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# **AGENDA**

## **HISTORIC LANDMARKS COMMISSION**

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**August 20, 2019**

**5:15 p.m.**

**2<sup>nd</sup> Floor Council Chambers**

**1095 Duane Street • Astoria OR 97103**

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
  - a) July 16, 2019
4. PUBLIC HEARINGS
  - a) Exterior Alteration Request (EX19-04) by The Astor Building, LLC, to construct a landing and accessible ramp, with two, four-foot high steel planters, along the 14<sup>th</sup> Street entrance at 342 14<sup>th</sup> Street in the C-4 (Central Commercial) Zone. The structure is designated as historic in the Downtown Historic District.
  - b) Exterior Alteration Request (EX19-05) by Robert Duehmig and Bill Griesar to replace a cedar shingle roof with low standing seam metal roof; replace the basement garage doors on north and west elevations with person doors; and enlarge a window on the basement east elevation to an egress window at 818 Grand Avenue in the R-3 (High Density Residential) Zone. The structure is designated as historic in the Hobson-Flavel Historic Inventory Area.
5. REPORT OF OFFICERS
6. STAFF UPDATES
  - a) Save the Date:
    - i. Tuesday, September 17, 2019 @ 5:15pm – HLC Meeting
7. PUBLIC COMMENT (Non-Agenda Items)
8. ADJOURNMENT

## **HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers

July 16, 2019

### 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: Victoria Sage, Jack Osterberg, Katie Rathmell, Mac Burns, Paul Caruana, and Ian Sisson. Michelle Dieffenbach arrived at approximately 5:20 pm.

Commissioners Excused: None.

Staff Present: Contract Planner Mike Morgan; Contract Planner Rosemary Johnson. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

### APPROVAL OF MINUTES – ITEM 3:

Commissioner Caruana (?) moved to approve the minutes of the May 21, 2019 meeting as presented, seconded by Commissioner Osterberg (?). Motion passed unanimously.

### PUBLIC HEARINGS:

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

### ITEM 4(a):

EX 19-02 Exterior Alteration Request (EX 19-02) by Harka Architecture, LLC, on behalf of Liberty Restoration, Inc. for construction of an enclosed, glass entry vestibule at the main entrance of the theater; create a new ticket window inside the vestibule; install poster display frames in the vestibule and to the exterior columns; and add new lighting on an historic building at 1203 Commercial Street within the Downtown Historic District in the C-4 Zone.

President Burns received no objections regarding the jurisdiction of the Historic Landmarks Commission to hear this matter at this time; received no notice of conflicts of interest or ex parte contacts from Commissioners.

Commissioner Dieffenbach arrived at approximately 5:20 pm.

President Burns requested a presentation of the Staff report and recommendations.

Planner Morgan presented the Staff report and recommended approval.

President Burns confirmed that the Commissioners did not have any questions for Staff. He opened public testimony for the hearing and asked for the Applicant's presentation.

Patrick Donaldson, Architect, Harka Architecture, said he had not prepared a presentation but wanted to add to what Planner Morgan had said. He stated the idea is for the glass to be as invisible as possible so the historic nature of the theater would not be touched. It will be a departure from the existing style with the intention of being obviously an addition to allow the space to be translucent and also operate in a more modern fashion in terms of the ticketing. He added that currently people go the ticket booth from the street and it is a real debacle trying to get tickets there, and this would allow people to file through and have three places for tickets, one from the existing kiosk outside the two ticket windows. Mr. Donaldson added that there would be movie posters inside the archways that would display what is happening so people could look through the glass and see those on display even if the doors were closed and the facility wasn't open.

- The proposal also included poster frames on the pilasters on the outside facing the street, which harkens back to the original design of the structure. They had large, lit signage and frames for posters so one could see what was showing at that time. He mentioned there was also some discreet lighting inside, soffit lighting. And in the entry they are bringing back what they believe is the original chandelier in the central piece. What is there currently does not match the facility at all.
- He concluded, saying that overall the alterations would be a real uplift to the space, adding some color and light to it, and that the theater will be more of a beacon along that edge when driving by it in the evening.

President Burns asked if Commissioners had questions for the applicant.

Commissioner Caruana asked if the ceiling was arched where the glass is and if the glass would go all the way up to the ceiling or does it stop.

Mr. Donaldson replied that the archway was hung from the structure above and explained the floor above is a frame floor (the room above it is an event room). He said the archway does not have any structural integrity – it is a wire mesh with plaster attached to it. They will cut that back, take the glass up to the structure for rigidity and wind resistance, and then bring the arch back to it.

Commissioner Caruana (?) asked if the glass would interrupt the wall along the detail or in one of the arches.

Mr. Donaldson replied that they found a location that was as minimal as possible. He indicated on the screen at a detail, the same detail that is out in the front, a small Corinthian sort of column that has a detail in it. They would cut an incision through the plaster and the glass would disappear into the wall. He stated it as being the most minimal touch they could give it and still be waterproof.

Commissioner (unknown) queried if there were brackets on the wall or if they would space it on the wall.

Mr. Donaldson replied that they want it to be somewhat conditioned, and also every time there is a hole there is more opportunity for noise. Additionally, the walls are plaster, and behind them are clay tile blocks. There is no real structural integrity with that either. Looking at the floor plan, all of the structure is accomplished with glass fins that go floor to ceiling, and that will be resistant to wind and (inaudible; 0:14:12). Figuratively, visually, and literally it is a very light touch to the structure.

Commissioner Osterberg asked about the finish of the glass, inquiring how the glass might be finished or treated, such as tinted, frosted, or non-glare.

Mr. Donaldson said the glass would be as clear as possible. They make different shadings, and because this is facing west, tinting was suggested because of the heat. But the applicant reiterated wanting the glass to be as clear as possible for the translucence. From a safety standpoint, they have talked about some minimal etchings on the glass so that people will not walk into it.

The Commissioners had no further questions for the applicant. President Burns asked for presentations in favor of, impartial to, or against the applicant. No other presentations were offered. President Burns called for closing remarks by Staff. There were none. He closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Dieffenbach said she had no issue with the renovation. She believed it would be be great and was something the theater has needed for a long time, and she was excited to see it happening. And she felt they the Applicants were doing it in an appropriate way and that it met the criteria.

Commissioners Caruana, Sisson, and Rathmell agreed.

Commissioner Osterberg commented that the staff report had good findings and he agreed with the project.

Commissioner Sage also agreed and believed it would do nothing but enhance the overall experience at the theater.

President Burns agreed as well and called for a motion.

Commissioner Dieffenbach moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report for Exterior Alteration Request EX 19-02 by Harka Architecture, LLC, on behalf of Liberty Restoration, and approve the request with the conclusions and recommendations, seconded by Commissioner Caruana. Motion passed unanimously.

President Burns read the rules of appeal into the record.

ITEM 4(b):

EX19-03 Exterior Alteration Request (EX 19-03) by Jay Raskin, Architect, on behalf of Innovative Merwyn, LLC, to alter the exterior by removing the metal fire escape; reconfigure the west entrance; install new HardiPlank siding; replace windows on the west façade; enlarge the elevator shaft for ADA compliance; replace the main entry door; and install an electronic entry system on an historic building at 1067 Duane Street within the Downtown Historic District in the C-4 Zone.

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

Commissioner Sage declared a conflict of interest. She recently sold property to Innovative Housing Northwest, aka Innovative Merwyn. She recused herself from the hearing and stepped down from the dais.

Commissioner Rathmell declared ex parte contact and recused herself as she has been on some work for the Merwyns. Even though this did not include anything she would be working on, there was a potential of financial interest on the whole. She stepped down from the dais.

Commissioner Caruana said he toured the building when he had the building under contract eight or ten years ago but he was happy to see someone doing something with the property.

Commissioner Sisson said he drives by the site every day, but today he paid attention to what it looked like on 10<sup>th</sup> Street from in front of the library, and what he saw was that façade of the building was in really rough condition. He had to crane his neck to really get a look at it as he wanted to see how visible it was from that part of the street. He stated he feels no bias at all but wanted to declare the site visit.

President Burns requested a presentation of the Staff report and recommendations.

Planner Morgan presented the Staff report via Power Point. Staff received a request about whether or not the fire escape was a distinctive feature of the building when it was listed and was not able to find any mention of the fire escape in the designation. One aspect that was not mentioned in the Staff report, but is considered an appropriate activity, is the expansion of the elevator shaft on the top of building to accommodate the installation of a larger elevator. Based on the Findings of Fact, the request meets the applicable review criteria, Staff recommends approval with conditions.

Commissioner Osterberg asked about Condition of Approval No.1: the applicant shall confirm if the new door on the west entry will match the main entry door, saying that from his perspective it does not work well as a Condition of Approval because it asks a question and waits for the applicant to answer. What would be done if the door does not match? It might be best to have it addressed here, or reword the Condition of Approval to require that it match rather than asking the applicant whether or not it matches.

Staff responded that they could rephrase Condition of Approval No.1 to say "the applicant shall ensure the new door on the west entry will match the main entry door (staff said west entry door will match west entry door; corrected to main door). Staff did not have detailed drawings of that door which was why the Condition of Approval was originally phrased that way.



President Burns asked Commissioner Osterberg if he was comfortable if they discussed it during deliberations and make a recommendation with whoever makes the motion. Commissioner Osterberg agreed, saying he wanted to raise it at the beginning, leaving the answer open so they would all have a chance to think about it.

President Burns opened public testimony for the hearing and asked if the Applicant wished to make a presentation.

Jay Raskin, Architect for the project, stated he was pleased to be back in front of the Historic Landmarks Commission as it had been a while since he had made a presentation. He said it was a particular pleasure as he had started getting involved with this building in 2002 when the City asked him to do a feasibility study, and that it is a real pleasure to see this building is finally moving forward. He noted that he would be talking about what they are saving, while Julie Garver from Innovative Housing will talk about the changes they will make.

- The Applicant will be keeping the west façade pretty much intact, the [grit veneer](#) will be cleaned and the wood windows restored. The main entry door to the lobby is being replaced because of requirements by the client to have an electronic opening door device ([electronic entry system?](#)). The [current](#) door is slightly warped and to have an electronic locking system the door needs to be true, and their experience at other historic properties is the system does not ever really work unless you have a new door panel.
- The wall under the storefront is marble that has been painted over; they will remove the paint and restore the marble. The transoms will be restored. On the interior of the building they are keeping the lobby in the original condition as much as possible, besides adding a larger elevator. The original stair will remain and the primary corridor system remains as well. The applicant finished by saying he was prepared to answer any questions the Commission might have.

Commissioner Sisson noticed in the photos of the façade of the building some subtle ornaments on the first level below the cornice, and on the top level above the top cornice, which do not show up in the applicant's elevation drawings. He asked if that meant they were going away or just were not drawn.

Mr. Raskin confirmed that the ornaments just were not drawn, adding that they have no original drawings and that it was hard to get up there to make [them](#) ([inaudible](#); 0:32:46).

Commissioner [Caruana](#) (?) asked about the original siding on the [west facing the recessed wall](#) wondering if it had been asphalt shingles or an old metal siding in the 1920's.

Mr. Raskin replied they had just recently found out that the original wall might actually have been plaster, as John Goodenberger had recently found a photo that shows it might have been that; in most people memories it is rather a diamond pattern asphalt. Mr. Raskin added that it was clear the west façade has had water [infiltration](#) ([inaudible](#) (0:33:37) issues and that whole wall is almost all rotted now.

Julie Garver, Innovative Housing and Innovative Merwyn, LLC, 219 NW 2<sup>nd</sup> Avenue, Portland, addressed the changes they would be making. She said she would address the doors first since they had been questioned. She told about a building they had done in Portland, called the Erickson Saloon, where they had tried to retain the front door which they did not think was the original door, but it was old and it was big, and she could save some money by keeping it. So they kept it and had constant problems with the electronic entry system that provided the security, because the door was warped. It just did not fit correctly. They worked with Versatile Sash and Door ([there is a Versatile Sash and Woodwork, Inc., or Classic Sash and Door](#)) in Portland to exactly replicate the door, the look of the door with all of the molding and detailing, but it was a laminated process, which is what they use for most of their work now on exterior applications. The door is going to be very stable into the future. That is what they have planned for both of the front doors. And the west door will match the entry door; they will be made together.

- The other change on the front façade is the removal of the fire escape, which they have done with all of their historic buildings when they can, if they do not need them for egress. This one was a poor choice for egress because of its location on the building as they needed to create that back stairwell all the way down to the basement and then a corridor to the front to provide egress. She stated that as an organization they feel the fire escape obscures the character defining elements of the building, that they provide a security risk, they are difficult to maintain, and very expensive to maintain and inspect over time. So they would like to remove it and restore the brick that has been damaged underneath the fire escape.

- She referred to the little addition to the doghouse up on top of the roof, saying that it is nice that the addition is toward the center of the building because it is not going to be very visible as one looks up at it from the east, the west, or the front.
- She talked next about the west side alteration, which will basically be a reconstruction of the west wall as they will have to demolish it and rebuild it. She said their preference to put lap siding on is one mainly of durable materials. The wall has been leaking for a long time, and there were a lot of stopgap measures done to it, none of which really worked very effectively. Ms. Garver stated they are going to own this building for the long term and really want it to hold up, noting that it gets exposed to a lot of weather. The vinyl windows are for the same reason. They are looking at a one over one pattern to blend with the historic windows that are on the front of the building.
- She noted that her contractor, Don Silvey, was there to talk about their choices for materials.

Don Silvey, Silco Commercial Construction, said they had been looking at this building for many years for different clients and had an opportunity to work with Julie and Innovative Housing. This will be the fourth project they have done together. He said he would be talking specifically about the west wall and the problem of reinventing it for stucco in this particular climate. They have done EIFS (acronym for a synthetic stucco; and it exposes itself to weather and dry rot, which is the biggest problem with the building right now. The most economical solution is to put in a drainage system and put the HardiPlank siding on it. He thinks it will work very nicely as far as architecturally, and it will last a long time and it is low maintenance. That was his recommendation both from a cost standpoint and a long-term solution.

Commissioner Caruana (?) asked if there was any consideration for any other window solutions besides vinyl, something with a dark finish or that could be painted, not necessarily advocating they should be wood, just wondering if there was something a step up from vinyl.

Ms. Garver believed they could certainly consider something different for the top two levels, the ones that are visible on the west side. She talked a little to SHPO (State Historic Preservation Office), Joy Sears, about this, regarding the wall being very vulnerable to weather and not wanting to put wood windows there. She related that Joy understood that. The building never had wood windows, so that was good. The metal window options are problematic because they are so expensive and the insulating value is not good at all. The first choice would be to get a vinyl window that had a color to it, not just white, so that they would better. A second choice might be fiberglass, which they are not crazy about due to a bad experience with it on a building once that was new construction and 300 windows leaked. The manufacturer did work with them and repaired the windows but it was a long, expensive process. So they are not too fond of fiberglass but it is a possibility that the National Park Service might say they need to do fiberglass. She had asked Joy Sears about differentiating the two floors of windows that are visible from the street, and she thought that might be a reasonable approach. Ms. Garver said they would be open to that approach as a solution if the Commission would like them to consider it.

Commissioner Caruana asked about the exposure on the lap siding and if there were casings around the windows.

Ms. Garver replied they have plans for casings, so it would be a traditional look. They were thinking about 6" but they are open if the Commission would like to see something different.

Commissioner Sisson wanted to know if the west entrance would match the front entrance.

Ms. Garver confirmed it would and explained the door was a slightly different size as the main lobby entrance is wider, but it will match in style with a full glass panel and it will be proportionate.

Commissioner Sisson asked if a finish had been selected for the HardiPlank, and followed up with a query about color choice.

Ms. Garver said they like the smooth finish because it is more representational of what an historic finish would have been like. She indicated they need to do some research on color.

President Burns interjected saying they could not consider color. She could answer if she wanted but color was not something the Commission could take into consideration whatsoever.



Ms. Garver said they were going to do some research on the building to find out what it was originally. They did so before on a building in Portland and had good results.

President Burns called for any presentations by persons in favor of, impartial to, or against the application. Seeing none, he called for closing remarks of Staff.

Staff referred to Ms. Garver's statement about using the smooth finish for the HardiPlank, saying that it would be a good addition to the conditions as they consistently try to encourage people to use smooth finish rather than wood textured. On Ms. Garver's comment regarding window casings, which would presumably give it something of an inset on the west side, so it would not be a flat appearance, though the location is obscured and is almost impossible to see, the casings would give it definition that will be acceptable.

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

Commissioner Caruana (?) said he liked everything, though he wished they would get details such as the smooth finish and window casings. He kept noticing buildings with flat trim, flat windows, and flat siding and he thought they look terrible. He understood it was kind of a party wall and not very visible, but noted it could actually be seen from the hill a little bit, a distant view from a lot of vantage points. It was difficult for him to say yes given the lack of detail. He did not like white vinyl windows anywhere downtown. Otherwise, he was excited about the project, the fire escape coming off the elevator penthouse. The drawings show the entry doors looking a little different, but it sounded like they were going to match. And he understood about these automated doors. Some of the old doors are too heavy, whether they are warped or not. Even if they are straight, they are too heavy to operate with motors especially in windy corridors. If you are automating doors it is almost a given you have to modernize the doors as well.

Commissioner Sisson agreed that it would be nice to see more details on the west façade, around the windows, and agreed it was a good idea to require the smooth finish. The Applicants already said they were going with the smooth finish but he would support adding it as a condition. He said he was interested in what the other Commissioners thought about the windows and the material of the casings as he was undecided on that point and if they need to do anything additional.

Commission Osterberg said he supported the project and agreed with the findings in the Staff report. Staff had already described how Condition 1 would be changed to require the matching doors. He also agreed with the condition requiring the smooth finish of the HardiPlank. On the subject of the windows, he said he was unsure of his own opinion regarding the amount of detail on the window frames or even if the material itself should be changed from vinyl to something else. He had not heard any strong explanation of why something else would be better. So he would have to hear how something was going to be better in this particular case. The Applicants had given some analysis to alternatives but admittedly their analysis was not focused on historical context. He would be interested to hear from fellow Commissioners on that note.

Commissioner Dieffenbach said she supported the project and appreciated what they were trying to do. She agreed that adding smooth to the siding would be a good idea and that there were not a lot of details. However, she was fine with vinyl windows on that side as it was not a prominent façade and sat way back. There was a chance that someday the library might be torn down and it would become more prominent, but there was a good chance there would be another building in the location site. Looking at the details around the windows on the brick entry, she did not know if they have any molding around them and the sills looked to be concrete. She said it would be nice to see the trim around the windows versus having the siding come up to the windows because it would look more historic and more finished. (fragments + inaudible / traffic noise). The vinyl windows did not bother her because (inaudible; 0:49:50) are not up close looking at them, and with trim around them it would offset that so it is visibly a lot more correct from that direction. She would be comfortable with putting a condition in that would address that.

President Burns voiced his support and said as a person who likes fire escapes he was okay with removing this one. He also said he liked the elevator structure on the roof. He stated that in this instance, with this wall and vinyl windows, he agreed with everything that had been said but he could support the project with whatever conditions the Commissioners wanted to add in terms of more detail.

(0:50:51) (cross talk conference somewhat off mic; did not capture but regarded conditions added below)

Commissioner Caruana recommended allowing up to a 6" inch exposure on the siding. He could not stand seeing staggered joints when stair steps are run up the siding because it looks cheap. The wall would not be completely invisible. He also wanted casing details, something that added depth, like 1 ½" casings.

The rest of the Commission indicated they supported those recommendations.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report for Exterior Alteration Request EX19-03 by Jay Raskin, Architect, on behalf of Innovative Merwyn, and approve the request with the following conditions and changes:

Changes to previous conditions:

- Condition 1. Both entry doors on the north façade will match one another. (this differs from what staff said earlier @ 0:28:47)
- Adding the following conditions:
  - Condition 4. The lap siding will be smooth with the exposure not to exceed six inches.
  - Condition 5. The windows have a full casing, with the casing depth a minimum of an inch and a half deep.
  - Condition 6. Vinyl windows are approved so long as they are not shiny white.

Commissioner Dieffenbach seconded the motion. Motion passed unanimously.

President Burns read the rules of appeal into the record.

President Burns noted that Commissioners Rathmell and Sage had returned to the dais.

#### ITEM 4(c):

NC19-04      New Construction Request (NC 19-04) by Walt Postlewait to construct four buildings of 66 mixed apartment / transient lodging units at 461 32<sup>nd</sup> Street within the gateway Overlay Zone and Civic Greenway Overlay Zone in the C-3 Zone. The structures will be adjacent to structure(s) designated as historic.

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

Commissioner Sisson declared that he reviewed the project last week with the Design Review Committee so he was familiar with some of the details.

Commissioner Caruana declared that he lives close by and walks by it frequently and is familiar with some of the people involved, Walt Postlewait, and stated none of that would affect his weighing in on it today.

Commissioner Dieffenbach declared that she was also familiar with the property and those involved.

Commissioner Osterberg declared that he had walked through the site the other day and walked all around it and viewed it from different angles and looked at the surrounding area.

President Burns declared that he knew Randy Stemper who was present, but did not know what his role was on the project. Mr. Stemper had been a member of the Clatsop County Historical Society for as long Mr. Burns has been here. He stated they had not discussed this project and that whatever his role might be it would not affect his judgment on this.

President Burns requested a presentation of the Staff report and recommendations.

Planner Johnson presented the Staff report via PowerPoint. She noted several corrections to the Staff report: Beehive Roofing should be Bee-Line Roofing; a correction on page three, the number of units for Building B should be 18 one bedroom units, not 12; another correction on page five: the walls will be of similar material to the building façade.



- She pointed out that the project is going to be a mixture of full-time residential housing and transient lodging. The applicant is not determining at this point how many of each. He is building everything to the fullest code requirements, so if it takes more parking for one use over another he is putting enough parking the highest use. For construction purposes, whatever the highest construction requirements are he is using that. So no matter which option he goes to, or how many rooms, he will meet all of the other standards. Those are zoning issues that the Commission does not review but she wanted to make it known so they were aware of the numbers (going on? /inaudible). Staff emphasized the buildings would be set back 52 ft from the River Trail not from the property line.
- There was one letter of correspondence sent to the Planning Commission which was included in the Staff report. One of the comments included in the letter was about the transient lodging and having people outside the area come in. The City has no regulations concerning developers, whether they are in town or out-of-town. This team is all in-town. Transient lodging was allowed as an outright use in that area meaning that zoning allows it, so there is not review of the idea of transient lodging versus housing. Both are allowed and the Applicants could do any number of those units without any additional review.
- Staff recommended approval with the standard conditions.

President Burns asked for questions for Staff; there were none. He opened public testimony for the hearing and asked if the Applicant wished to make a presentation.

Walt Postlewait, 36468 River Point Drive, Astoria, started by saying they have put a lot of thought into the design on this project, and they are all local. They live there, and want to be part of the solution, not the problem. He said they know what the City is trying to do and it is how they designed this. They tried to match the siding to look historic and frankly there was minor brilliance with Mark Mead coming up with the monitor roof style. He noted that it really paid homage to Big Red. As they all know, Big Red was badly damaged in the 2007 storm and did not really look the way it used to when it was truly historic. He stated the team really understood the area, understood Astoria and what they were trying to do. They sought guidance pretty early on this project and now they bring it to the Commission

Commissioner Osterberg asked about the wall-mounted lighting fixture, commenting it seemed to be excessively modern or contemporary in design. It did not seem to fit with the architectural style that maybe they were trying to achieve elsewhere on the building and in the surrounding area. He wondered if the applicant had an opinion about the lighting fixture design, and if he was open to considering something more historic or less modern.

Mr. Postlewait responded that the lighting fixture was the example they found of an LED light within a reasonable price point. Part of the project is to do it within a reasonable construction cost because personally he had some price point targets that he was trying to meet and unfortunately he had already slipped past that. He stated he was not completely open to changing it as he was trying to find a balance between what looks good, the LED aspect, from a longevity but also an energy efficiency standpoint.

Commissioner Rathmell said she appreciated the detailing on the casing for the windows, and asked if he had considered using divided lights, maybe just on the monitor roof windows, to give it a little more relief and definition like the ones shown in his examples.

Mr. Postlewait said that they had not crossed that bridge yet, but he would be more open to that idea on the monitor roof than on the lower windows because they were also trying to accentuate the view for the residents inside looking out. Those were not necessarily view windows

Commissioner Rathmell confirmed that was why she asked. She figured he was trying to get the biggest view out of the lower windows. It would give a nice detail and wondered if he would be interested in looking into that.

Commissioner Caruana had a construction question regarding the windows, referring to Rosemary Johnson's comment that the historic standard was a two-inch recessed window, and asked if one-inch deep trim how the windows are recessed two inches, he could not see it looking at the cross-section. Usually vinyl windows go up against the sheathing and then the 5/4", so it would only be recessed -

Randy Stemper, PO Box 1417, Astoria, said they had looked at multiple window manufacturers, the rule is the glass has to set the one inch back with the two inches over all. There is a manufacturer out there that does that, it is rare, most of the glass sits forward. There is a way of doing that.

Commissioner Caruana said he saw vinyl windows all over along the waterfront and usually saw siding, 5/4" trim, and then the vinyl and the glass was not even an inch back which creates a really one dimensional façade.

Mr. Stemper replied that staff was very specific about that.

Mr. Postlewait stated that if the Commission would allow it, they would consider something different.

Commissioner (unknown) said he liked the project over all but expressed concern about the windows, saying they were all up and down the Riverwalk. He wondered what was being done to be sure they get two inches, where it starts and stops.

President Burns called for any presentations by persons in favor of, impartial to, or against the application. Seeing none, he called for closing remarks of Staff.

Planner Johnson clarified that on historic sites the City wanted the glass two inches back from the façade, and then place the casing on the outside even beyond that. The two-inch depth for the windows prevents a façade with a flat wall.

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

Commissioner Sisson said he supported the project and believed it met all the criteria. He appreciated the effort that went in early on to know what the criteria were and to bake that into the design.

Commissioner Sage agreed.

Commissioner Osterberg said he agreed that the project met the criteria, and was a pretty good treatment of a new construction adjacent to historic structures. He repeated his concern that the exterior light fixture was not a good match to the more historic character of the proposed building, but he was willing to hear what other Commissioners thought about that.

Commissioner Rathmell said she believed it was pretty well designed and would like to see some kind of divided lights on the monitor roof. If they were turned into divided lights, they would have to be true divided light. Other than that the project matched what had been going on down at that end of town.

Commissioners Dieffenbach and Caruana also support the project.

President Burns said he supported the project and appreciated the attention to detail both from the Applicant and from Planner Johnson.

Commissioner Sage moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report for New Construction Request NC 19-04 by Walt Postlewait, and approve the request with the corrections to the Staff report: Beehive is Bee-Line, page three is 18 units, and Page 5, the wall is similar to façade siding material, seconded by Commissioner Sisson. Motion passed unanimously.

President Burns read the rules of appeal into the record.

#### REPORTS OF OFFICERS – ITEM 5:

Commissioner Sage said she was moving outside of the city limits of Astoria and as the Commission already has two members in the unincorporated areas she would not be able to continue to be on the Historic Landmarks Commission. She said it has been a real pleasure and thanked the Commission for having her, she had learned a lot, but this was her last meeting.

STAFF UPDATES – ITEM 6:

**Save the Dates:**

- Tuesday, August 20, 2019 5:15 pm HLC Meeting

PUBLIC COMMENTS – ITEM 7:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:36 p.m.

**APPROVED:**

---

Community Development Director

## STAFF REPORT AND FINDINGS OF FACT

August 13, 2019

TO: ASTORIA HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, PLANNER

SUBJECT: EXTERIOR ALTERATION REQUEST (EX19-04) AT 342 14<sup>TH</sup> STREET

### I. BACKGROUND SUMMARY

- A. Applicant: The Astor Building LLC  
1431 Commercial Street  
Astoria, OR 97103
- B. Owner: Paul Caruana  
1431 Commercial Street  
Astoria OR 97103
- C. Location: 342 14<sup>th</sup> Street; Map T8N R9W Section 8CA, Tax Lot 6600; Lot 4, 5 & 6, Shively's, Zone C-4 Central Commercial
- D. Classification: National Register; Secondary in the Downtown Historic District
- E. Proposal: Construction of a landing and accessible ramp along the 14<sup>th</sup> Street entrance to the apartment. Enclosing the landing with two Corten steel planters.

### II. BACKGROUND

Construction on the Hotel Astor building began in November 1922. The downtown fire occurred in December 1922, but the foundation was rebuilt and the finished building was dedicated in February 1924. The hotel closed in 1968, and was eventually converted to low income housing, opening in 1986. The building was placed on the National Register of Historic Places in 1979. According to the downtown historic inventory, "The building is significant for its rarity of Gothic detailing, quality of design, level of intactness and contribution to the historic streetscape."

Restore Oregon has reviewed and approved the proposal, dated June 25, 2019.





### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet, excluding rights-of-way, pursuant to Section 9.020 on July 29, 2019. A notice of public hearing was published in the *Astorian* on August 13, 2019. On-site notice pursuant to Section 9.020.D was posted August 6, 2019. Any comments received will be made available at the Historic Landmarks Commission meeting.

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

- A. Section 6.050(8) requires that unless otherwise exempted, no person, corporation, or other entity shall change, add to, or modify a structure or site in such a way as to affect its exterior appearance, if such structure is listed or identified as a Historic Landmark or as Primary or Secondary without first obtaining a Certificate of Appropriateness.

Finding: The structure is listed as a Secondary Historic Structure in the Downtown National Register Historic District, and is listed on the National Register of Historic Places. The criteria are met.

- B. Section 6.050(C) states that the Historic Preservation Officer shall approve an exterior alteration request if:
1. There is no change in historic character, appearance or material composition from the existing structure or feature; or
  2. If the proposed alteration duplicates the affected building features as determined from a photograph taken during either the Primary or Secondary development periods, or other evidence of original building features; or
  3. If the proposed alteration is required for the public safety due to an unsafe or dangerous condition.
  4. If the proposed alteration relates to signage in scale to the architectural style of the building.

Finding: The proposed work to enclose the entrance with steel planters is significant and requires review by the HLC. The criteria are met.

- C. Section 6.050(0) requires that the following standards shall be used to review exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are not intended to be an exclusive list, but are to be used as a guide in the Historic Landmark Commission's deliberations.

1. Section 6.050(0)(1) states that every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

Finding: The entry is important for ADA accessibility. The planters and ramp will facilitate and make for a more formal entry to the building. The alterations will not change the existing use of the site, but allow for continuation of reuse of the building. The criteria are met.



2. Section 6.050(0)(2) states that the distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

Finding: The applicant is proposing to cover the historic tiles on the entrance to the building in order to achieve a required 12:1 slope on the entry. Currently the slope is 7:1, which does not meet ADA standards. However, the tiles will be covered with a thin layer of concrete which can be removed in the future if desired. The criteria are met.

3. Section 6.050(0)(3) states that all buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

Finding: No alterations are proposed to create an earlier appearance. The use of the structure has transformed over its own time, from a hotel to an apartment building. The criteria are met.

4. Section 6.050(0)(4) states that changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Finding: The structure has changed little over the last 95 years, except for the rooftop telecommunications array. The criteria are met.

5. Section 6.050(0)(5) states that distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

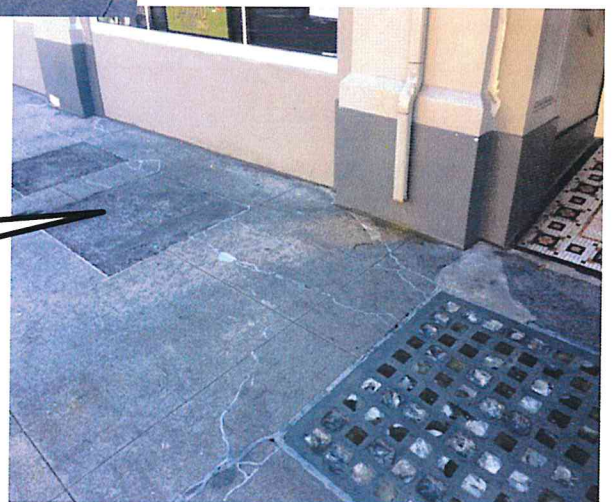
Finding: The west side of the building is the primary façade of the building. The original features of the entry are not going to be altered. The criteria are met.

6. Section 6.050(0)(6) states that deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Finding: The request is not for replacement of architectural features. The criteria are met.



Proposed ADA Ramp  
and planters – SW side  
of building



Proposed ADA Ramp  
and planters – NW side  
of building

7. Section 6.050(0)(7) states that the surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

Finding: No sandblasting or invasive/destructive cleaning methods will be utilized. The criteria are met.

8. Section 6.050(0)(8) states that every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

Finding: Archaeological resources, if any, will not be affected. If any archaeological resources are discovered, the applicant shall stop work and contact the City before proceeding. The criteria are met.

9. Section 6.050(0)(9) states that contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

Finding: The proposed addition will not affect significant historical, architectural, or cultural materials on the building. However, character of the entry and streetscape on 14<sup>th</sup> Street environment may be significantly affected by the addition of the enclosed terrace. The planters are constructed of Corten steel, which has a contemporary appearance in contrast to the early twentieth century façade of the Astor Hotel. The intention of the owner is to create plantings which will drape over the edge of the planters and cover the steel. The Commission should decide if the use of steel for the planters is appropriate, or if some more traditional material should be utilized.

## **V. CONCLUSION AND RECOMMENDATION**

1. The HLC should decide if the Corten steel planters are appropriate for the location. If not, the applicant may be given the opportunity to change the material. This may be done in amended findings and order, or the decision can be postponed until the next meeting. If the HLC does not feel a need to change the materials, staff recommends approval of the application and proposed materials.
2. Any amendment to the plans must be reviewed by planning staff.
3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

*The applicant should be aware of the following requirement(s):*

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



**HIST. NAME:** Hotel Astoria  
**COMMON NAME:** John Jacob Astor Apartments  
**ADDRESS:** 342 Fourteenth Street  
 1405 - 1431 Commercial Street  
 1418 Duane Street

**DATE OF CONSTRUCTION:** 1923  
**ORIGINAL USE:** hotel  
**PRESENT USE:** apartments, retail

**CITY:** Astoria, 97103

**ARCHITECT:** Toutellotte & Hummel  
**BUILDER:** Thomas Muir

**OWNER:** Oregon Landmark One Ltd.  
 % Gaurdian Management Corp.  
 PO Box 5668  
 Portland, OR 97103

**THEME:** commerce & urban dev  
**STYLE:** Gothic w/  
 — Classical detailing

**T/R/S:** T8N/R9W/S8  
**MAP NO.:** 80908CA **TAX LOT:** 6600  
**ADDITION:** Shively's Astoria  
**BLOCK:** 135 **LOT:** 4 thru 6 **QUAD:** Astoria

xBLDG STRUC DIST SITE OBJ

**CLASSIFICATION:** National Register, secondary

**PLAN TYPE/SHAPE:** L-shaped  
**FOUNDATION MATERIAL:** conc/wood post  
**ROOF FORM & MATERIALS:** flat/built-up  
**WALL CONSTRUCTION:** reinforced concrete  
**PRIMARY WINDOW TYPE:** 1/1 double-hung, multi-paned casement in wood frame; fixed in aluminum and wood frame  
**EXTERIOR SURFACING MATERIALS:** finished and unfinished concrete  
**STRUCTURAL STATUS:** xGOOD FAIR POOR MOVED (DATE)

**NO. OF STORIES:** eight  
**BASEMENT:** yes

**STRUCTURAL FRAME:** reinf conc

**DECORATIVE FEATURES:** pilasters capped by spires; string course  
**OTHER:** mezzanine colonade; medallions on capitals of lower pilasters

**HISTORICAL INTEGRITY:** slightly altered

**EXTERIOR ALTERATIONS/ADDITIONS:** some display windows reduced in size, west and south; display windows and entrance infilled with stucco covered wood frame or cinder block, south; exterior stair tower added in 1985, NE

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

**SETTING:** east side of 14th Street, between Commercial and Duane Streets; free standing; parking to east

**SIGNIFICANCE:** architecture, commerce

**STATEMENT OF SIGNIFICANCE:** The board of directors of the Columbia Hotel Company awarded Portland contractor Thomas Muir the contract for the construction of their hotel building on November 1, 1922. Mr. Muir had submitted a bid of \$169,428. On November 3, 1922, a building permit in the amount of \$225,000 was issued to Muir. Plans and specifications were drawn by the Portland firm of Tourtellotte & Hummel and local architect Charles Templeton Diamond, who also functioned as the resident architect. The foundation of the proposed eight-story building had been completed prior to the December, 1922 fire and on January 5, 1923, it was announced that the foundation would be rebuilt and construction plans would proceed forthwith. Although the hotel's first guests were signed in on January 1, 1924, formal dedication of the building did not take place until February 22nd. After many years of financial troubles and management problems, the building was closed in 1968. In November, 1983, Clatsop County commissioners approved plans for renovation of the hotel and the land development company of Pingree & Dahle, Inc., secured a lease on the property. During 1984-85 the building underwent remodeling, refurbishing and repainting and the newly-named John Jacob Astor Apartments welcomed its first tenant in June of 1986. This property was placed on the National Register of Historic Places in November 16, 1979.

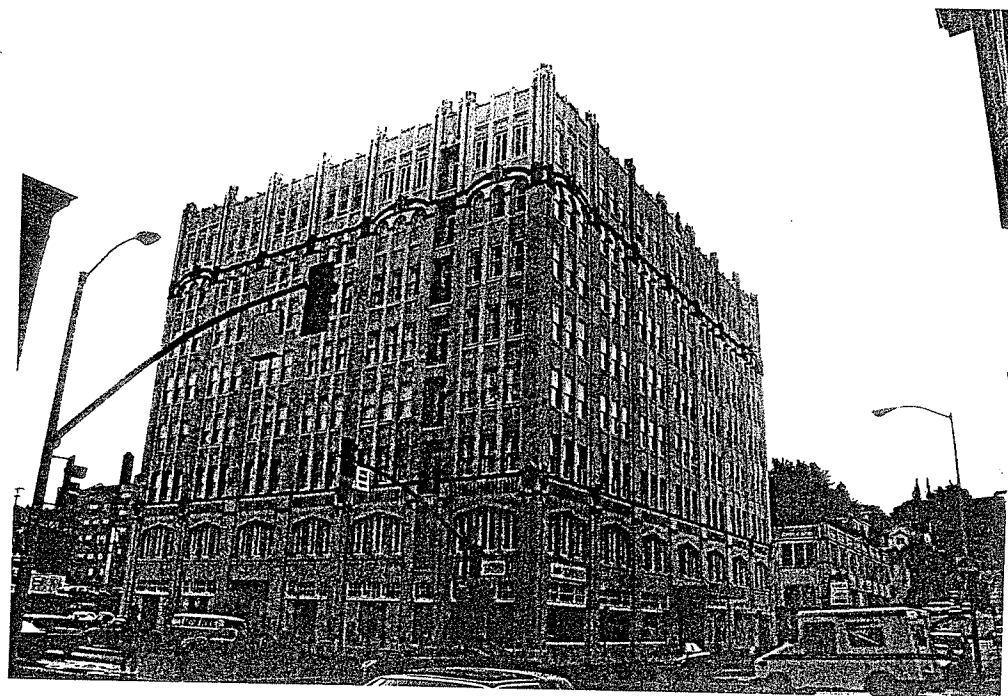
This building is significant for its rarity of Gothic detailing, quality of design, level of intactness and contribution to the historic streetscape. It is also significant as a hotel, a common trend during the historic period of downtown Astoria.

**SOURCES:** Sanborn Fire Insurance Maps; Astoria Evening Budget, January 5, 1923, March 13, 1923, January 1, 1924, February 22, 1924; The Morning Astorian, November 2, 1922, November 4, 1922; The Daily Astorian, October 25, 1984, June 27, 1986; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

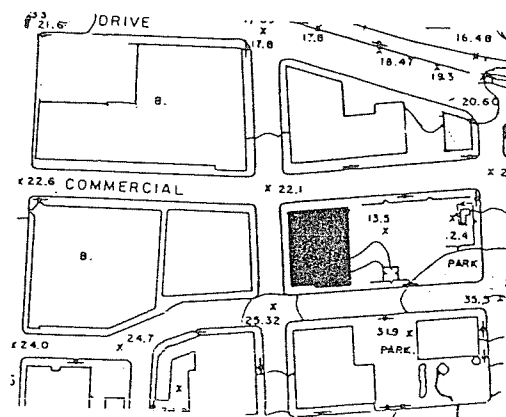
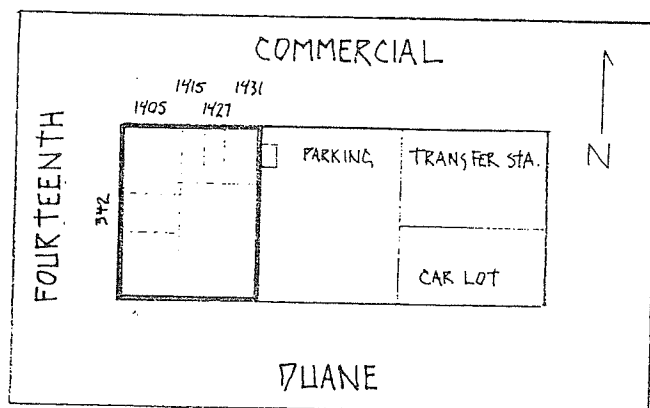
OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM  
COUNTY: CLATSOP

PROPERTY: John Jacob Astor Apts.  
ADDRESS: 342 Fourteenth Street  
TAX I.D.: 51072

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



NEGATIVE NO.: R4N22A



TOPOG. DATE: 1967

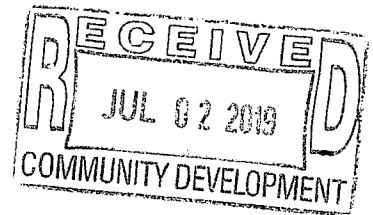
GRAPHIC & PHOTO SOURCES: N.C.L.C.; CITY OF ASTORIA, ENGINEERING DEPT.  
S.H.P.O. INVENTORY NO.:



# CITY OF ASTORIA

Founded 1811 • Incorporated 1856

## COMMUNITY DEVELOPMENT



EX 19-04

☒ Fee Paid Date 7/2/2019 By CC  
FEE: \$350.00

### EXTERIOR ALTERATION FOR HISTORIC PROPERTY <25,000 Project Value

Property Address: 342 14<sup>th</sup> Astoria OR  
Lot 4,5,6 Block 135 Subdivision Shivelys  
Map T8N R9W sec 8CA Tax Lot 6600 Zone C-4

#### For office use only:

Classification:	Inventory Area:
-----------------	-----------------

Applicant Name: The Astar Building LLC  
Mailing Address: 1431 commercial street  
Phone: 503 4402888 Business Phone: — Email: paul@paulcervone.com  
Property Owner's Name: Paul Cervone  
Mailing Address: 1431 commercial street Astoria  
Business Name (if applicable): —  
Signature of Applicant: [Signature]  
Signature of Property Owner: [Signature]

#### Existing Construction and Proposed Alterations:

Construct a landing & accessible ramp along the 14<sup>th</sup> street entrance to the apartments.

#### For office use only:

Application Complete:	Permit Info Into D-Base:	<input checked="" type="checkbox"/>
Labels Prepared:	Tentative HLC Meeting Date:	
120 Days:		



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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.  
This will be an addition mostly on the sidewalk
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.  
There are some existing floor tiles that will be covered by the new landing - these tiles will be covered to protect them should someone want to remove the ramp & landing
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.  
The landing and patio are about 5" tall and parts will have a mosaic tile surface similar to what is inside the lobby
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.  
This is all original to 1922
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.  
the small area of tile will be protected
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.  
none of the details are in poor condition - New tile seeks to replicate the existing

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

N/A

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

Nothing will be affected by this proposed work

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

In this case the addition makes sense to match the existing historic surfaces

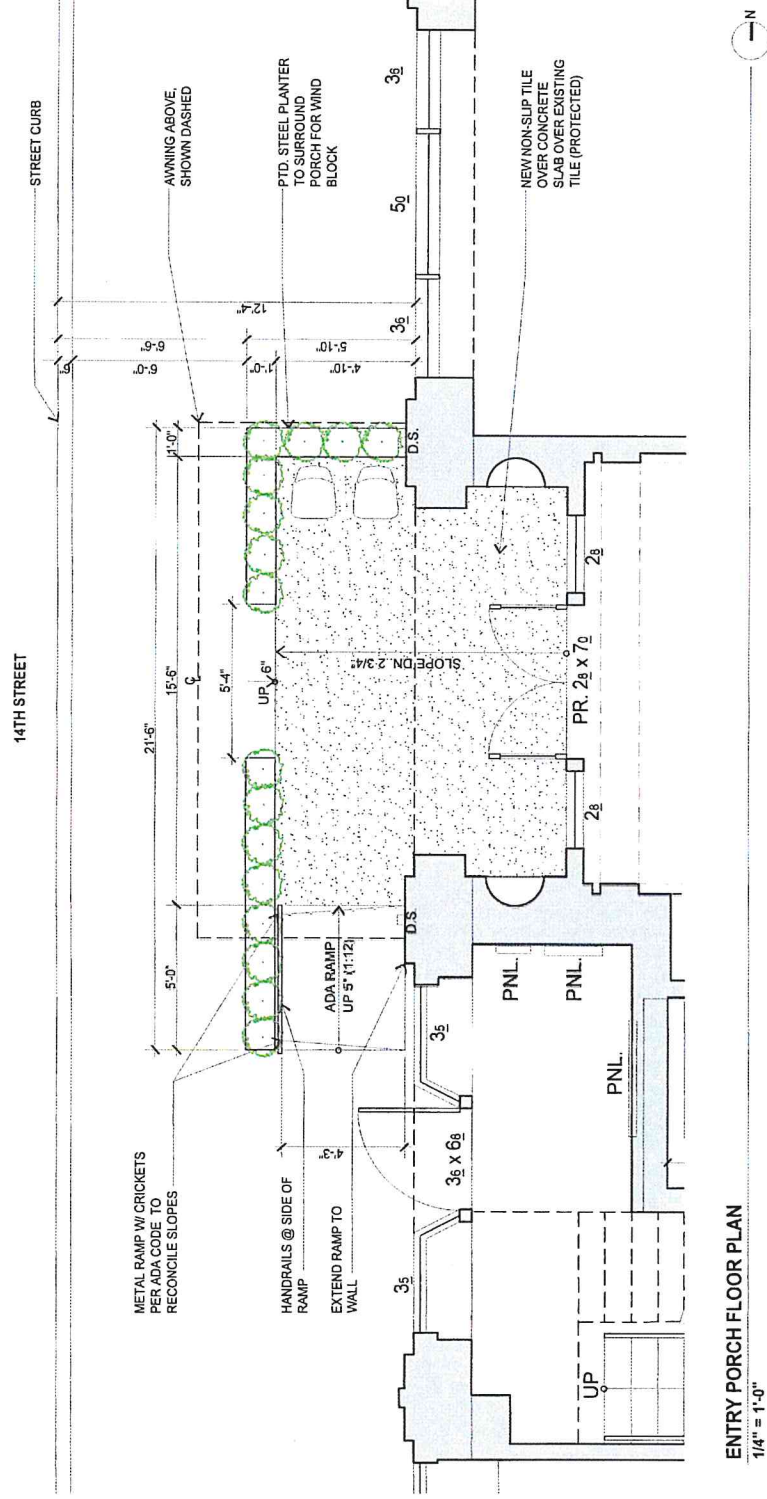
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

The existing tile will be protected. No other areas are being affected.

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

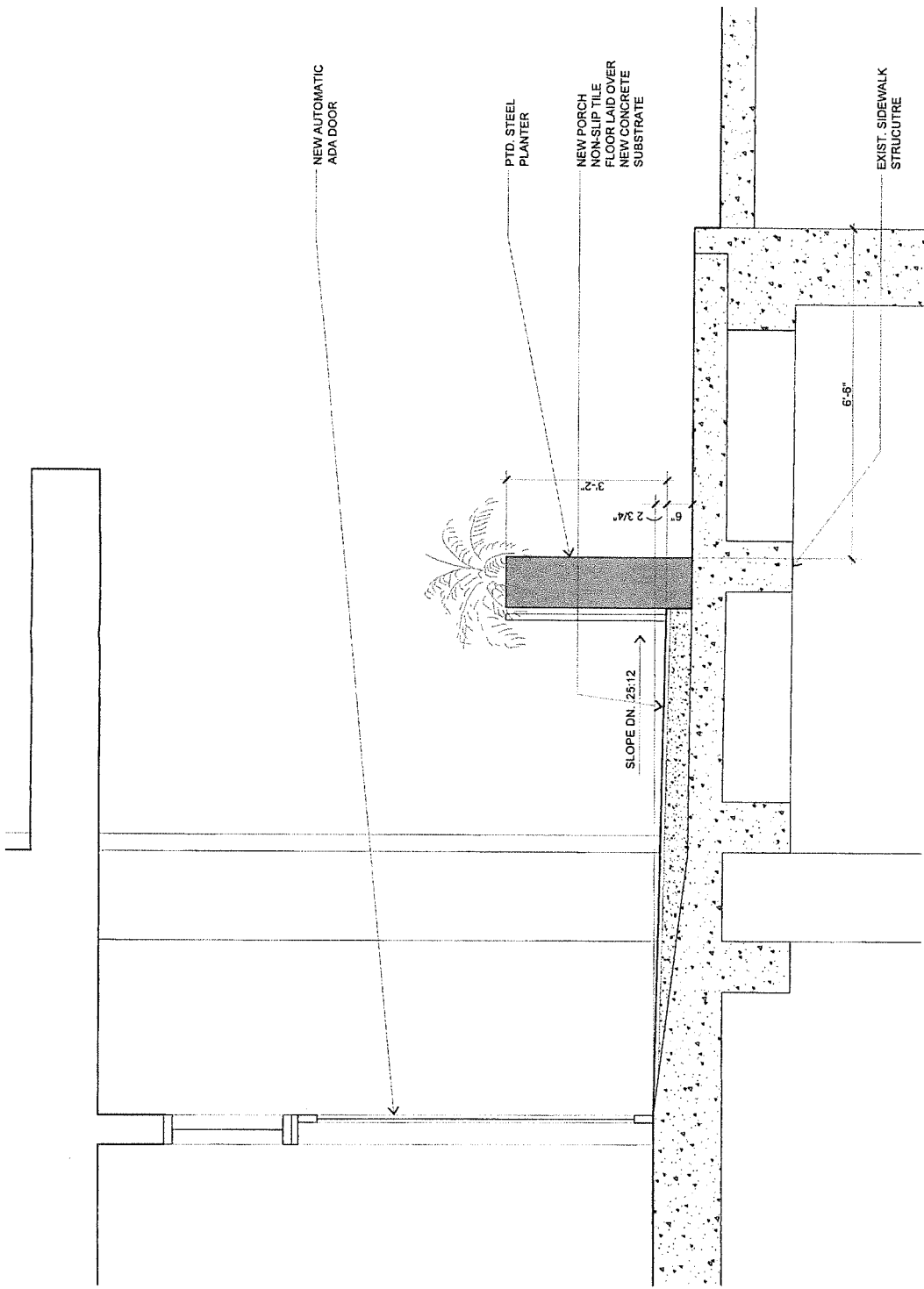
Please see the architectural plans ~~at~~ at the city submitted for the Right-to-occupy the sidewalk.

Please let me know if more is needed

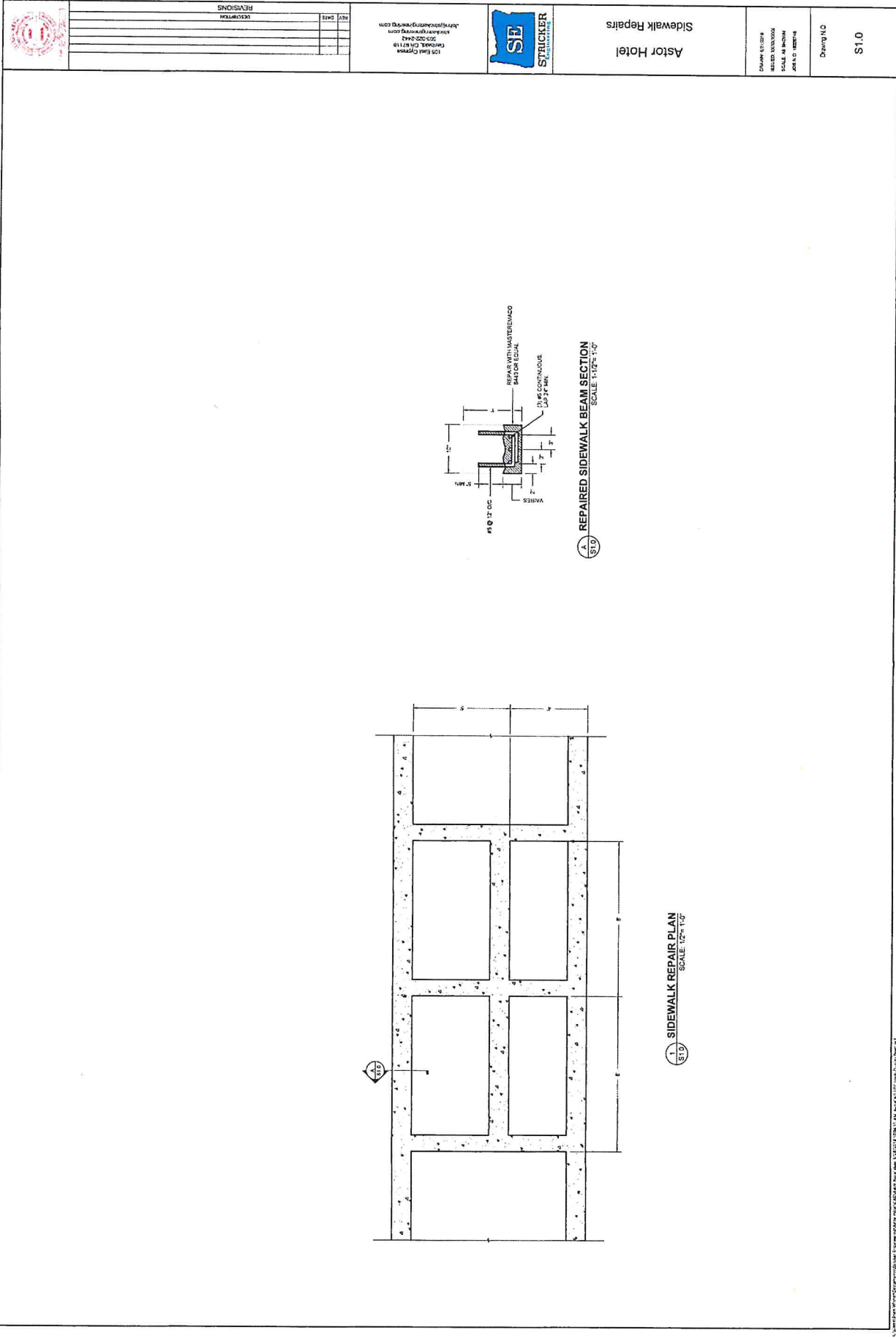




ENTRY PORCH WEST ELEVATION  
1/4" = 1'-0"



ENTRY PORCH SECTION  
1/2" = 1'-0"



<div>105 East Cypress Chicago, IL 60618 773-252-2442 jeff@sidewalkengineering.com</div>	<div><div>SE STRICKER ENGINEERING</div></div>	<div><div>Astor Hotel</div><div>Sidewalk Repairs</div></div>	<div>DRAWN: E.S. 12/14 CHECKED: M.S. 12/14 SCALE: AS SHOWN DATE: 12/15/2014</div>	<div>Drawing No. S1.0</div>																		
<div><table><thead><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table></div>	REV	DATE	DESCRIPTION																			
REV	DATE	DESCRIPTION																				





SAVING HISTORIC PLACES

## Request for Pre-Approval of Rehabilitation Work

Prior to undertaking any work that impacts a property under a conservation easement, please complete this form and submit it with representative "before" photographs, including exterior, interior, and detail shots of areas where work will occur. Architectural plans should also be included, if applicable. (see *Request for Pre-Approval of Work Instructions and Guidelines* document)

Submit the form to the Restore Oregon address below. Once it has been received, a staff person will contact you to arrange a time to discuss your planned work scope. Processing time is approximately 30 days.

The property owner is responsible for communicating any subsequent changes in work scope with Restore Oregon for preapproval and for completing the *Request for Final Inspection and Approval* form at the completion of the project.

Name of Property: The Astar Building

Address: 1431 Commercial Astoria, OR 97103 (342 14<sup>th</sup>)

Project start date (estimated): Project end date (estimated): July 1, 2019 - Sept 1, 2019

Architect - name and contact information: Deren Doss 206-860-1975

Project Description - please attach a detailed description of the scope of the project and how it will impact the building's historic fabric. Please discuss specific treatments and any new materials that will be introduced into the building.

Name (printed): Paul Caruana

Signature: Paul Caruana

Date: June 24, 2019

Organization/LLC (if applicable): Caruana LLC

Address: 1431 Commercial St

Telephone: 503 440 2888

Email: paul@paulcaruana.com

### Restore Oregon Use Only

- ☐ Restore Oregon has reviewed this request and has determined that:
- ☐ The work as described above and in the submitted plans (if applicable) is consistent with the historic character of the property and meets the Secretary of Interior's Standards.
- ☒ The work as described above and in the submitted plans (if applicable) is consistent with the historic character of the property and meets the Secretary of Interior's Standards, if the following conditions listed below are met.
- ☐ The work as described above and in the submitted plans (if applicable) is not consistent with the historic character of the property and does not meet the Secretary of Interior's Standards.

Conditions of Approval: See attached project description

Signature: Katelyn Weber

Name Printed: Katelyn Weber

Date: 6/25/19

*Project Description per  
Req. for PRI-Approval signed & dated 6/25/19*  
**The Astor Building Patio addition and entry door automation request 2.0**

To Katelyn,

Thanks for taking my call today. Please see the attached folder which includes:

1. The completed request form you sent me
2. Patio details by the architect
3. Ditra specifications
4. A CAD image of the lobby showing the doors being reused in the interior of the entry lobby

Below are the details regarding the proposed modifications for the Astor Building at 342 14<sup>th</sup> Street Astoria OR:

**Add a new patio with planters and an accessible ramp**

1. Protect the existing tile on the exterior ramp by covering it with Ditra (specs included)
2. Pour a concrete substrate over the protected tile and the sidewalk
3. Cover the concrete with a mosaic tile similar to what is there now and inside the lobby
4. Add steel planters to the edge of the patio. This is to increase the needed wind break for the door to work properly

**Motorize and automate the entry doors**

1. Remove the two entry doors from the opening. Only the doors are being removed and none of the trim or other entry elements
2. Install two new light weight aluminum doors custom made to match the existing doors. Same size glass panels and matching side, top, and bottom rails.
3. Paint doors to match
4. Install motors above the doors on the inside of the lobby
5. Reinstall the doors in the east wall of the entry lobby (as shown in the attached drawing)

*Katelyn Weber*  
*6/25/19*

*Katelyn Weber*





**CITY OF ASTORIA**  
Founded 1811 • Incorporated 1856

**APPLICATION FOR LICENSE TO OCCUPY CITY RIGHT-OF-WAY**

I hereby make application to the City of Astoria for a License to Occupy City Right-of-Way.

Name of Applicant: Paul Caruana

Address: 1431 commercial street

Telephone: Business 503 440 2888 Home \_\_\_\_\_

Property owned is described as follows:

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_

Location 342 14<sup>th</sup> street

Description of Proposed License to Occupy Area Adjacent to Applicants Property:

Length 7' Width 12' of the 14<sup>th</sup> str sidewalk Street Right-of-Way

Detailed description of requirements for License to Occupy City Right-of-Way:

wenting (needing) to use a portion of the  
sidewalk at the Astor Bldg entry on 14<sup>th</sup> street  
to add a "level" entry patio and an ADA  
ramp for better accessibility.

see attached drawings

\*\*Include sketch of area showing property lines and intended use.

Per the Astoria Code there is a non-refundable application fee of \$425.00 and applicant will be responsible for Recording Fees.

2-16-2015  
DATE

[Signature]  
SIGNATURE OF PROPERTY OWNER



**Application Fee: 75.00**

POI-CC-75-  
0091161

**PROPERTY USE/ACQUISITION FORM**

Name: Paul Caruana

Mailing Address: 1431 Commercial Street Astoria

Telephone: Business 503 440 2885 Home/Cell \_\_\_\_\_

Email Address: Paul  
paul@caruana.com

**Location of applicant's property (if applicable):**

Address: 1431 Commercial Street

Map Number/Tax Lot: \_\_\_\_\_

Lot, Block, Subdivision: \_\_\_\_\_

**Location of City property:**

Address: \_\_\_\_\_

Map Number/Tax Lot: \_\_\_\_\_

Lot, Block, Subdivision: \_\_\_\_\_

Reason for request:

to occupy a portion of the sidewalk

**\*Describe Improvement (Include dimensions and materials to be used):**

see attached drawings of a patio and  
ADA ramp being added to the entry at  
342 14th (Astor Bldg entry)

**\*Include sketch of area showing property lines and intended use.**

4-16-2019  
DATE

[Signature]  
SIGNATURE OF APPLICANT/OWNER

**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A  
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

**CITY OF ASTORIA  
NOTICE OF PUBLIC HEARING**

Mail	7-29-19
Email	7-30-19
Web	7-30-19
Pvb	8-13-19

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, August 20, 2019 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. **Exterior Alteration Request (EX 19-04)** by The Astor Building, LLC, to construct a landing and accessible ramp, with two, four-foot high steel planters, along the 14<sup>th</sup> Street entrance at 342 14<sup>th</sup> Street (Map T8N-R9W Section 8CA, Tax Lot 6600; Lots 4, 5 & 6, Block 135; Shively's) in the C-4 (Central Commercial) Zone. The structure is designated as historic in the Downtown Historic District. Development Code Sections 2.150 to 2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.240 to CP.255, are applicable to this request.
2. Exterior Alteration Request (EX19-05) by Robert Duehmig and Bill Griesar to replace a cedar shingle roof with low standing seam metal roof; replace the basement garage doors on north and west elevations with person doors; and enlarge a window on the basement east elevation to an egress window at 818 Grand Avenue (Map T8N-R9W Section 8CC, Tax Lot 7200; Lot 8, Block 73, McClure) in the R-3 (High Density Residential) Zone. The structure is designated as historic in the Shively-McClure National Register Historic District. Development Code Sections 2.150 to 2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.240 to CP.255, are applicable to this request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact the Planner at 503-338-5183 for additional information.

The location of the hearing is accessible to the handicapped. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours prior to the meeting.

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Historic Landmarks Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

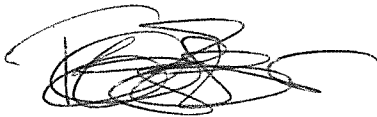
**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A  
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

The Historic Landmarks Commission's ruling may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the Historic Landmarks Commission's decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15-day period, the decision of the Historic Landmarks Commission shall be final.

The public hearing, as conducted by the Historic Landmarks Commission, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, and deliberation and decision by the Historic Landmarks Commission. The Historic Landmarks Commission reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA

MAIL: July 29, 2019

A handwritten signature in black ink, appearing to read 'Tiffany Taylor', with a stylized, scribbled flourish underneath.

Tiffany Taylor  
Administrative Assistant

## **STAFF REPORT AND FINDINGS OF FACT**

August 2, 2019

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNING CONSULTANT

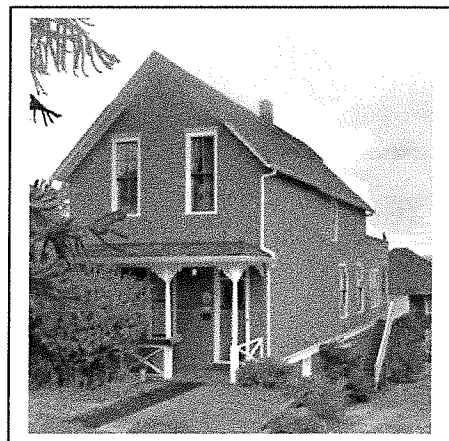
SUBJECT: EXTERIOR ALTERATION REQUEST (EX19-05) BY BILL GREISAR AND BOB DUEHMIG AT 818 GRAND AVENUE

### **I. BACKGROUND SUMMARY**

- A. Applicant: Bill Greisar  
Bob Duehmig  
818 Grand Avenue  
Astoria OR 97103
- B. Owner: Robert Leo Duehmig  
William Stephen Greisar  
4832 NE Cleveland Avenue  
Portland OR 97211-2716
- C. Location: 818 Grand Avenue; Map T8N R9W Section 8CC, Tax Lot 7200;  
Lot 8, Block 73, McClure
- D. Classification: National Register; Primary in Hobson-Flavel Historic Inventory  
Area
- E. Proposal: To replace west garage door with a six lite window and multi-lite  
door; replace north/rear utility door with six lite window; enlarge  
two six lite windows to eight lite emergency exit windows on  
south side; add two multi-lite doors on south side; replace cedar  
shingle roof with low standing seam metal roof on an existing  
single-family dwelling

### **II. BACKGROUND**

The George C. and Winona Flavel House was constructed in 1879 as a single-family residence by George Flavel, the son of Capt. George Flavel. It is a Vernacular Gothic Revival style. The house was moved and rotated within the block in 1893, and remodeled with additions in 1893, 1910, 1920, 1930, and 2004. The design of the house has evolved many times over the years.





### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on July 29, 2019. A notice of public hearing was published in the *Astorian* on August 13, 2019. On-site notice pursuant to Section 9.020.D was posted August 6, 2019. Any comments received will be made available at the Historic Landmarks Commission meeting.

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

- A. Section 6.050(B) requires that *"Unless otherwise exempted, no person, corporation, or other entity shall change, add to, or modify a structure or site in such a way as to affect its exterior appearance, if such structure is listed or identified as a Historic Landmark as described in Section 6.040 without first obtaining a Certificate of Appropriateness."*

Finding: The structure is listed as on the National Register of Historic Places and as a Primary Historic Structure in the Hobson-Flavel Historic Inventory Area.

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

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

1. *Criteria.*
  - a. *Located on the rear or interior side yard, not adjacent to a public right-of-way, except as noted below; and/or*
  - b. *Reconstruction and/or replacement of porch and/or stairs on any elevation; and/or*
  - c. *May result in an increase in building footprint of no more than 10%, and will not result in an increase in building envelope except for mechanical venting."*

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

*opportunity for appeal in accordance with Article 9 of the Astoria Development Code."*

Finding: The proposal is for the change in windows and addition of doors and window on three elevations including the west elevation which is a highly visible street side elevation. The roof material is proposed to be changed to standing seam metal. The proposed alterations are significant and require review by the Historic Landmarks Commission.

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

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

Finding: The structure was originally built as a single-family residence and the use will continue as a single-family residence. The addition of windows and doors is proposed to accommodate an Accessory Dwelling Unit (ADU) in the basement. There is a need for affordable housing in Astoria and the use of the basement area for an ADU is compatible with the single-family dwelling.

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

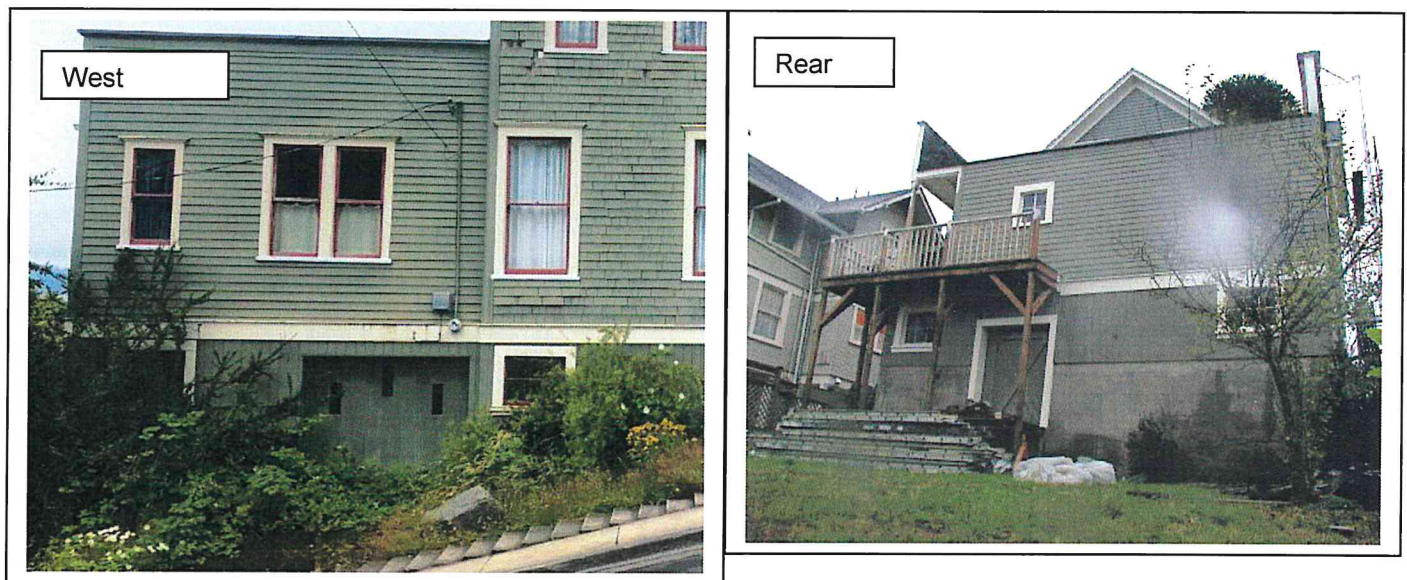
Finding: The applicant proposes to remove a garage door on the west elevation; replace a utility door on the rear/north elevation; and replace the cedar shingle roof. The doors are utilitarian and not original to the house and are not character defining features. The cedar roof is not original. At the time of the National Register nomination and designation in 1991, the roof had asphalt shingles. The cedar roof is not unusual and is not a distinctive architectural feature.

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

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

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

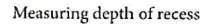
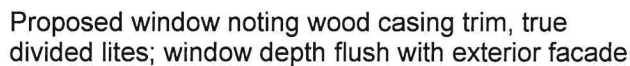
Finding: The garage door was added at an unknown time and no longer serves as a garage door due to the street and sidewalk configuration and size of the opening compared to modern vehicles. The door is not historically significant to this dwelling. The rear utility door is not visible except from the rear yard of the property. It is not original and is not significant to the dwelling. The proposed alterations do not affect changes that may have acquired historic significance.



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

Finding: Windows are a distinctive feature on most historic buildings. The dimensions, trim, and installation depth of the windows are critical factors to compatibility with the historic windows. The new windows would replicate the existing multi-lite windows with true divided glass and should be installed to the same historic depth as the existing windows (Condition 1). The details provided by the applicant indicate installation at less than the historic depth. However, the windows would need to be installed at approximately 2” from the outer facade of the building excluding the trim. A handout on the importance of the historic depth of windows is attached for reference.



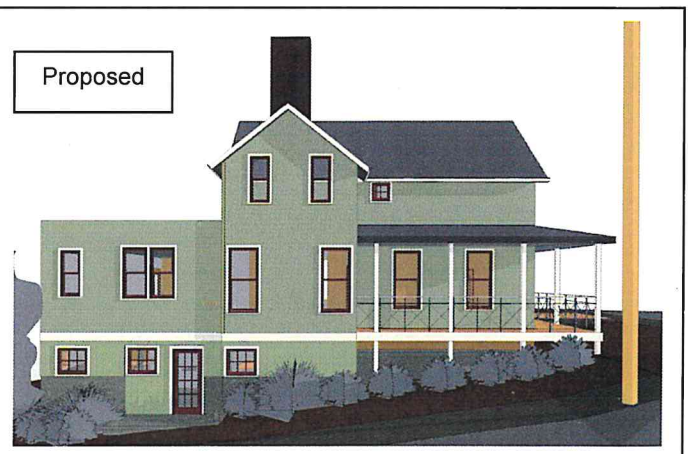


When undergoing historic review, the City of Astoria has required new double-hung windows to be recessed a minimum of 2" from the face of siding to the face of the glass on the lower sash (below). If the window is fixed or casement, the window is required to match the recess found on the upper sash of a typical double-hung window--approximately 1".

Standard wood, double-hung windows were historically recessed approximately 3" from the face of siding to face of glass on lower sash (above).

ly contrast, some fiberglass double-hung windows projects beyond face of siding (above). The integral fin or flange prevents moisture from entering wall. It also dictates how deep the window may be recessed.

A photograph of a two-story green house with a porch, labeled "Existing" in a box. The house has a dark roof, a chimney, and a porch with white railings. It is situated on a street with a sidewalk and some landscaping.

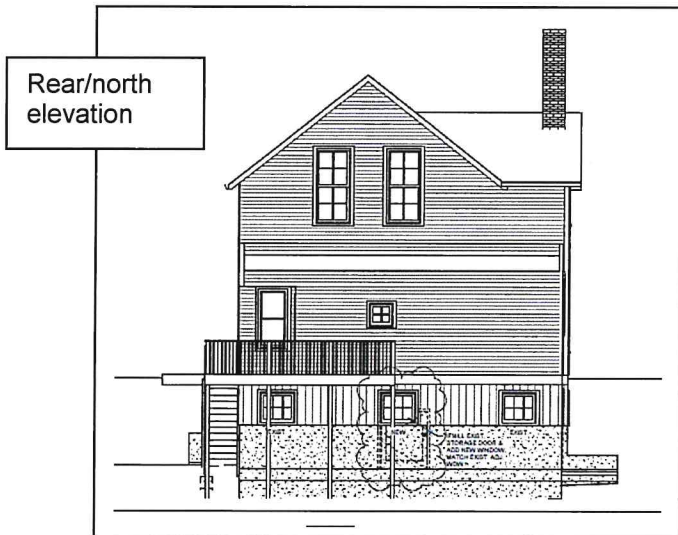
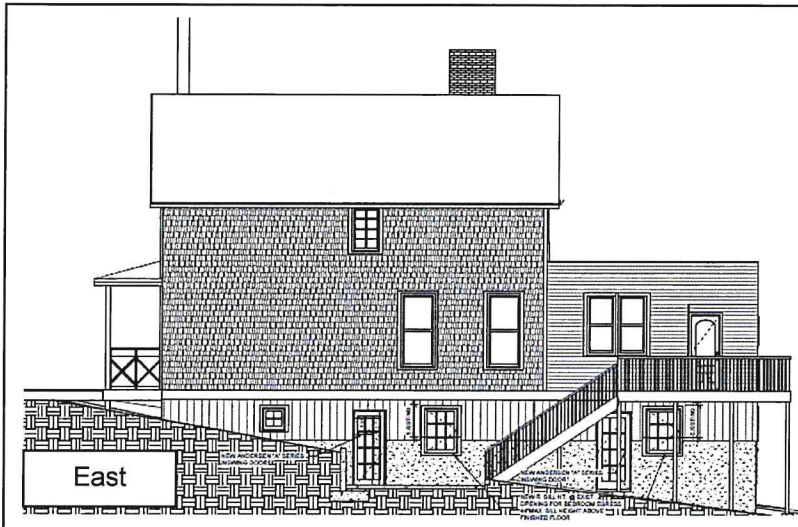


5



appearance of painted wood (Condition 4). A handout on the importance of paintable windows is attached for reference.

The distinctive stylistic features of window and door dimension and design which characterize this structure will be treated with sensitivity.



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



Finding: The existing roof is cedar shingles which were installed sometime after 1991 and are not original. The cedar shingles do not have a decorative design and are not a unique pattern or design. It is unknown what the original roof was but it was asphalt shingle at the time of the National Register nomination and designation in 1991.



The proposed roof would be low, standing seam metal roof. The existing roof is less than 30 years old and is failing and beginning to leak and needs to be replaced. A wood shingle roof has a life span of approximately 25 to 30 years while a metal roof has a life span of approximately 30 to 50 years. Both products have been used historically on buildings. Wood and copper have been used for over 2,000 years and standing seam metal has been used since the mid 1700's. The wood shingle material is susceptible to weather and needs constant maintenance to prevent drying/splitting or growth of moss. Metal roofs require less maintenance. The site is steep and is difficult to erect scaffolding or ladders to work on the upper portions of the house making maintenance, repair, and replacement difficult. The applicants want to have a more durable roof material that will last longer.

Standing seam metal roofs can be found on other Vernacular buildings throughout the country as well as in Astoria.







The Secretary of the Interior, National Park Service, Preservation Brief 4 - Roofing for Historic Buildings, states *"Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. But on roofs with a high degree of visibility and patterning or texture, the substitution may seriously alter the architectural character of the building."*

While not the known original roofing material on this structure, a standing seam metal roof was a material available during the construction period of the structure and has been used historically on similar style buildings. The cedar shingle roof is not unique or of a specific pattern and is less than 30 years old. The desire for a durable material that requires low maintenance on this steep lot is a consideration. The use of a low, standing seam metal roof on the main roof and porch roof is compatible with the structure design and sensitive to the features of the building but will be a different material. The color of the roof would be important to the final appearance of the roof. Green was used to replicate copper with patina; silver was used on farms and utilitarian buildings as well as residences; red was a common color; darker colors would replicate the look of the wood shingles or more common composite asphalt shingles. The color should be a subdued, darker, natural color (Condition 5).

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

Finding: No surface cleaning is proposed.

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

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

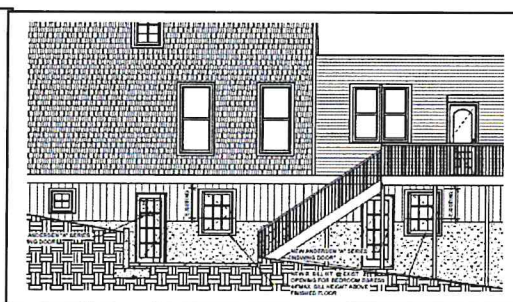
- "9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of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

Finding: The doors and windows would be fiberglass clad wood and should be paintable allowing them to be the same finished appearance as painted wood (Condition 4). The proposed material from Andersen Windows is described as "Fibrex" a manufacturer specific brand name.

### What Is Fibrex® Material?

- A blend of 40 percent wood fiber by weight, mostly reclaimed from Andersen manufacturing processes, with 60 percent thermoplastic polymer by weight, some of which is also reclaimed.
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.
- Reduces VOC emissions because no wood preservative treatments or painting is required.
- Twice as strong as vinyl, so weathertight seals stay weathertight.
- Retains its stability and rigidity in all climates.
- A unique fabrication process blends the color with the Fibrex® material during production for long-lasting beauty.
- Resists rot, decay and fungal growth, and won't flake, blister, peel, pit or corrode\*

The doors would be a single French door with full door multi-lite glass. The use of French doors appear to have originated in France at the latter end of the Renaissance period of art and architecture, with a growth of popularity arising in France and Germany, circa 19th century and continuing through today's ever growing interest in these interior or exterior glass door applications. French Doors were first used as large windows that reached down to the floor and opened onto small balconies. They were used to allow more natural light to flow from room to room in homes before the days of electricity. As time went on the doors and the balconies both got larger. Originally designed to allow natural light to flow from the outer, more sunlit rooms, into the adjoining interior rooms they are used more now for access to outdoor yard areas. This structure was built in 1879 during the period when French Doors were growing in popularity. While the location and material of the proposed French Doors is more contemporary, the use does have historic basis. The two doors on the east would not be visible from the right-of-way but the one on the west would be visible.



### Frenchwood® Hinged Patio Doors

A-Series hinged patio doors make a dramatic statement and add great ventilation. Their French door styling goes well with any home style. Made of wood protected by fiberglass, it's our best-performing hinged patio door.

#### DURABLE

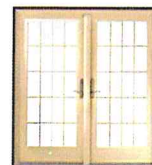
- Virtually maintenance-free and color-rich never needs painting and won't flake, rot, blister, peel, pit or corrode\*
- Exterior is protected by fiberglass for long-lasting performance

#### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High Performance Low-E® glass options available to help control heating and cooling costs in any climate
- Many A-Series patio doors have options that make them ENERGY STAR® & 6.0 certified throughout the U.S.

#### BEAUTIFUL

- Eleven interior color options and a variety of exterior options
- Extensive hardware selection, grilles, balances the glass and glass and entrance glass options



s\Exterior Alteration\EX 2019\EX19-05\_818 Grand\_Griesar\EX19-05.818 Grand.Greisar



The windows are proposed to be fiberglass clad wood and should be paintable allowing them to be the same finished appearance as painted wood (Condition 4). They will replicate the multi-lite design of the existing windows and are proposed to be true divided lites (Condition 6). Window and doors shall be trimmed with wood to match the existing casing on the structure (Condition 2).

The use of paintable fiberglass doors and installation of trim to match the existing historic trim would make the doors compatible in size, scale, color, material, and character of the property and neighborhood. The proposed alteration will not destroy the significant historic character of the building.

*“10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.”*

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

## **V. CONCLUSION AND RECOMMENDATION**

Based on the Findings of Fact above, the request meets the applicable review criteria and staff recommends approval of the request with the following conditions:

1. Windows shall be installed to the same historic depth from the outside facade excluding casing trim as the existing windows.
2. All windows and doors shall have wood casings and moldings to match the existing casings.
3. The crown molding height of the door and windows on each elevation shall remain the same as the existing windows on that elevation. Rear doors may be at a lower height than the windows but should be the same height as each other.
4. Windows and doors shall be smooth and paintable to give the appearance of painted wood.
5. The metal roof shall have a low standing seam and the color should be a subdued, darker, natural color.

6. All multi-lite design window and doors shall match the design of the existing windows and shall be true divided lites.
7. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

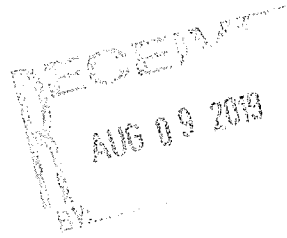
The applicant shall obtain all necessary City and building permits prior to the start of construction.

**From:** G.M. Crowley  
**To:** Tiffany Taylor  
**Subject:** 818 Grand Ave. roof replacement  
**Date:** Monday, August 12, 2019 11:42:45 AM

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\*\*\*\*\*EXTERNAL SENDER\*\*\*\*\*

>  
> To Whom It May Concern:  
>  
> We are writing in favor of allowing Bob Duehmig and Bill Griesar to install a “standing seam” metal roof on their historic residence at 818 Grand Ave. Their roof is visible from our house at 619 Grand. Judging from the already installed metal roof on the front porch, a metal roof would not detract from the historic appearance of the house. “Standing seam” metal roofing is a 19th century roofing material, historically appropriate, less environmentally damaging and longer lasting than other options. As owners and caretakers of a historic home, we find it is getting harder all the time to find quality renovation products that can withstand the environment of our area. Bob and Bill have invested many years tastefully renovating their home so we know the roofing will only enhance the historic look of 818 Grand Ave. Please consider allowing them to move ahead with their project.  
>  
> Thank you.  
>  
> Gigi and Mike Crowley  
> 619 Grand Ave.  
>  
> Neighbors asking to be included in this message in favor of the metal roof on 818 Grand Ave.  
>  
> Margaret Blake  
> 582 Grand Ave.  
>  
> Vicki Howe  
> 759 6th Street  
>  
> Teresa Keippela  
> 549 Franklin Ave.  
>  
> Judi and David McElroy  
> 634 Grand Ave.  
>  
>



August 7, 2019

I live directly across the street from Robert Duehmig and Bill Griesar's property at 818 Grand Ave. I approve of their planned changes to their property. I think the new metal roof will insure their homes long term structural soundness and the new doors and window will greatly enhance the exterior view. They continue to be wonderful stewards of their historic home.

*Bonnie Murphy*  
Bonnie Murphy

839 Grand Ave.

Astoria, Or 97103



CITY OF ASTORIA  
Founded 1811 • Incorporated 1856  
COMMUNITY DEVELOPMENT

CITY OF ASTORIA

JUL - 8 2019

BUILDING CODES

EX 19-05

Fee Paid Date 7/8/19 By *[Signature]*  
FEE: \$350.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY  
<25,000 Project Value

Property Address: 818 Grand Avenue, Astoria OR 97103

Lot 8

Block 73

Subdivision McClure

Map 8CC

Tax Lot 7200

Zone R-3 Hist

For office use only:

Classification: Hist Inventory Area: Shively-McClure NRHD

Applicant Name: Robert Duehmig & Bill Griesar

Mailing Address: 818 Grand Avenue, Astoria OR 97103

Phone: (503) 327-1215 Business Phone: Email: duehmigleo@gmail.com

Property Owner's Name: Robert Duehmig & Bill (William) Griesar

Mailing Address: 818 Grand Avenue, Astoria OR 97103

Business Name (if applicable):

Signature of Applicant:

Signature of Property Owner:

Existing Construction and Proposed Alterations: We'd like to replace our 50+ year old, failing cedar shingle roof with standing seam metal to match the porch. This style and material are historic, as a version is found on Monticello ("the President's zigzag roofs of sheetrock"), and it's recommended by both This Old House ("Among the most common roofs on old houses, standing seam metal roofs have been used with almost every architectural style since the basic materials became widely available in the mid-19th century") and the National Park Service ("Thomas Jefferson was an early advocate of metal roofing, and he installed a standing seam in roof on 'Monticello' (ca. 1770-1802)"). It's also lighter, more durable, weather-resistant, fire-resistant, low maintenance (important for a high altitude, treacherous, hilly location) and environmentally responsible. This roof was recommended to us by George Brugh of Bee-Line Roofing, an Astoria roofing company founded in 1888.

to change N.E.W garage doors to person doors & enlarge East window to egress window

For office use only:	
Application Complete:	Permit Info Into D-Base:
Labels Prepared:	Tentative HLC Meeting Date:
120 Days:	



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

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

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

The roof is failing. We've been on the list for replacement with a historic, better quality, longer lasting, less environmentally damaging standing seam metal roof in the same location

that will serve to preserve our home for future generations - for the last three years. Critical replacement is now on hold for at least another year. Protecting the house from wind, water

and weather will allow the building to continue its originally intended purpose as a structurally sound residence.

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

The cedar shingles currently available are of lesser quality, don't last long, and require regular expensive maintenance in a treacherous, hilly location where

they are routinely blown off and/or damaged by winter storms. The alternatives encouraged by code are problematic, as according to Bee-Line Roofing slate requires burdensome engineering

(and expense), and asphalt has significant environmental costs and isn't nearly as historic as standing seam metal (asphalt was first produced in 1901; and not widely used until decades later).

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

Standing seam metal roofing is historic. According to This Old House: "Among the most common roofs on old houses, standing seam metal roofs have been used with almost

every architectural style since the basic materials became widely available in the mid-19th century." (<https://www.oldhouseonline.com/repairs-and-how-to/how-to-install-a-standing-seam-metal-roof/>)

Our house was built in 1879. Astoria boasts multiple historic residential roof styles (we're - happily - not Cannon Beach).

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

It would be wonderful if effective efforts to better preserve historic structures, and in this case to use appropriately historic materials (unlike asphalt), and also to prioritize longevity, reduce

maintenance and mitigate environmental impact would be acknowledged and respected by existing city code. Like homeowners throughout history, we are attempting to responsibly

replace our home's failing roof, and successfully preserve the building.

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

Our roofer is George Brugh of Bee-Line Roofing, a historic Astoria business founded in 1888. His skill and craftsmanship are widely acknowledged and respected.

He also highly recommended this specific roof option, given the quality of the material, and the maintenance and replacement difficulties of this site.

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

The cedar shingles available today are not those available to early roofers. The shingles get blown off or damaged often, and require regular maintenance - something quite dangerous

and expensive given the hilly, multi-story height. Asphalt is a 20th century product and far more environmentally damaging, while slate requires extensive engineering and cost. Standing seam

metal is historic, durable, long lasting, fire resistant, environmentally responsible, and most likely to preserve the structure for the longest period of time.

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

Not applicable. In fact, no regular, toxic staining is required with standing seam metal, unlike the poor quality cedar shingles available today

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

George al Bee-Line will arrange for proper removal of the old roof without damage to neighboring structures

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

Standing seam metal is a historic material and style. In fact, a recent (2015) Dr. Edward Harvey Award winning residence (at 778 38th Avenue) has this same type of roof.

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10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

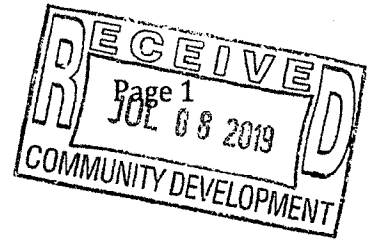
No alterations to the extent or shape of the roof are planned.

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



## **Existing Construction and Proposed Alterations:**

We'd like to replace our 30+ year old, failing cedar shingle roof with standing seam metal to match the porch. This style and material are historic, as a version is found on Monticello (*"the President's zigzag roofs of sheetiron"*), and it's recommended by both This Old House (*"Among the most common roofs on old houses, standing seam metal roofs have been used with almost every architectural style since the basic materials became widely available in the mid-19th century"*) and the National Park Service (*"Thomas Jefferson was an early advocate of metal roofing, and he installed a standing seam tin roof on 'Monticello' (ca. 1770-1802)"*). It's also lighter, more durable, weather-resistant, fire-resistant, low maintenance (important for a high altitude, treacherous, hilly location) and environmentally responsible. This roof was recommended to us by George Brugh of Bee-Line Roofing, an Astoria roofing company founded in 1888.

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

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

**The roof is failing. We've been on the list for replacement with a historic, better quality, longer lasting, less environmentally damaging standing seam metal roof in the same location that will serve to preserve our home for future generations - for the last three years. Critical replacement is now on hold for at least another year. Protecting the house from wind, water and weather will allow the building to continue its originally intended purpose as a structurally sound residence.**

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

**The cedar shingles currently available are of lesser quality, don't last long, and require regular expensive maintenance in a treacherous, hilly location where they are routinely blown off and/or damaged by winter storms. The alternatives encouraged by code are problematic, as according to Bee-Line Roofing slate requires burdensome engineering (and expense), and asphalt has significant environmental costs and isn't nearly as historic as standing seam metal (asphalt was first produced in 1901; and not widely used until decades later).**

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

**Standing seam metal roofing is historic. According to This Old House: "Among the most common roofs on old houses, standing seam metal roofs have been used with almost every architectural style since the basic materials became widely available in the mid-19th century." (<https://www.oldhouseonline.com/repairs-and-how-to/how-to-install-a-standing-seam-metal-roof>) Our house was built in 1879. Astoria boasts multiple historic residential roof styles (we're not Cannon Beach).**

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

**It would be wonderful if effective efforts to better preserve historic structures, and in this case to use appropriately historic materials (unlike asphalt), and also to prioritize longevity, reduce maintenance and mitigate environmental impact would be acknowledged and**

**respected by existing city code. Like homeowners throughout history, we are attempting to responsibly replace our home's failing roof, and successfully preserve the building.**

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

**Our roofer is George Brugh of Bee-Line Roofing, a historic Astoria business founded in 1888. His skill and craftsmanship are widely acknowledged and respected. He also highly recommended this specific roof option, given the quality of the material, and the maintenance and replacement difficulties of this site.**

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

**The cedar shingles available today are not those available to early roofers. The shingles get blown off or damaged often, and require regular maintenance - something quite dangerous and expensive given the hilly, multi-story height. Asphalt is a 20th century product and far more environmentally damaging, while slate requires extensive engineering and cost. Standing seam metal is historic, durable, long lasting, fire resistant, environmentally responsible, and most likely to preserve the structure for the longest period of time.**

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



**Not applicable. In fact, no regular, toxic staining is required with standing seam metal, unlike the poor quality cedar shingles available today.**

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

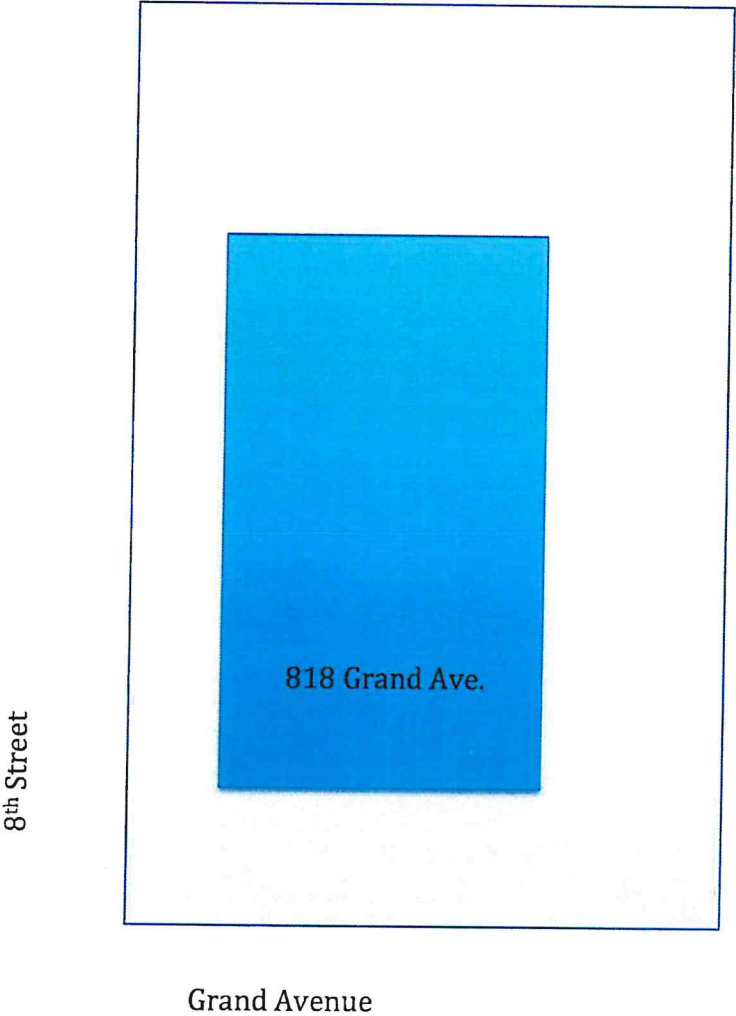
**George at Bee-Line will arrange for proper removal of the old roof without damage to neighboring structures.**

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

**Standing seam metal is a historic material and style. In fact, a recent (2015) Dr. Edward Harvey Award winning residence (at 778 38th Avenue) has this same type of roof.**

*10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

**No alterations to the extent or shape of the roof are planned.**



A sampling of older Astoria residences with standing seam (and other metal) roofs



760 Kensington



1523 Jerome

RECEIVED  
JUL 08 2019  
COMMUNITY DEVELOPMENT



**A sampling of older Astoria residences with standing seam (and other metal) roofs**



544 17th



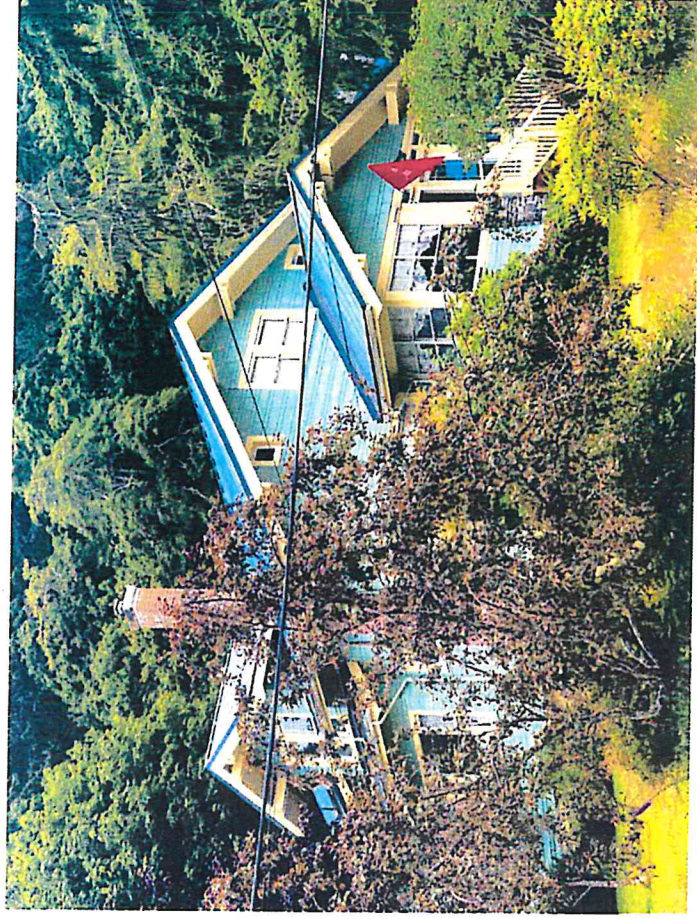
778 38th Avenue



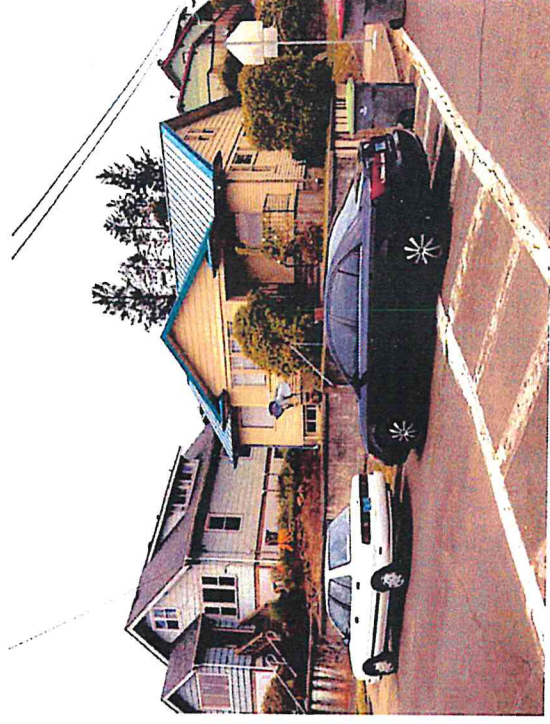
**2015 residential winner: Dr. Edward Harvey Historic Preservation Award**  
[http://astoria.or.us/assets/dept\\_3/agendas/61615%20HLC%20Pkt.pdf](http://astoria.or.us/assets/dept_3/agendas/61615%20HLC%20Pkt.pdf)



**A sampling of older Astoria residences with standing seam (and other metal) roofs**



710 38th



10th & James



A sampling of older Astoria residences with standing seam (and other metal) roofs



2063 Irving



863 35th



A sampling of older Astoria residences with standing seam (and other metal) roofs



482 Grand



665 15th



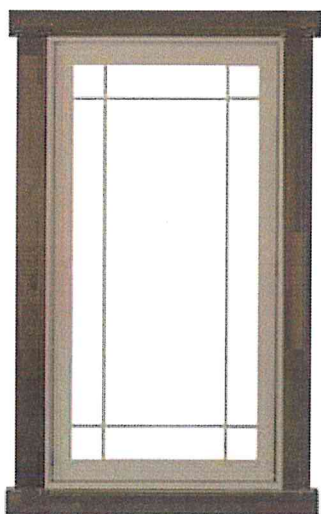
637 14th





## Casement Windows

Andersen® A-Series casement windows are our best performing casement windows. They're available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free. With so many options to choose from, start designing yours today.



### DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode\*
- Exteriors are protected by a Fibrex® material and fiberglass for long-lasting\* performance

### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

### BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

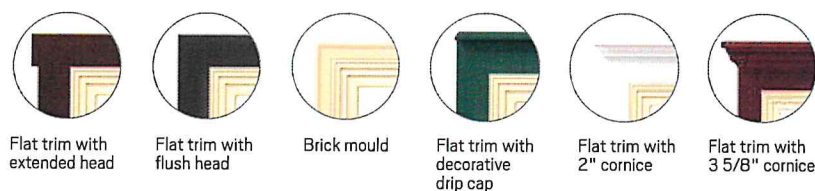
## OPTIONS &amp; ACCESSORIES

- Variety of energy-efficient glass options
- Patterned glass options
- Exclusive art glass designs that are placed between glass panels
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Wide variety of hardware styles and finishes
- Exterior trim options

## EXTERIOR COLORS



## TRIM STYLE OPTIONS



## INTERIOR OPTIONS

## Wood Species



## Interior Finishes &amp; Painted Options

*Shown on Pine. Available on Pine, Maple and Oak only.*



## HARDWARE STYLES &amp; FINISHES

## Contemporary Folding



**Black** | Bright Brass | Gold Dust  
Oil Rubbed Bronze | Satin Nickel  
Stone | White

## Traditional Folding



**Antique Brass** | Black | Bright Brass  
Brushed Chrome | Distressed Bronze | Distressed Nickel  
Gold Dust | Oil Rubbed Bronze | Polished Chrome  
Satin Nickel | Stone | White



\*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

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## Double-Hung Windows

Andersen® A-Series double-hung windows feature traditional styling that includes a tall bottom rail and a spoon-style lock. A-Series double-hung windows are available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free. A sophisticated one-touch release allows the sash to tilt in for easy cleaning from the inside.



### DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode\*
- Exteriors are protected by a Fibrex® material and fiberglass for long-lasting\* performance

### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

### BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

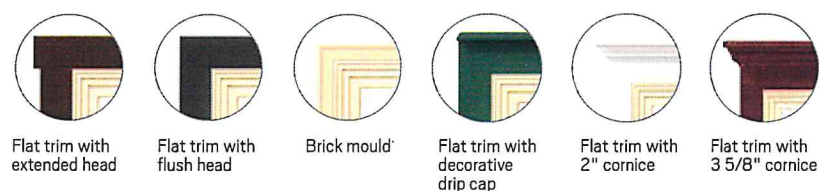
## OPTIONS &amp; ACCESSORIES

- Four Low-E® glass options
- Four patterned glass options
- 13 exclusive art glass designs that are placed between the glass
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Wide variety of hardware styles and finishes
- Exterior trim options

## EXTERIOR COLORS

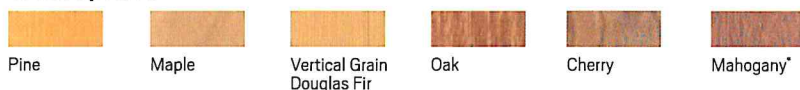


## TRIM STYLE OPTIONS



## INTERIOR OPTIONS

## Wood Species



## Interior Finishes &amp; Painted Options

*Shown on Pine. Available on Pine, Maple and Oak only.*



## HARDWARE STYLES &amp; FINISHES



\*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

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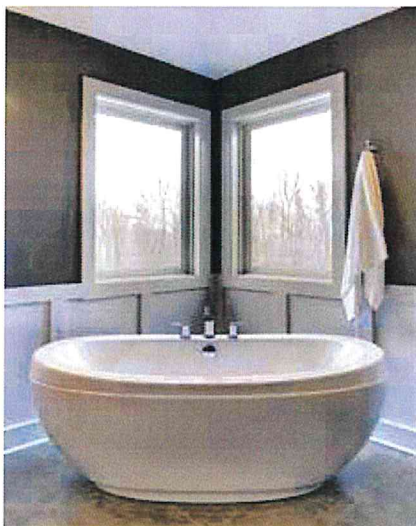
For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).





## Picture Windows

Andersen® A-Series picture windows coordinate with all other A-Series products. Plus they're available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free.



### DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode\*
- Exteriors are protected by fiberglass for long-lasting\* performance

### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series picture windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

### BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

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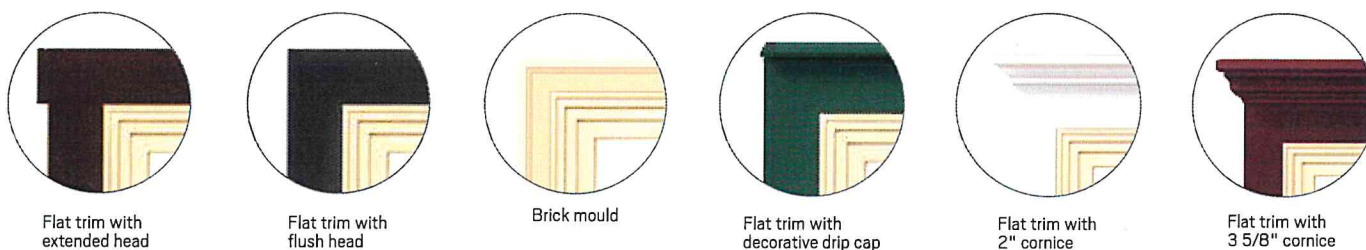
## OPTIONS & ACCESSORIES

- Variety of energy-efficient glass options
- Patterned glass options
- Exclusive art glass designs that are placed between glass panels
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Exterior trim options

## EXTERIOR COLORS



## TRIM STYLE OPTIONS



## INTERIOR OPTIONS

### Wood Species



### Interior Finishes & Painted Options

*Shown on Pine. Available on Pine, Maple and Oak only.*



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## Frenchwood® Hinged Patio Doors

A-Series hinged patio doors make a dramatic statement and add great ventilation. Their French door styling goes well with any home style. Made of wood protected by fiberglass, it's our best-performing hinged patio door.

### DURABLE

- Virtually maintenance-free and exterior finish never needs painting and won't flake, rot, blister, peel, pit or corrode\*
- Exteriors are protected by fiberglass for long-lasting\* performance

### ENERGY-EFFICIENT

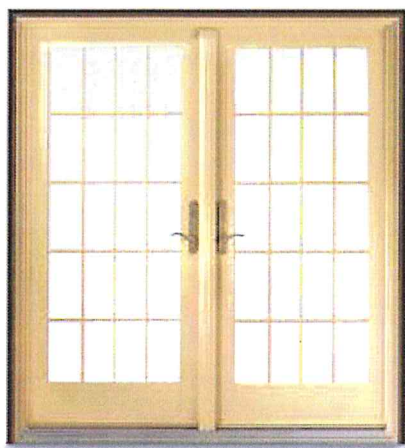
- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

### BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options

### OPTIONS & ACCESSORIES

- Smart home options including VeriLock® security sensors and Yale® Assure Lock®
- Available with Stormwatch® protection for coastal areas
- Exclusive between the glass art glass designs

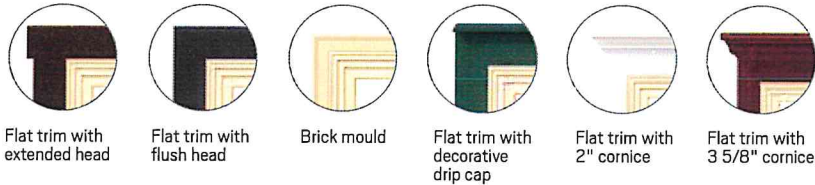


\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.  
\*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.  
Yale manufactures and supports the limited warranty for Yale Assure Lock for Andersen patio doors.

## EXTERIOR COLORS

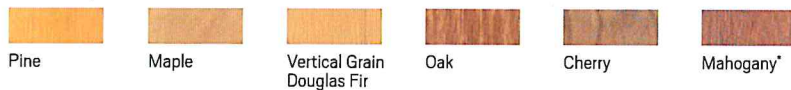


## TRIM STYLE OPTIONS



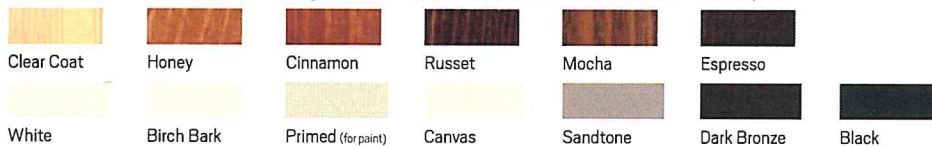
## INTERIOR OPTIONS

## Wood Species



## Interior Finishes &amp; Painted Options

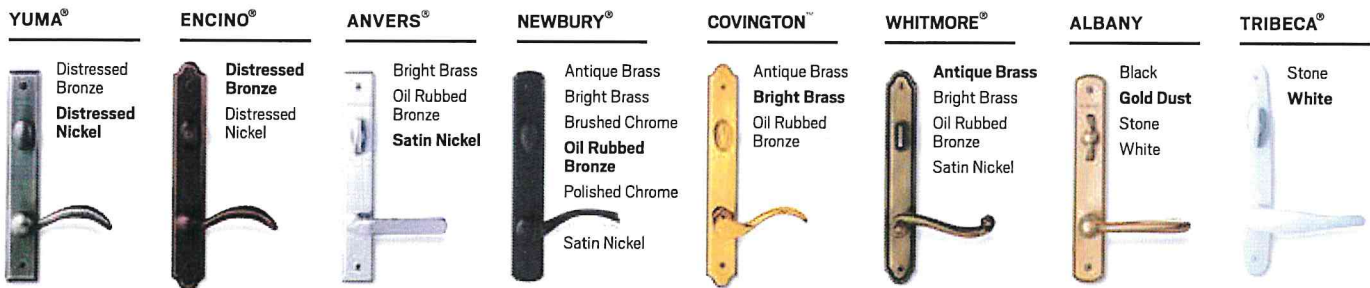
Shown on Pine. Available on Pine, Maple and Oak only.



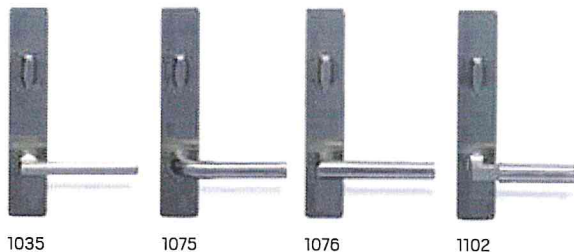
Additional color options are available. See your Andersen dealer for details.

## HARDWARE STYLES\*\*

Bold name denotes finish shown.

FSB® **NEW!**

FSB hardware available in Satin Stainless Steel.



**Andersen.**  
ARCHITECTURAL  
COLLECTION

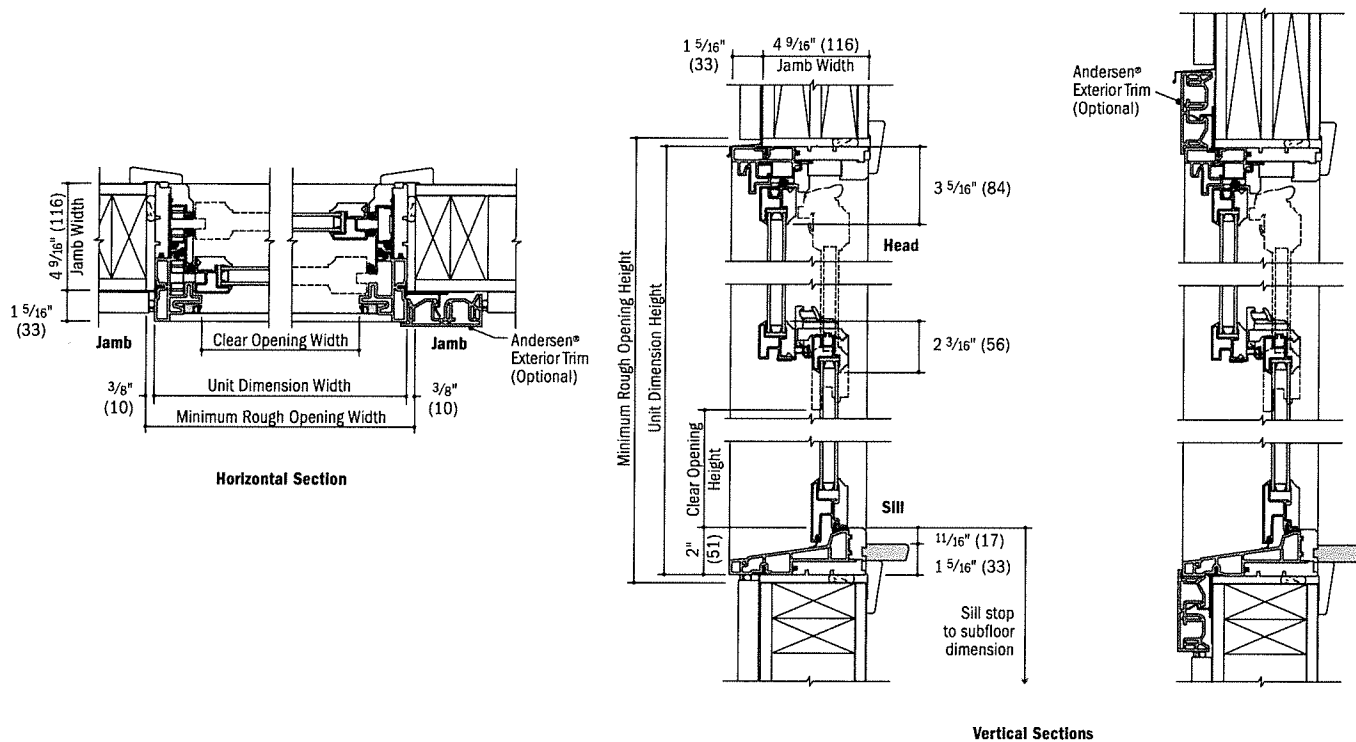
For more information or to find a dealer, visit  
[andersenwindows.com/ac](http://andersenwindows.com/ac) or call 877.577.7655.

\*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies. \*\*Hardware sold separately.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes feature a 10-year limited warranty. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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### Double-Hung Window Details

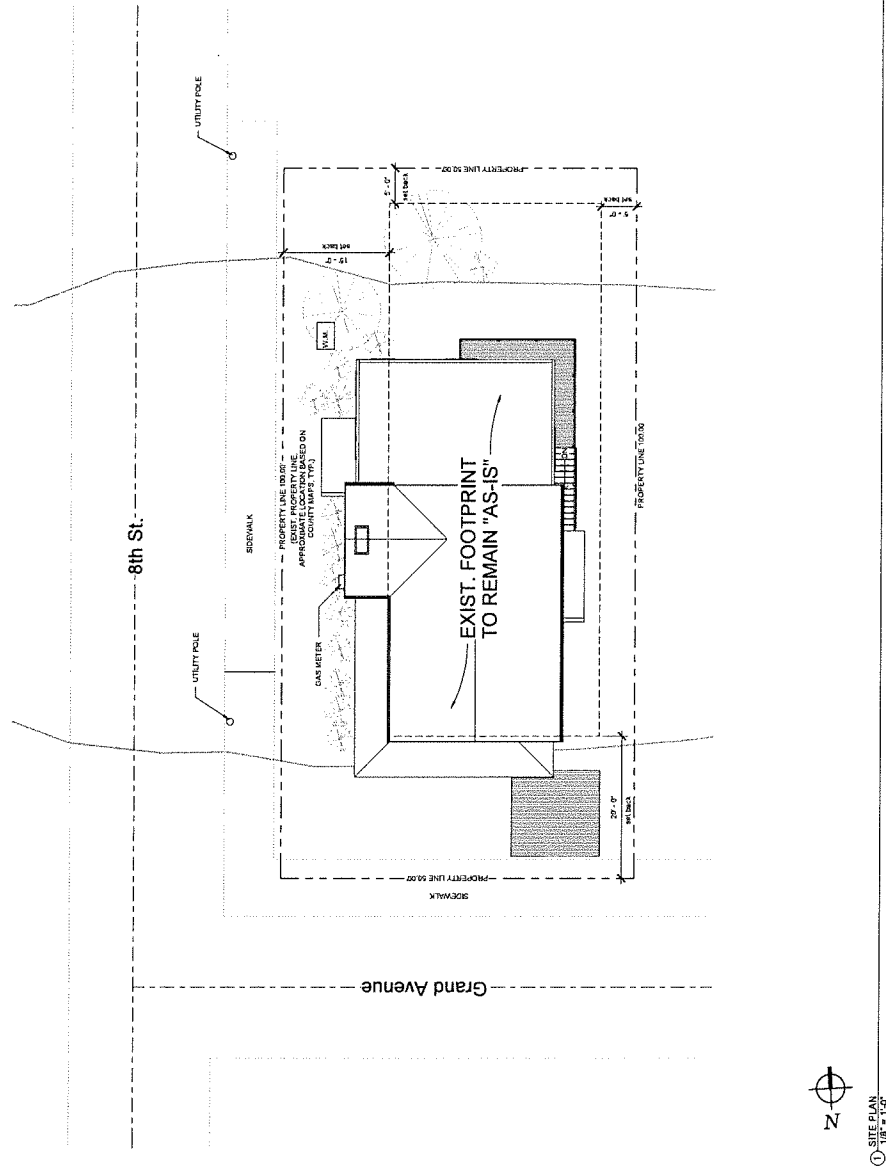


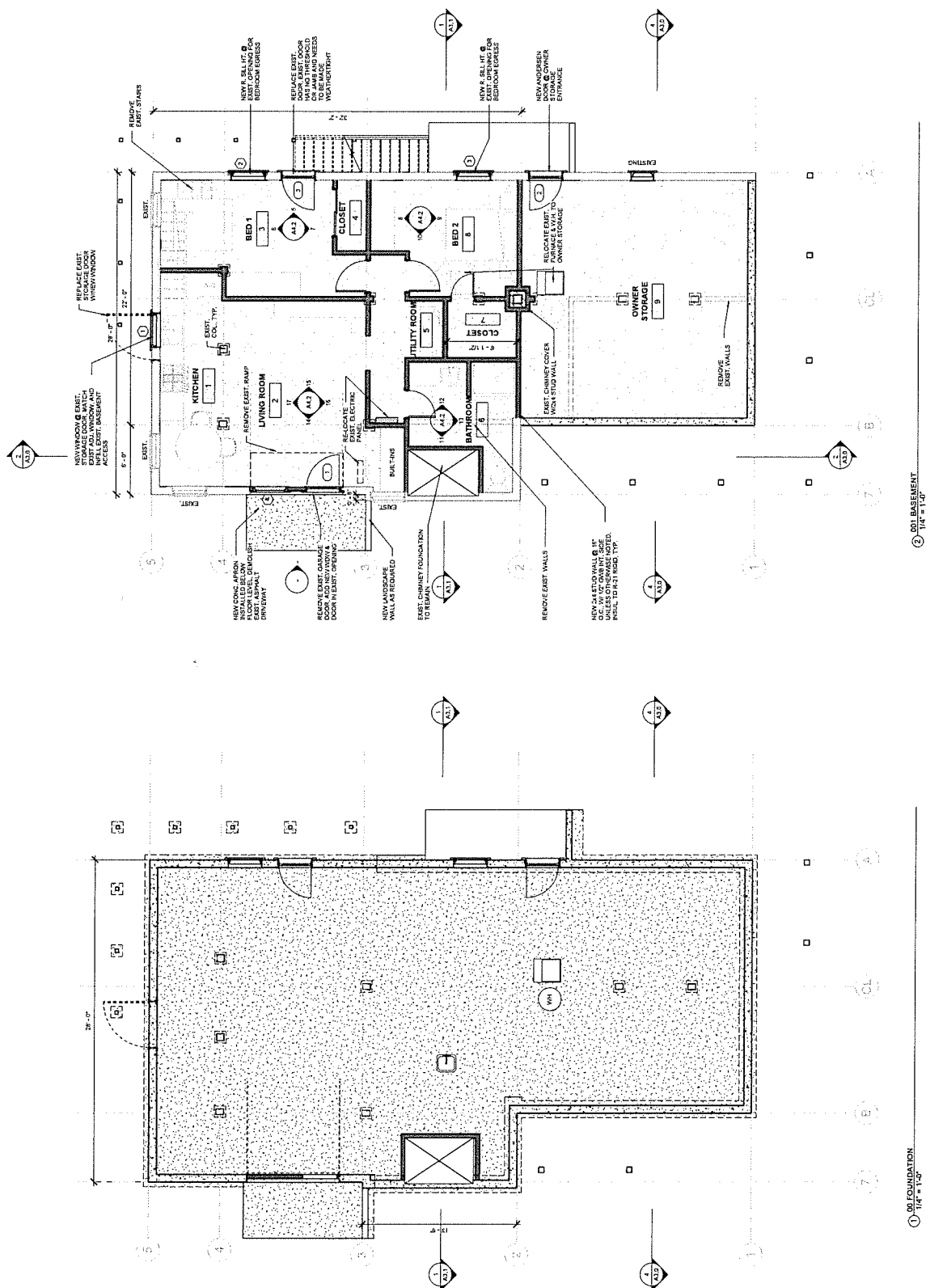
- $4 \frac{9}{16}"$  jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen<sup>®</sup> parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).

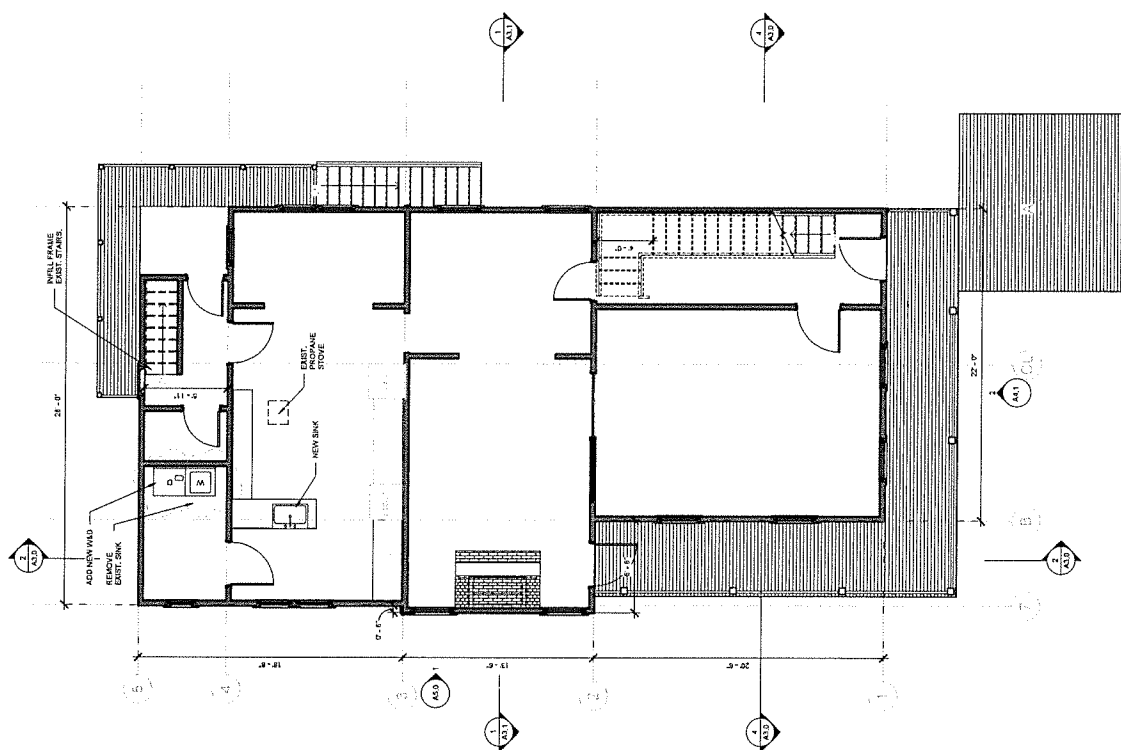




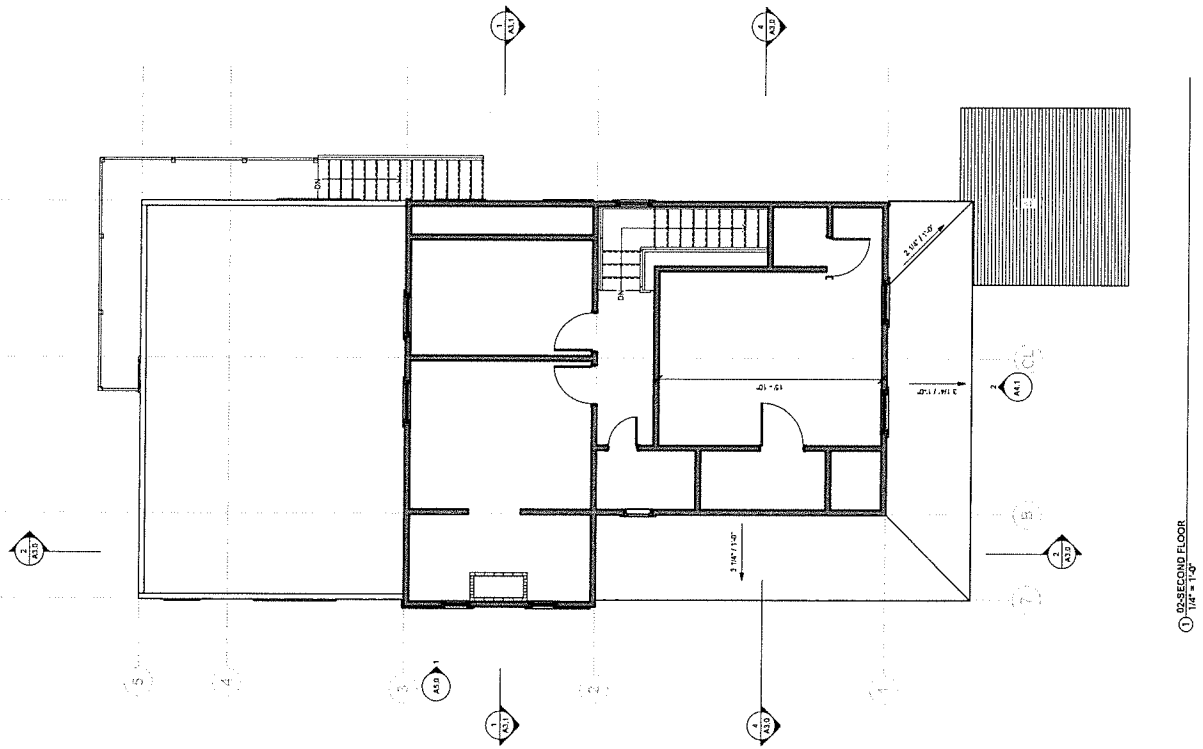


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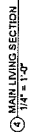
1 01-FIRST FLOOR PLAN  
1/4" = 1'-0"

[illegible]





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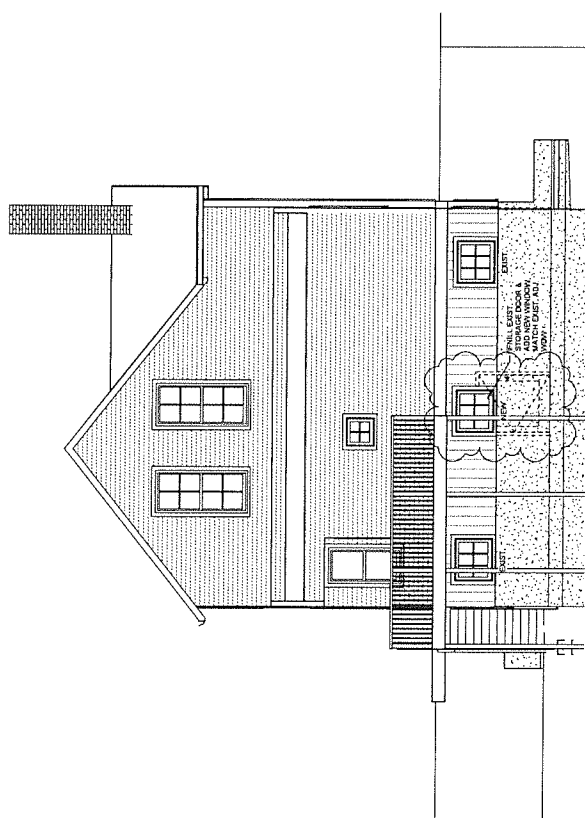
2 TRANSVERSE SECTION  
1/4" = 1'-0"

[illegible]

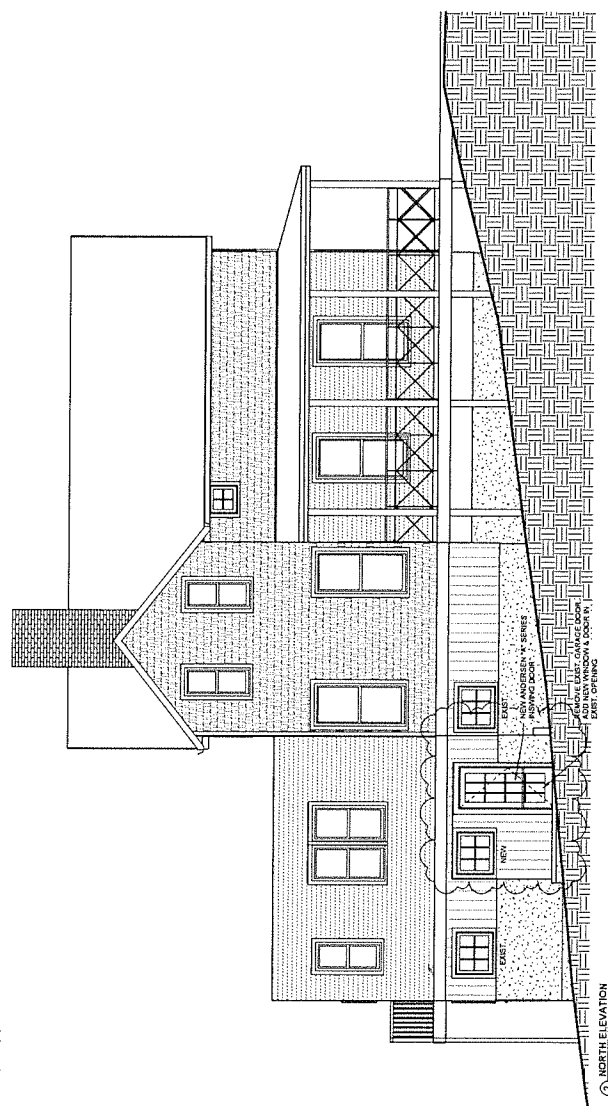
၂။

1. SEE DETAIL SHEET AS-0 FOR TYPICAL WINDOW AND WINDOW CASING DETAIL.  
ELEVATIONS FOR SIZE AND REFERENCE ONLY, DETAILED WINDOW TRIM NOT SHOWN

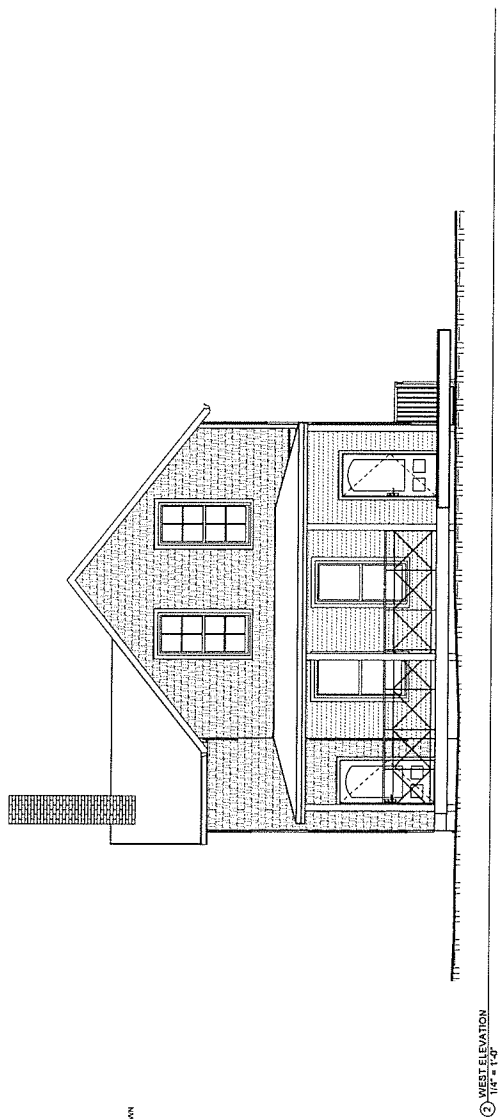
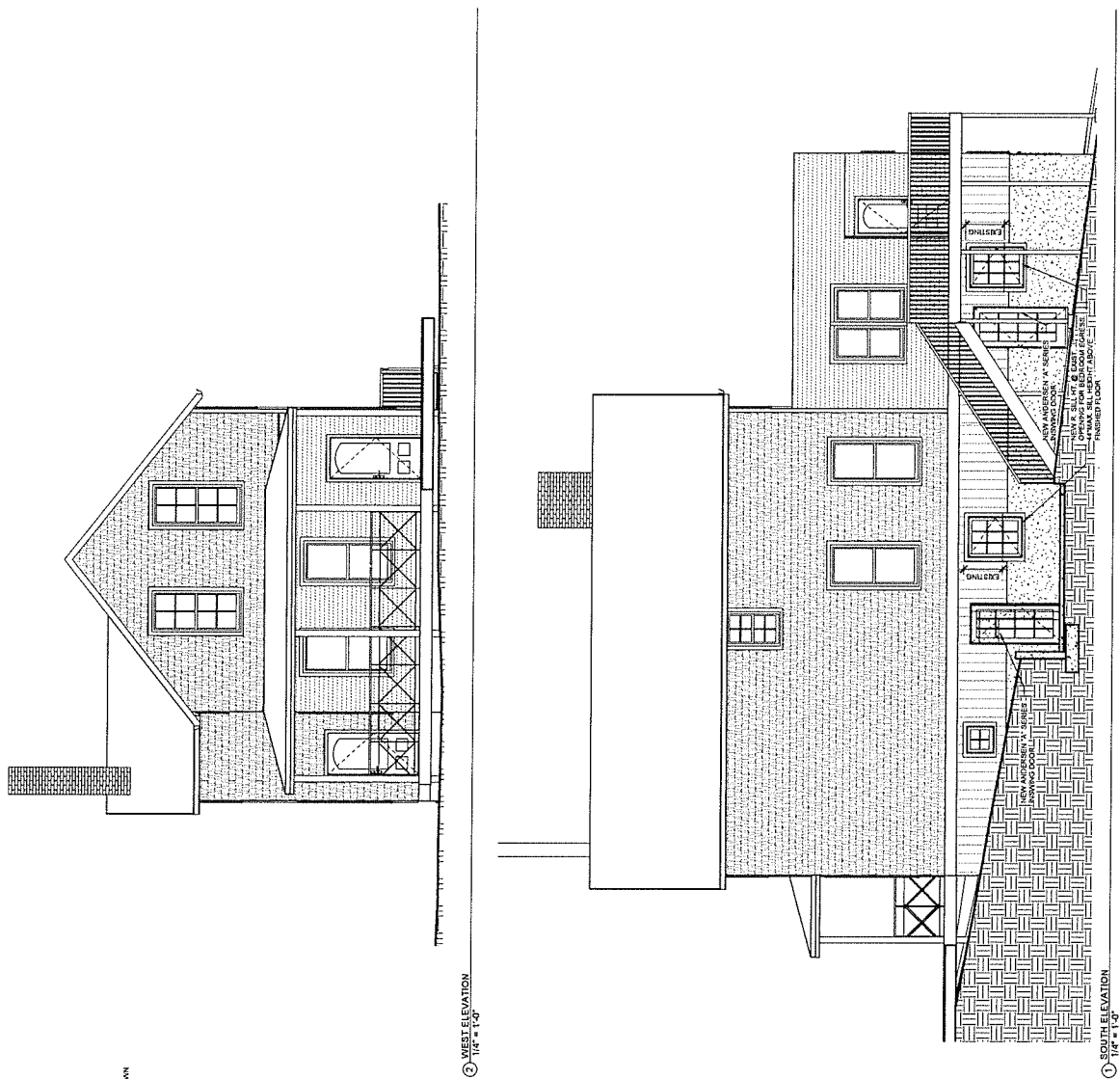
2. ALL WINDOWS SHOWN EXISTING, UNLESS OTHERWISE NOTED



1 EAST ELEVATION  
1/4" = 1'-0"



② NORTH ELEVATION  
1/4" = 1'-0"

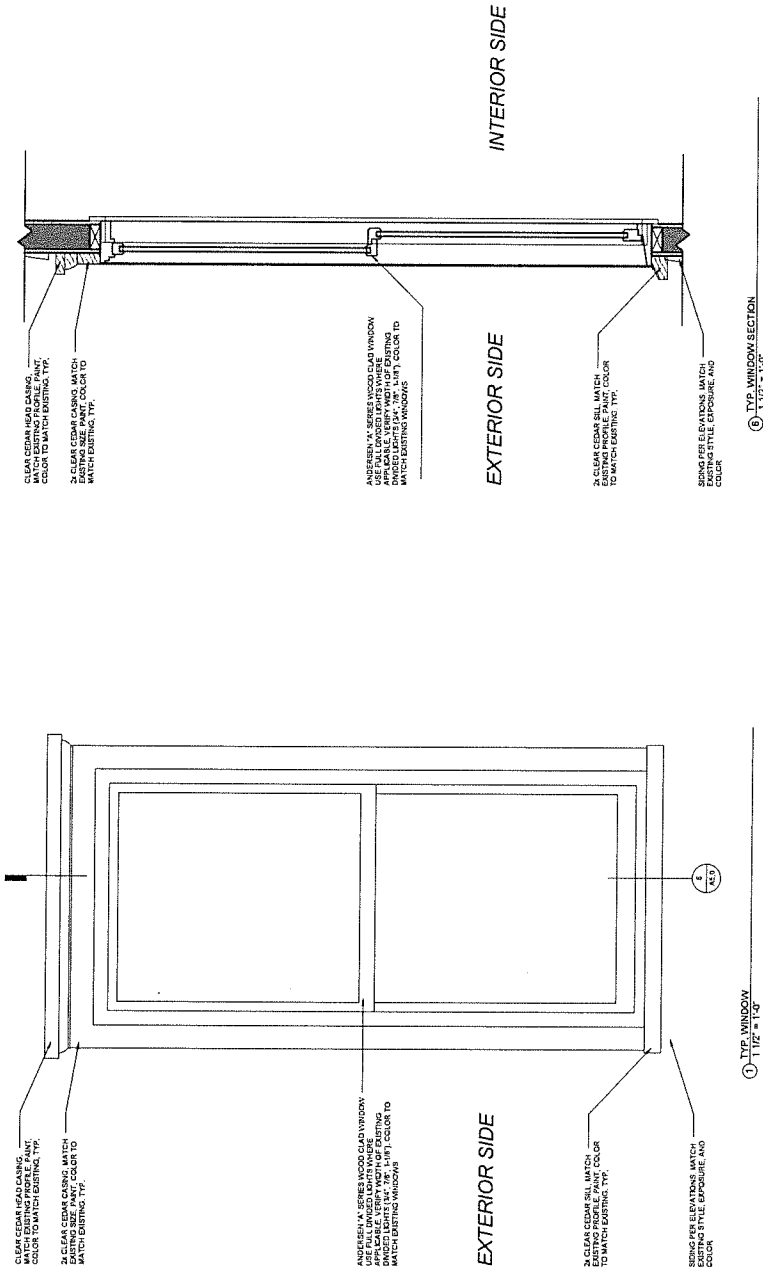
[illegible]

**NOTES:**

1. SEE DETAIL SHEET A-10 FOR TYPICAL WINDOW AND WINDOW CASING DETAIL. ELEVATIONS FOR SIZE AND REFERENCE ONLY, DETAILED WINDOW TRIM NOT SHOWN

2. ALL WINDOWS & DOORS ARE SHOWN EXISTING, UNLESS OTHERWISE NOTED.



[illegible]



086 BUILDING NAME: Historic: George C. Flavel Jr. House #1  
Present: Al Grimberg House  
ADDRESS: 818 Grand Avenue, Astoria  
CLASSIFICATION: Primary  
RESOURCE TYPE: Building  
YEAR BUILT: c. 1885  
STYLE: Gothic Vernacular

ALTERATIONS: Flat roofed addition to rear (north) elevation, c. 1910;  
entrance altered, c. 1930

OWNER'S NAME AND ADDRESS: ~~Mrs. Al Grimberg~~ 1988 Tom Hannon  
818 Grand Avenue  
Astoria, Oregon 97103

ASSESSOR'S MAP #: Sect. 08 T8N R9W WWM 89 08 CC ADDITION: McClures  
BLOCK #: 73 LOT #:8 TAX LOT #: 7200 S.I. #: 659

USE: Residence

DESCRIPTION: This one and one-half story building is of wood frame construction, 'L' shaped in plan with the characteristic extension from the primary rectangular structure. It has a basement and a concrete foundation with a wood skirt. The steep gable roof and cross gable of the extension are of composition shingles. There are two projecting, centrally located corbelled brick chimneys. The primary window type is a one-over-one double hung wood sash, with four-over-four double hung wood sash at the second floor of the gable end of the main building element, all with molded hoods. The exterior wall finish material is a narrow coursed wood shingle in a simple pattern. There is a hip roofed wrap around porch on the main (south) and side (west) elevations. The porch has turned decorative columns with jigsaw-cut braces and simple railings with combined vertical and diagonal balusters. The porch floor is wood.

The main (south) elevation is asymmetrical with two primary windows (four-over-four) equally spaced in the gable end at the second floor. The main floor has three primary windows below the porch roof, with the entrance recessed to the south wall of the building extension. Originally built as a single family residence on the corner of a steep sloping site, the building is in excellent condition.

George Conrad Flavel (1855-1923) and his wife, Winona Callender, lived in this residence from 1885 to 1901. Flavel was a native Astorian and the only son of George Flavel and Mary Christiana Boelling Flavel. The younger Flavel's maternal grandfather, Conrad Boelling, constructed this residence for his grandson and his wife, who had already been married for six years when they were presented with their new home.

Flavel inherited an interest in the maritime activities. After receiving his education locally and at a military academy in California, George C. went to sea. After he had acquired his captain's papers, he was persuaded by his parents to return to Astoria to work in the Flavel wharf and towing interests. At the death of the elder Flavel in 1893, George C. Flavel became the manager of his father's estate, which included real estate investments, as well as maritime interests.

When it was constructed, the younger Flavel's home was ideally situated across 8th Street from McClure School. About 1905 the home was turned to its present exposure--facing south and fronting on Grand Avenue. The Flavels moved from the home in 1901 when their new Colonial Revival house at 15th and Franklin streets was completed.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000054

Date Listed: 2/19/91

George C. and Winona Flavel House Clatsop OR  
Property Name County State

N/A

Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Autewirth Glee*  
for \_\_\_\_\_  
Signature of the Keeper

2/19/91  
Date of Action

=====

### Amended Items in Nomination:

**Statement of Significance:** Under Criteria Considerations (Exceptions), box B should be checked because the property was moved.

This information was confirmed with Elizabeth Potter of the Oregon State Historic Preservation Office.

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### DISTRIBUTION:

National Register property file  
Nominating Authority (without nomination attachment)



United States Department of the Interior  
National Park Service

JAN 14 1991

National Register of Historic Places  
Registration FormNATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

## 1. Name of Property

historic name Flavel, George C. and Winona, House

other names/site number

## 2. Location

street & number 818 Grand Avenue N/A not for publication  
city, town Astoria N/A vicinity  
state Oregon code OR county Clatsop code 007 zip code 97103

## 3. Classification

## Ownership of Property

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

## Category of Property

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

## Number of Resources within Property

Contributing	Noncontributing
1	buildings
	sites
	structures
	objects
1	0 Total

Name of related multiple property listing:

N/A

Number of contributing resources previously  
listed in the National Register N/A

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the  
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

*James M. Flannery*  
Signature of certifying officialDecember 31, 1990  
DateOregon State Historic Preservation Office  
State or Federal agency and bureauIn my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

## 5. National Park Service Certification

I, hereby, certify that this property is:

- ☒ entered in the National Register.  
☐ See continuation sheet.  
☐ determined eligible for the National  
Register. ☐ See continuation sheet.  
☐ determined not eligible for the  
National Register.

- ☐ removed from the National Register.  
☐ other, (explain:)

*Antonieta Glee*

2/19/91

*for* Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling**7. Description**

Architectural Classification

(enter categories from instructions)

Late Victorian: Vernacular GothicRevival

Materials (enter categories from instructions)

foundation concrete, wood post & pierwalls wood: weatherboardroof asphalt: shinglesother windows: glass

Describe present and historic physical appearance.

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Constructed in 1879, the George Conrad Flavel house is a one-and-a-half story wood frame structure on the NE corner of Eighth Street and Grand Avenue in Astoria, Oregon. Its rectangular plan runs in a north-south direction and has an addition to the rear. The main structure has a gable roof with composition shingles, while the single-storied kitchen addition has a flat built-up roof with parapet walls on the east and west sides. The vernacular structure was originally unadorned, but became more stylized in an 1893 remodeling. In 1920 the house was picked up, rotated ninety degrees and moved to the SW corner of its sloping lot. In spite of its alterations, the house still speaks clearly as one of Astoria's early vernacular structures.

When first built, the George C. Flavel house stood on the north end of the lot and stretched in an east-west direction. There was a back addition, perhaps a summer kitchen, attached only by an external hall. By the turn of the century, however, that addition was almost completely attached to the main structure. Like today, the main structure had a fully attached one-story addition, which at that time projected slightly northward, creating an L-shaped plan. That portion contained a mud room, wood room, food pantry, fruit pantry and kitchen. The spaces today are only slightly altered. The food pantry now has a tub and sink, while the mud room was removed and destroyed. A small porch is now located just outside the mud room on the NE corner of the building. The door is recessed four feet from the exterior wall. The porch, which is about 5 x 12' in dimension, and its stairs are in poor condition.

Until George Flavel remodeled his home in 1893, the house was without a fireplace. There were indeed chimneys, which served purely functional purposes such as cooking or heating, but there was no hearth in which to gather around in the evenings or cold winter days. He extended a gable from the NE corner of the main structure, lengthening the drawing room by seven feet. All but the corbled brick chimney stack is within the wood framed, one-and-a-half story appendage. The mantelpiece is carved oak in the Eastlake style. Pilasters and brackets are to either side with rosettes across the frieze. The fireplace is faced with brown and gold glazed 1 x 7" tile. The hearth is faced with similar tile, but of a slightly larger dimension. Reddish brown glazed tile with designs in relief is used in a parquet surrounding the hearth.

The 1888 Sanborn Fire Insurance Map shows a porch wrapping around the three main elevations of the structure. According to a 1908 map, the porch only wrapped around two sides. It remains that way today. In 1893 George C. Flavel replaced the original square porch posts with turned posts. He also added jig-saw cut braces as a finishing touch. The porch had no rail originally, the present rail with diagonal supports have lost their structural integrity.

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There are two entrances from the front porch. One on the SE corner accesses the front hall, the other opens into the drawing room. The front door is craftsman in style and has three vertical lights. The transom has clear glass with colored glass surround. The side entry dates from the 1893 remodeling. It has a decorative panel and a single light with clear beveled glass and a colored glass surround. The transom has been painted over and infilled on the interior.

The structure is supported on three sides by 6 x 8" piers on a poured in place concrete stem wall. The stem wall has finished concrete and is incised with a cut stone pattern. The south wall is built into the hillside and is supported by a seven foot concrete retaining wall. Because the house is built on a steeply sloping site, it has a daylight basement with ceilings a full eight feet in height. The floors are finished. A non-historic sliding garage door is located on the west elevation beneath the kitchen addition, while a historic loading door on rollers hangs hidden from view on the north elevation. Wood skirting is 6" vertical lap siding capped by a simple watertable. The entire building was once clad in 5" exposed wood clapboard siding. Now, only the back elevation and back addition remain intact. In 1920, three of the elevations were covered in 5" exposed cedar shingles.

All windows retain their original openings, however only those windows on the second-story gable ends, and a second-story window on the east elevation, retain their original lights. When the house was first constructed, all windows on the first and second floors were of the 4/4 double hung variety. When the house underwent its first remodeling in 1893, the windows were converted to 1/1 double hung. A small single light casement window was added beneath the eaves on the west elevation in 1920, when a closet was converted into a half bath. The basement level used both 4 and 6 light fixed windows. All windows had moulded hoods and are of wood sash and frame throughout.

The plan of the Flavel house is simple. Entering through the main door, the staircase rises to the second floor along the east wall. Immediately to the west is a single door entry to the front parlour. The parlour was once connected through a pocket door to the drawing room. The opening was blocked when Charles Johnson took in boarders in 1901, but the 4/4 paneled door remains. Proceeding northward down the hallway through a solid five paneled door, is the dining room. The drawing room is to the west. There was once a set of pocket doors dividing the two rooms, but the doors were removed and the opening was altered to a segmented arch in the 1930's. Continuing further north, is the kitchen wing. The second floor plan is even more simple. After turning the corner on the stair landing, the hall runs in an east-west direction. A large sleeping room to the south comprises half the upstairs floor space. To the north are two bedrooms. The NW bedroom has a dressing room beneath the projecting gable built by George Flavel in 1893. A half bath is located in a former closet at the west end of the hall.

Quickly, a few of the interior details. The early ceiling light fixtures remain in the parlour, drawing and sitting rooms. Wood graining is used on the door panel of a built-in cabinet, the pocket doors, and the five panel door entering the dining room. In each case, fir was simulated as oak. The staircase has a delicate oak balustrade and turned newel post. Jig-saw cut patterns are applied beneath the run. And finally, all the floors are of soft wood, but those in the drawing room, dining room and kitchen addition are covered with linoleum laid in the 1930's. The other floors are painted around the edges and have rugs in the center.



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The vernacular Gothic house occupying a sloping site on Grand Avenue at Eighth Street in the Hobson-Flavel neighborhood of Astoria, Oregon was built in 1879, enlarged and remodeled in 1893 and rotated 90 degrees on its lot in 1920. It was the first home of Captain George C. and Winona Callender Flavel, son and daughter-in-law of the legendary Columbia River bar pilot and entrepreneur, George Flavel.

George Conrad (1855-1923), a captain in his own right, assumed management of the Flavel shipping concern upon his father's death in 1893. In the modifications to accommodate comfort and fashion undertaken in the same year, the house on Grand Avenue reflects that moment when George Conrad commenced to wield the influence of diverse family business interests that embraced banking and real estate in addition to shipping. This, the first house of George and Winona Flavel, meets National Register Criterion B, therefore, and also Criterion C as one of the city's best preserved examples of vernacular architecture in the Gothic Revival mode. The second residence of the Flavels, a stately custom-built Colonial Revival residence at 15th and Franklin streets to which the Flavels moved in 1901, was listed in the National Register in 1986 primarily because it is the unsurpassed example of its style locally.

As presently composed, the wood frame vernacular Gothic house has a one and a half-story, longitudinal, gable-roofed core volume with south end entry and a finely detailed porch having scroll-sawn bracketed posts that extends across south and west elevations. The house has a short perpendicular wing with inside end chimney at the far end of the west elevation and a single story ell with parapet walls at the back of the core that rests on a basement story garage.

Exterior elevations of the house are finished with boxed cornice and window trim having simple architrave molding. Original shiplap siding and plain corner boards are exposed on the north end of the core volume and the ell. The rest of the exterior was overlaid with shingle siding in a weatherization initiative that was customary in Astoria's maritime microclimate.

The ground story interior, comfortably updated in the Eastlake tradition by Captain Flavel in 1893, is well preserved and characterized by an open-string dog leg staircase with a fine banister of turned elements and scroll work under stair end

## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☒ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Economics

Architecture

Period of Significance

1879-1901

Significant Dates

1893-1901

1893

Cultural Affiliation

N/A

Significant Person

George Conrad Flavel (1855-1923)

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

☒ See continuation sheet

## 9. Major Bibliographical References

Captain George Flavel Residence, National Register of Historic Places Nomination Form, November 28, 1980

Astoria Public Library Newspaper Index

Sanborn Fire Insurance Maps

Interview with Debbie Hannen, July 21, 1990, Astoria, Oregon

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

☐ See continuation sheet

### Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: \_\_\_\_\_

## 10. Geographical Data

Acreage of property 0.11 acres Astoria, Oregon 1:24000

### UTM References

A 1,0 4,3,5,6,8,0 5,1,1,4,8,3,0  
Zone Easting Northing

C                                      
Zone Easting Northing

B                                      
Zone Easting Northing

D                                      
Zone Easting Northing

☐ See continuation sheet

### Verbal Boundary Description

The nominated area is located in SW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 8, Township 8N, Range 9W, Willamette Meridian, Astoria, Clatsop County, Oregon. It is legally described as Lot 8, Block 73, McClure's Astoria Addition, and is otherwise identified as Tax Lot 7200 at said location.

☐ See continuation sheet

### Boundary Justification

The nominated area encompasses the present tax lot for the historic George Conrad and Winona Flavel residence.

☐ See continuation sheet

## 11. Form Prepared By

name/title John E. Goodenberger, Bonnie Susan Oathes

organization North Coast Landmarks Consultants date July 29, 1990

street & number 1320 Franklin, Studio F telephone (503) 325-0209

city or town Astoria state Oregon zip code 97103

**United States Department of the Interior  
National Park Service**

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nosings, multi-paneled doors, high baseboards with crown molding, and architrave door and window frames with corner blocks. The drawing room fireplace has a tile surround and elaborately carved mantelpiece in the stylized Classical vein typical of Eastlake furnishings.



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George Conrad Flavel was the son of Captain George Flavel, who was both an early Columbia River bar pilot and Astoria capitalist. This home was built for him as a wedding present upon his marriage to C. Winona Callender in 1879. It served as his home until 1901, when his second home was completed. The Flavel family has played, and continues to play, a major role in Astoria's business affairs. The two other Flavel homes extant in Astoria are both listed on the National Register of Historic Places. The house is important not only because of its link to pioneers in business, but it stands on its own merit architecturally as a well-preserved example of early vernacular in Astoria.

Captain George Flavel came to the Oregon Territory in the late 1840's in command of a vessel called the *Perry*. After a short time spent in the gold fields of California and in command of a vessel named *Goliath*, Captain Flavel signed on as mate and pilot of the *Goldhunter* out of Portland, Oregon Territory. In 1842 he was licensed as a pilot by the Oregon Territory with a range that included the Columbia River and its tributaries.

When passing through Astoria, he would stay in a hotel operated by Conrad Boelling. The Boellings had six daughters. In 1853 the Boellings seized the opportunity and permitted their thirteen year old daughter, Mary Christina, to marry the upwardly mobile, thirty-one year old Flavel. The Captain and his bride settled in Astoria, in a home no longer extant, just down the street from the elder Boellings.

Captain Flavel proved to be wildly successful in his business ventures. At the time of his death, in July of 1893, his net worth was well over one million dollars. In addition to a bar pilot service, he maintained substantial downtown real estate holdings, including a large wharf, warehouse and numerous commercial buildings. He served as a member of the school board and was president of the First National Bank. In 1885 he completed his retirement home, a huge Queen Anne structure directly across the street from his first home. This building now serves as a museum for the Clatsop County Historical Society and was entered into the National Register of Historic Places November 28, 1980. Mary Boelling Flavel, who spent part of each year in New York, San Francisco and Europe, and frequently experienced bouts of physical fragility, lived in the house until her death in 1928, at the age of eighty-eight.

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Captain George and Mary had three children, George C., Katie and Nellie. It was common for the well-to-do Astorian families to send their children to Portland, Salem, Seattle or the San Francisco area for their high school education. George Conrad attended Oakland Military Academy in 1871 in Oakland, California. He graduated in 1873 and chose a career at sea. After several years absence, his heartsick mother begged him to return home and pursue a career in Astoria. He agreed to return and his father gave him a job in an office at the Flavel dock where all of the Flavel shipping business was transacted.

In 1879, George Conrad Flavel married C. Winona Callender, daughter of Melville P. Callender, manager of the Simpson Lumber Company. The marriage was an embarrassment to Captain George and Mary because they considered the Callender family to be common. A small notice appeared in the local newspaper announcing that the wedding was held at the Callender's residence in Knappton, Washington Territory. A plea for "No Cards" was included in the brief nuptials notice. Not all relatives were under the same cloud as George's parents, however. George's grandfather, Conrad Boelling, built a house on the corner of Eighth and Grand Streets as a wedding present for the young couple. It was a simple house, only slightly more stylish than a typical working-class home. They had their first and only child on May 5, 1886. He was named Harry Melville Flavel.

George Conrad Flavel continued to work for his father for some time. In September of 1892, Captain Flavel incorporated the Flavel Land & Improvement Company. George Conrad took over as head of the company when the captain died one year later. The company was created in order to develop a new empire - the city of Flavel, a resort town where passengers on Flavel ship lines could relax while traveling between Portland, Seattle and San Francisco. High hopes for the development of Flavel were also based on the fact a freight ship terminal here was more conveniently located to the mouth of the Columbia River than one based in Astoria. The city, as planned by A.B. Hammond, with its broad avenues, sweeping vistas and terminals with their outstretched, welcoming arms, was labeled a ridiculous proposition by its critics. The land, to some, was little more than a "bear wallow." The critics may have been right. Ground breaking ceremonies for the city's first structure, the Flavel Hotel, occurred in June of 1896. It was an impressive wood shingled building with an elegant veranda and gambrel roof. One month later, the first train arrived in town. The city's Chelmsford Wharf, named after the first ship to dock there, welcomed its first deep sea vessel in September of that year. Within one year Western Union Telegraph, Wells, Fargo & Company, the United State Post Office and the town's first teacher had arrived. But the initial optimism soon turned to despair. Flavel's hotel, while enjoying a brief period of social gaiety, was never able to out do its rivals in Astoria. The same was true for the ship terminals. Astoria simply had better facilities to offer. By 1908, the railway wharf was condemned. On August 27, 1914, the Flavel Land & Development Company placed 1550 acres of land in the city of Flavel on the market. On November 9, 1914, the city of Flavel consolidated with the neighboring city of Warrenton.

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In the meantime, George Conrad Flavel had become vice-president of the First National Bank, a position he held until his death in 1923. He used a portion of the money bequeathed to him by his father to upgrade his home. The upgrading included placing a stylish fireplace in his drawing room, and placing brackets and turned posts on his wrap-around porch. Then, in 1901, he and Winona and their son, Harry Melville, moved from this home to a stunning Colonial Revival on Fifteenth and Franklin. That home was entered on the National Register of Historic Places on June 5, 1986.

Harry Melville Flavel married Elizabeth A. Patrician in 1910. He built a house at 1361 Grand Street. They had three children, George E., Patricia and Yiginia. Their stormy marriage ended in a bitter divorce in 1916. Harry attended the University of Oregon, then returned to Astoria and worked in association with the Knappton Towboat Company, a business owned by his mother's side of the family. On February 18, 1923, George Conrad Flavel died after a brief bout with pneumonia. Harry then took over his father's position as vice-president of the First National Bank. In June of 1924, Harry Melville married Florence Sherman shortly thereafter they moved into his father's house. They had two children, Harry Sherman and Mary Louise. He later moved into his father's house. On March 19, 1929, George E. Flavel, age 17, who was attending the Moran school for Boys on Bainbridge Island, Washington, died in Seattle while undergoing a goiter operation. The widow Winona continued to reside with her son until moving into the Elmore Apartments, 687 Fourteenth Street, in 1931. Winona Callender Flavel died December 17, 1944. Harry Melville Flavel died October 26, 1951. Florence, Harry Sherman and Mary Louise Flavel are still alive and living in George Conrad's second home. Patricia Flavel and Virginia Flavel Malefant both live in the Bay area of California.

George Conrad and Winona's first home was sold to Charles A. Johnson in 1901. Charles was part owner of the Johnson & Engstrom Saloon. By 1904, Charles had taken in a couple of boarders, including Gust Jansen, a mariner. The front parlor was separated from the rest of the house at that time to accommodate the boarders. In 1910, three of the Wesche children, who were Charles' step-children, moved into the house and joined him and his ten year-old daughter, Violet Caroline. The Wesche children included Adolph, Oliver and Ruth. Their sister, Emily, moved in two years later for a very brief period. Emily Wesche married Albert Grimberg in 1915. Albert was a clerk for the Charles Y. Brown Shoe Store. Emily and Albert moved to the home of Emily's father, Charles Wesche, a bartender at the Columbia Exchange Saloon. About 1920, Albert and Emily bought the George Conrad Flavel home from Charles A. Johnson. Charles Johnson then moved into the home of Charles Wesche and the Wesches moved to a home one block away from their daughter, Emily.

Almost immediately after moving in, Albert and Emily had the house picked up, rotated ninety degrees and moved to the SW corner of the lot. The east portion of the lot was sold and another house built upon it. The Grimbergs lived in their home until 1988 when ill health necessitated the selling of the dwelling and their moving into a nursing home. In 1923, Albert had formed a very successful partnership with Randall Reed called the Reed & Grimberg Shoe Store, which was owned and operated by the family for sixty-eight years, closing its doors in 1990.

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Continuation Sheet**

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The house is currently occupied by Tom and Debbie Hannen. Tom is a self-employed graphic artist. His business is called Tom Hannen's Hire-a-Graphics. Debbie is a secretary for Commercial Adjustment Company.

There are few houses remaining in Astoria that are as old or older than the George Conrad Flavel house. Of those homes identified through surveys, or historic walking tours, the Hobson-Flavel area has two older structures-the John Hobson house (1863) and the Conrad Boelling house (1863). The Fort George area has five older houses and one house its contemporary. The structures are the Hiram Brown house (1852), Charles Stevens house (1867), George Warren house (1869), Brenham Van Dusen house (1870), Charles Heilborn house (1870) and Judge Charles H. Page house (1879). In the downtown area only the Ferdinand Ferrell house (ca 1860) is older. In Adairsville, the same is true for the Andrew Young house (1875). Uppertown has two - the Ludwig Larsen house (1877) and the Peter Larson house (1880). Of the above houses, five are listed on the National Register of Historic Places. They are: Peter Larson (1990), Andrew Young (1986), John Hobson (1977), Judge Charles H. Page (1985) and Charles Stevens (1985).



DUANE

(JEFFERSON ST.)

100	200	300	400	500	600
1	2	3	4	5	6
7	8	9	10	11	12

800	200	300	400	500	600
1	2	3	4	5	6
7	8	9	10	11	12

900	1000	1100	1200	1300	1400
1	2	3	4	5	6
7	8	9	10	11	12

1400	1500	1600	1700	1800	1900
1	2	3	4	5	6
7	8	9	10	11	12

EXCHANGE

(ASTOR ST.)

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7	8	9	10	11	12

4200	4300	4400	4500	4600	4700
1	2	3	4	5	6
7	8	9	10	11	12

3500	3600	3700	3800	3900	4000
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7	8	9	10	11	12

2600	2700	2800	2900	3000	3100
1	2	3	4	5	6
7	8	9	10	11	12

FRANKLIN

(COURT ST.)

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7	8	9	10	11	12

7300	7400	7500	7600	7700	7800
1	2	3	4	5	6
7	8	9	10	11	12

6600	6700	6800	6900	7000	7100
1	2	3	4	5	6
7	8	9	10	11	12

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7	8	9	10	11	12

GRAND

(7th)

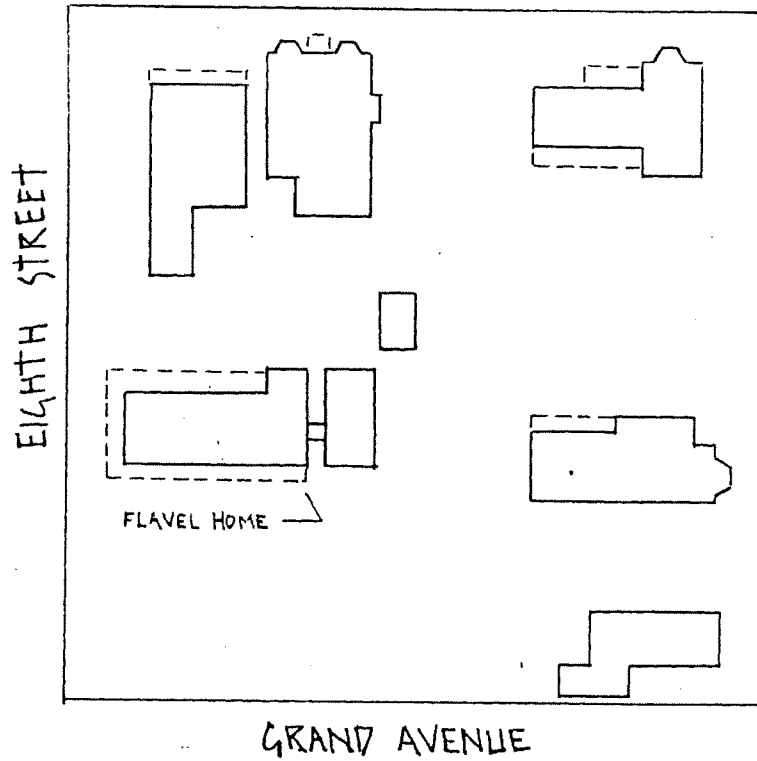
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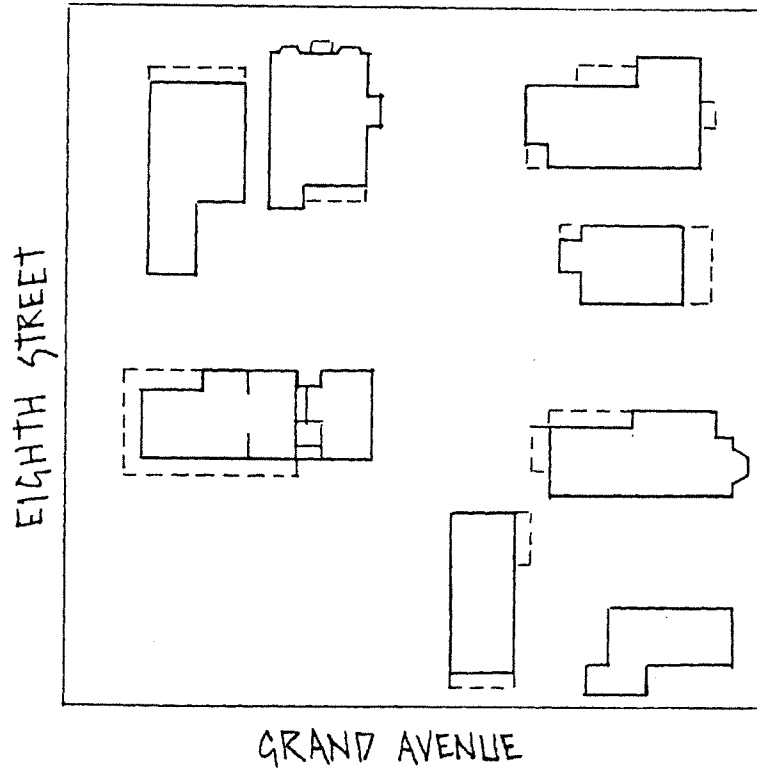
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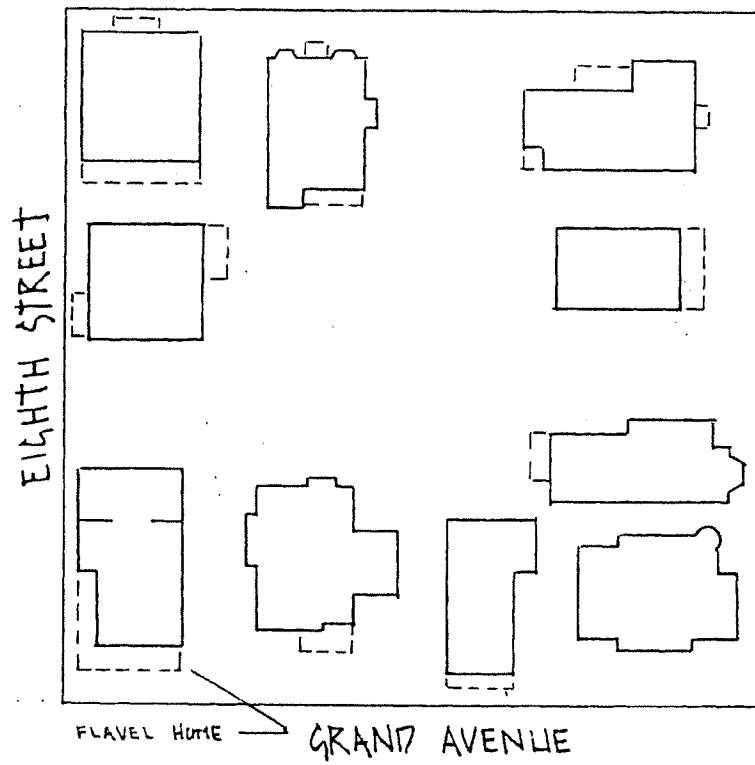
1888 SANBORN MAP



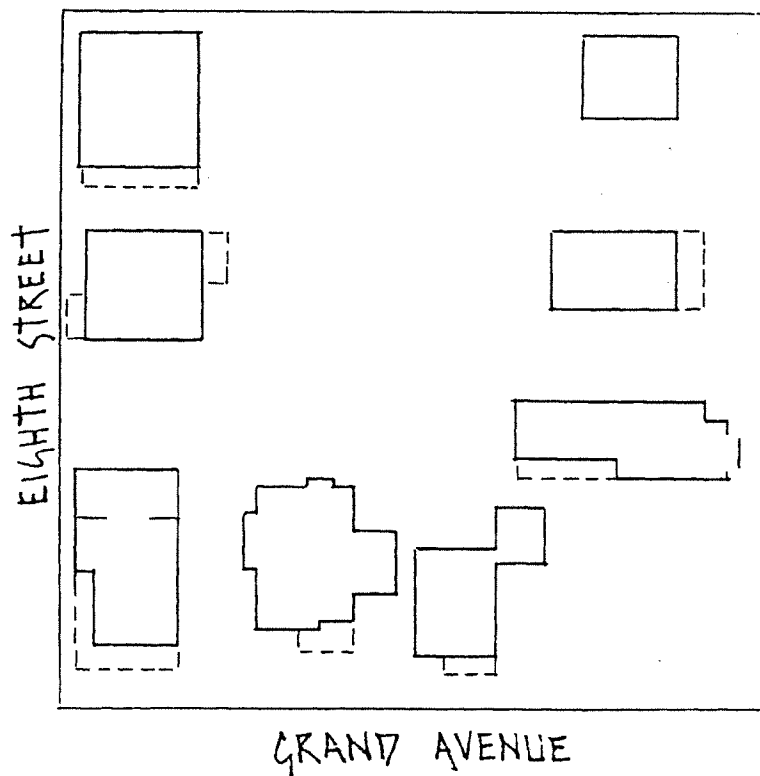
1896 SANBORN MAP

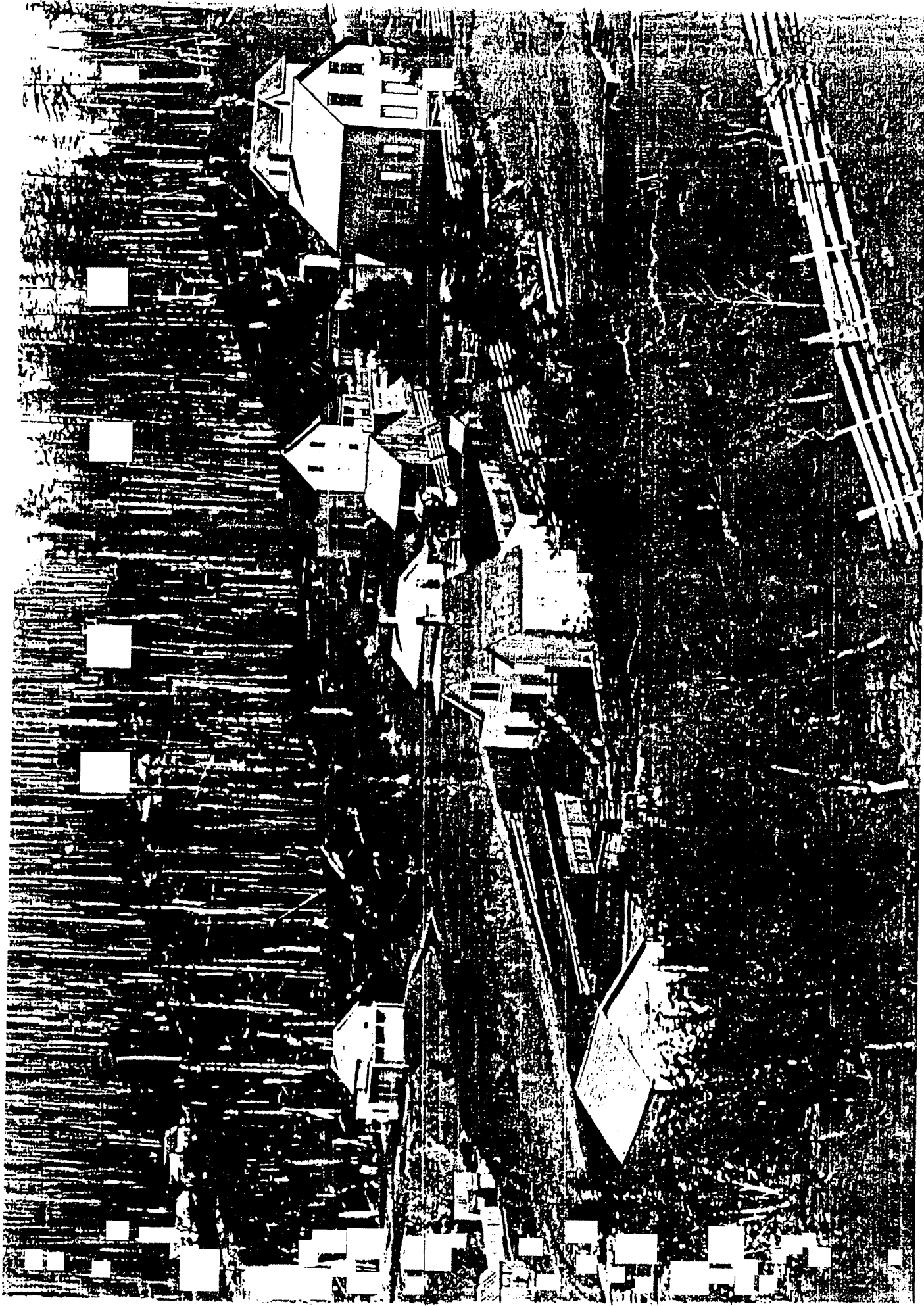


1921 SANBORN MAP



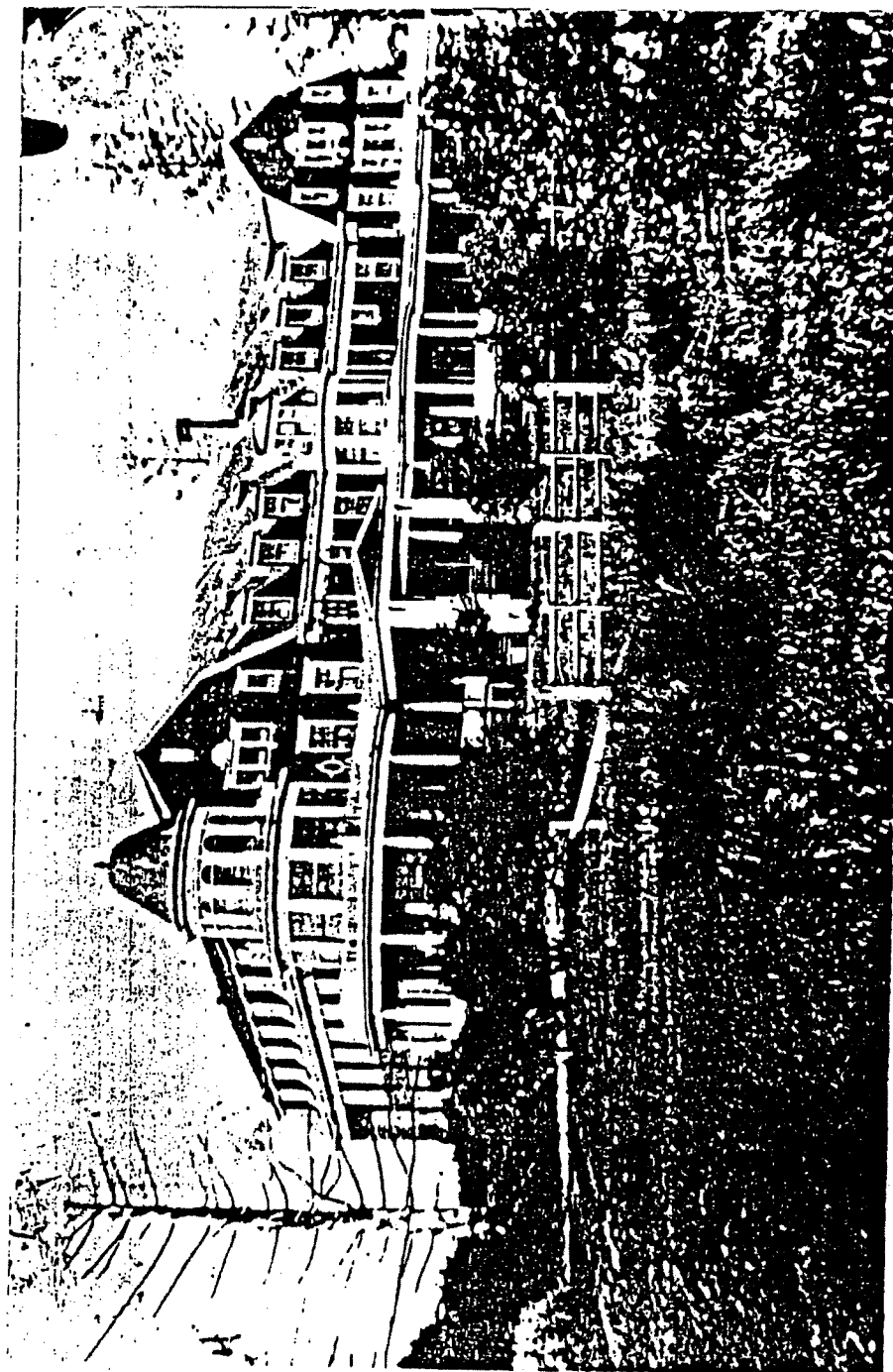
1958 SANBORN MAP



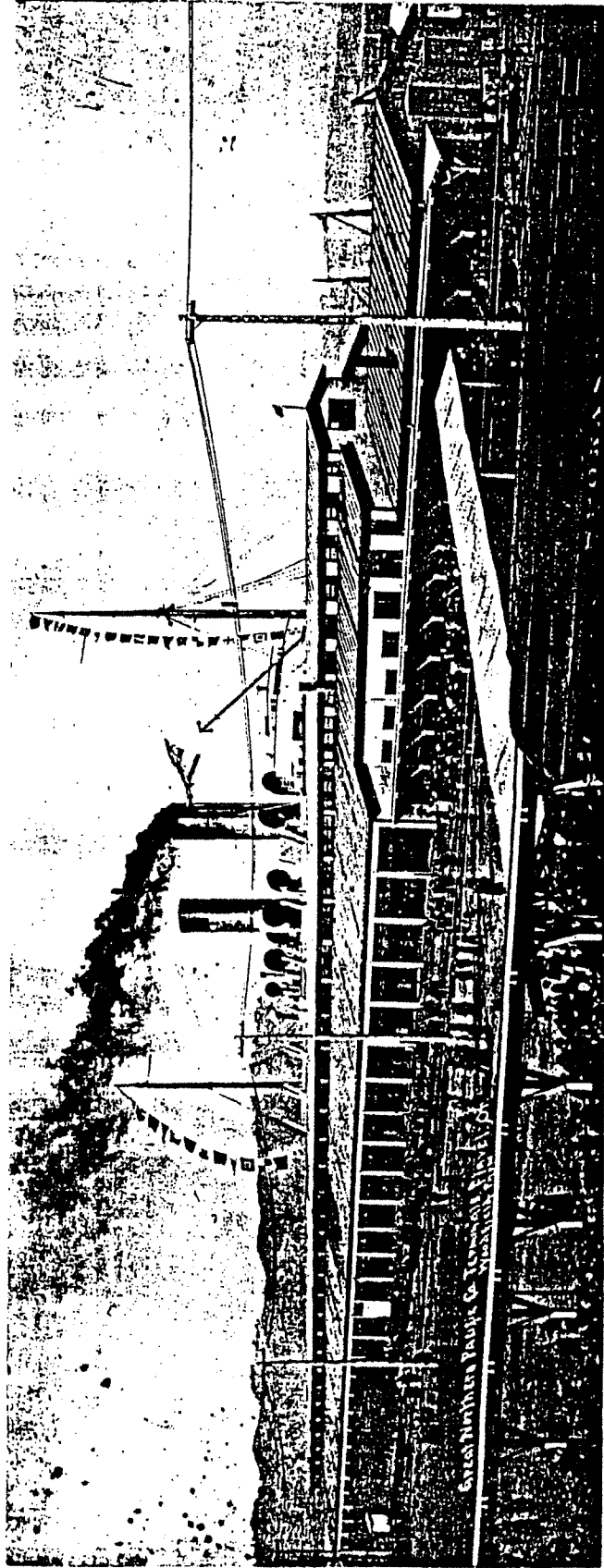


George Conrad Flavel residence, in upper right corner, shortly after construction, 1879





Flavel Hotel, Flavel, Oregon



Great Northern Pacific Co. Terminal, Flavel, Oregon

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
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PHOTOGRAPHS:

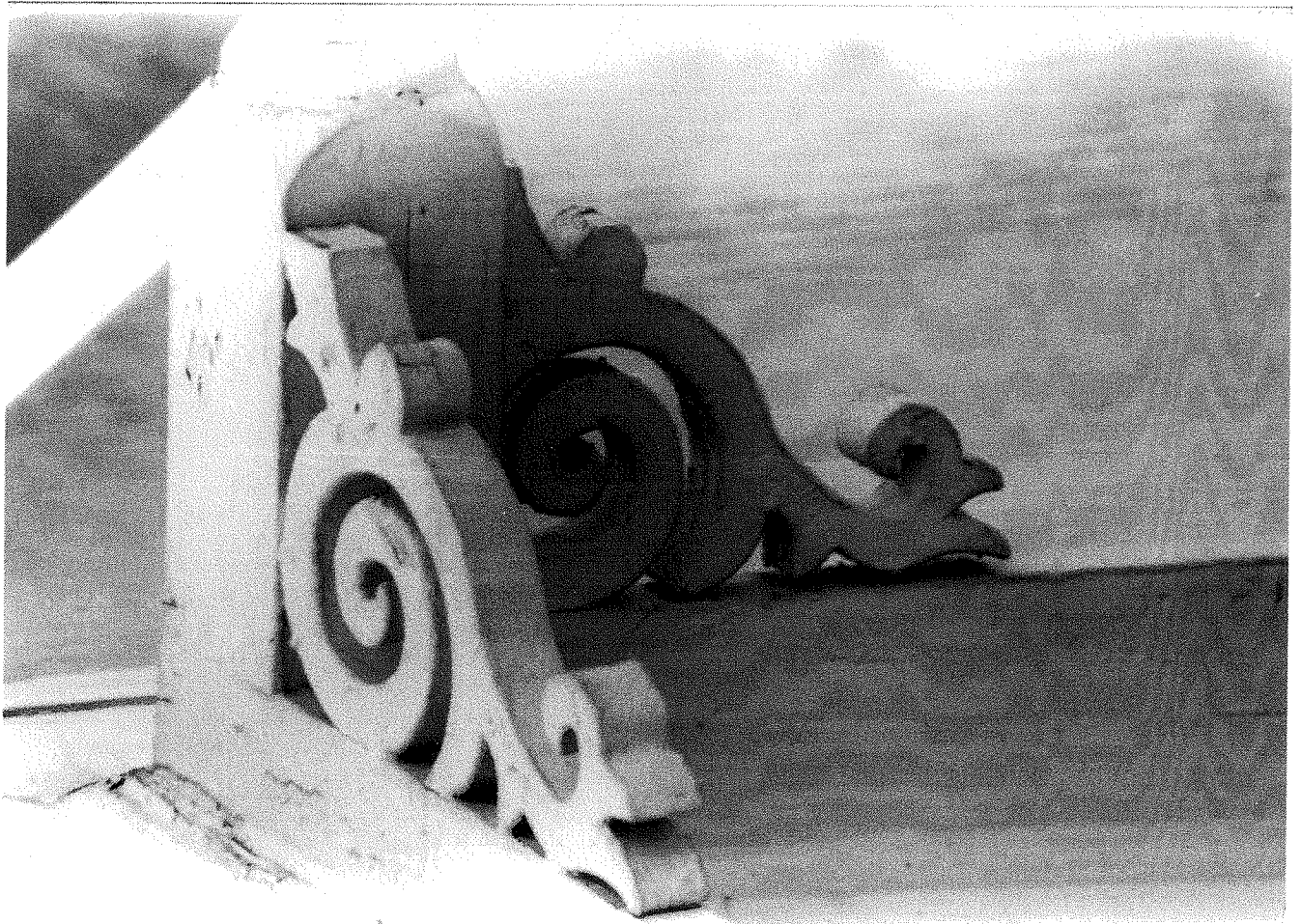
George Conrad Flavel Residence  
Astoria, Clatsop County, Oregon  
July 1990  
Photographer: John E. Goodenberger  
Location of Negative: Tom Hannen  
818 Grand Avenue  
Astoria, Oregon 97103

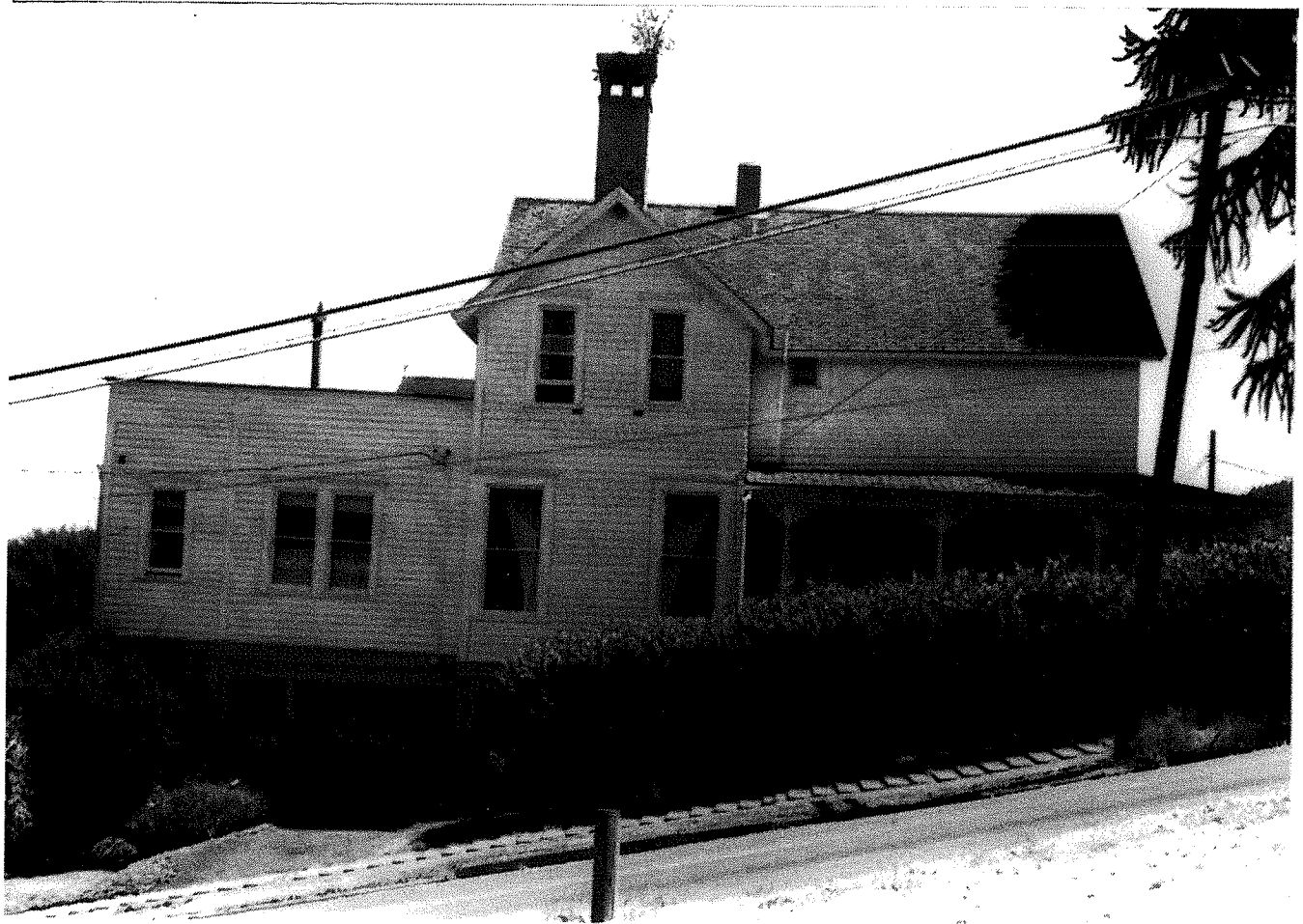
- 1 of 16 West elevation, looking NE
- 2 of 16 South elevation
- 3 of 16 Detail, jig-saw cut porch bracing
- 4 of 16 West elevation
- 5 of 16 North and west elevations, looking SE
- 6 of 16 Detail, west elevation, loading door on rollers
- 7 of 16 South and east elevations, looking NW
- 8 of 16 Detail, east elevation, back porch
- 9 of 16 Interior, entry hall, looking south
- 10 of 16 Interior, detail, jig-saw cut pattern applied to stair run
- 11 of 16 Interior, detail, 4/4 paneled pocket door in parlour,  
note door opening is blocked
- 12 of 16 Interior, fireplace, looking west
- 13 of 16 Interior, detail, wood graining on door of built-in wall cabinet
- 14 of 16 Interior, kitchen, looking NW
- 15 of 16 Interior, large sleeping room, looking SW
- 16 of 16 Interior, west bedroom, looking NW, note dressing room  
beneath projecting gable





































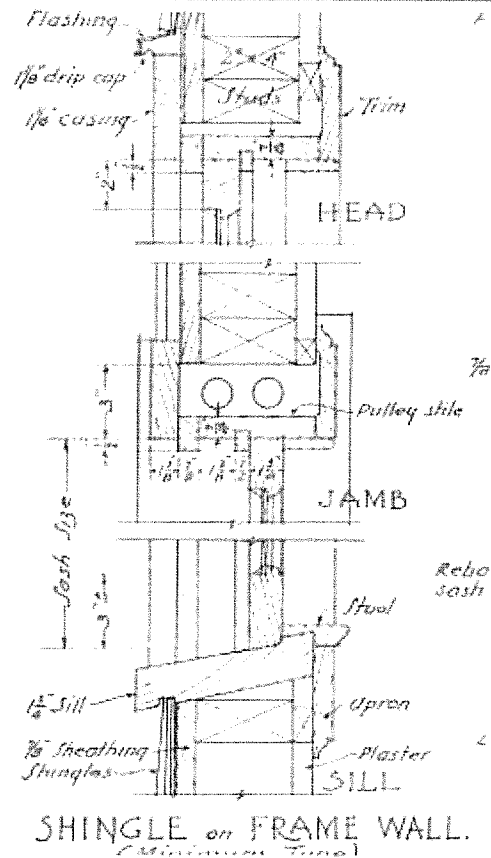
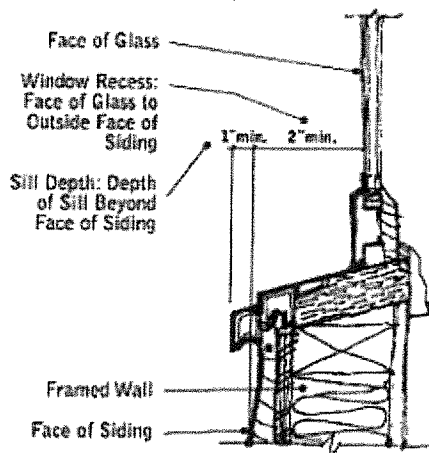


## Windows in Central Astoria: Their depth of recess

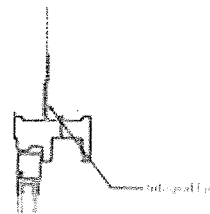


### Measuring depth of recess

When undergoing historic review, the City of Astoria has required new double-hung windows to be recessed a minimum of 2" from the face of siding to the face of the glass on the lower sash (below). If the window is fixed or casement, the window is required to match the recess found on the upper sash of a typical double-hung window--approximately 1".



Standard wood, double-hung windows were historically recessed approximately 3" from the face of siding to face of glass on lower sash (above).



By contrast, some fiberglass double-hung windows projects beyond face of siding (above). The integral fin or flange prevents moisture from entering wall. It also dictates how deep the window may be recessed.



HISTORIC LANDMARKS COMMISSION  
CONDITIONS OF APPROVAL  
PAINTABLE WINDOW MATERIAL  
April 11, 2014

**Condition:** Window material shall be paintable to match the existing historic windows.

**Development Code Historic Properties Ordinance Sections that refer to “color”:**

▪ Exterior Alteration Exemptions Section 6.050.A.5

*Application of storm windows made with wood, bronze or flat finished anodized aluminum, or baked enamel frames which complement or match the color detail and proportions of the building.*

▪ Historic Design Review Criteria Section 6.050.F.6

*Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.*

▪ Historic Design Review Criteria Section 6.050.F.9

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

**Justification:** Composite materials have a different appearance than wood. Windows are available in wood, vinyl, fiberglass, aluminum, composite, and clad variations. The dimensions and relief details of the window frames varies with the different materials. Vinyl tends to be larger and less detailed. Clad variations allow for the detailing of a wood window but with the contemporary coating (cladding) for easier maintenance.

Windows that are not paintable are prepared at the factory with one color. Many times white or almond are a standard color provided by the manufacturer but more colors are becoming available. Once installed, the color cannot be changed. → Therefore, as the use of the building changes over the years and the building and architectural features are painted, the windows remain the original color. New contemporary material windows are paintable.

	Wood	Vinyl	Fiberglass	Aluminum	Composite <sup>1</sup>
Will not crack		X	X	X	X
Will not peel		X	X	X	X
Will not bend/warp		X	X	X	X
Paintable	X		X	X	X
Wood window-like profile	X	X	X		X
Available with wood clad interior	X		X		X
Will not stick due to expansion and contraction		X	X		X
High energy-efficiency coefficient	X	X	X		X

*Milgard Windows comparison of window materials*



Example: 1511 Commercial – vinyl windows installed years ago that were not paintable. They are white and the building has since been painted brown with brown trimmed windows. The unpaintable vinyl windows remain white and do not blend with the building.

Paintable contemporary materials allow for the installation of windows with easier maintenance but allow the color to be changed when the building color changes. These windows can come with an initial color from the manufacturer, but it can be repainted in the future.

The actual color of the window is not reviewed. Instead, the ability to paint the windows to have a closer appearance to a wood window is the requirement. The language “. . . to match the historic windows” is intended to have the windows compatible with the main structure so as to blend in. It is not necessary to specify the color as that can vary with time.



**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A  
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

**CITY OF ASTORIA  
NOTICE OF PUBLIC HEARING**

Mail	7-29-19
Email	7-30-19
Web	7-30-19
Pvb	8-13-19

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, August 20, 2019 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Exterior Alteration Request (EX 19-04) by The Astor Building, LLC, to construct a landing and accessible ramp, with two, four-foot high steel planters, along the 14<sup>th</sup> Street entrance at 342 14<sup>th</sup> Street (Map T8N-R9W Section 8CA, Tax Lot 6600; Lots 4, 5 & 6, Block 135; Shively's) in the C-4 (Central Commercial) Zone. The structure is designated as historic in the Downtown Historic District. Development Code Sections 2.150 to 2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.240 to CP.255, are applicable to this request.
2. Exterior Alteration Request (EX19-05) by Robert Duehmig and Bill Griesar to replace a cedar shingle roof with low standing seam metal roof; replace the basement garage doors on north and west elevations with person doors; and enlarge a window on the basement east elevation to an egress window at 818 Grand Avenue (Map T8N-R9W Section 8CC, Tax Lot 7200; Lot 8, Block 73, McClure) in the R-3 (High Density Residential) Zone. The structure is designated as historic in the Shively-McClure National Register Historic District. Development Code Sections 2.150 to 2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.240 to CP.255, are applicable to this request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact the Planner at 503-338-5183 for additional information.

The location of the hearing is accessible to the handicapped. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours prior to the meeting.

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Historic Landmarks Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

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The Historic Landmarks Commission's ruling may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the Historic Landmarks Commission's decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15-day period, the decision of the Historic Landmarks Commission shall be final.

The public hearing, as conducted by the Historic Landmarks Commission, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, and deliberation and decision by the Historic Landmarks Commission. The Historic Landmarks Commission reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA

MAIL: July 29, 2019

A handwritten signature in black ink, appearing to read 'Tiffany Taylor', with a stylized, scribbled flourish extending from the end.

Tiffany Taylor  
Administrative Assistant