & BTR. 21" x 8" D. FIB	PORCH RAFTERS & CROSSIES
STD. & BTR. 21" x 12" D. FIB	ROOF RAFTERS
RUFF-SAWN 21" x 10" CEDAR	EAVE FASCIA
1/2" C.D.X. PLYWOOD	WALL SHEATHING
5/8" C.D.X. PLYWOOD	ROOF SHEATHING
3/4" T&G FLOORING	1ST FLOOR * & GUTTERS
11" x 6" RUFF-SAWN CEDAR	EXTERIOR TRIM
15# FELT UNDERLAY	ROOFING & SIDING UNDERLAYMENT
ROOFING - 11/16" High Profile Laminated	ROOFING
SIDING - WOOD OR HARD PLANK	SIDING
METAL HURRICANE TIE	RAFTERS TO WALL ANCHORS
METAL JOIST & RAFTER HANGERS	SECOND FLOOR JOIST & PORCH RAFTER HANGERS
GUTTERS & DOWNSPOUTS	GUTTERS
WOOD OR ALUMINUM GLAZING	WINDOWS - OWNER'S SELECTION
OVERHEAD GARAGE DOORS	CAR/TRUCK DOOR
STD. & BTR. 4" x 6" D. FIB	DOOR & WINDOW HEADERS

* SIERRA RESIDENCE PLANS SHOW 4" x 10" @ 48" OC & 2" x 6" T. & G. BECKING FOR WOOD CEILING DOWNSTAIRS & LOFT OPEN TO LIVING SPACE.

11207



HOMESTEAD DESIGN INC.
Box 2010 - Port Townsend, WA 98368

NOTICE OF LIMITED LIABILITY

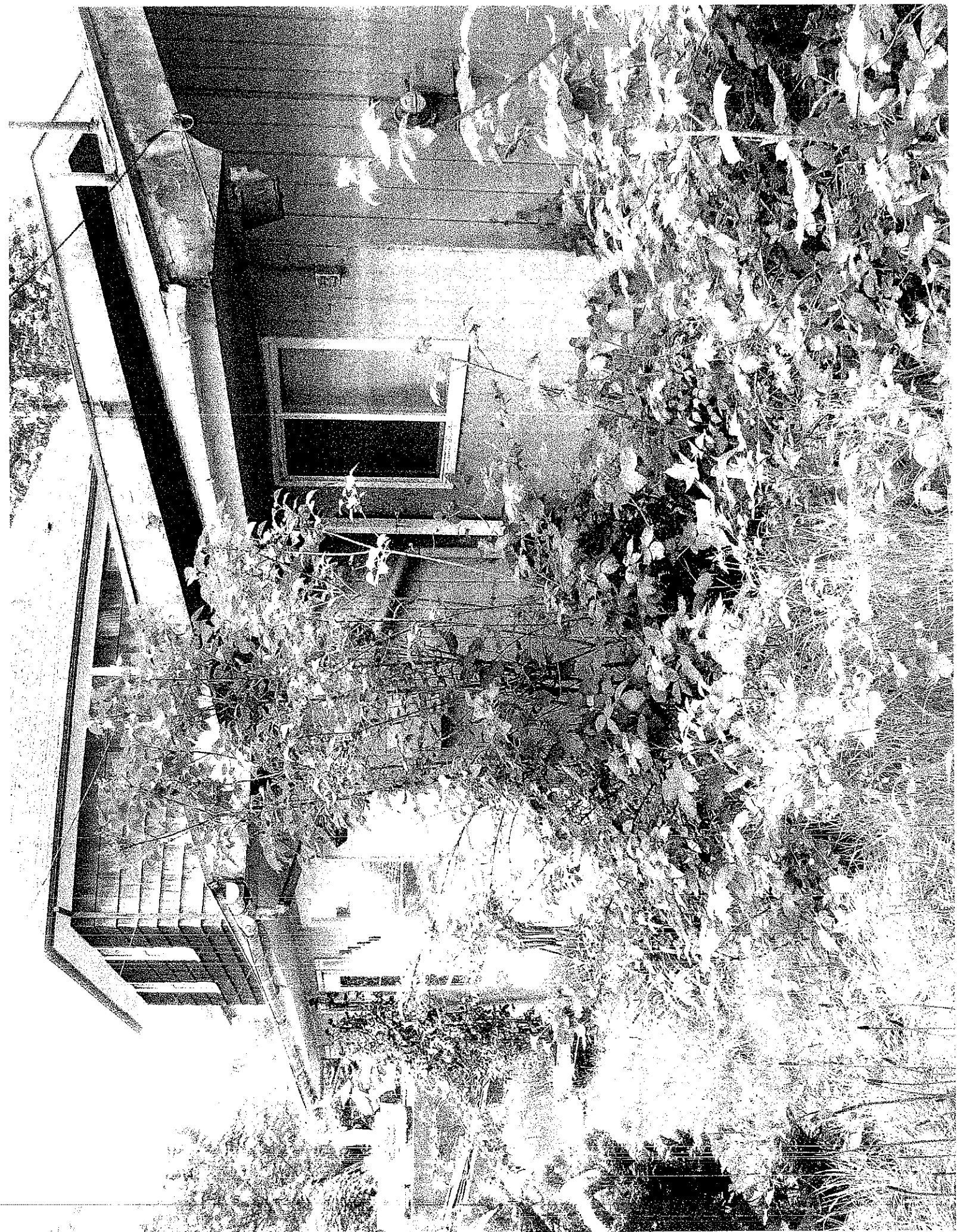
While every attempt is made to insure that these drawings are as widely applicable as possible, we can not insure that they will be appropriate for your specific conditions or that they will meet every requirement of your local building code. It is your responsibility to see that they do. We recommend consultation with a local design or building professional before submitting a permit application. The liability of Homestead Design shall be limited to the purchase price of these drawings.

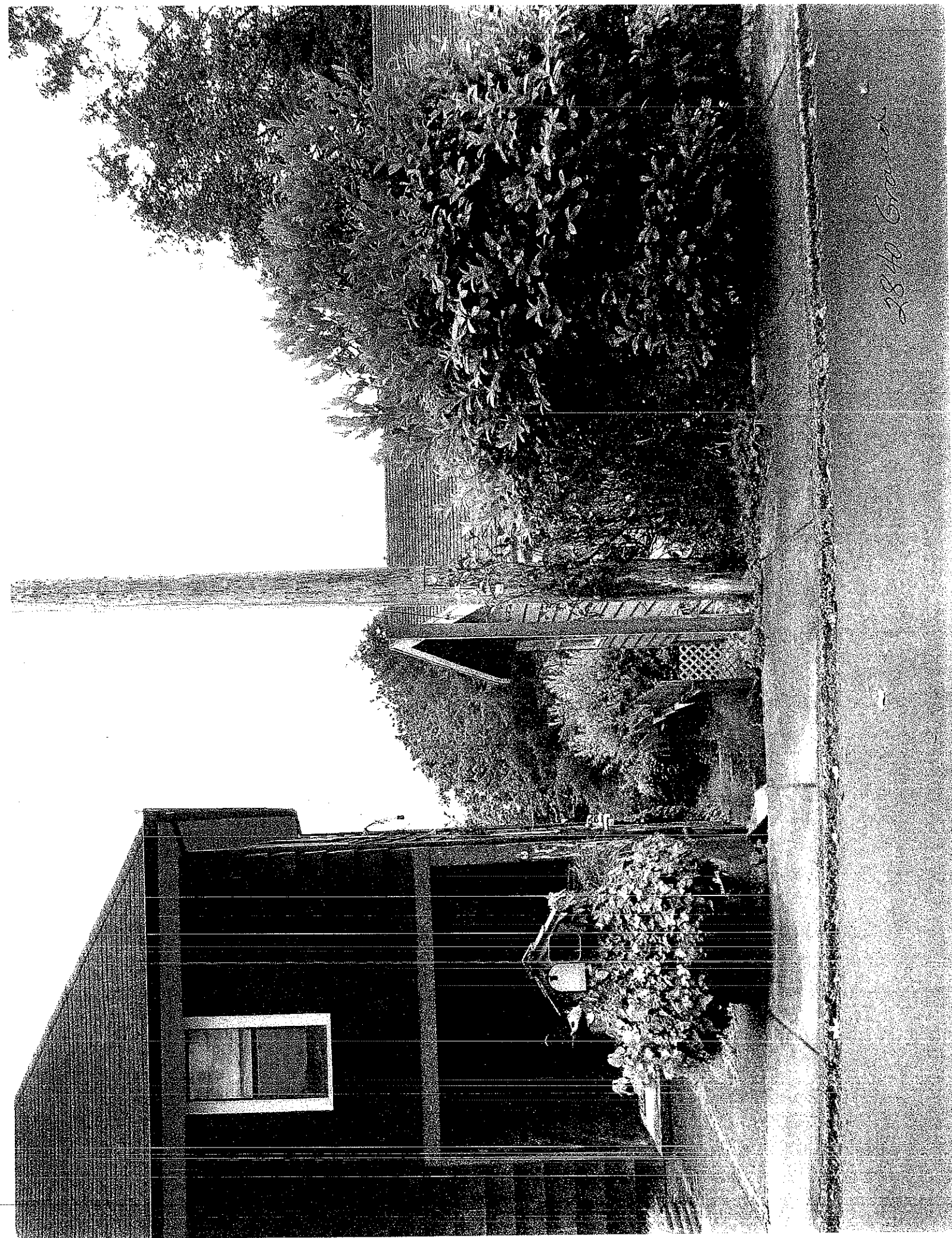
SIERRA
Design © 1996 Homestead Design Inc.

11207



2840 Grand





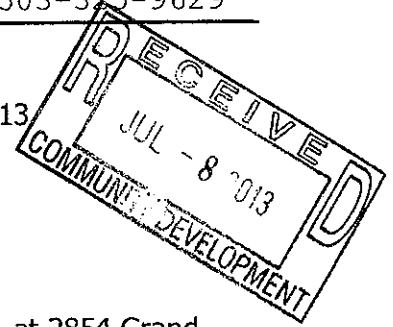
2840 Grand

Sally and Thomas Magnuson

2859 Grand Ave, Astoria, OR 97103

Tel. 503-325-9629

July 4, 2013



Community Development Department
1095 Duane St.
Astoria, OR 97103

RE: Variance V13-12, New Construction NC13-03 by Elaine Saunders, at 2854 Grand

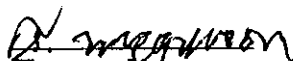
Dear Sir or Madam:

While we understand that the owner referenced above wishes to make her property more saleable, we do think that a building with a five-foot front yard setback creates a commercial atmosphere and detracts from the current pleasant residential neighborhood.

Since the property is large, it would be quite feasible to follow the current, lawful setback code and simply extend a portion of the garage over the slope. This would allow the owner to expand her property holdings as wished, but not create a negative influence on the neighborhood or break any existing setback codes.

Thank you.


Sally Magnuson


Thomas Magnuson



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

July 9, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER

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

I. BACKGROUND SUMMARY

- A. Applicant: Brett Estes
Community Development Director
City of Astoria
1095 Duane Street
Astoria OR 97103
- B. Request: Amend the Astoria Development Code Article 6, Historic Properties, to include new State classification terms for historic properties, establish Type I, II, and III permit levels of review to allow more administrative review
- C. Location: City-wide

II. BACKGROUND

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

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

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

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

The draft amendments were provided to the HLC for discussion and recommendations at the June 18, 2013 meeting. The final draft is scheduled for public hearing before the HLC at its July 16, 2013 meeting with the HLC’s recommendation going to the City Council for a public hearing at their meeting on August 5, 2013 with second reading and potential adoption at their August 19, 2013 meeting.

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

III. PUBLIC REVIEW AND COMMENT

A. Historic Landmarks Commission

A public notice was mailed to Neighborhood Associations and various agencies on June 21, 2013. In accordance with Section 9.020, a notice of public hearing was published in the Daily Astorian on July 9, 2013. The proposed amendment is legislative as it applies City-wide. Any comments received will be made available at the Historic Landmarks Commission meeting.

B. City Council

A public notice will be mailed to Neighborhood Associations and various agencies on July 12, 2013. In accordance with Section 9.020, a notice of public hearing will be published in the Daily Astorian on July 29, 2013. Any comments received will be made available at the City Council meeting.

IV. FINDINGS OF FACT

- A. Development Code Section 10.020(A) states that *"an amendment to the text of the Development Code or the Comprehensive Plan may be initiated by the City Council, Planning Commission, the Community Development Director, a person owning property in the City, or a City resident."*

Finding: The proposed amendment to the Development Code is being initiated by the Community Development Director.

- B. Section 10.050(A) states that *"The following amendment actions are considered legislative under this Code:*

1. *An amendment to the text of the Development Code or Comprehensive Plan. . ."*

Finding: The proposed amendment is to amend the text of the Astoria Development Code Article 6 concerning Historic Properties. The Code is applicable City-wide. Processing as a legislative action is appropriate.

- C. Section 10.070(A)(1) requires that *"The amendment is consistent with the Comprehensive Plan."*

1. CP.005(5) concerning General Plan Philosophy and Policy Statement states that local comprehensive plans *"Shall be regularly reviewed, and, if necessary, revised to keep them consistent with the changing needs and desires of the public they are designed to serve."*

Finding: The Historic Properties Ordinance was last updated in 1992. The proposed amendments were included as action items in the Historic Preservation Plan 2008-2012 adopted in January 2008.

2. CP.250(1) concerning Historic Preservation Goals states that *"The City will Promote and encourage, by voluntary means whenever possible, the preservation, restoration and adaptive use of sites, areas, buildings, structures, appurtenances, places and elements that are indicative of Astoria's historical heritage."*

CP.250(3) concerning Historic Preservation Goals states that *"The City will Encourage the application of historical considerations in the beautification of Astoria's Columbia River waterfront."*

CP.250(4) concerning Historic Preservation Goals states that *"The City will Actively involve Astoria's citizens in Astoria's historic preservation effort, including the development of a public information and education program."*

CP.255(1) concerning Historic Preservation Policies states that *"The City will use its Historic Properties Section of the Zoning Ordinance, an educational and technical assistance program, the tax incentives available*

at the Federal, State, and local levels, and the cooperative efforts of local organizations as the means to protect identified historic buildings and sites."

CP.255(2) concerning Historic Preservation Policies states that *"The City will establish procedures for regular financing of historic projects through public and private sources of funds."*

CP.255(6) concerning Historic Preservation Policies states that *"The City will make available to property owners information and technical advice on ways of protecting and restoring historical values of private property."*

Finding: The proposed amendment will adopt changes recommended in the Historic Preservation Plan that supports the intention of the Comprehensive Plan (CP) to foster historic preservation through clear Code language, update of the Development Code to improve the historic review process, and provide education to citizens and historic property owners on the preservation program and its benefits. The proposed changes would also implement the new State classifications of historic properties that were recently used in the Adair-Uppertown Historic Inventory. The previous classifications would remain since there are several other adopted inventories that still use those classifications. The Historic Preservation Plan recommends amendments to the Development Code to implement the various aspects of the Plan. Additional recommended amendments in the Plan will be considered separately in the future.

3. CP.200(6) concerning Economic Development Goals states that the City will *"Encourage the preservation of Astoria's historic buildings, neighborhoods and sites and unique waterfront location in order to attract visitors and new industry."*

CP.205(5) concerning Economic Development Policies states that *"The City encourages the growth of tourism as a part of the economy. Zoning standards which improve the attractiveness of the city shall be considered including designation of historic districts, stronger landscaping requirements for new construction, and Design Review requirements."*

CP.020(6) concerning Community Growth - Plan Strategy states that *"The City encourages historic preservation generally, the restoration or reuse of existing buildings. However, these structures must be improved in a timely manner."*

Finding: The Plan recommends Code amendments to provide a simple, quicker process for historic review thereby encouraging historic preservation. It also recommends historic design review that helps maintain the character of Astoria. Design review standards are being drafted under a separate document to allow more flexibility in the future. The Code recognizes the importance of tourism and the impact of inappropriate development within the community.

Finding: The request is consistent with the Comprehensive Plan.

- D. Section 10.070(A)(2) requires that *"The amendment will not adversely affect the ability of the City to satisfy land and water use needs."*

Finding: The proposed amendment will satisfy land use needs in that it will codify policies established through the Historic Preservation Plan for the preservation of historic properties that will be a benefit to the community's character and economy. The revised Code sections will allow for three levels of historic review providing more administrative permit review that will shorten the time of the review. The opportunity for public input would be preserved in Type II & Type III review with specific parameters for Type I administrative reviews. The proposed amendment will not adversely affect the ability of the City to satisfy land and water use needs.

V. CONCLUSION AND RECOMMENDATION

The request is consistent with the Comprehensive Plan and Development Code. Staff recommends that the Historic Landmarks Commission forward the proposed amendment to the City Council for adoption.

ORDINANCE NO. 13-_____

AN ORDINANCE AMENDING THE ASTORIA DEVELOPMENT CODE ARTICLE 6
CONCERNING HISTORIC PROPERTIES

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. Astoria Development Code Article 6 pertaining to Historic Properties is hereby deleted and replaced to read as follows:

Complete Article 6, Historic Properties Ordinance attached to this document.

Section 2. Effective Date. This ordinance and its amendment will be effective 30 days following its adoption and enactment by the City Council.

ADOPTED BY THE COMMON COUNCIL THIS _____ DAY OF _____, 2013.

APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2013.

Mayor

ATTEST:

Paul Benoit, City Manager

ROLL CALL ON ADOPTION:	YEA	NAY	ABSENT
------------------------	-----	-----	--------

Commissioner	LaMear		
	Herzig		
	Mellin		
	Warr		

Mayor Van Dusen

ARTICLE 6

HISTORIC PROPERTIES

6.010. **PURPOSE.**

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

6.020. **SPECIAL PROVISIONS.**

A. **Signs.**

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

6.030. **HISTORIC DISTRICT ESTABLISHMENT.**

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

A request that an area be designated as a Historic District will be considered by the Historic Landmarks Commission following receipt of a complete application by the Historic Preservation Officer. The Historic Landmarks Commission will transmit its recommendation of the area as a Historic District to the City Council. The City Council shall hold a public hearing in accordance with the procedures set forth in 9.010 through 9.100 except that notices of the hearing date will be mailed only to owners of property lying on or within the boundaries of the proposed District.

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

6.040. HISTORIC LANDMARK ESTABLISHMENT.

A. Procedure.

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

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

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

For the purposes of Historic Landmark designation, buildings, structures, appurtenances, objects, signs, sites and districts which are listed on the National Register of Historic Places shall be automatically considered a Historic Landmark.

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

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

6.050. EXTERIOR ALTERATION.

A. Exemptions.

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

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

B. Certificate of Appropriateness.

Unless otherwise exempted, no person, corporation, or other entity shall change, add to, or modify a structure or site in such a way as to affect its exterior appearance, if such structure is listed or identified as a Historic Landmark ~~or as Primary or Secondary~~ as described in Section 6.040 without first obtaining a Certificate of Appropriateness.

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

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

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

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

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

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

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

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

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

a. Criteria.

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

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

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

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

- c. Installation of contemporary composite material on the flat decking area of porches, decks, and/or stair treads.
- d. Replacement of roofing material as follows:
 - 1) With similar material and/or composition shingles.
 - 2) Flat roofing not visible from the street scape may be a contemporary material.
 - 3) Original roof wood shingle or shakes, should be maintained in place whenever possible. Composition roofing is allowed as a substitute for wood shingles in a complete replacement.
 - 4) Original roof tile, slate, or rolled composition roofing should be maintained in place whenever possible. Imitation slate and wood are allowed as a substitute for original materials in a complete replacement.
- e. Removal of an utilitarian chimney that is not a character defining feature.
- f. Replacement of skirting material with fiber cement material or other compatible contemporary material. T1-11 is not considered as a compatible material.
- g. Installation of roof and/or soffit vents.
- h. Replacement of existing columns with similar design and dimension of contemporary material other than vinyl material.
- i. Installation of television microwave receiving dish.
- j. Construction of stairs and railings on any elevation that are not attached to a building.

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

D. Type II Certificate of Appropriateness - Administrative Review

Projects that are limited in scope or minor alterations that meet the criteria below are classified as Type II Certificate of Appropriateness permits. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing before the Historic Landmarks Commission. These reviews shall be considered as a limited land use decision and shall require a public notice and opportunity for appeal in accordance with Article 9 of the Astoria

Development Code.

1. Criteria.

- a. Located on the rear or interior side yard, not highly visible from the public right-of-way, except as noted below; and/or
- b. Reconstruction and/or replacement of porch and/or stairs on any elevation; and/or
- c. May result in a minor increase in building footprint or massing.

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

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

- m. Construction of stairs and railings on any elevation that are attached to a building.

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

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.

F. Historic Landmarks Commission-Design Review Criteria.

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

The following standards, in compliance with the Secretary of the Interior's Standards for Historic Preservation, shall be used to review alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are not intended to be an exclusive list, but are to be used as a guide in the Historic Landmark Commission's deliberations and/or the Historic Preservation Officer's decision.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

6.070. NEW CONSTRUCTION.

A. Certificate of Appropriateness.

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

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

B. Historic Landmarks Commission Design Review Criteria.

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

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

6.080. DEMOLITION AND MOVING.

A. Certificate of Appropriateness.

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

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

B. Criteria for Immediate Approval.

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

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

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

C. Historic Landmarks Commission Review Criteria.

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

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

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

D. Conditions for Demolition Approval.

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

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

E. Appeal - Extension of Review Period.

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

1. The applicant has not submitted sufficient information to determine if an immediate demolition or moving should be allowed.

2. There has been little or no activity, within a reasonable amount of time, by the permit applicant to explore other viable alternatives.
3. There is a project under way which could result in public or private acquisition of the historic building or site and the preservation or restoration of such building or site, and that there is reasonable grounds to believe that the program or project may be successful.

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

F. Exception.

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

6.090. ADMINISTRATIVE PROCEDURES.

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

City of Astoria
Development Code

6.090

Historic Landmarks Commission. A Such decisions of the Historic Landmarks Commission may be appealed to the City Council.



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

A 13-03

Fee: ~~\$400.00~~

AMENDMENT

Property Address: City-Wide

Lot _____ Block _____ Subdivision _____

Map _____ Tax Lot _____ Zone _____

Code or Map to be Amended: Article 6 - Historic Property Ordinance,
Development Code

Applicant Name: Brett Esled, Com Dev Director

Mailing Address: 1095 Duane - City of Astoria

Phone: 503-338-5183 Business Phone: _____

Property Owner's Name: N/A

Mailing Address: _____

Business Name (if applicable): _____

Signature of Applicant: _____

Signature of Property Owner: _____

Proposed Amendment to amend Development Code Article 6, Historic Properties
to include new State classification terms for historic properties; establish
Type I, II, and III permit levels of review to allow more administrative
review.

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>6-9-13</u>
Labels Prepared:	<u>N/A</u>	Tentative APC Meeting Date:	<u>7/16/13</u>
120 Days:			

sent cc 8/16/13

FILING INFORMATION: Astoria Planning Commission meets at 7:00 pm on the fourth Tuesday of each month. Applications must be received by the 20th 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 Planning Commission is recommended.

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

A. Text Amendment (Please provide draft language of proposed text amendment)

Before an amendment to the text of the Code is approved, findings will be made that the following criteria are satisfied.

1. The amendment is consistent with the Comprehensive Plan.

Proposed changes comply with Comp Plan goals to promote historic preservation. Changes were identified in the adopted Historic Preservation Plan 2008-2012.

2. The amendment will not adversely affect the ability of the City to satisfy land and water use needs.

No impact to ability to satisfy land & water use needs. Helps promote restoration & reuse of existing buildings

B. Map Amendment (Please provide a map showing the proposed area to be amended.)

Before an amendment to a zone boundary is approved, findings will be made that the following criteria are satisfied:

1. The amendment is consistent with the Comprehensive Plan:

2. The amendment will:

- a. Satisfy land and water use needs; or

- b. Meet transportation demands; or

