

A G E N D A  
DESIGN REVIEW COMMITTEE

*City Hall Council Chambers 1095 Duane Street, Astoria*

Thursday, August 1, 2013 at 5:30 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
  - a. June 6, 2013
4. PUBLIC HEARINGS
  - a. Design Review DR13-02 by Patrick McGee for Jim & Lori Wolcott to construct a two-story, 3,016 square foot single family residence at 2735 Mill Pond Lane within the Gateway Area in the AH-MP, Attached Housing-Mill Pond zone. Staff recommends approval with conditions.
5. REPORT OF OFFICERS
  - a. Planner Johnson has included status report photographs of the following: DR05-14 and AEP's for that permit at 2879 Mill Pond Lane. The project is complete and conditions have been met. The status reports are for Commission information.
6. ADJOURNMENT

## DESIGN REVIEW COMMITTEE

Astoria City Hall

June 6, 2013

### CALL TO ORDER:

Vice Chairman Rickenbach called the meeting to order at 5:45 p.m. and proceeded to Roll Call.

### INTRODUCTION OF NEW MEMBER – ITEM 1(a)

Planner Johnson introduced LJ Gunderson, noting that she is currently President of the Historic Landmarks Commission and replacing Commissioner David Pearson on the Design Review Committee. Dave Pearson has been appointed to the Planning Commission.

Commissioner Gunderson thanked the Design Review Committee for having her, adding she was happy to be on the Committee.

The Design Review Committee proceeded to Item 3(a): Approval of Minutes.

### ROLL CALL – ITEM 2:

Commissioners Present: Jared Rickenbach, Paul Tuter and LJ Gunderson

Commissioners Excused: Bill Jablonski, Vacant Position

Staff Present: Community Development Director Brett Estes and Planner Rosemary Johnson.

### APPROVAL OF MINUTES – ITEM 3:

Vice Chairman Rickenbach called for any changes to the minutes of the December 6, 2012 meeting. Planner Johnson noted a correction on Page 1 Item 4(a), Line 1 of the introduction, one of the editorial notes needs to be deleted.

Commissioner Tuter moved to approve the December 6, 2012 minutes, deleting the editorial note on Page 1, Item 4(a), Line 1 of the introduction; seconded by Commissioner Gunderson. Motion passed unanimously.

### PUBLIC HEARINGS

Vice Chairman Rickenbach explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were available from Staff.

### ITEM 4(a):

DR13-01 Design Review DR13-01 by Michael Barclay, for Barbara A Bower, to construct a single family dwelling on two platted lots at 2405 Mill Pond Lane within the Gateway Area in the AH-MP, Attached Housing-Mill Pond zone.

Vice Chairman Rickenbach asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. Vice Chairman Rickenbach asked if any member of the Design Review Committee had any conflicts of interest or ex parte contacts to declare. Vice Chairman Rickenbach stated that as a general contractor, he has a potential conflict of interest; however, he has no involvement with the project.

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

Vice Chairman Rickenbach opened the public hearing and called for a presentation from the Applicant.

Mike Barclay, 12700 SE Highway 212, Clackamas, OR, stated he is familiar with the staff report and has no issues with the conditions. He noted that he served on a design review committee in another city and appreciates the opportunity to speak. The owners of the property are excited to begin work on their home. He offered to answer any questions.

Vice Chairman Rickenbach called for testimony in favor of, opposed, or impartial to the application.

Sami Weed, 270 Roundhouse Rd., Astoria, spoke impartial to the application. She stated she is the Mill Pond Homeowners Association (MPHOA) President and Chair of the Architectural Review Committee (ARC). In the past, the ARC has encouraged homeowners to submit to the ARC for review prior to a City review. This application has not yet been reviewed by the ARC and is still subject to ARC approval. She hopes to receive all of the necessary information about the project from the Applicant in the next couple of weeks to resolve any issues. The Applicant still needs to apply with the MPHOA to combine the two lots. One house on two lots is new, although new construction is always encouraged in the area.

President Rickenbach confirmed there was no further public testimony and no closing remarks from Staff. He closed the public hearing and called for Committee discussion and deliberation.

Commissioner Gunderson stated it is an honor to review new homes and have them follow the character that makes up Astoria. She did not have any problems with the application and complemented the Applicant on the backside of the property with the garage. On many houses, the garage on the backside becomes an afterthought and is not a part of the design. The Applicant did a nice job on this garage.

Vice Chairman Rickenbach and Commissioner Tuter agreed, the project looks wonderful and the application was very thorough.

Commissioner Tuter moved to adopt the Findings and Conclusions contained in the Staff report and approve Design Review DR13-01 by Michael Barclay, for Barbara A Bower with conditions; seconded by Commissioner Gunderson. Motion passed unanimously.

Vice Chairman Rickenbach read the rules of appeal into the record.

COMMUNICATIONS – ITEM 5: No communications.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 6: No reports.

STATUS REPORTS – ITEM 7:

Planner Johnson has included status report photographs of the following: DR12-04 for 2042 Marine, DR12-05 for 2042 Marine, and DR12-02 for 2240 Commercial. The projects are complete and conditions have been met. The status reports are for Commission information.

The following item was added to the agenda.

ELECTION OF OFFICERS:

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the Design Review Committee needs to elect officers for 2013. The 2012 officers were Vice Chairman Rickenbach and Secretary Sherri Williams.

Vice Chairman Rickenbach moved to re-elect Sherri Williams as Secretary; seconded by Commissioner Gunderson. Motion passed unanimously.

Commissioner Gunderson moved to elect Jared Rickenbach as the 2013 President of the Design Review Committee; seconded by Commissioner Tuter. Motion passed unanimously.

Vice Chairman Rickenbach moved to elect LJ Gunderson as the 2013 Vice Chairman of the Design Review Committee; seconded by Commissioner Tuter. Motion passed unanimously.

## MISC.

Director Estes announced Commissioner Davis is moving out of town and has resigned from the Design Review Committee. Mayor Van Dusen appointed Commissioner Gunderson to fill the position vacated by David Pearson. The Design Review Committee still needs to fill one more position. Planner Johnson explained that the vacant position would be filled by a citizen. The Design Review Committee already consists of a business owner, a builder, a Historic Landmarks Commissioner and a landscape designer and architect. Anyone who lives within the city limits may fill the position. Staff does not know if Mayor Van Dusen has a particular person in mind. All appointees are at the discretion of the Mayor.

Vice Chairman Rickenbach stated it would be nice to have someone with development experience. He asked for an update on development in the area. Planner Johnson stated the third Marine Drive site could likely be constructed in the next two years. Some hospital development may also occur in the next few years. The area extends from 16<sup>th</sup> Street to 29<sup>th</sup> Street and from the river to Franklin Avenue. The hospital campus is within that area. Parking lots will not come before the Design Review Committee as long as the minimum landscaping and design requirements for a parking lot are met. Any alterations to existing buildings over a certain percentage of value will be reviewed by the Design Review Committee. She added there is currently a lot of interest in demolishing a building to build something new on one parcel.

Vice Chairman Rickenbach asked if there were any plans for the old denture office. Director Estes stated there has not been any conversation about that property. Planner Johnson stated a couple of new houses have been planned in Mill Pond that may come before the Committee in the next six months to a year.

Vice Chairman Rickenbach noticed the backside of the liquor store had been renovated and asked why it was never reviewed by the Design Review Committee. Planner Johnson explained that if the renovation is small enough, review by the Design Review Committee is not necessary. Staff considers the assessed value of the property and the building permit as to the value of the renovation. She watches cumulatively to see that projects do not come in piecemeal. The liquor store did not trigger a design review.

Commissioner Tuter asked for an additional information on the old denture building, which is fascinating. Planner Johnson stated she did not know of any plans for that building. Vice Chairman Rickenbach noted it is on the Historic Register because it has significant historic significance; however, the building will not last long.

## ADJOURNMENT:

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

ATTEST:

Secretary

APPROVED:

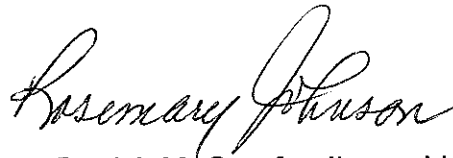
Community Development Director /  
Assistant City Manager

## STAFF REPORT AND FINDINGS OF FACT

July 22, 2013

TO: Design Review Committee

FROM: Rosemary Johnson, Planner



SUBJECT: Design Review Request (DR13-02) by Patrick McGee for Jim and Lori Wolcott to construct a single-family dwelling at 2735 Mill Pond Lane

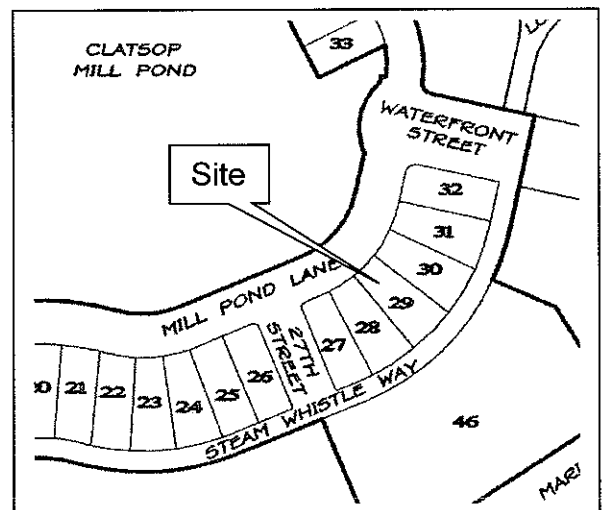
### I. BACKGROUND SUMMARY

- A. Applicant: Patrick McGee  
McGee Design  
697 34th Street  
Astoria OR 97103
- B. Owner: James A Wolcott  
Lorraine E Wolcott  
PO Box 459  
Placentia CA 92871-0459
- C. Location: 2735 Mill Pond Lane; Map T8N-R9W Section 9CB, Tax Lot 6837;  
Lot 29, Mill Pond Village 2
- D. Zone: AH-MP (Attached Housing-Mill Pond)
- E. Proposal: To construct an approximate 3,016 square foot, 2 story, single-family dwelling with garage

### II. BACKGROUND

#### Site:

The site is located on the south side of Mill Pond Lane west of Waterfront Street. Lot #29 is approximately 28'43' wide by 90' deep (3,202 square feet). The lot is bounded and also accessed on the south by Steam Whistle Way.



The Mill Pond Subdivision development was approved with special conditions concerning the required setbacks relative to Building Codes. The requirement is that one side could have a zero setback while the other side yard has a mandatory 6' setback with no encroachments. There is also a 6' wide sewer easement in the same location. The plans show a 6' setback on the east elevation. The plans do not show any exterior mechanical equipment which would need to comply with the setback requirement.

#### Proposed Construction:

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

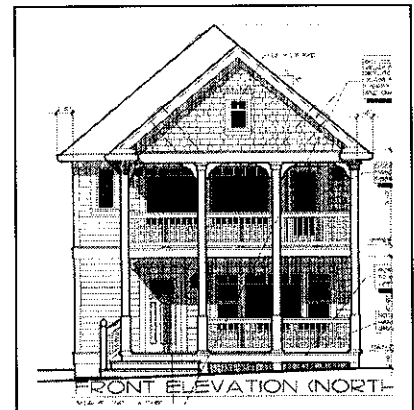
**Style:** 2 story, single family-dwelling with garage

**Roof:** Hip roof with front gable, 10:12 pitch; composition shingle, charcoal grey

**Siding:** Horizontal, smooth fiber cement boards with 6" reveal, and fiber cement shakes with 6" real on gable end and front portion of second floor; 5.5" x 3/4" corner boards

**Windows:** Mostly vertical, vinyl clad wood with external muntins or true divided lites; mixture of awning, single hung, and fixed; windows vary on each elevation:

**Front:** large center, fixed, picture windows with simulated divided lites above and flanked by single hung 3/1 windows on first floor; two fixed picture windows with simulated divided lites above on second floor porch

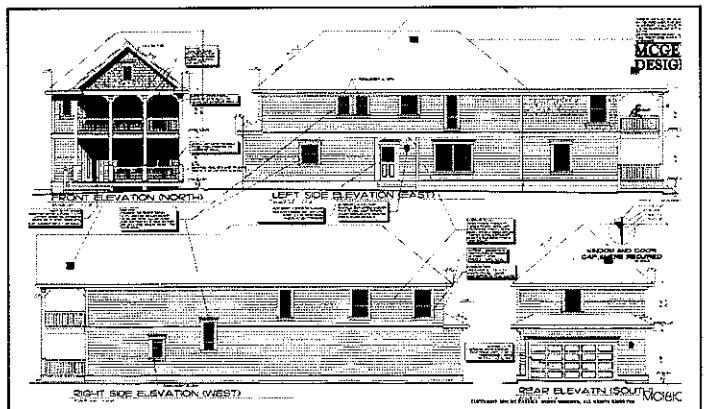


**Right Side:** fixed with two lites above, and single hung 3/1 and 4/1; one window for stairway straddles the first and second floor;

**Left Side:** single and paired 3/1 and 4/1 single hung windows on first and second floor; translucent glazing on 2nd floor bathroom window

**Rear:** one 4/1 single hung window

**Skylights:** four solar tubes with flat glass roof panel



Window and door exterior casings proposed to be 5.5" x 4/4" or larger and have lower sills and crown molding.

Doors: Wood, 3 panel front door with single lite on front; full lite fiberglass French door on front second floor porch; fiberglass panel door with upper lites on left side. and transom; wood French doors on balcony; multi-lite panel door on right side.

Other Design Elements: corner boards of 5.5" x 3/4" or larger; belt course between first and second floor; returned eaves on front porch; support columns with crown and base for recessed and covered front porches; eave barge boards

Garage: South, rear facing garage; door will be vinyl clad panel, overhead door possibly with lites above

Light Fixtures: Lights proposed on porches, at door on left side, and at garage door on rear. Franklin Iron Works, hickory point 12", walnut bronze with frosted creme glass; proposed fixtures to have diffused lighting

### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on July 3, 2013. A notice of public hearing was published in the Daily Astorian on July 25, 2013. Any comments received will be made available at the Design Review Committee (DRC) meeting.

### IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

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

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

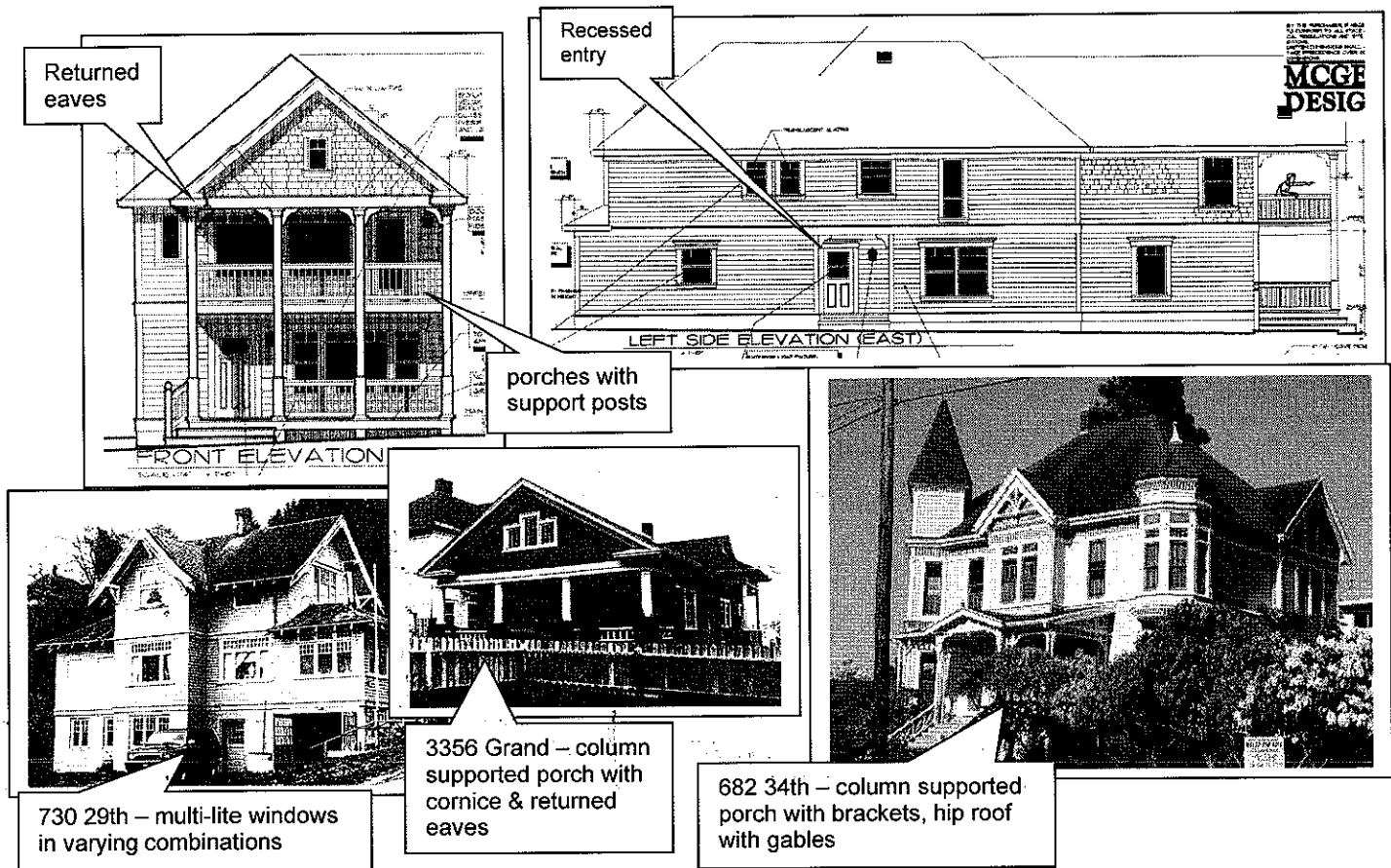
Finding: The proposed single-family dwelling is a private development to be constructed within the Gateway Overlay Zone and as such will be reviewed for consistency with the Design Review Guidelines. This criteria is met.

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

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

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

Finding: The structure reflects residential types found in the Uppertown area. It has a 10:12 pitch gable roof, simulated multi-lite windows, and front porch with column supported second story porch. The horizontal siding and shingle siding are typically found in Astoria. There are decorative eave barge boards, a belt course between floors, and corner boards. The rear elevation facing Steam Whistle Way has a garage door. These are features commonly found in Astoria. This guideline is met.





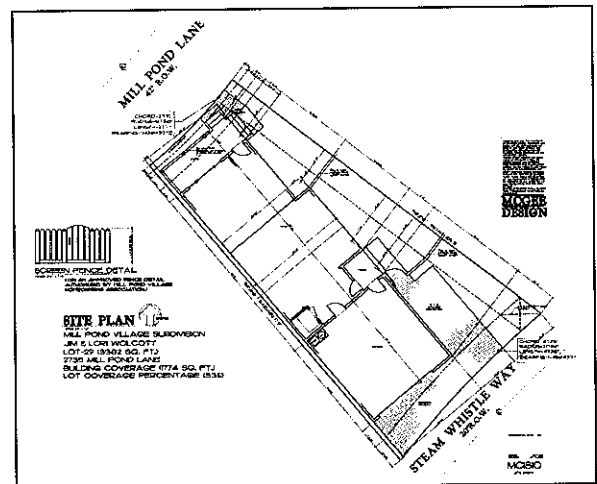
E. Section 14.025(B) identifies the building forms encouraged.

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

Section 14.025(C) identifies the building forms discouraged.

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

Finding: The house will be generally rectangle in plan. The building footprint is not complex, nor is it sprawling. The building has a full front porch and is capable of accommodating several persons. The west side elevation will have a 6' setback as required. No encroachments would be allowed into the required 6' setback and utility easement area.



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

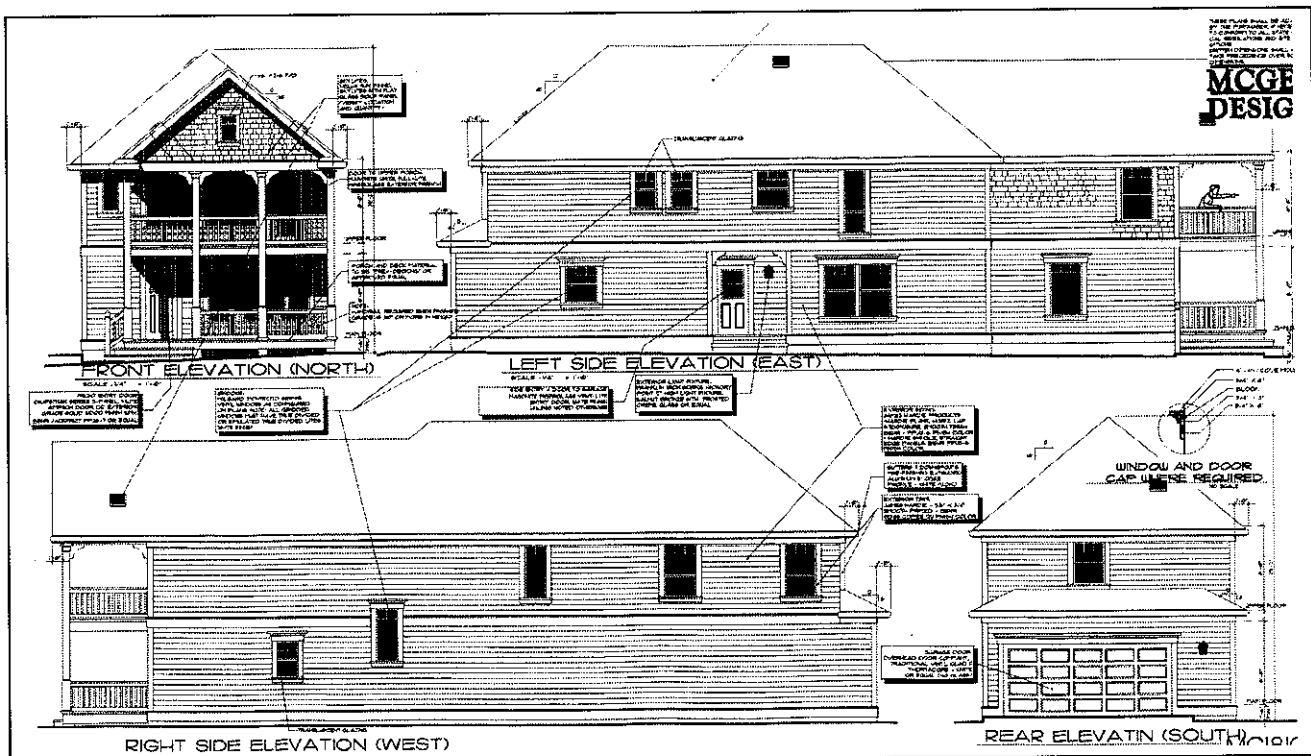
1. All Building Types: a) True-divided, multiple-light windows; b) Single-light windows; c) Applied muntins with profile facing window exterior; d) Rectangular windows with vertical proportions; e) Fixed windows; f) Double or single-hung windows; g) Casement windows; h) Windows should be spaced and sized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

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

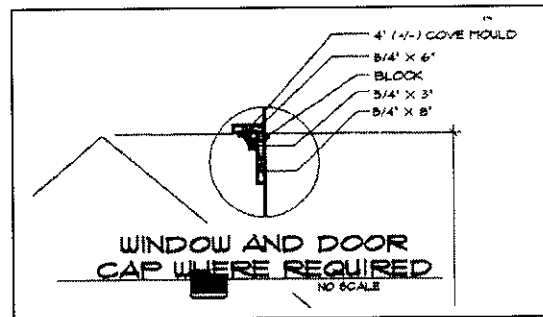
Section 14.025(E) identifies windows discouraged.

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

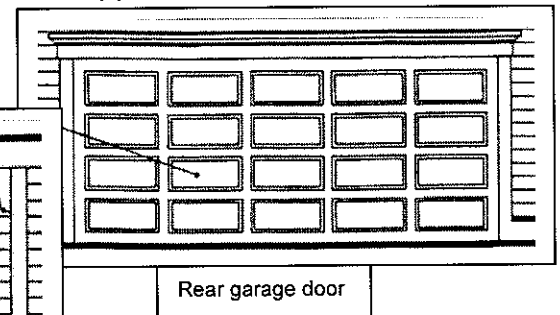
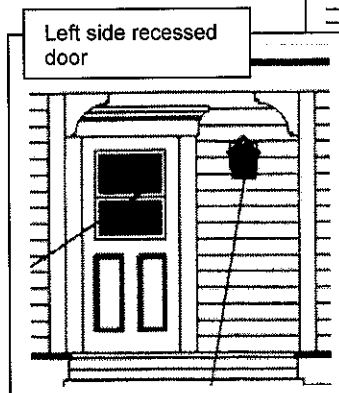
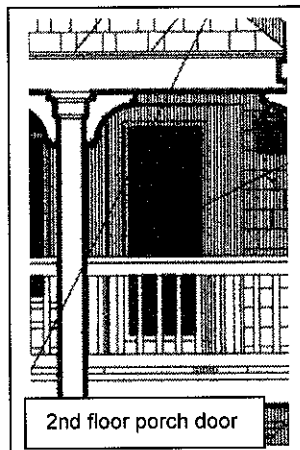
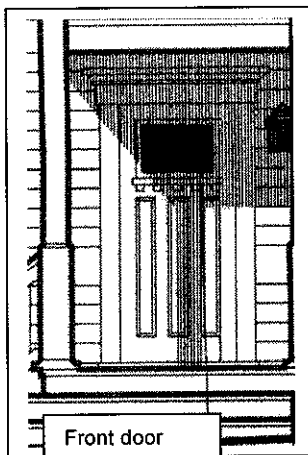
Finding: All windows are vinyl clad wood and are fixed, awning, or single hung. The windows are rectangular and vertical, paired and single. There are a variety of window designs including simulated multi-lite and large single lite. There are four skylights proposed. All lites will need to be true divided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



Window and door exterior casings proposed to be 5.5" x 4/4" or larger with lower sill and shall protrude beyond the plane of the siding.



Wood, 3 panel front door with single lite on front; full lite fiberglass French door on front second floor porch; fiberglass panel door with upper lites on left side and transom; wood French doors on balcony; multi-lite panel door on right side. Garage door will be vinyl clad, panel, overhead door, possibly with upper lites, however the diagram does not show the version with upper lites.



The window divisions are proposed to have exterior muntins. The front elevation has three large areas of windows of less than 50% of the facade. Window area does not exceed wall area. This guideline is met.

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

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

Section 14.025(G) identifies exterior wall treatments discouraged.

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

Finding: The structure is proposed to be clad in horizontal fiber cement boards with 6" reveal, and fiber cement shakes with 6" real on gable end and front portion of second floor. The exposure is encouraged to be 6" or less. Mill Pond Village Architectural Guidelines (MPVAG) require a maximum of 5.5" exposure, so the proposed exposure would need to be reviewed and approved by the MPVAG or reduced. Fiber cement siding shall be smooth, not textured. There would be 5.5" x 3/4" corner boards. In balance, this guideline is met.

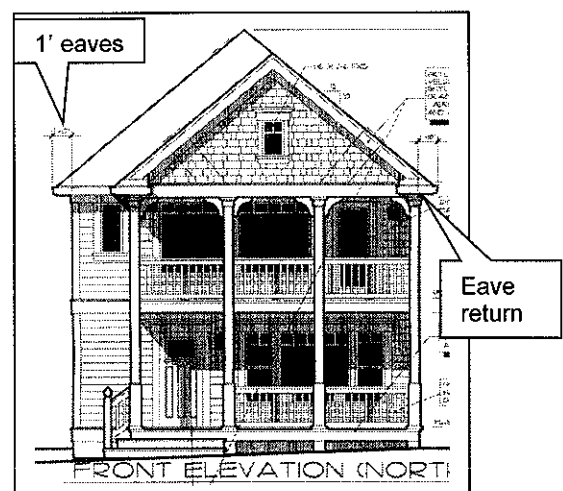
H. Section 14.025(H) identifies the roof elements encouraged.

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

Section 14.025 (I) identifies the roofing elements discouraged.

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

Finding: Eaves including gutters are proposed on all elevations of the house with an approximate 1' eave overhang. The hip roof would be a 10/12 pitch. The residential design generally calls for a deeper eave, but shallower eaves have been approved. Eave returns are proposed on the front gable end. In balance, this guideline is met.



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

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

Section 14.025(K) identifies roofing materials discouraged.

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

Finding: The roofing material proposed is architectural composition roof shingles. The proposed color is charcoal which is a subdued color. This guideline is met.

J. Section 14.025(L) identifies signs encouraged.

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

Section 14.025(M) identifies signs discouraged.

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

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

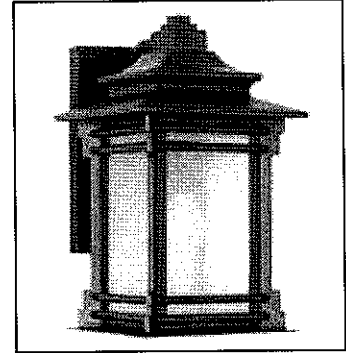
K. Section 14.025(N) identifies exterior lighting encouraged.

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

Section 14.025(O) identifies exterior lighting discouraged.

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

Finding: Exterior light fixtures are proposed on porches, left side recessed entry, and rear elevation at garage door. It would have diffused lighting. The project light fixtures shall be chosen from the approved Mill Pond Village lighting list and shall not include any of the discouraged exterior lighting types. This guideline is met.



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

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

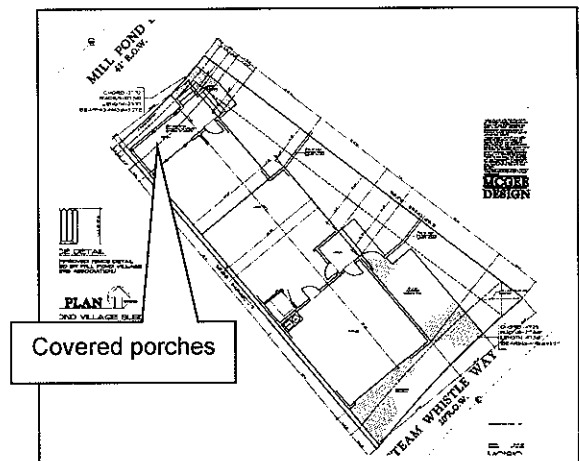
Section 14.025(Q) identifies other design elements discouraged.

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

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

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

Finding: The proposed project fronts onto Mill Pond Lane. The residential building is placed close to the sidewalk which creates an intimate relationship to the streetscape and surrounding development. The south rear elevation fronts on Steam Whistle Way. There is a large 2 story front porches. This criteria is met.

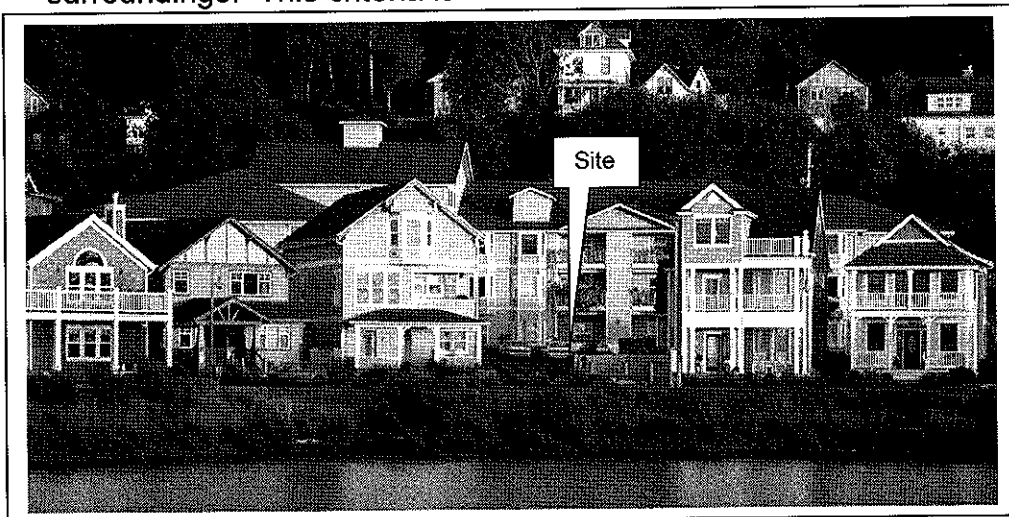


- N. Section 14.030(A)(2) concerning building orientation states that new uses should be sited to take advantage of the Columbia River and hillside views.

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

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

Finding: The proposed project is typical with most of the other residential buildings. It will be close in size to other houses at Mill Pond. The front of the structure may be visible from the City River Trail and will have a variety of form and texture similar to other structures in the residential areas of Astoria. Steam Whistle Way is the roadway that separates the residences from the larger commercial lots that front on Marine Drive. This is the last vacant parcel in on the south side of this block. The proposed project will be compatible with its surroundings. This criteria is met.



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

Finding: The lot area is approximately 3,202 square feet. The total square footage of the house including garage is approximately 3,016 square feet. The ratio is approximately 1:1 and meets the minimum floor ratio.

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

Section 14.335 concerning height in the AH-MP Zone states that *"No structure will exceed a height of 35 feet above grade, with exception of structures on lots*

*with frontage on Marine Drive and on Lot 47 in Mill Pond Village Subdivision, having frontage on 29th and Waterfront Streets, which are limited to a maximum height of 45 feet above grade."*

Finding: The structure measures 29.2' in height, measured from grade to the highest ridge of the structure. This criteria is met.

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

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

The doors are proposed to be wood or fiberglass, and windows are proposed to be vinyl clad wood with external muntins.

The front of the structure would face Mill Pond Lane while the rear is on Steam Whistle Way which is the roadway that separates the residences from the larger commercial lots that front on Marine Drive. The proposed project will be compatible in mass with its surroundings. This criteria is met.

## V. CONCLUSION AND RECOMMENDATION

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

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

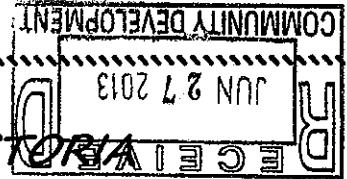
Any change in design or material shall be submitted to the Community Development Department for review.

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

1. Windows and casings shall be installed so that the windows do not protrude beyond the casing; and so that the casing protrudes beyond the plane of the siding. Any windows with grids shall be true divided or shall have external grids.



Note: has 6' sewer easement on east side



CITY OF ASTORIA

1095 Duane Street, Astoria OR 97103

503-338-5183

DR 13-02

Fee: \$250.00

DESIGN REVIEW

Property Location: Address: 2735 Mill Pond Lane

Lot/Block/Subdivision: Lot 29; Millpond Village 2

Map/Tax Lot: 9CB 6837

Zone: AHMP

Applicant Name: Patrick McFee

Mailing Address: 697 34th Street / Astoria, OR 97103

Owners Phone: 714-785-2861

Business Phone: 325.1844

to construct a 2 story, 3,016 sq SFD

Property Owner's Name: Jim and Lori Woodcott  
W/cott

Complete App.

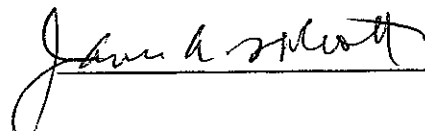
DRC Date 8/1/13

POB 459, Placentia CA 92871-0459

Mailing Address: 2735 Mill Pond Ln / Asterice, OR. 97103

Business Name (if applicable): ~~Black~~

Signature of Applicant:  Date: 06-27-2013

Signature of Property Owner:   
Date: \_\_\_\_\_

Proposed Construction: 2 story; single family structure

Site Dimensions & Square Footage: 27.77 sf (N) 43.38 sf (S) 0.08  
90.00 sf (E) 90.00 (W) sqft; 3382

Building Square Footage: 1st Floor: 973 sf 2nd & 3rd Floor: 1445 sf

Garage: 588 sf (3,016 #)

Accessory Building Information: N/A

**FILING INFORMATION:** The Design Review Committee meets on the first Thursday of the month, as needed depending on date of applications. Applications must be received a minimum of 30 days prior to the date a meeting can be scheduled. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the

agenda. Your attendance at the Design Review Committee meeting is recommended.

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

1. Building Form.

Basic Shape: Rectangle

Porches - Design, Dimension, Features: 2 story front porch - 8' deep

Balconies - Design, Dimension, Features: mirrors lower level floor.  
open railing per code

Other: \_\_\_\_\_

2. Windows.

Material: vinyl - Mull guard "Muntins" *(see revised 7/10/13)*

Divided Windows (true divided, internal muntins, external muntins, etc) \_\_\_\_\_

2-6 lite; fixed / 2-5 lite oval; fixed / 1-3 lite oval fixed / 1 oval casement  
7-4 lite oval single / 4-3 oval fixed / 2-6 lite oval / 2-6 lite oval fixed / 1 horizontal  
2-6 lite oval; fixed / 2-4 oval single hung *fixed awning*  
Operation (casement, single hung, etc.) ~~casement~~ and single hung

as shown

Size & Material of Exterior Casings: 5 1/2" x 3/4" hardi-Plank

Other: \_\_\_\_\_

# AMENDED APPLICATION FOR WINDOWS

July 10, 2013

## 2. **Windows.**

Material: Vinyl/Vinyl Clad

Divided Windows True or Simulated True Divided Lites Where  
Required with muntin profile to exterior.

Operation (casement, single hung, etc.) Awning, Single Hung,  
Fixed Where Indicated

Size & Material of Exterior Casings: 4/4 x 5 1/2" Hardi Trim or  
approved equal

Other: \_\_\_\_\_

3. Exterior Wall Treatments.

Material & Dimensions of Siding: hardi-plank by 6" exposure  
2nd floor - Hardiplank-shake 6"

Decorative Features: corbel brackets on columns

Other: \_\_\_\_\_

4. Doors.

Material & Design: solid wood; 3 lite window with detail detail

Other: \_\_\_\_\_

5. Roof Elements.

Style of Roof: hip roof with front Gable

Material: architectural composition - 30 yr rated - ~~sharpprable~~ to Owens Corning  
Color: charcoal or approved equal

Decorative Features (eave brackets, etc): \_\_\_\_\_

Other: "Sun Tunnel" Skylights; flush mount - 4 total

6. Garage.

Garage Door Material & Design: vinyl clad; 4 lite windows

Window Material & Design: 4 rectangle across-vinyl

Roof Style & Material: same as main structure  
(architecture composited - 30 yr. rated)

Other: \_\_\_\_\_

7. Signs. — N/A

Square footage: \_\_\_\_\_

Location: \_\_\_\_\_

Type & Design: \_\_\_\_\_

Other: \_\_\_\_\_

8. Exterior Lighting.

Fixture & Lamp Design: craftsman; 12" high / iron lantern TOTAL: 4.

Location: Front Entry: 1 Garage Door: 1 Backdoor Entry: 1

Other: Upper deck / great room: 1

9. Other Design Elements.

10. Building Orientation. North - Back Entry  
South - Rear

11. Building Massing.

Building to Lot Ratio: 55% coverage

Other: \_\_\_\_\_

12. Access and Parking Design.

Number of Off-street Spaces: 2 car garage

Other: \_\_\_\_\_

13. Landscaping.

per green plan

14. Underground Utilities. N/A

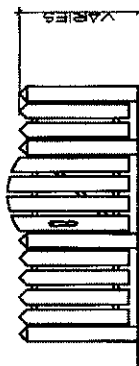
**PLANS:** A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used are required. Scaled free-hand drawings are acceptable. The City may be able to provide some technical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

**MCGEE  
DESIGN**

1-800-445-2222



CHORD-27.12'  
RADIUS-127.50'  
LENGTH-27.77'  
BEARING-N43d43.21'E



## SCREEN FENCE DETAIL

FOR AN APPROVED FENCE DETAIL  
AUTHORIZED BY HILL POND VILLAGE  
HOMEOWNERS ASSOCIATION



# SITE PLAN

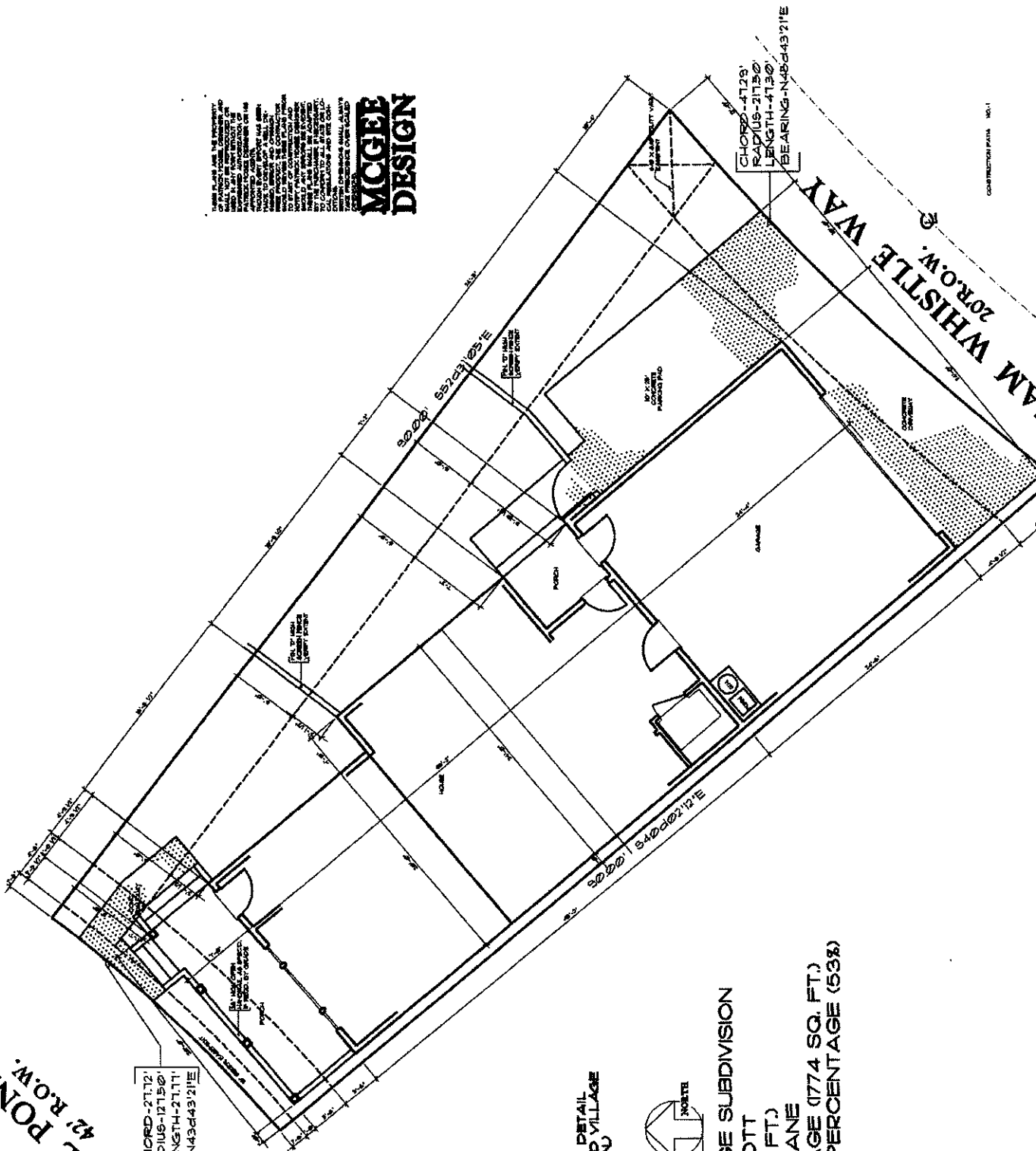
SCALE 3/8" = 1'-0"

**JIM & LORI WOLCOTT**

**\_OT-29 (3382 SQ. FT.)**

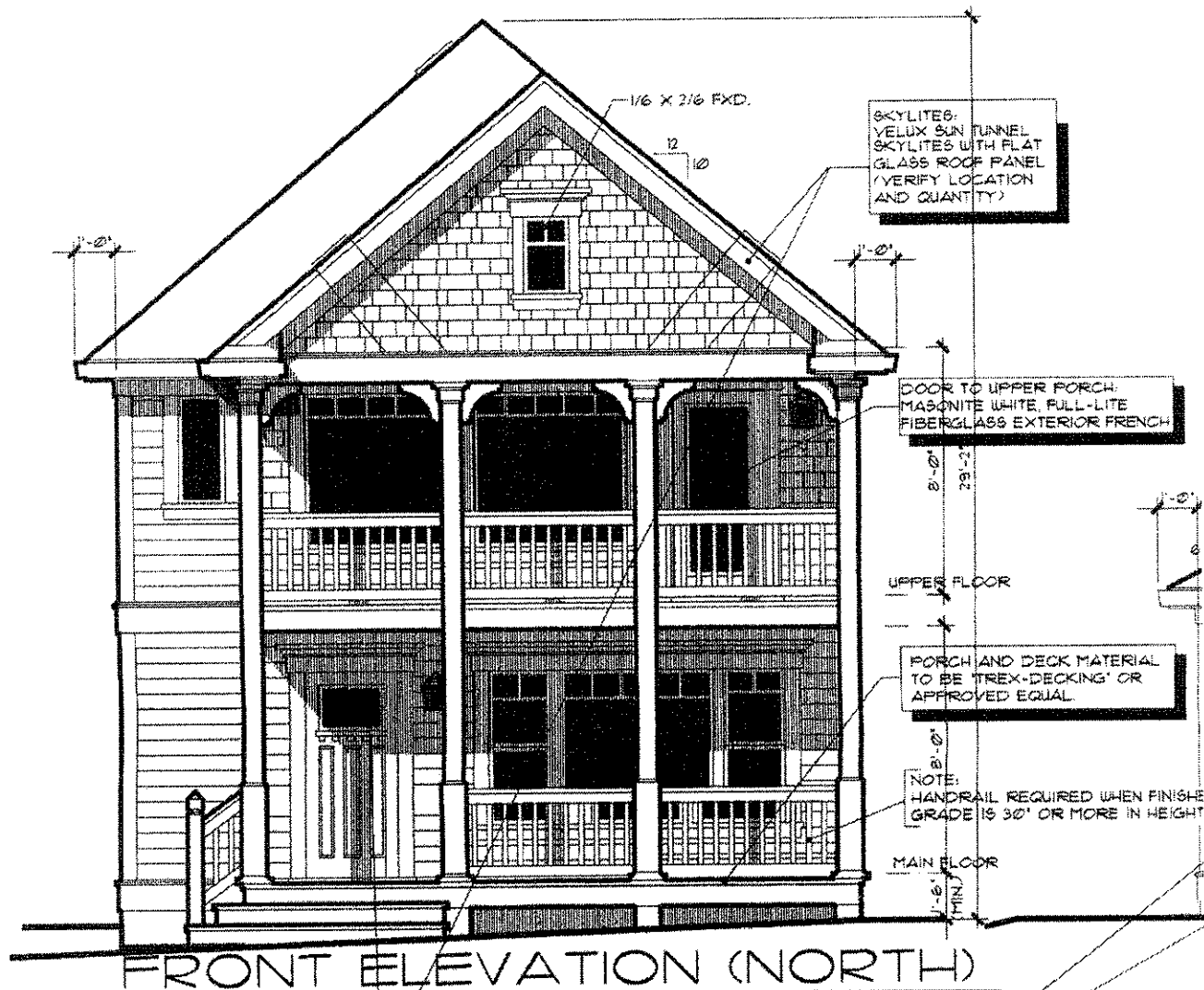
2735 MILL POND LANE

**BUILDING COVERAGE (1774 SQ. FT.)**  
**LOT COVERAGE PERCENTAGE (53**









# FRONT ELEVATION (NORTH)

SCALE 1/4" = 1'-0"

FRONT ENTRY DOOR  
CRAFTSMAN SERIES 3-PANEL, 1-LITE  
SIMPSON DOOR CO. EXTERIOR  
GRADE SOLID WOOD FINISH WITH  
BEHR JACKFRUIT FPU6-7 OR EQUAL

WINDOWS:  
MILGARD, MONTECITO SERIES  
VINYL WINDOWS AS CONFIGURED  
ON PLANS. NOTE: ALL GRIDDED  
WINDOWS MUST HAVE TRUE DIVIDED  
OR SIMULATED TRUE DIVIDED LITES  
WHITE FINISH

SKYLITES:  
VELUX SUN TUNNEL  
SKYLITES WITH FLAT  
GLASS ROOF PANEL  
(VERIFY LOCATION  
AND QUANTITY)

DOOR TO UPPER PORCH:  
MASONITE WHITE, FULL-LITE  
FIBERGLASS EXTERIOR FRENCH

UPPER FLOOR

PORCH AND DECK MATERIAL  
TO BE 'TREX-DECKING' OR  
APPROVED EQUAL

NOTE:  
HANDRAIL REQUIRED WHEN FINISH  
GRADE IS 30' OR MORE IN HEIGHT

MAIN FLOOR





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697 34TH STREET/A

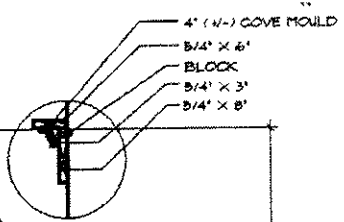
**TRANSUBSTANT GASTING**

DOUGTS  
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7TH FINISH  
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STRAIGHT  
R PPLB-6

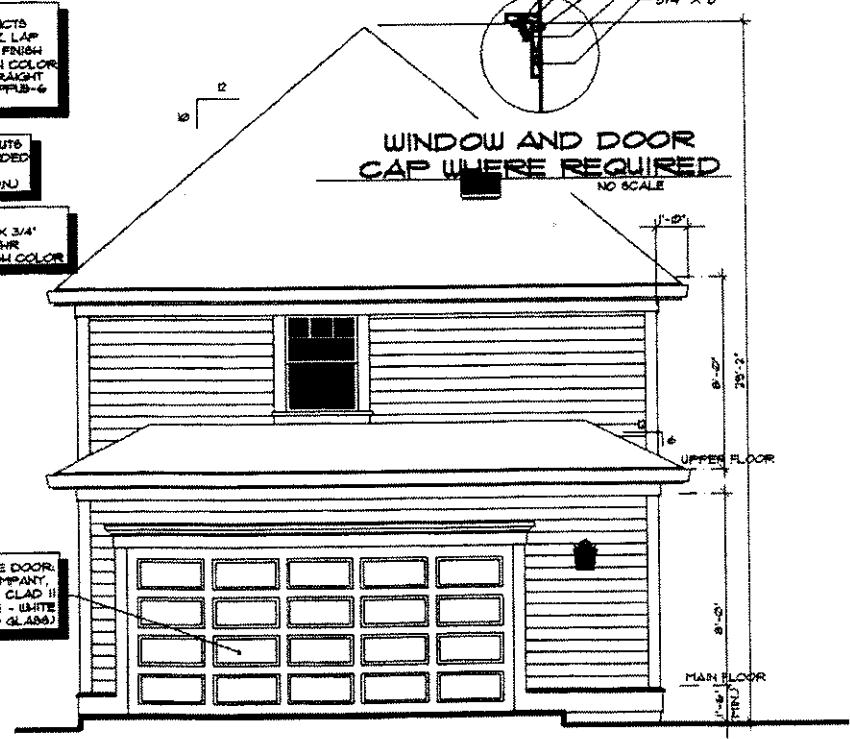
DOUGTS  
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3' X 3/4'  
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AGE DOOR  
COMPANY  
NYL CLAD II  
RE - WHITE  
NO GLASS



WINDOW AND DOOR  
CAP WHERE REQUIRED  
NO SCALE



REAR ELEVATION (SOUTH)

SCALE 1/4" = 1'-0"

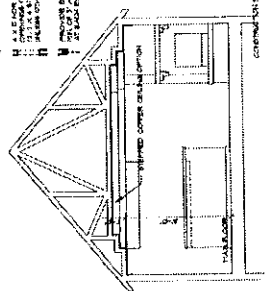
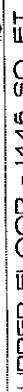
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MC1810

**MCGE  
DESIG**

NEEDS-BASED  
CARE PLANS

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DATE	12/15/08	12/15/08	12/15/08
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REMARKS	1000	1000	1000

MC181C

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691 34TH STREET/AFTORIA, OREGON 97103 (503)235-1844/tc2patrick@comcast.net  
WEBSITE: [www.patrickmooredesigner.com](http://www.patrickmooredesigner.com)

2879 Mill Pond Lane  
DR05-14, AEP07-09, AEP07-10, AEP08-11, AEP09-13, AEP12-18, AEP13-01  
7-12-13

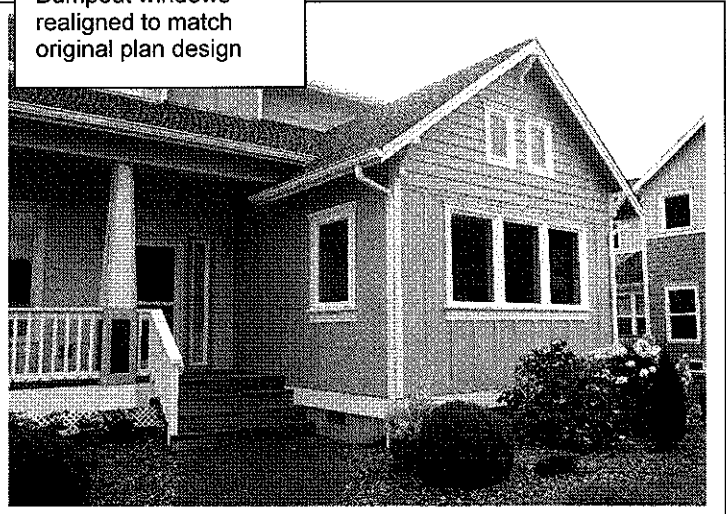
DESIGN AS ORIGINALLY CONSTRUCTED



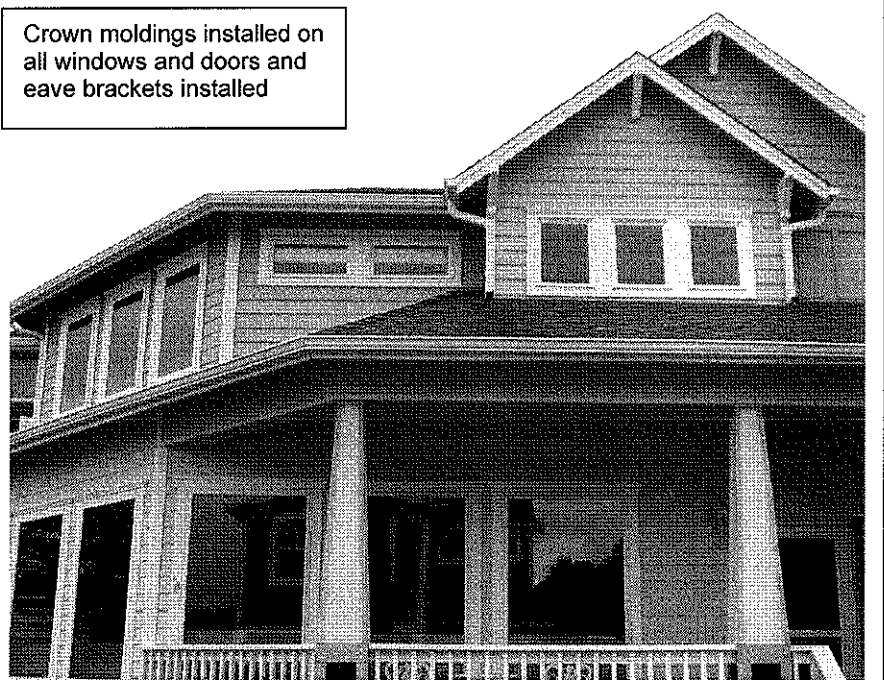
DESIGN AS COMPLETED



Bumpout windows  
realigned to match  
original plan design



Crown moldings installed on  
all windows and doors and  
eave brackets installed



All conditions met and project is  
complete.