



AGENDA

HISTORIC LANDMARKS COMMISSION

September 17, 2019

5:15 p.m.

**2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103**

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
(a) August 20, 2019
4. PUBLIC HEARINGS
(a) New Construction Request (NC19-03) by John Pincetich, on behalf of Ron Borans and Tommie Hatcher to construct a 12' x 24' freestanding transient lodging unit at a site behind an existing commercial building at 2921 Marine Drive in the C-3 (General Commercial) Zone. The commercial building is designated as historic in the Adair-Uppertown Historic District.
5. REPORT OF OFFICERS
6. STAFF UPDATES
 - a) Save the Date:
 - i. Tuesday, October 15, 2019 @ 5:15pm – HLC Meeting
7. PUBLIC COMMENT (Non-Agenda Items)
8. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

August 20, 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: Mac Burns; Paul Caruana; Jack Osterberg; Katie Rathmell; Ian Sisson; and Michelle Dieffenbach

Commissioners Excused: None.

Staff Present: Barbara Fryer, City Planner, Mike Morgan, Planner Consultant; Rosemary Johnson, Planner Consultant

APPROVAL OF MINUTES – ITEM 3:

Commissioner Rathmell moved to approve the minutes of the July 16, 2019 meeting as presented, seconded by Commissioner Dieffenbach. 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.

President Burns welcomed the new City Planner, Barbara Fryer.

ITEM 4(a):

EX 19-04 Exterior Alteration Request (EX 19-04) by Astor Building, LLC, to construct a landing and accessible ramp, with two, four-foot high steel planters, along the 14th Street entrance at 342 14th Street in the C-4 (Central Commercial) Zone. The structure is designated as historic in the Downtown Historic District.

President Burns received no objections regarding the jurisdiction of the Historic Landmarks Commission to hear this matter at this time; and asked if any Commissioners had any conflicts of interest or ex parte contacts to declare.

Commissioner Rathmell declared that she currently builds windows for the Astor and recused herself from this hearing. Commissioner Caruana noted for the record that he is also recused for conflict and ex-parte contact as owner of the property. President Burns added that all of the Commissioners knew the applicant and confirmed Commissioners Rathmell and Caruana had left the dais.

President Burns asked for the presentation of the staff report and recommendation.

Planner Morgan presented the staff report and recommendations via Power Point. Restore Oregon has reviewed and approved the proposal and a copy of their approval letter was included in the Agenda packet. No other correspondence was received. The HLC should decide if the Corten steel planters are appropriate for the location or if some more traditional material should be utilized; a sample of the proposed material was provided to the Commissioners. Staff recommended approval of the request and proposed materials.

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.

Paul Caruana, 1431 Commercial, Astoria, said he was basically present to answer any questions. He stated the only thing missing from the staff report was the main purpose of the planters is to create a wind screen on 14th Street as they are automating the doors. He explained both doors will open up automatically and windy corridors are hard on those mechanisms; having the planters there, being four feet tall with some vertical plants, will help

reduce the wind. Also, the planters are only one foot deep; they need to make them out of something strong enough as they will not be very wide planters. He noted the tile that gets covered with the new patio will be protected, so if anyone wants to expose it in the future it will not be damaged – it is just being covered, though it is likely a permanent solution as he could not foresee anyone taking away accessibility.

President Burns asked if Commissioners had questions for the applicant.

Commissioner Osterberg asked how the tile would be preserved, if there were special techniques where concrete can be put over tile so that when the concrete is removed the tile would not be damaged.

Mr. Caruana replied they are proposing Ditra, a product that is put down underneath tile; it is a waffle-shaped material that would get glued to the tile and the concrete will stick to that product. So in the future, the concrete would come up, and then the Ditra, which is a kind of plastic product, and any adhesive behind it.

Commissioner Osterberg also asked about the finish on the steel, if it is expected to rust.

The Applicant affirmed the planters would be the rust color. His understanding is Corten steel rusts and then it will self-seal and stop rusting. On top of the building, on the spires, there used to be veining that was painted a rusty red color, which they may reintroduce. He said he knows it is a color, but they will be bringing a little of bit of that color to the top of the building in the future. The base of the building will be painted in shades of green, so the rust color is a nice complement to some of the green shades on the building and the taupe color of the tiles.

Commissioner Osterberg said he did have a concern about the rust as he has seen cases, on the streets of downtown Portland for instance, where ironwork rusts and it runs down and stains the concrete, which he believes is permanent, though perhaps there are cleaning methods. Mr. Osterberg asked if the applicant believes if the rust will stain the concrete surroundings.

The Applicant replied that the product will be built off-site and so will probably be rusted when it is gets there. His understanding from the steelworkers is the steel does not bleed or run and will not continue to rust; it is not something one would rub up against and pull off deposits, it rusts quickly and they will leave it outside. The Applicant said there is a hotel in Palm Springs, the Arrive Hotel, built entirely out of Corten steel; the entire hotel has this patina on it.

Commissioner Osterberg said he remembered seeing it done on a steel bridge in downtown Portland where TriMet wanted to introduce rust elements to the LRT construction, but he never did know what the long-term effects of it was and thanked Mr. Caruana for the information.

Commissioner Sisson asked if the Applicant was planning on putting any kind of topcoat on the Corten steel, noting that he knows they make some, like the VandlGuard-type coatings that are applied so that graffiti can be cleaned off – perhaps that would address the potential leakage of the rust color onto the sidewalk.

Mr. Caruana said the fabricator indicated Corten steel was self-sealing – it gets to a certain amount of rust then it stops so a sealer would not be required. He had asked about sealers in the event they wanted the planters to just look like steel, but it sounds like it is going to rust and any seal that is put on will give way to the rust. That was the idea behind the product – to let it rust naturally, rather than fight it, and then it just stops rusting.

Commissioner Sisson asked if there were to be any changes to the awning.

Mr. Caruana replied there would not be changes to the awning and noted he had both awnings built years ago. The originals were not on the building any more but they had pictures from which they scaled and replicated the awnings. The Applicant stated the project is quite literally protecting the tile that is there, putting a concrete slab that forms the landing, and then the ramp that goes to the south. On the back side of one of the planters there will be a handrail as well; he does not think it is required as the ramp is short enough but they are going to put one there anyway. It will be attached to the side of the planter and of the same material as the planter. Other than that, it is really just the platform, ramp, and the planters.

Commissioner Sisson said it looks like the new ramp would cover at least one block of the mosaics that shine up from, or down into, the underground; he asked if that was accurate and if they would be protected the same way as the mosaic tile in the entryway.

The Applicant noted that all but one of them had been removed and covered with concrete, the one that is still there has a lot of broken tile and will probably just get pulled out and they will put concrete in its place. He does not know if it comes before Historic Landmarks, but noted they do have engineering completed and everything set up around the Norblad Building where they have a plate steel design where they are going to be replacing the old glass block with new ones – not just new blocks, but the entire opening of the sidewalk will be new. At the Astor they will be losing one of those, and he thinks it is the only one on that whole street; there used to be like a dozen of them on 14th Street and all of them have been pulled out. The only one there now would be about 60 percent covered.

President Burns asked for presentations in favor of the application; receiving none, he asked for presentations impartial to the application.

Ove Rasmussen, 1020 Grand Avenue, Astoria, said he was not clear on the Ditra material that was described, and the adhesives that were going to be used with the material, down on top of the tile. Mr. Rasmussen asked how would they accomplish removing the adhesive from the tile should the time come, as adhesive is a permanent material, and to his thinking trying to remove the adhesive could damage the tiles. Mr. Rasmussen stated he was not confident the process for covering the tile would facilitate future removal of the concrete. In his study of the Ditra material it seemed it was intended to be adhered to concrete with tile placed on top of the Ditra material, and not the reverse as is proposed here. The other item Mr. Rasmussen expressed concern about was reducing the width of the sidewalk to only six feet, noting that six feet is very narrow for the considerable amount of pedestrian traffic in that area. And which would be further reduced when the vegetation in the planters overflows and pushes out from the planter.

President Burns noted the Commissioners had asked about the ability to remove the concrete from the tile with the adhesive between them and asked Mr. Rasmussen if the Applicant had not answered that question to his satisfaction.

Mr. Rasmussen replied that he could not imagine how one could remove the adhesive, which he considers permanent, without potentially damaging the tile and inquired how they would remove the adhesive, wondering if there was a solvent that would be used to remove it or if it would be a mechanical effort such as scraping or sanding.

Barbara Rasmussen, 1020 Grand Avenue, Astoria, asked for clarification about the structure proposed at the entrance, noting that she had seen it referred to in various documents as a landing, a patio, a terrace, and noted the Applicant had just referred to it as a platform. She said the best she could make out from the drawings she had seen is the interior dimensions of the structure would be 4 feet 10 inches wide by 15 feet 6 inches long, saying that to her it was much more than a landing. Ms. Rasmussen added that per the Oregon Indoor Clean Air Act (ICAA) the ten foot no smoking rule included, she quoted, "accessibility ramps that lead to and from an entrance." She stated the area outside the Astor Hotel was a very popular smoking area at that 14th Street entrance, and expected the accessibility ramp would now fall under the ten foot rule and they would see an enlargement of the no smoking area outside the 14th Street area.

President Burns stated that Ms Rasmussen's second point was not within the HLC's purview but noted the Applicant was present and heard her concerns on the smoking.

President Burns received no further presentations impartial to the application and asked for presentations against the application; receiving none, he asked for rebuttal testimony from the Applicant.

Mr. Caruana, 1431 Commercial, Astoria, responded to the concern regarding the adhesives on the tiles and noted the tiles were covered in adhesive only a few years ago as someone had put down adhesive squares on all the tiles, so people would not slip on them. He acknowledged it was a painful process to get the adhesive squares up and that it did require a lot of scraping and solvents to do so – but yes, it is possible to remove adhesive from the tiles.

President Burns asked if removing the adhesives from the tiles was work the Applicant had done while he owned the building.

Mr. Caruana confirmed this and added the Ditra product can be glued to Durock, concrete, board, subfloors, anything, and typically tile goes on top of it, but under the tile is thin set, which is an adhesive-type concrete

material, and it would certainly will handle this. Mr. Caruana added the simplest thing to do would be to put plastic on it and just cover that, however he was more worried the concrete, not having something more mechanical to bond to, might start cracking; plastic would be easiest but this option will give them a better end product. He knows exposing the tile in the future is a concern but in reality he cannot imagine anyone is going to say they need to remove accessibility to a property. He stated he is approaching this project as though it is permanent and trying to build it to last, while keeping in mind that they could still expose the tile. He noted Restore Oregon's opinion was the opposite – they had asked if the tile could just be removed and possibly incorporated somehow, but it is mud-set and it will not come up. With regard to the smoking concern, he said people have asked if it is a patio, landing or a ramp – it starts out as a ramp, but a ramp has to approach from the south because the sidewalk slopes in two different directions. If the ramp was put off on the north side, it would be 9 or 10 feet long; on the south side it is only about 5 feet long. This was the design that used up the least amount of real estate. The product of putting this ramp in there and creating this landing at the entry doors, yes there is flat area there – that is the whole idea. The 10-foot smoking rule is not something the Applicant has control over; no one is going to be able to smoke on this patio regardless because the ramp is within 10 feet. He clarified that the sidewalk is actually 6.5 feet wide: six feet of sidewalk and six inches of curb – it is a full 6-foot six, which is something the City really wanted. The sidewalk is actually about a foot and a half wider than many areas downtown now between the bus stops and trash cans, adding it is actually pretty generous at double the width of ADA. The idea the City had was that two wheel chairs could pass each other; this is wide enough to provide accessibility in both directions at the same time.

President Burns asked for other questions from Commissioners; receiving none, he asked for closing remarks from staff.

Planner Morgan stated the Engineering Department had approved the location of the planter and the Applicant has received a license to occupy the sidewalk. Also, there is a Corten steel structure in town at 17th Street. At the 17th Street pier there is an obelisk that is made of Corten, and it has a drain that collects the rust at the bottom. Mr. Morgan said his research indicated there could be some rusting, some depositing of the Corten on the sidewalk but that after a period of time it stops rusting and is more stable.

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

Commissioner Dieffenbach noted it is always a challenge in the City of Astoria to provide ADA entrances to a lot of the public buildings because they have such crazy elevation changes. Ms. Dieffenbach said this was a creative way to do it and it fits within the parameters the Commission reviews. It is something that is needed, and she is in support of the application.

Commissioner Osterberg said he can support the application. The Applicant has addressed the issues pretty well, and had addressed his concerns specifically about the potential for removing the concrete in the future; it appears it is not simple and easy but it could be done, and there is the likelihood if it were done carefully they could have minimal damage to the tile. Yet, like the applicant said, he is planning for permanency, which is understandable. Mr. Osterberg stated he thought the other issues were addressed too, so he would support the application.

Commissioner Sisson stated from what he can see the application meets all the applicable review criteria, and he is happy with the answers the Applicant provided so he has no issues with voting in favor.

President Burns said he would concur, adding they had watched Mr. Caruana lovingly restore and breathe life back into the building. He was glad they had gone with steel even though the rustiness of it may not be overly attractive, he would rather that than using a material that tries to mimic something people might be fooled into thinking was original – he liked the contradiction. He stated the Applicant has answered the question, if for some strange reason they no longer needed a ramp there then it could be reversed and the tiles brought back. Mr. Burns stated he can support the application as well.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report dated August 13, 2019, on the Exterior Alteration Request EX 19-04, and that the Commission approve the application with the conditions of approval as stated in the report, seconded by Commissioner Sisson. Motion passed unanimously.

President Burns read the rules of appeal into the record and noted that Commissioners Rathmell and Caruana had returned to the dais.

ITEM 4(b):

EX19-05 Exterior Alteration Request (EX 19-05) 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.

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 Rathmell claimed ex parte contacts as they are friends of hers and she has done some work for them, however they have not discussed this project and as such she felt she could address it unbiased.

President Burns noted that technically speaking it is a Flavel house so he has a warm affinity for it though he has not discussed it at all and it certainly would not influence his opinion.

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

Planner Johnson presented the Staff report via Power Point. Staff believes the application meets all the criteria and recommends approval with the conditions listed. Ms Johnson noted staff had received correspondence regarding the application, two letters in support.

Commissioner Osterberg asked if staff had received a material sample of the proposed standing seam metal roofing.

Planner Johnson replied that they did not but indicated the industry lists of low standing seam is in the City's code, and the proposed material would meet the Code. She added the Applicant had already put the standing seam metal on the porch covering; it was done without a permit so this is after the fact, but it does meet what the code says for the height of the standing seam.

Commissioner Osterberg confirmed with Staff that, if approved, the type they have already installed is the type that would meet the code. He asked if Ms. Johnson had knowledge if the HLC had previously approved any standing seam metal roofs for historic residential structures.

Planner Johnson replied she believed there was one or two; she could not recall the address but did know that it had been approved in the past, which is why she already had the research done from previous permits. It is a common roofing material found as early as the mid-1700's. There are some examples of historic homes in Astoria that the Applicant has submitted.

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

Robert Duehmig, 818 Grand Avenue, said he did not have a presentation but was there to answer any questions they may have.

Commissioner Rathmell asked about the number of windows being put in, and/or replaced, and if the windows would all be at basement level or if any would be on the upper level, and also inquired if they would be insulated, and if they were going with the true divided light style.

Mr. Duehmig replied he believed there were nine windows total, three on the west side, three on the east; he confirmed the windows would all be at basement level and would be insulated, and that their goal is the true divided light style.

Commissioner Osterberg wanted to know about the choice of roofing, the standing seam proposal, and asked if Mr. Duehmig had considered any alternatives to metal roofing, such as metal shingles, or other metal products besides standing seam.

Mr. Duehmig said they had but in consultation with Bee Line Roofing and the materials that are available that are affordable, they tend to be a little more expensive than the current proposal. He indicated they are trying to meet the needs of longevity and quality and looks and that the standing seam metal is what they chose.

President Burns asked for presentations in favor of the application; receiving none, he asked for presentations impartial to the application.

Rachel Johnson, 2840 Grand Avenue, Astoria, offered as a point of information that she had proposed to replace a metal roof on an 1895 home, at 1445 Lexington, about four years ago. The HLC approved the standing seam metal for that roof. It was never completed but it was approved.

President Burns asked for any further presentations impartial to the application; receiving none, he asked for presentations against the application. There being none and no rebuttal necessary, he asked for closing remarks from staff. There were none.

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

Commissioner Caruana remarked that the application looks good.

Commissioner Rathmell agreed and said she thinks it is a good plan and has no problems with it.

Commissioner Sisson had nothing new to add and is okay with the project.

Commissioner Osterberg sounded a note of concern over the standing seam metal roof and whether criteria six is met, which says in the event that replacement is necessary the new material should match the material being replaced in composition, design, color, texture, and other visual qualities, and said he was not sure that the standing seam metal roof matches what is being replaced. He realized criteria six does not ask for an exact matching, but it is asking for some sort of more careful review of composition, design, color, texture, and visual qualities, and thinks the proposed roof is very different than either what was on the house originally, historically, or the composition asphalt roof that was on the house later, or the cedar shakes that are on the house now. He thinks that the proposed standing seam metal, while yes it has been used, and apparently has been approved in the past, in at least one or possibly two circumstances, he said he was not sure he could agree that it meets criteria six. He does think that the windows are very appropriate and likes the proposal for using the Fibrex material. He agrees with the windows but does not agree with the proposed roofing.

Commissioner Dieffenbach appreciated the effort the owners have made to restore the house to an historic character. She thinks it meets the criteria and is not as concerned about the metal roof. She acknowledged there have been issues with metal roofs with the HLC before, but she feels that the material was around at that time and it was possible for it to have been used. She stated there needs to be parameters with these historic homes to be able to use materials that last and age and work with the homes so that the homes can be economical and saved, taken for what they are, and given to our future. Ms Dieffenbach thinks a metal roof on this house is appropriate; if they knew what the original roof was it might not be, but they don't know; she does not have a problem with a metal roof on this one and thinks it would look very nice.

President Burns concurred with everything he had heard and thinks the plan well thought out. He would prefer wonderful cedar shakes but it is not a deal breaker for him; he does not think the standing seam metal roof wildly inappropriate, and does not think it is going to change the character or history of the house, and he gets cost and longevity, adding they should never force anyone to bankrupt themselves or have to replace a roof more often than they need to.

Commissioner Rathmell moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report on the Exterior Alteration Request EX19-05 by Robert Duehmig and Bill Griesar, with no additions or deletions, seconded by Commissioner Caruana. Motion passed on a 4 to 1 vote with Commissioner Osterberg opposed.

President Burns read the rules of appeal into the record.

REPORTS OF OFFICERS – ITEM 5:

There were none.

STAFF UPDATES – ITEM 6:

Save the Date:

- Tuesday, September 17, 2019 5:15 pm - HLC Meeting

PUBLIC COMMENTS – ITEM 7:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:13 p.m.

APPROVED:

Community Development Director

STAFF REPORT AND FINDINGS OF FACT

September 9, 2019

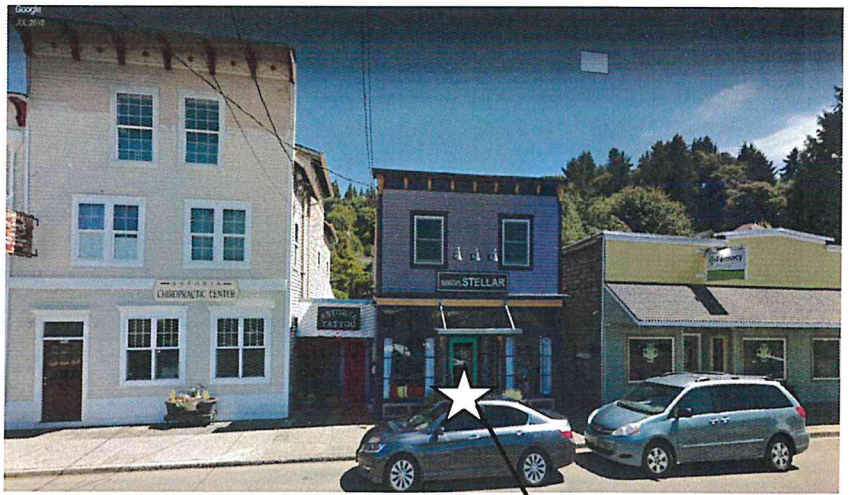
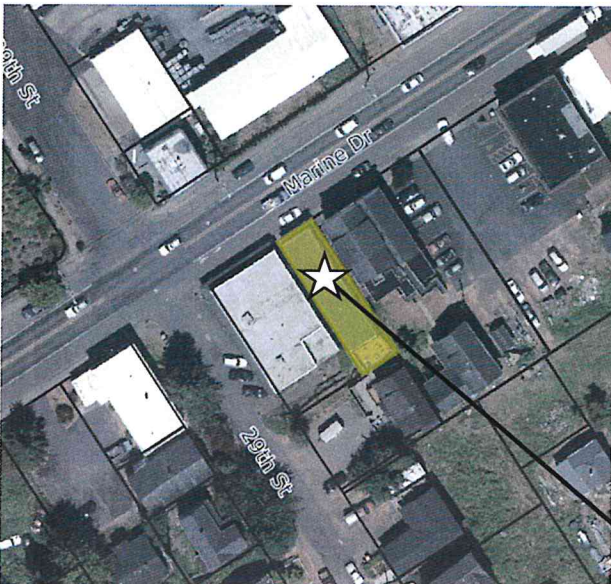
TO: CITY OF ASTORIA, HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, CONTRACT PLANNER

SUBJECT: NEW CONSTRUCTION REQUEST (NC19-03) TO CONSTRUCT A DETACHED, TRANSIENT LODGING FACILITY AT 2921 MARINE DRIVE

I. BACKGROUND SUMMARY

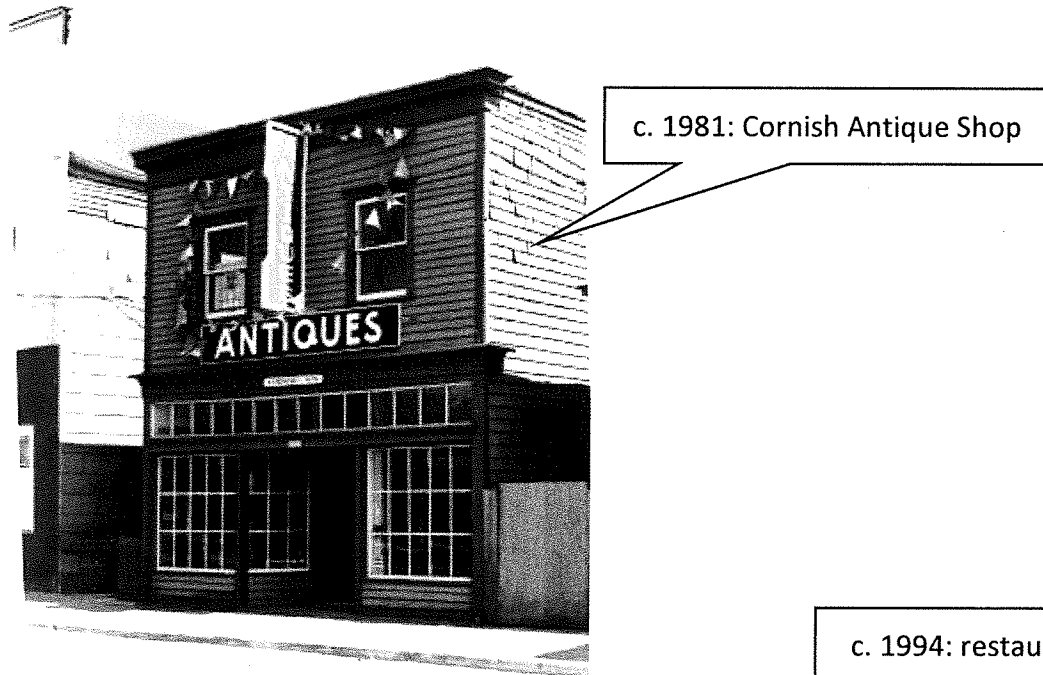
- A. Applicant: John Pincetich
PO Box 2418
Gearhart, OR 97138
- B. Owners: Marks Jr. Inc. / Ronald D. Borans
and Tommy Hatcher
2921 Marine Drive, Unit B
Astoria, OR 97103
- C. Location: 2921 Marine Drive (Map T8N R9W Section 9CB, Tax Lot 801; Lot 5,
Block 8, Astoria)
- D. Classification: Contributing historic structure in Astoria Adair-Uppertown Historic
Inventory Area
- E. Zoning: C-3 (General Commercial) Zone
- F. Proposal: To construct a detached, transient lodging facility in the rear portion of
the property, adjacent to the existing commercial, historic structure.



Left Photo: aerial view of property location
Right Photo: street view of property at 2921 Marine Dr.

II. BACKGROUND

The existing building at 2921 Marine Drive is a hair salon and tattoo establishment, with a residence above occupied by the owners. The building was constructed in 1890 (c) as a department store and residence (Olsen Dry Goods). According to the Historic Register site inventory form, "This building is one of the earliest commercial structures still surviving in Uppertown...and is a rare survivor of 19th century commercial architecture in the neighborhood."



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on August 21, 2019. A notice of public hearing was posted onsite on September 3, 2019. A notice of public hearing was published in *The Astorian* on September 10, 2019.

Based on comments received by the City prior to the review period, a courtesy notice was provided to the Lower Columbia Preservation Society.

Any comments received will be made available at the Historic Landmarks Commission meeting.



Proposed Site location for detached structure

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 6.070.A, New Construction, Certificate of Appropriateness, states *"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 proposed structure would be adjacent to structures listed as historic in the Adair Uppertown Historic Inventory Area and requires Historic Landmarks Commission review.

Structures designated as Historic are shown on the map to the right with a



and are also pictured below.



Historic Firehouse on Marine Dr., across the street



Historic Building East of project site

B. Section 6.070.B, Historic Landmarks Commission Historic Design Review Criteria, states *"A request to construct a new structure shall be reviewed by the Historic Landmarks Commission following receipt of the request. In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria:*

1. *The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials."*

Finding: The proposed structure would be located in the rear of the historic building and not visible from Marine Drive. It would be visible from structures to the east and south, including the single family dwelling and professional office building to the east. The proposed building is 12' x 24', or 288 square feet. It would occupy a small platform at the rear of the building, and be accessed from the entrance on Marine Drive. An access easement shall be recorded, prior to issuance of building permits, for continued access between the project site and the owners of T8NR9W Map 09CB, Tax Lot 00700 to provide continuous ADA access to the new dwelling (Condition #1). One parking space is required. The applicant has proposed leasing a space from the Clatsop County Historical Society on the lot of the Firefighting Museum at the corner of 30th and Marine Drive. The applicant shall provide the recorded parking easement to the Community Development Department before building permit issuance (Condition #2).

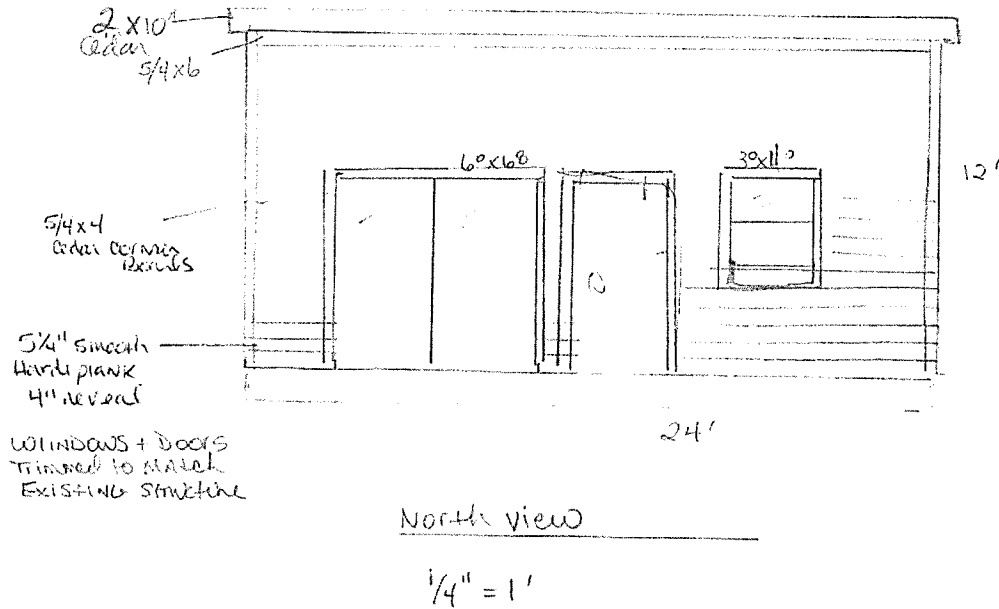


Looking south from edge of existing walkway, proposed structure location would be to the right, behind wooden retaining wall.

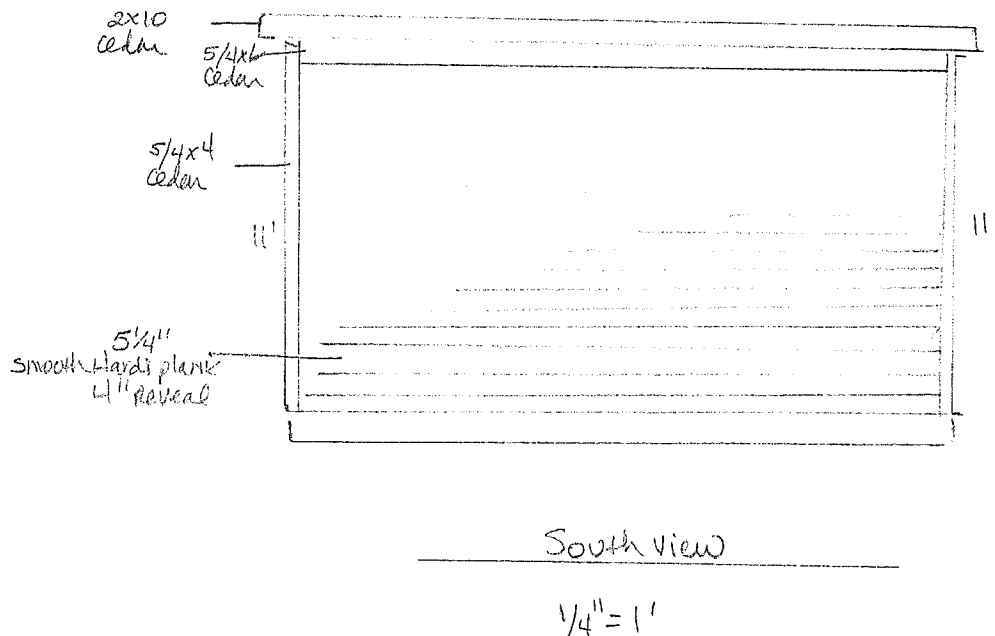


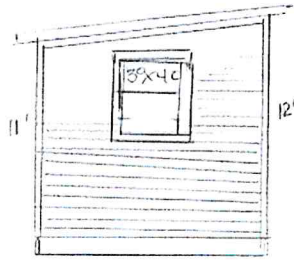
Looking south from edge of existing walkway, proposed structure location to the right behind wooden retaining wall. Home to the south is within inches of the property

The building is a simple rectangle in form, with a gently sloping (2x10) shed roof. The proposed lap siding is smooth Hardiplank with a 4" reveal. Windows and doors and corners would be trimmed with 5/4 x 6" cedar. The applicant proposes a French door, a man door and a window on the north side as shown above.

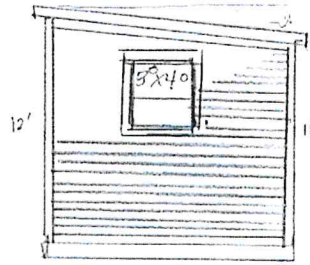


The south side would have no windows as it would be 1' from the south property line. The building shall have fire suppression sprinklers. (Condition #3)





East view



West view

The east and west walls would have a vertical 3x4 single hung vinyl window in the center of each wall. Windows shall be recessed a minimum of 2 inches.
(Condition #4)

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."*

Finding: The structure is located in the rear of the property in a space that is approximately 14 feet in depth by 25 feet wide. Other historic buildings in the area are built to the property lines. The structure would have a 6" setback on the east and west sides, a 1' setback from the south property line and a 6' separation from the main building. The access to the building would be along a wood walkway on the east side of the building. The walkway is jointly owned by the applicant and the adjacent owner, Columbia Phoenix Development. A draft easement has been submitted but has not been signed or recorded. The access will require some ADA improvements, including a new entry on Marine Drive and work on the walkway itself. This work would be reviewed by the building official to ensure compliance with the ADA.



Entry between the buildings to the back – access for the proposed structure.

V. CONCLUSION AND RECOMMENDATION

The request meets the applicable review criteria. Staff recommends approval of the request based on the Findings of Fact above with the following conditions:

1. An access easement shall be recorded for continued access between the project site and the owners of T8NR9W Map 09CB, Tax Lot 00700 to provide continuous ADA access to the new dwelling. The applicant shall submit a copy of the recorded easement to the Community Development Department prior to issuance of the building permit.
2. The applicant proposed leasing a space from the Clatsop County Historical Society on the lot of the Firefighting Museum at the corner of 30th and Marine Drive. The applicant shall provide the recorded parking easement to the Community Development Department before building permit issuance.
3. The building shall have fire suppression sprinklers.
4. The windows shall be inset from the plane of the house to a depth similar to the historic depth of the main structure or a minimum of at least 2" not including the casing.
5. Any exposed, visible wood shall not have pressure treatment incision marks visible. Any construction features such as bolts shall be hidden behind a fascia board and/or otherwise not visible.
6. 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:

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

NEED SIGNED
COPY

Clatsop County Historical Society
PO Box 88
Astoria, OR 97103-0088

July 8, 2019

RE: Lease Agreement for Parking Space at 2968 Marine Drive Astoria, OR.
between Uppertown Firefighters Museum (Lessor) and Marks Junior, Inc.
(Lessee.)

This is a letter of agreement for the lease of a reserved parking place at 2968
Marine Drive Astoria, OR. The lease terms and conditions are listed below:

- This lease rent will be \$365 per year paid annually in advance starting 1
October, 2019 through 30 September, 2020
- Lease is for a minimum period of five years, subject to extend beyond that time
on an annual basis per agreement of Lessor and Lessee.
- Lessor, Uppertown Firefighters Museum will not be responsible for any damage
to vehicles utilizing this parking space.
- Termination of this lease may be effected by either Lessor or Lessee with 60 day
notice to terminate lease beginning 1 August, 2020.

If no action is taken then the lease will continue on an annual basis at the rate of
\$365 starting 1 October, 2020.

Mac Burns, for the
Clatsop County Historical
Society

Tommie Hatcher and Ron Borans,
for Marks Junior, Inc.

Grant of Easement

This Grant of Easement is made and entered into as of the first day of July, 2019, by and among Columbia Phoenix Development, 'Grantor' and Marks, Jr. Inc., 'Grantee.'

In consideration of \$1.00 (one dollar) and other good and valuable consideration from the Grantee, the Grantor hereby grants the following: Mutual access to the space directly between the two addresses from the sidewalk to the back of the covered decking for use as a shared property, for the enjoyment and recreation of all owners, occupants and lessees of both addresses.

Grantor is the owner of certain property located in Clatsop County, Oregon which property is more particularly described as 2935 Marine Drive, Astoria, Oregon 97103.

Grantee is the owner of certain property also located in Clatsop County, Oregon, which property is more particularly described as 2921 Marine Drive, Astoria, Oregon 97103.

The Grantor grants to Grantee the right to use the deck walkway and covered patio space on the servient parcel.

The easement is a perpetual easement.

The perpetual easement is a covenant intended to run with the land and is appurtenant to the dominant parcel.

This easement is nonexclusive and may be accessed by the owner of the servient estate, as well as it's occupants and lessees.

Grantee and Grantor will share in maintaining the deck walkway and covered patio area.

Oregon Historic Site Form

Olsen Dry Goods
2921 Marine Dr
Astoria, Clatsop County

LOCATION AND PROPERTY NAME

address: 2921 Marine Dr

☐ apprx.
addr

historic name: Olsen Dry Goods

Astoria

☐ vcnt

Clatsop County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: 3 lot nbr: W tax lot nbr: 801

township: 8N range: 9 W map #: 09CB

zip: 97103

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

elig. evaluation: eligible/contributing

primary constr date: 1890 (c. ☒) secondary date: _____ (c.) ☐
(optional--use for major addns)

primary orig use: Department Store

secondary orig use: Multiple Dwelling

primary style: Commercial (Type)

secondary style:

primary siding: Shingle

secondary siding:

plan type:

total # eligible resources: 0 total # ineligible resources: 1

NR status:

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

orig use comments:

prim style comments:

sec style comments:

siding comments:

architect:

builder:

comments/notes: **Flat roof wood-framed structure with wood shingle siding. Multiple-light wood sash storefront with wood panel bulkhead. Decorative features include cornice with wood brackets.**

GROUPINGS / ASSOCIATIONS

survey project
name or other
grouping name

Astoria Adair-Uppertown RLS 2013

Potential Historic District

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 3/1/2013

Gen File date:

106 Project(s)

Oregon Historic Site Form

Olsen Dry Goods
2921 Marine Dr
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

Original clapboard or shiplap siding covered by wood shingle (unknown period). Wood sash double-hung windows replaced by vinyl sash. Single-light storefront window replaced by multiple-light (unknown period). False wall/storefront addition constructed NE.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

This building is one of the earliest commercial structures still surviving in Uppertown. Sanborn maps indicate this building was present by 1892, and initial construction is estimated at around 1890. The first known record of its use is from 1896 when it housed Mrs. Sarah Olsen's dry goods and notions store. By 1904, Charles Niemi operated a saloon in the building. Niemi was a well known character in Astoria during the 1910s for his involvement in gambling and operation of a "bawdy house" in his Louvre saloon in downtown Astoria. The building housed Henry Sutinen's cigar store during 1913, and by 1915, the business was turned over to John Orjala and Oscar Manula. The two continued in the cigar business and also offered billiards as well. Charles Lauru, an expressman, ran an automobile transfer business from the building during the 1920s, but by the 1930s, the building housed Anderson Men's Furnishings, operated by Jacob N. Anderson, a tailor who lived with his wife, Bertha, in the second floor above the store. The Columbia Hand Laundry, owned by Motoo Hanaoka, occupied the structure in 1940, and by 1946 it had become Evelyn & Earl Cleaners operated by Earl R. and Evelyn H. Hanson. Although the building has been slightly modified recently as a result of restoration/rehabilitation efforts by the current owners, it still conveys a sense of the commercial history of Uppertown and is a rare survivor of 19th century commercial architecture in the neighborhood.

RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Title Records | <input type="checkbox"/> Census Records | <input type="checkbox"/> Property Tax Records | <input type="checkbox"/> Local Histories |
| <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Biographical Sources | <input type="checkbox"/> SHPO Files | <input type="checkbox"/> Interviews |
| <input type="checkbox"/> Obituaries | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> State Archives | <input type="checkbox"/> Historic Photographs |
| <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> Building Permits | <input type="checkbox"/> State Library | |

Local Library:

University Library:

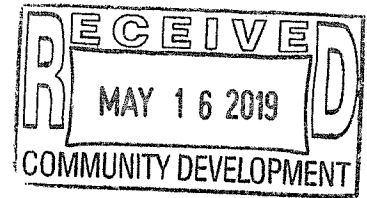
Historical Society:

Other Repository:

Bibliography: Sanborn-Perris Map Co. 1888, 1892, 1896, 1908, 1921, 1924, 1934, 1940
Polk's Astoria City Directory 1892-1946
Morning Astorian 11/29/13 : I
Astoria Daily Budget 7/10/16:5
Astoria Budget 10/22/48:1



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



NC 19-03

☒ Fee Paid Date 5/16/19 By de #2782
FEE: \$350.00

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 2921 Marine Dr. Astoria

Lot 5 Block 3 Subdivision Astoria

Map 8-09-09 CB Tax Lot 801 Zone C3

For office use only:

Adjacent Property Address:

Classification:

Inventory Area:

Applicant Name: John Pincetich

Mailing Address: PO Box 2418 Gearhart OR 97138

Phone: 503 440-5208 Business Phone: _____ Email: jmpc4u@yahoo.com

Property Owner's Name: Ron Borans & Tommie Hatcher

Mailing Address: 2921 Marine Dr. Unit B Astoria OR 97103

Business Name (if applicable): _____

Signature of Applicant: [Signature]

Signature of Property Owner: _____

Proposed Construction: 12x24 ADU Behind Existing Structure

For office use only:

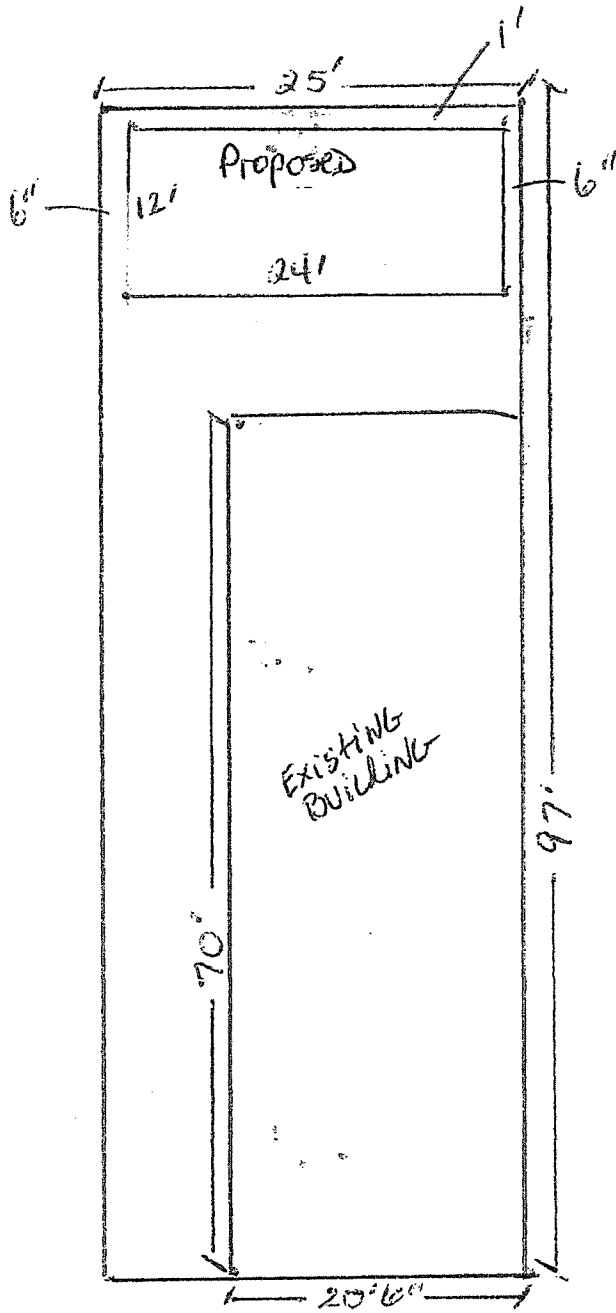
Application Complete:		Permit Info Into D-Base:	<input checked="" type="checkbox"/>
Labels Prepared:		Tentative HLC Meeting Date:	
120 Days:			

FILING INFORMATION: Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. 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.
Although smaller in size, proposed unit shall look
similar to existing structure in design & materials used.
Duplicating windows and trim, trim boards, siding
all paint-
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 new structure complies with zoning set
backs, will be put away from existing structure
as far as possible as to not make the total area
look cramped or over built-

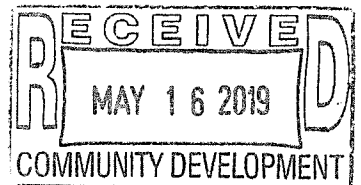
PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance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



2921 MARINE DR

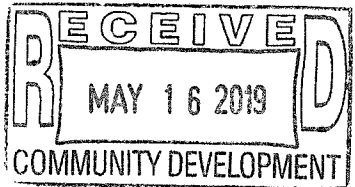
MARINE DR.

Scale = $\frac{1}{16}" = 1'$





1/4/11



2x10
cedar

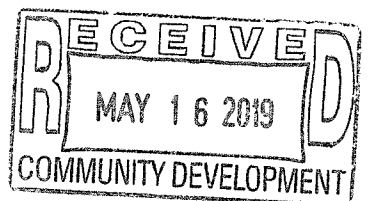
5/4x6
cedar

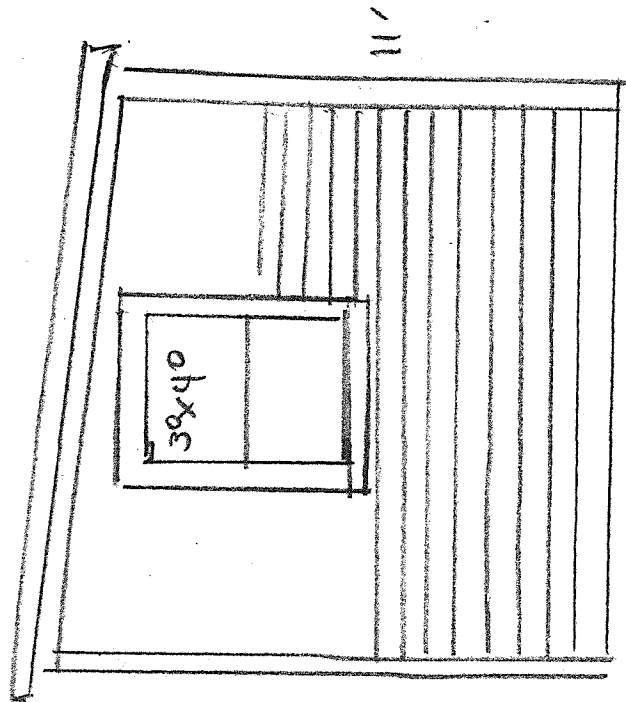
5/4x4
cedar

5/4"
smooth hardy plastic
1/4" reveal

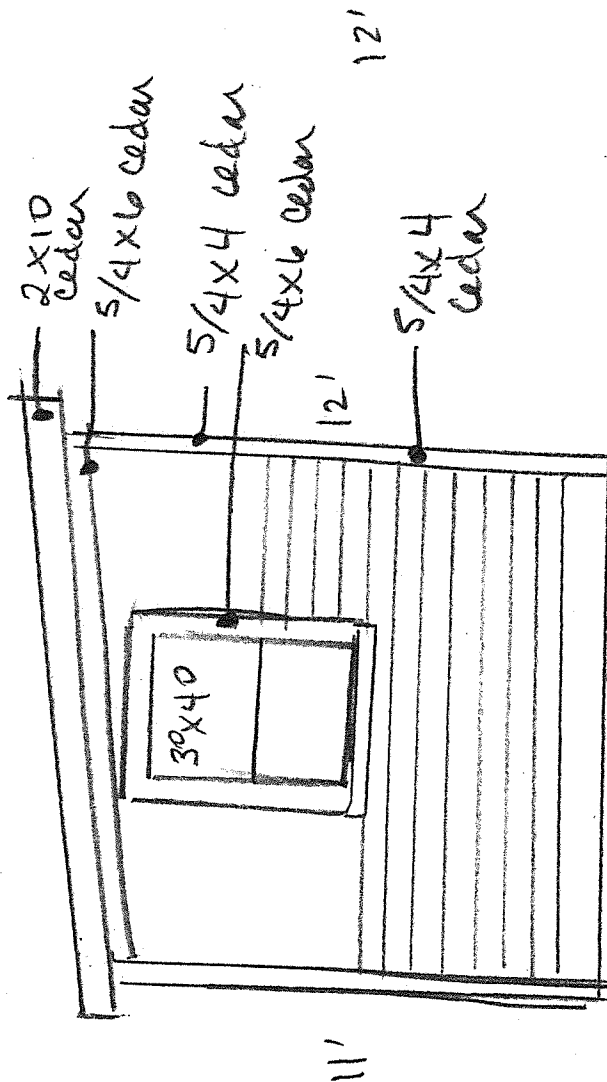
South view

1/4" = 1'



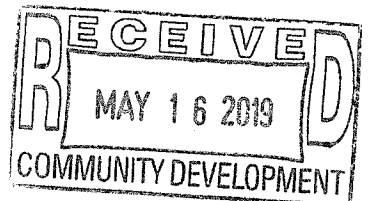


WEST VIEW



EAST VIEW

$$\frac{1}{4}'' = 1'$$



Kiwi Glass

Address: 2793 Hwy 101
Seaside, Oregon, 97138

Phone: 503 717-0555
Fax: 503 738-5153

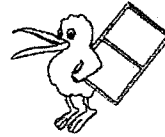
Email: craig@kiwiglass.com

Quote

Page 1 of 1

Quote Number: 114

Date: 5/15/2019



Customer Information

Name:

Address:

Phone 1:

Phone 2:

Fax:

Contact:

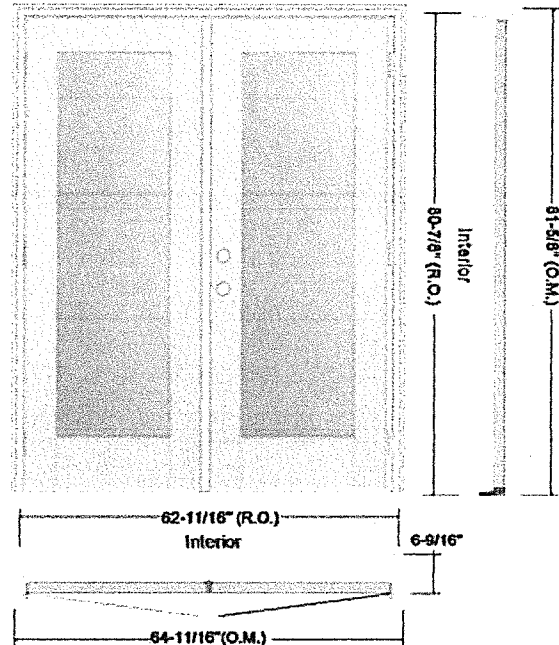


Image is viewed from Exterior!

Job Name:

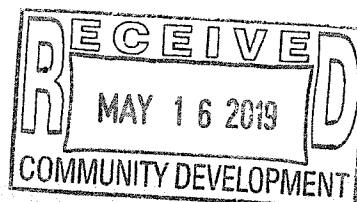
Specifications

U.D. = 62-3/16" x 80-3/8"; R.O. = 62-11/16" x 80-7/8"

O.M. Of Exterior Trim = 64-11/16" x 81-5/8"

Lead Time: Stock (Call to verify)

Item Description	Qty	Price	Extended
5' 0" x 6' 8" S2000 Smooth-Star - Flush Glazed Fiberglass Double Door w/White Aluminum Astragal w/Clear Glass - Left Hand Outswing	1	494.00	\$494.00
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore) w/1" x 2-1/4" Radius Mortised Edge Latch Preps w/2-1/4" Full Lip Strike Prep w/Deadbolt 1" x 2-1/4" No Lip Strike Prep	1	0.00	\$0.00
Set of Standard w/NRP - US15 Satin Nickel Hinges	1	0.00	\$0.00
Primed Wood Frame - 6-9/16" Jamb w/Brickmould Exterior Trim (Applied)	1	360.13	\$360.13
Bronze Compression Weatherstrip	1	0.00	\$0.00
Outswing - Mill Finish Sill	1	0.62	\$0.62
Item Total			\$854.75



Order Sub Total: \$854.75

Tax: \$0.00

Order Total: \$854.75

Version #: 2.21

Version Date: 4/15/2019

Distributed by:





KIWI GLASS, INC
2793 HIGHWAY 101 N
SEASIDE, OR 97138-4349



Clearly the best.

Quote Name: jp
Customer: WALK IN 2
Payment Terms:
Sales Representative: Craig Calder Mobile:
craig@kiwiglass.com

Quote Number: SQPEC001248_1
Created Date: 5/15/2019
Modified Date: 5/15/2019
PO Number:
Total Units: 4
Total Sq Ft: 69.00
Est. Delivery:

Comments:

Billing Information

Name: WALK IN 2
Address:

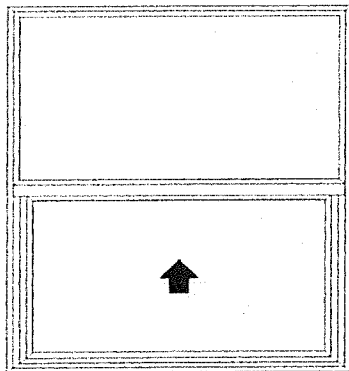
Phone:
Fax:
Email:

Shipping Information

Name: Same as Bill-to
Address:

Phone:
Fax:
Email:

Line:	1	Location:	
Quantity:	3	Style Line, 6210, SH, 1 3/8" Setback, Ext White /Int White	\$179.32
		U-Factor: .29, SHGC: .30, VT: .57	
		Gray EdgeGardMAX Spacer	\$14.59
		Energy Star North-Central	(\$5.15)
		Argon Gas Filled	\$7.29
		Tariff	\$1.15

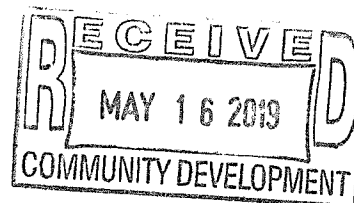


Viewed From Exterior

Size: RO 36" x 48" Net Frame 35 1/2" X 47 1/2"
Dimensions: Sash Height One Half
Model: Single Hung
Energy Package: Energy Star North-Central
Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
Other Glass: Gray EdgeGardMAX Spacer with Argon
Hardware: Positive Action Lock
Screen: Standard with Fiberglass Mesh
Ratings: STC: 28, OITC: 23, Tested: LC35
Clear Opening: W 33" x H 20 3/8" Sq. Ft. 4.67
Other Ratings: CPD: MIL-A-154-03975-00001

Item Total: \$197.20
Item Qty Total: \$591.61

Customer Approval: _____



**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	8/21/19
Email	8/22/19
Web	8/21/19

Case 40 Items 8/21/19

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, September 17, 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. New Construction Request (NC19-03) by John Pincetich, on behalf of Ron Borans and Tommie Hatcher to construct a 12' x 24' freestanding transient lodging unit at a site behind an existing commercial building at 2921 Marine Drive (Map T8N R9W Section CB, Tax Lot 801, Lot 5, Block 3, Astoria Addition) in the C-3 (General Commercial) Zone. The adjacent structures are designated as historic in the Adair-Uppertown Historic District. Development Code sections 2.385 to 2.415, Article 6 (Historic Properties); Article 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005-CP.028, CP.070-CP.075, CP.240-Cp.255 are applicable to the 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.

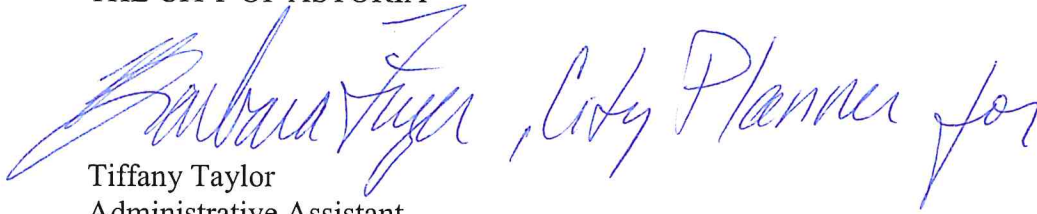
The Historic Landmarks Commission's ruling may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the Historic Landmarks Commission's decision is mailed. Appellants should contact the Community 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.

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

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: August 21, 2019

Handwritten signature in blue ink that reads "Barbara Taylor, City Planner for".

Tiffany Taylor
Administrative Assistant