



AGENDA

HISTORIC LANDMARKS COMMISSION

July 16, 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) May 21, 2019
4. PUBLIC HEARINGS
 - a) Exterior Alteration Request (EX19-02) by Harka Architecture, LLC on behalf of Liberty Restoration, Inc. for construction of an enclosed, glass entry vestibule at the main entrance of the theater; create a new ticket window inside the vestibule; install poster display frames in the vestibule and to the exterior columns; and add new lighting on a historic building at 1203 Commercial Street within the Downtown Historic District in the C-4 Zone.
 - b) Exterior Alteration Request (EX19-03) by Jay Raskin, Architect, on behalf of Innovative Merwyn, LLC, to alter the exterior by removing the metal fire escape; reconfigure the west entrance; install new HardiPlank siding; replace windows on the west façade; enlarge the elevator shaft for ADA compliance; replace the main entry door; and install an electronic entry system on a historic building at 1067 Duane Street within the Downtown Historic District in the C-4 Zone.
 - c) New Construction Request (NC19-04) by Walt Postlewait to construct four buildings of 66 mixed apartment / transient lodging units at 461 32nd Street within the Gateway Overlay Zone and Civic Greenway Overlay Zone in the C-3 Zone. The structures will be adjacent to structure(s) designated as historic.
5. REPORT OF OFFICERS
6. STAFF UPDATES
 - a) Save the Date:
 - i. Tuesday, August 20th @ 5:15 pm – HLC Meeting
7. PUBLIC COMMENT (Non-Agenda Items)
8. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers
May 21, 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: Michelle Dieffenbach, Jack Osterberg, Paul Caruana, Mac Burns, Ian Sisson, and Victoria Sage.

Commissioners Excused: Katie Rathmell

Staff Present: City Manager Brett Estes and Contract Planner Mike Morgan. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

ELECTION OF OFFICERS – ITEM 3:

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the HLC needs to elect officers for 2019. The 2018 officers were President LJ Gunderson, Vice President Michelle Dieffenbach, and Secretary Tiffany Taylor.

This item was continued from the January 15, 2019 meeting.

Commissioner Dieffenbach moved to elect Mac Burns as President of the HLC for 2019, seconded by Commissioner Sisson. Motion passed 5 to 0 to 1 with Commissioner Burns abstaining.

President Burns moved to re-elect Michelle Dieffenbach as Vice President of the HLC for 2019, seconded by Commissioner Osterberg. Motion passed 5 to 0 to 1 with Vice President Dieffenbach abstaining.

President Burns moved to re-elect Tiffany Taylor as Secretary of the HLC for 2019, seconded by Vice President Dieffenbach. Motion passed unanimously.

APPROVAL OF MINUTES – ITEM 4:

President Burns asked if there were any changes to the minutes of January 15, 2019. There was none.

Commissioner Osterberg moved to approve the minutes of the January 15, 2019 meeting as presented, seconded by Commissioner Caruana. Motion passed unanimously.

PUBLIC HEARINGS:

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

ITEM 5(a):

NC19-02 New Construction Request (NC19-02) by Rickenbach Construction, on behalf of the Columbia River Maritime Museum, to locate an outbuilding for storage and model boat rental at a site adjacent to the Columbia River Maritime Museum at 2050 Marine Drive in the HR (Hospitality/Recreation) Zone. The site is adjacent to the historic Railroad Depot building at 2042 Marine Drive.

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.

Vice President Dieffenbach recused herself and stepped down from the dais because she was part of the design team for the project.

Commissioner Sisson declared that his position on the Design Review Committee could be considered ex parte contact, but he did not feel biased in any way.

President Burns declared that he has had contact with the museum, but he had not discussed this project with any of the staff. He believed he could be unbiased.

President Burns requested a presentation of the Staff report.

City Manager Estes presented the Staff report and recommended approval with conditions.

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

Jared Rickenbach, 37734 Eagle Lane, Astoria, Rickenbach Construction, said that since the North Coast Auto building came down, coming around the corner is a wonderful opening to the gateway of Astoria. Many people were able to see the Barbey Center from that direction for the first time in 50 or 60 years. He appreciated Staff's work putting together the Staff report.

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

Commissioner Sisson said he did not believe the storage building would complement the Barbey Center building as much as he would like. However, he understood it was a utilitarian building that would be located at a low elevation surrounded by landscaping. The building would likely disappear into the site and would not draw attention away from the Barbey Center. Additionally, he believed the project met all of the applicable criteria.

Commissioner Caruana stated he believed the pitch of the building was too utilitarian, considering its proximity to the Barbey Center. However, the scale of the building seemed appropriate. The Applicants could have done more to complement what the site was, possibly by installing timbers that were reminiscent of the waiting area.

Commissioner Sage confirmed with Staff that the building would be built on site and was not a prefabricated structure.

Commissioner Osterberg said he agreed with the findings in the Staff report. The building is appropriate, and he did not believe it needed to replicate any specific design elements of the Barbey Center. Additionally, its location away from the Barbey Center is helpful.

President Burns stated he had great faith in Rickenbach Construction because all of their work was excellent. When he saw the historic pictures of the train depot waiting area, he had hoped the project would echo the wooden structure. However, he believed the project met the criteria.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC19-02 by Rickenbach Construction, seconded by Commissioner Sisson. Motion passed unanimously.

President Burns read the rules of appeal into the record.

Vice President Dieffenbach returned to the dais.

ITEM 5(b):

MR19-02 Miscellaneous Review Request (MR19-02) by Ron Neva to paint a series of wall graphics on the columns associated with the east-facing elevation of an existing commercial building at 1335

Marine in the C-4 (Central Commercial) Zone. The site is adjacent to the historic Gimre-Svenson building at 229-239 14th Street and is located in the Downtown Historic District.

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.

President Burns declared that he drives by the site daily but that has not affected his unbiased opinion of the project.

President Burns requested a presentation of the Staff report.

City Manager Estes presented the Staff report via Power Point and recommended approval with conditions. No correspondence has been received.

President Burns opened public testimony for the hearing and confirmed that the Applicant did not wish to make a presentation. He called for any presentations by persons in favor of, impartial to or against the application. Seeing none, he called for closing remarks of Staff. There were none. He closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach said she believed the colors, size, and graphics were appropriate. The location was appropriate as well, since the building was not designated as historic.

Commissioner Caruana stated he was surprised to see the graphics presented for approval. A lot of work was done to the building and he did not recall reviewing those changes. City Manager Estes explained the building is not designated as historic and Astoria does not require an architectural review of non-contributing historic properties. Additionally, exterior alterations of non-historic buildings are not reviewed by the HLC. However, wall graphics adjacent to historic properties are reviewed by the HLC, per City Code.

Commissioner Caruana said that in the context of everything else that had been done to the building, he did not have a problem with the signs.

Commissioner Sage stated the building would benefit from the pictures. She did not know enough about Native American art to speak to the relevance of the tribes from the area. It would have been nice to see a letter submitted with the application showing someone from the Chinook Nation had reviewed the graphics for historical accuracy.

Commissioner Osterberg said he agreed with the Staff report. The Staff report included findings stating the graphics would be buffered by several elements, but he did not believe the graphics needed to be buffered because they did not seem objectionable. He did not believe the HLC should review the content of signage and wall graphics, but he did believe this project met the criteria.

Commissioner Sisson believed the graphics would not add any additional distractions from historic buildings adjacent to the property. The area has needed some activation and vibrancy. He did not see any reason to deny the request.

President Burns said the graphics could always be reversed if ownership changed. He believed the project met the criteria.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Miscellaneous Review MR19-02 by Ron Neva, seconded by Commissioner Sage. Motion passed unanimously.

President Burns read the rules of appeal into the record.

ITEM 5(c):

MR19-03 Miscellaneous Review Request (MR19-03) by the Astoria Downtown Historic District Association (ADHDA) to commission and install professionally painted murals on the walls of buildings on the 13th Street Alley between Duane and Commercial Streets. The murals would be between two commercial buildings in the C-4 (Central Commercial) Zone. This site is located within the Downtown Historic District.

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.

President Burns declared that his organization is a member of the ADHDA, but he had not discussed this request in any way. He believed he could be completely unbiased.

Commissioner Sage declared that she had walked through the alley several times, but she could remain unbiased.

President Burns requested a presentation of the Staff report.

Planner Morgan presented the Staff report, noting a couple criteria were missing from the Staff report, but the Applicant did address all the criteria in the application. The missing criteria regarded the impacts on surrounding historic structures and sites, and on surrounding buildings, views, and vistas, and should be included as part of the findings. Staff recommended approval with conditions. No correspondence has been received

Commissioner Sage asked how Staff would enforce Condition of Approval 3, which requires the Applicant to take into account that images that may be hazardous to visually impaired persons. Planner Morgan said the Public Works Department is concerned about anything painted on the sidewalk that could cause someone to trip. The Applicant could address this further.

Vice President Dieffenbach asked if the graphic would be the same on both sides. City Manager Estes replied that the Applicant would present a model.

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

Sarah Lu Heath, Executive Director, ADHDA, P.O. Box 261, Astoria, said the ADHDA had been working on the project in earnest for about 18 months. First, they worked on the budget with grant partners and individual financial contributors. Then, the ADHDA sent out RFPs and received seven from Oregon and Washington. The review panel included herself, building owners, a representative from Astoria Visual Arts, and a gallery owner. The panel chose three finalists, who were given a stipend to provide more detailed renderings of their proposals. The renderings were reviewed by the panel and public feedback on them was also collected. The public and the panel made the same choice and commissioned the project to Andie Sterling. She presented a model and said the colors would be unique to each wall but would be complementary. The ADHDA is currently pursuing a right-of-way permit for the sidewalk. ADA standards for visuals pertain to reflectiveness and pattern. Nothing would be put down that would trick the eye or create tripping hazards.

Commissioner Osterberg asked if the work would include a graffiti-proof coating.

Ms. Heath answered yes; a clear graffiti resistant finish would be applied up to a height of eight feet. If there is graffiti, it can be cleaned up and the clear coat reapplied.

President Burns asked how long the art would last before maintenance was necessary.

Ms. Heath said Darren Orange will help with the primers and do mold and mildew removal. The ADHDA is working with the property owners to ensure a lifespan of about 10 years.

Andie Sterling, 922 Denver Place, Astoria, added she would use professional exterior latex paint.

Commissioner Sisson asked if the Applicants anticipated any additions or alterations to the mural in the future.

Ms. Heath said not at this time. The ADHDA has discussed additions, but those would be done under separate permits.

Vice President Dieffenbach asked if the cobblestone ground cover, mentioned in the artist's presentation, would be done in the future.

Ms. Heath responded that was completely hypothetical.

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

Commissioner Caruana said he believed the mural would be a nice addition.

Vice President Dieffenbach believed the mural would be very appropriate and would add to the alley. She hoped the artistic work would create a nicer place that encourages better activities in the alley.

Commissioner Sage stated she liked the undulating aspect of the project, creating motion and moving people through the alley. She was concerned about the design causing problems for vision impaired people, but those people could choose not to go down the alley if it affected them.

Commissioner Osterberg agreed that the graphic was well done and would benefit the area. The white background prevents the space from seeming darker than it already is and the illumination will create an attractive place to be. The mural will draw people to the site.

Commissioner Sisson said he believed the project would be a great addition to downtown. He commended the ADHDA for the process they took.

President Burns stated he supported the project as well. He noted that during the Astoria Bicentennial, Michael Foster led a brief effort to try to do something in the alley, so he was glad someone else made it happen. He looked to see it completed.

Vice President Dieffenbach moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report, and incorporating the missing Findings regarding the criteria required in Development Code Sections 8.080.E.3C(b) and 8.080.E.3C(c), as requested by Staff, and approve Miscellaneous Review MR19-03 by Astoria Downtown Historic District Association (ADHDA), seconded by Commissioner Caruana. Motion passed unanimously.

President Burns read the rules of appeal into the record.

President Burns called for a recess at 6:07 pm. The meeting reconvened at 6:12 pm.

President Burns explained that the public hearings for Items 5 (d) and (e) would be conducted together, as they were both part of the same project.

ITEM 5(d):

DM19-01 Demolition Request (DM19-01) by Tim Janchar to demolish an existing garage at 1440 Irving Avenue in the R-3 (High Density Residential) Zone. The garage structure is designated as historic in the Shivley-McClure National Register Historic District and is associated with the single-family dwelling at 828 14th Street.

ITEM 5(e):

NC19-01 New Construction Request (NC19-01) by Tim Janchar to reconstruct the existing garage at 1440 Irving Avenue associated with a single-family dwelling at 828 14th Street in the R-3 (High Density Residential) Zone. The site is adjacent to structures designated as historic in the Shivley-McClure National Register Historic District.

President Burns asked if anyone objected to the jurisdiction of the HLC to hear these matters 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.

Vice President Dieffenbach declared that she drove by the site and saw that the structure was in bad condition.

Commissioner Osterberg declared he had also been by the site and had seen the appearance of the building had changed since the last hearing. He had also noted the relationship of the building to its surroundings.

Commissioner Caruana declared he had been by the property the first time this was brought to the HLC's attention and more recently. It looked like there had been efforts to expose the building and salvage it. At the previous meeting, he had mentioned he was willing to stop by and look at the building. The Applicant had called him, and they spoke on the phone, but he was not able to look at the building and the property was not discussed over the phone. None of this would affect his decision.

President Burns declared he drove past the site the last time this was discussed, but he had not driven past it since. This would not bias his opinion.

President Burns requested a presentation of the Staff reports.

City Manager Estes presented the Staff reports and recommended approval with conditions. No correspondence has been received.

President Burns confirmed with Staff that the last application had been withdrawn by the Applicant. He asked if Commissioners could reference conversations from the previous hearing. City Manager Estes explained that everything discussed at the last hearing was on record, but no official decision was ever made. He encouraged the Commission to focus on what has been presented as part of the current application.

Commissioner Sisson asked what year the Oregon Inventory of Historic Properties Historic Resource Survey Form for the garage was created. He also wanted to know if the fence was attached to the structure. City Manager Estes said the form was recorded by John Goodenberger on March 4, 2002 and the photograph would have been taken at around the same time as part of the inventory process. The fence abuts the structure but he did not know if they were connected.

Commissioner Osterberg believed the finding at the top of Page 6 of the Staff report for DM19-01 should either state that the section does not apply or that the criteria had been met, but not both. The two conclusions seem to be separate findings. If the section does not apply, there is no need for the finding that the criteria have been met. He asked how Staff determined that the building would be located on the same site when the Applicant has proposed to move the building 16 inches to the east. City Manager Estes explained that the definition of moved in the Code referred to relocating the building to another parcel. In that situation, the criteria would not be applicable. In this case, the building will be moved on the same site to address building codes. Staff can adjust the language in the Staff report to clarify.

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

Tim Janchar, 828 14th Street, Astoria, said his plan was to deconstruct and then reconstruct the building, keeping the architectural and historical context intact and make the building safe and usable.

Vice President Dieffenbach asked if the siding above the double doors that faced the street was part of the doors.

Kris Haefeker, 687 12th Street, Astoria, said the building has experienced quite a bit of damage. The building does not have a foundation and has shifted over time. Additionally, as the building settled, the gutters stopped draining properly. He started by removing the roof and would take the siding off to analyze all of the components to see what could be salvaged and reused. The opening for the garage was originally much shorter than the doors currently on the garage, which was evident on the photograph of the interior. The existing doors are a couple of feet taller than the original doors. He did not have a lot of data on the size of the original opening. He

wanted to preserve the existing opening size, fabricate new doors, and have a three-on-three lite configuration that matches the smaller windows on the building. The building provides minimal opportunities for light, so gaining some light would benefit the users of the building.

President Burns understood the Applicant had already removed the roof and asked if demolition had already begun.

Mr. Haefeker explained that after talking with City Manager Estes, the roof was removed during a window of good weather.

City Manager Estes added that the Applicants were given permission to remove shingle material, which Staff did not consider demolition.

Mr. Haefeker said he wanted to reproduce the existing siding on the new building, use the original roof material, which is cedar shingles, install a metal ridge cap, and replace the gutters with the original profile. He presented a sample of the guttering at the dais. He explained copper would be used because copper can be soldered, and he planned to miter the corners. The main changes would be on the north side of the building. A new window and door configuration would include the addition of large windows flanking the door that is centered on the building. He was not sure if the existing door was original. He believed the transom window above the door should have a single lite instead of being divided.

Commissioner Osterberg asked what method would be used to shift the building to the east.

Mr. Haefeker explained that the entire building would be disassembled. A perimeter foundation would then be poured for the new building 16 inches from the original location.

Commissioner Caruana asked if the pitch on the new building would be steeper than the existing building.

Mr. Haefeker confirmed the pitch would match the existing the building.

Commissioner Caruana asked if all the light fixtures on the building could be restored.

Mr. Haefeker stated he would assess each light fixture as they are removed from the building. He hoped they were all in good shape. If some of the components were in bad shape, he would build new ones using as many of the original components as possible or hire someone to refabricate the steel.

Commissioner Caruana said he had seen the level of decay and asked if there was enough salvageable siding to cover the entire south façade.

Mr. Haefeker said that if he had enough reusable siding, he would prefer to use it on one of the larger walls. However, he could cover the south wall if that is what the Commission wanted.

Commissioner Caruana suggested some of the original siding also be milled into corner boards if possible, so that as much of the south wall as possible was original. He wanted people to be able to touch the original materials as they walk by on the sidewalk. He was less concerned about the rest of the building.

Mr. Haefeker noted that he was responding the community. Feedback indicated there is a lot of attachment to the structure. Many of the boards on the south side are short and it would be nice to redo the front with longer boards to eliminate the joints.

Commissioner Caruana stated he could get behind the project if everything on the south wall was original, including the corner boards and casings on doors and windows. He understood the windows and doors would be new.

Mr. Haefeker said the face of the mulleins net a full inch, which complement the garage. Normally, the mulleins are thin. The vertical triple panel below the lights would look nice. The doors would be fabricated in cedar, which could be painted.

Vice President Dieffenbach noted that no corner trim was shown in the drawings.

Mr. Haefeker clarified that the trim was noted on Page 7, but was not included in the drawing.

Vice President Dieffenbach said it was critical that the corner trim and window trim match the existing trims in size and dimension. The Staff report states this was the plan, but it did not show up in the drawings.

Mr. Haefeker asked the Commission to discuss the large windows on the north side, centering the door, and changing the transom window to a single lite. There is not a lot of light coming in on the sides and it would be nice to have as much light as possible.

Commissioner Sisson confirmed with Mr. Haefeker that the north side of the building was not visible from any point.

Mr. Haefeker said a window would be added on the west side.

President Burns confirmed with Mr. Haefeker that the proposed new construction height was the same as the current building height.

Vice President Dieffenbach said the south elevation was the most critical. The new doors look completely different.

Mr. Haefeker explained that the inset vertical panels were original and can be seen on Page 11. The plywood had been added to help stiffen the doors.

Commissioner Sisson added that in the photograph, it appears as if the door was unpainted. He asked if there were any signs of paint on the door.

Mr. Haefeker said the interior of the door looked similar to the photograph. He did not have a lot of accurate historical information.

President Burns asked where Mr. Haefeker searched for historical information.

Mr. Haefeker stated John Goodenberger did the research.

Commissioner Sisson asked if the door originally on the east elevation would be included in the reconstruction.

Mr. Haefeker said the door would be omitted. The original door was to access the fireplace or stove. The chimney would not be reconstructed either.

City Manager Estes noted that the diagram showing the front setbacks, included in the Staff report for NC19-01, needed some clarifications that would be made in the final version of the Staff report.

Mr. Haefeker stated the picket fence was not original. A lot of alterations had been done to the property that coincide with the neighboring property, the ball fields. A concrete wall was installed before the cedar trees were very large. Then, the chain linked fence was brought around the property. He assumed this was to prevent baseballs in the house. He was not clear why the larger posts were installed on the property. It would be nice to install a wooden fence on top of the concrete wall and run it around to the other corner for continuity. He did not want two different fence motifs. A trash can screening could be incorporated into the new fence.

Commissioner Caruana asked where the concrete wall was in relation to the existing fence.

Commissioner Sisson said that was included in the memorandum.

Mr. Haefeker explained that the top photograph was taken from the ballpark on the north side looking west.

Commissioner Caruana said he wished the photograph included the east side of the building.

Mr. Haefeker added that the concrete wall extends almost all the way to the incline underneath the first cedar tree. When the cedar trees are pruned the fence will be more visible. Because of the terrain, the fence would stop and continue across the top of the wall parallel to the building. Since the building is being moved 16 inches and the driveway is at the corner of the lot, the fence would terminate before the sidewalk.

President Burns called for any presentations by persons in favor of the application.

Curt Englund, 1336 Irving, Astoria, said this was the first house he made payments on and it was where his kids grew up. He was glad to see the Applicants were putting in the effort to rebuild the property and keep the character. He supported the project. Going the extra effort adds extra costs, so he encouraged the HLC to remain flexible on some of the requests.

Rachel Jensen, Director, Lower Columbia Preservation Society (LCPS), P.O. Box 1334, Astoria, said LCPS supports the project. However, she was concerned about the new door. Adding a row of lites throws off the proportions and makes it look more like a carriage house. The historical use of the property is an automotive garage, so it should stay with a more automotive garage door.

President Burns called for any presentations by persons impartial to or against the application. Seeing none, he called for rebuttal testimony from the Applicant.

Mr. Haefeker stated he wanted a clear definition of a garage door and a carriage house door. The era of the house was a transitional era.

President Burns called for closing remarks from Staff. There were none. He closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Caruana said he was fine with the fence as proposed by the Applicant because it seemed sensible. He was also fine with moving the building 16 inches because it would remain within the same proximity to the sidewalk. However, he wanted every piece of wood possible reused on the south face. The doors look like firehouse doors and no one knew if they looked anything like the original doors. The panels might have been installed in the 1970s. He supported the project. It will be a big deal to take down this building, but it needs to be done. If every effort is made to salvage and reuse the original materials on the new building, that would go a long way.

President Burns agreed that the south side was the most important and should be recreated with as many original materials as possible. The east side is the second most important.

City Manager Estes asked the Commissioners to comment on the proposal to change the transom window above the door to a window with no divided lites.

Commissioner Sisson and Commissioner Caruana agreed that leeway could be given to changes made on the north side because that side is not visible. The single lite would be fine because it would mirror the door.

City Manager Estes asked the Commission to comment on the proposed garage doors on the south side and noted that the City did not have definitions for automotive garage or carriage house.

Commissioner Caruana said he was fine with the proposal since the doors are an accessory and could be changed later.

President Burns stated his office is in a carriage house. This structure is more of a garage than a carriage house. He believed the doors should fit into the existing frame. However, he was not bothered by the proposed doors.

Commissioner Sisson liked the balance in the existing elevation better than what had been proposed. However, that was not enough for him to say the proposed doors should not be allowed.

Commissioner Caruana liked that the windows in the existing doors align with the windows on the building.

President Burns reopened the public hearing and called for comments from the Applicant.

Mr. Haefeker stated he would like to define a carriage house and a garage door. He has experience building doors. The mulleins are either thinner or thicker and either elongated or shorter. He asked the Commission to imagine triple panels that are slightly elongated and an additional lite to match the existing. He showed the Commissioners a photograph on his cell phone of the interior side of the original doors.

City Manager Estes noted the photograph would need to be provided to Staff in hard copy so it could be added to the record. The photograph was made available to everyone in the audience.

Commissioner Sisson said it looked as if the door opening was enlarged at some point and the doors were extended to match the height of the new opening. The top of the garage doors would have aligned with the windows next to them on the south elevation. Bringing the door frame down to the size of the doors would be a significant change from the proposal and he was not suggesting the Commission require that be done.

Vice President Dieffenbach asked how tall the existing doors were and how tall the proposed doors would be.

Mr. Haefeker stated the existing doors were 10 feet and the new doors would be built to the same height. The planks would be replaced with a lite.

President Burns called for any testimony in favor of, impartial or opposed to the application. Hearing none, he closed the public hearing.

Commissioner Osterberg said he agreed with Staff that Criteria 4 applied to buildings being moved to new sites. He was in favor of the proposals and agreed with Staff's findings. The Applicant has provided a persuasive argument in favor of his vision for the replication, restoration, and new construction. Careful thought and good attention has been given to the needs of the site and the historic preservation of the building.

Commissioner Sage stated she was happy with the efforts made by the Applicant, and that the Applicant was planning to use as much of the original material as possible. She wanted to see those materials on the street-facing side.

Commissioner Caruana added that he liked the height of the existing doors because the awkwardness is part of the charm of the building.

Vice President Dieffenbach said making the doors shorter would look funny. She was fine with adding a third row of windows. Staff has recommended that all wood be painted but the Applicant had stated he did not want to paint the cedar doors. She believed either would look fine.

President Burns believed that decision should be left up to Staff.

City Manager Estes noted that Staff does not consider stain to be a type of paint.

Commissioner Sisson believed the proposal was nice. No shortcuts are being taken to reconstruct the historic structure. He admired the attention to detail and believed the end result would be good. The height of the existing door is good and there would be no reason to bring the top of the door down. The proportion with the windows is better the way it is rather than adding a lite, but the reason for adding the lite is a perfectly good reason. He wanted the Applicant to have the flexibility to make the decision on whether or not to paint the door, but the rest of the materials should be painted.

President Burns said he liked the existing height of the door frame and wanted doors the same size. He believed the proposals met the criteria.

City Manager Estes confirmed that the Commission wanted to strike Condition 3 from DM19-01.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Demolition Request DM19-01 by Tim Janchar, with the following changes:

- Delete Condition 3
 - State that the criteria addressed in Item 4 is not applicable. [2:28:35]
- The motion was seconded by Commissioner Osterberg and passed unanimously.

President Burns read the rules of appeal into the record.

City Manager Estes asked the Commission to provide a consensus on several aspects of the proposal for NC19-01. After some discussion, he confirmed that the Commission wanted to add the following conditions:

- Require the use of recycled materials on the east façade.
- Support the proposal to install a transom with no divided lite above the north door.
- Specify paint materials.
- He also confirmed that the Commission did not want to add a condition regarding a fence and they supported the proposal for the garage doors.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction Request NC19-01 by Tim Janchar, with the following changes:

- Amend Condition/Item 3 by adding "The new garage doors will be to the discretion of the Applicant whether to paint or to stain."
- Add Condition 6, which would identify that the north facing entry door would have a single lite over it versus the divided lite as shown in the application.
- Add Condition 7 requiring the Applicant to use all salvaged materials on the south side of the building, including the siding and casings, until the salvaged material runs out, and it is encouraged that the Applicant continue using it in other places as long as there are materials to do so.
- Ensure the Findings reference the update to the front yard setback diagrams and correct Staff errors regarding the building setbacks. [2:39:58]

The motion was seconded by Vice President Dieffenbach and passed unanimously.

President Burns read the rules of appeal into the record.

REPORTS OF OFFICERS – ITEM 6:

There were no reports.

STAFF UPDATES – ITEM 7:

Save the Dates:

- Wednesday, May 22, 2019 4:30 pm to 6:30 pm – Public meeting for Uniontown Reborn at the Holiday Inn Express (204 W. Marine Dr.)
- Tuesday, June 18th at 5:15 pm – HLC meeting

PUBLIC COMMENTS – ITEM 8:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:58 p.m.

APPROVED:

Community Development Director

STAFF REPORT AND FINDINGS OF FACT

July 3, 2019

TO: CITY OF ASTORIA, HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, PLANNER

SUBJECT: EXTERIOR ALTERATION REQUEST (**EX19-02**) BY HARKER ARCHITECTURE, LLC, ON BEHALF OF LIBERTY RESTORATION, INC. AT 1203 COMMERCIAL STREET, TO INSTALL AN ENCLOSED ENTRY VESTIBULE IN THE MAIN ENTRANCE.

I. BACKGROUND SUMMARY

- A. Applicant: Harka Architecture, LLC
107 SE Washington St. Suite 740
Portland, OR 97214
- B. Owner: Liberty Restoration, Inc.
1203 Commercial Street
Astoria, OR 97103
- C. Location: 1203 Commercial Street, Map T8N-R9W Section 8CA, Tax Lot 5700, 5780; Lots 1,2,7,8, Block 62, McClures
- D. Classification: Designated Historic in the Downtown National Register Historic District
- E. Proposal: Install a glass enclosed entry vestibule to protect the front entrance from the elements in order to reduce noise, dust and other pollution. Work would facilitate reorganization of the ticket office.

II

BACKGROUND

The structure is Secondary within the Downtown National Register Historic District and was classified as historic in 1989.

- Year Built: 1925
- Style: Mediterranean/Italian
- Historic Name: Liberty Theater
- Common Name: Liberty Theater



Liberty Theatre at 1203 Commercial Street



Entry and proposed location
of glass enclosure.



Door to be repurposed as ticket window.



Location of proposed poster frames.

The restoration of the Liberty Theater began in earnest in 2001 with the contribution of \$1.3 million from the City of Astoria and \$400,000 from the National Park Service. In the last two decades over \$9 million has been invested in the theater, which has become the City's main performing arts facility.

PROPOSED ALTERATIONS:

The goal of the proposal is to erect a glass wall system behind (south of or inset) the historic ticket booth in order to reduce noise, dust, pollution, and to eliminate inappropriate use of the alcove. The applicant states:

"...the structural glass system has very little connection hardware, therefore minimizing sight obstructions while maintaining visibility of the entry space's existing aesthetic."

"A secondary goal of the proposed design is to create a cohesive ticketing program, both for advance sales as well as for will call ticket pick up the day of events. Currently, the

primary ticket point of sale is via an exterior door to the ticketing office from the 12th Street sidewalk.”

“...a third goal of the proposed project design scope is to install poster display frames in the entry vestibule and to the exterior columns...”

“Finally, the proposed design includes new lighting elements, as shown in the included plans.”

II. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on June 26, 2019. A notice of public hearing was published in the *Astorian* on July 9, 2019. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is listed as a National Landmark in the Historic Downtown District.

- B. Section 6.050.E, Type III Certificate of Appropriateness – Historic Landmarks Commission Review, states that *“Projects that do not meet the criteria for a Type I or Type II review are classified as Type III Certificate of Appropriateness permits. Historic Design review performed by the Historic Landmarks Commission based upon the standards in the Development Code shall be considered discretionary and shall require a public hearing, notice, and opportunity for appeal in accordance with Article 9 of the Astoria Development Code.”*

Finding: The proposed alterations are significant and require review by the Historic Landmarks Commission.

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

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

Finding: The Liberty vestibule faces one of the busiest intersections in the City. Noise and vehicle exhaust can diminish the quality of the performances and create a deteriorating environment in the entry. The glass wall system is a minimalist approach to enclosing the entry and reducing these impacts.

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

Finding: The glass wall system will be difficult to see from the exterior or street side due to its lack of framing and hardware. No historic material will be altered, nor will the work alter any historic material or distinctive existing architectural features. The interior door to the ticket booth will be refashioned not as a door but as a ticket window, but efforts will be made to preserve the original appearance.

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

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

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

Finding: The use at the site has not changed over the last ninety-five years. The restoration of the theater has been done in accordance with NPS guidelines.

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

Finding: The proposal is to be as sensitive as possible in order to achieve the stated goals. Additional elements on the site will not be removed. The distinctive stylistic features of the vaulted entry and doors will be treated with sensitivity.

- "6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color,*

texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.”

Finding: The weather damage mentioned in the applicant’s statement will be repaired, and any plaster detailing work will be repaired.

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

Finding: Gentle cleaning will be utilized.

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

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

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

Finding: The glass wall system will be of contemporary design, but will be unobtrusive compared to a reproduction of a period entry.

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

Finding: The glass wall system will be removable if needed in the future, as stated in the application.

V. CONCLUSION AND RECOMMENDATION

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

1. Any changes in the design shall be presented to the Community Development Department for review. The applicant shall submit a sign permit for review.
2. The applicant shall obtain all necessary City Public Works and Building permits prior to the start of construction.



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

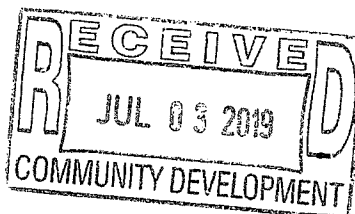
725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



June 28, 2019

Jennifer Crockett, Executive Director
Liberty Theater
1203 Commercial Street
Astoria OR 97103

Dear Ms. Crockett,

The Liberty Theater, listed in the National Register of Historic Places, was a recipient in 2002 of a National Park Service Save America's Treasures grant to fund restoration work on the building. Under the requirements of the grant, Liberty Restoration agreed through a *Covenant and Letter of Maintenance Agreement* to obtain permission from the Oregon State Historic Preservation Office (SHPO) before any visual or structural alterations are made to the building. The SHPO serves this monitor role through the duration of the 50-year covenant: 2052.

For this reason, SHPO staff joined an architect and a few members of the Liberty Theater Board for a site visit to the theater on June 3, 2019 to discuss upcoming planned improvements to the building. A few days later, the SHPO received the final version of the proposed plans, dated June 13, 2019, detailing proposed changes to the main entry of the Liberty Theater. The proposed work appears to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties, which is a Covenant requirement. Based on the June 13th plans, the SHPO approves the following changes to the Liberty Theater:

- Enclosing the main entry with a glass storefront, using minimal metal connections to attach glass entry doors behind the original ticket kiosk;
- Modifying the existing ticket window in the historic door in the entry;
- Creating a new opening in the blank arch adjacent to the existing ticket window for a visually subordinate ADA-accessible ticket window;
- Installing four simple and compatible poster frames in the remaining blank arches in the entry.

If any changes are made to the June 13th plans, a fresh review will be required by the SHPO under the Covenant agreement. If any questions or concerns arise, please feel free to contact SHPO Restoration Specialist Joy Sears at Joy.Sears@oregon.gov or 503-986-0688.

Sincerely,

Christine Curran

Deputy State Historic Preservation Officer

cc: Patrick Donaldson, Harka Architecture
Rosemary Johnson, City of Astoria



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

HIST. NAME: Astor Building
COMMON NAME: Liberty Theater

DATE OF CONSTRUCTION: 1924
ORIGINAL USE: office, retail,
theater
PRESENT USE: office, retail,
theater

ADDRESS: 1203 - 1249 Commercial
314 - 382 Twelfth Street
1228 - 1250 Duane

CITY: Astoria, 97103
OWNER: Eng, Edward J / Frances C
Michael

ARCHITECT: Bennes & Herzog
BUILDER: Henry Makela

T/R/S: T8N/R9W/S8

THEME: commerce & urban dev.
STYLE: mediterranean

MAP NO.: 80908 CA TAX LOT: 5700, 6200

ADDITION: McClure's Astoria

BLOCK: 62 LOT: 1, 2, 7, 8 QUAD: Astoria

PLAN TYPE/SHAPE: rectangular

NO. OF STORIES: two

FOUNDATION MATERIAL: conc/pier

BASEMENT: yes

ROOF FORM & MATERIALS: flat/built-up/steel truss

WALL CONSTRUCTION: reinforced conc

STRUCTURAL FRAME: pilastered
reinf conc

PRIMARY WINDOW TYPE: fixed in wood frame; casement and fixed in
aluminum frame

EXTERIOR SURFACING MATERIALS: textured stucco

DECORATIVE FEATURES: plaster ornamentation around theater entry and
corner projections; neon marquee

OTHER: false balcony; nearly free standing columns wrap around
building at street level

CLASSIFICATION: secondary

STRUCTURAL STATUS: GOOD xFAIR POOR MOVED (DATE)

HISTORICAL INTEGRITY: slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: second story windows replaced by
aluminum frame; some first floor display window openings reduced or
removed

NOTEWORTHY LANDSCAPE FEATURES: none

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: west side of 12th, between Commercial and Duane; three
elevations exposed

STATEMENT OF SIGNIFICANCE: The second largest project to date in the
history of Astoria was announced on April 4, 1924, by Walter Kendall
of the bond house of Clark, Kendall & Company of Portland, who

representing a group of Portland and Seattle businessmen who purchased three-quarters of an entire city block in the heart of the business district for the immediate erection of a building. The plans for the building were drawn by Portland architects J.V. Bennes and H.A. Herzog. Contractor Henry Makela began the work of driving piling for the north half of the building in June, 1924. The foundation of the Weinhard-Astoria Hotel, which was destroyed by the 1922 fire, was to be used for the south half. A building permit in the amount of \$135,000 was issued on July 28, 1924, and construction began on that date. The Astor Building was completed early in 1925, and the beautiful Liberty Theater was formally opened on April 4th. The building currently houses shops, offices and the theater. The Astor Building was placed on the National Register of Historic Places on September 7, 1984.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, April 28, 1924, May 2, 1924, May 26, 1924, June 10, 1924, July 29, 1924, March 24, 1925, April 4, 1925; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

NEGATIVE NO: R7 N11

RECORDED BY: NCLC
DATE: 12/19/89
6/15/90

SHPO INVENTORY NO.: 0027

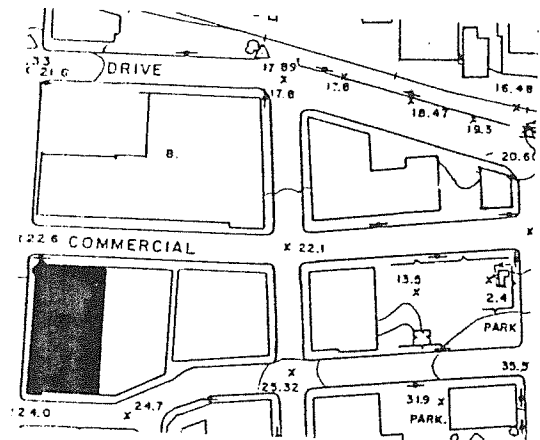
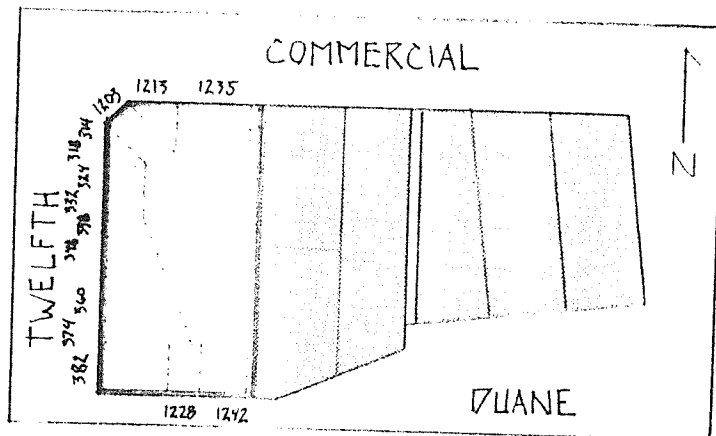
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

PROPERTY: Liberty Theater
ADDRESS: 1203 Commercial
TAX I.D.: 51063, 51068

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



NEGATIVE NO.: R7 N11



TOPOG. DATE: 1967

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

1054



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



EX 19-02

☒ Fee Paid Date 6/13/19 By CC
FEE: \$350.00 Q

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

Property Address: 1203 Commercial Street
Lot 1, 2, 7, 8 Block 62 Subdivision McClures
Map T8N R9W SEC 8CA WM Tax Lot 5700, 5780 Zone C-4

For office use only:

Classification:		Inventory Area:	
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Applicant Name: Harka Architecture, LLC

Mailing Address: 107 SE Washington Street, Suite 740 / Portland, OR 97214

Phone: 503-975-9471 Business Phone: _____ Email: Patrick@HarkaHQ.com

Property Owner's Name: Liberty Restoration, Inc.

Mailing Address: 1203 Commercial Street

Business Name (if applicable): _____

Signature of Applicant: 

Signature of Property Owner:  TED K. OSBORN
VP, LIBERTY THEATRE BOARD

Existing Construction and Proposed Alterations: _____
Please see additional sheets for all responses.

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>LLP</u>
Labels Prepared:		Tentative HLC Meeting Date:	<u>July 16, 2019</u>
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.): Please see additional sheets for all responses.

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.

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.

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.

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.

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

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

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.

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

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.

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.

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



EXISTING CONSTRUCTION AND PROPOSED ALTERATIONS:

Proposed Project Description:

The goal of this project's design scope is to create an enclosed entry vestibule that is protected from the elements while also maintaining the grand entry aesthetic of the existing façade. The theatre's location directly on the highway generates a lot of traffic noise (heard from even within the inside seating areas) as well as a substantial dust and pollution, blown in from the road and settling on the covered area's plaster frieze and detail work. The proposed glass wall system will provide an added buffer for sound during performances as well as protect against the dust, weather, and vandalism damage occurring inside the corner vestibule area. And most importantly, the structural glass system has very little connection hardware, therefore minimizing sight obstructions while maximizing visibility of the entry space's existing aesthetic.

A secondary goal of the proposed design is to create a cohesive ticketing program, both for advance sales as well as for will call ticket pickup the day of events. Currently, the primary ticket point of sale is via an exterior door to the ticketing office from the 12th Street sidewalk. This results in a bottleneck within the office as well as a patron queue running down the sidewalk, exposed to the elements. When secondary tickets are available from the stand-alone kiosk, there can be confusion as to where to go for what. By creating a new ticket window inside the entry vestibule, this locates all three ticketing options within sight lines of each other, clarifying flow for patrons. There is now a centralized waiting area for queuing that is protected from the weather, and the new ADA Accessible ticketing window is a part of the same flow as all other points of sale.

And a third goal of the proposed project design scope is to install poster display frames in the Entry Vestibule and to the exterior columns, similar to where frames were located in 1925. These will enhance the aesthetic of the entry space, benefit the use and viability of the theatre and programs for its patrons, and are a simple and contemporary design that is compatible with the overall historic aesthetic of the Theatre.

Finally, the proposed design includes new lighting elements, as shown in the included plans. Sidewalk uplighting will enhance the evening experience and visibility at the Theatre entry. The lights will be arrayed in an arc to complement the canopy above, emphasizing this historic element while reflecting the aesthetic of the soft sidewalk lighting found in front of adjacent business in the downtown area. Interior cove uplighting above the trim in the Entry Vestibule will help create a more inviting space in the evening as well as to increase the visibility of the beautiful barrel vaulted ceiling after dark.



ADDITIONAL ALTERATION CRITERIA

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

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

The choice of a structural glass wall system to enclose the entry vestibule is the system which presents the least amount of visual change to the existing opening while meeting the program's design goal. The system's minimal amount of hardware allows the wall to feel invisible visually, while the installation hardware and wall location is selected to intersect the least amount of sculptural plaster detailing.

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.

Little to no historic material or architectural features will be affected. The installation of the glass wall system will require minor penetrations into the plaster finish to achieve the needed structural connections, and will be restored after the structural work. Furthermore, the specific location of the wall within the archway has been selected in order to intersect with the least amount of plaster frieze and detailing work, and the glass will be cut to the profile of the wall wherever possible.

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.

We agree with this statement – no design changes are being made with the primary intent of removing alterations to revert to an earlier historic appearance.

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

One example of this within the proposed scope of work is the door between the entry vestibule and the ticketing office. While the door opening is original to the building, the window for ticket sales is a more recent addition, which is now a recognized aspect of the space. Therefore the design aims to maintain the ticket sales window, aesthetically tying it into the rest of the scope in that interior space.



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

We agree with this statement – as mentioned elsewhere, the location and installation of all elements within this scope are selected to affect the least amount of sculptural plaster detailing as possible.

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.

In addition to any plaster detailing work which may need to be temporarily opened for structural connections, and then repaired, there is significant weather damage to the archway immediately adjacent to the location of the proposed glass wall system. Therefore repair work will also be occurring in this area, matching the existing material and finish as closely as possible.

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.

Gentle cleaning methods will be utilized throughout to protect the integrity of the historic building materials.

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

Though not specifically archaeological resources, as stated above, the priorities for the location and installation of the glass wall is to minimally impact the the plaster moulding and frieze detailing. And the remaining work to be done on smooth plaster surfaces.

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.

While the structural glass wall system is more contemporary than if the proposed enclosure was designed per the era of the original construction, we believe that this choice feels true to the spirit of the statement above. A glazing system true to the historic era of this structure would be heavy and interfere with the openness of the entryway. This glass wall system maximizes openness and transparency, prioritizing the preservation and sightlines to all existing plaster detailing.



The new poster display frames are also a more simple and contemporary design than the frames installed here in the past (see historic photo examples). However their design is compatible with the existing historic character of the building without additional flourishes detracting from the entry's elegant detailing.

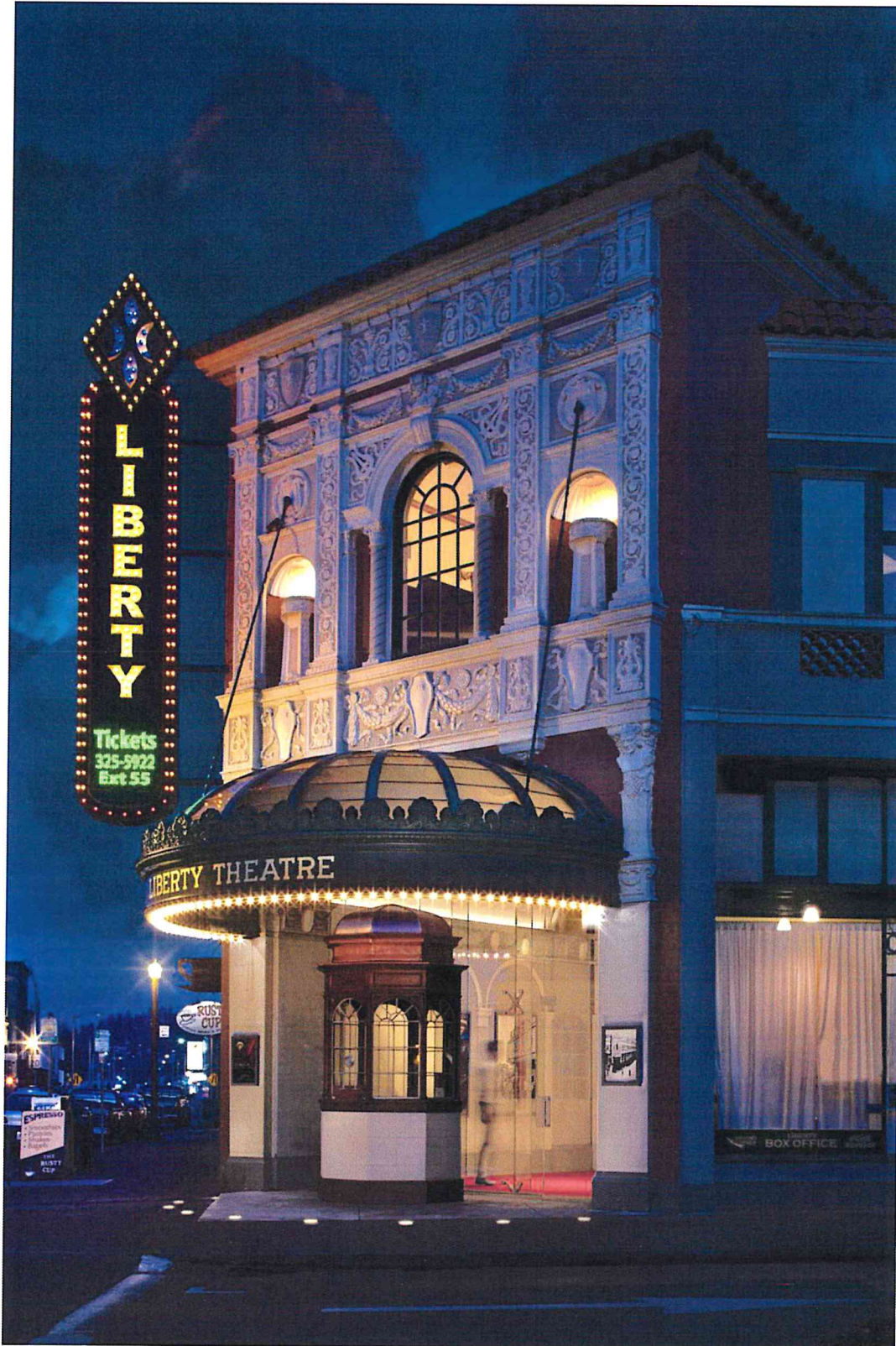
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

We absolutely agree with this statement. As stated earlier, care is being taken to locate the glass wall and all proposed alterations to intersect with the least amount of sculptural plaster detailing. Where possible, elements are located on flat plaster surfaces, which would therefore make any future removal of these additions the least impactful to the structure's form.



HARKA

107 SE WASHINGTON STREET, SUITE 740
PORTLAND, OR 97214
WWW.HARKAHQ.COM



ABOVE: Conceptual rendering of proposed design scope at the Entry Vestibule



AREA OF PROPOSED DESIGN SCOPE

LIBERTY THEATRE BUILDING,
AT 1203 COMMERCIAL STREET



SITE PLAN

NTS





ABOVE: Historic photo c. 1925 showing original poster display locations



ABOVE: Historic photo c. 1985 showing location / aesthetic of poster display frames at that date



ABOVE: Ticketing window wall



ABOVE: Opposite ticketing windows



ABOVE: Archway and barrel vault intersection: proposed location of (N) glass wall



ABOVE: Proposed location of (N) structural glass wall system



ABOVE: Archway, kiosk, and metal canopy configuration





HARKA

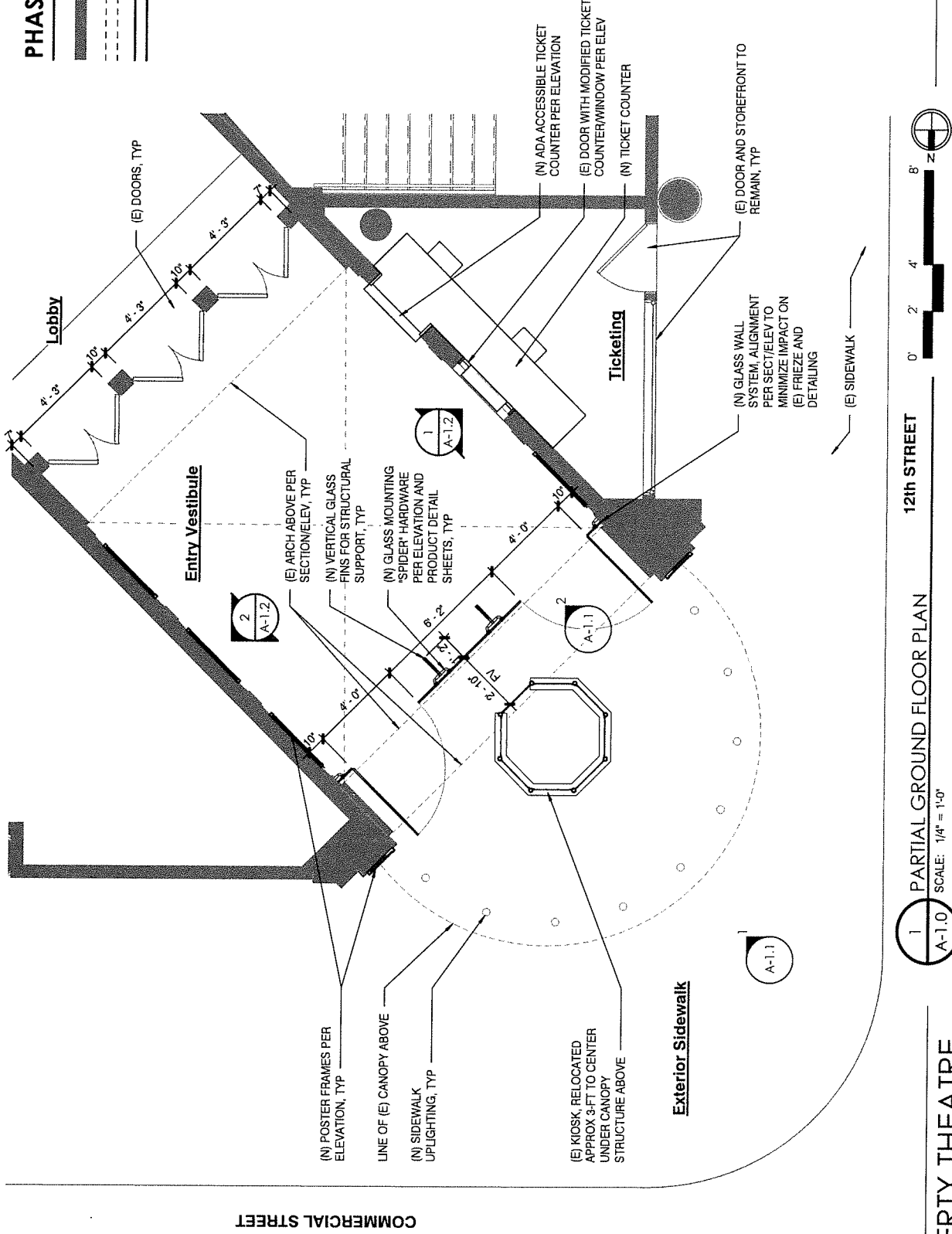
107 SE WASHINGTON STREET, SUITE 740
PORTLAND, OR 97214
WWW.HARKAHQ.COM



ABOVE: Exterior elevation at corner entry

PHASING LEGEND

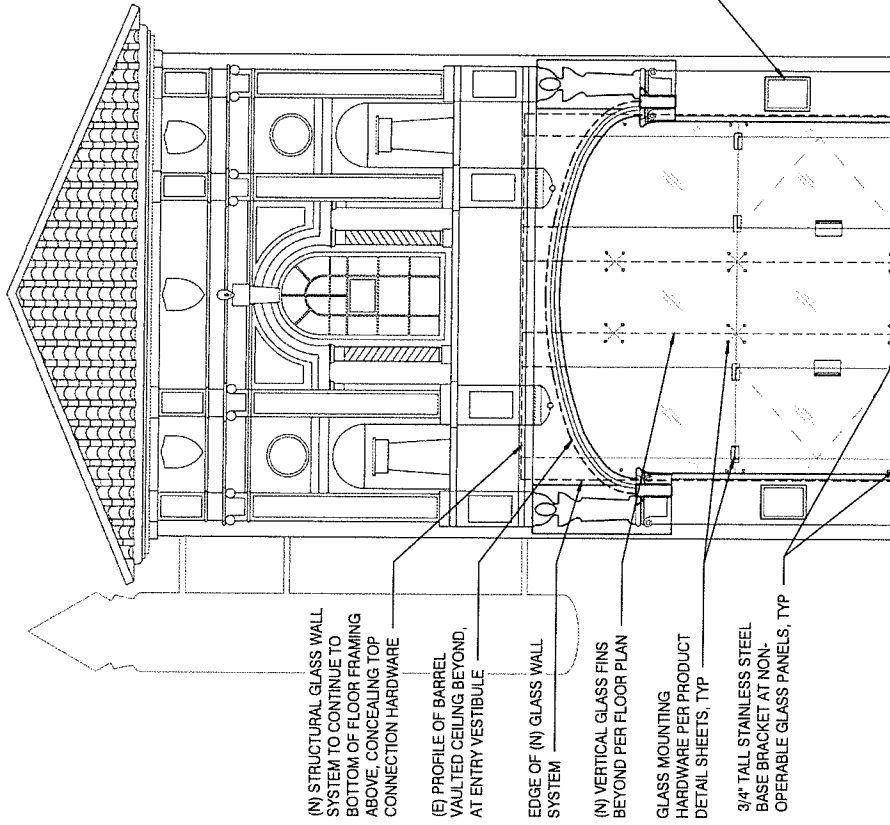
- EXISTING TO REMAIN
- REMOVED DURING DEMO PHASE
(DEMO PLANS ONLY)
- NEW CONSTRUCTION



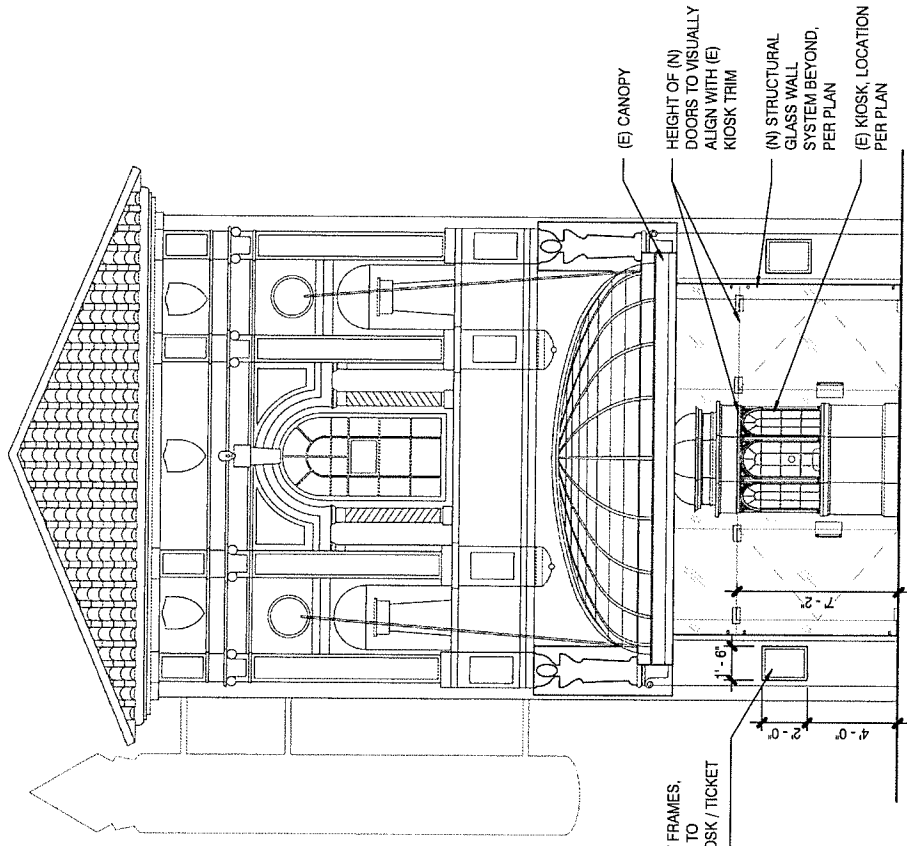
Floor Plan A-1.0

Historic Landmarks Commission Review 06.13.2019

6/13/2019 1:04:41 PM



2 ENTRY ELEVATION - Cut at Canopy
A-1.1
SCALE: 3/16" = 1'-0"



1 ENTRY ELEVATION - at Sidewalk
A-1.1
SCALE: 3/16" = 1'-0"

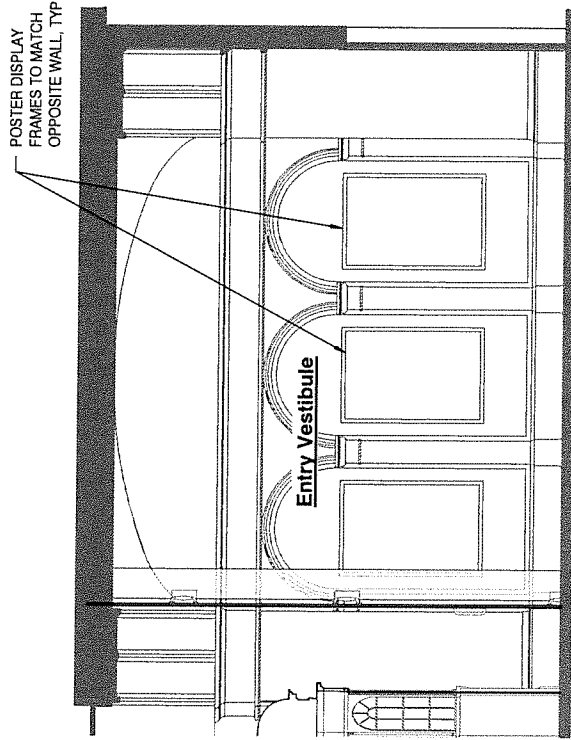


LIBERTY THEATRE

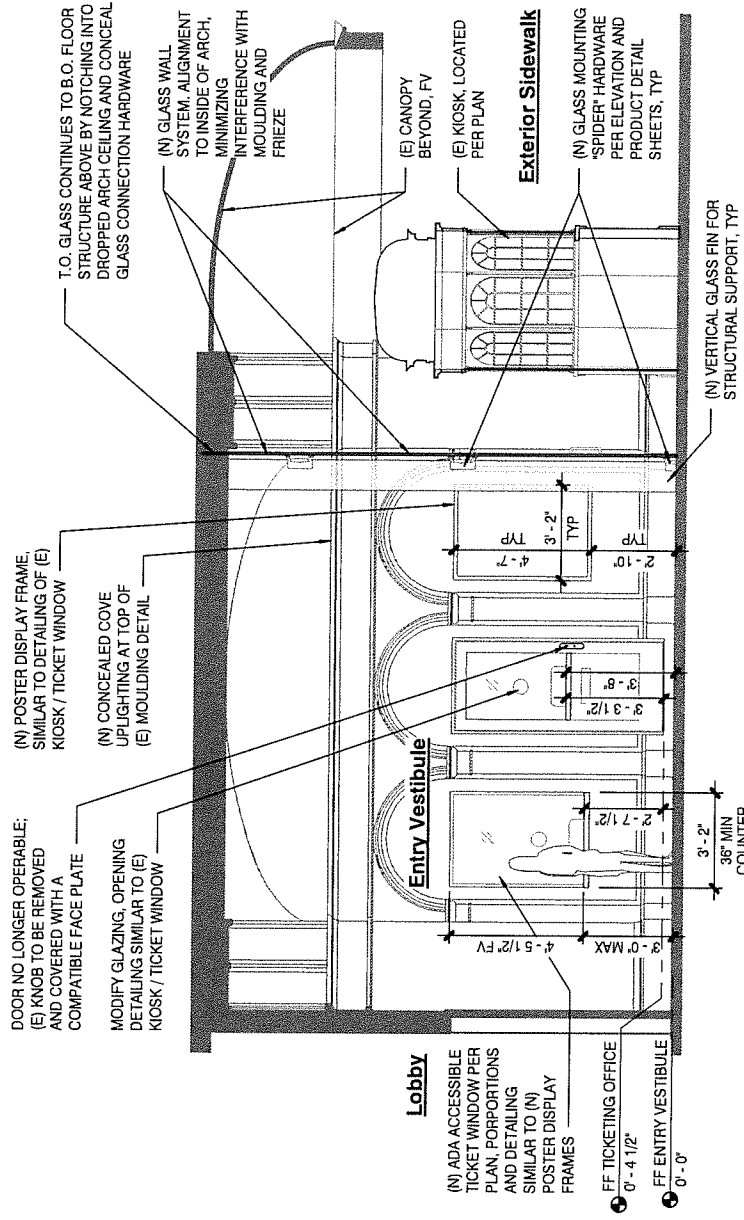
6/13/2019 1:04:42 PM

Exterior Elevations A-1.1

Historic Landmarks Commission Review 06.13.2019



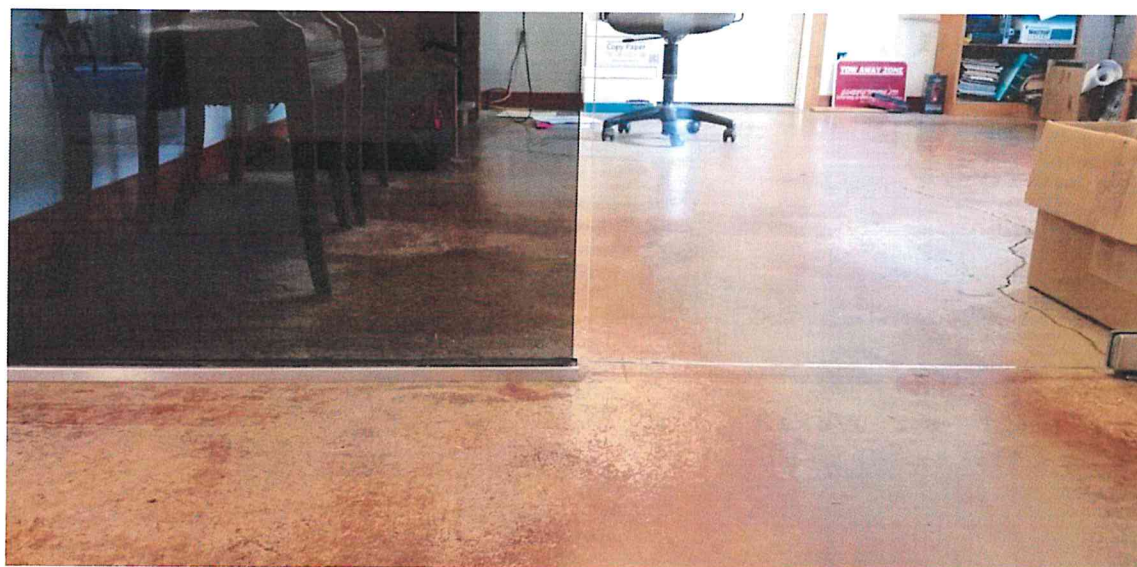
2 ELEVATION - Opposite Ticketing
A-1.2 SCALE: 1/4" = 1'-0"



1 ELEVATION - Ticketing Windows
A-1.2 SCALE: 1/4" = 1'-0"



ABOVE: Demonstration glass wall system installed at Kiwi Glass office in Seaside, OR. The proposed design will be similar to this example system, but with a different base connection per next image.



ABOVE: Proposed design utilizes the low-profile base connection hardware shown here, $\frac{3}{4}$ " height.



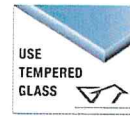
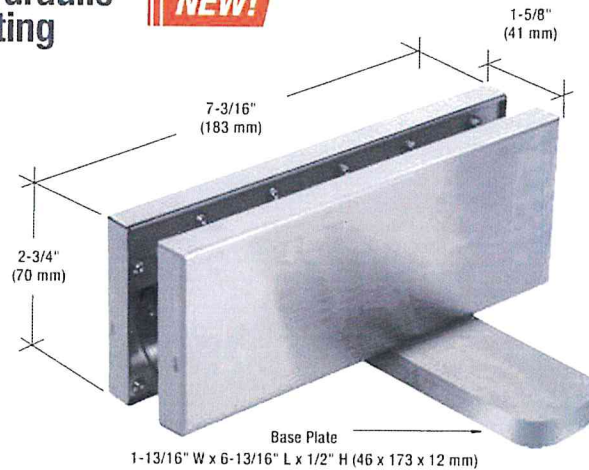
ABOVE: Demonstration glass wall system in open-door position. Hardware and installation to be similar in the proposed design.



CRL European Hydraulic Bottom Patch Fitting

NEW!

- For Interior Use Only
With 3/8" or 1/2"
(10 or 12 mm)
Tempered Glass
- 2-9/16" (65 mm)
European Pivot Setback
- Adjustable Closing and
Latching Speed
- Self-Closing
- Hold-Open and No
Hold-Open Models Available
- Available with Brushed or
Polished Stainless Steel
Cover Plates
- Maximum Door Width
39" (1000 mm)
- For Herculite™+ Style Doors



Glass Fabrication
Requires One Cut Out.

NOTE: 2-9/16" (65 mm)
European Setback is Standard.

NOTE: For maximum door
sizes when using this
product, CRL follows GANA
Guidelines (see page 1142).

**NO FLOOR CLOSER
REQUIRED**

- Use With European
Top Patch Fitting PH21A

These double acting Patch Fittings can accommodate interior doors up to 220 pounds (100 kg), and feature a self-closing mechanism with adjustable closing and latching speed. Designed to eliminate the need to cut into the floor to install a conventional floor closer. Simply install by anchoring the base plate to the substrate. Glass fabrication is required.

CAT. NO.	DESCRIPTION	FINISH
CRL380BS	No Hold-Open	Brushed Stainless
CRL380PS	No Hold-Open	Polished Stainless
CRL380HBS	90 Degree Hold-Open	Brushed Stainless
CRL380HPS	90 Degree Hold-Open	Polished Stainless

Minimum order: 1 each Patch Body.

CRL Sidelite Mounted Transom Patch Fitting

- Works With Both 2-3/4" (70 mm) and 2-9/16" (65 mm)
Pivot Setback Door Patch Fittings
- For 3/8" or 1/2"
(10 or 12 mm) Glass



GLASS FABRICATION REQUIRED:
Three 3/4" (19 mm) Diameter
Holes and Corner Notch

COMES WITH:
Template and Instructions

Works With:



1NT306
Stop Insert



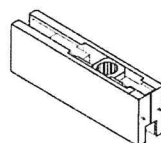
1NT300 Insert
(Included)



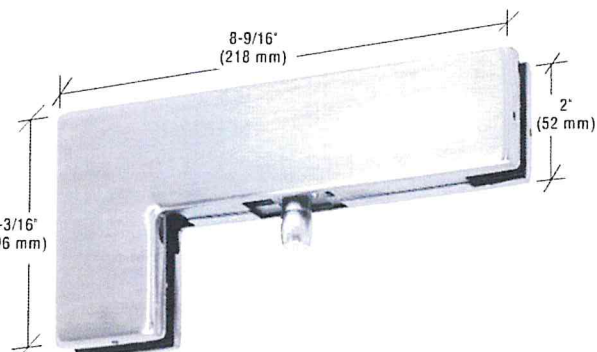
AMR305
Keeper Insert

CAT. NO.	FINISH
PH40A	Satin Anodized
PH40DU	Black Bronze Anodized
PH40BR	Polished Brass
PH40BS	Brushed Stainless
PH40PS	Polished Stainless

Minimum order: 1 each. All Patch Fittings can be combined for quantity pricing.
For Replacement Cover Plates, see page 354H.



PH20A or PH21A
Top Door Patches





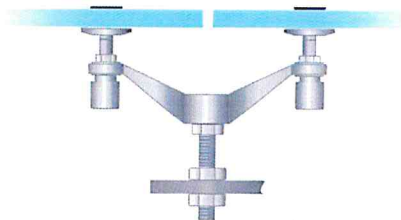
CRL Four Arm Heavy-Duty Post Mount Fitting

- For Use With Glass Up to 1-1/16" (27 mm)
- Complete With Hardware to Mount to Post or Column

This Four Arm Fitting is used to attach two inline glass panels to a structural center post. Comes with 16 mm x 99.5 mm (3-7/8") stainless steel threaded stud and three matching nuts with washers. See page 549H for Replacement Stud Set.

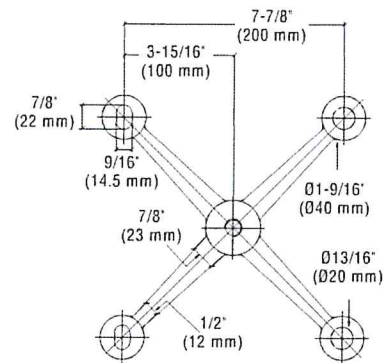
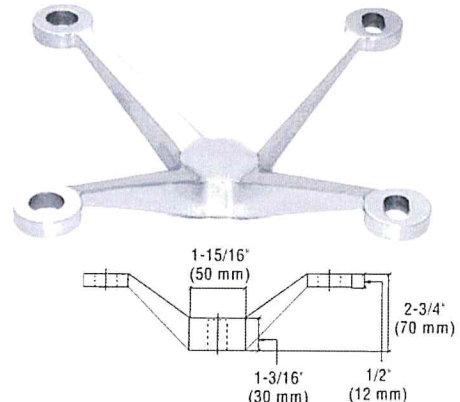
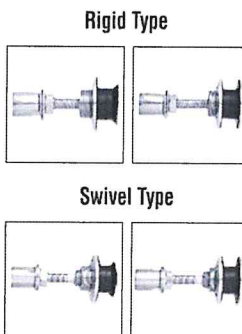
For companion fittings use Cat. No. PMH1LBS, PMH1LPS, PMH2VBS, PMH2VPS, PMH3BS or PMH3PS Fittings.

Glass Attachments Below Must Be Ordered Separately (See page 549H)



CAT. NO.	FINISH
PMH4BS	Brushed Stainless
PMH4PS	Polished Stainless

Minimum order: 1 each. All Spider Fittings can be combined for quantity pricing.



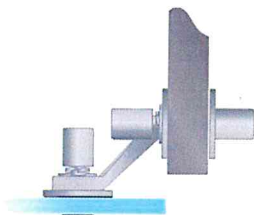
CRL Single Arm Regular Duty Wall/Fin Mount Fitting

- For Use With Glass Up to 1/2" (12 mm)
- Complete With Hardware to Mount to Wall or Structural Fin

This Fitting is used to attach a single glass panel to a wall or structural fin. Comes with two M10-1.5 x 59 mm (2-5/16") stainless steel threaded studs and two matching cap nuts with washers. See page 558H for Replacement Stud Set.

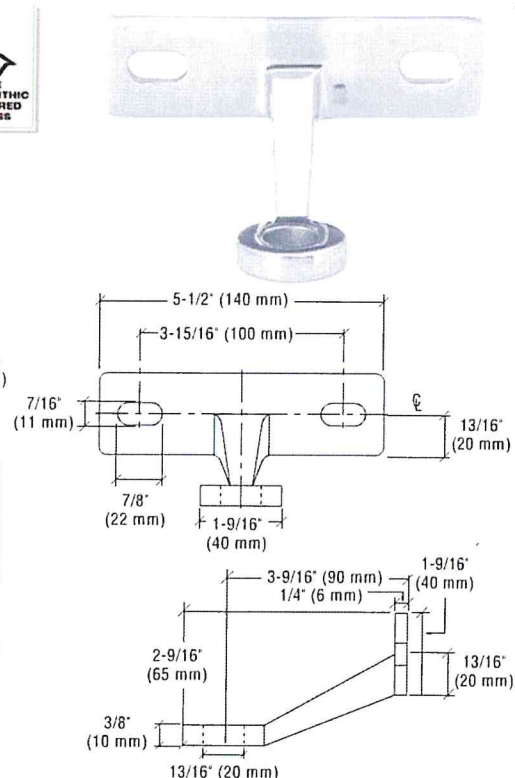
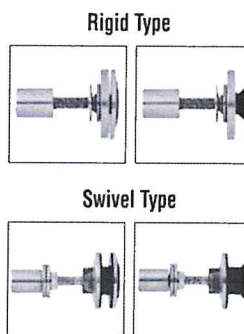
For companion fitting use Cat. No. FMR2BS or FMR2PS Fittings.

Glass Attachments Below Must Be Ordered Separately (See page 558H)



CAT. NO.	FINISH
FMR1BS	Brushed Stainless
FMR1PS	Polished Stainless

Minimum order: 1 each. All Spider Fittings can be combined for quantity pricing.



**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	6-26-19
Email	6-26-19
Web	6-26-19
Pvb	7-9-19

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, July 16, 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 (NC19-04) by Walt Postlewait to construct four buildings of 66 mixed apartment / transient lodging units at 461 32nd Street (Map T8N-R9W Section 9BD, Tax Lots 800, 901, 1000; north 75' Lots 1 to 6, Block 149, Shively; and unplatted lots fronting on Block 149, Shively) within the Gateway Overlay Zone and Civic Greenway Overlay Zone in the C-3 (General Commercial) Zone. The structures will be adjacent to structure(s) designated as historic. Development Code Standards specified in Sections 2.385 to 2.415, Articles 6, 7, 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.057 to CP.058 (Gateway Area Plan), CP.067 to CP.068 (Riverfront Vision Overlay), CP.070 to CP.075 (Uppertown Area), CP.190 to CP.210 (Economic Element), and CP.215 to CP.230 (Housing) are applicable to the request.
2. Exterior Alteration Request (EX19-02) by Harka Architecture, LLC on behalf of Liberty Restoration, Inc. for construction of an enclosed, glass entry vestibule at the main entrance of the theater; create a new ticket window inside the vestibule; install poster display frames in the vestibule and to the exterior columns; and add new lighting on a historic building at 1203 Commercial Street (Map T8N-R9W Section 8CA, Tax Lots 5700, 5780; Lots 1, 2, 7 and 8, Block 62, McClures) within the Downtown Historic District in the C-4 (Central Commercial) Zone. Development Code Standards 2.425-2.445 (Zoning), Article 6 (Historic Properties), Articles 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005-CP.025 (Land and Water Use/General Development), CP.050-CP.055 (Downtown Area) and CP.240-CP.255 (Historic Preservation) are applicable to the request.
3. Exterior Alteration Request (EX19-03) by Jay Raskin, Architect, on behalf of Innovative Merwyn, LLC, to alter the exterior by removing the metal fire escape; reconfigure the west entrance; install new HardiPlank siding; replace windows on the west façade; enlarge the elevator shaft for ADA compliance; replace the main entry door; and install an electronic entry system on a historic building at 1067 Duane Street (Map T8N-R9W Section 8CC, Tax Lot 1800, Lot 3, Block 44, McClures) within the Downtown Historic District in the C-4 (Central Commercial) Zone. Development Code Standards 2.425-2.445 (Zoning), Article 6 (Historic Properties), Articles 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005-CP.025 (Land and Water Use/General Development), CP.050-CP.055 (Downtown Area) and CP.240-CP.255 (Historic Preservation) 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.

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

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.

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: June 26, 2019

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

Tiffany Taylor
Administrative Assistant

STAFF REPORT AND FINDINGS OF FACT

July 1, 2019

TO: CITY OF ASTORIA, HISTORIC LANDMARKS COMMISSION

FROM: MIKE MORGAN, PLANNER 

SUBJECT: EXTERIOR ALTERATION REQUEST (EX19-03) BY JAY RASKIN, ARCHITECT, FOR INNOVATIVE HOUSING, INC. 1067 DUANE STREET TO REMOVE A FIRE ESCAPE AND ALTER ENTRYWAYS ON THE NORTH FAÇADE AND RESTORE WALL ON THE WEST FAÇADE ABOVE THE LIBRARY.

I. BACKGROUND SUMMARY

- A. Applicant: Jay Raskin, Architect
2418 SW Troy Street
Portland, OR 97219
- B. Owner: Innovative Merwyn, LLC
219 NW Second Avenue
Portland, OR 97209
- C. Location: 1067 Duane Street; Map T8N-R9W Section 8CC, Tax Lot 1800; Lot 3, Block 44, McClures
- D. Classification: Designated Historic in the Downtown National Register Historic District
- E. Proposal: On north façade (Duane Street) remove metal fire escape and reconfigure west entry to accommodate a new fire egress from the basement. Restore west façade above Library with new single hung windows, lap siding and trim.

II

BACKGROUND

The structure is within the Downtown National Register Historic District and was classified as historic in 1989.

- Year Built: 1926
- Style: American Renaissance
- Historic Name: Wenkebach Building/Hotel Merwyn
- Common Name: Hotel Merwyn or Waldorf Hotel





The structure is located on the south side of Duane Street between the City Hall and Astor Library. It was included in the Downtown National Register Historic District at the time the inventory was completed in 1989. The building is essentially intact although the interior is deteriorated. The western façade is in poor condition as well. Several attempts have been made to renovate the building over the years with no success. Fortunately, the north façade has not been altered to any extent, and remains in good condition with its arched transoms, brick veneer and stucco details.

The Inventory Sheet on the building states: "This building is significant for its level of intactness and careful attention to detailing. It is one of the best examples of Late Commercial with Renaissance detailing in the downtown area. It is also significant for its use as a hotel, a prevalent trend during the historic period of the downtown."

The current owner of the building was granted a conditional use in 2017, and has received funding sufficient to develop 42 units of low and moderate income housing.

Distinctive Stylistic Features of an American Renaissance: The Beaux Arts movement captured many American Renaissance styled buildings from approximately 1890-1920. Features of these designs include:

- Symmetrical façade
- Roofs: flat, low-pitched; mansard if modeled after French Renaissance Revival
- Facades with pilasters, or columns
- Walls of masonry (usually smooth, light-colored stone)
- Large and grandiose compositions
- Exuberance of detail and variety of stone finishes
- Projecting facades or pavilions
- Paired columns and enriched moldings
- Windows: framed by freestanding columns, balustraded sill, and pediment entablature on top

Occupants: The building operated as a hotel until the mid-1960s, and was adapted as low cost or single room occupancy housing until 1989, when it was closed by the City due to various code violations. Various organizations, including Community Action Team, attempted to renovate the building for low income housing in the 1990s. The building was owned by the Clatsop County Housing Authority for several years but sold to a private party. The City considered demolition of the building in 2014 for expansion of the Library but changed plans shortly after the HLC denied a demolition permit.

PROPOSED ALTERATIONS:

The north façade will be minimally altered, except for the removal of the fire escape and inset of the west entry to accommodate the fire escape or egress from the basement. The entry will appear the same but be recessed and will mirror to some extent the east façade. New doors and window treatment will be the same as the east entry. The deteriorated west façade above the library will be reconstructed and sided with smooth HardiPlank lap siding. New vinyl one over one vertical windows would be installed.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on June 26, 2019. A notice of public hearing was published in the *Astorian* on July 9, 2019. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is listed as a Local Landmark in the Historic Downtown District.

- B. Section 6.050.E, Type III Certificate of Appropriateness – Historic Landmarks Commission Review, states that *“Projects that do not meet the criteria for a Type I or Type II review are classified as Type III Certificate of Appropriateness permits. Historic Design review performed by the Historic Landmarks Commission based upon the standards in the Development Code shall be considered discretionary and shall require a public hearing, notice, and opportunity for appeal in accordance with Article 9 of the Astoria Development Code.”*

Finding: The proposed alterations are significant and require review by the Historic Landmarks Commission.

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

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

Finding: The structure has been essentially abandoned for thirty years. The current proposal is the most complete and realized concept to date. The alterations accommodate for current egress codes, and restore a severely deteriorated west wall. The design reflects the original style and materials of the building.

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

Finding: The applicant proposes to install a new wood commercial door, and restore the main wooden entry door. No historic material will be removed apart from the deteriorated fire escape and the west wall. The work will not alter any historic material or distinctive existing architectural features.

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

Finding: No alterations are proposed to create an earlier appearance. The new entrance on the west does not seek to mimic a historic design; the new entry way is a product of the development of the structure to bring back access and activity to the site.

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

Finding: The use at the site has changed over the course of time, the additional access points and improved egress allow for the development of the site.

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

Finding: The proposal is to restore the north façade which has been altered minimally over the last 90 years or so. The proposal to install new doors and entry on the west match the historic design. Additional elements on the site will not be removed. The distinctive stylistic features of door dimensions, depth and design which characterize this structure will be treated with sensitivity.

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

Finding: The Duane Street façade will be repaired, including the restoration of the transoms and windows and doors, stucco details, and brick veneer. Replacement of the west wall above the library will be significantly different from the original, with the metal casement windows and the asphalt shingle siding. However, the combination of smooth lap siding and vertical single hung windows will be acceptable given the fact that the wall is above and behind the Library and not obviously apparent. -.

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

Finding: No surface cleaning with sandblasting is proposed.

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

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

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

Finding: As discussed above, the vinyl windows and lap siding is somewhat contemporary, but replace a deteriorated façade that may or may not be original and is generally out of view.

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

Finding: Other than repair of the west wall, there are no additions or alterations that would be removed in the future.

V. CONCLUSION AND RECOMMENDATION

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

1. The applicant shall confirm if the new door on the west entry will match the main entry door.
2. Any new signage shall be reviewed by Community Development staff prior to installation. The applicant shall submit a sign permit for review.
3. The applicant shall obtain all necessary City Public Works and Building permits prior to the start of construction.

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

HIST. NAME: Wenkebach Building
COMMON NAME: Hotel Merwyn/
Waldorf Hotel
ADDRESS: 1053, 1067 Duane

DATE OF CONSTRUCTION: 1926
ORIGINAL USE: hotel

PRESENT USE: vacant

CITY: Astoria, 97103
OWNER: Edwards, Randy Lynn
c/o Kemi, Inc

ARCHITECT:
BUILDER:

THEME: commerce & urban dev.
STYLE: half modern

T/R/S: T8N/R9W/S8
MAP NO.: 80908 CC TAX LOT: 1800
ADDITION: McClure's Astoria
BLOCK: 44 LOT: 3 QUAD: Astoria

xBLDG STRUC DIST SITE OBJ

PLAN TYPE/SHAPE: rectangular NO. OF STORIES: four
FOUNDATION MATERIAL: conc/pier BASEMENT: yes
ROOF FORM & MATERIALS: flat/built-up
WALL CONSTRUCTION: reinforced conc STRUCTURAL FRAME: reinf conc
PRIMARY WINDOW TYPE: fixed and 6/1 double hung in wood frame
EXTERIOR SURFACING MATERIALS: brick, stucco
DECORATIVE FEATURES: flat arched, multi-paned transoms; street level
stucco gives appearance of stone
OTHER: terra cotta crest at cornice, stucco crests near street level

CLASSIFICATION: secondary
STRUCTURAL STATUS: GOOD FAIR xPOOR MOVED (DATE)
HISTORICAL INTEGRITY: slightly altered
EXTERIOR ALTERATIONS/ADDITIONS: entry doors and arched canopy removed

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

SETTING: south side of Duane, in center of block between 10th & 11th;
one-and-a-half elevations exposed

STATEMENT OF SIGNIFICANCE: E.F. Wenckebach announced plans for the construction of a hotel structure on his property on Duane Street west of the Astoria Savings Bank building, November 9, 1923. An ancient and honorable Astoria hotel name was perpetuated in the naming of the hotel, which was located in the Wenkebach building and operated by A.R. Thompson. The new hostelry was named "Hotel Merwyn" after the institution destroyed in the Astoria fire disaster, and of which Mr. Thompson was manager at the time. The fifty-one room hotel was ready for business in June of 1926, and an open house was held June 8th. The Hotel Merwyn was closed October 5, 1929, for remodeling and refurbishing. At this time the lobby was enlarged to its present size

of 30' x 40'. The hotel re-opened on November 24, 1929, and an open house was held by the manager, A.R. Thompson. In February, 1980, the building was renamed the Waldorf Hotel. The building is currently vacant.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, November 9, 1923, May 19, 1926, June 4, 1926, June 7, 1926, June 8, 1926; Morning Astorian, October 6, 1929, November 23, 1929; The Daily Astorian, February 19, 1980; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

NEGATIVE NO: R5 N29

RECORDED BY: NCLC

DATE: 12/12/89

6/13/90

SHPO INVENTORY NO.: 1072

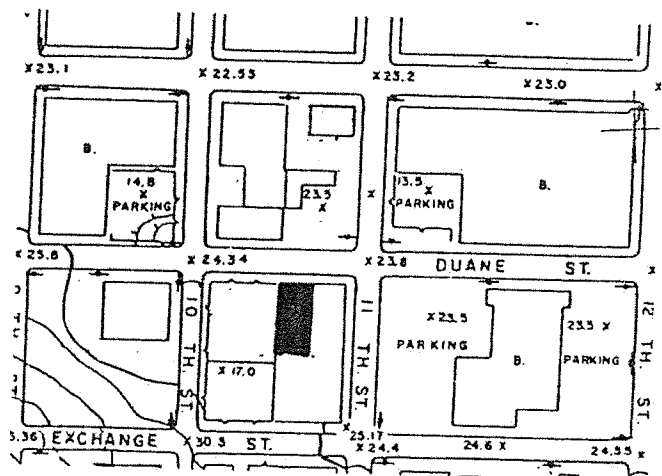
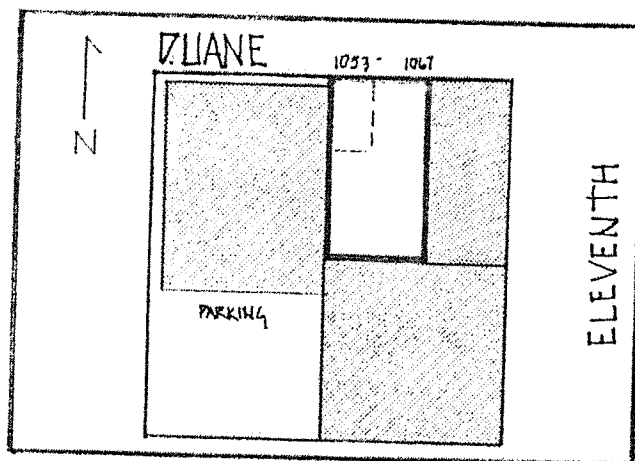
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

PROPERTY: Waldorf Hotel
ADDRESS: 1053 Duane
TAX I.D.: 51185

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



NEGATIVE NO.: R5 N29



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 187

DWNTWN NR - R-89

HIST. NAME: Wenkebach Building
COMMON NAME: Hotel Merwyn/Waldorf Hotel
ADDRESS: 1053, 1067 Duane Street

DATE OF CONSTRUCTION: 1926
ORIGINAL USE: hotel
PRESENT USE: vacant

CITY: Astoria, 97103

ARCHITECT:
BUILDER:

OWNER: Randy Lynn Edwards
%KEMI, Inc.
7959 SE Foster Rd
Portland, OR 97206

THEME: commerce & urban dev
STYLE: Late Commercial w/
Rennaisance detailing

T/R/S: T8N/R9W/S8

MAP NO.: 80908CC TAX LOT: 1800

ADDITION: McClure's Astoria

BLOCK: 44 LOT: 3, EXC ST QUAD: Astoria

xBLDG STRUC DIST SITE OBJ

CLASSIFICATION: secondary

PLAN TYPE/SHAPE: rectangular

NO. OF STORIES: four

FOUNDATION MATERIAL: conc/pier

BASEMENT: yes

ROOF FORM & MATERIALS: flat/built-up

WALL CONSTRUCTION: reinforced concrete

STRUCTURAL FRAME: reinf conc

PRIMARY WINDOW TYPE: fixed storefront in alumunim; fixed transom in wood; 6/1
double-hung in wood; multi-pane steel casement

EXTERIOR SURFACING MATERIALS: brick veneer, stucco, unfinished concrete

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: flat arched, multi-paned transoms; street level finished in
stucco which gives the appearance of stone

OTHER: plaster crests or shields used above enrty, near street level pilasters, below cornice

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 188

HISTORICAL INTEGRITY: slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: this building is virtually intact; entry doors and arched canopy removed, north

NOTEWORTHY LANDSCAPE FEATURES: none

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: south side of Duane Street, in centr of block between 10th & 11th Streets; one full and one half elevation exposed, light well to the east

SIGNIFICANCE: architecture, commerce

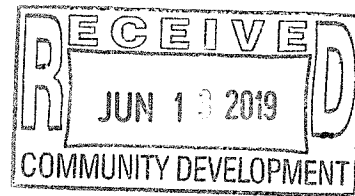
STATEMENT OF SIGNIFICANCE: Wenkebach announced plans for the construction of a hotel structure on his property on Duane Street west of the Astoria Savings Bank building, November 9, 1923. An ancient and honorable Astoria hotel name was perpetuated in the naming of the hotel, which was located in the Wenkebach building and operated by A.R. Thompson. The new hostelry was named "Hotel Merwyn" after the institution destroyed in the Astoria fire disaster, and of which Mr. Thompson was manager at the time. The fifty-one room hotel was ready for business in June of 1926, and an open house was held June 8th. The Hotel Merwyn was closed October 5, 1929, for remodeling and refurbishing. At this time the lobby was enlarged to its present size of 30' x 40'. The hotel re-opened on November 24, 1929, and an open house was held by the manager, A.R. Thompson. In February, 1980, the building was renamed the Waldorf Hotel. The building is currently vacant.

This building is significant for its level of intactness and careful attention to detailing. It is one of the best examples of Late Commercial with Renaissance detailing in the downtown area. It is also significant for its use as a hotel, a prevalent trend during the historic period of the downtown.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, November 9, 1923, May 19, 1926, June 4, 1926, June 7, 1926, June 8, 1926; Morning Astorian, October 6, 1929, November 23, 1929; The Daily Astorian, February 19, 1980; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



EX 19-03

☒ Fee Paid Date 6/17/19 By CC
FEE: \$750.00

**EXTERIOR ALTERATION FOR HISTORIC PROPERTY
>25,000 Project Value**

Property Address: 1067 Duane Street
Lot 3 Block 44 Subdivision McClures
Map 80908CC Tax Lot 1800 Zone C4

For office use only:

Classification: _____ Inventory Area: _____

Applicant Name: Jay Raskin Architect

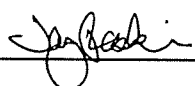
Mailing Address: 2418 SW Troy Street Portland, Oregon 97219

Phone: 503-440-0436 Business Phone: 503-440-0436 Email: jay@jayraskinarchitect.com

Property Owner's Name: Julie Garver

Mailing Address: 219 NW Second Avenue, Portland, Oregon 97209

Business Name (if applicable): Innovative Merwyn, LLC

Signature of Applicant: 

Signature of Property Owner: 

Existing Construction and Proposed Alterations: See Attachment

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>UT</u> <u>6/18/19</u>
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.

See Attachment

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.

See Attachment

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.

See Attachment

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.

See Attachment

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

See Attachment

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 Attachment

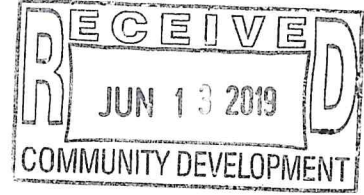
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

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

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.

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.

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.



Merwyn Exterior Alteration for Historic Property

Existing Construction and Proposed Alterations:

Existing:

The Merwyn Hotel is a four story building with concrete walls along the property line and wood walls in the light courts on the east and west sides. The east court is against the City Hall building and is not visible from the street. The west court is up against the Library building and is partially visible from the street from certain vantage points. The building has brick facing on the street side and wood double hung windows. The wood walls in the courts are 2x4 crib walls with diamond pattern asphalt shingles and small metal sash casement windows. The building had a substantial lobby and an adjoining retail space. There were 68 units that shared bathrooms or used community bathrooms on each floor. The building has suffered significant damage to the wood walls, a few wood beams, and metal sash windows and some damage to the wood windows. There is an existing exterior metal fire escape.

Proposed:

The Merwyn will be changed into 40 affordable housing. Damaged wood crib walls will be replaced by wood framed walls with HardiPlank siding. The metal sash windows will be replaced by slightly larger single hung vinyl windows. A new egress stair will be added the south end of the building that will be connected by a corridor to an exit stair that opens out onto the sidewalk. The existing metal fire escape will be removed. To create 40 units, each with its own kitchen and bathroom, residential units will be added to the first floor and basement by extending the light courts through to the basement. These units will be not be visible from the street. A new ADA compliant elevator will replace the existing elevator and the elevator shaft penthouse will be enlarged to accommodate it.

Exterior Alteration Criteria:

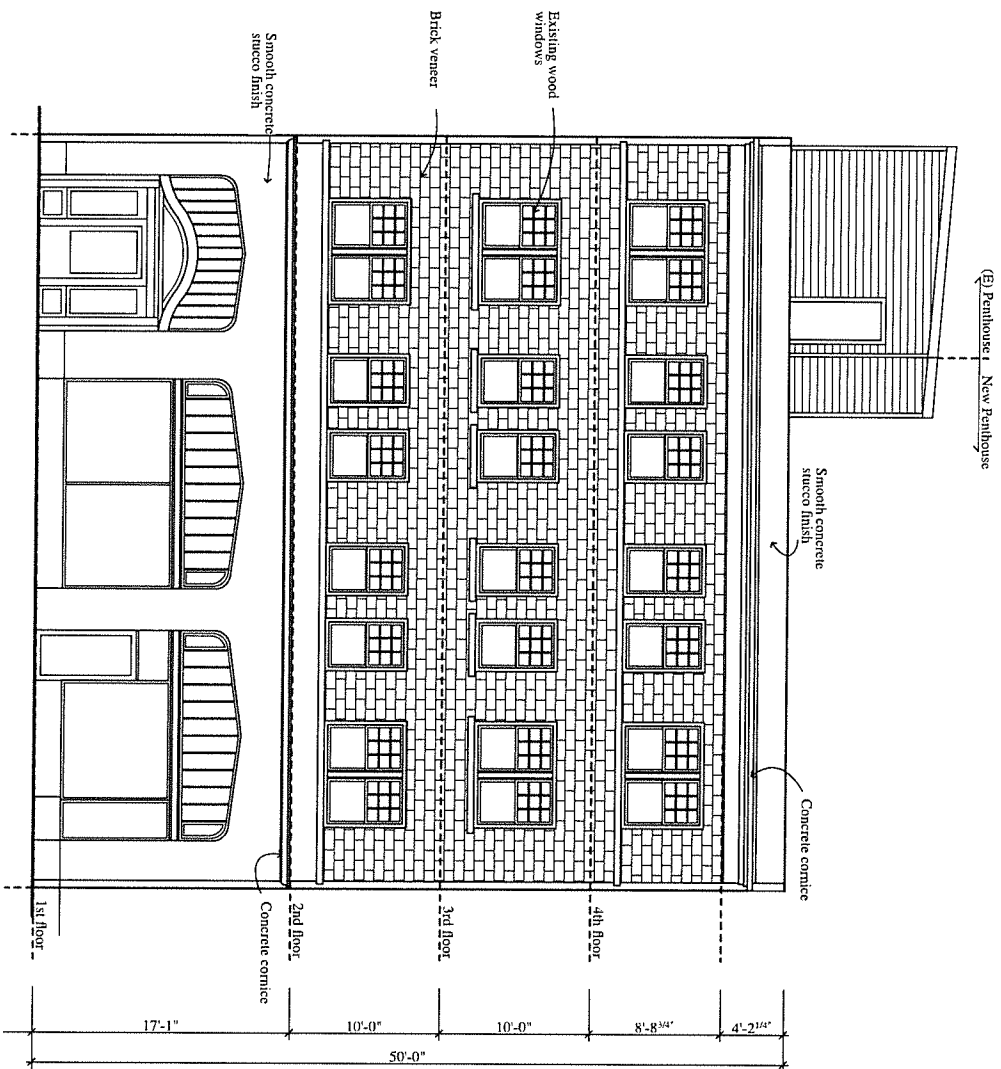
1. The proposed affordable housing is a compatible similar use for the building. It allows for keeping the street elevation largely intact. The storefront at the west bay will be recessed to allow for the egress door to open facing east. There is evidence in the floor framing that suggests the storefront was recessed at one time.
2. The distinguishing original qualities and character of the building will not be destroyed. The existing wood windows will be restored. The original entry to the hotel will remain. A new wood door matching the existing door will be installed to allow for an electronic entry system needed for security. The changes to the courts will only be partially visible from certain vantage points on the west court. The diamond asphalt shingles are no longer available and the proposed HardiPlank siding is a fire-resistant replacement. The larger vinyl single hung windows will provide much better natural light than the existing windows and have higher headers that will bring light further into the units than the

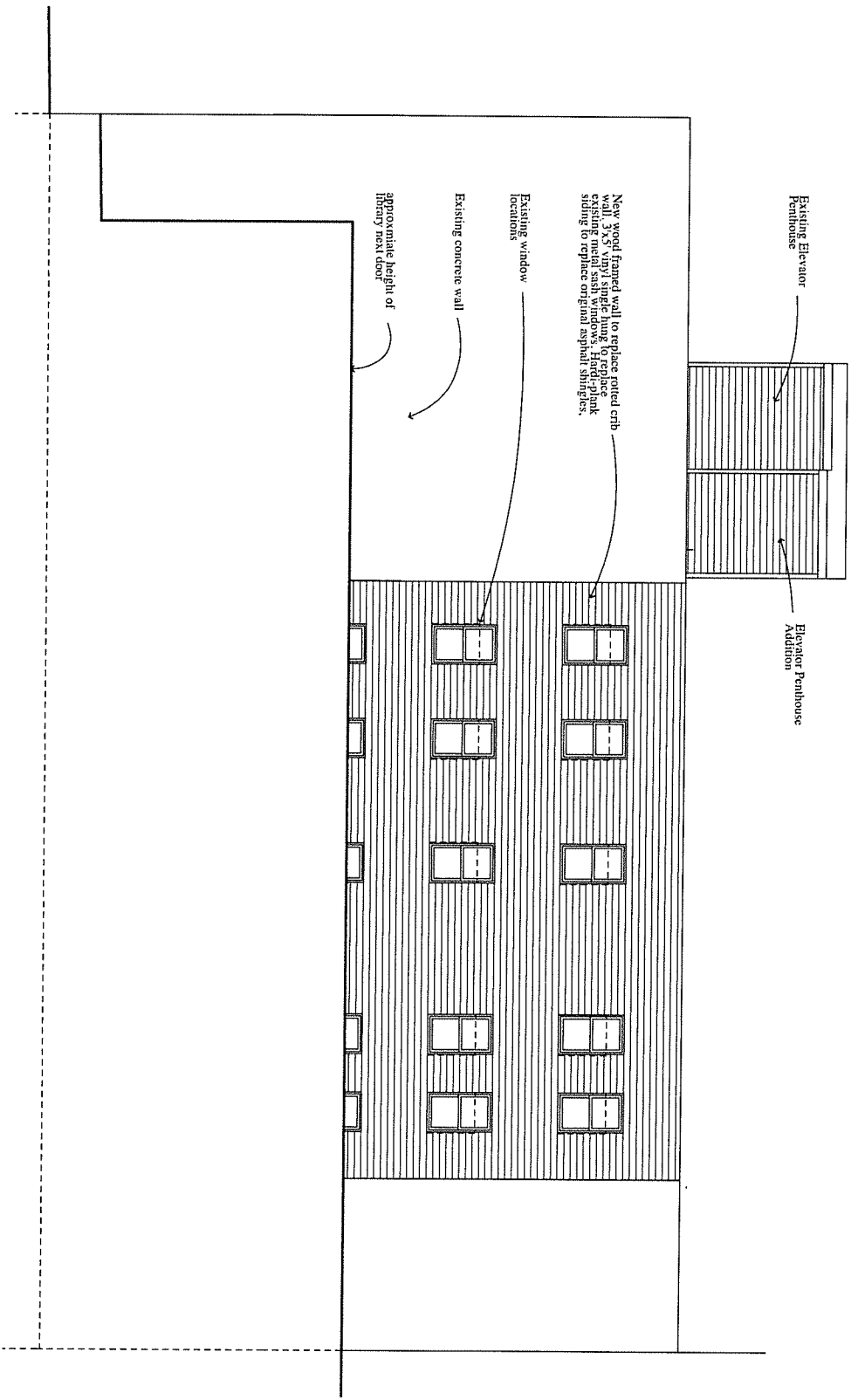
existing windows. They also relate better to the wood hung windows on the north elevation, The metal fire escape isn't safe or needed.

3. The proposed exterior alterations on the street recognize that this building is a product of its time. The recessing of the west bay of the storefront is required for code egress requirements, but is similar to the recess at the hotel lobby bay (and appears to have been the original layout). The changes to the light courts keep the original configuration and simpler detailing.
4. The Merwyn has had few alterations over time and none has acquired significance in its own right.
5. Distinctive stylistic features and skilled craftsmanship of the Merwyn will remain and be repaired as required.
6. The deteriorated wood windows on the street elevation will be repaired. The new entry door will match the existing door. IHI has found that retrofit of these existing doors with electronic entry systems have not worked in their other historic properties.
7. Surface cleaning of the structures will be done by the gentlest means possible. No sandblasting or other cleaning methods that will damage historic materials will be done.
8. There are no known archaeological resources on or adjacent to the site. Every reasonable effort will be made to protect and preserve archaeological resources if discovered.
9. Design solutions for alterations to the existing building are being done to be compatible with the size, color, material, and character of the existing building, neighborhood and environment.

cc: File 1802

5 NORTH ELEVATION
MERWYN AFFORDABLE HOUSING AFFORDABLE HOUSING PROJECT





6 WEST ELEVATION
MERWYN AFFORDABLE HOUSING AFFORDABLE HOUSING PROJECT

**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	6-26-19
Email	6-26-19
Web	6-26-19
Pvb	7-9-19

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, July 16, 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 (NC19-04) by Walt Postlewait to construct four buildings of 66 mixed apartment / transient lodging units at 461 32nd Street (Map T8N-R9W Section 9BD, Tax Lots 800, 901, 1000; north 75' Lots 1 to 6, Block 149, Shively; and unplatted lots fronting on Block 149, Shively) within the Gateway Overlay Zone and Civic Greenway Overlay Zone in the C-3 (General Commercial) Zone. The structures will be adjacent to structure(s) designated as historic. Development Code Standards specified in Sections 2.385 to 2.415, Articles 6, 7, 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.057 to CP.058 (Gateway Area Plan), CP.067 to CP.068 (Riverfront Vision Overlay), CP.070 to CP.075 (Uppertown Area), CP.190 to CP.210 (Economic Element), and CP.215 to CP.230 (Housing) are applicable to the request.
2. Exterior Alteration Request (EX19-02) by Harka Architecture, LLC on behalf of Liberty Restoration, Inc. for construction of an enclosed, glass entry vestibule at the main entrance of the theater; create a new ticket window inside the vestibule; install poster display frames in the vestibule and to the exterior columns; and add new lighting on a historic building at 1203 Commercial Street (Map T8N-R9W Section 8CA, Tax Lots 5700, 5780; Lots 1, 2, 7 and 8, Block 62, McClures) within the Downtown Historic District in the C-4 (Central Commercial) Zone. Development Code Standards 2.425-2.445 (Zoning), Article 6 (Historic Properties), Articles 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005-CP.025 (Land and Water Use/General Development), CP.050-CP.055 (Downtown Area) and CP.240-CP.255 (Historic Preservation) are applicable to the request.
3. Exterior Alteration Request (EX19-03) by Jay Raskin, Architect, on behalf of Innovative Merwyn, LLC, to alter the exterior by removing the metal fire escape; reconfigure the west entrance; install new HardiPlank siding; replace windows on the west façade; enlarge the elevator shaft for ADA compliance; replace the main entry door; and install an electronic entry system on a historic building at 1067 Duane Street (Map T8N-R9W Section 8CC, Tax Lot 1800, Lot 3, Block 44, McClures) within the Downtown Historic District in the C-4 (Central Commercial) Zone. Development Code Standards 2.425-2.445 (Zoning), Article 6 (Historic Properties), Articles 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005-CP.025 (Land and Water Use/General Development), CP.050-CP.055 (Downtown Area) and CP.240-CP.255 (Historic Preservation) 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.

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

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.

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: June 26, 2019



Tiffany Taylor
Administrative Assistant

STAFF REPORT AND FINDINGS OF FACT

June 30, 2019

TO: CITY OF ASTORIA, HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNING CONSULTANT

SUBJECT: NEW CONSTRUCTION REQUEST (**NC19-04**) BY WALT POSTLEWAIT TO CONSTRUCT 66 UNIT RESIDENTIAL / TRANSIENT LODGING MIXED USE IN FOUR BUILDINGS AT 461 32ND STREET

I. BACKGROUND SUMMARY

- A. Applicant: Walt Postlewait
36468 River Point Drive
Astoria OR 97103
- B. Owner: Four B's LLC
c/o George & Shirley Brugh
PO Box 204
Astoria OR 97103
- C. Location: 461 32nd Street; Map T8N-R9W Section 9BD, Tax Lots 800, 901, 1000; north 75' Lots 1 to 6, Block 149, Shively; and unplatted lots fronting Block 149, Shively
- D. Zone: C-3 (General Commercial), Gateway Overlay, Civic Greenway Overlay
- E. Proposal: To construct four buildings with 66 units of mixed use residential and transient lodging
- F. Classification: Adjacent to structure designated as historic in the Adair-Uppertown Historic Inventory Area

II. BACKGROUND

Site:

The subject property is located on the north side of Marine Drive, between 31st and 32nd Streets, adjacent to the River Trail. The location lies within the Civic Greenway and Gateway Overlay Zones.

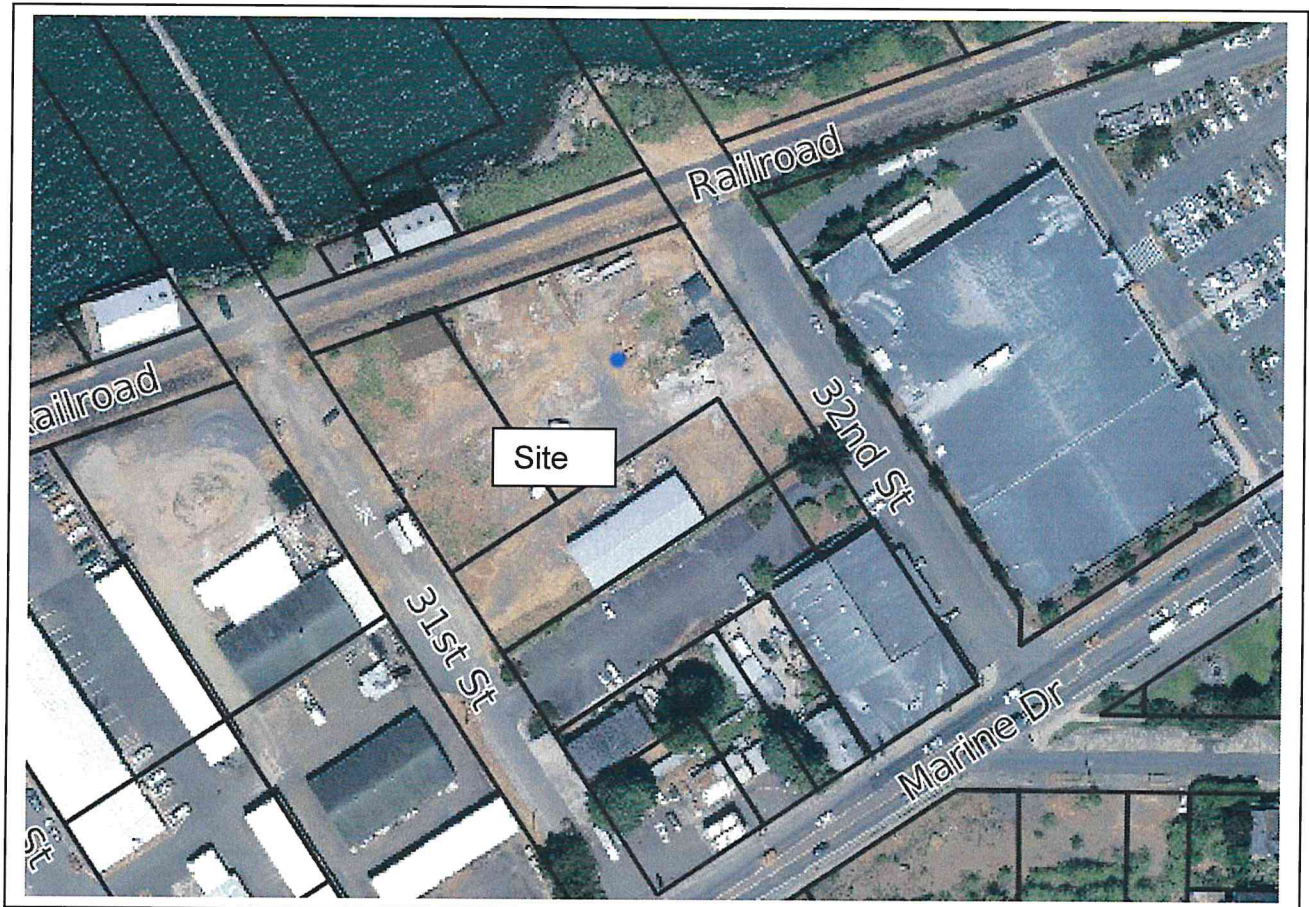


The site was formerly Beehive Roofing and A-1 Concrete plant location with shop and construction yard. The applicant will be submitting an environmental report on the site for

City review prior to construction. The site is relatively flat with approximately 4' elevation change. The site is located within the Gateway Overlay and Civic Greenway Overlay design review area. The applicant has applied for a Design Review Permit (DR19-02) which was reviewed by the Design Review Committee on July 11, 2019.

Neighborhood:

The site is bounded on the north by the River Trail / trolley line, Columbia River, a mixed residential / commercial building on the River, and "Big Red" former net loft; on the east by Safeway; on the west by City Public Works shops and yard; and on the south across a driveway by a veterinary clinic, auto repair shop, and the former ESD offices.



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

- 1) 100 31st
Eligible/Significant
Adair-Uppertown Historic
Inventory Area
Vernacular Utilitarian
c. 1900

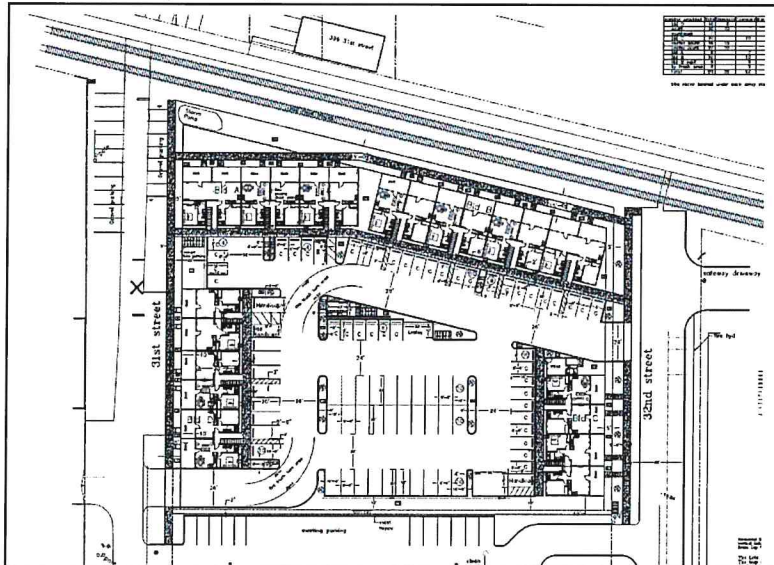


Proposal:

To construct four buildings, three stories tall, with the following uses:

- Building A 15 units (12 one bedroom, 3 two bedroom) - west side facing River Trail
- Building B 21 units (12 one bedroom, 3 two bedroom) - east side facing River Trail
- Building C 12 units (12 one bedroom, office/maintenance room) - east side facing 32nd Street
- Building D 18 units (18 one bedroom) - west side facing 31st Street

The units will be residential apartments with the option to rent several of the units as transient lodging. The applicant has indicated a desire to keep the rents affordable and to offset the construction cost by using some of the rooms for transient lodging. All construction, parking, and other standards will be based on the more stringent code and/or higher demand requirements to allow flexibility in use of the units. Parking will be uncovered and located in the center of the lot, surrounded by the four buildings. Long and short-term bicycle parking will be located in the northwest corner of the lot.



Style: three story with a hip and half monitor roof, rectangular shaped building. Access stairs are internal within the building footprint and not visible from the right-of-way or River Trail. Fronts of each building will face the River Trail or right-of-way to make the entrances more pedestrian friendly. A one-story office will be located on the north side of Building C.



Sample street/River Trail facing facade



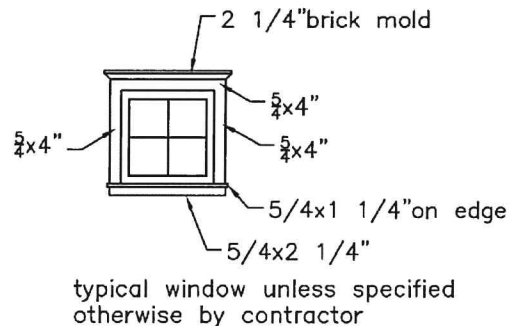
Sample interior facing facade with internal stair ways

Roof: Hip roof with shed half monitor roof at 4:12 and 5:13 pitch; composition shingles in subdued color.

Siding: Smooth, fiber cement siding; 5" to 6" lap exposure on first floor; upper floors to be board and batten with 1x3 battens.

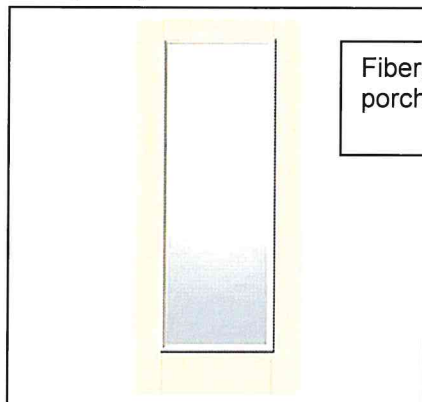


Windows: Clear glass, vinyl windows, one over one single hung, installed with 2" depth to plane of facade; 5/4 x 4" smooth fiber cement casing on all windows and doors; minimum 18" clearance from floor level to bottom of windows; front facades facing right-of-way or River Trail have minimum 30 to 31% window coverage.

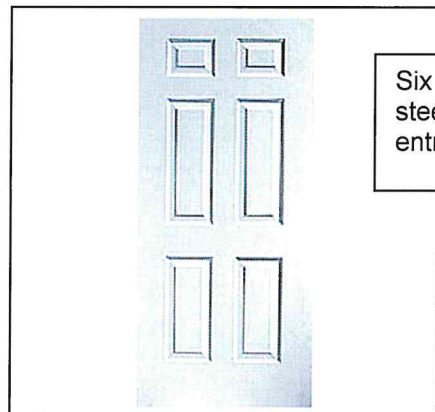


Window Detail

Doors: Porch and patio doors will be full lite fiberglass; main entry doors are steel fire rated, six panel doors with no lites.

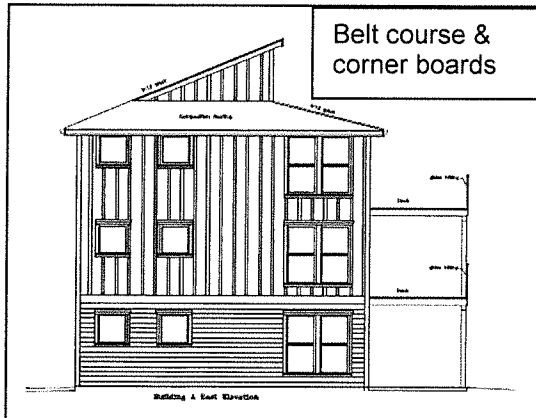


Fiberglass porch door



Six panel steel main entry door

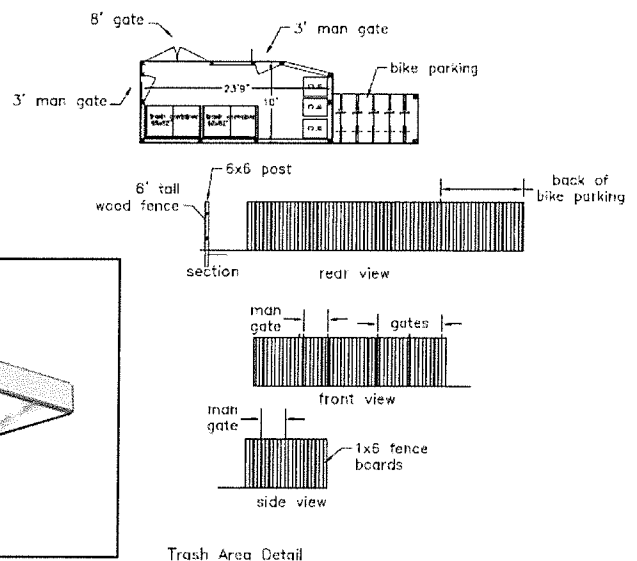
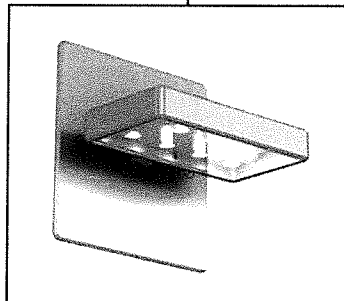
Other Design Elements: Belt course between first and second floor; corner boards; porches will be approximately 10' x 20' with glass and metal railing system; 4' to 6' privacy wall between unit porches



Glass & metal railing system with privacy walls

Trash Enclosure: A solid waste disposal enclosure is proposed in the middle of the parking area; 6' tall vertical wood board fence with utility and man gates; bicycle parking will be attached to the enclosure with same fencing.

Exterior Lighting: Exterior lighting with wall mounted fixtures.



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 250 feet pursuant to Section 9.020 on June 17, 2019. A notice of public hearing was published in the *Astorian* on July 9, 2019. Comments received will be made available at the Historic Landmarks Commission meeting.

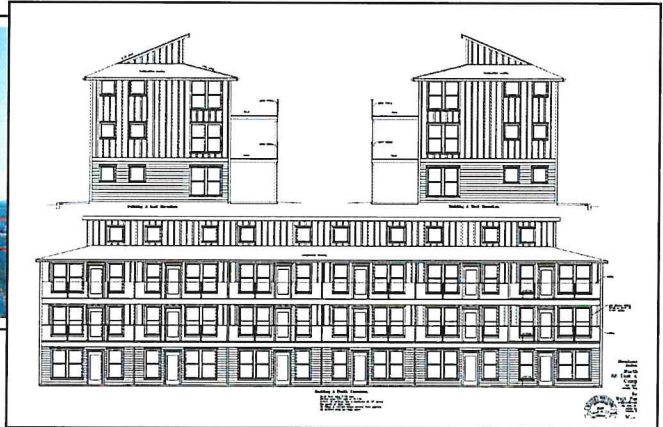
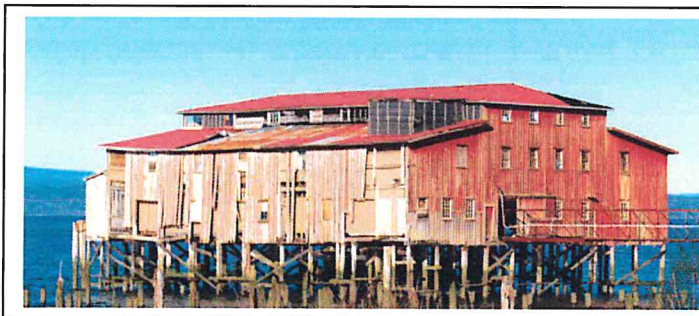
IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- 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 in the Adair-Uppertown Historic Inventory Area. The proposed structure shall be reviewed by the Historic Landmarks Commission.

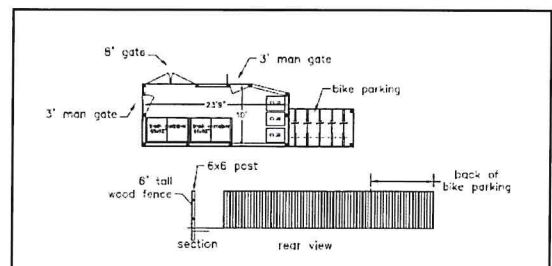
- B. Development Code Section 6.070(B.1) states that "In reviewing the request, the Historic Landmarks Commission **shall consider and weigh** the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural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

Finding: Three historic building types commonly found in the area include waterfront industrial, commercial, and residential. The proposed development is a mixed use of multi-family residential and commercial transient lodging. The structures are three story tall with a hip and half monitor roof and utilize the characteristics of waterfront buildings with the use of horizontal siding with board and batten. The buildings are a simple rectangular plan built around a central internal parking area.



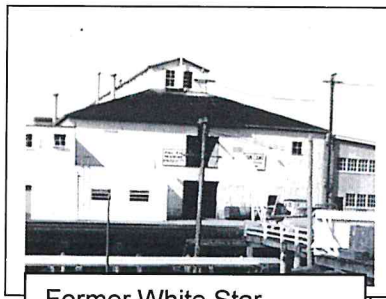
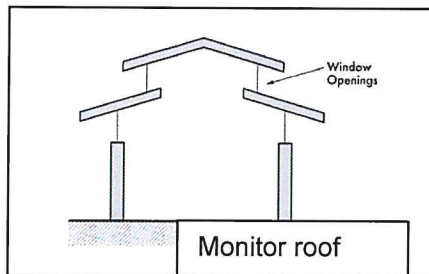
The adjacent historic structure (Big Red) at 100 31st Street is a vertical wood board and batten utilitarian building. The structures are proposed to be sided with a mixture of horizontal siding on the first floor with 5" to 6" reveal. Upper floors are proposed to be board and batten with 1x3 battens. All siding would be smooth fiber cement siding. No faux texturing is proposed. The proposed siding reflects the historic design of the adjacent historic structure. In addition, the proposed structure will include a belt course between the first and second floor and corner boards similar to other historic Uppertown building facades.

A solid waste disposal enclosure is proposed in the middle of the parking area; 6' tall vertical wood board fence with utility and man gates; bicycle parking will be attached to the enclosure with same fencing. The fencing would be compatible with the vertical board and batten design of the main structures.



The structure will have a hip roof with a half monitor roof. The hip roof would have a 4:12 pitch and the half monitor roof would have a 5:12 pitch.

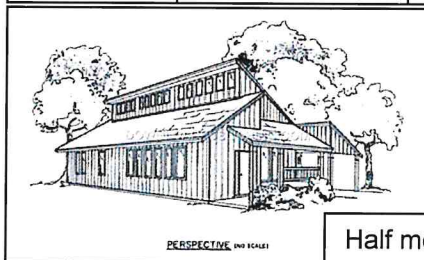
A “monitor” roof generally has two sides with windows and sits along the ridge of a pitched roof. A half monitor roof has a roof pitch that extends from the main roof and has windows on one side only. Monitor roofs are similar to clerestory roofs which were both common on waterfront buildings in Astoria. Prior to the storm of 2007 which destroyed the upper floor, Big Red (historic net loft adjacent to the proposed site), had a wide monitor roof.



Former White Star
cannery in Uniontown

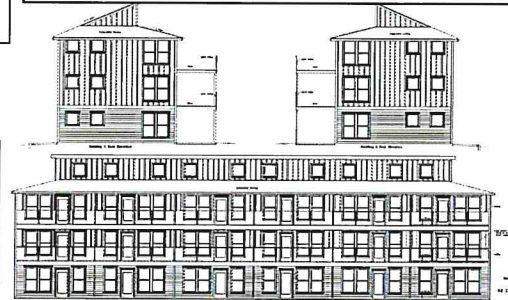


Big Red

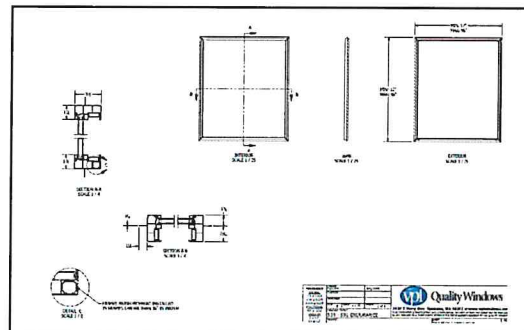
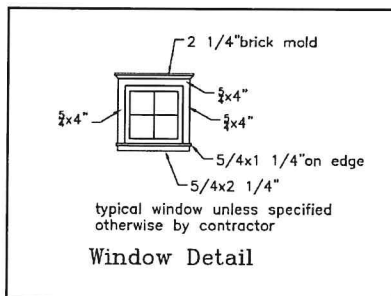


Half monitor roof

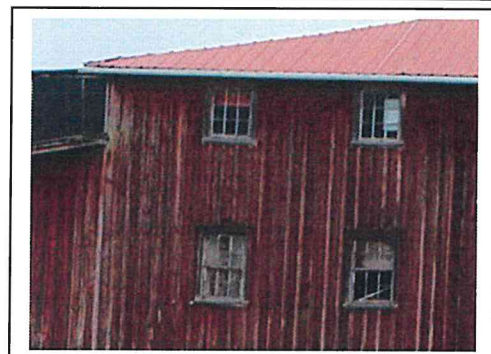
Proposed
half
monitor
roof



Proposed windows are single and paired, one over one, vertical rectangular, clear glass, with 5/4 x 4" casing. Windows in the upper half monitor roof area and some on the side elevations are square. All elevations have multiple windows and there are no large expanses of blank walls.



The adjacent historic Big Red structure has a variety of window types. The lower levels have six over one and six over six vertical windows. The monitor roof has square nine lite windows.

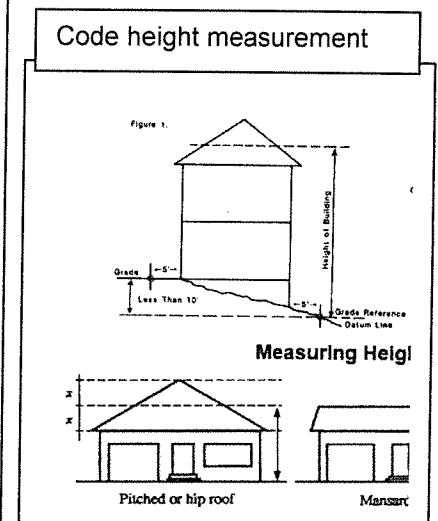
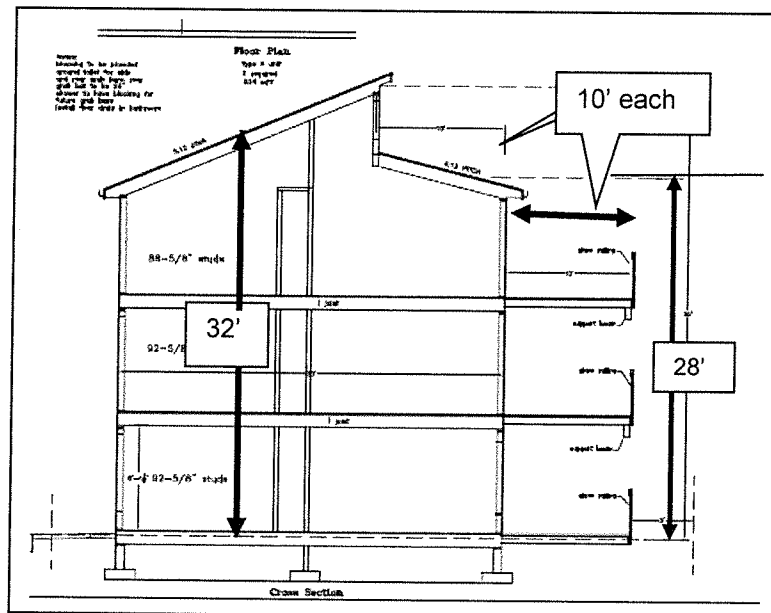


The porch/deck areas are proposed to have a glass and steel railing system. This allows view of the River for the occupants. The glass railing system is more contemporary in design and has 4' to 6' high privacy walls between the units.



The individual buildings are 30' x 120' (Bldg A & D), 30' x 80' (Bldg C), and 30' x 140' (Bldg B). Big Red is approximately 100' x 100' and is located approximately 300' from shore. Adjacent Public Works buildings are approximately 60' x 100' and 60' x 120'. Columbia Landing buildings are approximately 60' x 80'. The mixed use 2.5 story building (396 31st) on the shoreline in front of the proposed site is 35' x 65'. The adjacent Safeway building is 315' x 200'. Buildings A & B would front on the River Trail which is a main pedestrian route and would be prominent along the Trail. However, other buildings in this general area are of similar and/or large size.

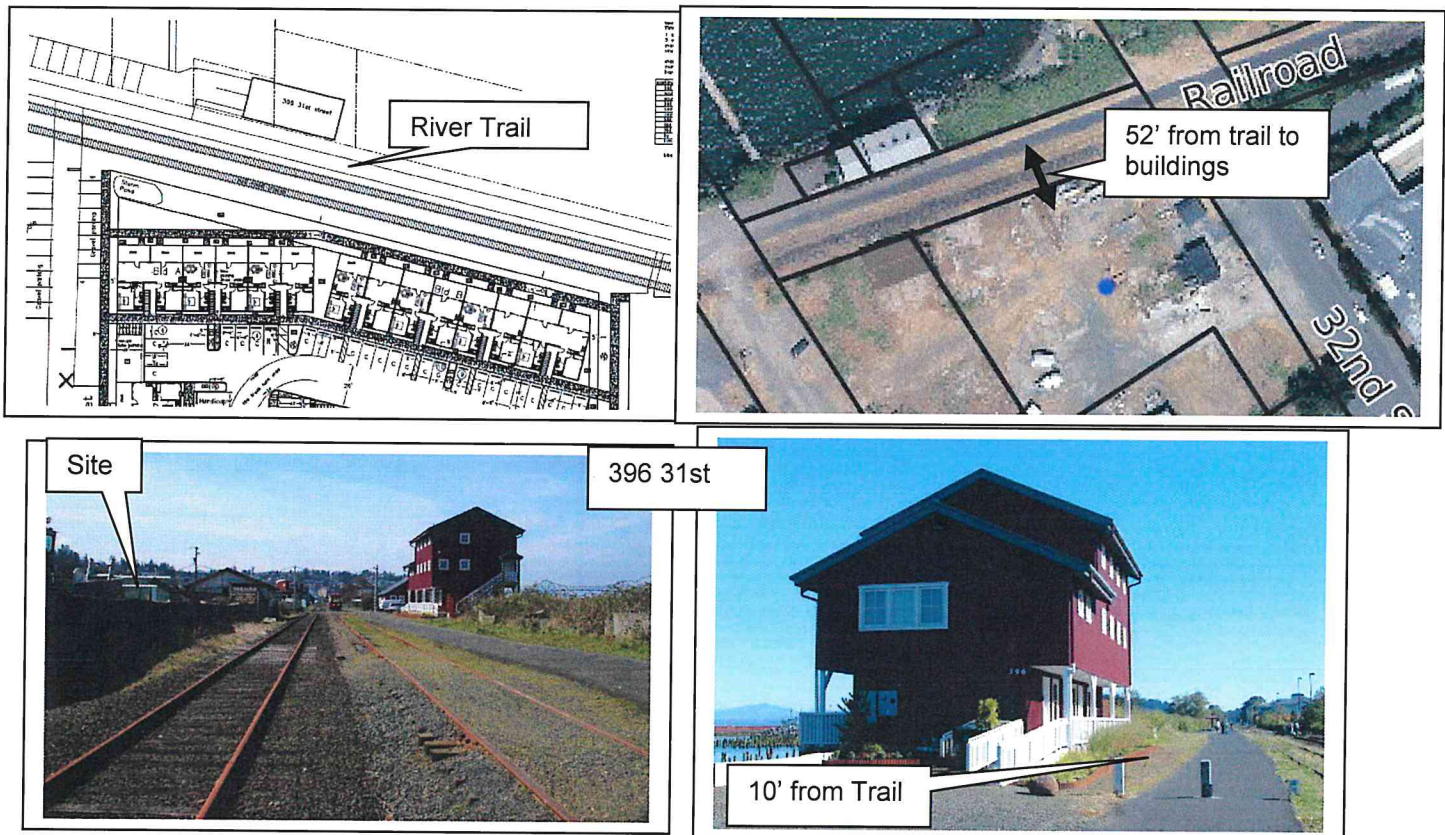
The proposed building height is 32' to the midpoint of the pitched roof and 35' to the peak. The C-3 Zone has a maximum height of 45' above grade. The Civic Greenway Overlay Zone allows a height of 35' (to the midpoint of the pitched roof) with a 10' stepback for the portion above 28' fronting on a right-of-way and/or River Trail. The facades along 31st and 32nd Streets and the River Trail above 28' are stepped back greater than 10' of unobstructed open area. The porch/deck railings are less than 28' high. The adjacent historic structure (Big Red) is approximately 35' to 40' tall with a total height from water level to ridge of approximately 50'. The Columbia Landing buildings and 396 31st Street are three stories tall.



The proposed structure is compatible in scale, style, height, and architectural detail with the existing historic structure and the surrounding neighborhood.

- 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.”

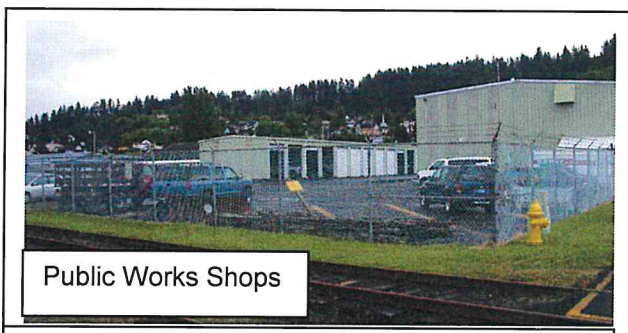
Finding: The buildings are proposed to be a minimum of 15’ from the north property line to the facade of the building including decks/porches at its closest point. Building B will be parallel to the north property line, but Building A will be angled to the south on its west side to create a change in the plane of the two buildings to help reduce the impact of the two structures. The buildings will be separated by approximately 5’ to 10’ depending on the angle. The River Trail in this area is close to the north portion of the City property and would be approximately 52’ from the closest portion of the building. This would also reduce the impact of the buildings on the River Trail. Columbia Landing structures are approximately 31’ from the River Trail and the 31st Street building is approximately 8’ from the River trail. The north side of the proposed buildings would include a pedestrian walkway and landscaping to buffer the buildings from the Trail.



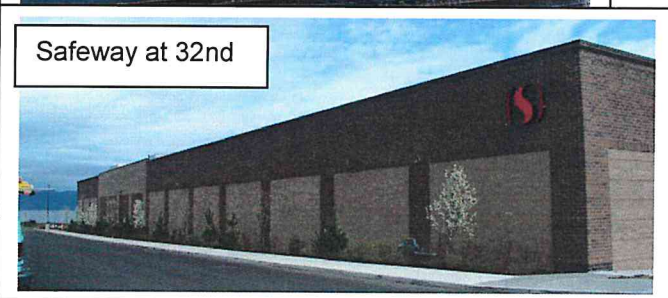


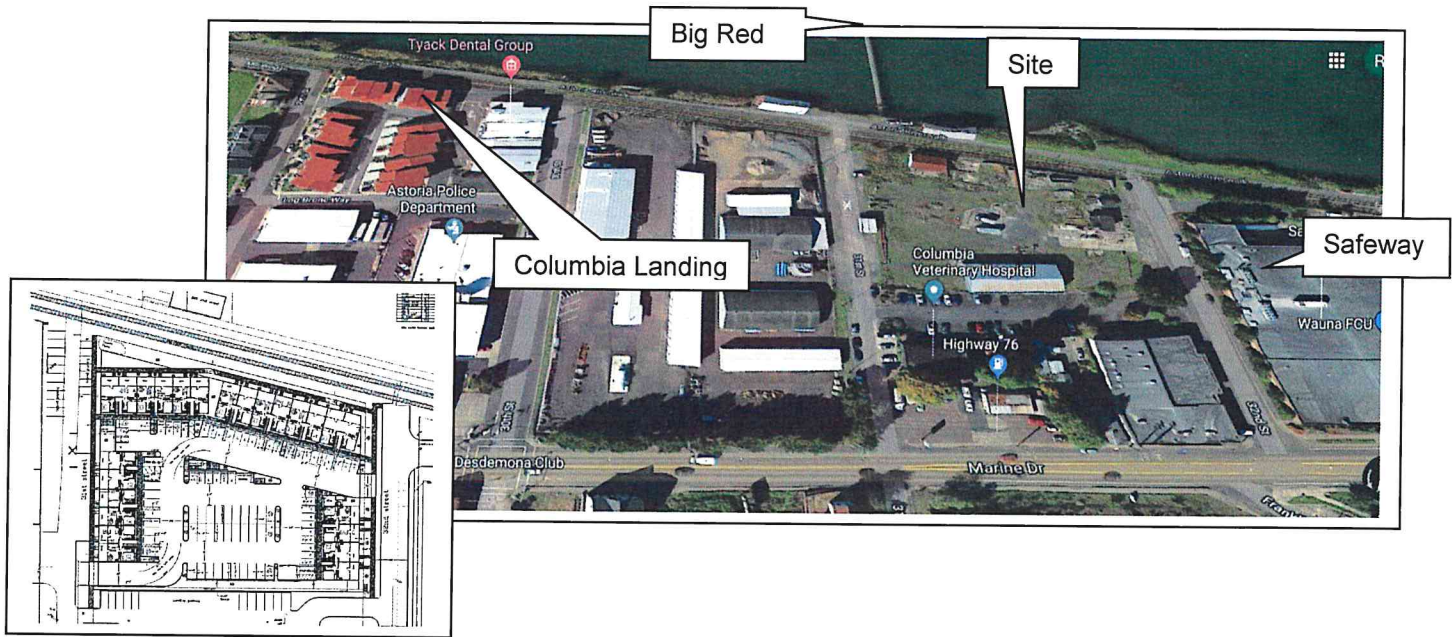
Proposed building with landscaping and pedestrian walkway to be approximately 52' from River Trail.

Entrances will face the 31st and 32nd Street right-of-way and the River Trail. Big Red faces the River Trail. Other buildings in the neighborhood have a variety of building entrance locations. Columbia Landing has a similar configuration of the proposed structures with the rear portion of the buildings facing inward to the parking area surrounded by the buildings. The three-story building in front of the site at 396 31st Street has entrances facing the River Trail. Safeway is a newer building and has its entrance facing east into the parking lot.



Columbia Landing at 29th and 30th Street





The location and orientation of the new structures on the site are consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

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. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission.
2. The applicant shall obtain all necessary City and building permits prior to the start of construction.

Oregon Historic Site Form

Union Fishermen's Co-Op Packing Co Fishing
Depot
100 31st St
Astoria, Clatsop County

LOCATION AND PROPERTY NAME

address: 100 31st St

☐ apprx.
addr

historic name: Union Fishermen's Co-Op Packing Co Fishing
Depot

Astoria

☐ vcnt

Clatsop County

current/
other names: Big Red

Optional Information

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

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 1400

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

zip: 97103

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

elig. evaluation: eligible/significant

primary constr date: 1900 (c. ☒) secondary date: _____ (c.) ☐
(optional--use for major adds)

primary orig use: Fishing Facility or Site

secondary orig use: _____

primary style: Utilitarian

secondary style: Vernacular

primary siding: Vertical Board

secondary siding: _____

plan type: _____

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

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: Wood frame, (currently) flat roof structure with board and batten siding. 6/6 double-hung and 9 or 12 light
fixed wood windows with plain casings.

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

Union Fishermen's Co-Op Packing Co Fishing
Depot
100 31st St
Astoria Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

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

Building suffered wind damage during storm in 2007. Third floor of structure destroyed, southwest corner of structure collapsed. In spite of the damage, the building remains a significant building, both for its vernacular industrial qualities and for its association with fishing industry.

HISTORY

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

This fishing depot structure was constructed by the Union Fishermen's Cooperative Packing Co. around the turn of the century to serve Uppertown's fishermen employed with the company. Its principal use was for net storage and repair. Union Fishermen's Cooperative Packing Co. was organized in 1896 by a local group of fishermen dissatisfied with the state of the fishing industry at that time and was owned and operated by the workers. The main cannery facility was located in Uniontown, and as the company grew, new stations were constructed in Uppertown and Alderbrook respectively. This structure is a rare survivor of the once prominent canning industry in Uppertown. Historically, the Columbia River's south shore was lined with cannery buildings and fishing depots similar to this structure, however, none exist in Uppertown today except this one. The building is in fair to poor condition. It serves as a most significant reminder of the historic fishing industry that characterized the Uppertown district of Astoria. The building received extensive damage to the upper floors in the storm of December, 2007.

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 type="checkbox"/> Newspapers | <input type="checkbox"/> State Archives | <input type="checkbox"/> Historic Photographs |
| <input type="checkbox"/> City Directories | <input type="checkbox"/> Building Permits | <input type="checkbox"/> State Library | |

Local Library: Astoria Public Library

University Library: _____

Historical Society: _____

Other Repository: _____

Bibliography: Sanborn-Perris Map Co. 1896, 1908; Union Fishermen's Cooperative Packing Company 50th Anniversary, 1896-1946, Pamphlet located at Astoria Public Library



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



NC 19-04

☒ Fee Paid Date 6/14/19 By dc#1869
FEE: \$350.00 DF

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 461 - 32nd Astoria OR 97103

Lot North 75' Lots 1 to 6 Block + unplatted lots fronting on Block 149 149 Subdivision Shively
Map 8-09-09bd Tax Lot 800,901,1000 Zone C-3 / G10Z : CG10

For office use only:

Adjacent Property Address: _____

Classification: _____

Inventory Area: _____

Applicant Name: Walt Postlewait

Mailing Address: 36468 River Point Dr, Astoria Or 97103

Phone: 503 298 1103 Business Phone: _____ Email: waltpostlewait@gmail.com

Property Owner's Name: Four B's LLC

Mailing Address: _____

Business Name (if applicable): _____

Signature of Applicant: _____

Signature of Property Owner: _____

Proposed Construction: 66 unit hotel and apartment complex

For office use only:

Application Complete: _____

Labels Prepared: _____

120 Days: _____

Permit Info Into D-Base: 6/14/19 DF

Tentative HLC Meeting

Date: July 16, 2019

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

planning@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.

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.

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.

City of Austin
Public Works[illegible]

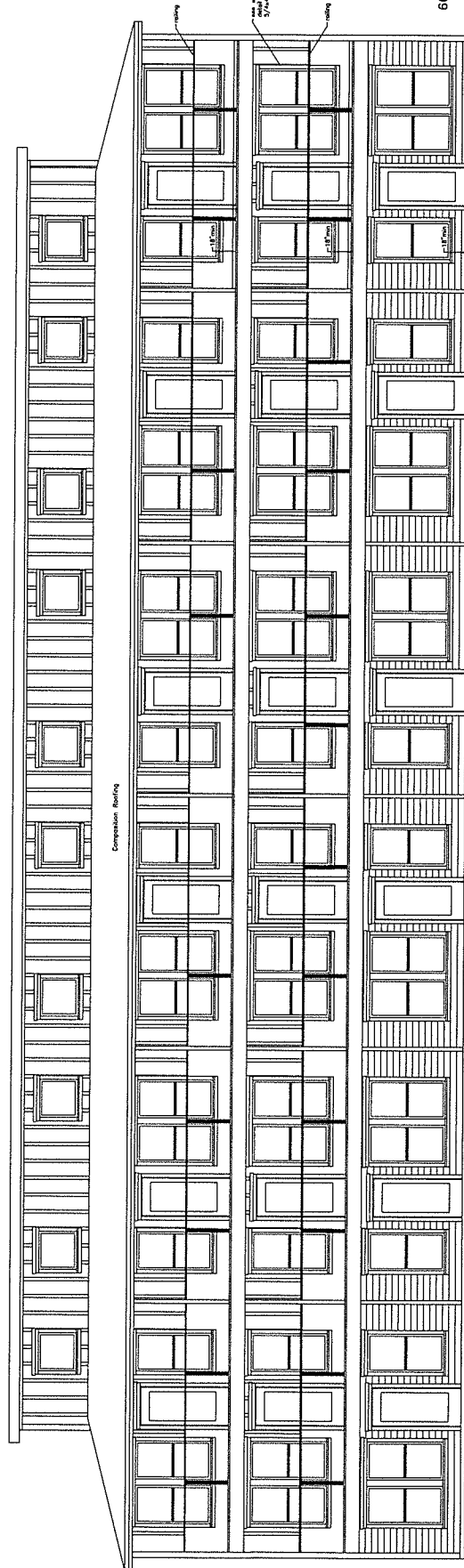
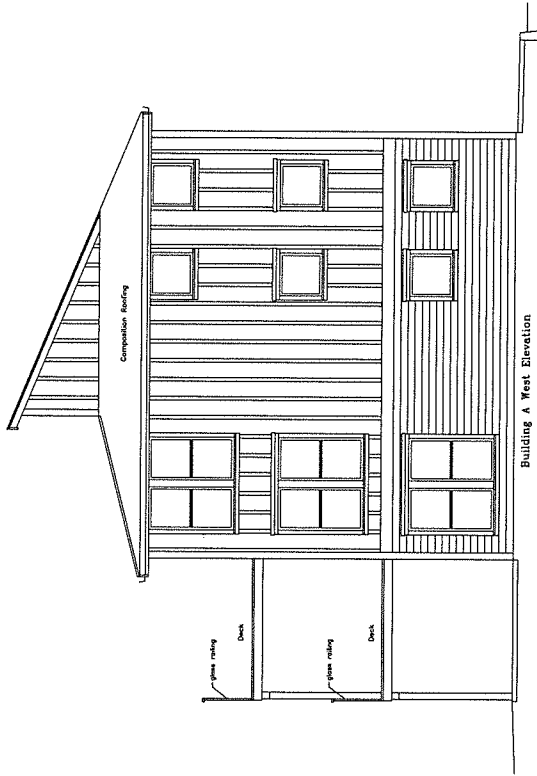
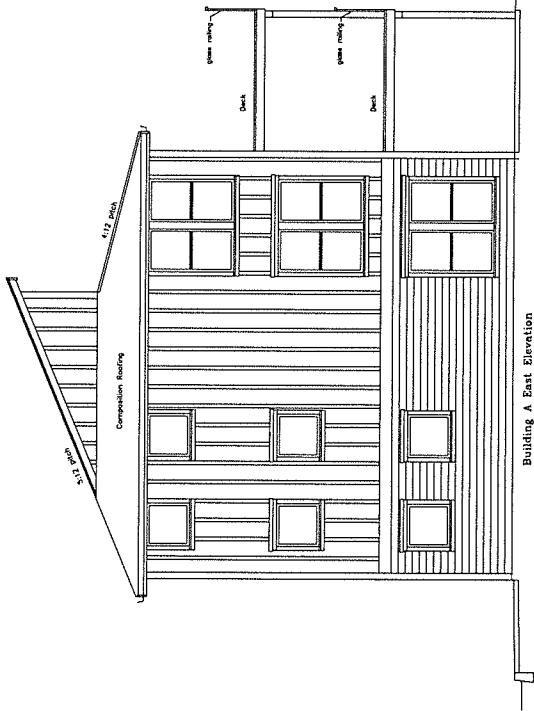
for

Ph. 888-231-2170 ext 20
36468 River Point Dr
Astoria, Oregon 97103

Engineering LLC
89643 OCEAN DRIVE
WARRENTON, OREGON 97146
Ph 503-738-2538

Tax Lots 800,901,1000
Tax Map 8-03-0980
C-3 Zoning

Horizontal Datum: CS/NA-83
Vertical Datum: NAVD-83
Base Cap: SC-0408 Elevation=2



Building A North Elevation
 Front Area 851.312 sq. ft.
 Side Area 1,112.118 sq. ft.
 The gross area shown is a minimum of 18' above
 the ground level. The area shown is not to be
 used for any other purpose.
 All windows shall be 18' in size.

Elevations Elevations
 Building A
 Northpost
 Unit Apartment
 Complex
 66
 441 10th Street
 Astoria, Oregon 97103

for
 Walt Postlewait
 441 10th Street
 Astoria, Oregon 97103
 Phone: 325-7126
 Fax: 325-7126
 Email: wpostlewait@gmail.com



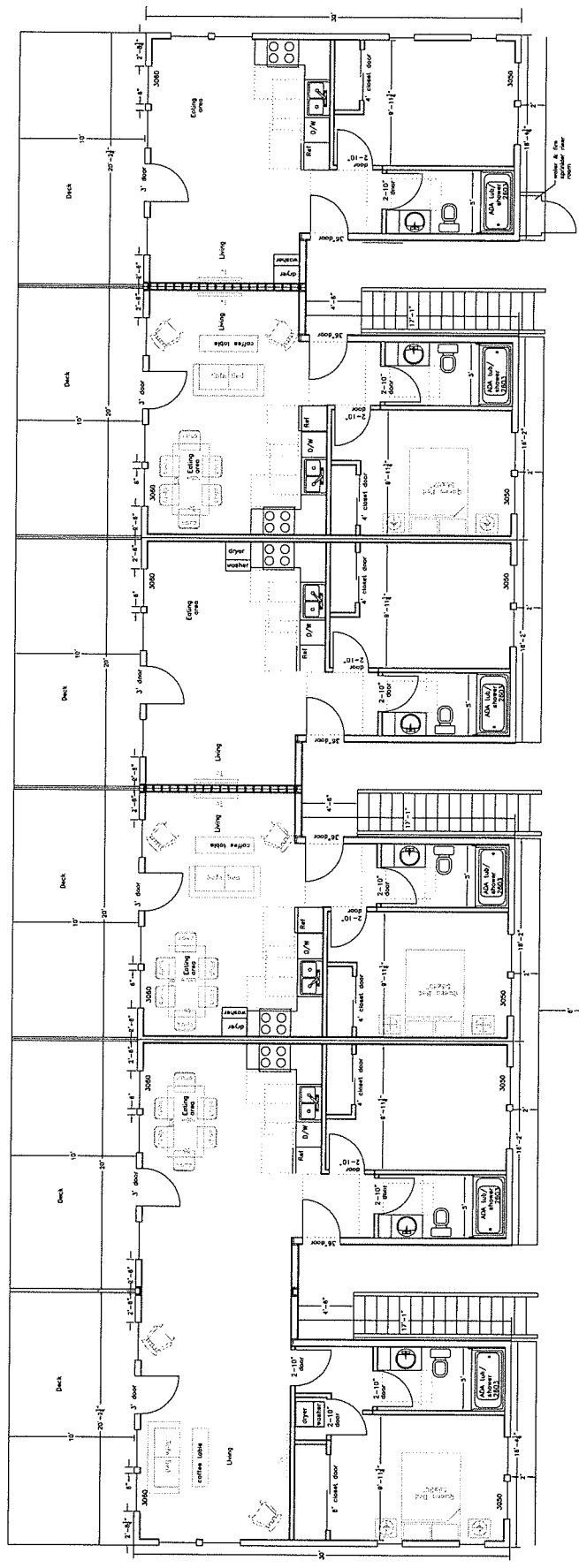
Engineering LLC
 441 10th Street
 Astoria, Oregon 97103
 Phone: 325-7126
 Fax: 325-7126
 Email: wpostlewait@gmail.com
 License: 1218
 State: OR
 Date: 12/21/2020
 Project: 12/21/2020
 Scale: 1/4" = 1'-0"



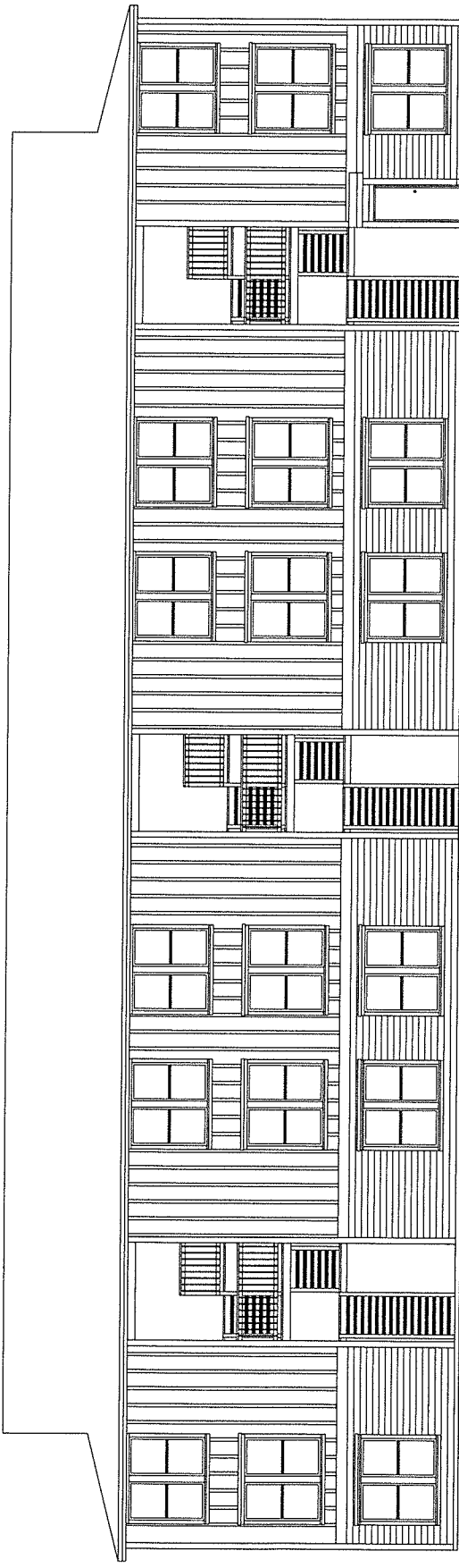
Floor Plan & Elevation
Building A
Northport
Unit Apartment
Complex

or
Walt Rottewill
Ph: 503-217-2178 ext 201
wrotter@meadinc.com
Astoria, Oregon 97103

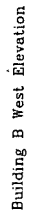
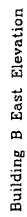
Mead
Engineering LLC
28833 Ocean Drive
Warrenton, Oregon 97146
Ph: 503-728-2338
mead@meadinc.com
Astoria, Oregon 97103



Building A Floor Plan
3226 sq ft first floor



Building A South Elevation
(new)



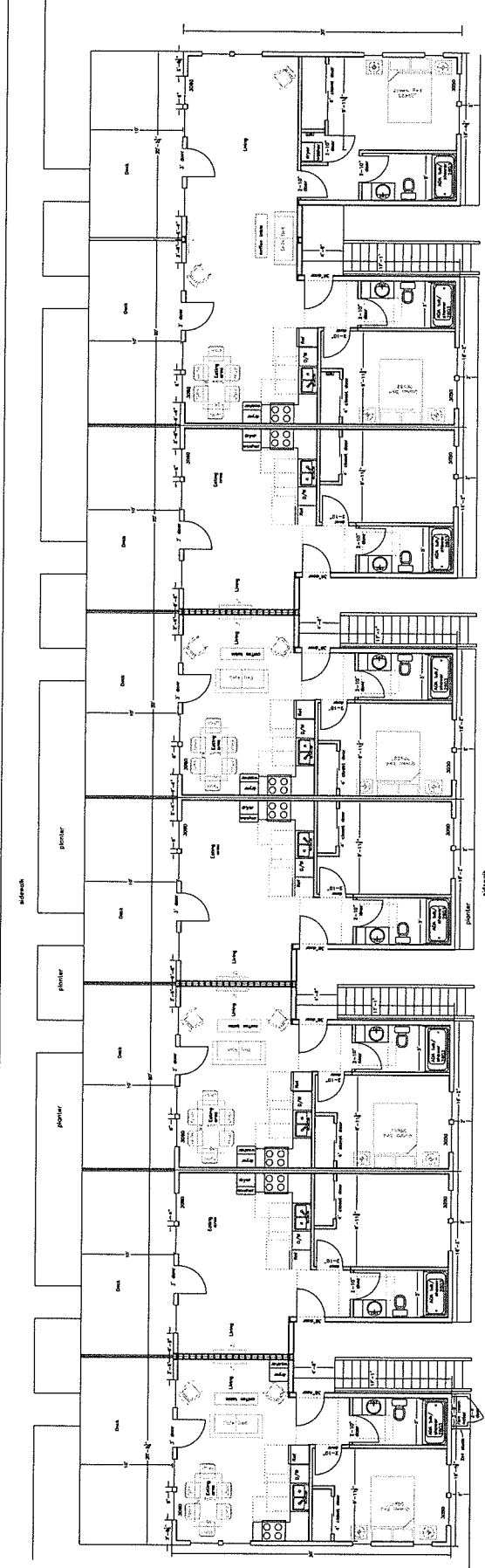
REGISTERED PROFESSIONAL ENGINEER
12181
Thank in Mind
OREGON
JULY 15, 2020
MARK M. KEADY
EXPIRES 12/31/2020
date: 31 Jan. 2019
Revised: 4/08/2019
Revised: 4/29/2019
Revised: 6/05/2019

**Building Elevations
Building B
Northpost
66 Unit Apartment
Complex
461 32nd Street
Astoria, Oregon 97103**
for

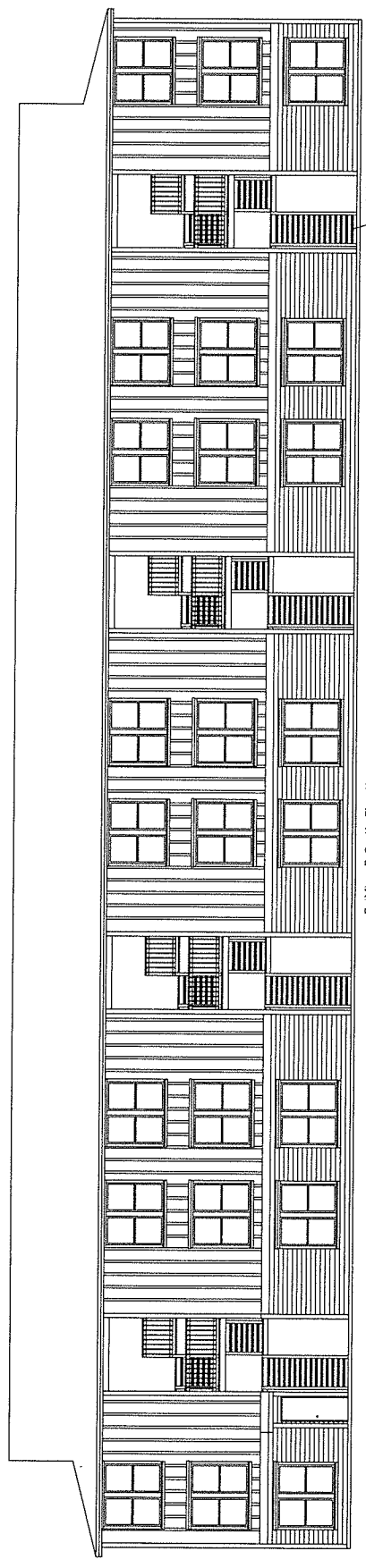
for
Walt Postlewait

boatlewall@gmail.com
P. 888-231-2170 ext 201
36468 River Point Dr
Astoria, Oregon 97103

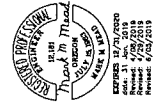
Mpad
Engineering LLC
89543 OCEAN DRIVE
WARRENTON, OREGON 97146
Ph. 503-736-2538
Email: mark@medeng.com
Scale: 3/16"=1' SH 6 of 12



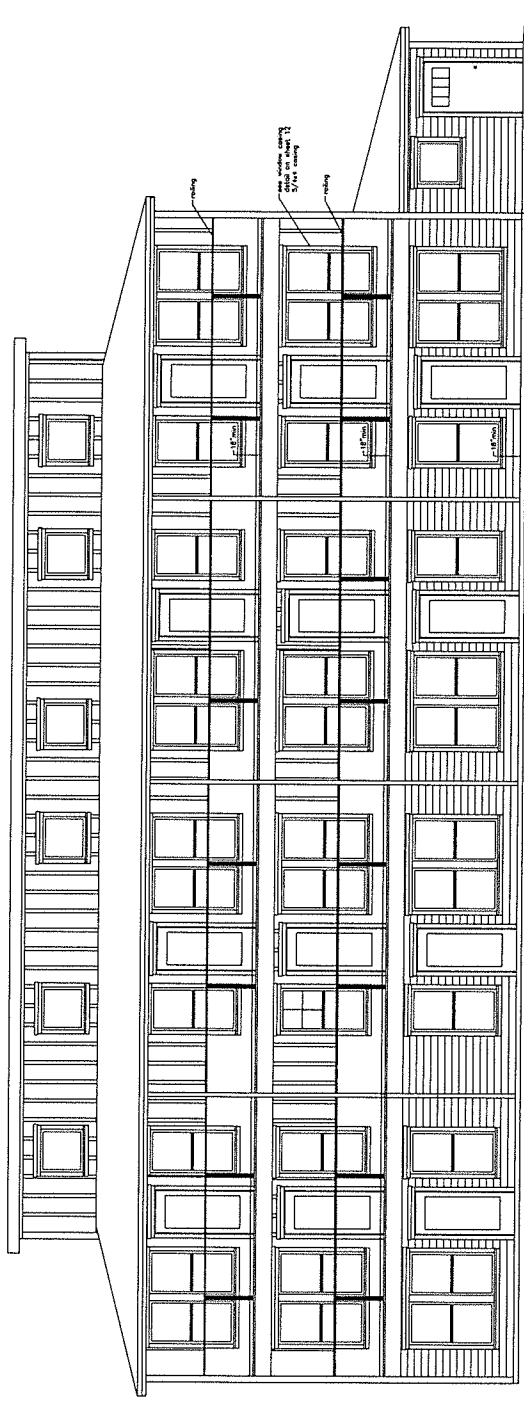
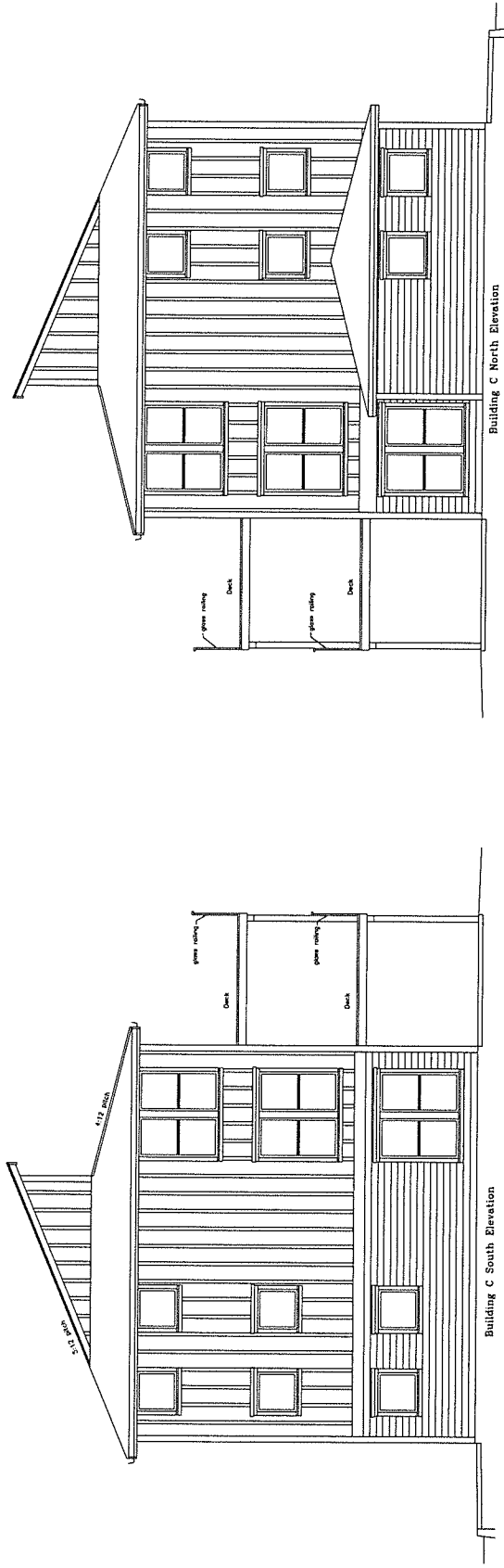
Building B Floor Plan
4,233 sq ft first floor



Building B South Elevation
(over)



Floor Plan & Elevation
Building B
Unit Apartment
Complex
68
for
Walt J. Javett
 441 214 2141
 Astoria, Oregon 97103
Engineering LLC
 441 214 2141
 WASHINGTON, OREGON 97146
 PH. 503-738-2335
 Email: walt@wjjavett.com
 Date: 12/1/2019



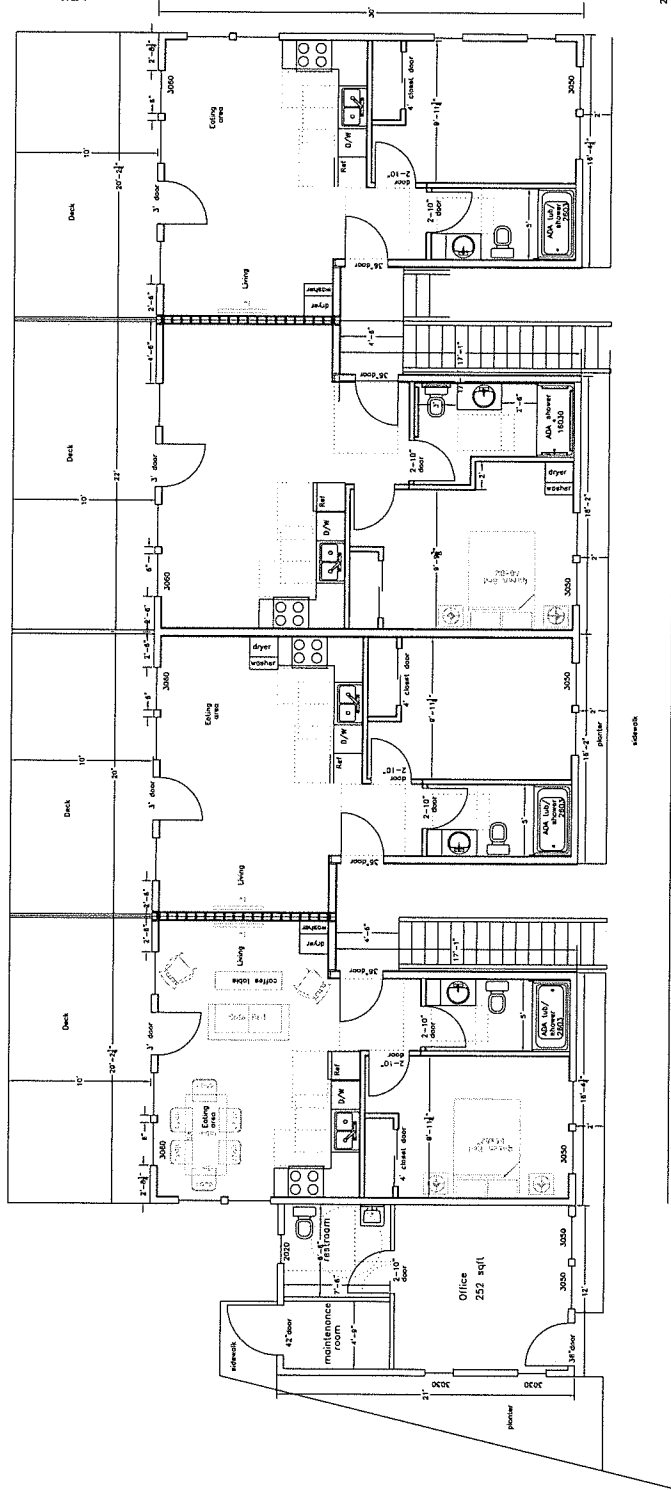
Building C East Elevation

Notes:
1. All elevations are shown as they appear.
2. All elevations are shown as they appear.
3. All elevations are shown as they appear.
4. All elevations are shown as they appear.
5. All elevations are shown as they appear.

Building Elevations
Building C
Northport
Unit 66
Complex

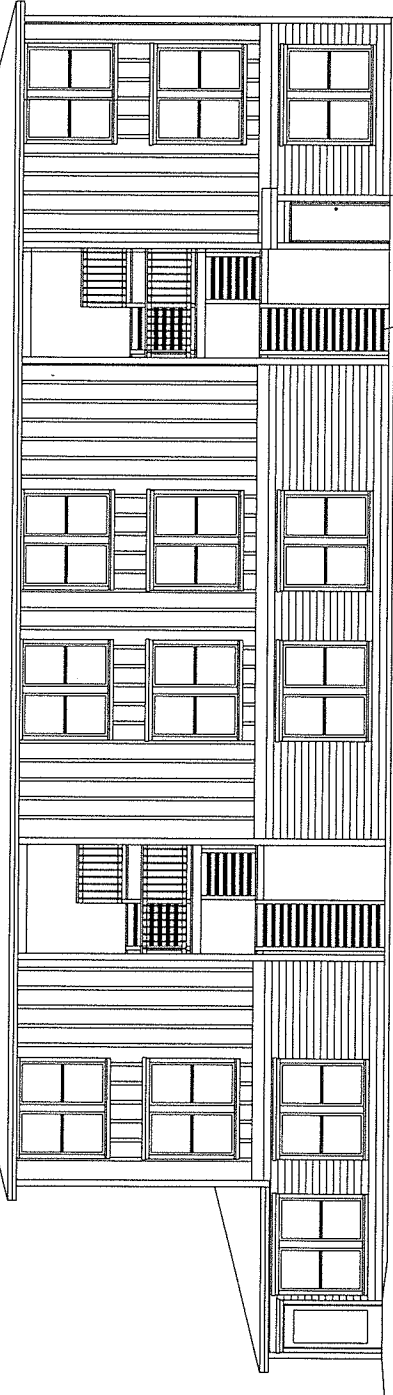


WALT POTLEWALT
Professional Engineer
11146
1/1/2018 to 1/1/2021
PH: 503-217-2700
FAX: 503-217-2700
Email: walt@meadinc.com
Mead Engineering LLC
88643 OCEAN DRIVE
WALTON, OREGON 97146
PH: 503-217-2700
FAX: 503-217-2700
Email: mead@meadinc.com
Scale: 1/4" = 1'-0"

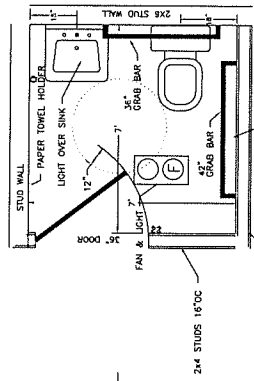
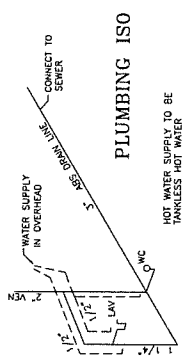
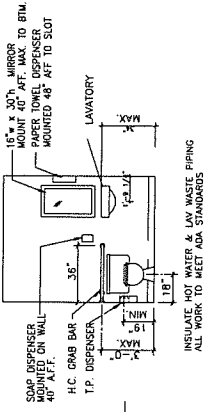


Building C floor plan
2209 sq ft first floor

5.12 inch
corner molding



West Elevation
(Floor 1)



RESTROOM TO MEET HANDICAP STANDARDS
TOILET TO BE 18" FROM FLOOR
WATER CLOSURE VALVE TO BE 18" FROM FLOOR
LAV TO BE 34" MAX FROM FLOOR
HOT WATER SUPPLY & DOWN TO BE INSULATED
HOT WATER SUPPLY TO BE NOT WATER TANK LOCATED
INSULATE LAV WASTE PIPING
INSULATE P-TRAP UNDER LAV
LEVER HANDLE ON DOOR

INTERIOR WALLS TO BE 5/8" GYP WITH
GREEN BOARD (4" R) GYP WITHIN 24"
WALLS TO BE PAINTED WITH CHANNEL PAINT
WALLS TO BE COOKED WITH VINYL OR
TOILET TO BE COOKED WITH VINYL OR
TOILET TO BE COOKED WITH VINYL OR
TOILET TO BE COOKED WITH VINYL OR

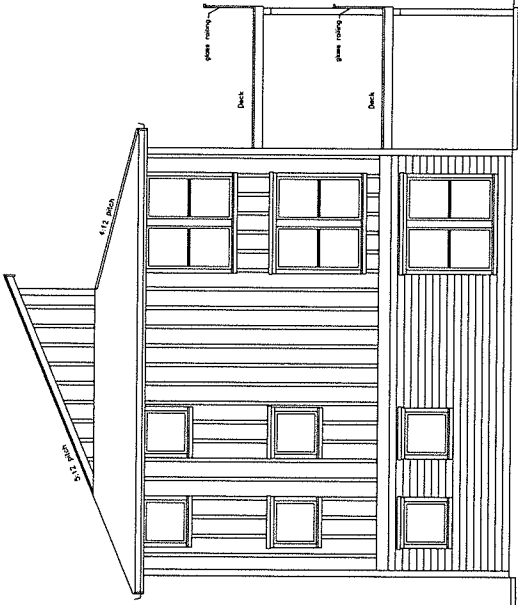
Floor Plan & Elevation
Building C
Northpost
Unit Apartment
Complex

441 254 Street
Alameda, Oregon 97103

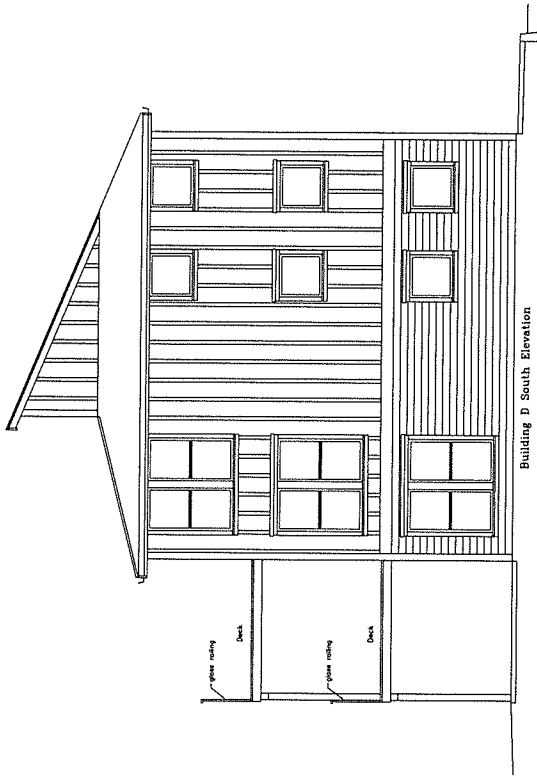


Walt R. Rasmussen
Engineering LLC
1400 NE Oregon Street
Warrenton, Oregon 97146
PH: 503-738-2538
Email: walt@wrrm.com
www.wrrm.com

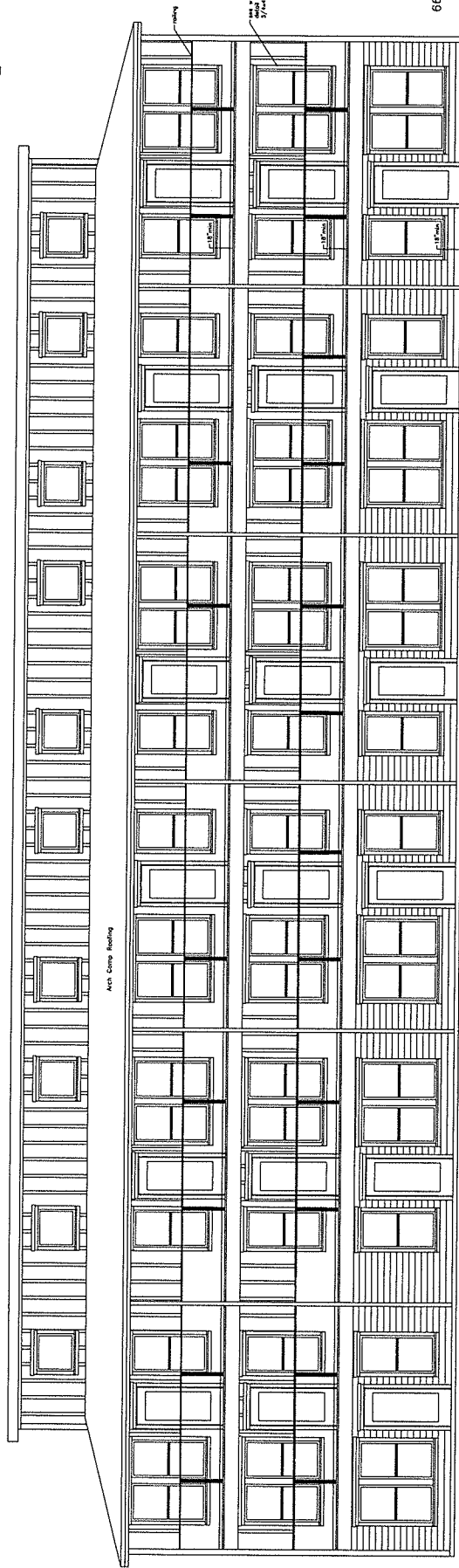
Sheet 1 of 11



Building D North Elevation



Building D South Elevation



Building D West Elevation

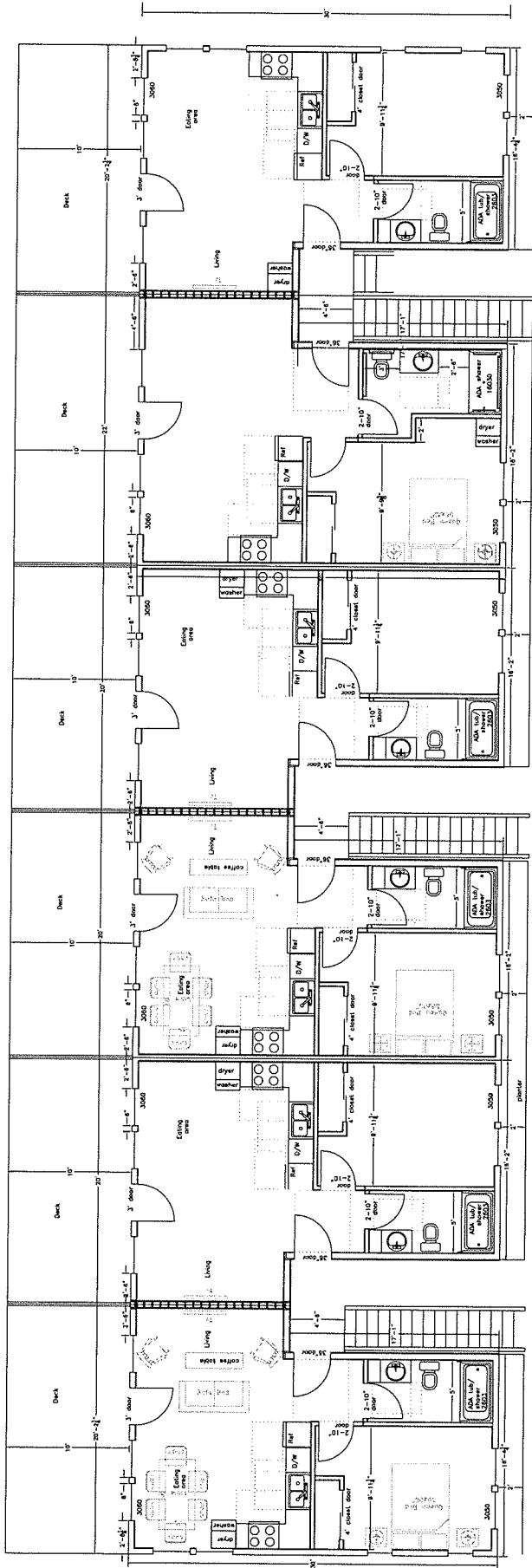
Grid lines every 1 1/2' with 4'8" minimum at exterior face & maximum of 12' above bottom of exterior face. All window & door frames shown are shown in current board finish face profile. All windows shall be 60/40 glass.

Exterior Elevations
Building D
Northpost
66 Unit Apartment
Complex
400 32nd
Astoria, Oregon 97103

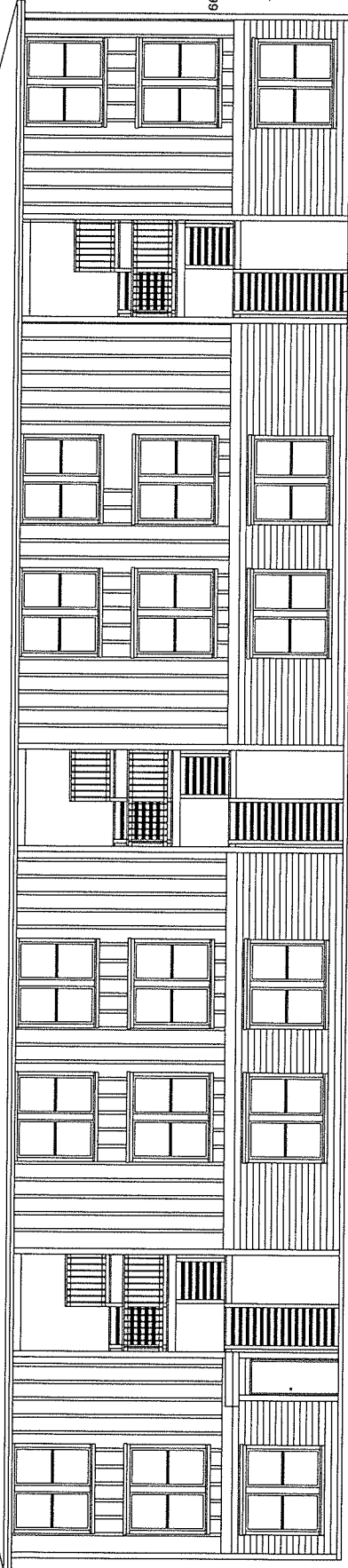
for
Walt Postlewait
Walt Postlewait & Associates
P.O. Box 217
Astoria, Oregon 97103
Phone: 325-2172 ext 201
Fax: 325-2173
E-mail: wpostlewait@astoria.net



Med
Engineering LLC
8894 Ocean Drive
Westport, Oregon 97143
Phone: 325-2172
Fax: 325-2173
E-mail: med@medeng.com
Website: www.medeng.com
Created: 12/27/2018
Sheet: 1 of 1



Building D floor plan
3278 salt first floor



DESIGNED 12/15/2010
REVIEWED 1/20/2011
REVISED 1/20/2011

Floor Plan & Elevations
Building D
Unit Apartment
Complex

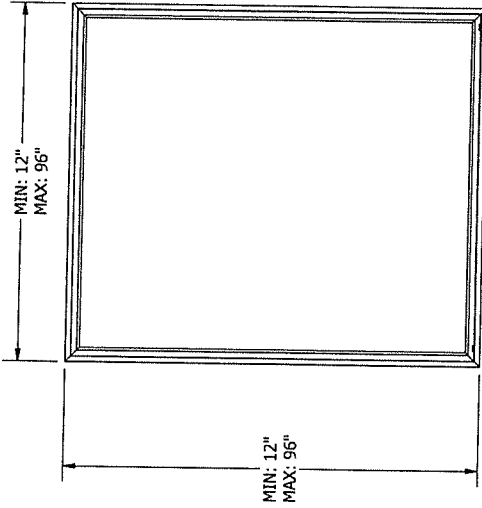
for
Walt Postlewait
Walt Postlewait LLC
461 32nd Street
Astoria, Oregon 97103

55553 OCEAN DRIVE
Astoria, Oregon 97103
PH: 503-325-2339
Email: wpostlewait@mead.com

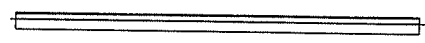
Mead
Engineering LLC
55553 OCEAN DRIVE
Astoria, Oregon 97103
PH: 503-325-2339
Email: mpostlewait@mead.com

WALT POSTLEWAIT
PH: 503-325-2339
Email: wpostlewait@mead.com

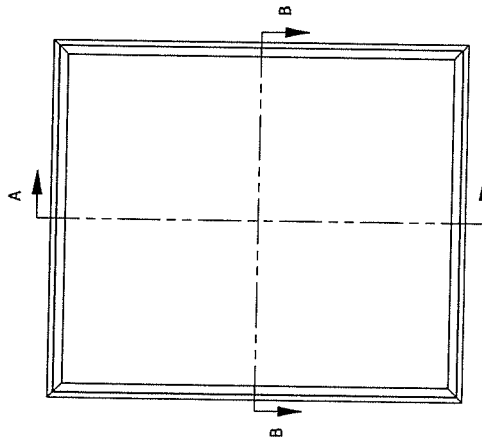
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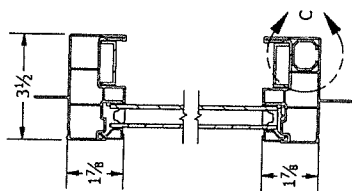
EXTERIOR
SCALE 1 / 25



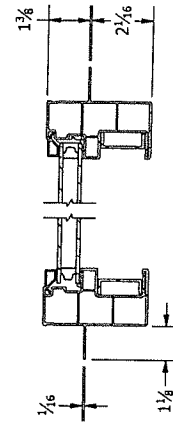
JAMB
SCALE 1 / 25



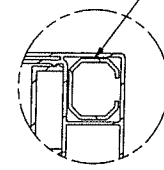
INTERIOR
SCALE 1 / 25



SECTION A-A
SCALE 1 / 4



SECTION B-B
SCALE 1 / 4



DETAIL C
SCALE 1 / 2

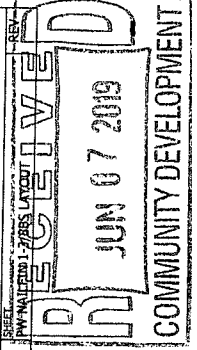
FRAMES REINFORCEMENT INSTALLED
IN FRAMES LARGER THAN 36" IN WIDTH

TOLERANCE	DECIMAL	FRAMES LARGER THAN 36" IN WIDTH
XX ± 0.100		
XXX ± 0.025		
XXXX ± 0.005		
ANGULAR		
X ± 1.0		
XX ± 0.2		

DESIGN	4/9/2018
CHECKED	
APPROVED	
SIZE	B
SCALE	1 / 25
SHEET	1 of 1
PRODUCT FAMILY	530 - 591 ENDURANCE
PROJECT	



3420 E Ferry Ave. Spokane, WA 99203 • www.vpiwindows.com
THIS DOCUMENT IS PROPRIETARY AND CONFIDENTIAL. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY MANNER TO A THIRD PARTY WITHOUT THE PRIOR WRITTEN CONSENT BY VPI QUALITY WINDOWS.



NC19-04

Artist Rendering



**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	6-26-19
Email	6-26-19
Web	6-26-19
Pub	7-9-19

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, July 16, 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 (NC19-04) by Walt Postlewait to construct four buildings of 66 mixed apartment / transient lodging units at 461 32nd Street (Map T8N-R9W Section 9BD, Tax Lots 800, 901, 1000; north 75' Lots 1 to 6, Block 149, Shively; and unplatted lots fronting on Block 149, Shively) within the Gateway Overlay Zone and Civic Greenway Overlay Zone in the C-3 (General Commercial) Zone. The structures will be adjacent to structure(s) designated as historic. Development Code Standards specified in Sections 2.385 to 2.415, Articles 6, 7, 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.057 to CP.058 (Gateway Area Plan), CP.067 to CP.068 (Riverfront Vision Overlay), CP.070 to CP.075 (Uppertown Area), CP.190 to CP.210 (Economic Element), and CP.215 to CP.230 (Housing) are applicable to the request.
2. Exterior Alteration Request (EX19-02) by Harka Architecture, LLC on behalf of Liberty Restoration, Inc. for construction of an enclosed, glass entry vestibule at the main entrance of the theater; create a new ticket window inside the vestibule; install poster display frames in the vestibule and to the exterior columns; and add new lighting on a historic building at 1203 Commercial Street (Map T8N-R9W Section 8CA, Tax Lots 5700, 5780; Lots 1, 2, 7 and 8, Block 62, McClures) within the Downtown Historic District in the C-4 (Central Commercial) Zone. Development Code Standards 2.425-2.445 (Zoning), Article 6 (Historic Properties), Articles 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005-CP.025 (Land and Water Use/General Development), CP.050-CP.055 (Downtown Area) and CP.240-CP.255 (Historic Preservation) are applicable to the request.
3. Exterior Alteration Request (EX19-03) by Jay Raskin, Architect, on behalf of Innovative Merwyn, LLC, to alter the exterior by removing the metal fire escape; reconfigure the west entrance; install new HardiPlank siding; replace windows on the west façade; enlarge the elevator shaft for ADA compliance; replace the main entry door; and install an electronic entry system on a historic building at 1067 Duane Street (Map T8N-R9W Section 8CC, Tax Lot 1800, Lot 3, Block 44, McClures) within the Downtown Historic District in the C-4 (Central Commercial) Zone. Development Code Standards 2.425-2.445 (Zoning), Article 6 (Historic Properties), Articles 9 (Administrative Procedures), and Comprehensive Plan Sections CP.005-CP.025 (Land and Water Use/General Development), CP.050-CP.055 (Downtown Area) and CP.240-CP.255 (Historic Preservation) 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.

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

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.

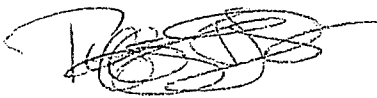
All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria 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.

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: June 26, 2019

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

Tiffany Taylor
Administrative Assistant