



AGENDA

HISTORIC LANDMARKS COMMISSION

August 15, 2017

5:15 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. July 18, 2017 Minutes
4. PUBLIC HEARINGS
 - a. New Construction NC17-02 by Kathleen A. Karan construct a 12'x16' garage/shed and a 6'x8' greenhouse adjacent to a historic structure at 1121 11th Street in the R-1, Low Density Residential Zone. (Continued from July 18, 2017)
5. REPORT OF OFFICERS
6. STAFF UPDATES
7. MISCELLANEOUS
 - a. Refresher on historic window permitting requirements
8. PUBLIC COMMENT (Non-Agenda Items)
9. ADJOURNMENT

THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE
HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630
BY CONTACTING
COMMUNITY DEVELOPMENT DEPARTMENT, 503-338-5183.

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

July 18, 2017

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 pm.

ROLL CALL – ITEM 2:

Commissioners Present: Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Paul Caruana, and Mac Burns. President LJ Gunderson arrived at approximately 5:41 pm.

Commissioners Excused: Kevin McHone and Katie Rathmell.

Staff Present: Planner Nancy Ferber and Community Development Director Kevin Cronin. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

APPROVAL OF MINUTES – ITEM 3(a):

Acting President Dieffenbach asked if there were any changes to the minutes of May 16, 2017. Commissioner Burns noted the following changes:

- Page 1, Item 3(a) and (b): "Ayes: Vice President Dieffenbach, Commissioners Caruana, Rathmell Osterberg, Burns, Stanley, and McHone."

Commissioner Osterberg moved to approve the minutes of May 16, 2017 as revised; seconded by Commissioner Burns. Ayes: Acting President Dieffenbach, Commissioners Caruana, Osterberg, and Burns. Nays: None.

PUBLIC HEARINGS:

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

ITEM 4(a):

NC 17-02 New Construction NC 17-02 by Kathleen A. Karan to construct a 12-foot by 16-foot garage/shed and a 6-foot by 8-foot greenhouse adjacent to a historic structure at 1121 11th Street in the R-1, Low Density Residential Zone. (For a continuance to August 15, 2017).

Planner Ferber stated the Applicant has requested a continuance.

Acting President Dieffenbach opened the public hearing.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) approve a continuance of New Construction NC 17-02 by Kathleen A. Karan to August 15, 2017; seconded by Commissioner Burns. Motion passed unanimously.

ITEM 4(b):

NC 17-03 New Construction NC 17-03 by Helligso Construction to construct a single family dwelling adjacent to historic structures at 1313 Franklin Street in the R-3, High Density Residential Zone.

Acting President Dieffenbach asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. Acting President Dieffenbach asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare.

Commissioner Burns declared that he knew the Applicant and the historical society had done business Helligso Construction about 14 years ago. However, he had not discussed this project with the Applicant.

Commissioners Osterberg and Caruana declared that they visited the site.

Acting President Dieffenbach requested a presentation of the Staff report.

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

Commissioner Caruana asked if the five inch exposure siding would be an issue. Planner Ferber explained that Mill Pond is the only area with exposure requirements. She believed the siding proposed for this house would be appropriate for the scale of the house.

Commissioner Caruana recalled a discussion about reducing the exposure on a commercial property. Director Cronin noted that there are no specific exposure standards.

Acting President Dieffenbach opened public testimony for the hearing and confirmed the Applicant had no presentation.

Acting President Dieffenbach called for any presentations by persons in favor of, impartial to or against the application. Seeing none, she called the Applicant to the podium to answer questions.

Commissioner Caruana asked for confirmation of the size of the columns on the front porches, the window casing size, and the size of the belly band separating the two floors.

Ryan Helligso, 38830 Nordland McCoy Lane, Astoria, stated he would have to defer to the plans that were submitted because he did not have the details on the columns at that time. The window casings would be five inches and the belly band would be 5/4 by 8. He confirmed the bottom of the band would line up with the fascia around the porch on the east and west elevations, per the elevation drawings.

Commissioner Caruana said the house would look charming. He asked if the overhangs above the eaves would be open and if the rafter tails would be exposed. Mr. Helligso stated that based on the drawings he had seen, they did not appear to be.

Commissioner Caruana said in that neighborhood, the gutters and fascia board usually cover the rafter tails a bit. Using a thicker rafter would make the house. He believed the gable ends looked tight and there appeared to be no overhang. Mr. Helligso noted he had not studied the architectural elements and referred Commissioner Caruana to the drawings.

Commissioner Caruana confirmed that the second floor deck would have a roof around the base of the railing. Mr. Helligso added that the design concept would be to place the second story balcony in the roof.

Commissioner Caruana said he liked the roof and asked if the window casings would have a crown, lintel, or any details on top. Mr. Helligso stated the plans identified a detail at the head of the window. EFA and Associates put the designs together.

Commissioner Caruana said the detail was nice. He noted that EFA is one of his tenants. Mr. Helligso said the overhang on the west elevation would be eight inches and the front and rear overhangs would be slightly larger.

Commissioner Caruana asked if the balusters on the front porch would sit on the porch or be installed in a bottom rail. Mr. Helligso said in the drawings, it looks as if the balusters go into the bottom of the porch and would likely be dowelled in.

Commissioner Caruana asked if Mr. Helligso still planned to use vinyl windows. Mr. Helligso believed the recommendation was to use wooden windows. That decision would be up to the owners.

Commissioner Caruana said people have had luck getting windows that are not wooden approved. Vinyl windows are singular and do not have much depth. The shiny material sticks out.

Acting President Dieffenbach asked for clarification about the handwritten notes on the drawing that refers to hip room options for the garage. Mr. Helligso said several concepts were considered and he had explored all of the options in order to choose the most aesthetic view from the street while meeting the owner's criteria.

Acting President Dieffenbach confirmed the Applicant was proposing what was shown in the drawings.

Commissioner Burns said he liked the garage.

Acting President Dieffenbach closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Burns appreciated that the slope of the roof on the garage had been changed. He believed the house would be a nice addition and would fit in.

Commissioner Osterberg believed the design would be adequate without transom lights or side lights by the front and garage doors. It seemed as though all of the other historic designated homes adjacent to this property had a substantial eave overhang. The smaller eave proposed for this house seemed to be out of character with the surrounding properties.

President LJ Gunderson had arrived at approximately 5:41 pm.

Vice President Dieffenbach reminded that while the criteria require the scope, scale, and materials to be compatible, it is new construction and the Commission does not want the house to look like it was built 100 years ago. She believed the design proposed looked good.

Commissioner Caruana stated the details matter. A house needs character in a historic neighborhood and follow a design. If this house were going to have divided lites, they should be true divided or not divided at all. He was also concerned about the scale of the trim. This new house is being introduced into a very historic neighborhood, so the house needs to be true to its own character. He preferred larger, closed in eaves, pediment gables, or open rafters that are substantial. The band on the side of the house should be increased in size to line up with the front porch. Bands are usually double the width of the siding. Most of the historic homes have a bottom rail on the front porch and this house will look off with balusters that go right into the deck. The gable will have shingles, not stucco. He liked the two over two divided lites shown and he believed the divided lites in the doors should match the windows.

Vice President Dieffenbach said the corner trim would need to match the scale.

Commissioner Caruana said smaller corners disappear when they are painted to match the house and they would be the same size as the window trim. He liked the lintels on the windows.

Vice President Dieffenbach asked if Commissioners wanted to make changes to the Conditions of Approval.

Commissioner Osterberg suggested Conditions 3 and 4 be deleted.

Vice President Dieffenbach reopened the public hearing and asked the Applicant to come to the podium. She asked Mr. Helligso if he would be willing to comply with Commissioner Caruana's suggested design details.

Mr. Helligso confirmed he would not be opposed to adding a bottom rail to the balustrade on the porch, the band could be widened to line up with the top and bottom, there would be double windows on either side of the front door, and rafter tails could possibly be exposed. The drawings appeared to indicate that the header height of the

window could have been a hindrance to the roof overhang and the pitch required. This could have impacted the designer's decision about the rafter tails.

Commissioner Caruana said that was fine.

Vice President Dieffenbach closed the public hearing.

Commissioner Burns stated he could vote against vinyl windows since the Applicant indicated he would consider other options.

Commissioner Caruana said windows of other materials would give depth and look historic. Fiberglass windows would not be as shiny and could be painted.

Commissioner Osterberg confirmed he could support prohibiting vinyl windows. Condition 2 states wood or wood clad windows are preferred, so it would need to be reworded if fiberglass were preferred.

Commissioners agreed that Condition 3 could be kept or removed because it does not require the Applicant to install transom or side lites. They also agreed Condition 4 could be removed.

Planner Ferber explained that she worded Condition 3 in such a way that the Applicant could add lites if they wanted to. Commissioner Burns said in that case, just leave Condition 3 as is in the Staff report. Planner Ferber explained that she was concerned about the garage because it would be on the front façade. It is unusual to have off-street parking on that street and there were not many garages on that stretch. She added Condition 4 to make sure the garage would not be flat wood on a primary facade. She believed true divided lites would look better and be more compatible.

Vice President Dieffenbach believed that on a new house, the lites could be true divided or simulated. Commissioner Osterberg said he would consider the lites adequate as long as there was an exterior element to add depth. Commissioner Caruana agreed.

Commissioner Caruana believed the house should have either an eight inch fascia board or two by six inch rafter tails exposed by a couple of inches.

Commissioners Osterberg and Caruana agreed five inch siding would be appropriate for the scale of the house.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC 17-03 by Helligso Construction, with the following changes to the Conditions of Approval:

- Condition 1 – "Windows shall be simulated true divided or true divided."
- Condition 2 – "Wood or wood clad windows shall be used instead ~~are preferred to the vinyl series proposed~~ instead of proposed vinyl."
- Condition 4 – Delete
- Add Condition 9 – "The belly band should be increased to align with the bottom of the porch fascia and of a similar dimension to the fascia board. Add a bottom rail to the front porch. Use an eight inch fascia or submit a rafter tail design for Staff approval."

The motion was seconded by Commissioner Burns. Motion passed 4 to 0 to 1, with President Gunderson abstaining.

Vice President Dieffenbach read the rules of appeal into the record.

ITEM 4(c):

HD 17-01 Historic Designation HD 17-01 by Noel Weber to designate the existing YMCA building as historic in the Downtown Historic District at 514 12th Street in the C-4, Central Commercial Development Zone.

Vice President Dieffenbach asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. Vice President Dieffenbach asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare.

Commissioner Osterberg declared that he visited the site.

Vice President Dieffenbach requested a presentation of the Staff report.

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

Vice President Dieffenbach asked if the windows proposed would be installed upon a historic designation or before the designation.

Planner Ferber explained that the windows must be fixed and replaced as Phase 1 of the Applicant's project. More windows would be renovated as part of Phase 2.

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

Noel Weber, 1816 West Jefferson, Boise, Idaho, confirmed that the windows to be replaced first are thermal paned windows that were installed in the late 1980s. The proposed windows are double hung aluminum clad wooden windows without any dividers, which is historic to the building. Windows on the west side of the building have dividers and he has reproduced them.

President Gunderson confirmed that Applicant was already doing iron work on the balcony and that he was doing the work himself.

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

Vice President Dieffenbach said she remembered swimming in the pool and playing in the gymnasium when she was growing up. The facility was not the cleanest or nicest and it needed a lot of work. It was exciting to see the building brought back to a useable state.

Commissioner Caruana agreed and said he believed it would be a positive addition to the town.

Commissioner Osterberg said he supported the application as proposed. He was surprised and happy to see so much attention lavished on this ugly duckling. He loved that new materials were being fabricated to match the original.

Commissioner Caruana recalled playing racquetball, swimming, foosball, the gymnasium, and basketball. He has never scored a property as high as this one.

President Gunderson said she drives by the building every day and has wished someone would renovate it. She was excited to see the photos and the work already completed.

Commissioner Burns moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Historic Designation HD 17-01 by Noel Weber; seconded by President Gunderson. Motion passed unanimously.

Vice President Dieffenbach read the rules of appeal into the record.

Mr. Weber said the project would proceed slowly, as he would be doing most of the work. Moldings would be cast of a fiber reinforced concrete material soon. The first coat would contain iron oxide to give it color. The moldings would be installed at the same time as the windows, likely sometime in the fall. He explained that oxides came in a variety of colors.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

Commissioner Burns noted that Adventures in History would broadcast the following day at 12:30 pm on KAST News and Talk, with Planner Ferber as the guest.

STATUS REPORTS – ITEM 6:

Staff gave updates on the following:

Item 6(a): Oregon Cultural Trust Grant Update

Item 6(b): American Planning Association Hood River conference update – HB2007

Item 6(c): CLG grant project updates

Item 6(d): Completed project updates

~~Item 6(e): Refresher on historic window permitting requirements~~–This item will be reviewed at an upcoming meeting when Commissioner Rathmell is present.

Director Cronin shared that Dan Peters is trying to purchase a gas station on Marine Drive near Safeway to repair high-end motorcycles.

MISCELLANEOUS – ITEM 7:

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:43 pm.


APPROVED:

Community Development Director

STAFF REPORT AND FINDINGS OF FACT

August 9, 2017

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER 

SUBJECT: NEW CONSTRUCTION REQUEST (NC17-02) BY KATHLEEN (KATHY) KARAN
TO CONSTRUCT A SHED/GARAGE AND GREENHOUSE AT 1121 11th STREET

I. BACKGROUND SUMMARY

- A. Applicant: Kathleen (Kathy) Karan
2257 NW Hoyt St #2
Portland, OR 97210
- B. Owner: Kathleen A. Karan
2257 NW Hoyt St #2
Portland, OR 97210
- C. Location: 1121 11th Street; Map T8N-R9W Section 17BB, Tax Lot 9500; Los 3
& 4, Block 137, McClure, R-1
- D. Classification: New construction adjacent to structure(s) designated as historic
within the Shively McClure Historic District
- E. Proposal: To construct a 6' x 8' greenhouse and 12' x 16' garage with 6' x 10'
bump out adjacent to a historic single family dwelling
- F. Zone: R-1 (Low Density Residential)
- G. Previous Applications:

The single family dwelling was approved for Special Assessment, approved for exterior alterations EX15=01 for remove chimney, certificate of appropriateness CA14-83 to install leaded glass windows, and double hung windows on the rear elevation.



II. BACKGROUND

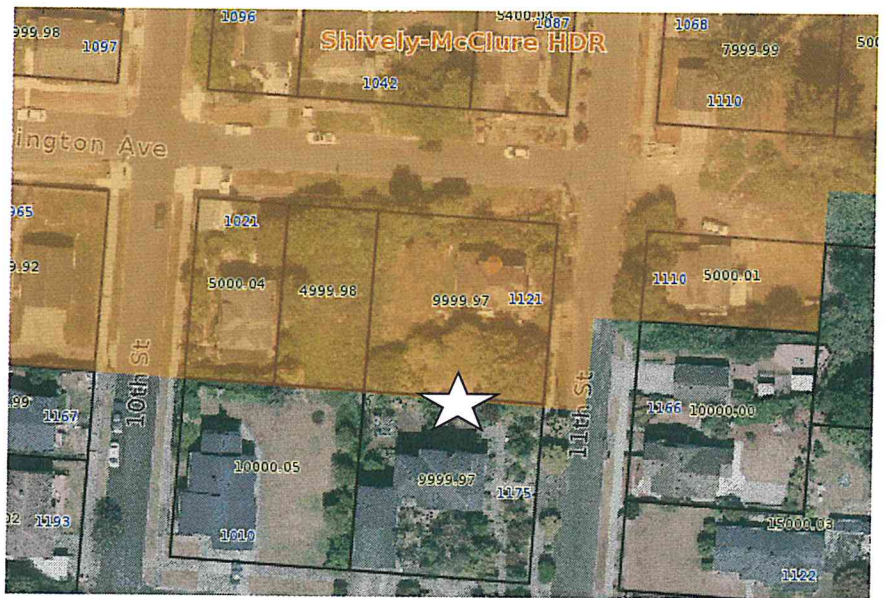


A. Subject Property

The subject property is located on the south side of Kensington Ave on the corner of Kensington and 11th Street. The applicant owns both lots on the corner which total 10,000 square feet. The double lot (100' x 100') is of sufficient size in the R-1 Zone to accommodate the proposed single family dwelling (5,000 square foot minimum, 45' width minimum) and accessory structures. There is currently a single-family dwelling on the site, which is designated historic and is on Special Assessment. The site is not located within 100' of a known geologic hazard area or in a flood hazard area. It is a buildable lot.

B. Adjacent Neighborhood and Historic Property

The single family dwelling at the site is the only adjacent structure triggering historic review. The site is bounded on all sides by mostly single-family dwellings. It is just on the edge of the Shively-McClure Historic District. The residential

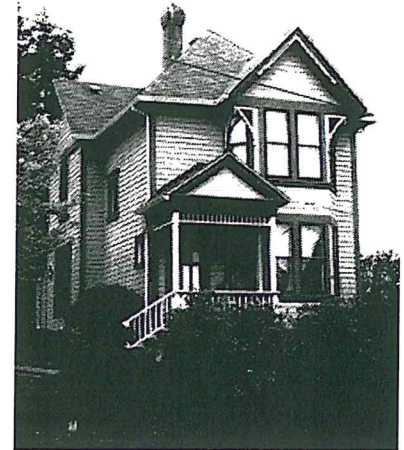


neighborhood has a mixture of styles and ages of homes. Lot sizes vary with sub-standard, standard, and larger than standard single-family dwelling lots. Most houses are generally built slightly closer to the required 20' front yard setback as well as into the side property lines. There are also homes in the area which are non-contributing structures.

Review of new construction at this site is triggered by the following property:

1121 11th Street John W. McMullen Residence

- Primary contributing
- Shively-McClure Historic District
- Late Queen Anne
- c. 1902



Existing single family dwelling:

Height: 2 stories
Roof: Front and side gable roofing, with gables on the hip roof area.
Siding: Wood, drop siding
Windows/Doors: one over one double hung wooden windows with wood sash and lamb's tongue molding, plain casings
Other features: Decorative bargeboard and frieze, corner boards, clipped corners with knee braces, pediment roof supported by chamfered posts, spindle work

C. Proposed New Construction

The applicant's initial proposal included the greenhouse and a small shed. While the square footage of the proposal did not require building permits, the proposed height of the structures triggered a building permit in addition to the historic review. At the applicant's request, the project was continued from the July 18, 2017 meeting for which it was noticed. Because the project would need a building permit, the applicant has submitted revised plans for a larger shed/garage and greenhouse, which will be a phased project. The details of both of the proposed structures are below:

Windows: Garage/Shed: Single and paired, and a variety of reclaimed wooden windowsp

Greenhouse: variety of reclaimed wood windows

Doors: Garage/Shed: 3 doored garage, with narrow panels
Greenhouse: reclaimed wooden door

Roofing:	Garage/Shed: pitched roof with side gables, 12/12 pitch to match the existing house, similar roofing shingles Greenhouse: corrugated polycarbonate sheeting and cresting on top
Siding:	Garage/Shed: V-groove rustic shiplap with 5" reveal to match the house Greenhouse: undetermined, mostly wood widows with very little siding in between, bottom area will be wooden tongue and groove, painted to match the rest of the greenhouse
Other Features:	Garage/Shed: small shed roof on bump out for tool shed area, pergola over the front garage door area, cresting on the greenhouse

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on June 23, 2017. A notice of public hearing was published in the *Daily Astorian* on July 11, 2017. Comments received will be made available at the Historic Landmarks Commission meeting. At the applicant's request, the permit was continued from the July 18, 2017 meeting to the August 22, 2017 meeting and a 120 day waiver was submitted.

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 as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission."*

Finding: The structures proposed are located adjacent to a structure designated as historic in the Shively-McClure Historic District. The proposed structures 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:

- **Style, Scale and height**

The proposed structures are both single story buildings. The historic home which triggers the review is located adjacent to the proposed new construction. These structures are visible from the subject site streetscape, but are tucked behind the existing single family dwelling and are not highly visible from 11th street due to the topography.

Most homes in this area are one, 1.5, or two story and most are single-family dwellings. The proposed designs have elements influenced from the Queen Anne style home, but are distinct enough from it that they do not seek to replicate the exact design of the house. The narrow form, and steep roofs compliment the Queen Anne home and provides a sense of scale as well as incorporating the use of gabled roof.

The greenhouse proposed has a 6' x 8' footprint, the garage is approximately 20' x 12' including the bump out area. It is 9' to the pergola, and 15' to the peak of the roof, with a 12/12 pitch. The style of both of the structures are in scale with their use and the existing home. The larger garage structure will have 3 paneled doors that create a façade that looks like a garage rather than a shed, the greenhouse has smaller doors and windows and looks and acts as an accessory structure. Neither seek to recreate the design of the existing home, the criteria is met.

See exhibit 1 for design details for the garage

See exhibit 2 for greenhouse details

- **Architectural details**

Garage: The architectural detailing on the new garage includes a diamond shaped window, pergola over the front door, and 2 over 2 wooden windows and a gooseneck light which will be downcast on the front façade. The applicant indicated she has found some salvaged vintage wood windows for the garage and plans to purchase additional wood windows.

Asymmetrical footprints, such as the proposed garage with the bump out, are common to Queen Anne homes, and is appropriate for the site. The design reflects the style of the adjacent home without trying to mimic the exact detailing.

Greenhouse: The greenhouse is a less traditional design. It incorporates reclaimed wood windows, a corrugated roofing material and cresting on the top. Ornamental detailing is not unusual for Queen Anne homes including elaborate spindle work and gable ornaments. Without a gabled roof to

include ornamentation on, the cresting is an appropriate architectural detail for the smaller greenhouse structure. The criteria is met

- **Materials**

The applicant has indicated a number of reclaimed doors and windows will be used on the structures. For any additional materials added to the structure, or if the appropriate amount of windows cannot be obtained, the applicant shall submit details on the windows and doors to the Community Development Department for review prior to installation.

Proposed siding includes v groove rustic shiplap with 5" reveal to match the house as well as shingles on the garage which will match the house.

With the condition noted about any change in window materials, the proposed structure is compatible in scale, style, height and architectural detail with the existing historic homes.

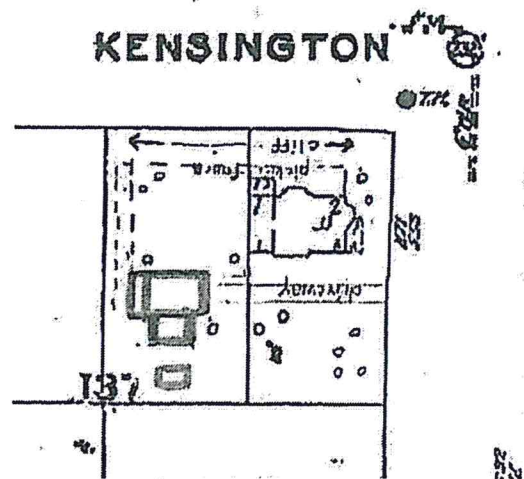
- C. Development Code Section 6.070 (B.2) states that "In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures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

Finding:

See exhibit 3

The footprint of the greenhouse and garage are fairly simple.

The proposed location is within the required setbacks from the zone, and maintain the lot coverage requirements. The house sits on the north east corner of the lot, which is a double lot. There is plenty of square footage on the site for the addition of these two smaller structures. The driveway will still provide adequate off street parking. However, should the applicant wish to use the garage/shed as an accessory dwelling unit, a parking plan and ADU permit shall be submitted to the Community Development Department prior to occupancy.



Any construction work or repair work to the driveway and sidewalk may trigger permits required by Public Works. The applicant shall submit all necessary permits for work in the Right of Way, and/or grading and erosion control for the site

Garage/shed would be at top of driveway, behind where you see van parked: Greenhouse to the left of garage/shed, behind trees



The propose location and orientation of the new structures consistent with the typical

location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

- D. Comprehensive Plan sections .250 states Historic Preservation Goals #1 "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." #7 "Provide appropriate visible recognition of the historical significance of sites, structures, areas (or) elements within the City."

Finding:

In addition to the Historic Preservation Goals in the comprehensive plan which guide historic preservation efforts city wide,, Sections .218 Housing Goals also states Housing Goals:

- "1. Provide opportunities for development of a wide variety of housing types and price ranges within the Urban Growth Boundary.*
- 2. Maintain and rehabilitate the community's existing housing stock.*
- 3. Develop housing efficiently to minimize environmental impacts and provide public services in a cost effective manner."*

While the applicant is not proposing additional housing stock, she is adding value and additional amenities to her existing historic property. The main house is on Special Assessment, and the proposal has been reviewed by the State Historic Preservation Office. Article 6 of the Development Code reviews the design details outlined in this report so that new construction is completed in a manner which

maintains the character and area of the City. The request, in balance with the conditions recommended meets the Comprehensive Plan goals of designs which incorporate architectural elements and compatibility with the adjacent properties.

V. CONCLUSION AND RECOMMENDATIONS

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

1. Windows shall be simulated true divided, or true divided
2. For any additional materials added to the structure, or if the appropriate amount of windows cannot be obtained, the applicant shall submit details on the windows and doors to the Community Development Department for review prior to installation
3. Construction work or repair work to the driveway and sidewalk may trigger permits required by Public Works. The applicant shall submit all necessary permits for work in the Right of Way, and/or grading and erosion control for the site.
4. Any visible wood shall be free of pressure treatment incision marks.
5. Public works shall review the water/sewer connection to the new structure if it cannot be incorporated with the existing lines.
6. Should the applicant wish to use the garage/shed as an accessory dwelling unit, a parking plan and ADU permit shall be submitted to the Community Development Department prior to occupancy.
7. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved 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.

Exhibit 1 Garage design

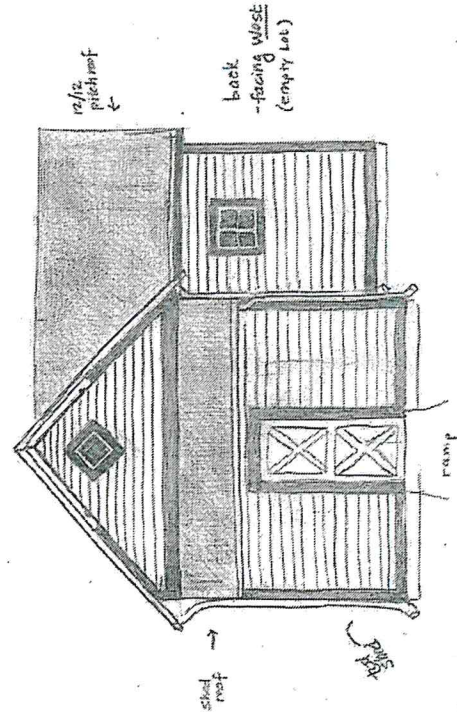
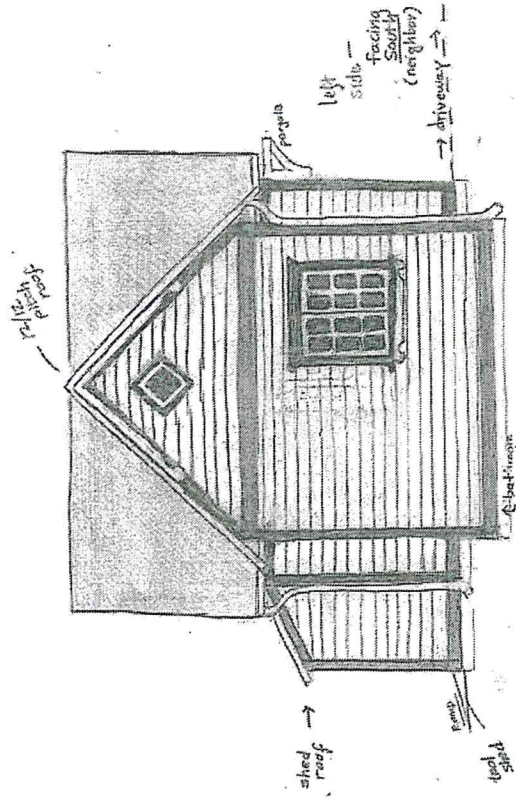
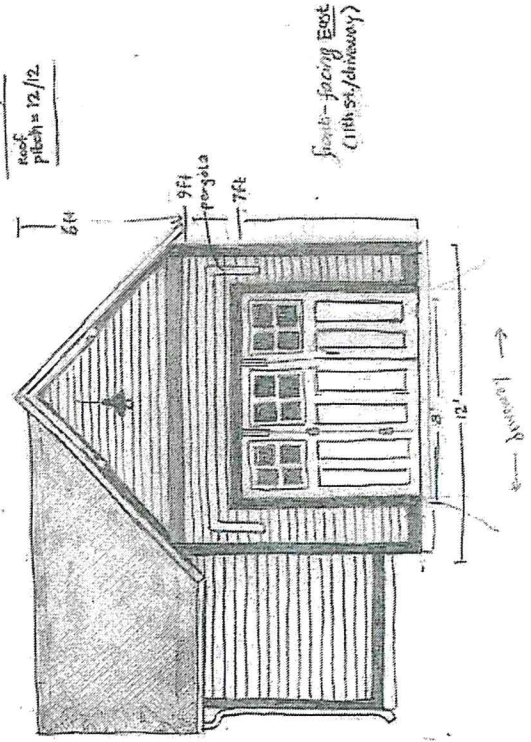
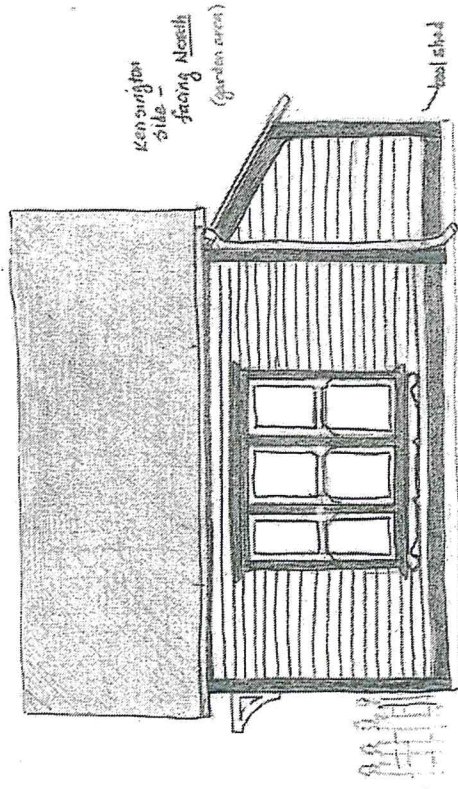


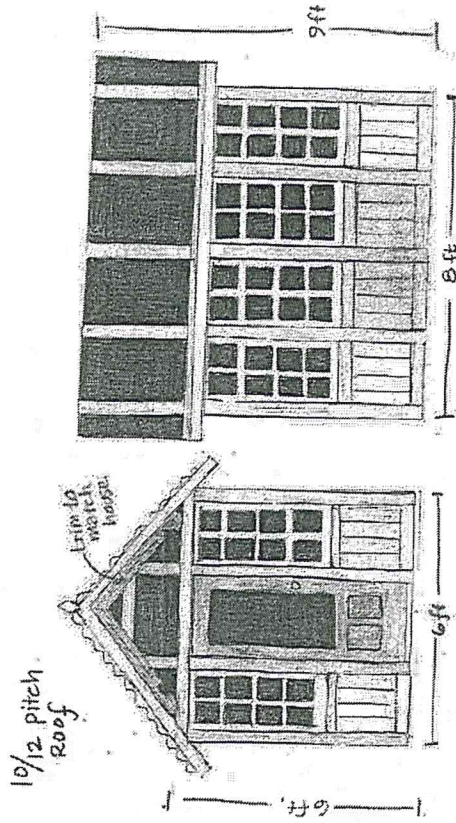
Exhibit 2 Greenhouse Design

- Proposed greenhouse design
- Proposed greenhouse windows & doors
- Proposed polycarbonate roofing

Vintage windows I have obtained for the project:



Greenhouse



made from 100yr-old Douglas fir 2x3's salvaged from the house during reconstruction;
 BRICK floor made from chimney brick's salvaged from the house;
 Tongue & Groove Douglas fir for wall bases;
 Vintage wood windows & vintage wood door (took class at Oldspice on restoring wood windows)
 Polycarbonate roof panels in "clear"
 (for protection against hail)

Sunuf
 26 in. x 8 ft. Polycarbonate
 Roofing Panel in Clear

★★★★★ (13) [Write a Review](#) [Questions & Answers \(2\)](#)

- Impact resistant panels with industry best warranty
- Blocks harmful UV rays
- Easy to install and maintain

\$21.97 each

Choose Your Options

Clear

Exhibit 3 Proposed location





CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT

Active SA

17-56968-1027
check

NC 17-02

☒ Fee Paid Date 5/3/17 By MF

FEE: \$100.00

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 1121 11th Street, Astoria, OR 97103

Lot 3 & 4

Block 137

Subdivision McClure's

Map 8.9.17 BB

Tax Lot 9500

Zone R-1

For office use only:

Adjacent Property Address:

Classification:

Special Assessment

Inventory Area:

Shively McClure

Applicant Name: Kathleen A. Karan

Mailing Address: 2257 NW Hoyt St., #2, Portland, OR 97210

Phone: (503) 360-5110

Business Phone:

Email: kkaran@aol.com

Property Owner's Name: Kathleen A. Karan

Mailing Address: 2257 NW Hoyt St., #2, Portland, OR 97210

Business Name (if applicable): N/A

Signature of Applicant:

Kathleen A. Karan

Signature of Property Owner:

Kathleen A. Karan

Proposed Construction: 12'x16' garage/shed, 6'x8' greenhouse To construct a 12x16 garage/shed and 6'x8' greenhouse adjacent to a historic structure.

For office use only:	
Application Complete:	Nathan, Ben, Nanny
Labels Prepared:	Pending addtl info
120 Days:	11-3-17 waiver received 7-7
Permit Info Into D-Base:	
Tentative HLC Meeting Date:	7/18/17 ⇒ 8/15

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

planning@astoria.or.us • www.astoria.or.us

Exhibit 3 Proposed location



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. Forms also available on City website at www.astoria.or.us.

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

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials. **see below re greenhouse
Garage/shed is small in size, so as to not overpower this 1126 sq ft.
Queen Anne cottage, which has only a 668 sq. ft. footprint. It is
only one story, so it will not block neighbor's views. Roof pitch is
designed to match that of house gables, and will be trimmed to match
house as well, as was done in the era the house was built. Dimensions
are purposely tall & narrow to match house. Siding is v-groove rustic
shiplap (5" reveal) to match house; roofing shingles also to match house.*
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.
Placement at the top of the driveway, fairly close to house, was
typical for small garages that coordinated in architectural elements
as this one is designed to do. Shed will be 5'-10' from back
double lot line, approx 25-30 ft. from side interior lot line,
approx 65 ft. from side lot line (Kensington Ave.; and approx.
70 ft. back from 11th St. Garage will be within about 30 feet from
back door of house.

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. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance on your proposal.

See attached site plan.

*garage doors are 3 instead of 2 so they would be narrower to better match Victorian tall & narrow windows on house.

****GREENHOUSE:**

1. very small in size to match small cottage; made from vintage wood windows and bricks salvaged from chimney demolition; located where sunny as would have been done back in 1898 as well, close to where picket fenced-in area will be for deer-proof garden.
2. placement will be at least 5' away from back double lot line and side interior lot line; greenhouse will not likely be visible from the road due to large trees on side lot blocking view from 11th St. and garage blocking view of the greenhouse from Kensington Ave.

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

HIST. NAME: John W. McMullen Residence
COMMON NAME: n/a
ADDRESS: 1121 11th Street

DATE OF CONSTRUCTION: ca. 1902
ORIGINAL USE: Single dwelling
PRESENT USE: Single dwelling

CITY: Astoria OR 97103

ARCHITECT: n/a

OWNER: Martin W Shafer
PO Box 1198
Astoria OR 97103

BUILDER: n/a

THEME: Culture
STYLE: Late Queen Anne

T/R/S: T8N/R9W/S

MAP NO.: 809017BB

TAX LOT: 9500

ADDITION: McClure's Astoria

BLOCK: 137 **LOT:** 3 & 4

xBLDG STRUC DIST SITE OBJ
QUAD: Astoria

CLASSIFICATION: Primary

PLAN TYPE/SHAPE: Irregular

NO. OF STORIES: 2

FOUNDATION MATERIAL: Concrete

ROOF FORM & MATERIALS: Gable-on-hip, asphalt

WALL CONSTRUCTION: Nailed wood frame

STRUCTURAL FRAME: Nailed wood frm

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

EXTERIOR SURFACING MATERIALS: Wood, drop-siding

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: Decorative bargeboard; frieze; corner boards; clipped corners with knee braces on 2-story bay, front; front porch: pediment roof supported by chamfered posts, spindlework.

OTHER: None

HISTORICAL INTEGRITY: Slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: Aluminum storm windows applied throughout; front porch roof likely flat originally, now gable, porch rail and spindles replaced w/ compatible design; door replaced, front; 1-story addition removed and partially reconstructed by 1958, NW.

NOTEWORTHY LANDSCAPE FEATURES: Rock wall, onamental and native plantings, north and east

ASSOCIATED STRUCTURES: None

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: SW corner of 11th Street and Kensington Avenue; east facing; above street; lot slopes down to north and east; driveway, south.

SIGNIFICANCE: Architecture

STATEMENT OF SIGNIFICANCE: Stylistically, this house could date to 1890-1895. However, according to the Astoria Household Directory, the first person to live in this house was John Walter McMullen, a warehouseman for Fisher Bros., in 1902. John's wife died within a few years of moving into the house. By 1910, the Register of Electors lists him as being widowed, a teamster of a livery stable and living in the house with 5 children between the ages of 8 and 14. That same year, his youngest child, Chrystal, died. In 1911, his 11 year-old son John was electrocuted. In 1913, he married Dorothy Barry. John became a truck driver for Prael-Eigner Transfer Co., then worked as a janitor at the Associated Building. He lived the rest of his life in the house, dying in 1940. The house was vacant through 1942. In 1944, Leland and Kathleen Lewis lived in the house. Leland was a logger. The Lewis family lived in the house through 1950.

This house is significant as a very good example of a late Queen Anne-style house within the neighborhood. It greatly contributes to the historic streetscape.

SOURCES: Sanborn-Perris Maps 1908, 1921, 1934, 1940, 1954; Polk's Astoria Directory 1931-1950; Astoria Household Directory 1896-1925; Register of Electors, 1910, *Astoria Daily Budget* 11-20-03:6, 6-3-11:5, 1-18-10:6, 8-21-13:6; *Astoria-Budget* 8-19-40:3

NEGATIVE NO.: Roll 4 no. 18
SLIDE NO.:

RECORDED BY: John Goodenberger
DATE: 12/28/00

SHPO INVENTORY NO.:

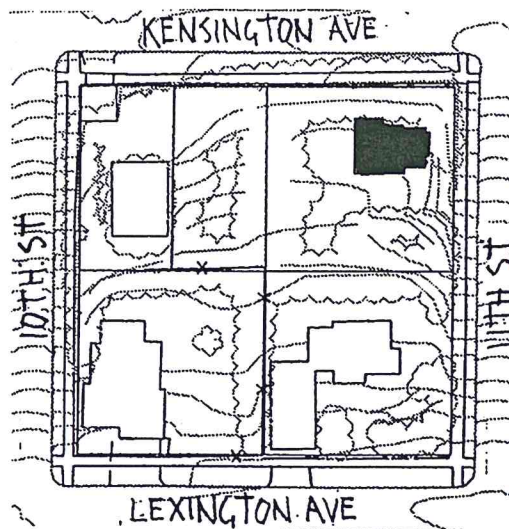
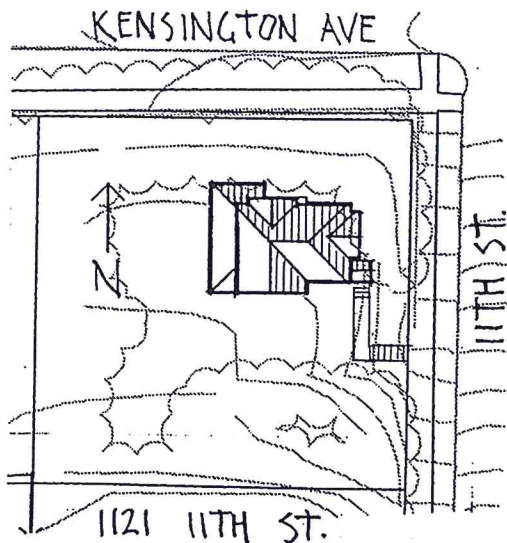
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM-TWO

NAME: John W. McMullen Residence
ADDRESS: 1121 11th Street
TAX LOT: 9500

T/R/S: T8N/R9W/S
MAP NO.: 8-9-17BB
QUADRANGLE: Astoria 7 1/2 (1984)



NEGATIVE NO.: Roll 4 no. 18



GRAPHIC & PHOTO SOURCES: J.E. Goodenberger; City of Astoria, Engineering Dept.

CITY OF ASTORIA
JUL 17 2017
BUILDING CODES

location
IS 4411

Kensington Ave



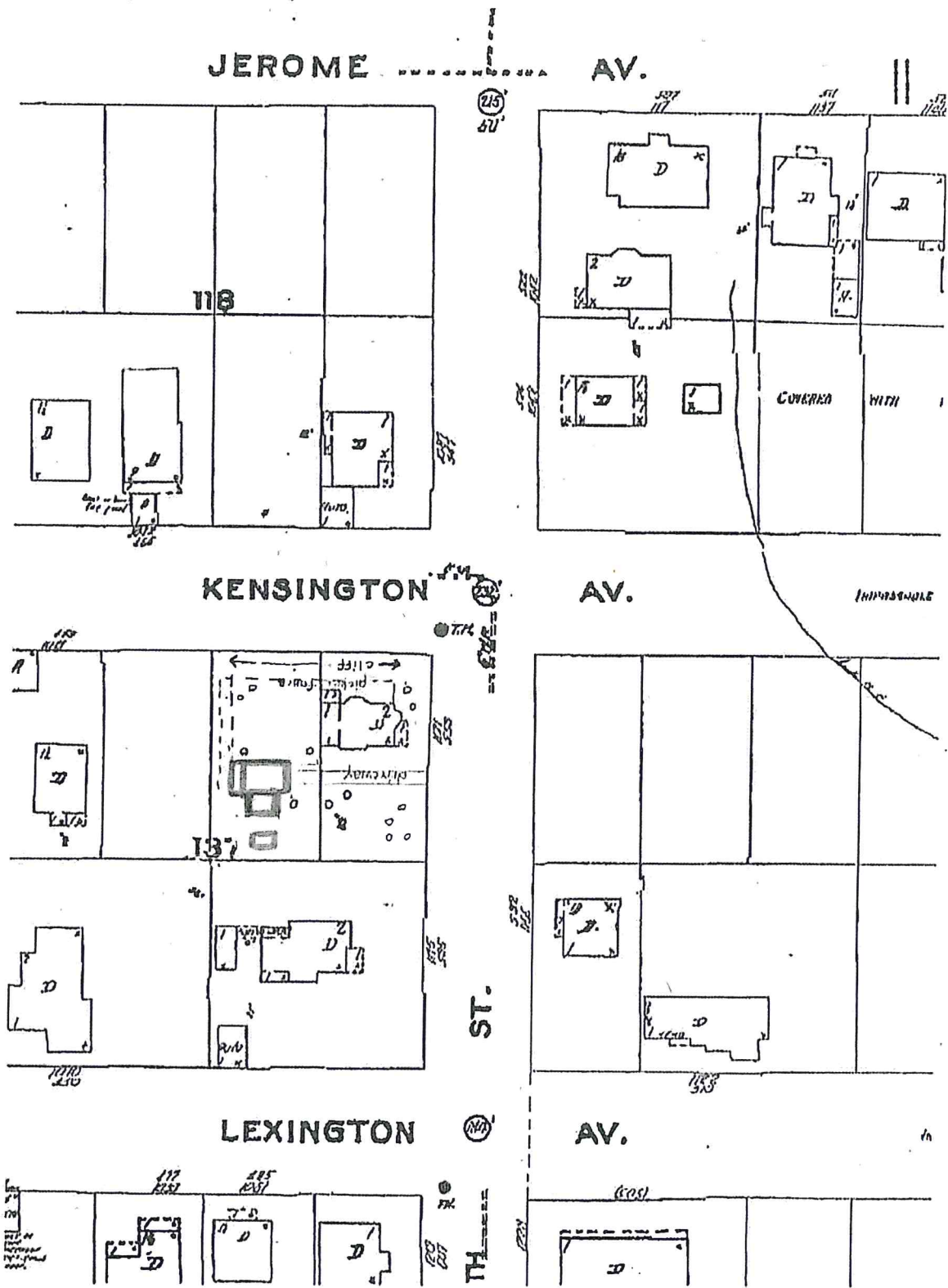
location

View of proposed garage/shed location facing East, picket fence marks back of double lot



Note: boards laid out in these photos are 16' x 20' – whereas this garage/shed will be smaller, 12' x 16'





PW shall review
★ Utility connections to
the new structures - Nathan

View of proposed location facing West (from 11th Street):



Garage/shed would be at top of driveway, behind where you see van parked: Greenhouse to the left of garage/shed, behind trees



View of proposed location facing West (from 11th Street):



Garage/shed would be at top of driveway, behind where you see van parked: Greenhouse to the left of garage/shed, behind trees



View of all 3 lots from Kensington Ave:



(not likely very visible from down at road level)

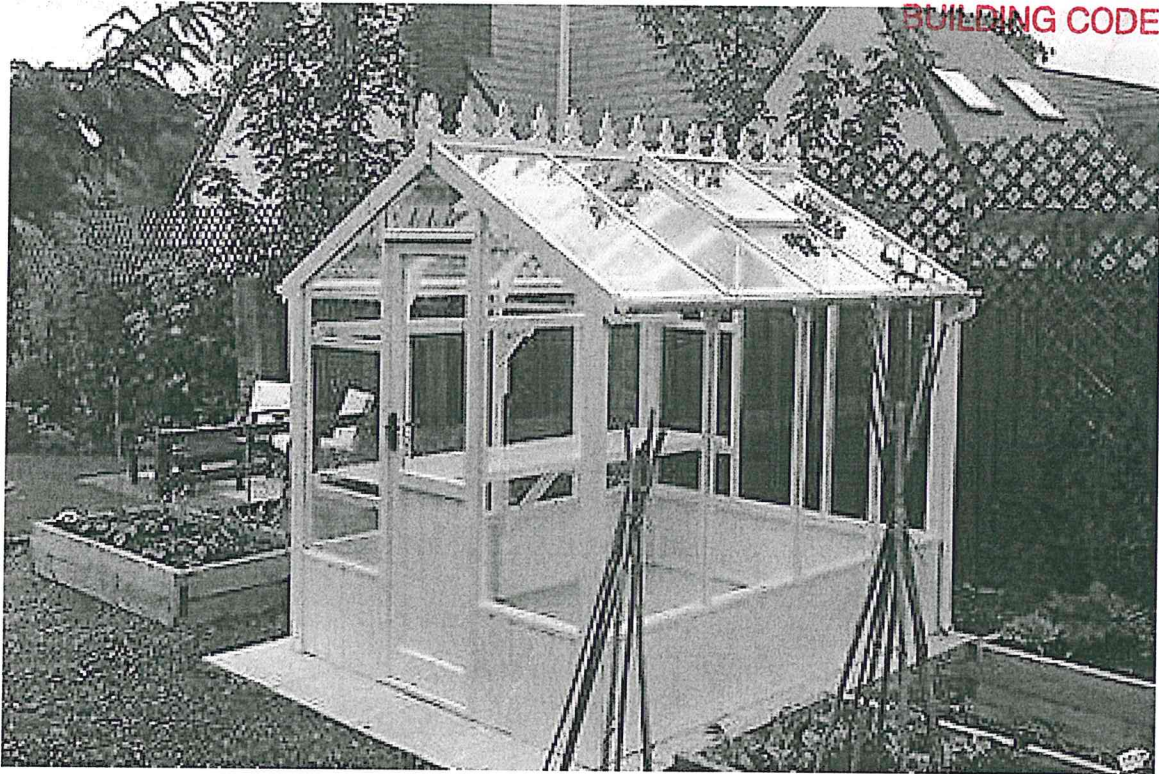


Greenhouse

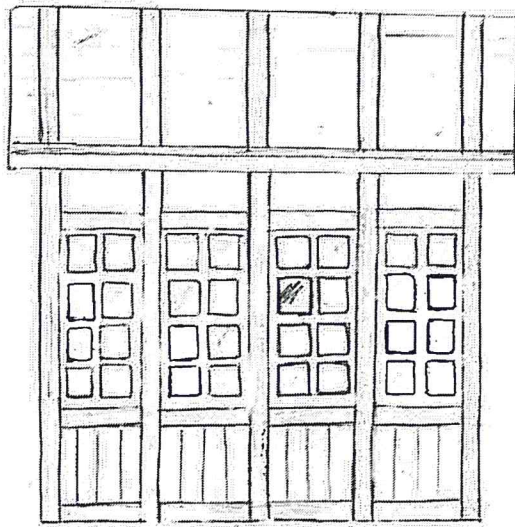
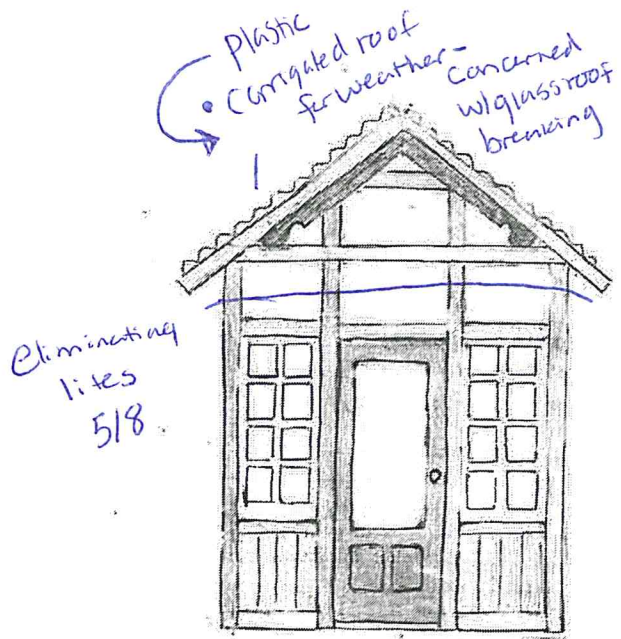
CITY OF ASTORIA

MAY 19 2017

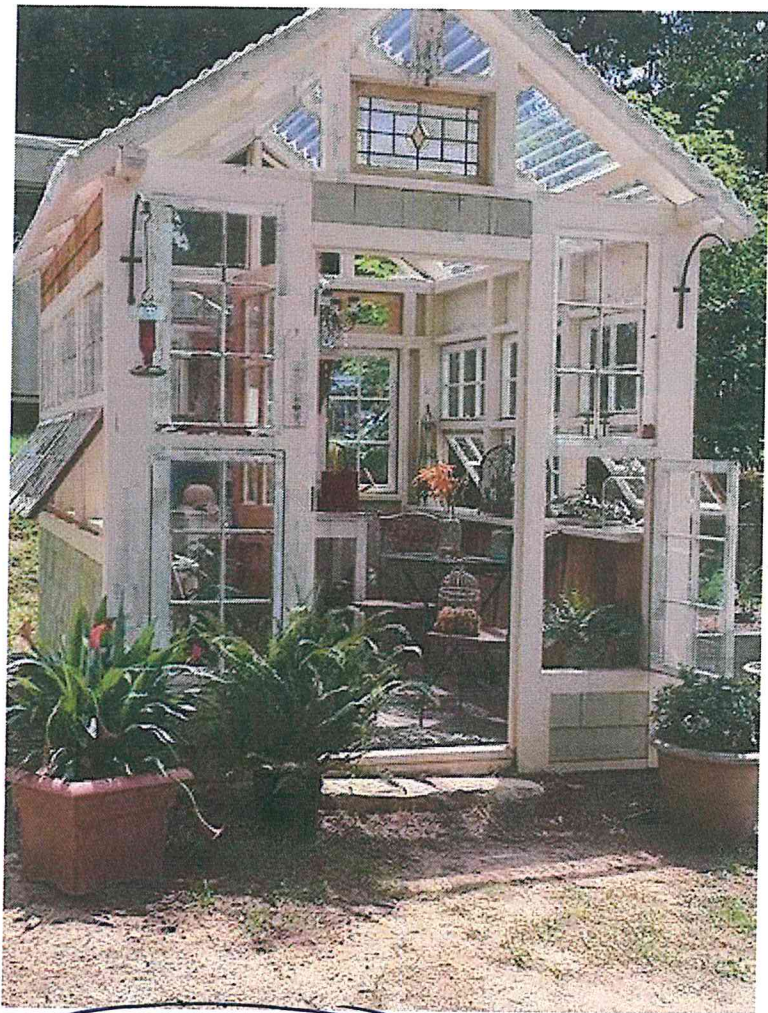
BUILDING CODES



Greenhouse Inspiration
design
photos/
ideas



Greenhouse made from vintage windows that provided inspiration:



Vintage windows I have obtained for the project:



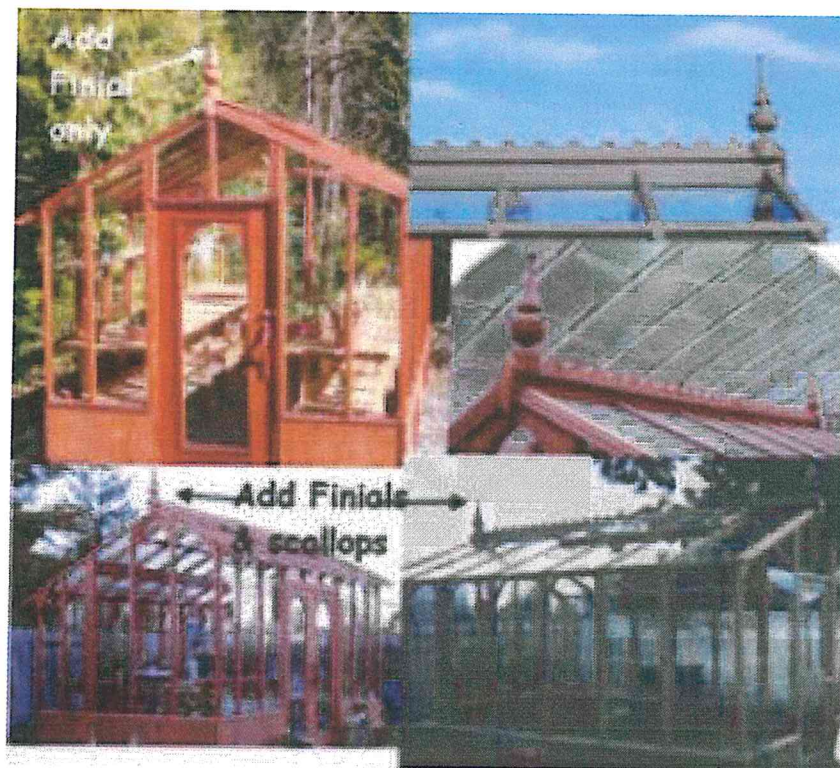
The ridge cresting would just be a simple scalloped or fleur-de-lis design jig-sawed out of wood with a slightly taller finial or cap on the ends. (The cast iron ones are way too much money, like \$35-\$43 per foot.)



CITY OF ASTORIA
MAY 13 2017
BUILDING CODES

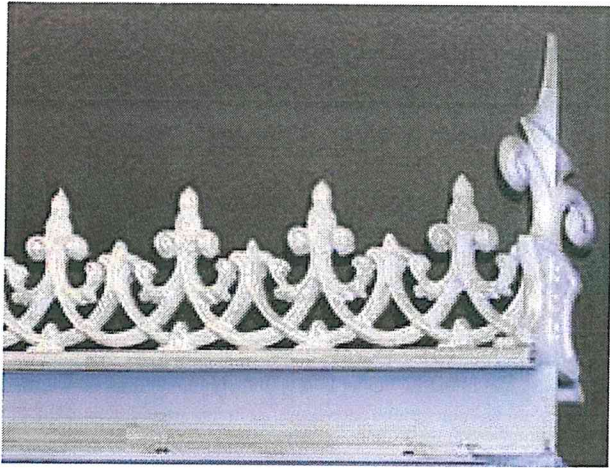
The wooden scalloped version (below) is available from a Portland OR greenhouse company called Sturdi-Built for \$15/ft.:

<https://www.sturdi-built.com/greenhouse-customization/greenhouse-options/greenhouse-finials-and-ridge-scallops/>



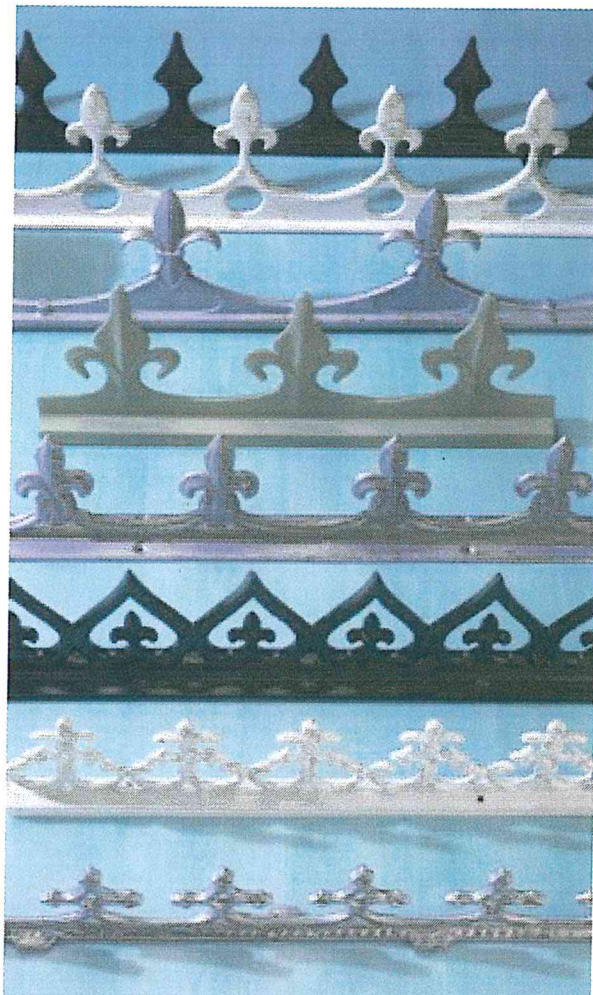
But it would be my intent to create my own simple design and make it myself out of wood/with a jigsaw to save money, perhaps pick up a finial or two from vintage hardware or someplace similar, or make one to match the cresting. (I would hope a little bit of artistic license would be allowed?)

Here are examples of the cast iron type (too expensive and probably not really well-suited to my wooden greenhouse anyway):



<https://www.bcgreenhouses.com/accessories/decorative-options/decorative-ridge-cresting/>

Apparently in Britain you can buy lots of versions in aluminum, but I haven't found them available in the USA yet:



https://www.google.com/search?q=greenhouse+ridge+crest&client=safari&hl=en-us&prmd=misvn&source=lnms&tbn=isch&sa=X&ved=0ahUKEwie8rG_uPzTAhUBSWMKHbk4BbsQ_AUICigC&biw=320&bih=460#hl=en-us&tbn=isch&q=greenhouse+ridge+cresting&imgsrc=zlbUihm4oeahUM:

Here's some other versions (in aluminum or steel, but also too expensive) I found online that provide design inspiration:

tenantTECH TSheets:: login Search

Arcadia Style - In Stock

Cresting	Color	Price
48" x 8" x 1/4" Aluminum	White	\$200
48" x 8" x 1/4" Aluminum	Brown	\$200
48" x 8" x 1/4" Aluminum	Custom	\$300
48" x 8" x 1/4" Aluminum	Aluminum	\$150

Finials	Color	Price
3" x 12" x 1/4" Aluminum	White	\$30
3" x 12" x 1/4" Aluminum	Brown	\$30
3" x 12" x 1/4" Aluminum	Custom	\$35

Taskbar: e, Skype, Skype for Business, Victorian style roof...

Fleur-de-Lis Cresting

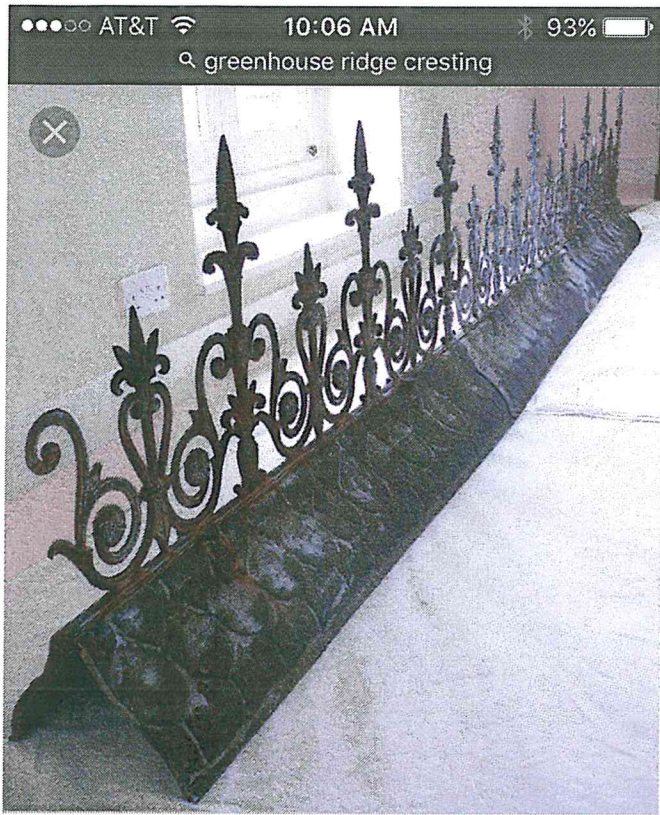
Details

Fleur-de-Lis Cresting & Terminator

Available Materials

- Painted Steel 24 ga.
- Copper Roof Vent
- Flint

And, just for fun, here's some absolutely gorgeous over-the-top original Victorian ridge cresting from France (ooh la la!):



www.pinterest.com



End of 19th Century Roof
Finials | End of, French and 1...

French Roof fineals | End of 19th Century Roof
Finials at 1stdibs

Images may be subject to copyright.

Lisa Ferguson

From: kkaran@aol.com
Sent: Tuesday, May 9, 2017 2:50 PM
To: Lisa Ferguson
Subject: 1121 11th St. - HLC submission
Attachments: HLC - greenhouse elevations - revised.pdf; Suntuf 26 in. x 8 ft. Polycarbonate Roo...pdf; Sunsky 38 in. x 8 ft. Polycarbonate Cor...pdf

Hi Lisa,

I've got the greenhouse plan revised so far; still working on the garage and should have it to you tomorrow.

I have also included some information on the type of roofing I am proposing. It's "polycarbonate," lasts at least 10 years, and is tough against hail storms

Please replace the current greenhouse drawing with this one, and add the pages on the polycarbonate roofing materials.

Thank you!

Kathy Karan

5/17/2017

LEXAN 36 in. x 48 in. Polycarbonate Sheet-1PC3648A - The Home Depot

Home / Building Materials / Glass & Plastic Sheets / Polycarbonate Sheets

Model # 1PC3648A Internet #100289077 Store SKU #105800

CITY OF ASTORIA

LEXAN

36 in. x 48 in.
Polycarbonate Sheet

MAY 19 2017

BUILDING CODES

★★★★★ (1)

[Write a Review](#)

[Questions &](#)

[Answers \(13\)](#)

\$69.98 /each

Choose Your Options

Product Thickness (in.)

0.093

Product Length (in.)

48

Product Width (in.)

36

Quantity

-

1

+

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4 in stock

Aisle 32, Bay 018

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as soon as tomorrow

You choose the time and place, we'll deliver!
See your options in checkout.

Or buy now with

Your local store: Jantzen Beach
[Store Details & Services](#)

Easy returns in store and online
[Learn about our return policy](#)

Product Overview

The LEXAN 36 in. x 48 in. Polycarbonate Sheet is a highly shatter-resistant alternative to glass. It can be used for security, severe weather and outdoor applications. The sheet tends not to yellow over time. It helps block harmful UV rays. The sheet may help you save energy, depending on how it is used.

- Polycarbonate sheet is break resistant

- Clear sheet for visibility
- Blocks harmful UV rays
- Shatter resistant for safety and long life
- Resists yellowing for a long-lasting clear look
- Helps save energy

Specifications

Dimensions

Product Depth (in.)	0.093	Product Thickness (in.)	0.093
Product Height (in.)	0.48	Product Width (in.)	36
Product Length (in.)	48		

Details

Bullet Proof	No	Shatter Resistant	Yes
Mirrored	No	Sheet Features	Shatter Resistant
Non-Glare	No	Surface Type	Clear
Product Weight (lb.)	6.96lb		

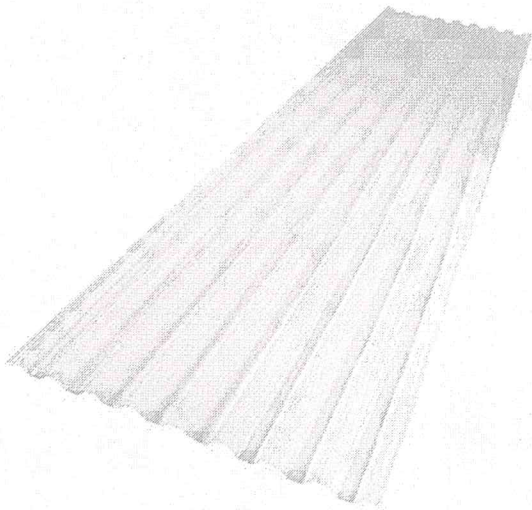
How can we improve our product information? Provide feedback.

[Home](#) / [Building Materials](#) / [Roofing & Gutters](#) / [Roofing](#) / [Roof Panels](#) / [Plastic Panels](#)

Model # 101697

Internet #100021329

Store SKU #282688

**Suntuf**

26 in. x 8 ft. Polycarbonate Roofing Panel in Clear

★★★★★ (35)

[Write a Review](#)[Questions &](#)[Answers \(101\)](#)

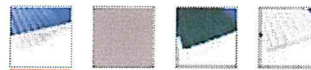
- Impact resistant panels with industry best warranty
- Blocks harmful UV rays
- Easy to install and maintain

\$21.97

 /each

Choose Your Options

Clear



Quantity

-

1

+

Pick Up In Store Today

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1 in stock

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See your options in checkout.

Or buy now with

Your local store: Jantzen Beach
[Store Details & Services](#)
Easy returns in store and online
[Learn about our return policy](#)

Product Overview

When accenting your greenhouse, home or carport do not forget the Suntuf clear corrugated roofing panel by Palram. This product features polycarbonate plastic which is stronger and more durable than traditional fiberglass panels. This clear panel has 90% light transmission which allows plenty of light in.

- Lifetime limited warranty / 10-year hail damage warranty
- Blocks 99.9% of harmful UV rays
- Virtually unbreakable

Info & Guides

[Instructions / Assembly](#)[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents.
[Download](#) a free copy from the Adobe Web site.

[Home](#) / [Building Materials](#) / [Roofing & Gutters](#) / [Roofing](#) / [Roof Panels](#) / [Plastic Panels](#)

Model # 102782

Internet #100659415

Store SKU #991564

**Sunsky**

38 in. x 8 ft. Polycarbonate Corrugated Roof Panel in Clear

★★★★★ (1)

[Write a Review](#)[Questions & Answers \(10\)](#)

\$32.00

 /each

Quantity

-

1

+

Pick Up In Store Today

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Free store pickup at Jantzen Beach

83 in stock

Aisle 25, Bay 012

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Your local store: **Jantzen Beach**
[Store Details & Services](#)Easy returns in store and online
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Product Overview

The Sunsky 8 ft. Polycarbonate Corrugated Roof Panel in clear is a powerful alternative to traditional fiberglass roof panels. The polycarbonate construction offers up to 20 times more impact resistance than fiberglass. The 9 in. profile matches some corrugated metal panels, making Sunsky an ideal choice for use as a skylight panel.

- Polycarbonate construction provides up to 20 times the impact resistance of fiberglass
- Highly resistant to strong winds
- Protects against harmful U.V. rays
- 9 in. on-center profile matches most metal panel profiles

Info & Guides

[Instructions / Assembly](#)[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents.
[Download](#) a free copy from the Adobe Web site.

Specifications

Dimensions

Coverage Area (sq. ft.)	24	Product Thickness (in.)	.032
Product Length (in.)	96	Product Width (in.)	38

Details

Color Family	Clear	Product Weight (lb.)	5.5lb
Color/Finish	Clear	Roof Panel Type	Corrugated Panel
Material	Polycarbonate	Roofing Product Type	Polycarbonate Panel

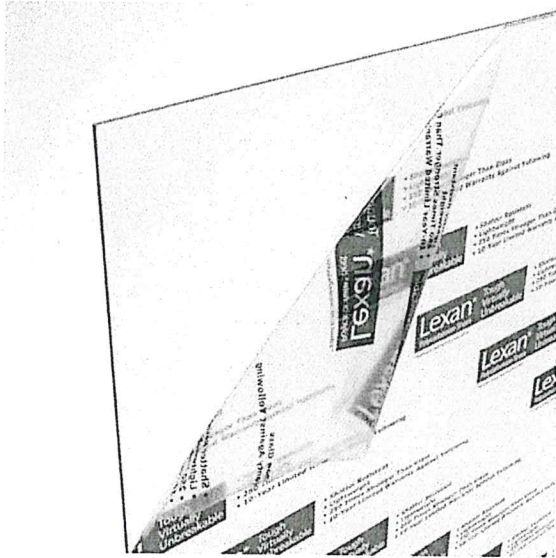
Warranty / Certifications

Manufacturer Warranty	10-Year Limited
-----------------------	-----------------

How can we improve our product information? [Provide feedback.](#)

Home / Building Materials / Glass & Plastic Sheets / Polycarbonate Sheets

Model # GE-08 Internet #202038066 Store SKU #298017



LEXAN

BUILDING CODES

36 in. x 72 in. x 0.093 in.

Clear Polycarbonate Sheet

★★★★★ (15)

Write a Review

Questions &
Answers (65)

\$99.97 /each

(Proposed alternative)

Choose Your Options

Product Thickness (in.)

0.093

Product Length (in.)

72 in

Product Width (in.)

36 in

Quantity

-

1

+

Pick Up In Store Today

Add to Cart

Free store pickup at Jantzen Beach

2 in stock

Aisle 32, Bay 018

Check Nearby Stores

We'll Ship It to You

Add to Cart

Standard shipping

See Shipping Options

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Easy returns in store and online
Learn about our return policySchedule delivery as soon as
tomorrow

Product Overview

The LEXAN 72 in. x 36 in. Polycarbonate Sheet offers an alternative to glass for do-it-yourself household projects and commercial ventures alike. The clear sheet permits light transmission and maintains glass-like clarity. It is coated to protect against UV rays. The sheet is strong and shatter resistant. It can be used for a variety of domestic applications, including storm doors and replacement windows. Suggested commercial applications include security and vandal protection.

Info & Guides

Product Brochure

Use and Care Manual

You will need Adobe® Acrobat® Reader to view PDF documents.
Download a free copy from the Adobe Web site.

- Polycarbonate sheet is shatter resistant
- Clear sheet allows light to pass through
- Helps block harmful UV rays
- Helps with insulation
- Cuts easily with common hand tools (not included) so you can do it yourself
- Lightweight sheet for easy-to-handle installation
- Note: product may vary by store

Specifications

Dimensions

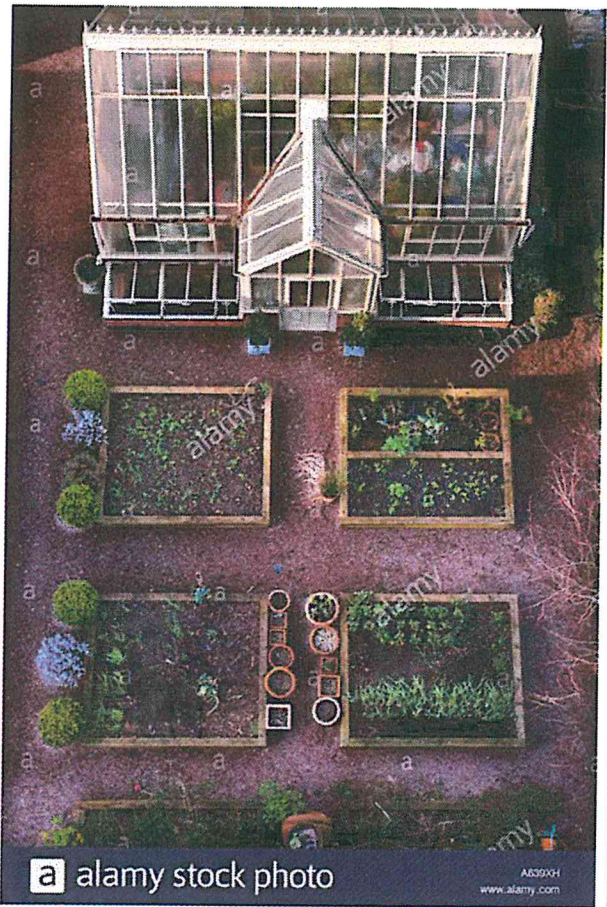
Product Depth (in.)	72	Product Thickness (in.)	0.093
Product Height (in.)	0.093	Product Width (in.)	36 in
Product Length (in.)	72 in		

Details

Bullet Proof	No	Returnable	90-Day
Mirrored	No	Shatter Resistant	Yes
Non-Glare	No	Sheet Features	Shatter Resistant
Product Weight (lb.)	10.44lb	Surface Type	Clear

How can we improve our product information? Provide feedback.

Other greenhouses that also provided inspiration:

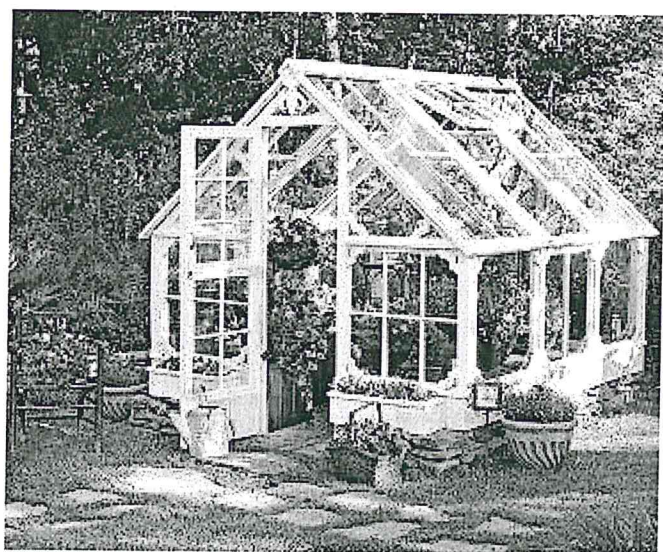
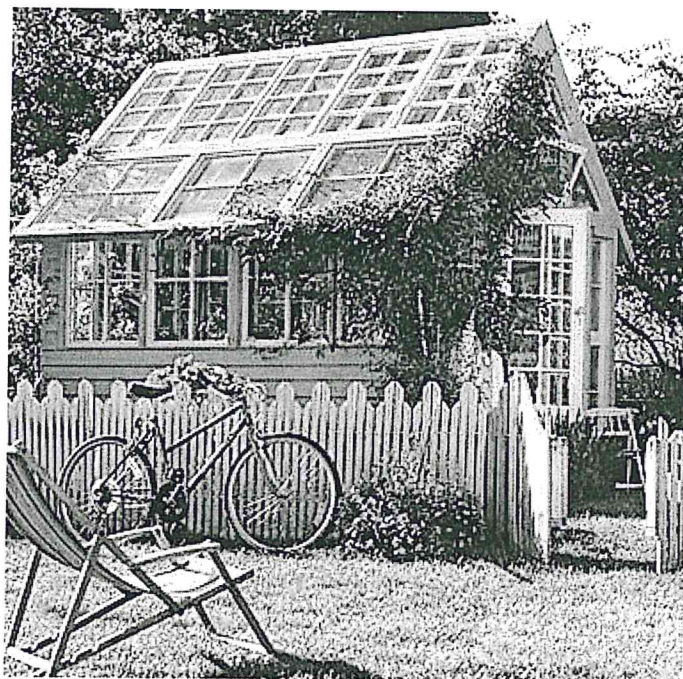


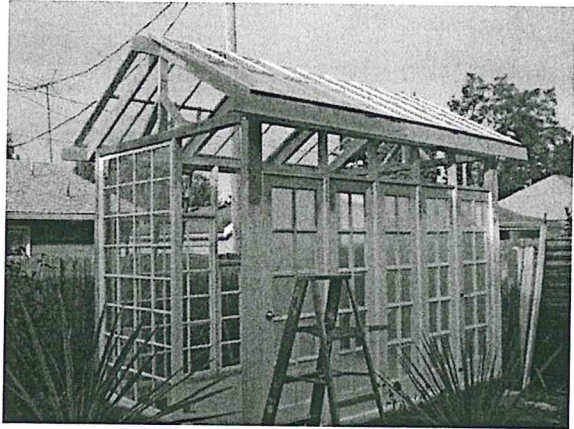
Greenhouses with roofs made from vintage windows:

CITY OF ASTORIA

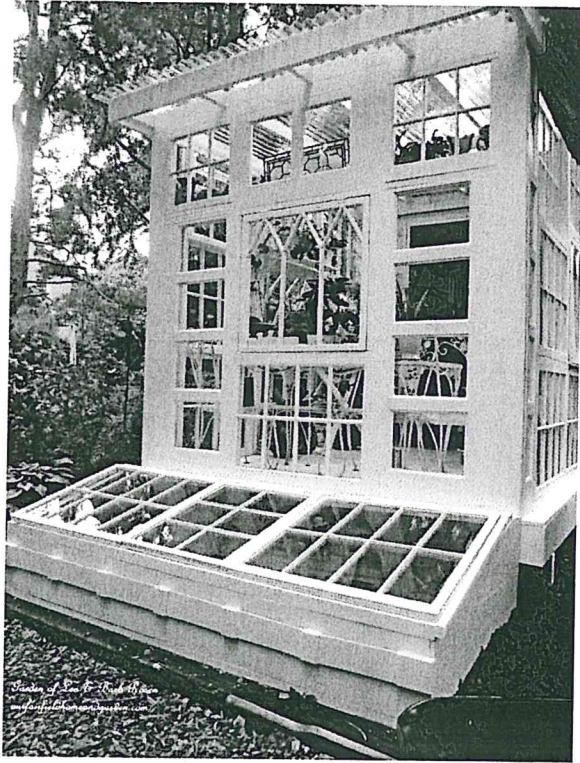
MAY 19 2017

BUILDING CODES





Greenhouses made from vintage windows, with roofs made of corrugated polycarbonate:



This one would probably look better with a fascia board on the front overhang:



This option shows how the corrugated polycarbonate can look more like panels if put in the other direction, and if the rafters are painted:



Garage plan that inspired my revised design:

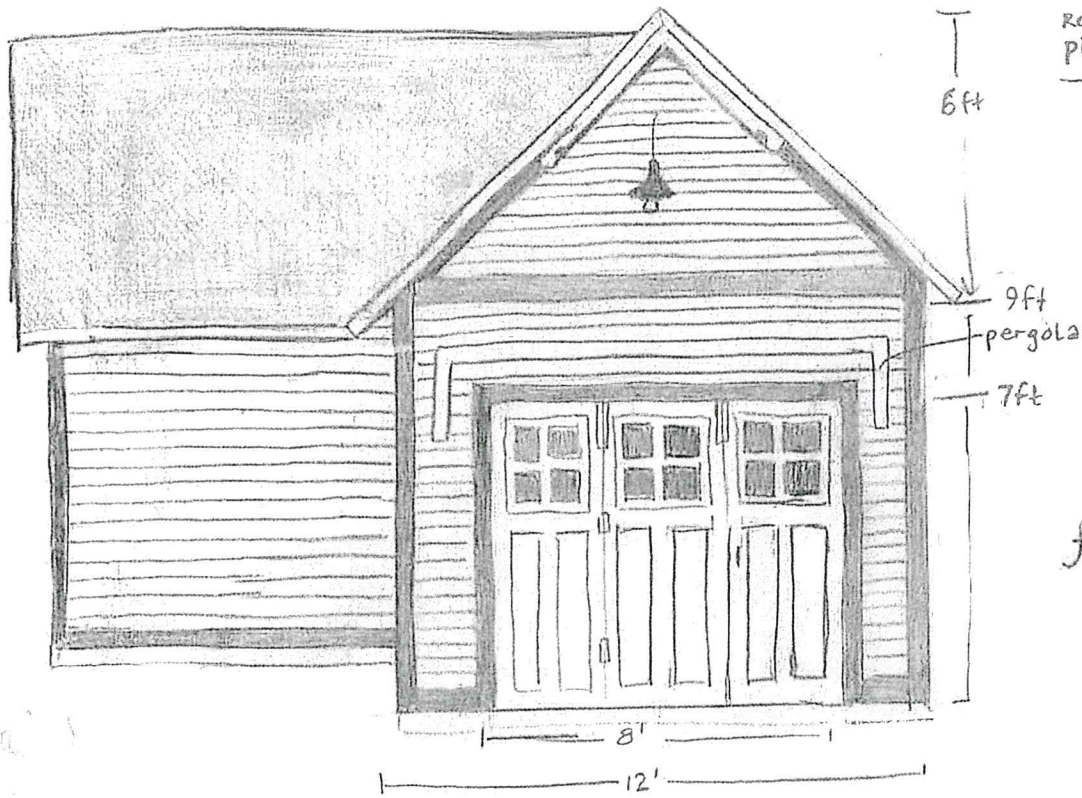


Revised design adds a shed roofed bump-out to the back, to become a tool shed, and a gable-roofed bump-out to the side, to become a bathroom.

It was my plan to build the main portion of the garage (as first submitted) first, not requiring a permit as it is only 12 x 16, and utilize it for building materials and tools, as a workshop, while renovating the house. It was my plan to later add the bump-outs once the house renovation was completed and the garage no longer needed for building materials and tools.

At that time, I planned to move my children's picture book collection into the main section of the garage, and utilize it as an art studio (with my desk I in front of the 3 windows, facing my garden and a view of the ships). The small bump-out to the back would be added for my gardening tools (lawnmower, shovels, ladders, etc.) that would need to go somewhere else once the books move in. The bump-out to the side would be added for a bathroom and sink – so that I wouldn't have to go into the house when working in my art studio, and could also have water for painting watercolors. It is my hope that the art studio could also double as guest quarters by use of a futon.

However, because I was informed that even the 12x16 main portion would require a Permit due to its height, and because I decided to go with a cement floor that it would make more sense to pour all at once, I decided it made more sense to build the whole thing all at once, thus the re-submission.



Roof
pitch = 12/12

6 ft

9 ft
pergola

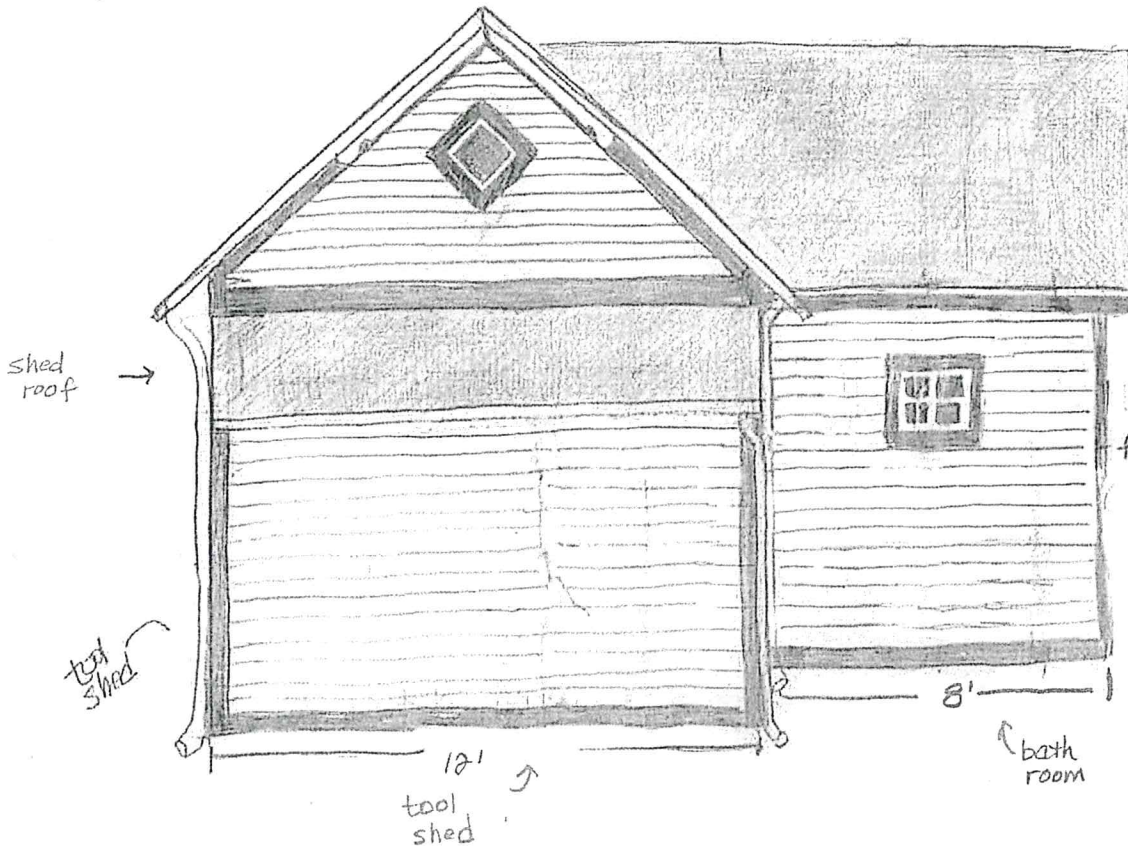
7 ft

front-facing East
(11th St./driveway)

8'

12'

← driveway →



shed
roof →

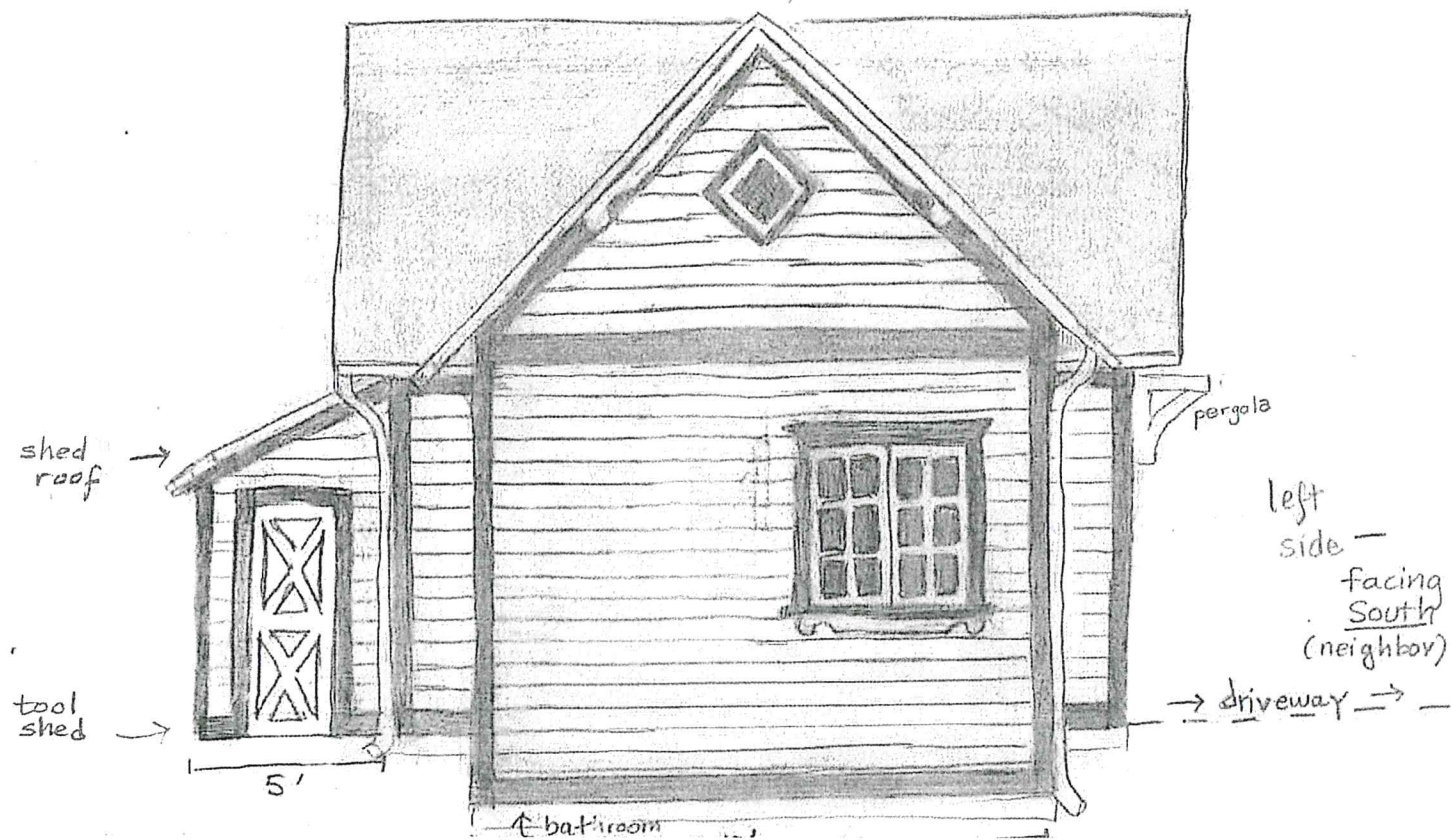
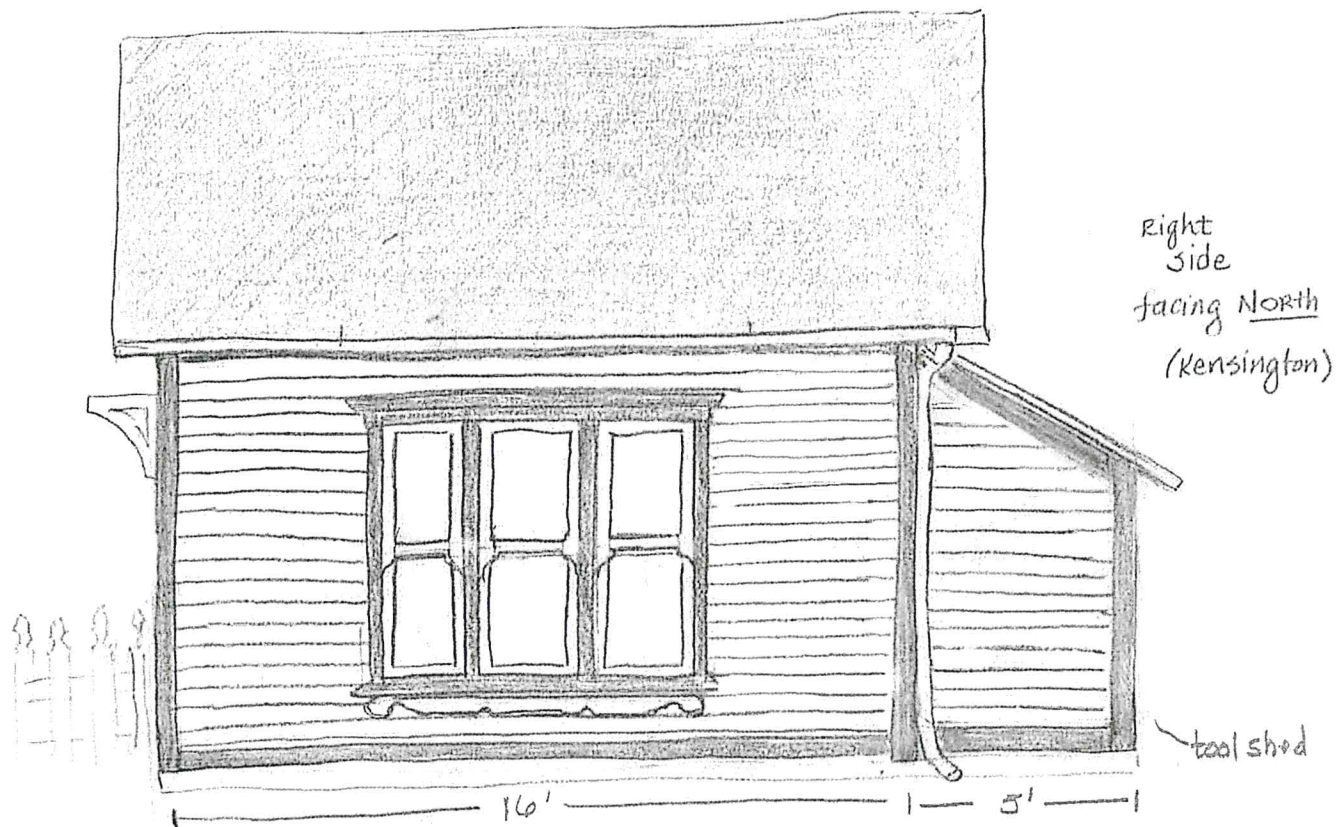
tool
shed →

12'
tool
shed →

8'

↖ bath
room

back-
facing West
(empty lot)



GARAGE

Garage details:

Gooseneck barn light



Pergola over garage doors



Most likely with wisteria growing on it. ☺



Background

Nancy Ferber

From: SEARS Joy * OPRD <Joy.Sears@oregon.gov>
Sent: Friday, July 07, 2017 3:37 PM
To: kkaran@aol.com; Nancy Ferber
Subject: SHPO comments on NC 17-02 for 1121 11th St., Astoria

Hello Kathy and Nancy,

Things are very busy here at the office and I am headed out again for the next couple weeks. I am sending you a joint email to address this new construction under the Special Assessment program that is coming up for review by Astoria Landmarks.

Overall I like the placement, dimensions and designs of the garage/shed and the greenhouse and think these will make great additions to the complement the house but I do have a couple suggestions. The overall goal of new construction in a historic district is be simple and complementary that does not distract from historic architecture. My suggestions would be to simplify the design of the garage/shed by leaving off the trim pieces proposed for the roof gable and under the windows on the side of the garage as this may give people the wrong idea that they are original to the house but I will let you work this out with landmarks. For the greenhouse, I would also simplify the design by not including the cresting or finals at the roof crest otherwise I am fine with the design. I have no problem with the use of the polycarbonate panels proposed for the roof as this will differentiate this as modern construction.

I will email Kathy separately with approvals of the amendment.

Thanks,
Joy

Joy Sears

Restoration Specialist

Oregon State Historic Preservation Office (SHPO)
725 Summer Street NE, Suite C
Salem OR 97301

Phone 503-986-0688
Fax 503-986-0794

Email: Joy.Sears@oregon.gov
Website: www.oregonheritage.org

"it is better to preserve than to restore and better to restore than to reconstruct"
- A.N. Didron 1839

From: kkaran@aol.com [mailto:kkaran@aol.com]

Sent: Monday, June 26, 2017 9:21 AM

To: SEARS Joy * OPRD

Subject: Re: 1121 11th St., Astoria

Hi Joy.

Sorry it took me so long to get this to you. Hope all is going well and you are enjoying the Summer weather.

Nancy Ferber (City Planner of Astoria) asked me to look into possible options for the greenhouse roof in case the Historic Landmark Committee does not like the corrugated material, so I am submitting that info here.

And I told her that I intended to put a piece of trim on the top of the greenhouse, a "cresting" and finial, and she inquired as to what material that would be. (wood, cut with jigsaw), so that is attached also.

Please let me know if you need anything further or if I haven't filled out the form properly.

Thanks!

Kathy Karan

(503) 360-5110

-----Original Message-----

From: SEARS Joy * OPRD <Joy.Sears@oregon.gov>

To: kkaran <kkaran@aol.com>

Sent: Wed, May 10, 2017 1:19 pm

Subject: Re: 1121 11th St., Astoria

Hi Kathy,

Sorry I am swamped. I look forward to you submitting this for amendment to you existing preservation plan. I'll forward that when I am back in the office.

Take care,

Joy

Sent from my work mobile .

Joy Sears

Restoration Specialist

Oregon State Historic

Preservation Office

503-986-0688

Joy.Sears@oregon.gov

> On May 10, 2017, at 11:19 AM, "kkaran@aol.com" <kkaran@aol.com> wrote:

>

> Hi Joy,

>

> I have now made an official submission to the HLC to add a 12 x 16 garage/shed and 6 x 8 greenhouse to my property at 1121 11th Street in Astoria, and everything submitted to them is attached here.

>

> I met with Nancy Ferber, Astoria's City Planner on Monday, and she requested that I go ahead and forward all of this to you so that you could get started on your review.

>

> If you have any questions on any of this, or if you have difficulty opening any of the 12 documents attached to this email, please let me know.

>

> Thank you!

>

> Kathy Karan

> (503) 360-5110

>

> Sent from my iPhone

> <proposal (executed).pdf>

> <HLC - garage elevations - revised.pdf>

> <HLC - garage details.pdf>

> <HLC - greenhouse elevations - revised.pdf>

> <HLC - greenhouse inspiration.pdf>

Nancy Ferber

CITY OF ASTORIA

JUL 13 2017

BUILDING CODES

From: kkaran@aol.com
Sent: Thursday, July 13, 2017 12:55 PM
To: Joy.Sears@oregon.gov; Nancy Ferber
Subject: Re: SHPO comments on NC 17-02 for 1121 11th St., Astoria
Attachments: HLC - garage elevations - revised.pdf; HLC - Garage plan that inspired my revised design.pdf; HLC - Ridge Cresting - revised.pdf

Hi Joy:

Thank you for your efforts in reviewing my garage plans, and especially getting back to me prior to the July 18th hearing. I hope you are okay after your family emergency. :(

In the interim, however, I have been informed by both Nancy Ferber (Astoria City Planner) and Ben Small (Astoria Building Code Officer) that a Permit will be required for this garage/shed despite the fact that it is only 12' 16", due to its height (which height is required in order to match the pitch of the house). I had intentionally kept the plans to the 12'x16' size to not need a Permit. Unfortunately, this new information changes what I would like to build at this time. As a result, Ms. Ferber has given me an opportunity to revise my design and has moved my design review to the August session of the HLC.

Initially I need a place to store building materials and use as a workshop, but later, once the renovation is complete, I will not need as much space--just enough for garden tools, etc. So it was always going to be my plan to add "bump-outs" to this garage in the future, to turn it into an art studio/guesthouse. So I was going to have to submit these revisions to you in the future. I don't know if I ever told you that I am an aspiring children's picture book illustrator, and that I have a collection of over 3000 children's picture books, which are currently stored in the back room of my house and will need to get out of there once the renovations get to the point where that back room is being turned into a laundry room/pantry/bathroom. But eventually I planned to use the main 12' x 16' portion of the garage as a "library/art studio" and put all the books in there, and add on a small shed-roofed bump-out 4 feet to the back to serve as a 4' x 12' tool shed for my lawnmower, shovels, ladders, etc. I also wanted to add at that time a 6' x 10' gabled bump-out to the side (which idea I got from the attached garage plan), to put in a bathroom and a sink - so that I wouldn't have to go into the house for that when I'm out there drawing and painting or looking at my picture book collection, and could have water for painting with watercolors, etc. Incidentally, this set-up could also work as a guesthouse for visitors--an aspect that appeals to me, since my house is so small (2 bedroom/1 bath).

Now that I do need a Permit because of the height, I have decided after talking with Nancy Ferber and Ben Small that it makes more sense to build the whole thing at once. So I'm sorry to cause you more work, but I must inform you that I have revised my design accordingly and re-submitted it to the HLC as attached, which means you probably have to approve it all over again with the bump-outs. I sincerely apologize for that. (And please let me know if I also need to re-submit a new amendment form to go with the revised plans.)

I did also want to mention that I was a bit dismayed and disheartened by your recommendation that the garage be left plain without trim matching the house. I had never heard of this concept of trying to purposely make the building you add next to an historic house "stand out as new construction," and actually thought it was the opposite we were aiming for (compatibility). But I have since done a bit of research and can see where you're coming from. (I also learned that there are other approaches that feel otherwise, depending on whether one is aiming for differentiation or compatibility: i.e., literal replication, invention within a style, abstract reference, or intentional opposition.) I never knew it could get this complicated and have even more respect for your job than ever!

I also saw online that various cities have established design guidelines stating which way they want to go on this issue. So I inquired of Ms. Ferber as to whether Astoria has such guidelines, and she provided me with what they do have, which is somewhat vague on this concept. I appreciate that you are leaving that final decision up to the HLC, and I will be curious to hear what their thoughts are on the matter. As for me, as a homeowner, I am not at all thrilled with the idea of having a plain garage on my property. I feel the details of trim are the "icing on the cake" that Queen Anne's are famous for, and are one of the biggest reasons I am drawn to Victorian architecture. To purposely go against it and try to differentiate intentionally seems like I would constantly be looking at my garage like it's a sore thumb. I am trying to come up with alternatives, and so far all I can think of is that perhaps I could be happy with at least having the gingerbread at

the peaks, but omitting it under the windows. It is very simple trim, and I did try to use it only in the same amount as was on the house. In a brochure Astoria hands out to the public, entitled "Rehab Astoria Right: A guide to working with Astoria's historic residences," on P. 8 it says "The amount of detailing or ornamentation used on new construction should respect that used on traditional houses." So I am hopeful that the HLC will approve my trim. :)

I very much appreciate that you are okay with the polycarbonate corrugated panels on the greenhouse, due to cost and ease of building. But I would be very sad not to have cresting. Just about ALL greenhouses have cresting. And my house doesn't have cresting anywhere, so I don't really see how having it on the greenhouse would cause any confusion? I would definitely keep it very very simple. I have removed the last 3 pages from the submission re greenhouse cresting so as to not confuse the HLC with thinking I want anything other than very simple cresting on it.

Thank you again for your efforts, and I am sorry to have to ask you to review my design all over again.

Kathy Karan
(503) 360-5110

-----Original Message-----

From: SEARS Joy * OPRD <Joy.Sears@oregon.gov>
To: kkaran <kkaran@aol.com>; Nancy Ferber <nferber@astoria.or.us>
Sent: Fri, Jul 7, 2017 3:36 pm
Subject: SHPO comments on NC 17-02 for 1121 11th St., Astoria

Hello Kathy and Nancy,

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Overall I like the placement, dimensions and designs of the garage/shed and the greenhouse and think these will make great additions to the complement the house but I do have a couple suggestions. The overall goal of new construction in a historic district is be simple and complementary that does not distract from historic architecture. My suggestions would be to simplify the design of the garage/shed by leaving off the trim pieces proposed for the roof gable and under the windows on the side of the garage as this may give people the wrong idea that they are original to the house but I will let you work this out with landmarks. For the greenhouse, I would also simplify the design by not including the cresting or finals at the roof crest otherwise I am fine with the design. I have no problem with the use of the polycarbonate panels proposed for the roof as this will differentiate this as modern construction.

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Joy

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Joy Sears

Restoration Specialist

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From: kkaran@aol.com [<mailto:kkaran@aol.com>]

Sent: Monday, June 26, 2017 9:21 AM

To: SEARS Joy * OPRD

Subject: Re: 1121 11th St., Astoria

Hi Joy.

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Take care,

Joy

Sent from my work mobile .

Joy Sears

Restoration Specialist

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Nancy Ferber

From: Kathy Karan <kkaran@aol.com>
Sent: Monday, June 26, 2017 2:30 PM
To: Nancy Ferber
Cc: Ben Small; Lisa Ferguson
Subject: Re: 1121 11th NC 17-02

CITY OF ASTORIA
JUN 26 2017
BUILDING CODES

Nancy,

I sent an email to Joy Sears (with the State of Oregon) this morning and learned that she is out of the office due to a family emergency and they do not know yet when she will come back. Her assistant, Mary Glover, advises that she is not able to handle brick and mortar issues in Ms. Sears' absence, and that the review of my garage/shed must therefore wait until Ms. Sears returns. Since they do not know yet when she might return, this could affect whether or not she is able to review my file in time for the July HLC review.

Also, now that I know a Permit is going to be required I have been re-thinking a few things. As you may recall from our meeting, it was my plan to build the garage/shed in stages, first building the part as submitted, then later adding a bump-out off the back for use as a gardening tool room, and then later another bump-out to the side when I no longer needed the garage/shed for building supplies and am ready to utilize it as an art studio instead. (see drawing below) Now that Permitting is required, it would seem perhaps better to just build the whole thing at once. I am also considering changing the roof pitch from 10/12 to 12/12 and probably need a little time to work out snow loads etc with Ben Small as you mention.

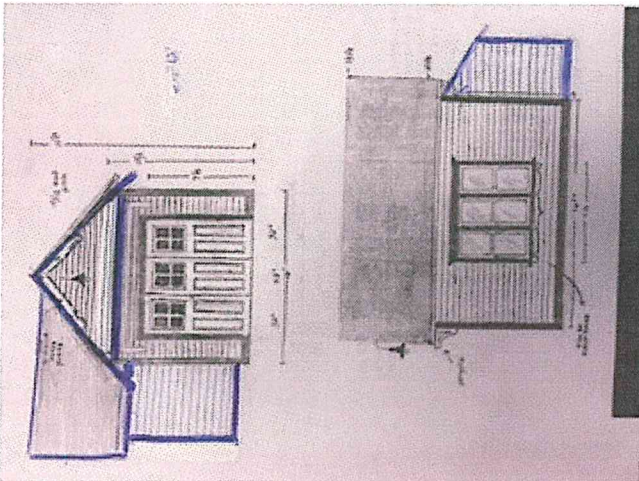
Between all of these issues, I am wondering if we should take my review off the July agenda and maybe aim for August instead?

Please let me know your thoughts.

Thank you.

Kathy Karan

→ Continue to Aug?
→ Sign 120 Day waiver
Sent 120
Waiver 6/26



-----Original Message-----

From: Nancy Ferber <nferber@astoria.or.us>
To: kkaran <kkaran@aol.com>
Cc: Ben Small <buildingofficial@astoria.or.us>; Lisa Ferguson <buildingdivision@astoria.or.us>
Sent: Fri, May 19, 2017 3:21 pm
Subject: FW: 1121 11th NC 17-02

Hi Kathy K.

I just sent this to the wrong Kathy, so I hope this one gets to you!

Nancy

On Fri, May 19, 2017 at 4:10 PM, Nancy Ferber <nferber@astoria.or.us> wrote:

Hi Kathy-

So good news: I think I have everything I need to deem your application complete for HLC. I'll keep you posted as I work through the staff report for that.

Because it looks like the midpoint of your roof is above 10', Ben says you're required to submit for a building permit. He'll need to see a more detailed copy of your plans so he can look for uplift, snow-load. He and Lisa can walk you through what's required for that, and you can submit for it now, I'll just flag it for final approval pending the HLC approval.

Nancy

From: Ben Small

Sent: Wednesday, May 17, 2017 3:25 PM

To: Nancy Ferber <nferber@astoria.or.us>

Subject: RE: 1121 11th NC 17-02

Nancy, ORSC R105.2 #1 Permit required if average height of roof exceeds 10 feet from finished level.

From: Nancy Ferber

Sent: Wednesday, May 17, 2017 12:56 PM

To: kkaran@aol.com

Cc: Kevin Cronin <kcronin@astoria.or.us>; Anna Stamper <astamper@astoria.or.us>; Ben Small <buildingofficial@astoria.or.us>

Subject: 1121 11th NC 17-02

Hi Kathy,

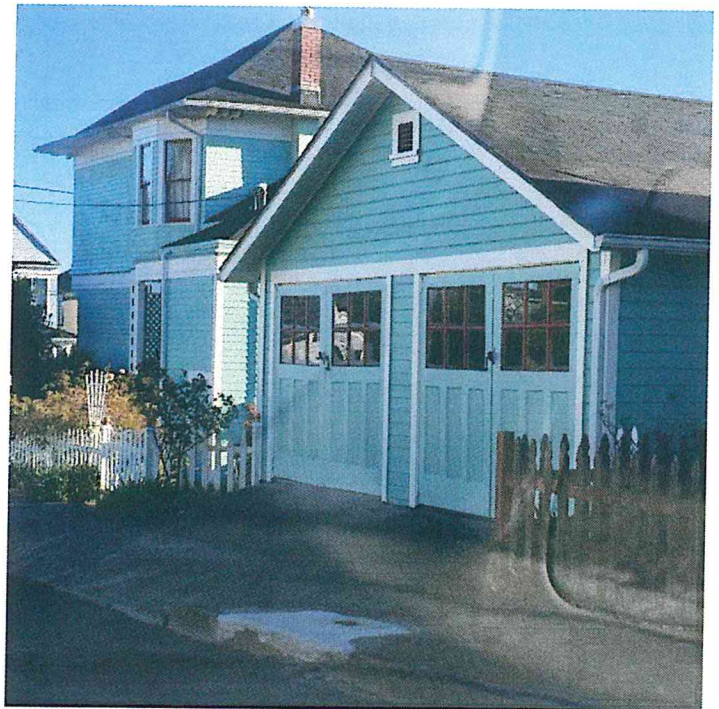
Thanks for calling in today. Just to clarify a couple things:

- I've attached the checklist we use at our pre-application meetings, we're pretty much set with your application...
- The only additional info we talked about was an alternative to the wavy roofing-I don't think HLC will approve the current design proposed.
- If you submit an alternative design by June 13th, I should be able to deem your application complete, get it out for public notice and on the agenda for the July 18th meeting.
- Ben will let you know what he finds out about any roof height requirements

Let me know if you have any questions!

Inspiration

More historic Astoria garages/sheds that provided inspiration (especially to make it match the house):





Other historic garages that provided inspiration:

