



AGENDA

HISTORIC LANDMARKS COMMISSION

September 15, 2015

5:15 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. July 21, 2015
 - b. August 18, 2015
4. PUBLIC HEARINGS
 - a. Exterior Alteration EX15-11 by Daric Moore, Daric Moore Building Arts to convert the lower front portion of the basement into a covered porch at 842 Irving in the R-3, High Density Residential zone.
 - b. New Construction NC15-03 by Verizon Wireless LLC dba Verizon Wireless to construct a 150' wireless communication facility adjacent to a structure/site designated as historic at 1580 Shively Park Road in the IN, Institutional zone.
5. REPORT OF OFFICERS
6. PUBLIC COMMENTS (Non-Agenda Items)
7. ADJOURNMENT

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

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

July 21, 2015

CALL TO ORDER – ITEM 1:

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

INTRODUCTIONS – ITEM 2:

President Gunderson introduced the new Community Development Director Kevin Cronin. Director Cronin thanked the Commissioners for their service, noting that Astoria has a wealth of volunteers. He described his role as Community Development Director, noting his first task would be to hire a Planner. He looked forward to working with the HLC.

ROLL CALL – ITEM 3:

Commissioners Present: President LJ Gunderson, Commissioners Jack Osterberg, Paul Caruana, and Mac Burns.

Commissioners Excused: Michelle Dieffenbach, Kevin McHone

Staff Present: City Manager Brett Estes, Interim Planner Mike Morgan and Community Development Director Kevin Cronin.

APPROVAL OF MINUTES – ITEM 4:

President Gunderson asked if there were any changes to the minutes. There was none.

Commissioner Burns moved to approve the minutes of June 16, 2015 as presented; seconded by Commissioner Caruana. Ayes: President Gunderson, Commissioners Caruana, Osterberg, and Burns. Nays: None.

PUBLIC HEARINGS:

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

ITEM 5(a):

HD15-02 Historic Designation HD15-02 by Pier 11, LLC to designate a property as a local landmark at 77 11th Street in the A-2, Aquatic Two Development Zone. This item was continued from the June 16, 2015 meeting.

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

President Gunderson declared that Steve Allen was the accountant for her company, but she did not believe this would affect her decision. She requested a presentation of the Staff report.

Interim Planner Morgan said no formal Staff report was available, as additional information had not yet been submitted by the Applicant. He recommended the HLC decide if there was sufficient information for this application. The National Register of Historic Places Continuation Sheet was completed and the HLC had all information available. This hearing could be continued until August or the HLC could make a decision based on the Applicant's testimony. He showed photographs of the building via PowerPoint, noting that the building dated back to the early part of the 20th Century, like many buildings on the waterfront. Over the years, the building has

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been altered significantly. However, other buildings with significant alterations have also been designated as historic, such as Buoy Beer.

President Gunderson explained that the HLC considers future plans for a building when deciding on a historic designation. She would be willing to vote on this application if Mr. Allen and his architect could give the Commission enough information to make a decision.

Commissioner Osterberg said he had not received a Staff report or an analysis of the criteria for approval for this application. He asked Staff if any written information had been provided to the Commission that lists the criteria for approval. Interim Planner Morgan said Staff did not have enough information on which to base the Staff report. The evaluation form is the only written information that has been given to the Commission. He confirmed that the Development Code contained additional criteria that must be addressed. However, the six factors on the evaluation form follow the criteria in the Development Code. Staff has received four of the seven evaluation forms that were sent out.

President Gunderson asked if the evaluation forms satisfied the State Historic Preservation Offices (SHPO) criteria for approving the historic designation. She noted that four forms provided a quorum and asked for the average score of the forms that were received. Interim Planner Morgan noted that any score above 35 is considered noteworthy and he would calculate the average.

Commissioner Burns asked if Staff had received more information about the application since the last meeting or if Staff was expecting to receive more information after this meeting. Interim Planner Morgan said he had been in contact with the Applicant and believed he could provide additional information at this meeting. However, he had not received any additional information.

Commissioner Osterberg asked what information Staff was waiting for. Interim Planner Morgan explained that typically, the Applicant provides a written statement describing the history of the building, the building's historical significance to the existing inventory of historic properties, and any plans for restoration or improvements to the building. Architectural drawings could also be included.

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

Steve Allen, 90850 Kennedy Road, Warrenton, said he believed he had filled out the application completely. Mr. Jensen had collected the background information on the building, including photographs, from the Heritage Museum. However, not much information was available. After the hearing in June was continued, Staff asked if he wanted to submit more information and suggested he pay someone to prepare some photographs. It was his fault the information was not available, but he was not sure how much more information he needed to submit. He did not have any plans to change the building significantly. The most significant change would be installing a deck that connects the road to the building. He planned to put stores in each of the retail spaces along the improved boardwalk with tables and umbrellas to brighten up the area and give the tenants more access to the public. He was confident that this application would be approved. However, if the Commission was reluctant to approve the historic designation, he would be happy to provide more information.

David Jensen, P.O. Box 6, Long Beach, WA, said he tried to find out what the building was originally used for, but could not find any information on the south elevation. Most of the photographs he found were blurry aerial photographs. However, he was certain the building provided a link between the port and the railroad. The building is in the perfect location for such a link and there is very little access out of the south side of the building. Two of the stores do have doors on the south side, but they do not fully access the Riverwalk. He would really like to make the south side a more unusual and vibrant spot. The area on the south side is a dead spot along the Riverwalk and he would like to create a veranda or terrace at floor level, which is about 30 inches up, from the Riverwalk to the face of the building. This would allow access to the storefronts. A remodel done in 1974 created access in to the building from the ends. He wanted to do a historically accurate renovation, particularly on the inside. The interior is currently covered with rough-cut cedar, which was popular in the 1970s, but has nothing to do with any historical character. He wanted to restore the building to what he imagined it once had been. Without any information on the building, he had no idea what the building once was. The structure is complete and exposed, which he planned to accentuate and use as divisions between the stores. Five stores and the wine bar would face the Riverwalk, so the general configuration of the building would remain the same. Accessibility to the tower is difficult because the stairs are narrow and he was sure they did not meet code. Therefore, he would

create another interior stairway, which would require removal of the bump out right below the tower. He did not believe the bump out was part of the original structure. He would have submitted drawings if he had realized they were necessary to establish the historic designation. The work will be a modification, not a restoration. He had drawings available.

Mr. Allen said he and Mr. Jensen were happy to provide any information the Commission wanted.

Commissioner Osterberg noted the Applicant was not obligated to propose changes to the structure in order to request historic landmark status. The request could be made for the building as is, and then changes to the building could be proposed in a separate application. However, the City does provide a process for combining a project with a historic designation. It is up to the Applicant to choose which approach to use. Since no plans for this application have been submitted to Staff, the Commission cannot take any action on proposals for building modifications. The only request currently being considered by the Commission is the historic designation. The Applicant can submit a separate application for changes to the building or request this application be continued so that plans can be submitted.

Mr. Allen confirmed he would like the historic designation on the structure as is because he did not plan to make many changes to the building. The building would look the same with a new deck that connects the river to the building.

Mr. Jensen added that Code requirements for work on a historic landmark are different from the requirements for modifying an existing building not designated as historic. Therefore, he would like the historic designation to be approved first, so that he knew which set of Code requirements to use as design criteria.

Interim Planner Morgan noted the Applicant was encouraged by Jack Applegate to apply for the historic designation in order to have more flexibility with the remodel. Once the building is designated historic, the Applicant will have to apply for an exterior alteration permit.

Commissioner Caruana believed the historic designation was contingent upon certain renovations. This building has been severely altered and one of the criteria for approval of the historic designation is that the building must be returned to its original historic condition.

Commissioner Osterberg noted this was one of the benefits of seeking approval for both the historic designation and the renovation work at the same time.

Mr. Jensen stated he was just seeking the local landmark designation at this time.

Commissioner Caruana asked how much of the building was still original.

Mr. Jensen said the west end, including the wine bar and dance studio, was an addition. The lower pitched roof that extended to 11th Street was original, but the tower was not. He found historic photographs with and without the tower and believed it was just laid on the roof. The rest of the structure, including the roof rafters and beams, are original and still in good shape. The addition, built in 1974, reflected what the structure had been. However, he was unable to determine what material was used for the original siding. He showed Commissioners historic photographs of the building.

Mr. Allen explained that Mr. Applegate had suggested he apply for the designation because the first project would include a change of use and change of occupancy when the dance studio is converted to a wine bar.

Mr. Jensen added that he would be happy to reflect any of the details shown in the historic photographs of the building. However, getting any details out of the photographs would be difficult. He was unable to determine what the building looked like in the 1930s or 1940s.

Mr. Allen said if metal siding is historic, he would use it. The building had some rot on the outside of wood that could be covered with metal siding if that contributed to its historic significance.

Mr. Jensen said as he made changes to each area of the building, he would return it to a historic look. However, he had no model to go on. He wanted to reflect the simple utilitarian look of the building.

Commissioner Caruana said if the tower was added in the 1940s it was historic to the building. Commissioner Burns agreed that the tower had become part of the character of the building. Commissioner Caruana said he filled out his evaluation form with anticipation that the building would be restored to its original look because restoration work was mentioned in the paperwork. However, since this is not the case, he felt as if he had cheated on the evaluation form. He wanted the building to be designated historic because it is significant as a pier building and elements of the building are still original. But, he did not like the fact that the historic designation would make alterations easier to complete. Even so, these buildings need to be fixed up. If the City required all of these buildings to comply with the current Code, they would just be torn down.

President Gunderson said in the three years she has served on the HLC, the Commission has never been presented with an application for which there was no information to consider. Designating this building as historic would protect it from being torn down. Commissioner Caruana agreed this particular building should not be torn down, even though it had metal siding. President Gunderson noted that the Applicant also has other buildings in town that respect their historic significance. All of his work has been done well and she believed he would try to use appropriate siding and remove what is not appropriate on this building.

Commissioner Caruana liked the proposed walkway and storefronts. Unfortunately, the buildings were designed to be working buildings from the water side, not along the Riverwalk. These properties are being used from the Riverwalk now, so some concessions and alterations should be allowed to make these buildings useable for the way people live today.

Mr. Jensen said he had a track record of historic restoration on several buildings and was familiar with historic links to Astoria.

Director Cronin asked what information the Applicant received from the previous owners or if he consulted with family members of previous owners.

Mr. Allen said he never discussed the historic aspect of the property at the time he purchased it. The previous owner gave him no information at all about the property. At the time, he was most concerned with the structural integrity of the pilings.

President Gunderson noted the audience consisted of the applicants, a representative of the *Daily Astorian*, and a Commissioner's spouse; therefore, she would refrain from calling for public testimony. She called for closing remarks of Staff.

Interim Planner Morgan said the average score of the four evaluation forms was 38.5, which puts the building in the Fair to Noteworthy category. He believed this information could be used as a basis for designating the building as historic. Staff had an order ready to sign, should the Commission approve the designation.

Director Cronin reminded that the hearing could be continued. He recommended the Applicant submit a site plan, more information on existing additions to the building, and a two-page narrative about historic attributes and proposed changes to the building. The HLC would have to consider these things anyway as part of a development plan. The Applicant would just need to submit a general concept plan of what the building would look like so that Staff and the Commission would know how the retail spaces would interact with the Riverwalk.

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

Commissioner Caruana said the evaluation forms indicated the designation would be approved. He did not like the windows and preferred many changes to the building, but hoped any changes done would be tasteful. The building already meets the criteria, so future alterations would have to be reviewed by the HLC. Therefore, he felt comfortable designating the property as historic. He would like much of the existing structure to be preserved and appreciated the opportunity to consider future alterations.

Commissioner Burns agreed. However, he was caught off guard because this was the first request for historic designation that did not include proposed changes to the building. He agreed the building met the criteria for approval and looked forward to seeing the alterations.

Commissioner Osterberg supported Staff's recommendation for a continuance. He believed the Commission did not have enough information to make a decision. He had not received a Staff report, Staff's evaluation of the criteria, or Staff's recommendation. Criteria in addition to the historic evaluation form must be considered even though the form includes the majority of the criteria for approval. Staff has stated more information was required and expected, but this information has not been submitted. The Applicant team has some great ideas for the building and he was looking forward to receiving a plot plan, elevation drawings showing changes or the structure, or the information that Staff described earlier in the meeting. He did not believe he could, in good conscience, recommend approval of the local landmark until he received this additional information. He did not believe adequate information had been submitted yet.

Commissioner Caruana confirmed with Staff that all exterior alterations would be reviewed by the HLC if the historic designation is approved. The Applicant would benefit from the historic designation because some of the building codes for historic structures are more lenient. However, the Applicant would also give up some control of the future of the building. Currently, the Applicant could get permits to do anything they want and the HLC would have no say. He believed Commissioner Osterberg's concerns about future changes to the building would be addressed at the time the alterations are submitted to the HLC for review.

Commissioner Osterberg agreed.

Commissioner Caruana added that even though the building is not 100 percent original, enough of the building is still original that it should be preserved. Alterations could be voted on later.

Commissioner Osterberg appreciated Commissioner Caruana's perspective and agreed it was reasonable. However, he was troubled by the lack of a Staff report that evaluates the criteria and makes a recommendation.

President Gunderson respected Staff's recommendation. Usually, the evaluation forms are submitted with more information. However, the decisions are primarily based off of the evaluation forms and some of the information about proposed changes to the building. While she appreciated Commissioner Osterberg's concerns, she agreed that approving this request would preserve the building. The Commission has seen what the Applicant has done with other buildings in town, which is an indication of what he might do with this building.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions based upon the information provided and the Applicant's testimony and approve Historic Designation HD15-02 by Pier 11, LLC without a Staff report; seconded by Commissioner Burns. Motion passed 3 to 1. Ayes: President Gunderson, Commissioners Caruana and Burns. Nays: Commissioner Osterberg.

President Gunderson read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 6:

Director Cronin updated the Commission on his efforts to recruit a new City Planner. He planned to propose changes to the job description to City Council at their August 3rd meeting. Once the job description is approved, he would advertise the position and begin the interview process. He hoped to have the position filled in September or October.

ADJOURNMENT:

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

ATTEST:

APPROVED:

Secretary

Interim Planner

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

August 18, 2015

CALL TO ORDER – ITEM 1:

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

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Commissioners Jack Osterberg, Michelle Dieffenbach, and Mac Burns.

Commissioners Excused: Kevin McHone, Paul Caruana

Staff Present: Interim Planner Mike Morgan and Community Development Director Kevin Cronin.

APPROVAL OF MINUTES – ITEM 3:

President Gunderson asked if there were any changes to the minutes of June 16.. There were no minutes for the meeting of July 21st.

Commissioner Burns moved to approve the minutes of June 16, 2015 as presented; seconded by Commissioner Stanley. Unanimously approved.

PUBLIC HEARINGS:

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

ITEM 4(a):

EX15-09 Exterior Alteration 15-09, by Jay Raskin, Architect, to change the third floor of a building at 1210 Marine Drive by adding windows and to restore the original entry on the first floor. The building is secondary in the Downtown NRHD.

President Gunderson explained that the application has been withdrawn. Planner Morgan stated that the deal between the prospective buyer and the owner, Wells Fargo, has fallen through.

ITEM 4(b):

Exterior alteration EX15-10 by Jay Raskin, Architect, for Leanne Sahagian to construct a one story addition with an exterior deck; to enlarge the existing dormer on the rear elevation of an existing singlefamily dwelling at 112 W. Exchange in the R-1 zone.

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

Interim Planner Morgan reviewed the staff report which recommended approval of the request.

Jay Raskin, architect, on behalf of the owner, explained the alterations planned. The purpose is to provide a bedroom, bath, and laundry on the main floor so the owners can 'age in place". It would include an outdoor deck facing the Columbia River in a sunny location. An existing shed dormer on the north side of the buildings would

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be enlarged so that there would be more light into the upstairs as well as improved views. The addition would have vinyl, double hung windows. The east windows would remain.

President Gunderson closed the hearing.

Commissioner Osterberg spoke in favor of the design, especially the windows and roof design. Commissioner Burns stated that he was excited about the project. Dieffenbach moved to approve the project. Osterberg seconded. Motion passed unanimously.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 6:

Director Cronin reported on the upcoming CLG conference at the Gresham City Hall on September 16. He offered to provide mileage to Commissioners who chose to go.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:45 p.m.

ATTEST:

APPROVED:

Secretary

Interim Planner

STAFF REPORT AND FINDINGS OF FACT

September 3, 2015

TO: HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, INTERIM PLANNER

SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX15-11) BY DARIC MOORE AT 842 IRVING STREET

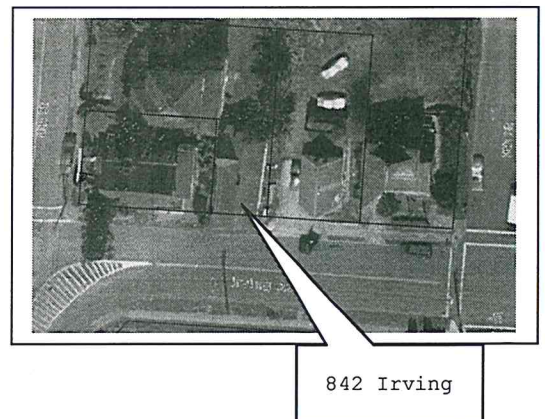
I. BACKGROUND SUMMARY

- A. Applicant: Daric Moore Building Arts
2625 Irving Street
Astoria OR 97103
- B. Owner: Jane Capito
1348 Jenifer St.
Madison, WI 53705
- C. Location: 842 Irving St. Map T8N-R9W Section 8CC, Tax Lot 14200; E. 30' of south 50' of lots 7, Block 96, McClures
- D. Proposal: To convert the lower front portion of the basement into a covered porch with an entry door and windows.
- E. Zone: R-3 (High Density Residential)

II. BACKGROUND

A. Subject Property

The historic inventory states that the structure was built in c.1908 as a single-family dwelling, although a previous owner, Mr. Keippela, estimated that the original house was built in 1890, with the addition constructed in 1908. It is located on the north side of Irving Street between Eighth and Ninth Streets. The structure is designated as historic within the Shively-McClure National Register Historic District.



The structure is a late version of Gothic Vernacular. It is one and a half stories and is L shaped in plan. It has a daylight basement with deteriorated beveled wood siding and windows. The primary window type is one over one double hung wood sash. The main south elevation has a pair of primary windows at the gable end, with a projecting shed roofed porch at the main level. Recent

repairs include the replacement of rotted steps and railings, decorative full height columns, and window repairs. The access to the house is off of Irving Street. There is no garage.

B. Adjacent Neighborhood

The site is bounded on the north by single-family dwellings; on the south by the vacant Central School site. There are single family dwellings on either side which are also listed as historic. In 2008 the HLC approved a similar request from the owner of 864 Irving (shown in the photo below) to build a garage under the house.

C. Proposed Alteration

The builder proposes to remove the existing 1x6 beveled siding and the small window, and to inset the area approximately 6 feet. A new wall would be created with a door and set of double hung windows. Decorative details and trim will be installed to match the rest of the house. The new exterior south wall will be sided with 1x6 beveled cedar in a vertical pattern. A complete description of the project by the builder is attached.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on August 21st, 2015. A notice of public hearing was published in the Daily Astorian on September 8, 2015. Any comments received will be made available at the Historic Landmarks Commission meeting.



IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

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

- 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 request is to rebuild the façade of the building with the inset and door and window installation. The proposed alterations are significant and requires review by the Historic Landmarks Commission.

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

Finding: The structure was constructed as a single-family dwelling in 1890 and will continue as a single-family dwelling.

2. Section 6.050(D)(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 does not propose to remove important or significant architectural features.

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

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

4. Section 6.050(D)(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 siding and window under the porch were apparently added when the building was repaired in the 1980s and is in poor condition. The alterations have not acquired historic significance.

5. Section 6.050(D)(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 structure is a Gothic Vernacular style which has retained several ornate wood decorations, such as the turned wooden columns and the corner brackets.

6. Section 6.050(D)(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 proposal is for repair or reconfiguration of historic architectural features. Much of the façade has deteriorated beyond the point from which it can be repaired, and must be replaced.

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

Finding: No surface cleaning is proposed, but any cleaning shall be done with the gentlest means possible.

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

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

9. Section 6.050(D)(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: Contemporary design alterations are not discouraged. Although the inset, with the door and window is not original, they are compatible with the design of the house and other dwellings in the vicinity.

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

Finding: The inset would allow for the existing façade to be replaced if needed or desired.

V. CONCLUSION AND RECOMMENDATION

The request does meet the applicable review criteria. Staff recommends approval of the request based on the Findings of Fact above. The applicant shall obtain all necessary City and building permits prior to the start any construction and/or demolition.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT

*Need application (completed) 7
by August 13th*

EX _____

FEE: \$100.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address: 842 IRVING ASTORIA

Lot _____ Block _____ Subdivision _____

Map _____ Tax Lot _____ Zone _____

For office use only:

Classification: _____ Inventory Area: _____

Applicant Name: DARIC MOORE BUILDING ARTS

Mailing Address: 2625 IRVING AVE. ASTORIA

Phone: 503.468.8104 Business Phone: same Email: daricmoore@hotmail.com

Property Owner's Name: Jane Capito

Mailing Address: 1348 Jennifer St Madison, WI 53703

Business Name (if applicable): _____

Signature of Applicant: _____

Signature of Property Owner: Jane Capito

Existing Construction and Proposed Alterations: _____

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.
sticking to original purpose of looking nice (street appeal)
and using well the space under the porch for
a nicer area to relax.
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.
Removing only siding and a small window. Replacing
with matching historic detail in posts & brackets.
New siding will match the old.
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.
Agreed. This will not happen.
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.
Agreed. Simply moving the exterior wall back to
the foundation of the house.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
Contractor will duplicate detailed brackets to match
those on porch above.
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.
See above (#5)

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.
Agreed.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
Agreed.
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.
Agreed. The new window and door will be salvaged from historic home.
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.
Agreed.

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.

Alterations to 842 Irving ave. Astoria

See drawing:

Remove: Existing 1x 6 V-groove siding, 1 small window, both currently under the outermost edge of the porch above. This wall is framed with post and beam with minimal support around the window. No studs, only support pieces to nail the siding to.

Add: 1) Current posts will be exposed, wrapped with cedar 1 x 6 to assume thicker dimensions, trimmed at bottom with cedar to match the post bases on the porch above.

2) A new 1 x 8 cedar fascia board will run the length of the porch covering the support beam for the porch.

3) Cedar 2x2 boards will be added at the top of the posts (under the fascia board) to duplicate the design of the porch above it.

4) Decorative brackets will be added at the corners of the posts. These will be made by the contractor to match exactly the design of the brackets on the porch above.

5) The new exterior wall will be at the location of the houses foundation. It will match the location of the exterior walls above it. Currently this is a post and beam wall. It will be reframed with 2x6 studs and new 1x6 V-groove siding (that matches the existing siding) will be added.

6) An exterior door and a window will be added in this new exterior wall. Both will be historic salvages from a historic home.

7) the existing concrete slab will remain. It will be touched up at the edges where a step down onto a new patio will be.

8) the existing concrete steps leading to the new "under-porch" as well as to the stairs will be touched up as they are cracking and under height for code.

9) a new ceiling will be added to the "under-porch" attached to the current framing of the porch above. this ceiling will be tongue and groove cedar.

For your further consideration:

I have included a picture of the neighboring house to the east which underwent massive restoration recently and was passed by this committee for its historic considerations. That house has an almost identical plan as the proposed idea for this one in that it has an exposed area under its porch, with exposed posts, that (in their case) leads to the garage. These 2 houses have very similar architecture and could be called "sister houses", so the similarities between them in this "open under-porch" would seem to make historic sense.

Photos:

1) Original state of house when purchased by current owner.

2) Closeup of original area to be altered.

3) House as it looks right now with new stairs and posts on the porch. (see permit # 119-15-000108 STR).

4) House with neighbor to the east also pictured.

5) photo of inside the proposed new "under-porch". This will be the new exterior wall sitting on top of the rock foundation you see. The window would be to the right of the post, the door to the left. The new cedar ceiling would be on the framing above.

Local

009 BUILDING NAME: Historic: Unknown
Present: Unknown
ADDRESS: 842 Irving Avenue, Astoria
CLASSIFICATION: Secondary
RESOURCE TYPE: Building
YEAR BUILT: c. 1908
STYLE: Gothic Vernacular (late)

ALTERATIONS: Foundation skirt altered, c. 1950

OWNER'S NAME AND ADDRESS: ~~Wernsing & Camberg~~ James + Teresa Kreppela
~~P.O. Box 356~~ 661 6th St.
~~Seaside, Oregon 97138~~ Astoria, OR 97103

ASSESSOR'S MAP #: Sect. 08 T8N R9W WWM 89 08 CC ADDITION: McClures
BLOCK #: 96 LOT #:7 TAX LOT #: 14100 S.I. #: 729

USE: Residence

DESCRIPTION: This late version of Gothic Vernacular is one and 1/2 stories of wood frame construction, and 'L' shaped in plan. It has a daylight basement with an altered plywood skirt. The steep end gable roof has a corbelled brick chimney centrally located. The roofing material is composition shingle. The primary window type is a one-over-one double hung wood sash, with pronounced wrap-around hoods. The exterior wall finish is a beveled wood siding.

The main (south) elevation has a pair of primary windows at the gable end, with a projecting shed roofed porch at the main level. The porch has four square wood full height columns, with a solid wood railing between. The entrance door is flanked by two tall primary windows. The porch is reached by a long flight of side (west) facing stairs from the sloping sidewalk level. The altered wood skirt of plywood has several small multiple paned fixed sash windows. Built as a single family residence on a steep mid-block site, the building although altered is in fair condition and the stylistic elements of the Gothic Vernacular style.

The site once had a narrower one and 1/2 story house in 1899, last occupied by a Jesse Simpson, a driver. In 1908 the present house was built, a late example of its style. Fritz Voss moved in first, then Arthur and Lena Bewersdorff lived there from 1913 to 1930. Arthur was a harnessmaker.

5/3/04 owner Kreppela, stated it appears from construction features that house was built @ 1890 with an addition in c/1908.

JOHN Q. M. NW-ASTORIA.COM

①







3



4

SITE PLAN (PROPOSED REPLACEMENT)

842 IRVING AVE, ASTORIA

Scale:

1/4" = 1'

HOME OWNER

JANE CAPITO

1348 Jennifer St.

Madison, WI 53703

CONTRACTOR

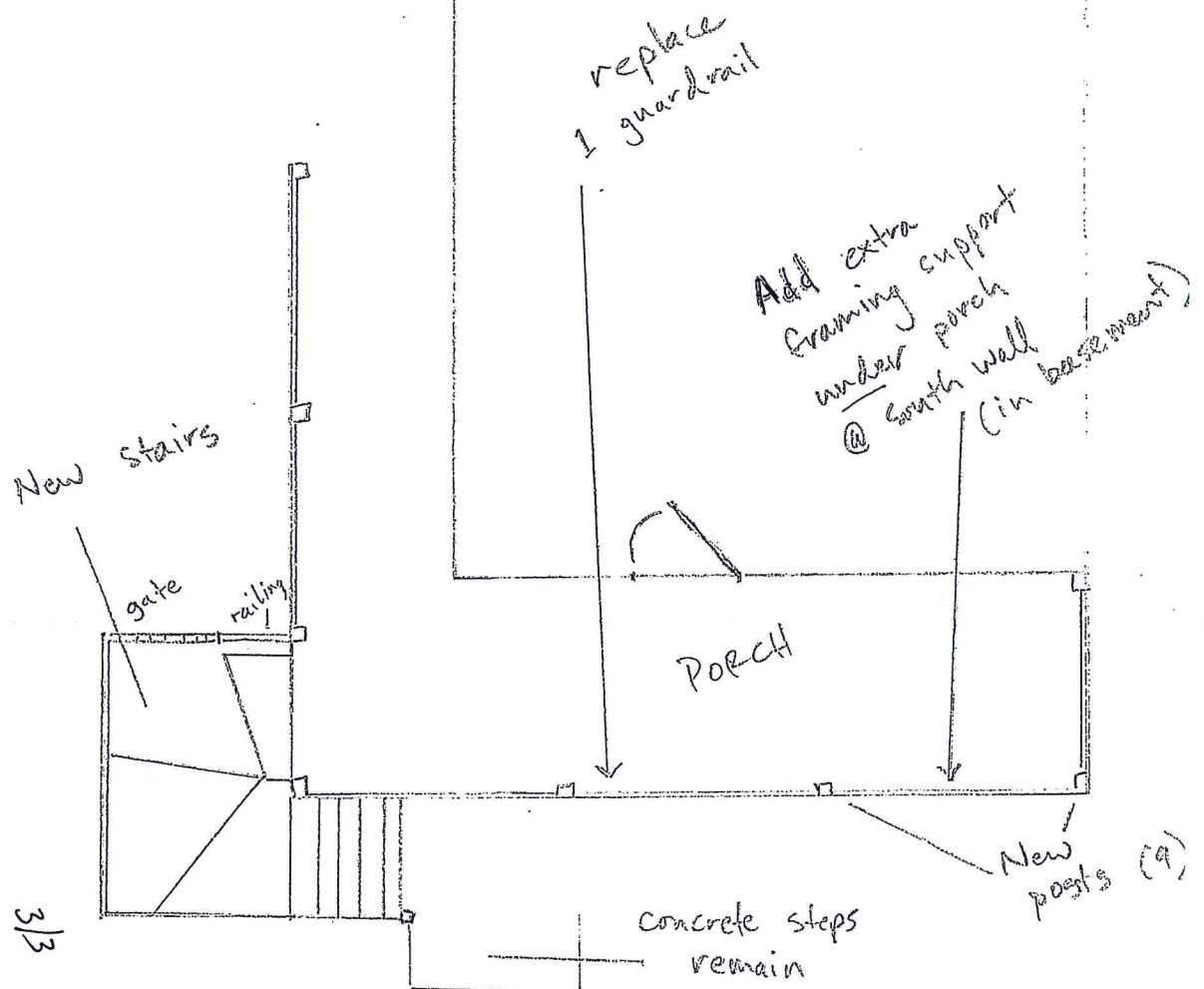
Dania Moore

Building Arts

2635 Irving Ave
Astoria

CCB #175044

503.468.8104



SITE PLAN (EXISTING)
842 IRVING AVE, ASTORIA

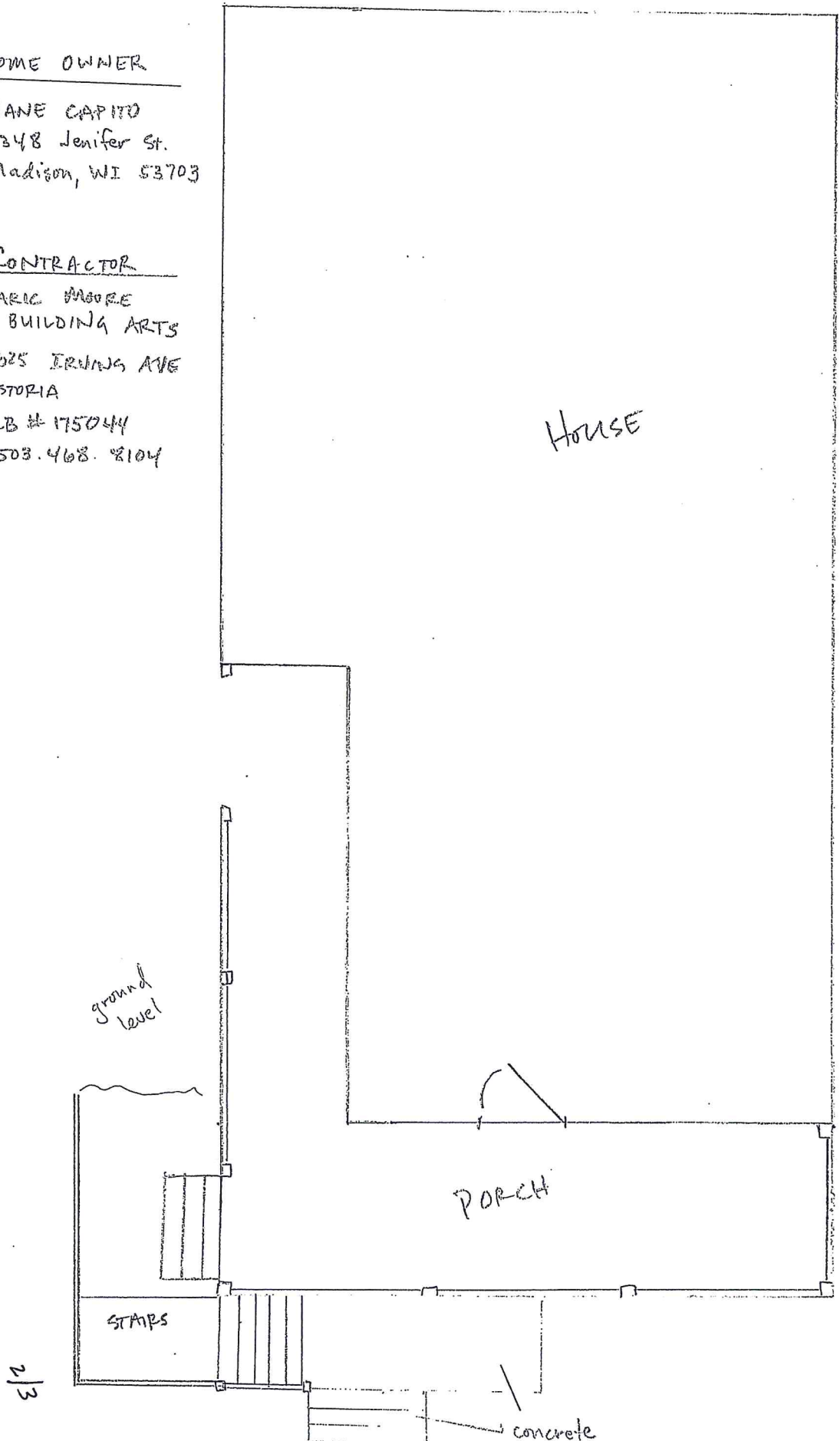
Scale:
 $\frac{1}{4}" = 1'$

HOME OWNER

JANE CAPITO
1348 Jennifer St.
Madison, WI 53703

CONTRACTOR

DARIC MAORE
- BUILDING ARTS
2025 IRVING AVE
ASTORIA
CLB # 175044
503.468.8104



South
ELEVATION (Proposed Upgrade)

842 IRVING AVE, ASTORIA

HOME OWNER

Jane Capito

1348 Jennifer St.

Madison, WI 53703

CONTRACTOR

Dave Moore

Building Arts

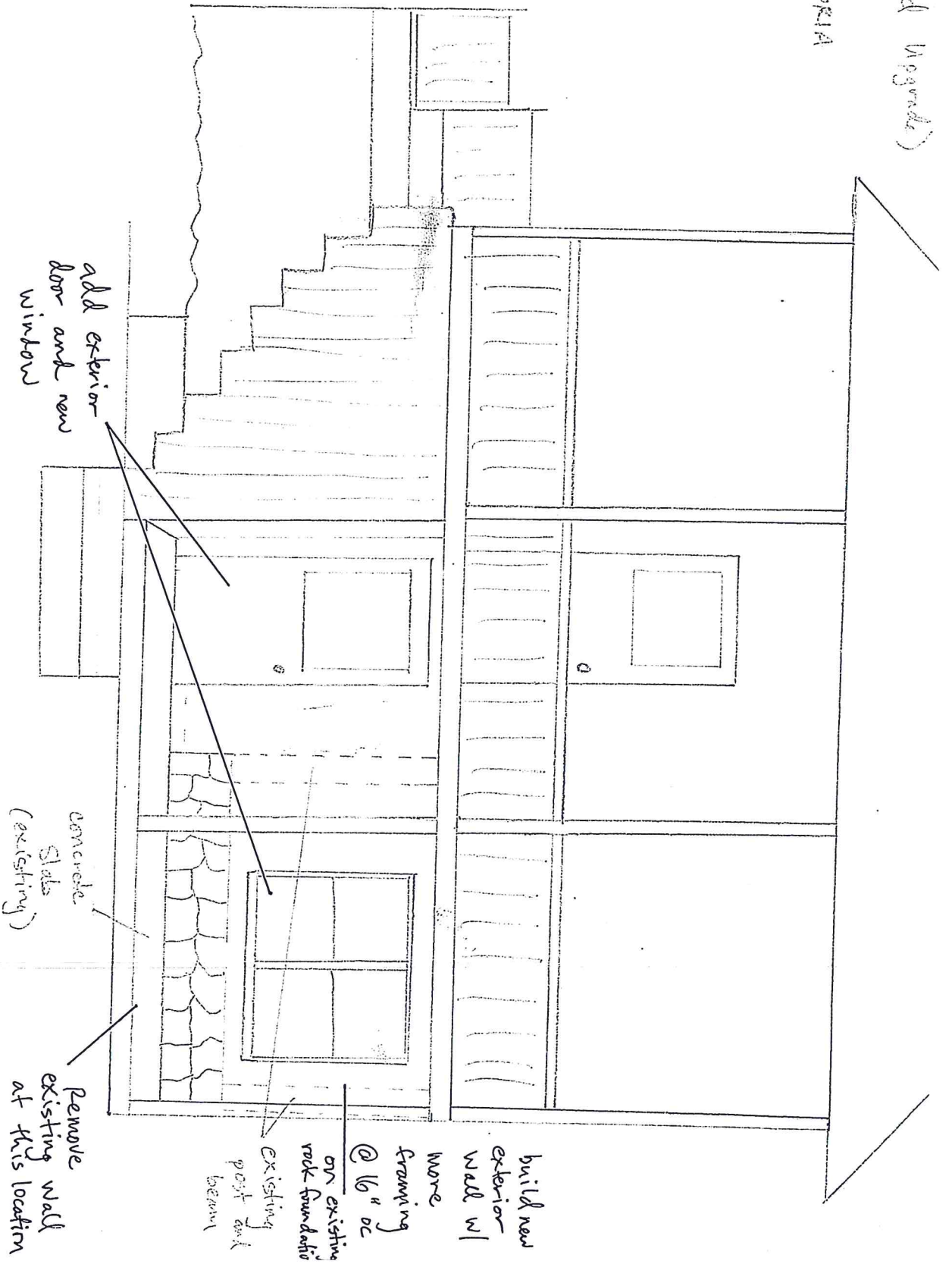
1675 IRVING AVE

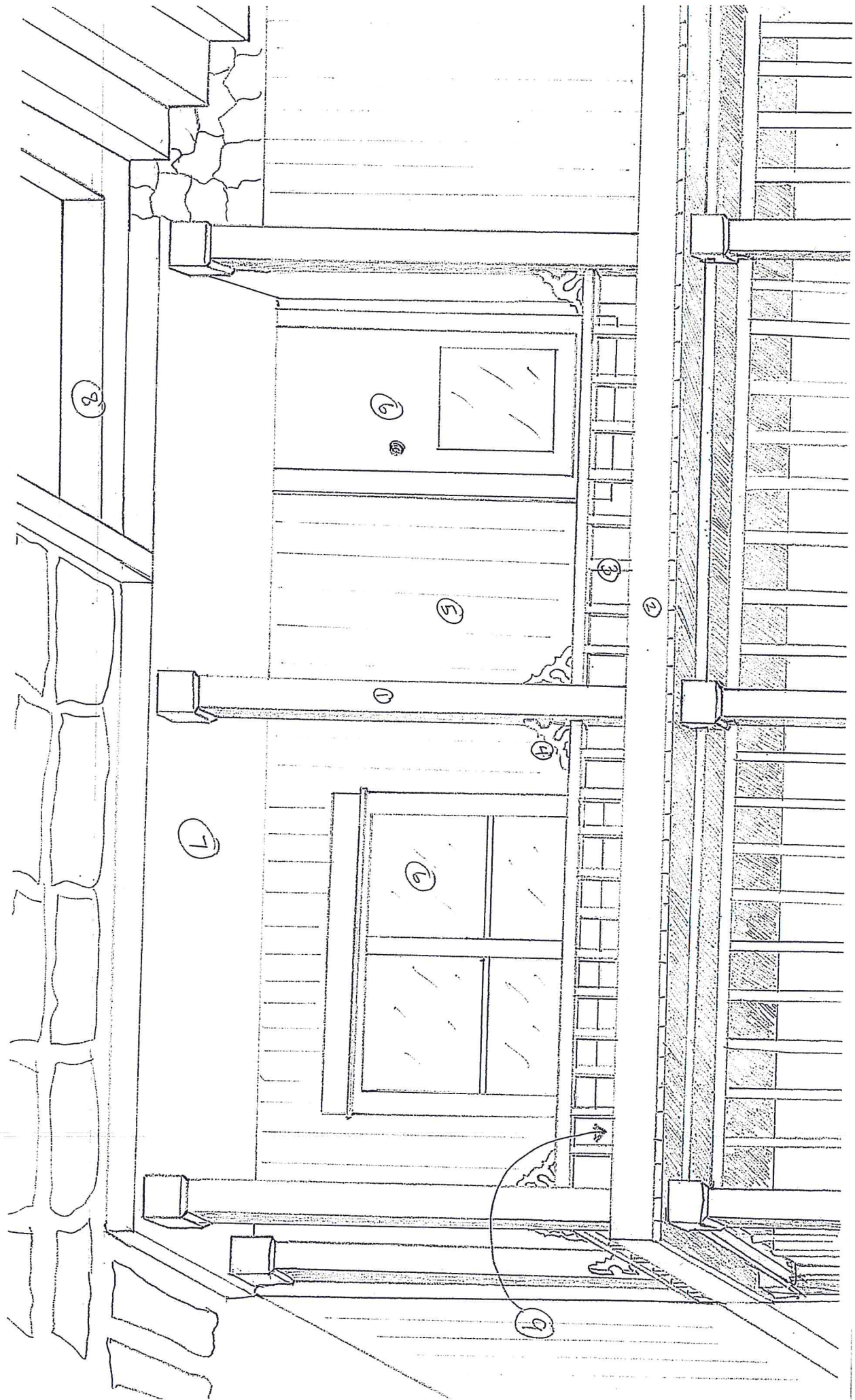
OS # 175044

703.468.8104

Refer to permit
119-15-000108 STR

Scale: $\frac{3}{8}" = 1'$





STAFF REPORT AND FINDINGS OF FACT

August 23, 2015

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, SPECIAL PROJECTS

SUBJECT: NEW CONSTRUCTION REQUEST (NC15-03) BY VERIZON WIRELESS TO
CONSTRUCT A WIRELESS COMMUNICATION FACILITY AT 1580 SHIVELY
PARK ROAD

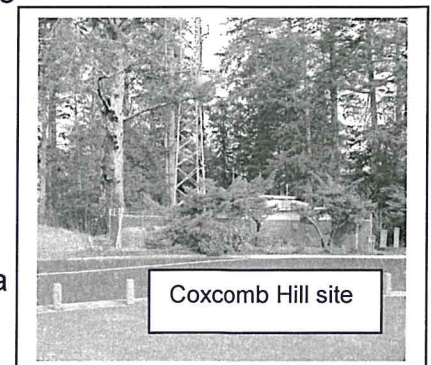
I. BACKGROUND SUMMARY

- A. Applicant: Verizon Wireless (VAW), LLC dba, Verizon Wireless
5430 NE 122nd Avenue
Portland OR 97230
- Lexcom Development
Sharon Gretch
31649 Sexton Road
Philomath OR 97370
- B. Owner: City of Astoria
1095 Duane Street
Astoria OR 97103
- C. Location: 1580 Shively Park Road; Map T8N R9W Section 17, Tax Lot 1200 and
Section 17CA, Tax Lot 600; Lots 1 to 8, Block 18, Central Astoria, and
vacated portion of Nile Street
- D. Classification: New construction adjacent to structure(s) designated as historic
- E. Zone: IN Zone, Institutional
- F. Lot Size: approximately 12.4 acres (proposed area to be used approximately
1,120 square feet)
- G. Proposal: To construct a wireless communication facility with 150' tall
monopole and enclosed equipment building

II. BACKGROUND INFORMATION

A. Project History

Verizon Wireless currently operates a wireless communication facility on an existing lattice tower on the north side of Coxcomb Hill Drive (Criege Circle) within the Astor Park/Astoria Column area owned by the City.

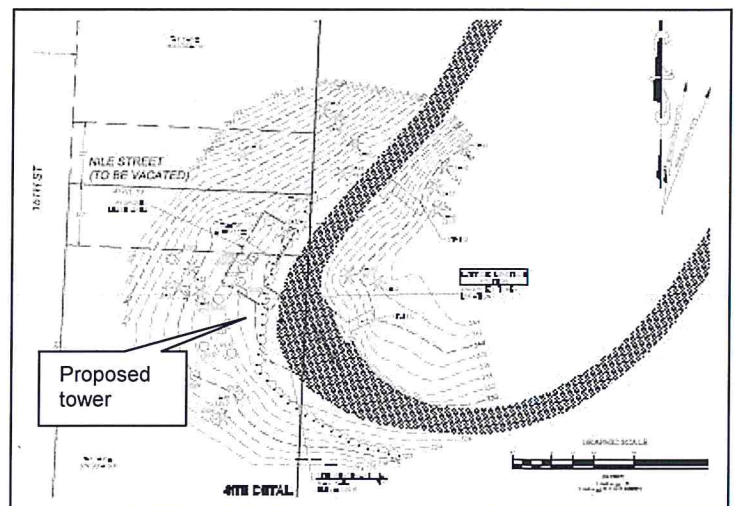
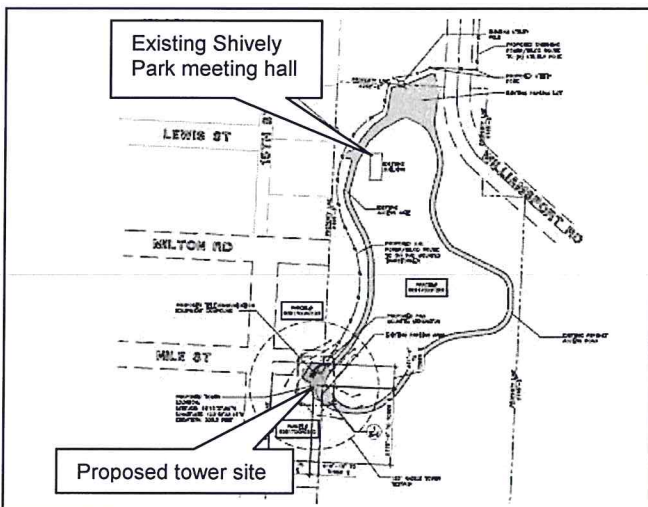


The City shares use of the facility for its emergency services communications. The facility includes a lattice tower, wood pole, and utility building.

The existing lattice tower cannot structurally accommodate new communication facilities necessary for Verizon Wireless to provide full service. Currently, the central portion of Astoria has “poor to non-existent” coverage by the existing Verizon facility. The applicant is proposing to increase cell coverage for Astoria with the new facility. The lattice tower at Coxcomb Hill has existed since 1991 prior to adoption of the Wireless Communications Facility Ordinance, and does not conform to the existing code standards. Therefore, it is classified as an existing, non-conforming facility. The tower was originally constructed by GTE Mobile Net which is now part of Verizon Wireless. The existing tower was evaluated to determine if it could structurally and technically accommodate the increase in wireless communication services and the needed upgrade of the City’s emergency communication service. It was determined that the existing tower would not meet structural requirements and a new tower would need to be constructed. It was therefore determined that the facility should be relocated to another site to accommodate the WCF and improve the aesthetics of the Astoria Column Park which is designated on the National Register of Historic Places. The Friends of the Column, City, and Verizon identified alternate locations that would provide emergency communications as well as cell service to replace what is provided by the tower at the Column. Staff has been working with the consultant hired by the Friends of the Column and Verizon representatives on the various aspects of this project for several years. Investigation of the viability of several other sites was completed. Due to the need for a high elevation location with limited obstructions, and the City’s desire for minimal visual impact of the tower, two sites on City-owned properties were selected. One site is located in the Land Reserve urban forest near Reservoir 3 (east of the Column) and would include both private and public facilities. The other site is within the forested area in Shively Park.

At its August 3, 2015 meeting, the City Council approved the negotiated lease for the proposed sites on City-owned property and for the City Manager to sign the land use permit applications to begin the public review process.

All references in the Findings of Fact to the proposed wireless communication “facility” includes the installation of the associated equipment building, enclosure, and buried cable without specific notation.



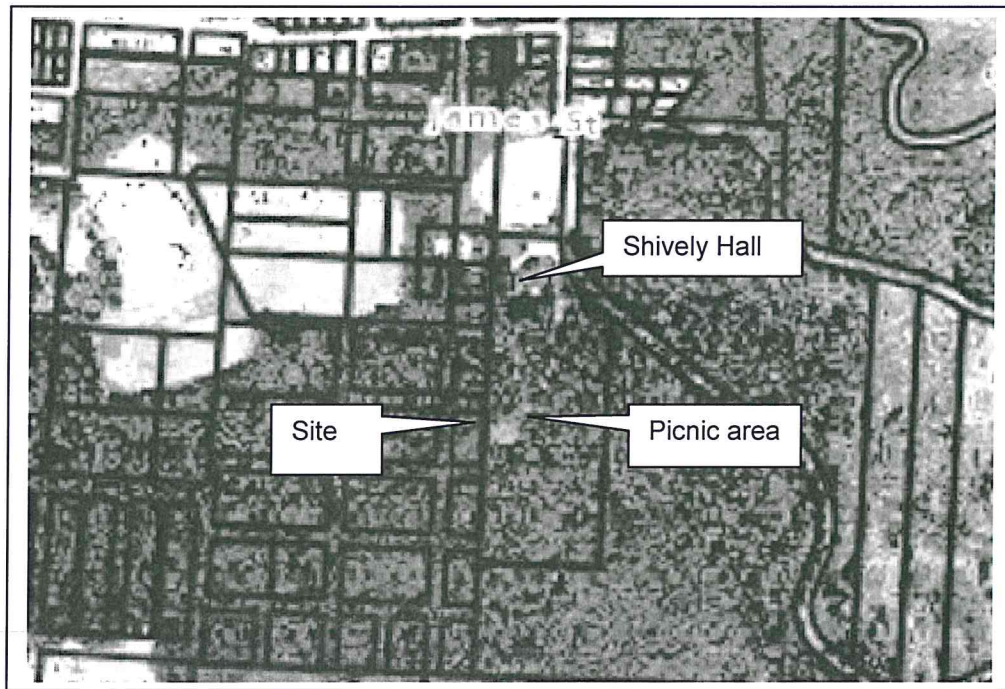
B. Subject Property

The subject property is located on the west side of Williamsport Road within Shively Park. The site is approximately 12.4 acres of forested park with trails, a paved and gated looped roadway, a community hall with playground equipment, the Weinhard Hotel entrance architectural feature, a picnic area with two shelters, and the remains of several concrete stairs from the Astoria Centennial Park in 1911.



C. Adjacent Neighborhood and Historic Property

The site is located on the central ridge of Astoria accessed from Niagara Avenue and Williamsport Road. To the north is the City's water reservoir and a residential neighborhood along Niagara Avenue; to the south is forested land owned by the City and County; to the west is forested land owned by City, County, and Astoria School District as part of Astoria Middle School site (1100 Klaskanine); and to the east is forested land owned by the City and County. Shively Park is designated as historic. There are no other designated historic buildings in the general neighborhood.



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

- 1) 1530 Shively Park Road
Local Landmark
City Park
1911

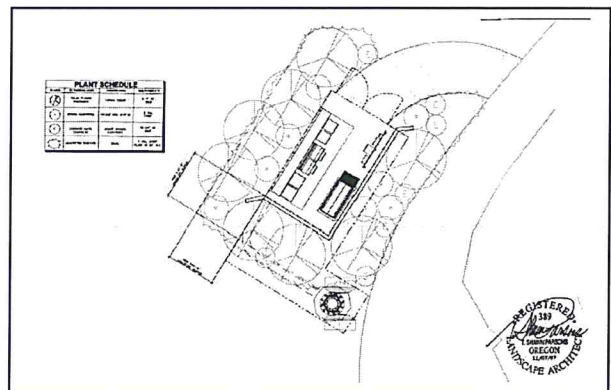
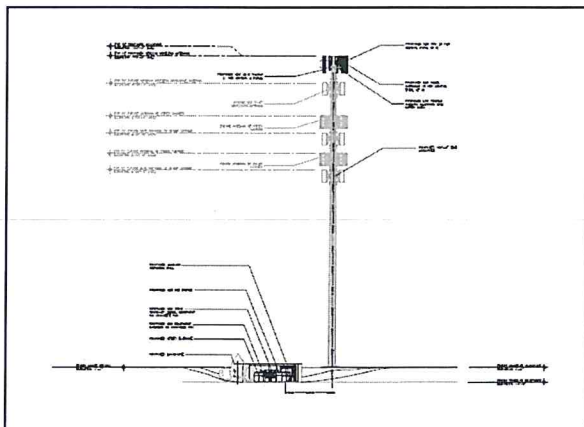


Shively Park was donated to the City by John Shively in 1905. In 1911 the Astoria Centennial facilities were located in the Park with grandstand, concrete stairs, fountain, and reconstruction of Fort Astoria. The community hall was constructed later and the portal architectural feature of the Weinhard Hotel was moved to the site in 1923 after the downtown burned.

The proposed project is to construct a 150' wireless communication facility with associated equipment building and enclosure in the forested area on the western edge rear portion of the Park.

Height: 150' tall monopole

Material: metal monopole and 6' high chain link fence powder coated grey to blend with the sky



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on August 21, 2015. A notice of public hearing was published in the *Daily Astorian* on September 8, 2015. Comments received will be made available at the Historic Landmarks Commission meeting.

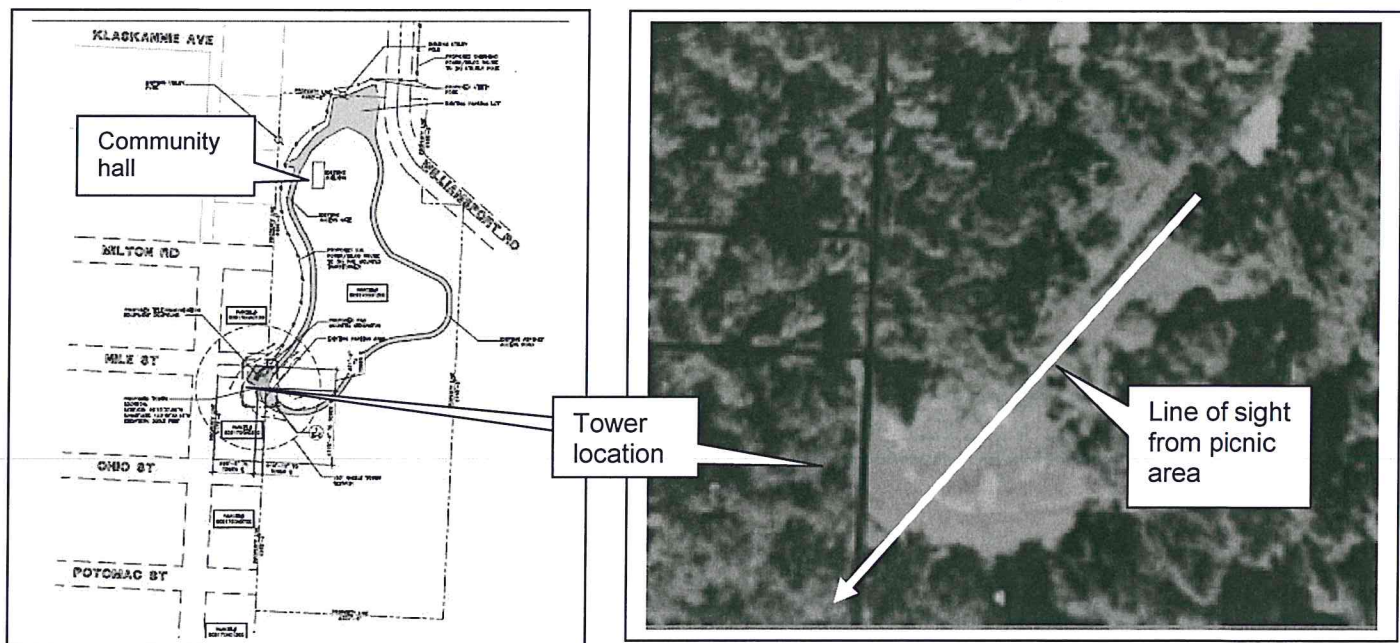
IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

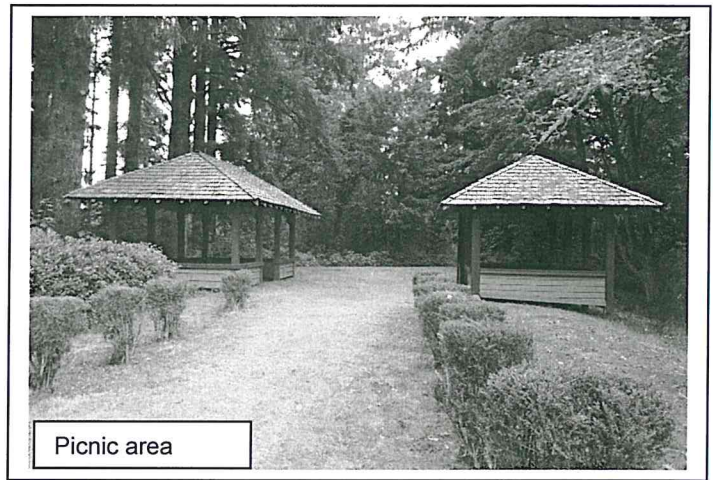
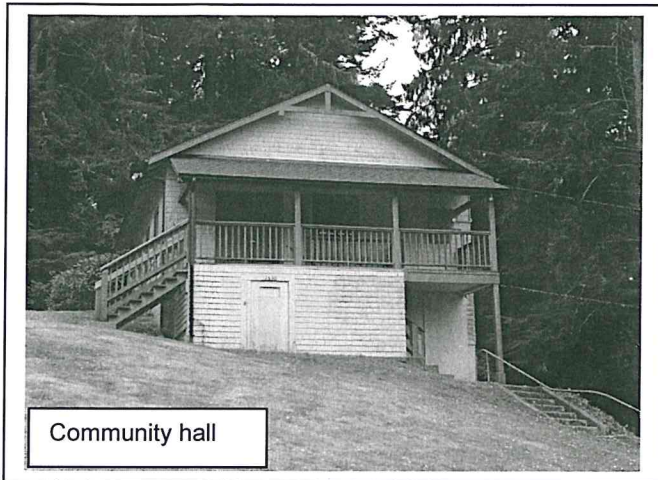
- A. Development Code Section 6.070(A) states that *"No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission."*

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

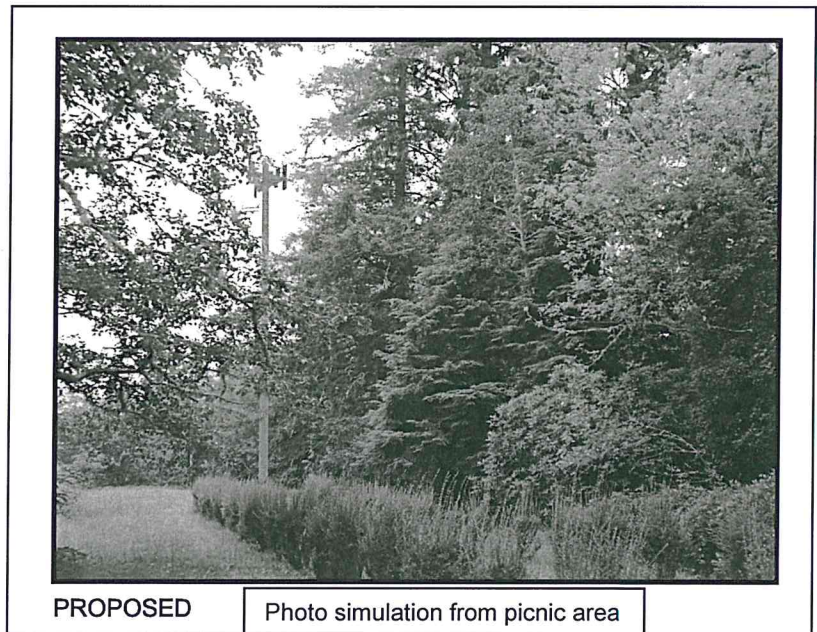
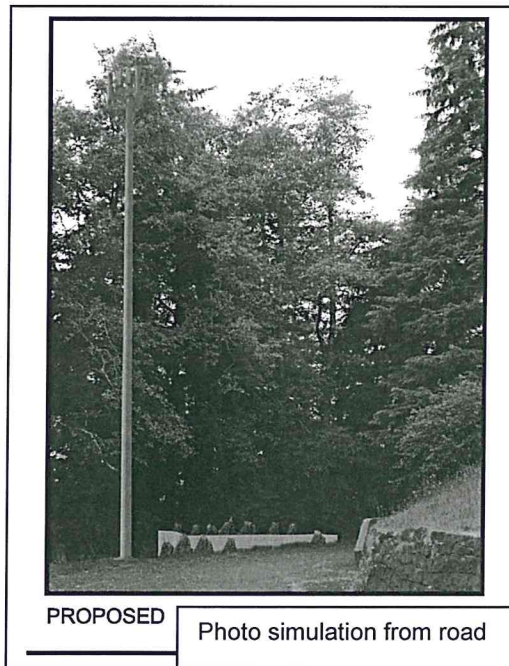
- B. Development Code Section 6.070(B.1) states that "In reviewing the request, the Historic Landmarks Commission **shall consider and weigh** the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural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

Finding: The adjacent historic site is Shively Park with community hall. The Park is mostly forested area with trails and paved road/path and picnic area. The community hall is approximately 550' away and not visible from the proposed site. The tower would not be visible from the community hall. The tower would be approximately 175' from the picnic area and would not be in the direct line of sight of the landscaped area and while visible, would not be highly visible.

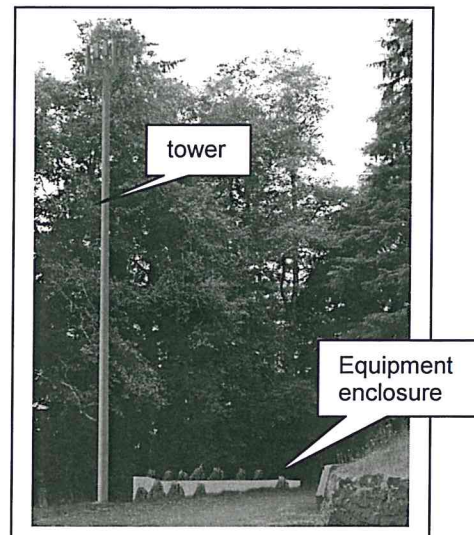
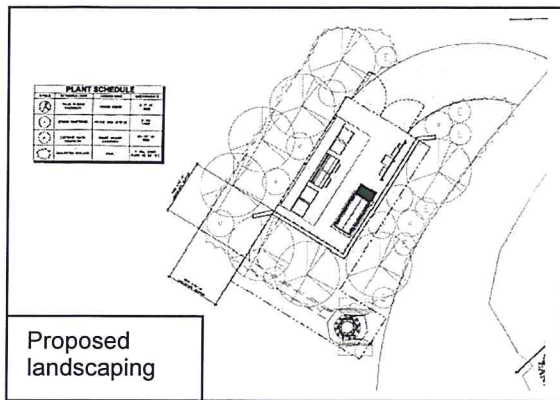




The facility would be located within the existing forested area with 20' to 120' tall deciduous trees and approximately 18' to 150' tall fir trees. These trees will provide a natural visual buffer of the facility. Existing trees are proposed to remain and minimal trees will be removed. Since the forested area is a key element to the compatibility of the tower at this location, the applicant would be required to replant trees should they be destroyed by any means during the life of the facility (Condition 1). Various photo simulations are attached.



The proposed facility would be a 150' tall metal monopole, powder coated grey to blend with the sky. There would be an equipment enclosure located slightly below grade of the road with a 6' high slatted chain link fence also proposed to be powder coated grey. Due to the ground location with the darker underbrush background, the equipment enclosure should be painted a natural darker color such as dark brown or forest green (Condition 3). There would be landscaping around the facility.



The historic property is a park with tall trees. While a wireless communication facility tower is metal, the height is similar to the trees and the monopole design is compatible with the scale and style of the tree trunks. The secluded location makes it visible from only a few places within the park.

With the conditions noted, the proposed structure is compatible in scale, style, height and architectural detail with the existing historic site.

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

Finding: The proposed facility is to be situated on the rear, southwest boundary of the Park. Utility poles are generally located within the right-of-way and highly visible; however, a WCF is required to be screened so as to minimize the visual impact. The applicant has submitted a WCF permit application which will be considered by the Planning Commission at their September 16, 2015 meeting. The structures at the Park have large setbacks from the Park boundaries. The proposed facility will be approximately 100' from the north and west property lines. Since it is not a building with entrances, the orientation of the structure is not applicable. The only access to the site is from the paved, gated roadway/path within the Park.

Relocation of the facility from its current location near the Column on Coxcomb Hill is necessitated by several factors. The existing tower at the Column is not structurally sufficient to handle the proposed Verizon upgrade and the needed upgrades for emergency communications. A new tower at this location would be highly visible from the Astoria Column and several of the larger trees that currently buffer some of the visual impact would need to be removed. Therefore, the Friends of the Column and the City determined that it was beneficial to find an alternative location. The City has negotiated leases with Verizon for the two City sites selected for the towers. Since the new location is needed to remove the

existing facility from the Column area, the applicant shall be required to remove the Coxcomb Hill facility in accordance with the lease agreement (Condition 2).

While relocation from the Column site is not justification for the location in Shively Park, the high visual impact at the high visitation Column area versus the minimal visual impact at the rear portion of Shively Park was a consideration. Other sites were tested and were not viable for several reasons including cellular coverage area, engineering, and/or high visibility of the tower.



In balance, and as applicable, the location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations as applicable.

- D. Section 15.065.A.2, Wireless Communication Facility, Environmental and Historic Resource Protection, states that *all Wireless Communication Service Facilities shall be sited so as to minimize the effect on environmental and historic resources. To that end, the following measures shall be implemented for all Wireless Communication Service Facilities:*
- a. *The facility shall comply with all applicable local, State, and Federal regulations, including but not limited to: Columbia River Estuary Shoreland Overlay, Sensitive Bird Habitat Overlay, Astoria Historic Properties regulations, National Environmental Policy Act, National Historic Preservation Act, and Endangered Species Act;"*

Finding: The Astor Park and Astoria Column are designated on the National Register of Historic Places. The Friends of the Column have plans to improve the park and relocation of the existing non-conforming WCF tower is a goal and will bring that site into compliance with the Historic Properties regulations. The proposed site at Shively Park is designated as historic and therefore subject to the requirements of Code of Federal Regulations Section 106. The applicant has submitted a letter from State Historic Preservation Office (SHPO) dated 2-24-15 with a NEPA finding of "no adverse impact." Compliance with this Code section is required by the Wireless Communication Facility permit review by the Planning Commission.

V. CONCLUSION AND RECOMMENDATION

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

1. The applicant shall replant trees buffering view of the facility should they be destroyed by any means during the life of the facility under the applicant's lease.
2. The WCF at Astoria Column shall be removed by the applicant in accordance with the requirements listed in the lease agreement with the City.
3. The equipment enclosure and fencing shall be painted a natural dark color such as dark brown or forest green.
4. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

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



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

NC 15-03

FEE:

\$100.00

Pa by WCF 15-03

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 1500 Shively Park Road, Astoria, OR 97103

unplatted lots
Lot lots 1-8

Block 18

Subdivision

*Central Astoria &
located portion of
Nile St.*

Map 17
17CA

Tax Lot 80917001200

Zone Institutional

17 BA 600

For office use only:

Adjacent Property Address: 1530 Shively Park Rd.

Classification:

Inventory Area:

Applicant Name: Verizon Wireless (VAW), LLC dba, Verizon Wireless

Mailing Address: 5430 NE 122nd Avenue, Portland, OR 97317

Phone: _____ Business Phone: _____ Email: _____

Property Owner's Name: City of Astoria

Mailing Address: 1095 Duane Street, Astoria, OR 97103

Representative:

Business Name-(if applicable): Sharon Gretch, Lexcom, 31649 Sexton Road, Philomath, OR 97370

Signature of Applicant: _____

Signature of Property Owner: _____

8/4/15

OK per 8/3/15 City Council

to construct a

Proposed Construction: 150' Wireless Communication Facility *adjacent to a structure*
designated as historic

For office use only:

Application Complete:

8/4/15

Permit Info Into D-Base:

8/13/15

Labels Prepared:

8/13/15

Tentative HLC Meeting

Date:

9/15/15

120 Days:

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

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

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

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

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.
There are no longer any structures at the estimated amphitheater site, however, the proposed structure is compatible with the area as it is similar in height/scale of the existing trees. All materials will be non-reflective, earth toned colors to best blend with the environment. Further, WCF are considered a passive use and will not generate any noise, glare, noxious fumes or any significant traffic.

2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.
The site herein would occupy a 1,120 square foot portion of the 12 acre Shively Park area. Based on historical pictures, the Amphitheater site would sit just over 1/10th of a mile to the east of the site propsoed herein. The proposed site is not near to, nor will it encroach on the approximated location of the amphitheater site.

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



Oregon

John A. Kitzhaber, MD, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE, Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org

February 24, 2015

RECEIVED
FEB 27 2015

BY: _____



Mr. R. Todd Baker

Terracon Consultants

21905 64th Avenue West, Suite 100

Mount Terrace, WA 98043

RE: SHPO Case No. 15-0150

TCNS File# 0006645866, Terracon OR1 City Park Telecom Project

New Tower

1530 Shively Park Road (8N 9W 17), Astoria, Clatsop County

Dear Mr. Baker:

We have reviewed the materials submitted on the project referenced above, and we concur that the Area of Potential Effect includes six properties (including one National Register-listed Historic District) that are eligible for or listed in the National Register of Historic Places. We also concur with the finding of no adverse effect for the proposed project.

This letter refers to above-ground historic resources only. Comments pursuant to a review for archaeological resources will be sent separately.

Unless there are changes to the project, this concludes the requirement for consultation with our office under Section 106 of the National Historic Preservation Act (per 36 CFR Part 800) for above-ground historic resources. Local regulations, if any, still apply and review under local ordinances may be required. Please feel free to contact me if you have any questions, comments or need additional assistance.

Sincerely,

Jason Allen, M.A.

Historic Preservation Specialist

(503) 986-0579

jason.allen@oregon.gov



OR1 - CITY PARK

1530 SHIVELY PARK ROAD, ASTORIA, OR 97103

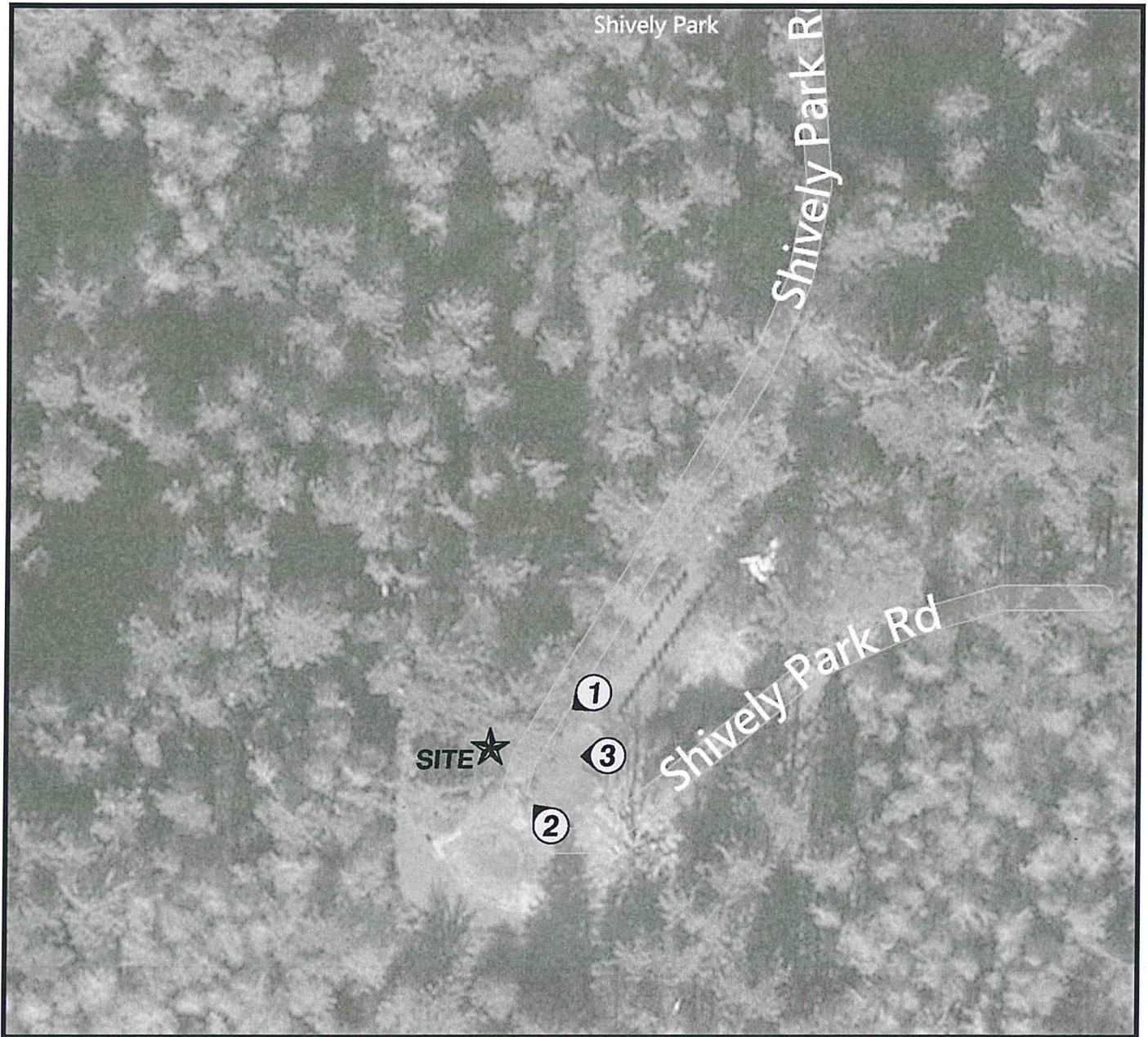


PHOTO SIM LOCATION MAP



OR1 - CITY PARK

1530 SHIVELY PARK ROAD, ASTORIA, OR 97103

VIEW #1 LOOKING SOUTHWEST



CURRENT



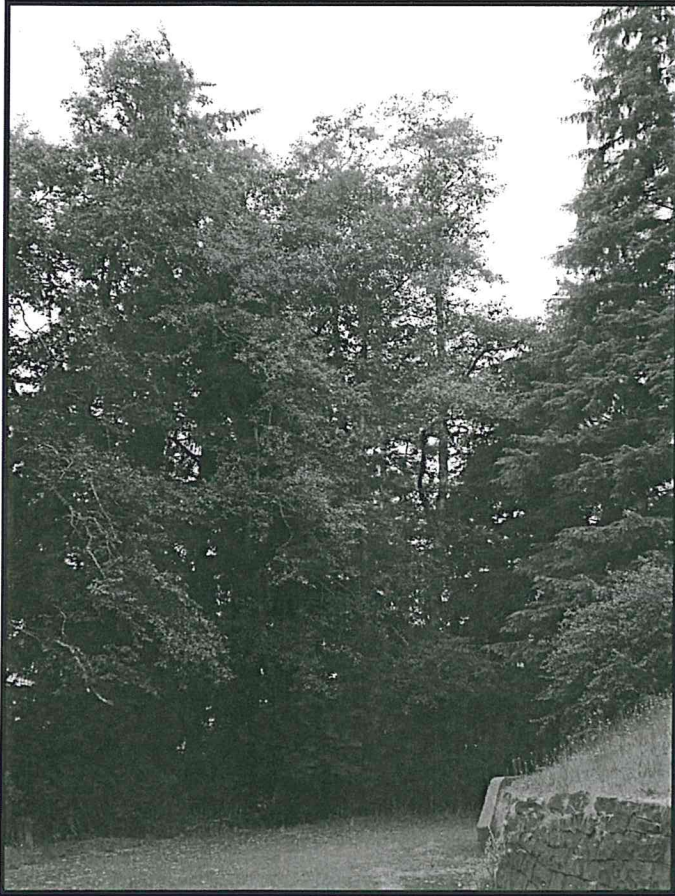
PROPOSED



OR1 - CITY PARK

1530 SHIVELY PARK ROAD, ASTORIA, OR 97103

VIEW #2 LOOKING NORTHWEST



CURRENT



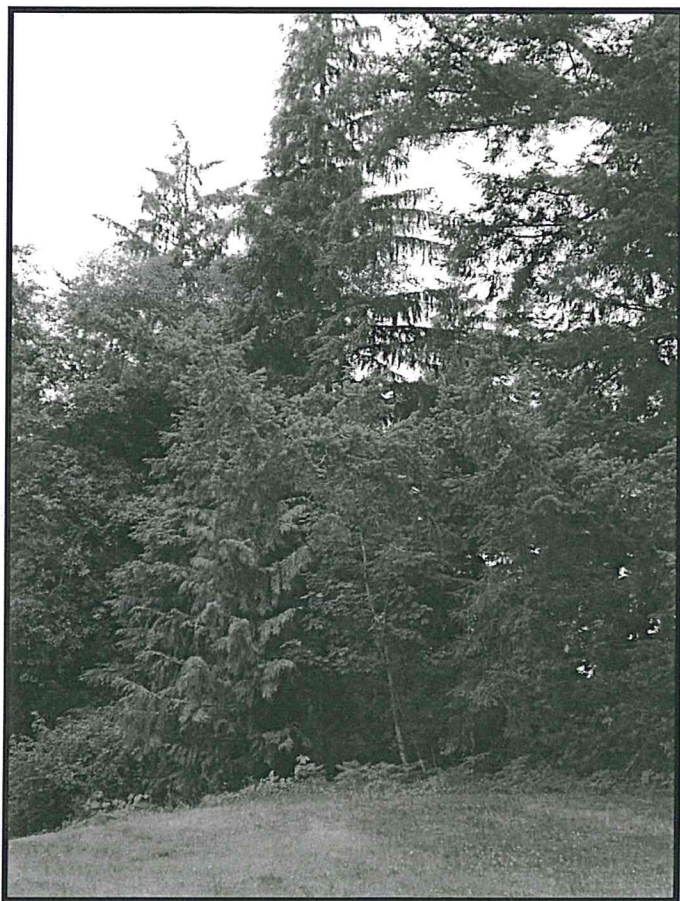
PROPOSED



OR1 - CITY PARK

1530 SHIVELY PARK ROAD, ASTORIA, OR 97103

VIEW #3 LOOKING WEST



CURRENT



PROPOSED



OR1 - CITY PARK

1530 SHIVELY PARK ROAD, ASTORIA, OR 97103



PHOTO SIM LOCATION MAP



OR1 - CITY PARK

1530 SHIVELY PARK ROAD, ASTORIA, OR 97103

VIEW #1 LOOKING EAST



CURRENT - TOWER NOT SEEN



OR1 - CITY PARK

1530 SHIVELY PARK ROAD, ASTORIA, OR 97103

VIEW #2 LOOKING NORTHEAST



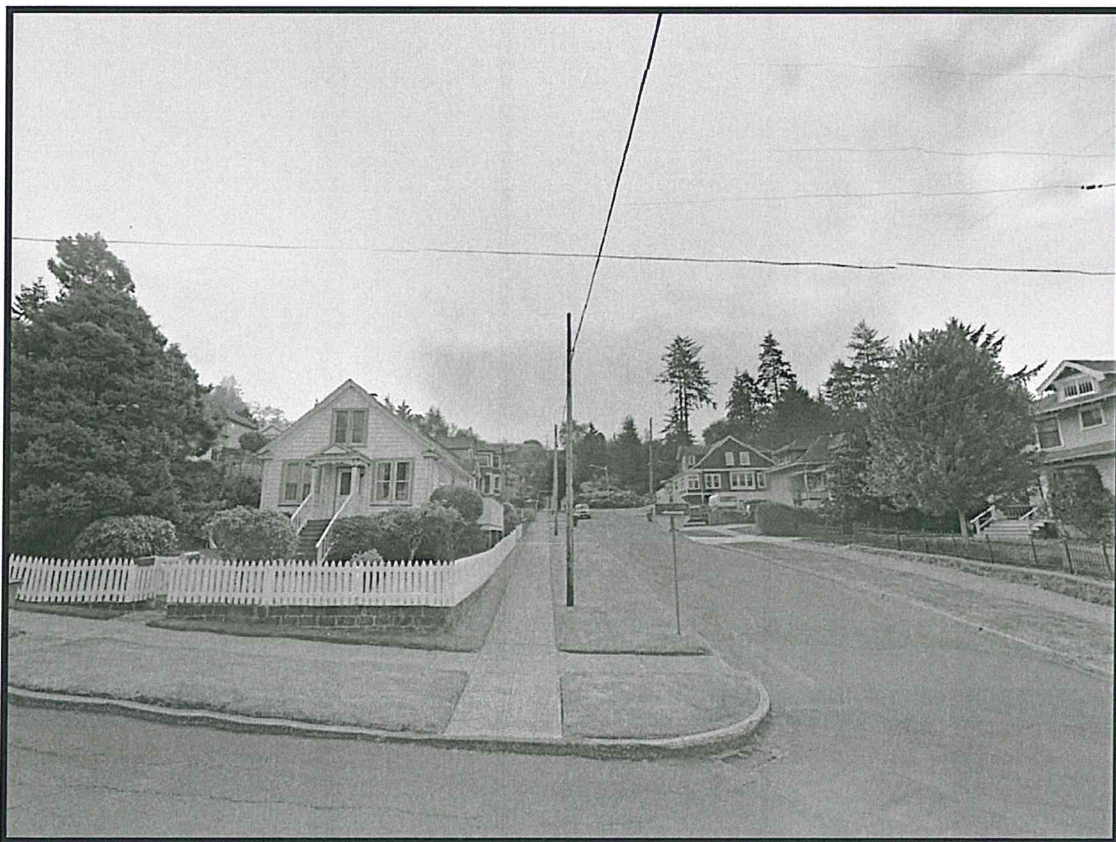
CURRENT - TOWER NOT SEEN



OR1 - CITY PARK

1530 SHIVELY PARK ROAD, ASTORIA, OR 97103

VIEW #3 LOOKING SOUTH



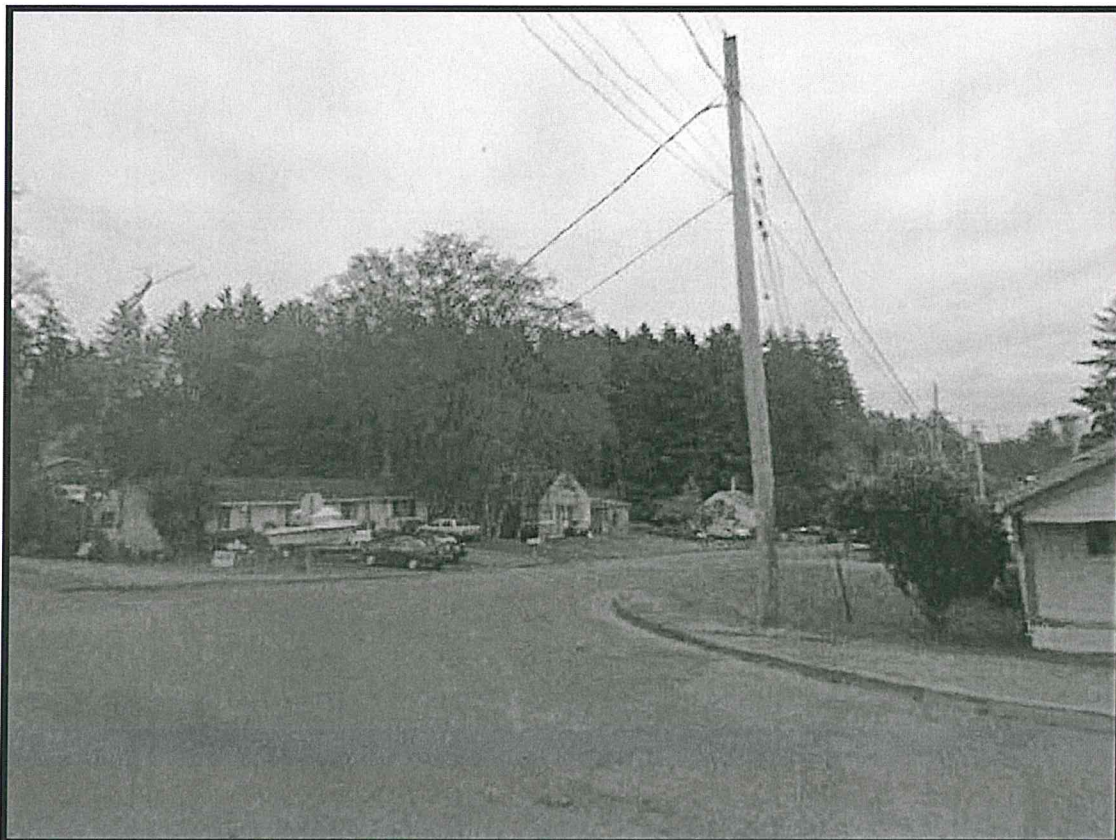
CURRENT - TOWER NOT SEEN



OR1 - CITY PARK

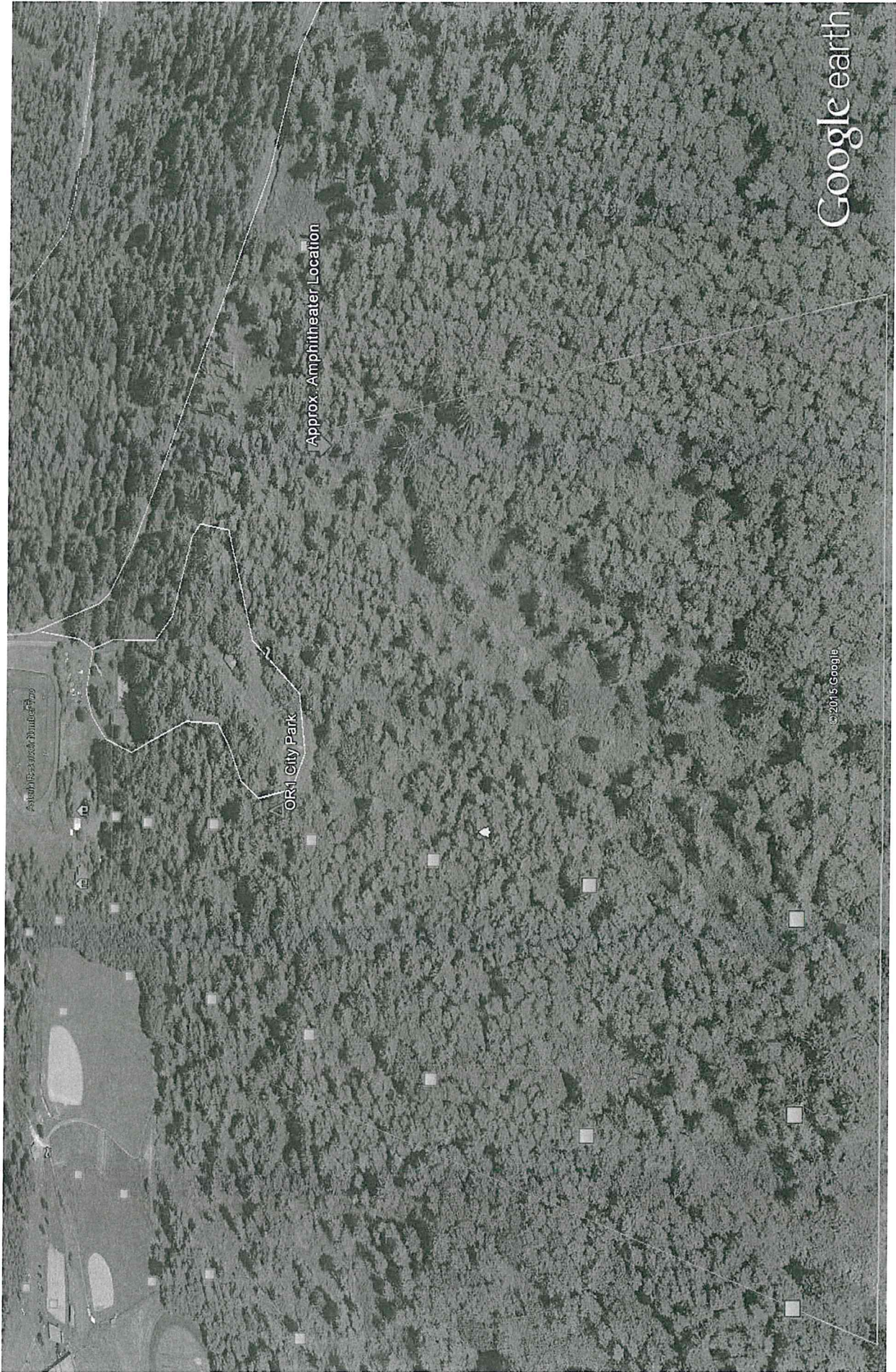
1530 SHIVELY PARK ROAD, ASTORIA, OR 97103

VIEW #4 LOOKING NORTHEAST

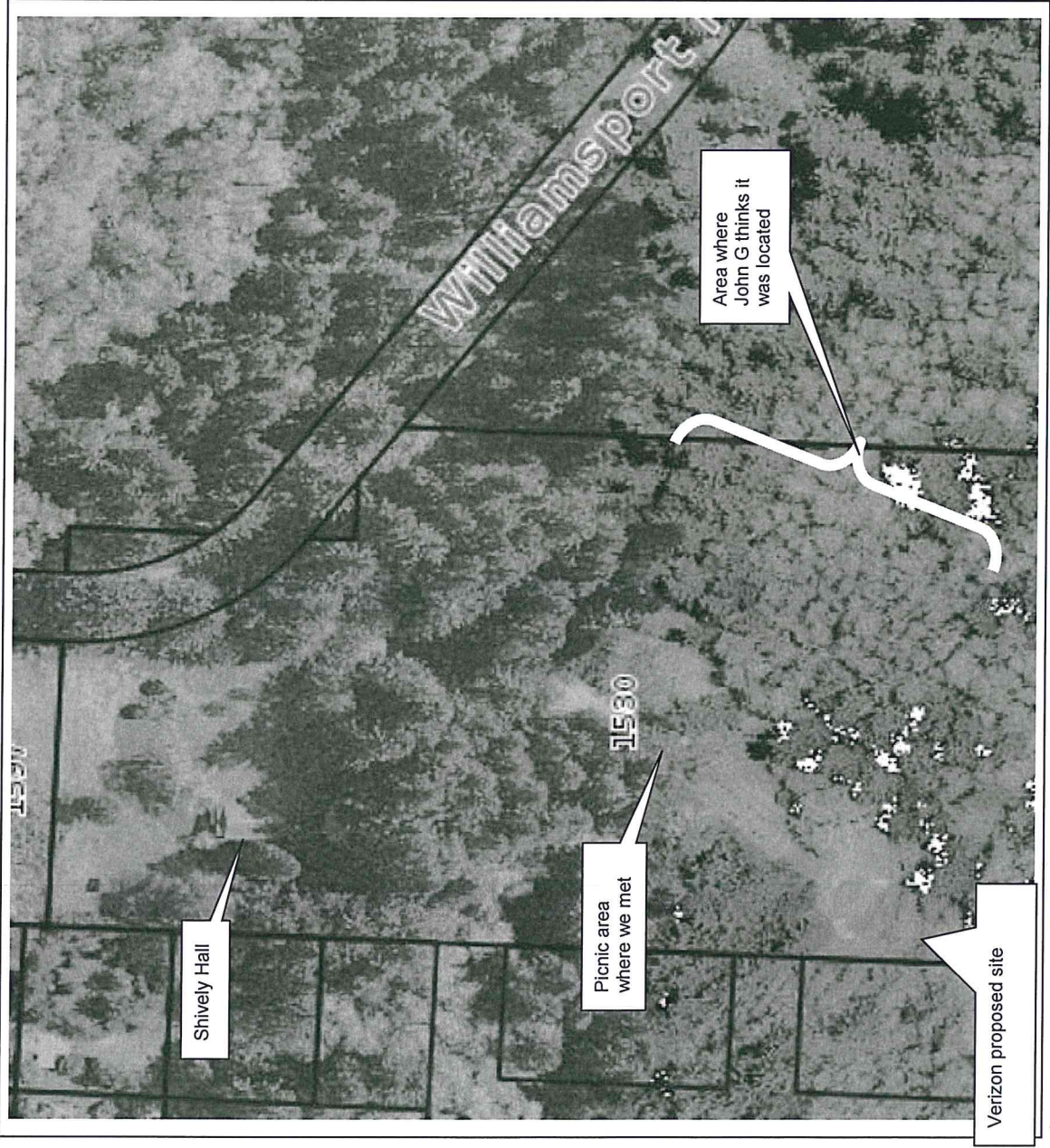


CURRENT - TOWER NOT SEEN

Approx. Location of Shively Park Amphitheater



Approx. Location of Shively Park Amphitheater



SHEET INDEX

ARCHITECTURAL	T-1
TITLE SHEET	T-1
SURVEY	C-1
CONSTRUCTION	C-2
TEMPORARY EROSION CONTROL PLAN	C-3
GRADING AND DRAINAGE PLAN	2D-1
OVERALL SITE PLAN	2D-2
ENLARGED SITE AND ANTENNA PLANS	2D-3
LANDSCAPE PLAN	L-1

OREGON STATE CODE COMPLIANCE	2012 IRC BASED CODE AMENDMENTS
2014 OREGON STRUCTURAL SPECIALTY CODE	2014 OREGON MECHANICAL SPECIALTY CODE
2014 OREGON FIRE CODE	2014 OREGON PLUMBING SPECIALTY CODE

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS 5430 NE WILSON AVE PORTLAND, OR 97230	APPLICANT AGENT: LEXCOM DEVELOPMENT 10570 SE WASHINGTON ST., SUITE 211 PORTLAND, OR 97216 CONTACT: YOGI SANDSTROM PHONE: 503-739-5501 EMAIL: YOGI.SANDSTROM@LEXCOMCORP.COM
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PERMITTING AGENT: LEXCOM DEVELOPMENT 10570 SE WASHINGTON ST., SUITE 211 PORTLAND, OR 97216 CONTACT: SHARON GRECH PHONE: 503-739-5501 EMAIL: SHARON.GRECH@LEXCOMCORP.COM	IMPLEMENTATION: VERIZON WIRELESS 19401 40TH AVE. W., SUITE 304 LYNNWOOD, WA 98036 CONTACT: ERIC CAMP PHONE: 425-740-6390
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DESIGN CONSULTANT: CAMP+ ASSOCIATES INC. 19401 40TH AVE. W., SUITE 304 LYNNWOOD, WA 98036 CONTACT: ERIC CAMP PHONE: 425-740-6390	LEGAL DESCRIPTION: SEE SHEET 2D-1
--	---

SITE NAME: OR1 - CITY PARK	SITE ADDRESS: 1530 SHIVELY PARK ROAD ASTORIA, OR 97103
LAND OWNER: CITY OF ASTORIA CITY ENGINEER: COSEY PHONE: 503-288-2460	STRUCTURE OWNER: VERIZON WIRELESS CITY OF ASTORIA 809170001200 810 SQ FT PROJECT AREA
JURISDICTION: CITY OF ASTORIA	PARCEL NUMBER: 809170001200
ZONING: INSTITUTIONAL	OCCUPANCY: U-UNOCCUPIED

CONSTRUCTION TYPE: 11-B (TELECOMMUNICATIONS)	PROJECT DESCRIPTION: (THE SCOPE OF WORK INCLUDES) THE ADDITION OF (3) PANEL ANTENNAS, (4) FUTURE PANEL ANTENNAS, AND (2) FUTURE MICROWAVE ANTENNAS WITH ALL NECESSARY ELECTRICAL AND MECHANICAL AT ANTENNA AND GROUND LINE INCLUDING EQUIPMENT GENERATOR, UTILITY FRAME, AND EQUIPMENT CABINETS.
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OR1 - CITY PARK
(NEW BUILD)
1530 SHIVELY PARK ROAD
ASTORIA, OR 97103

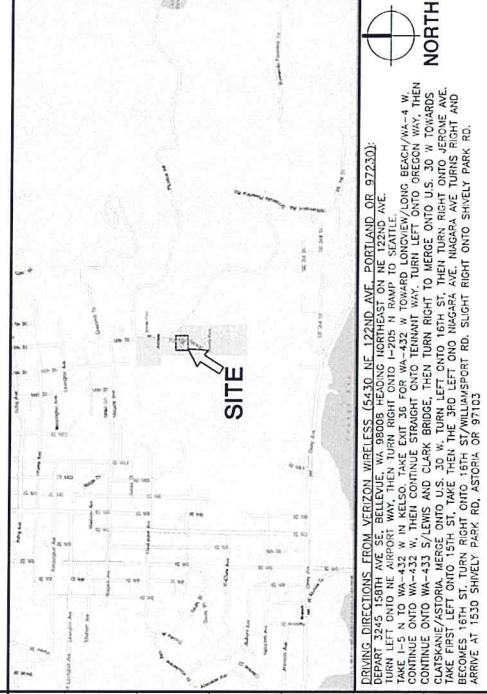
LAT: 46° 10' 38.27" N
LONG: 123° 49' 33.17" W
ELEVATION: 326.5' AMSL

CONFIDENTIAL AND PROPRIETARY
VERIZON WIRELESS

SIGNATURE BLOCK

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
RF ENGINEER		
REAL ESTATE		
SITE ACQUISITION		
PROPERTY OWNER		
TOWER OWNER		

VICINITY MAP



ORI-CITY PARK
(NEW BUILD)
1530 SHIVELY PARK ROAD
ASTORIA, OR 97103



PROJECT MANAGER: EJC

PREPARED BY: MJD

APPROVED BY: EJC

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SHEET NAME
TITLE SHEET

SHEET NUMBER
T-1

PROJECT NUMBER
2014082613

SHEET NUMBER
SV1

ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.
1-800-424-5555

SITE LOCATION

SCALE: 1"=200'

(SHEET)
1 inch = 20 ft
1 inch = 40 ft (1:40 SHEET)

SITE DETAIL

SITE BENCHMARK
WAG NAIL
ELEV. = 330.8

PROJECT NUMBER

C-2

SHEET NUMBER

TEMPORARY EROSION CONTROL PLAN



DATE	REVISION

APPROVED BY

CS

PREPARED BY

JV

PROJECT MANAGER

CS

ENGINEERING

2000 SHAVELY PARK ROAD

AUSTIN, TEXAS 78703

(512) 799-0000

DAVID L. SMITH, P.E.

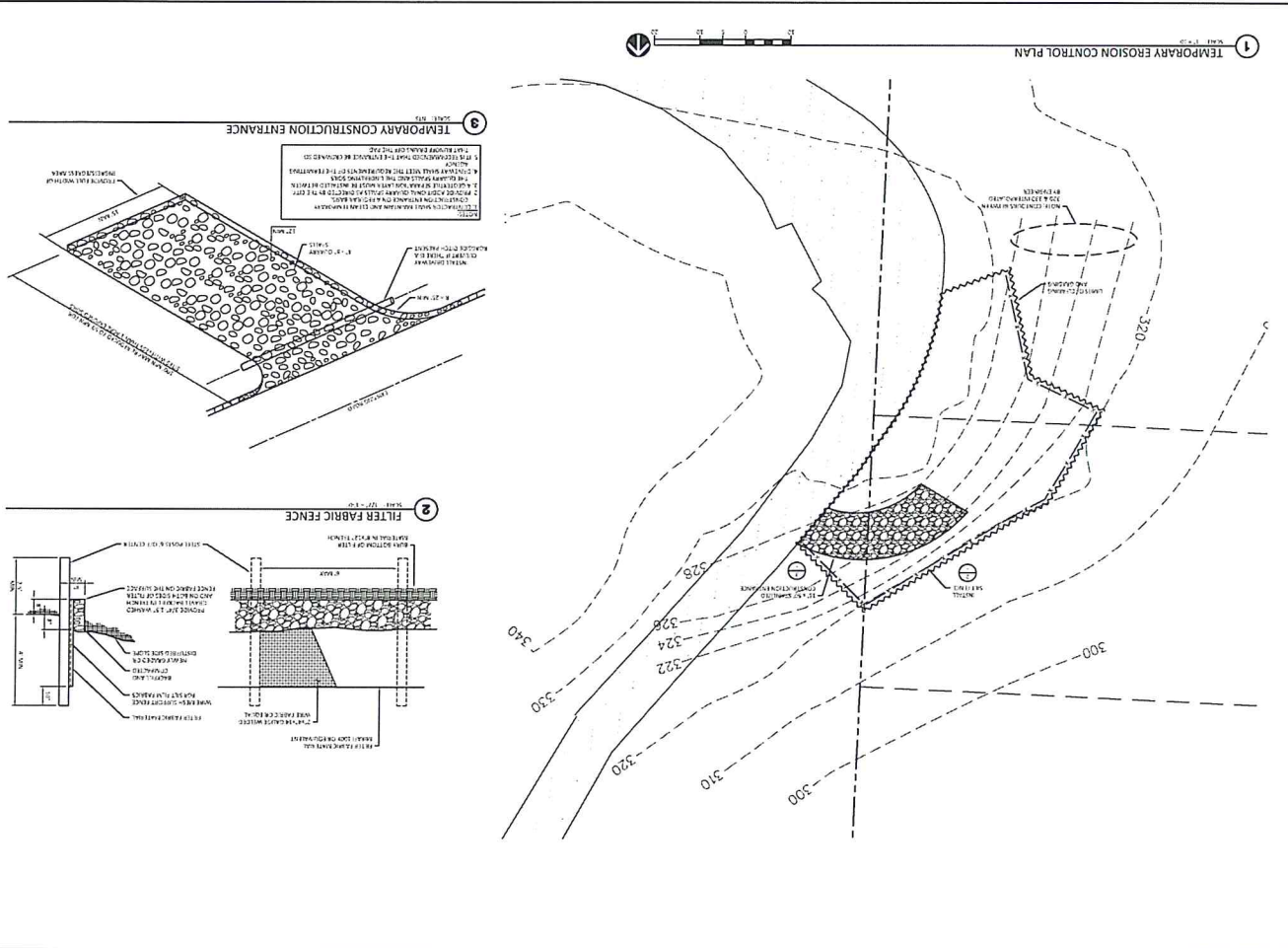
STATE OF TEXAS

10582

OR-CITY PARK

RESERVED





PROJECT MANAGER

C-3

SHEET NUMBER

GRAVING AND DRAINAGE PLAN

SHEET NAME

DATE	DESCRIPTION
12/15/11	ISSUED FOR PERMIT
12/15/11	ISSUED FOR PERMIT
12/15/11	ISSUED FOR PERMIT
12/15/11	ISSUED FOR PERMIT
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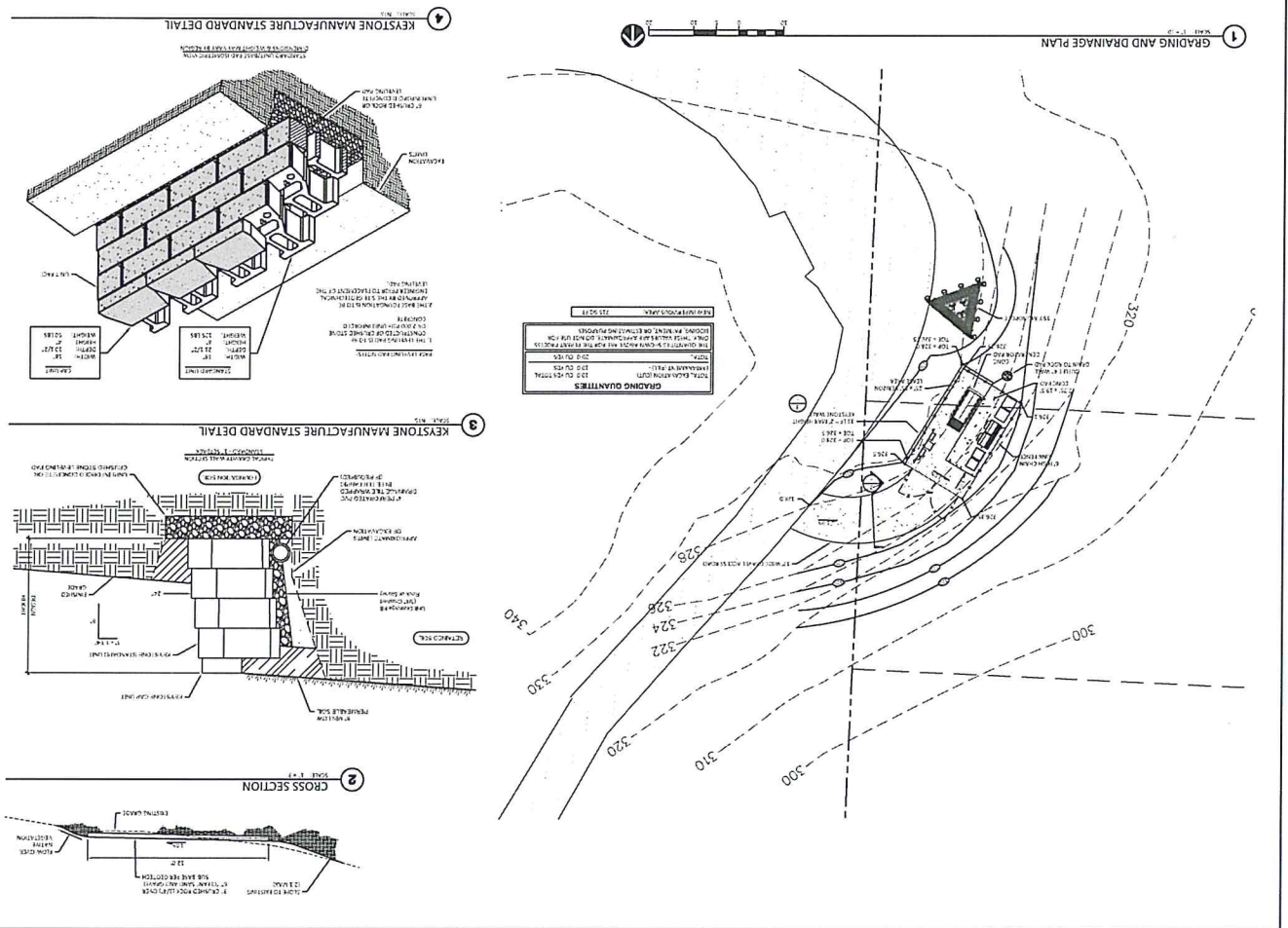
APPROVED BY

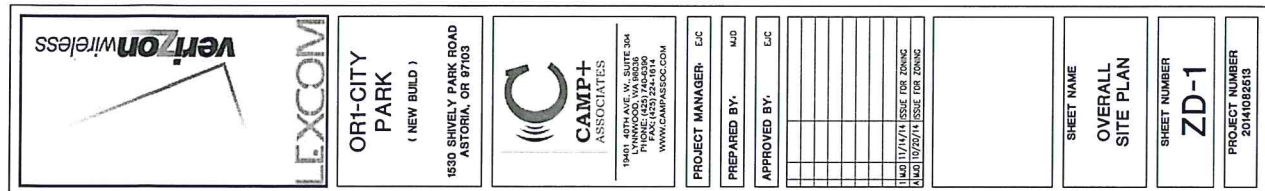
PREPARED BY

PROJECT MANAGER

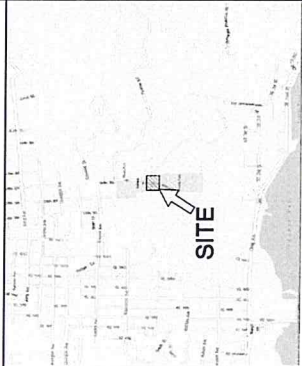
8500 HWY 100, SUITE 200
 ATLANTA, GA 30350
 (404) 778-8000
 FAX (404) 778-8000
 WWW.ENGCON.COM

8500 HWY 100, SUITE 200
 ATLANTA, GA 30350
 (404) 778-8000
 FAX (404) 778-8000
 WWW.ENGCON.COM





1. THIS IS NOT A SURVEY. ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.



VICINITY MAP

BEING NORTH AT A POINT WHICH IS 1037.11 FEET SOUTH 89°55' EAST, AND 429
 FEET NORTH OF THE SOUTHWEST CORNER OF THE DONATION LAND CLAM OF
 JOHN W. SHAWLY;
 THENCE SOUTH 89°18' EAST, 100 FEET;
 THENCE EAST 30°15' ALONG THE SOUTH BOUNDARY LINE OF THE ASTORIA
 RESERVOIR SITE,
 THENCE SOUTH 250 FEET;
 THENCE SOUTH 250 FEET;
 THENCE SOUTH 250 FEET;
 THENCE SOUTH 988 FEET;
 THENCE WEST 450 FEET TO THE POINT OF BEGINNING, SITUATED IN THE SAID
 DONATION LAND CLAM, IN THE CITY OF ASTORIA, COUNTY
 OF CLATSOP, STATE OF OREGON, BEING ANY PORTION LYING WITHIN
 THE BOUNDARIES OF WELL-KNOWN LOCALITIES, TO-WIT:

LEGAL DESCRIPTION

LEGEND	
EXISTING	NEW
3'-8"	SANITARY SEWER
5'-0"	STORM SEWER
5'-0"	WATER MAIN
 SANITARY MANHOLE ELEVATIONS	 STORM STRUCTURE ELEVATIONS
 PROPERTY LINE & R.O.W.	 SURFACE DRAINAGE
 LIGHT STANDARD	 STREET LIGHT
 SPOT ELEVATION	 CONTOUR
 GAS MAIN	 MANHOLE
 CATCH BASIN	 FIRE HYDRANT
 EASEMENT LINE	 FENCE
 BURIED UTILITY	 UTILITY POLE
 OVERHEAD UTILITY LINE	 BUILDING

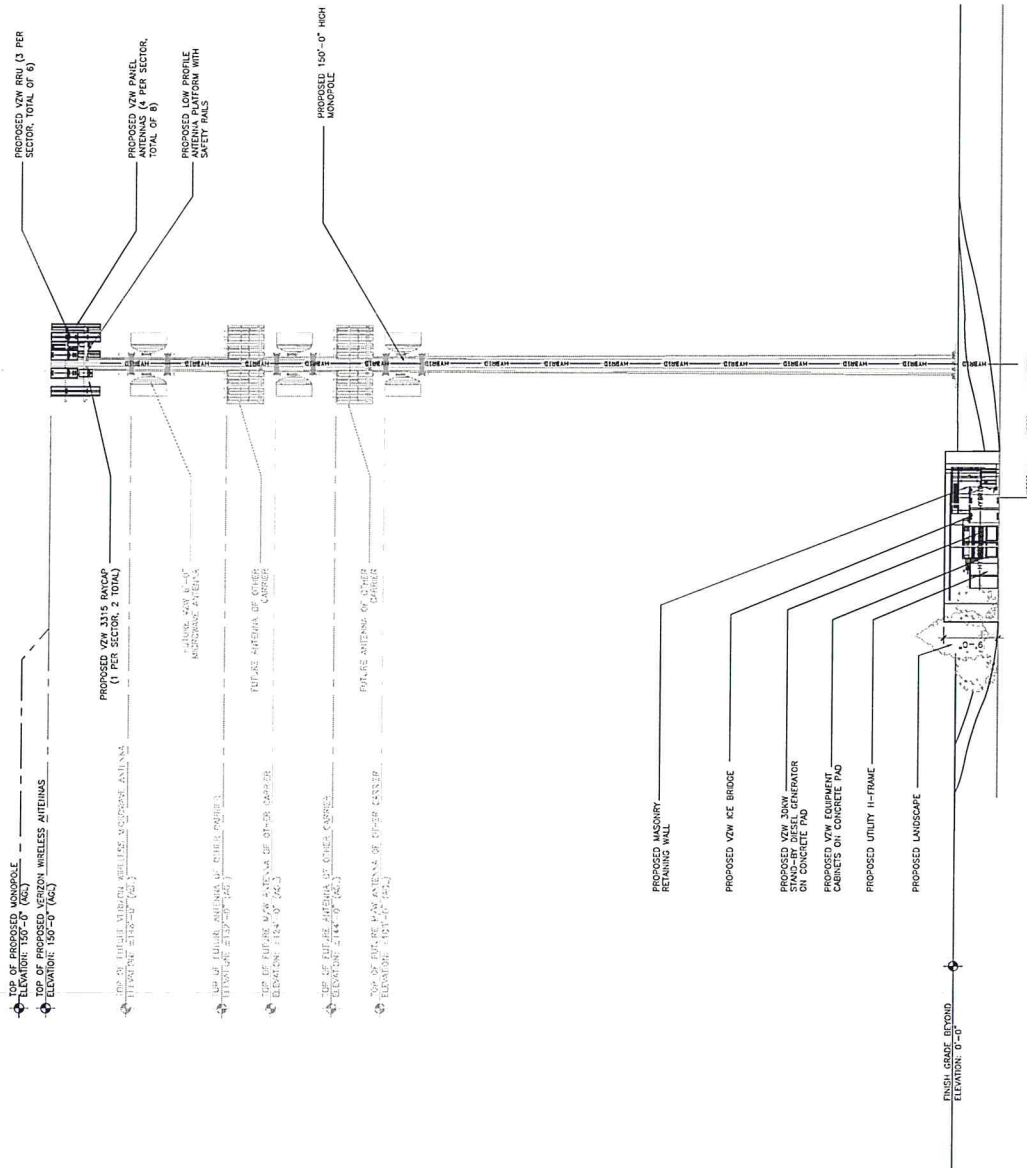
LEGEND



OVERALL SITE PLAN

SCALE: 1" = 80'-0" (22x34). 1" = 160'-0" (11x17)





SCALE: 1/4" = 1'-0" (22x34), 1/8" = 1'-0" (11x17)

From: [Yogi Sandstrom](#)
To: [Sharon Gretch](#)
Subject: FW: Shively park
Date: Monday, July 13, 2015 10:14:25 AM

We can discuss later.

Yogi Sandstrom

LEXCOM Powered by Md7

Project Manager

m 503.739.5501

yogi.sandstrom@lexcomcorp.com

[Check out md7.com](http://md7.com)

From: Yundt, Arden
Sent: Friday, July 10, 2015 11:29 AM
To: Grant, Sarah
Cc: 'Yogi Sandstrom'
Subject: RE: Shively park

Hey guys,

In regard to new build site POR City Park, here is the reason we chose to build a tower at the southern end of the hilltop at Shively Park instead of collocating on the building at the corner of 16th St. and James St. (adjacent to Astoria Reservoir Number Two).

We are proposing to build a 150' tower on the southwestern end of the hilltop at an elevation of roughly 330 ft AMSL. This allows us to cover the southern and southwestern parts of Astoria as well as the Cooperage Slough valley with excellent line of sight and great signal strength. The crest of the hill to the north is at roughly 350 ft AMSL. Farther north is the building at the corner of 16th St. and James St. At a ground elevation of roughly 280 feet the building would need to be over 220 feet tall in order to meet the POR City Park coverage objective. Otherwise the hill blocks RF propagation to the South... shadowing southern Astoria and significantly decreasing the signal strength to the Cooperage Slough valley. Taking these details into account makes the decision between these two options very easy: the tower on the southern end of the hilltop is the only viable option.

Thank you,

Arden Yundt
RF Engineering
Pacific Northwest Region
5430 NE 122nd Ave.
Portland, OR 97230-1069



From: Grant, Sarah
Sent: Friday, July 10, 2015 10:20 AM
To: Yundt, Arden
Cc: 'Yogi Sandstrom'
Subject: FW: Shively park

Per our conversation if you could call Adam to explain the elimination of the concrete building/reservoir 2 location *within Shively Park* and why the coverage objectives are not met within that specific location within the park. Feel free to leave him a message, or put it in writing if you prefer

From: Adam Haas [<mailto:AdamHaas@convergecomm.com>]
Sent: Thursday, July 09, 2015 3:38 PM
To: Grant, Sarah
Subject: RE: Shively park

That's great. I look forward to talking tomorrow. Adam



Adam Haas
Principal
Converge Communications
10425 SW Hawthorne Lane
Portland, OR 97225
Tel: 503-206-7154
Cell: 503-997-5584
Fax: 503-297-1081
www.convergecomm.com