



# **AGENDA**

## **HISTORIC LANDMARKS COMMISSION**

**May 15, 2018**

**5:15 p.m.**

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

**1095 Duane Street • Astoria OR 97103**

1. CALL TO ORDER
2. ROLL CALL
3. ELECTION OF OFFICERS  
In accordance with Sections 1.115 of the Astoria Development Code, the HLC needs to elect officers; update Secretary Sherri Williams to Tiffany Taylor
4. MINUTES
  - a. April 17, 2018
5. PUBLIC HEARINGS
  - a. New Construction NC 17-04 by Tiffany Booth and Zoe Fenton to reconstruct a single family dwelling with one car attached garage at 2609 Irving Ave (Continued from October 17, 2017, applicant requested continuance to July 17, 2018).
  - b. Exterior Alteration Request (EX18-03) by Michael Bissell to replace a window, door, and contemporary window with a bank of four wood 1/1 windows on the second floor, rear (north) elevation of an existing single-family dwelling at 3712 Franklin Ave.
  - c. Exterior Alteration Request (EX18-06) by Noel Weber to add new entryway with door, and stairs on the west elevation, and restore existing doors on the north and west elevations of an existing commercial building at 514 12<sup>th</sup> Street.
6. SPECIAL ASSESSMENT APPLICATIONS
  - a. Francis Apartments 1030 Franklin Ave.
  - b. YMCA 514 12<sup>th</sup> St.
  - c. Gustavus Holmes House 682 34<sup>th</sup> St.
7. REPORT OF OFFICERS
8. STAFF UPDATES
9. MISCELLANEOUS
10. PUBLIC COMMENT (Non-Agenda Items)
11. ADJOURNMENT

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

## HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

April 17, 2018

### CALL TO ORDER – ITEM 1:

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

### ROLL CALL – ITEM 2:

Commissioners Present: Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Paul Caruana, Mac Burns, and Katie Rathmell.

Commissioners Excused: President LJ Gunderson and Commissioner Kevin McHone.

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

### APPROVAL OF MINUTES – ITEM:

#### **Item 3(a): February 21, 2018**

Commissioner Burns moved that the Historic Landmarks Commission (HLC) approve the minutes of the February 21, 2018 meeting seconded by Commissioner Osterberg. Motion passed unanimously.

#### **Item 3(b): March 20, 2018**

Commissioner Caruana noted the following corrections:

- Page 5, Paragraph 9, 3<sup>rd</sup> Sentence – "Windows are typically twice as tall as they are wide, but these would *appear to* be square."
- Page 8, Paragraph 6, 1<sup>st</sup> Sentence – "Commissioner Caruana said three sides of the building had already been approved, and he only wanted the north side to match the other three sides." He clarified that he was asking if the Commission was only voting on the north side.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) approve the minutes of the March 20, 2018 meeting as amended; seconded by Commissioner Caruana. Commissioner Burns abstained. Motion passed 4 to 0 to 1.

### PUBLIC HEARINGS:

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

### ITEM 4(a):

NC17-06 New Construction NC17-06 by Chester Trabucco to construct a 6,832 square-foot single story commercial building at 632 Marine Drive in the S2-A Tourist-oriented Shorelands Zone (continued from March 20, 2018).

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

Commissioner Burns declared that he knew Mr. Trabucco, but had not discussed this application with him. He would not be biased in his opinion about this project.

Vice President Dieffenbach declared that she also knew Mr. Trabucco, but had not discussed the project and would not be biased. She called for a presentation of the Staff report.

Planner Ferber presented the Staff report, noting the updates made since the last meeting, and recommended approval with conditions.

Vice President Dieffenbach confirmed there were no questions of Staff and opened public testimony for the hearing. She called for the Applicant's presentation.

Chester Trabucco, 19823 83<sup>rd</sup> Place W, Edmonds, WA, stated he believed the two continued hearings had resulted in a better product. It has been collaborative and evolutionary, and the Applicant was pleased to present what they had. He understood the City had a shortage of Staff and rewriting Staff reports were not fun when the changes had to be taken out of the minutes, etc. As he had done previously, he went through the Staff report, which he received in the mail on Saturday, and made notes of housekeeping items he would like cleaned up. He handed copies of his notes to Staff and the Commissioners, noting his requested changes as follows:

- Pages 1 and 5 - The building is 7178 sq ft, 97 ft by 74 ft. The interior dimensions had been included when the application was originally submitted.
- Page 1 - The legal name of the owner at the south part of the parking lot is "~~etu~~ ETU" by "~~Cory Cary~~" Bechtolt. Additionally, the Staff report noted four different ownerships, which was true of the entire block; however, the application had never included the whole block. Other pieces were owned by Warren Steven and Joe Barnes, so there were two different ownership groups.
- Page 5 - The Applicant's architect noted the siding should be referred to as bead board, which is a form of shiplap. Bead board more accurately describes the look and feel the Applicant trying to accomplish, which was to mirror what has been on No. 10 for more than 100 years: a flat board with a reveal, and then another flat board with a reveal, etc. throughout the historic piece of the building.
- Page 5 - He understood there had been some confusion, borne largely by the different iterations, but now the windows would be 3-over-1 true divided lites, 5-ft 6-inches high by 3.2-inches wide, clearly more rectangular than square.
- Page 7 - He requested that the words "low profile" and "small scale" be removed from Paragraph 3 of the Findings. He believed the Applicant had improved that, and he understood the HLC did concur that the proposed building was appropriate in scale and height to the site. He read from the Staff report:  
"The proposed building does not include any scale or size and design elements beyond what is applicable specifically for the use of professional services offices. Should another use occupy the space, the scale would still be out of proportion for outright permitted uses, such as seafood processing, museum, and eating/drinking establishments, which specifically prohibits drive through facilities in the Estuary Zone. The patient drop-off access while appropriate for a medical facility would not be appropriate to use as a drive-through facility for a different use of the site."
- After tonight's presentation, he hoped the HLC would drop that because he believed the building would be a handsome retail outlet. The building was also designed in such a way that the drop-off access could be easily removed and located to the other side.
- Page 8 - He disagreed that the building was out of scale on the site and out of congruence with the character of the working waterfront as steps were taken to address those concerns. He wanted to hear from HLC about what more could be done to make the building look more congruent given that bead board, a cornice, and wood-trimmed windows are proposed for the historic component. The building looked a lot like many of the buildings on the working waterfront. He preferred to create scaled drawings last, but could see it impacted the ability for people to understand what they were looking at, so having to provide them was a good move.
- Page 9 - He disagreed that the architectural details and materials were not compatible with the current character of the site. Currently, the site is an unimproved parking lot. The proposed building would look a lot like No. 10 6<sup>th</sup> Street and he believed it would marry nicely with other buildings on the working waterfront. Unless the HLC felt strongly that the proposal had no elements that nodded to the historic waterfront, he asked that the comment/finding be reconsidered.
- Page 10 - He stated the last paragraph was in reference to where the building was actually located on the site, and he believed the HLC concluded in the first meeting that the building's location on the site was appropriate. He asked that such references also be removed. The Applicant attempted to move the garbage enclosure and generator to four or five different locations depending on the building's location.

The current proposal is the latest iteration. He noted the loading dock, adding it makes sense to have semi and garbage trucks coming into the same place for the most efficient use of the site.

- Page 11 – He suggested the Finding in the last paragraph be rewritten because it drives home that the building is completely inappropriate for the site and would be better located elsewhere. He understood everyone had come around to believing the building was appropriate for the site as long as the HLC's concerns about materials and scale could be addressed.
- Page 12 – Referencing the conclusions, he believed he had accomplished a more pedestrian-friendly orientation and compatibility with the feel of an industrial waterfront site, about which he also sought the HLC's feedback. He noted the bead board, more windows being wrapped in wood; the cornice on the top, and the corrugated metal at the base rather than concrete.
- He noted that all of his suggested changes to the Staff report were subjective, and it would be up to the HLC to decide what to do with them.
- With regard to the proposal, the Applicant listened to the concerns about the building looking like a box and the height being out of scale relative to the Fisher Brothers and Buoy Beer buildings. The Applicant provided an offset to that and tried to marry a modern element that could also be used in the future as a storefront with a building that was more representative of the working waterfront buildings along the Riverwalk.
- Early on, John Goodenberger's idea to break up the mass was to create breaks in the building, which were originally concrete and now replaced with corrugated metal.
- The windows were also raised from 1.6 inches to 42 inches, as required by the dialysis center. This also creates less space between the top of the windows and the parapet. A cornice was also added and it was removed from the  $\frac{3}{4}$  mark. The crown molding has been moved from the middle of the building to where it naturally belongs. The porte-cochere has been cantilevered and two of the columns have been removed from the front, which means ambulances and semis will not have to worry about clearance.
- The metal band has an offset curve as in the various awnings. The wood trim was widened to make it more substantial. He displayed the south and east elevations, noting the back side matched the south and east, with the exception of the horizontal metal slats which are stepped up to the 11 ft required around the generator. A more pronounced wainscot with a crown at the top, a metal belly band, and a more attractive and modern porte-cochere were added to address the concerns.

Karen Neimi, 909 Florence Avenue, Astoria, stated she was an advisory consultant to Mr. Trabucco, not an architect of record. Referencing several displayed images, she said she believed the new design was a significant architectural improvement to the massing, specifically the element on the south and east elevation, which would be 27-ft 9-in, three inches shorter than height limit of the zone. The rest of the building would remain 20-ft 6-in high. The modern interpretation of the entry way with the revised canopy would be a nice offset to the historic elements of the bead board, metal, galvanized wainscoting cap, and larger wood-trimmed windows, which would be 5-ft 6-in by 3-ft 2-in wide. The 18-inch metal, textured band would be 15-ft 6-in to the top and 14-ft to the bottom. The doors and windows would remain trimmed out.

- Two options existed for the cladding of the new entry mass; shown was 4-ft by 4-ft, anodized, aluminum panels with a metal canopy and metal tiebacks, which would also occur on the awnings on the south and east elevations. Anodized aluminum would also be used on the storefront and into the reception, or waiting area, on the interior. She believed this would be a more visible entry on the south-east corner. The cantilever and pulled columns away from the building made a nice architectural statement that referenced the cantilevers on the bridge.
- The west and north elevations had similar dimensions. The generator has to be 11 ft and the trash enclosure has to be 5 ft. The 28-ft length needed to be stepped down to break up the mass. She indicated the awnings behind that area and the service door on the west side that goes directly from the street into the interior, as well as the metal accent band and tiebacks. The front had a higher mass that went up to 27-ft 9-in. The contemporary element of the porte-cochere against the historic references of the bead board, the wood top cap to corrugated metal, and textured belly band were really nice.
- She displayed a color and materials board but noted they were not yet at the design development stage of the project. When at that design stage, they would look at the materials on site in the weather, during the day and night, and then select the most appropriate colors. The display included samples of the 4-ft by 4-ft panel system of anodized aluminum; the metal belly band; corrugated metal wainscoting and wood cornice strip that would be at the top.
- Also displayed were the two options for the cladding materials on the porte-cochere and the massing that would wrap around to the east. Option A had anodized aluminum and Option B had anodized bronze. Both

options had corrugated metal. She believed the cornice color should be lightened, perhaps to white, if Option A is chosen. Option A would provide a lighter and brighter look, but Option B would look more rustic like the cancer center.

- She believed the building had come a long way; there is no longer a big long swath of the same single story; there is relief and break up.

Commissioner Caruana asked if the material around the base of the building would be galvanized.

Ms. Niemi replied no, it would be a painted corrugated metal panel, adding that galvanized would be really industrial.

Mr. Trabucco added the painted panel was a good choice for maintenance because it would be easy to clean. Originally, the bead board was to go all the way to the ground.

Commissioner Burns asked if the enclosures for the garbage and generator would be attached to the building.

Ms. Niemi said the enclosures would be free standing. On the north elevation, there would be a sidewalk immediately outside the staff entrance, then a 13-ft loading dock.

Commissioner Burns confirmed he saw the location of the enclosures on the site plan.

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

Planner Ferber said some of the new information presented by the Applicant had not been captured in the Staff report. She would update the legal ownership information, but recommended the language about which criteria had not been met remain in the Staff report because it captured previous discussions. When looking back at the project, that language would help define how the project evolved and how the City came to the final results. She was concerned with the newly proposed 4-ft by 4-ft metal paneling because it changed the look of the building. She liked that it broke up the façade, but the scale and size of the building has been discussed at length. Therefore, she recommended comments be limited to the key concerns discussed at the last meeting. She was also concerned about the two different materials on the trash and generator enclosures. The look might create too much of a flat façade. She confirmed that the Commission could direct Staff to incorporate new findings into the Staff report to better meet the criteria or make a decision on the Staff report as is.

Commissioner Osterberg stated the Applicant's document identified every one of the issues he thought would need to change. However, he agreed with Staff's conclusions and recommendations, and believed they should remain the same in the Staff report. The Commission should consider the matters raised by the Applicant in its own findings for the HLC's decision.

Vice President Dieffenbach closed the public hearing and called for Commission discussion and deliberation.

Commissioner Caruana said he liked the project a lot better now. His only concerns were the siding on the addition, the band around the base of the building, and the area with the porte-cochere. If all of that were painted board and batten, it would look more waterfront-like. The proposed building looked good for certain locations like Warrenton or over by the hospital, but in that location, he preferred different siding. Maybe the trash enclosure should be all the same material because breaking up the materials could be too mixed up. If the metal band at the base of the building had vertical lines like a lot of the cannery buildings, it would be more appropriate for that location.

Commissioner Osterberg said he had stated before that he supported the building and that he believed it met the criteria. Now, the architectural design changes appear to be better. However, he wanted to hear from the other Commissioners about what materials and finishes are most appropriate.

Commissioner Rathmell believed the project has vastly improved. She liked the cantilever design because it would look industrial and would fit in. She liked the bead board in place of ship lap. She liked the cornice on top where it would create a visible profile, as well as the metal at the bottom and the siding on the front. She would prefer the siding on the front be a lighter color. The 5-inch window trim would look nicer than the 2-inch trim.

Commissioner Burns said two months ago, the four Commissioners who were at the meeting said this project met the criteria, but were concerned about the north side. The design now is different from what the Commission saw two months ago, but he was okay with it. He still believed it was a nod to No. 10 6<sup>th</sup> Street, which was an important building to him when he first arrived in Astoria. The building would be a nice mix of modern and old. He supported the application.

Vice President Dieffenbach stated she believed the project has greatly improved. She did not have a preference on the material for the porte-cochere. She believed that a break in the wall between the trash enclosure and generator enclosure would help the look of the area.

Vice President Dieffenbach acknowledged the Applicant had further comments and reopened the public testimony.

Images were displayed on the screen.

Ms. Niemi asked if Commissioner Caruana was talking about board and batten on the porte-cochere.

Commissioner Caruana clarified he was only talking about the raised portion of the building, but the Applicant was showing it on the entire thing, which he liked because now there is the vertical element with just the top band horizontal. The other option would be to maintain the metal panels on the porte-cochere.

Commissioner Caruana believed all the vertical lines were appropriate, the bead board is still there and the horizontal band at the top. He liked the look of the panels when they were in the city, but for the neighborhood, it goes a lot farther, even with the metal siding at the high portions of the building.

Ms. Niemi said she liked the board and batten because it was historic to the waterfront. If the porte-cochere was a tighter vertical look, it will be too busy. The 4-ft by 4-ft metal panels with no reveal would make the mass monolithic and would nod to the board and batten.

Commissioner Osterberg referenced one illustrated and understood the material for the porte-cochere could be some sort of ribbed paneling product that would be vertical and made of metal. He asked if the Applicants wanted flexibility to choose the materials at a later time or for the HLC to make a decision.

Commissioner Burns preferred that the Applicants state their preference. Commissioner Osterberg agreed.

Mr. Trabucco stated the Applicant would not have presented the proposed drawing if they did not think there was some merit to the design, which is a completely different look. He favored the bead board because of his own interest in No. 10 6<sup>th</sup> Street. The site is important and the building would be located on an important corner and they all had only one chance to not screw it up, so he wanted additional input. The Applicant could embrace any of the options shown to the Commission this evening. The vertical component of the porte-cochere could also be corrugated metal, which would be very apropos on a working waterfront. He liked the paneled approach on the porte-cochere because they were marrying a modern building with an historic element. He had no opinion about whether the boards should run vertical or horizontal. He would be excited to see bead board reappear on that part of the waterfront. He clarified the siding was never shiplap; it was just being described wrong. It was always bead board. He asked what the majority of the Commission preferred and the Applicant would proceed with that direction. He did want a metal element on the porte-cochere; corrugated and anodized metals would look great in the sun.

Vice President Dieffenbach called for testimony in favor of, impartial, or opposed to the application. Hearing none, she closed the public hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach said she liked a solid base on the building. The board and batten would make the building look more historic, but she liked the idea of the building looking more like a commercial building. She preferred the horizontal wood siding and metal panels on the porte-cochere. She liked the way it connected the windows to the base. She believed there was a lot of options. There are a number of ways to do this, it just depends on individual preference.

Commissioner Caruana said he liked the board and batten and that it went all the way to the ground. One thing that makes today's commercial tilt-up buildings stand out is the band that goes around under the windows with concrete showing and corrugated metal siding. Although it does not look bad, it just looks more current and quite a bit less historic. He liked the board and batten passing through the windows and running all the way to the ground. There are different ways to do this. The board and batten with the bead board above it looks good enough that the Applicant could probably get away with more on the taller portion of the building. This might make the 4-ft by 4-ft panels look better with the board and batten. His preferences were not necessarily deal breakers, but he believed the 4-ft by 4-ft metal panels were better suited for the hospital area of town. He is not a fan of the corrugated metal on the hospital building across from the laundry mat because it looks like Oregon Health Sciences University (OHSU). This project should be more sensitive to the historic buildings in this part of town.

Commissioner Osterberg said he preferred the board and batten, but agreed the lower band will not be necessary with the board and batten. Bead board would need the lower band. He also preferred metal on the porte-cochere because it links to historic elements, designs, and materials on the historic industrial buildings elsewhere on the waterfront. The Staff report states the need for designs to tie in to the industrial design. This is a contemporary building in many ways, but he believed metal would be appropriate because it echoes the design theme of the Fisher Brothers building. The building could have both the board and batten and the metal porte-cochere.

Vice President Dieffenbach clarified that she preferred smooth metal on the porte-cochere, not corrugated.

Commissioner Caruana believed the board and batten on the main structure will allow more creative freedom with the taller portion of the building. The building will look more historic without the band, but he was more inclined to offer freedom and flexibility with the taller portion.

Commissioner Rathmell said she likes the board and batten. She would want to know what materials would be used for the porte-cochere. Corrugated metal would look a lot like the buildings at the other end of town, so she liked wood or the original siding panels. She appreciated the Applicant bringing both options, though choosing between all the different design elements made the conversation more complicated. She liked the bead board above the band and suggested the Applicant stay away from corrugated metal on the porte-cochere.

Commissioner Burns stated he likes both and would defer to the preference of the Applicant.

Planner Ferber redirected conversation suggesting instead of design by committee, the HLC consider compatibility. The Fisher Brothers building has triggered the review, so the HLC needed to consider which materials are compatible with that building and the site. If the Commission has narrowed it down to board and batten on the main building and paneling around the awning pieces that provided enough direction to meet the criteria for the findings. The HLC could leave the rest up to Staff, so the Applicant could submit a building permit. It would be appropriate to tie in the metal paneling because there are a lot of metal railings around the Fisher Brothers building.

Commissioner Caruana asked why Planner Ferber had previously stated in the Staff report that she did not believe the building was compatible with the historic area. Planner Ferber explained that during the first meeting, the windows were out of proportion, and there was few elements breaking up the facades. She would update the Staff report by deleting that Finding.

Vice President Dieffenbach believed either the board and batten or the bead board are compatible. The Fisher Brothers building is all concrete and the proposed building should not mimic the smooth stucco.

Commissioner Osterberg said the 4-ft by 4-ft metal panels might provide some compatibility with the Fisher Brothers building because they both will have a smooth finish and the metal panels will be on the side of the building that faces the Fisher Brothers building.

Vice President Dieffenbach asked if the Commissioners wanted to choose a material or allow the Applicant to decide. She understood the HLC preferred metal panels on the porte-cochere.

Commissioner Caruana believed the board and batten on the lower portion of the building with bead board at the top would be a nice historic appearance. The panels would be a contemporary interpretation of the Fisher Brothers building, but the Applicant could get away with more on the tall portion of the building when the rest of it appears more historic.

Commissioner Osterberg stated he would be more comfortable with the Commission making a decision on the materials.

Commissioner Rathmell reminded that Planner Ferber had said Staff could review the materials when the Applicant applies for a building permit.

Vice President Dieffenbach said she wished the north side of the building was more open and not the back of the building. If the building were to become another use, there was a good chance the north side would be opened up.

Commissioner Burns agreed, but noted that for the proposed use, the north side works as presented. If the use changed, he believed it would be easy to open up the north side. Commissioner Osterberg agreed as well.

Planner Ferber asked for direction on the materials for the trash enclosure.

Vice President Dieffenbach believed the Applicant could use two materials as long as they were offset to break up the large expanse and different heights. Commissioner Osterberg agreed.

Commissioner Burns moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report, allowing the Applicant to choose either Option A or B as proposed, and approve New Construction NC17-06 by Chester Trabucco.

Planner Ferber asked that Options A and Option B be clarified.

Vice President Dieffenbach suggested a straw poll vote to determine the Commission's consensus regarding Options A and B.

Commissioner Burns withdrew his motion.

Commissioner Caruana clarified Options A and B are the color options, Option 2 regarded the porte-cochere. He said he wanted to ask if the Applicant additional information.

Vice President Dieffenbach reopened the public hearing to allow the Applicant to comment.

Mr. Trabucco said the Applicant would like to maintain control over the materials used on the porte-cochere, and they preferred the smooth metal panels, though he is unsure about the specific color. He understood the Commission preferred bead board over the board and batten, but he would prefer some flexibility. If the Commission preferred board and batten, he wants to reserve the right to use metal panels on the porte-cochere, which will accomplish the items discussed tonight. It would eliminate the band on the bottom, but the bead board on the top of the building would remain. He wanted to hold the bead board and metal elements out in the sun and the rain and find out what people around town liked better.

Vice President Dieffenbach closed the public hearing. She believed the Commission was set on the metal panels on the porte-cochere, but should the Applicant have the option to choose the bead board or board and batten or should that be dictated by the Commission. She asked each Commissioner to state their preferred materials. A straw poll vote revealed the following:

- One in favor of board and batten with the 4-ft square metal panels on the porte-cochere.
- Two in favor of board and batten with the bead board band above and flat metal panels on the porte-cochere.
- Two would approve either option

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC17-06 by Chester Trabuco, with the following additions:

- Material change in the trash enclosure includes an offset so the materials are not in the same plane.
- The porte-cochere with 4-ft by 4-ft flush panels.
- The rest of the building with board and batten with a bead board band above and all other trim details as shown in Option 2.

Seconded by Commissioner Burns. Motion was approved unanimously.

Planner Ferber believed the three additional conditions addressed what was needed, adding she would amend the findings include that the new materials met the criteria related to the industrial waterfront site.

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

#### ITEM 4(b):

NC17-04      New Construction NC17-04 by Tiffany Booth and Zoe Fenton to reconstruct a single-family dwelling with a one car attached garage at 2609 Irving Avenue (continued from October 17, 2017; applicant requested continuance to May 15, 2018).

Planner Ferber stated the Applicant requested a continuance for one more month in order to submit their plans.

Commissioner Burns moved that the Historic Landmarks Commission continue the public hearing for New Construction NC17-04 by Tiffany Booth and Zoe Fenton to May 15, 2018 at 5:15 pm in City Hall Council Chambers; seconded by Commissioner Osterberg. Motion passed unanimously.

#### REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

There were none.

#### STAFF UPDATES – ITEM 6:

Planner Ferber stated that last week, John Goodenberger received the Historic Heritage Excellence Award from the State Historic Preservation Office (SHPO) and Oregon Heritage. She also asked for a volunteer to attend the first City Council in May to accept the proclamation for Historic Preservation Month. An upcoming project would involve reviews by both the HLC and Design Review Committee, and Staff would be scheduling a back-to-back meeting. She would contact Commissioners about meeting dates.

The Commission volunteered Commissioner Gunderson to accept the proclamation for Historic Preservation Month.

#### MISCELLANEOUS – ITEM 7:

There were none.

#### PUBLIC COMMENTS – ITEM 8:

There were none.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 6:46 p.m.

#### **APPROVED:**

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Planner

## STAFF REPORT AND FINDINGS OF FACT

May 8, 2018

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNING CONSULTANT

THROUGH: NANCY FERBER, PLANNER AND HISTORIC PRESERVATION OFFICER

SUBJECT: EXTERIOR ALTERATION REQUEST (EX18-03) BY MICHAEL BISSELL AT 3712 FRANKLIN



### I. BACKGROUND SUMMARY

- A. Applicant: Michael Bissell  
3712 Franklin Avenue  
Astoria OR 97103
- B. Owner: Michael R Bissell  
Markie A Collins  
3712 Franklin Avenue  
Astoria OR 97103
- C. Location: 3712 Franklin Avenue; south 75' of west 50', Lot 8, Block 21,  
Adair Port of Upper Astoria; T8N R9W 9AC, Tax Lot 5400.
- D. Classification: Eligible Contributing in the Adair-Uppertown Historic Inventory  
Area
- E. Proposal: To replace a historic window, door, and contemporary window  
on the second floor, rear (north) elevation with a bank of four  
wood 1/1 windows on an existing single-family dwelling

### II. BACKGROUND

The Orweck Residence was constructed in c. 1910 as a single-family residence and is a Craftsman style. The house has had some alterations including an enclosed porch with windows, new porch steps and railing, and some windows altered to fixed pane and some to aluminum sash. Alterations to the rear included removal of second floor porch or stairs to the existing door, addition of a first-floor deck, and addition of a bay window.



The Craftsman style includes the use of 1/1 windows single and in banks of two or more windows.

The structure is located on the north side of Franklin Avenue adjacent to the east side of the graveled portion of 37th Street. The graveled dead-end portion of 37th Street is used by adjacent property owners for access to the properties to the north, and by several property owners for parking. The rear elevation is visible by the neighbors to the north and as part of the hill scape from Duane and 38th Street to the east.



### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on April 23, 2018. A notice of public hearing was published in the *Daily Astorian* on May 8, 2018. 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 an Eligible Contributing Historic Structure in the Adair-Uppertown Historic Inventory Area.

- 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 proposal is for the change in windows and elimination of a door on the rear, north elevation. The proposed alterations are significant and require review by the Historic Landmarks Commission.

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

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

Finding: The structure was originally built as a single-family residence and the use will continue as a single-family residence.

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

Finding: The applicant proposes to remove a 1/1 window and a door on the second story of the rear elevation. The door was probably installed in approximately 1945 and is no longer accessible or useable. The window appears to be original and may be salvageable. The single 1/1 window shall be stored on-site for possible reuse on the structure (Condition 1).

- "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 second story door was probably installed in 1945 which is over 50 years ago and may have acquired historic significance. However, it is not original to the building and there are no longer any second story landing and/or stairs for this door making it unusable. Due to the location on the rear elevation and other alterations to this elevation, removal of the door would not change the overall appearance of the structure.

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

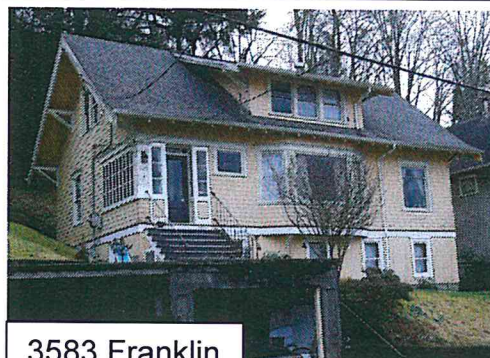
Finding: The Craftsman style uses 1/1 windows in single and multiple groupings. The original design appears to have been two 1/1 windows which were changed in 1945 to add a door between the windows adjacent to the east window. Since then, the east window has been replaced with a contemporary sliding aluminum sash window with an inappropriate dimension for the elevation.



The proposal is to replace the historic window, contemporary window, and newer door with a bank of four wood, 1/1 windows to match the historic design. Single, paired, and group windows are commonly found on similar style structures in the area. The relocation of the windows is consistent with the location of historic windows.



3479 Franklin



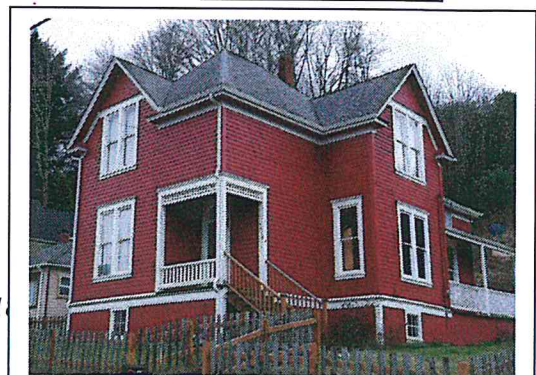
3583 Franklin

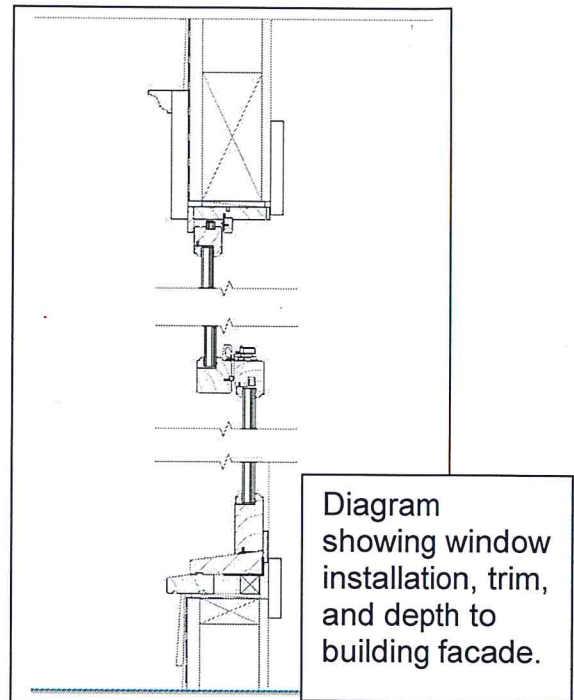


3644 Franklin



3947 Franklin





The windows would have a lower sill, casings, and crown molding to match the historic windows on the house. The window sashes would be of wood and the windows would be installed to the historic depth.

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

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

Finding: The proposal is to replace non-historic window and one existing historic 1/1 window with historically appropriate bank of four 1/1 windows. The original window architectural feature should be preserved on-site for potential use elsewhere on the building (Condition 1).

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

Finding: No surface cleaning is proposed.

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

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

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

Finding: The windows are proposed to be wood, 1/1, of the same dimension and installation as the historic windows. The bank of four windows allows for views to the north in a configuration that is more consistent with the historic design than a contemporary picture window. The individual windows in a bank of four windows would be compatible in size, scale, color, material, and character of the property and neighborhood. The proposed alteration will not destroy the significant historic character of the building.

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

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

## **V. CONCLUSION AND RECOMMENDATION**

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

1. The single 1/1 window proposed to be removed shall be stored on-site for possible reuse on the structure.
2. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

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



CITY OF ASTORIA  
Founded 1811 • Incorporated 1856  
COMMUNITY DEVELOPMENT

CITY OF ASTORIA  
MAR 30 2018  
BUILDING CODES

EX 18-03

☒ Fee Paid Date 3-30-18 By Visa  
FEE: \$350.00

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

Property Address: 3712 Franklin Ave, Astoria, OR 97103  
Lot 8 (South 75' of W 50') Block 21 Subdivision Adair part of Upper Astoria  
Map 9AC Tax Lot 5400 Zone R-2

**For office use only:**

Classification:	<u>Eligible Contributing</u>	Inventory Area:	<u>Adair upper town Inventory</u>
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Applicant Name: Michael R Bissell

Mailing Address: 3712 Franklin Ave, Astoria, OR 97103

Phone: 503-319-9007 Business Phone: \_\_\_\_\_ Email: bissellator@gmail.com

Property Owner's Name: Michael R Bissell

Mailing Address: 3712 Franklin Ave, Astoria, OR 97103

Business Name (if applicable): \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Signature of Property Owner: M.R.B.

Existing Construction and Proposed Alterations: Currently there is a "door to nowhere" and a mis-matched aluminum frame window on the second floor. We would like to replace the door and windows with a bank of period-appropriate sash windows

<b>For office use only:</b> <u>received - pending complete info from R1</u>			
Application Complete: <u>3-30-18</u>		Permit Info Into D-Base:	
Labels Prepared:		Tentative HLC Meeting Date: <u>5/15/18</u>	
120 Days: <u>7/28/18</u>			

**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.  
No change in use for the property is intended — the project will restore the exterior to a 1912 appearance more in line with the original design intention of the house.


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2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.  
The window from the 1970s will be replaced with a wood clad, sash window. The door and other window will be removed and replaced with matching windows to maintain the original sash window style and provide continuity with the replacement window


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3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.  
The original building is the only part of this project


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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.  
We believe the 1970s aluminum frame is not of historic significance and degrades the appearance of the structure


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5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.  
We will maintain the sash window appearance of the original architecture including the use of wood from Marvin Ultimate Double Hung line with the assumption is that we would use a primed wood exterior and paint it to match the trim.


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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.  
Agreed, although beyond the windows and doors we don't anticipate touching any other features.


---

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.  
We plan to remove as little of the exterior in the process of installing the new windows. All work is expected to be done by hand.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.  
Most of the work will be done from inside — replacing shingles and painting will require scaffolding but will not require extending beyond the property
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.  
The replacement windows will be as close to original style as possible including wood trim and cladding
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.  
The exterior wall is not load bearing and any changes to the configuration of the window portals can be easily modified in the future if needed

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

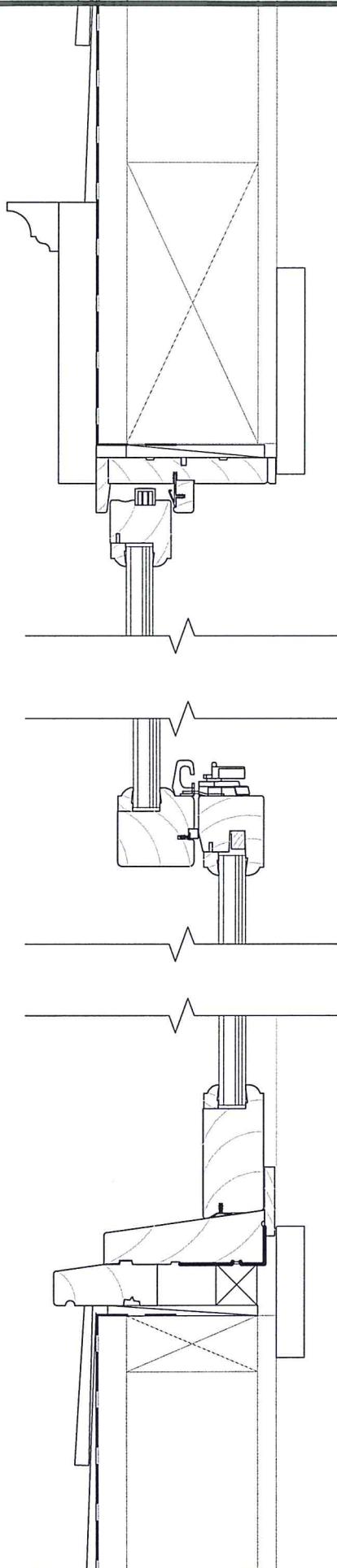
CITY OF ASTORIA  
MAR 30 2018  
BUILDING CODES

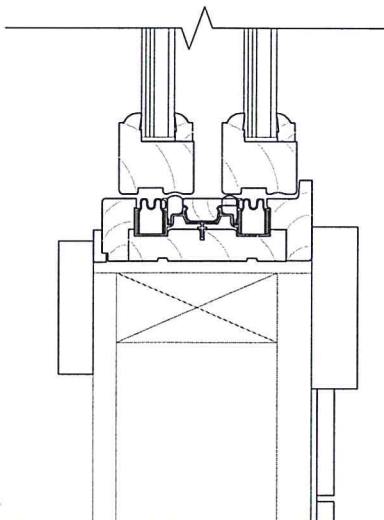
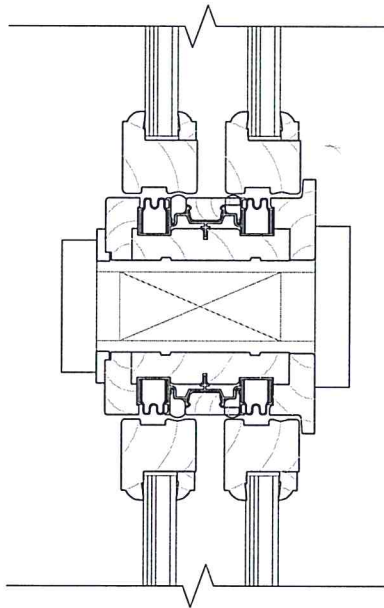
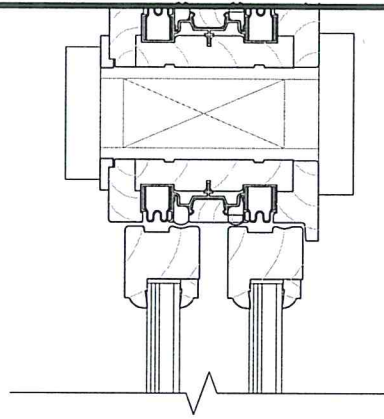


CITY OF ASTORIA

MAR 30 2018

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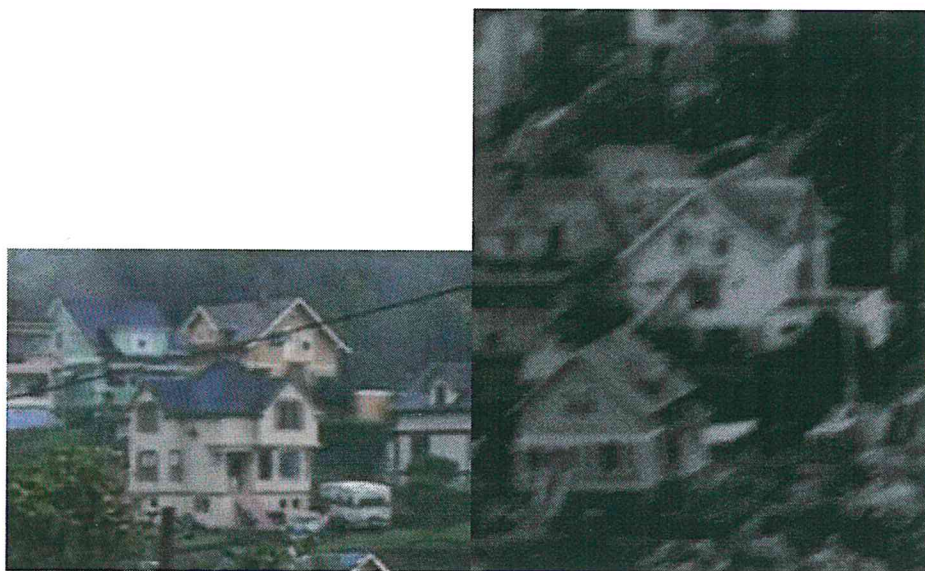
CITY OF ASTORIA

MAR 30 2018

BUILDING CODES



In my research it looks like the door has been there since at least 1945 (the aluminum frame window was there in 1984 based on my screengrab from The Goonies -- our house is the one in the top of the photo).



But as you can see from the current photos, the downstairs entry has been enclosed and a small bump-out was added to the kitchen which makes replacing the stairs impractical (and probably not historic).

What I would like to do is restore the original window on the left side of the door, and replace the door with a matching window -- that will preserve the light and air in the upstairs room, remove the eyesore of the aluminum frame, and maintain a more "period" design while satisfying the insurance and mortgage companies.



I would like to use something that looks exactly like what's in place, although if possible we'd like to find a way to use double paned glass and an insulated frame.

Let me know what you think and, if it's something you think we can do, what our next steps are.

Thanks!

--

Michael Bissell  
[+1-503-319-9007](tel:+15033199007)  
[bissell@conquent.com](mailto:bissell@conquent.com)

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Michael Bissell  
[+1-503-319-9007](tel:+15033199007)  
[bissell@conquent.com](mailto:bissell@conquent.com)

## Nancy Ferber

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**From:** Rosemary Johnson <rosemaryjcurt@gmail.com>  
**Sent:** Thursday, March 29, 2018 6:11 PM  
**To:** Michael Bissell  
**Cc:** Nancy Ferber  
**Subject:** Re: 3712 Franklin Windows

this looks great. With the wood windows and the configuration, there should be no problems that I can see at first glance. I would say, submit your application and we will start the formal review process. Rosemary

On Thu, Mar 29, 2018 at 9:27 AM, Michael Bissell <[michael.bissell@conquent.com](mailto:michael.bissell@conquent.com)> wrote:  
Hi Rosemary,

It's taken a few more months than I expected to get the drawings together -- Nancy asked that I reach out to you before filing to make sure these match what you had suggested (see attached PDF).

The drawings are based off the Marvin Ultimate Double Hung line (see <https://www.marvin.com/marvin/windows/double-hung-ultimate?view=features-options&option=coastal>) with the assumption is that we would use a primed wood exterior and paint it to match the trim.

Let me know if you think that works for our project and I'll take the next step in filing with the city.

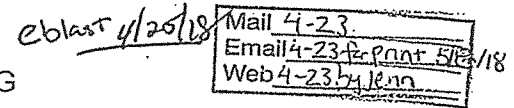
Thanks!

On Fri, Oct 13, 2017 at 2:40 PM, Michael Bissell <[michael.bissell@conquent.com](mailto:michael.bissell@conquent.com)> wrote:  
Hi Nancy,

Thanks for taking a look at our project, what we have today is problematic for two reasons -- first it has an ugly aluminum window that needs to go, but secondly, it has a door that goes to nowhere that the mortgage and insurance companies have both insisted has to go away:

**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**



The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, May 15, 2018 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Exterior Alteration Request (EX18-03) by Michael Bissell to replace a window, door, and contemporary window with a bank of four wood 1/1 windows on the second floor, rear (north) elevation of an existing single-family dwelling at 3712 Franklin Avenue (Map T8N R9W Section 9AC, Tax Lot 5400; south 75' of the west 50' Lot 8, Block 21, Adair's Port of Upper Astoria) in the R-2 Zone. The structure is designated as historic in the Adair-Uppertown Historic Inventory Area. Development Code Sections 2.060-2.095, Articles 6 & 9, and Comprehensive Plan Sections CP.005-CP.028, CP.070-CP.075, CP.240-CP.255 are applicable to the request.
2. Exterior Alteration Request (EX18-06) by Noel Weber to add new entryway with door, and stairs on the west elevation, and restore existing doors on the north and west elevations of an existing commercial building at 514 12<sup>th</sup> Street. 514 12th Street (Map T8N-R9W Section 8CD, Tax Lot 2302; Lots 1 and w 16.62' of lot 2, Block 67, McClures) in the C-4 zone. The structure is designated as historic in the Downtown National Register District. Development Code Sections 2.425-2.470, Articles 6 & 9, and Comprehensive Plan Sections CP.005-CP.028, CP.050-CP.055, CP.240-CP.255, and CP.190-.210 are applicable to the request

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

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

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

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

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

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

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

Nancy Ferber, City Planner

MAIL: April 23, 2018

## STAFF REPORT AND FINDINGS OF FACT

May 8, 2018

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER 

SUBJECT: EXTERIOR ALTERATION REQUEST (EX18-06) BY NOEL WEBER AT 514 12<sup>th</sup> ST (YMCA) TO ALTER ENTRYWAYS ON WEST FAÇADE AND RESTORE EXISTING ENTRYWAY ON THE NORTH FAÇADE.

### I. BACKGROUND SUMMARY

- A. Applicant: Noel Weber  
514 12<sup>th</sup> Street  
Astoria OR 97103
- B. Owner: Noel Weber  
530 West Myrtle Street  
Boise, ID 83702
- C. Location: 514 12<sup>th</sup> Street; Map T8N-R9W Section 8CD, Tax Lot 2302;  
Lots 1 and w 16.62' of lot 2, Block 67, McClures
- D. Classification: Designated Historic in the Downtown National Register  
Historic District
- E. Proposal: On west façade (12<sup>th</sup> Street) add new entry with double  
aluminum doors  
and new  
staircase, add  
new steel door  
with light and  
transom, add  
new door in  
existing  
entryway, on  
north façade  
(Exchange St)  
restore existing  
entry.



II

## BACKGROUND

The structure is within the Downtown National Register Historic District and was classified as historic in July 2017.

- Year Built: 1914
- Style: American Renaissance
- Historic Name: Young Men's Christian Association
- Common Name: YMCA Building

The structure is located on the south side of Exchange Street and east side of 12<sup>th</sup> Street. It was classified as Historic Non-Contributing in the Downtown National Register Historic District before being coming under review for local landmark designation, which was approved in 2017. There were several alterations to the building including the removal of the window lintels, window removal and infilling with flush wood paneling and stucco, 1:1 double hung windows on the north and west facades were removed and replaced with single panes. The basic shape of the building remains including the Doric columns and heavy wooden cornices.

The Inventory Sheet on the building states *"This building is significant for its architecture and entertainment/recreation. The original plans for this building were drawn by Portland architects MacNaughton and Raymond. Arthur W. Kutsche, a Portland contractor, was awarded the contract in July, 1914, and construction began August 17, 1914. A dedication ceremony was held on Sunday, March 29, 1915. Built under the auspices of the national organization of the Young Men's Christian Association, the building was to be used as a combination recreational and physical fitness center as well as for the hotel-type establishment for young single men of Christian backgrounds. The YMCA occupied this building from 1915 through 1987. In 1990 the Lewis and Clark Christian Academy remodeled the building for their new home.*

Also noted in the Inventory Sheet for the site: *If restored, the well-designed building would be significant for its contribution to the historic streetscape. It also has significance for its contribution to the health and welfare of the community through its long term use as a YMCA."*

The current owner of the building was recently awarded a "Diamonds in the Rough" grant from the SHPO for façade improvements to restore the windows at the site. These alterations are part of the proposal before the HLC for designation. Phase II of the alterations are captured in the following proposal.

Designation of the building as historic was contingent upon restoration of significant historic features, such as the windows and lentils, which have been completed. Additional exterior alterations were submitted with the designation request, these alterations are part of the phase II proposed repairs and additions.

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:

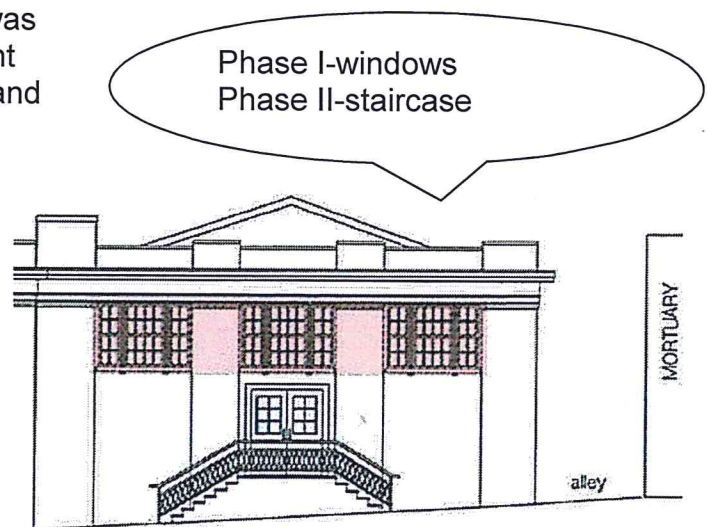
- Symmetrical façade
- Roofs: flat, low-pitched; mansard if modeled after French Renaissance Revival
- Facades with pilasters, or columns
- Walls of masonry (usually smooth, light-colored stone)
- Large and grandiose compositions
- Exuberance of detail and variety of stone finishes
- Projecting facades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

Existing condition of the building:



West face, current situation, 2017

art studios, which will be reviewed per zoning regulations.



Occupants: The YMCA building was built in 1914 and served the community as a YMCA until 1985. The operation ceased due to a lack of funding. In the 1990's and 2000's the building served as a private school and art studio. The site was intact until 1989 when original windows were removed and infilled. There are new proposed uses for occupation including potential office space and

Alterations: The windows and lintels were altered in the 1989. Iron work is in process to restore the detailing above the main entrance, as well as restoring the original second story window opening, and installing new windows. New moldings and lintel details have been incorporated on the 1<sup>st</sup> and 2<sup>nd</sup> floor windows.

### PROPOSED ALTERATIONS:

The applicant has restored many of the windows and areas highlighted in pink on the North elevation, the north half of the west elevation will be Marvin aluminum clad with wood interior. The

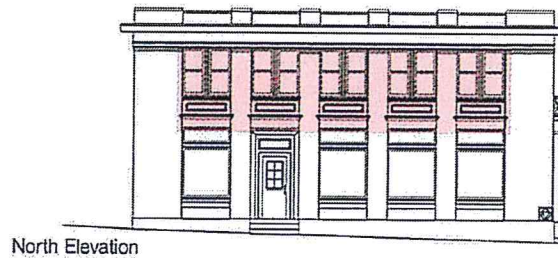
south side of the west elevation which are partially existing, will be pulled down for inspection and reproduced out of

to match the original wood

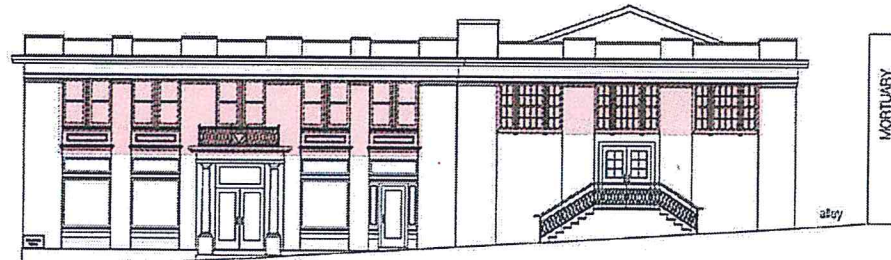
windows. The applicant is

working on a reproduction of the iron work for above 12<sup>th</sup> street

entrance, as well lintel models for replacement and repair.



North Elevation



West Elevation

fir,

the

as

The second phase of proposed alterations under review with this permit request are shown on the following page:

Phase II Proposed alterations



### III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet pursuant to Section 9.020 on April 23, 2018. A notice of public hearing was published in the *Daily Astorian* on May 8, 2018. 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 proposal to add stairs and railing to the building and replace/add new doors adjacent to the public right of way require type III review. 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 used as a private school, YMCA, and art studios. The alterations accommodate for current egress codes, and to continue the use as a commercial building. 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 new Kawneer Alumunum commercial doors, and restore the other wooden doors. The Exchange street side entry is currently boarded up, but original to the building, no

historic material will be removed. The staircase 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, wooden doors are proposed for restoration to the original doug fir materials and design. The new entrance to the gym 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. The additional aluminum doors to the gym are more contemporary and are compatible with a more modern entryway.

- “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. The west façade pictured below will contain a new door near the blue columns, a new steel door with lights and transom lights to the south of the door, and the new entry/stairs to the far right. The second story windows have been restored during Phase I of the work at the site to obtain historic designation, creating an improved façade with much of the original detailing in the lintels and windows themselves.

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



West face, current situation, 2017

Finding: The proposal is to restore the historic door, on the north façade, and install new doors and entry on the west match the historic design. Additional elements on the site will not be removed, and the applicant has shown sensitivity in treatment of the existing windows with Phase I work.

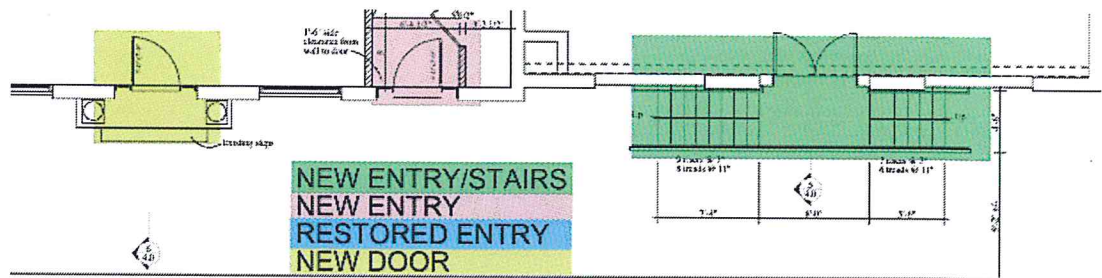


The distinctive stylistic features of door dimensions, depth and design which characterize this structure will be treated with sensitivity.

- “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 proposal is to repair the two main entry ways with doug fir, similar to the original design. The applicant shall confirm if the new door will change from the historic double door shown above to a single door as noted in the proposed plans.



- “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: The proposed gym doors (pictured to the right) are contemporary, but are compatible in size, scale to the building, and material with the neighborhood and similar buildings with multiple entrances. The applicant proposed painting them to match the other doors/windows. The location above a new staircase will also create a break along the west façade where contemporary design meets the historic materials on the building. It is appropriate to have contemporary doors above the new staircase, but not replacing the single historic doors on the other facades.



Similar aluminum doors were approved in the exterior alteration to the Fort George building in the downtown district (photos to the right). The applicant noted there will likely be signage applied to the doors, which will help break up the approximate 7 feet of glass (total door height is 95”) Any new signage at the site shall be



reviewed by Community Development staff with a sign permit prior to installation. The proposed alteration will not destroy the significant historic character of the building.

The staircase addition is precast concrete treads with leveling bolts on the sidewalk. The stairs will require a right of way permit through the Public Works department. The proposed stairs will leave an appx 8' wide sidewalk, which will maintain ADA accessibility compliance. Details for the railings of the stairs, including proposed materials shall be submitted by the applicant for review prior to construction.

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

Finding: The doors could be removed or replace in the future. The additional staircase providing egress is more complicated to remove but would not affect the form and integrity of the main structure.

## **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 will change from the historic double door to a single door as noted in the proposed plans.
2. Any new signage, on the glass doors, or elsewhere at the site shall be reviewed by Community Development staff prior to installation. The applicant shall submit a sign permit for review.
3. The applicant shall submit additional design detailing for the staircase addition- including materials proposed for the railings on the new staircase.
4. The applicant shall submit a right of way permit for review by Public Works staff for the staircase.

The applicant should be aware of the following requirements:

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



CITY OF ASTORIA  
Founded 1811 • Incorporated 1856  
COMMUNITY DEVELOPMENT

EX 18-06

☒ Fee Paid Date Previously paid as EX17-04 By \_\_\_\_\_  
FEE: \$100.00

**EXTERIOR ALTERATION FOR HISTORIC PROPERTY**

Property Address: 514 12th st Astoria Oregon

Lot 1 & W 16.62' of lot 2 Block 67 Subdivision McClures

Map 8.9.9 CD Tax Lot 80908CD02302 Zone C-4

**For office use only:**

Classification: HD17-01 Inventory Area: Downtown

Applicant Name: Noel Weber

Mailing Address: 530 west Myrtle St. Boise Idaho 83702

Phone: 208-914-1496 Business Phone: \_\_\_\_\_ Email: nbweber@classicdesignstudios.com

Property Owner's Name: Noel Weber

Mailing Address: 530 West Myrtle St. Boise Idaho 83702

Business Name (if applicable): \_\_\_\_\_

Signature of Applicant: Noel Weber

Signature of Property Owner: Noel Weber

Existing Construction and Proposed Alterations: To create new entry & Stairs  
on the west elevation, and restore doors on north and west  
elevations existing

**For office use only:**

Application Complete:	<u>4/23/18</u>	Permit Info Into D-Base:	
Labels Prepared:		Tentative HLC Meeting Date:	<u>5.15.18</u>
120 Days:	<u>8/21/18</u>		

**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.  
We will be adding 2 extra entry ways to accommodate for current egress codes. These entry ways will reflect the original style and materials of existing 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.  
Our aim is to restore many of the distinctive architectural features that have been removed, any additions will mimic the original design.
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.  
Every effort will be made to respect the time period of this building
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.  
Unfortunately the changes on this building are not to it's benefit, other than the nude rooftop sunbathing area which I hope can be grand fathered in. (see attached article)
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.  
Without a doubt, we are trying to preserve the skills of this buildings time.
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.  
We will be rebuilding the two main entry ways with Doug Fir, as the originals were made.

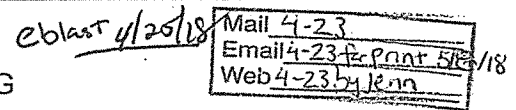
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.  
We will not be sandblasting anything.
- 
- 
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.  
Our effort is to blend in with Astoria's historic fabric, by this preservation of our space and the surrounding spaces are of utmost importance
- 
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.  
All designs will be balanced with the original design in mind
- 
- 
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.  
By adding to means of egress we are changing some structural components however we will be doing this with sensitivity to the original design.
- 

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

**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**



The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, May 15, 2018 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Exterior Alteration Request (EX18-03) by Michael Bissell to replace a window, door, and contemporary window with a bank of four wood 1/1 windows on the second floor, rear (north) elevation of an existing single-family dwelling at 3712 Franklin Avenue (Map T8N R9W Section 9AC, Tax Lot 5400; south 75' of the west 50' Lot 8, Block 21, Adair's Port of Upper Astoria) in the R-2 Zone. The structure is designated as historic in the Adair-Uppertown Historic Inventory Area. Development Code Sections 2.060-2.095, Articles 6 & 9, and Comprehensive Plan Sections CP.005-CP.028, CP.070-CP.075, CP.240-CP.255 are applicable to the request.

2. Exterior Alteration Request (EX18-06) by Noel Weber to add new entryway with door, and stairs on the west elevation, and restore existing doors on the north and west elevations of an existing commercial building at 514 12<sup>th</sup> Street. 514 12th Street (Map T8N-R9W Section 8CD, Tax Lot 2302; Lots 1 and w 16.62' of lot 2, Block 67, McClures) in the C-4 zone. The structure is designated as historic in the Downtown National Register District. Development Code Sections 2.425-2.470, Articles 6 & 9, and Comprehensive Plan Sections CP.005-CP.028, CP.050-CP.055, CP.240-CP.255, and CP.190-.210 are applicable to the request

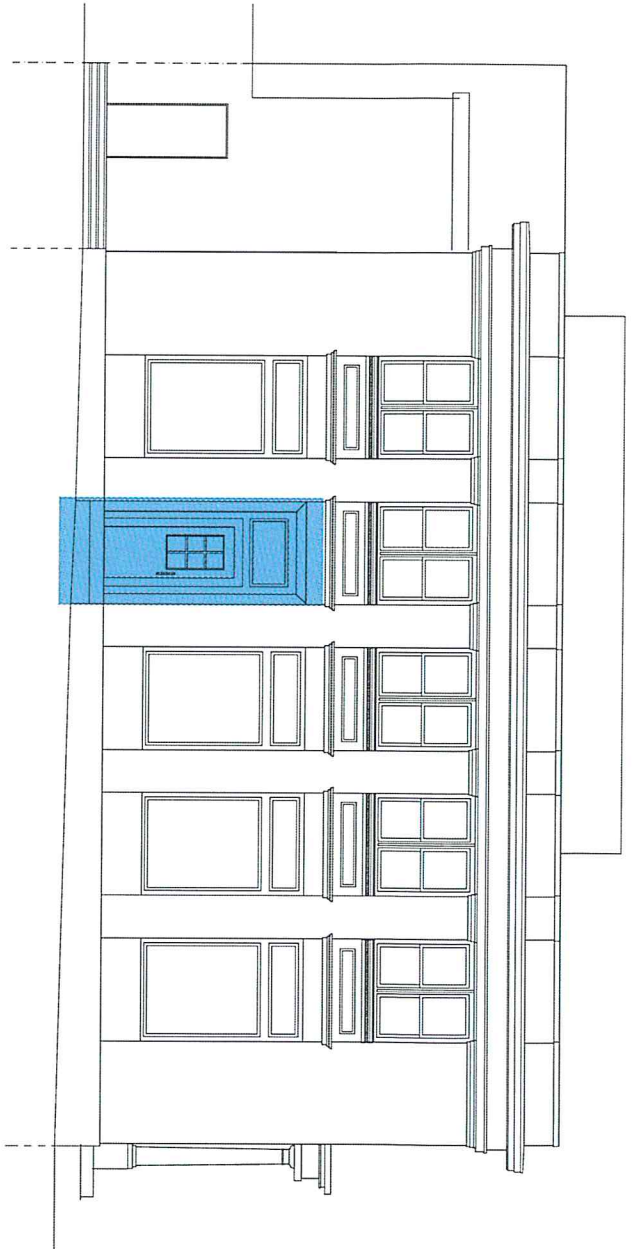
A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are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

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

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

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

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



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



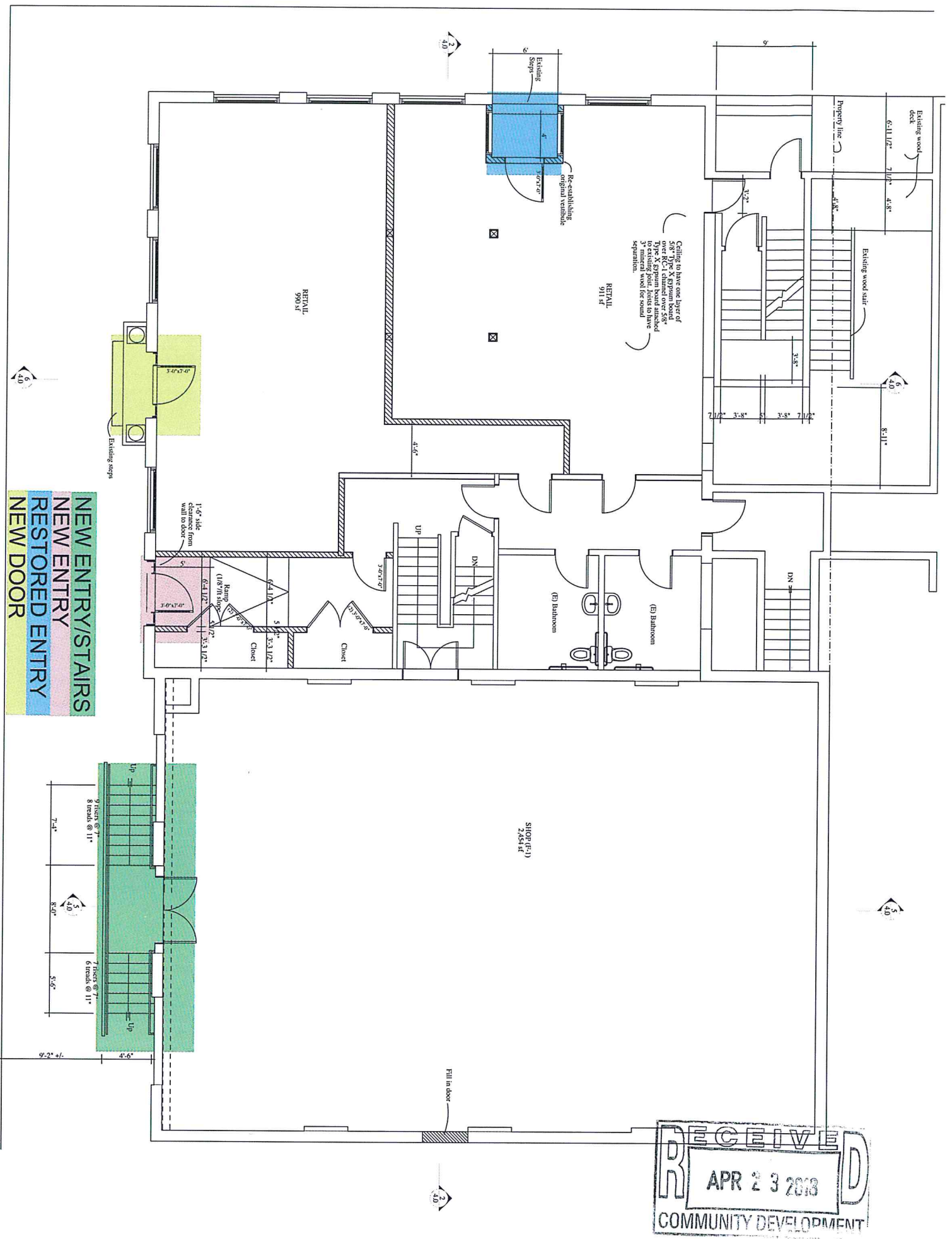
Steel door  
with light and  
transom.

NEW ENTRY/STAIRS  
NEW ENTRY  
RESTORED ENTRY  
NEW DOOR

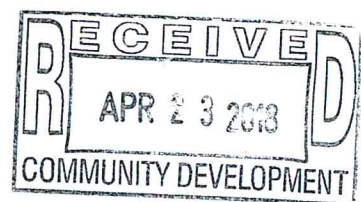
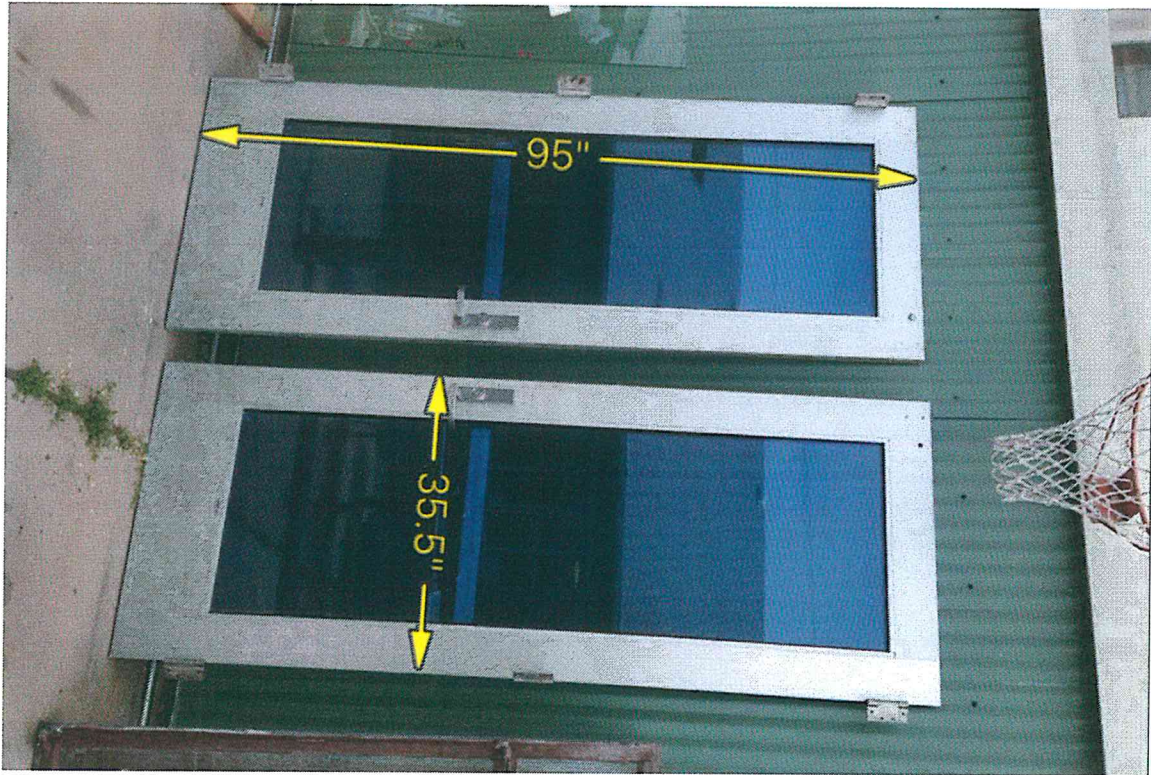
steel rail  
aluminum doors

1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



RECEIVED  
APR 23 2013  
COMMUNITY DEVELOPMENT



11-20-18  
AIT  
+ 18  
YCLA  
w/

1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

A3.1

PRELIMINARY SET

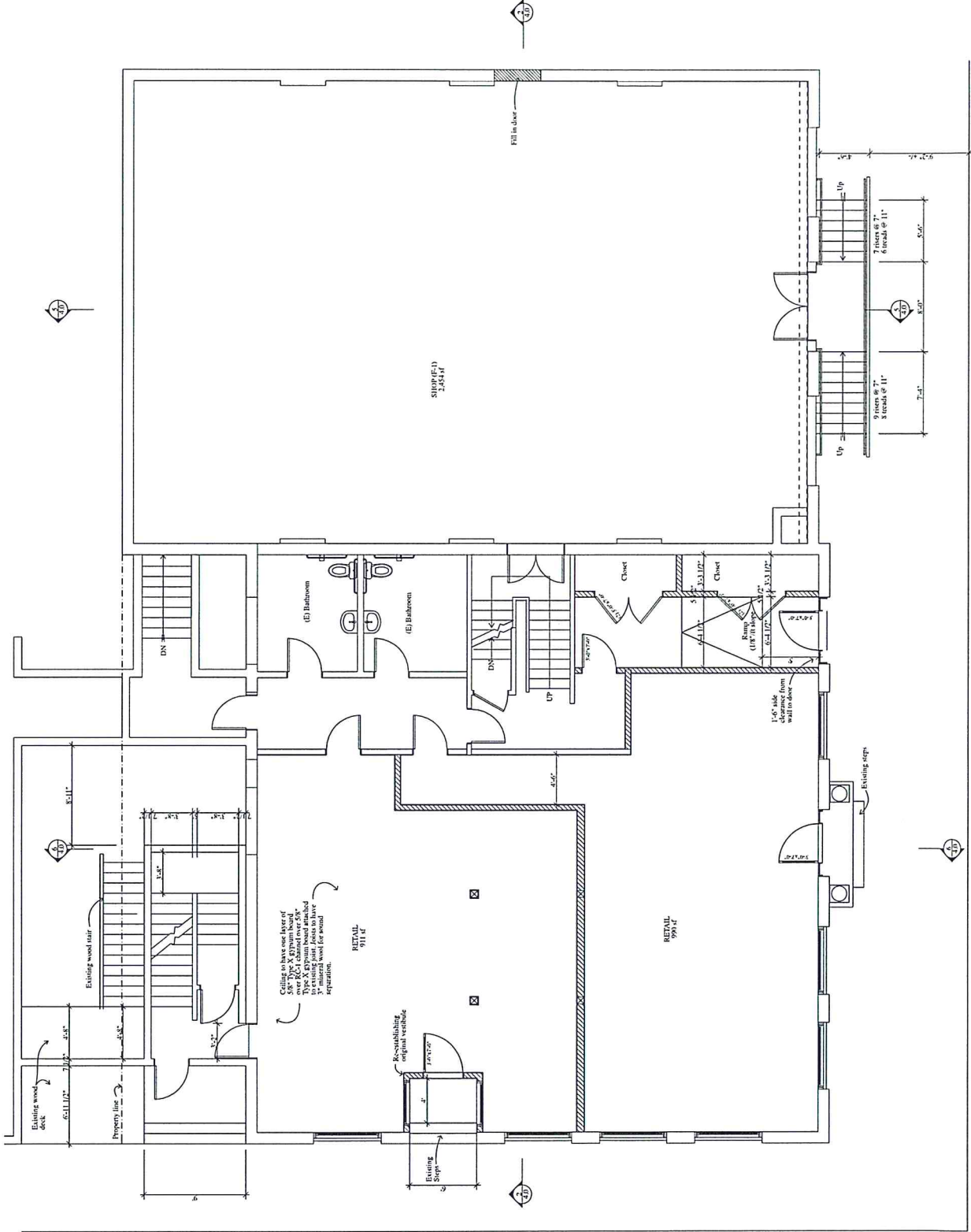
Project No: 18-001  
Date: June 19, 2017

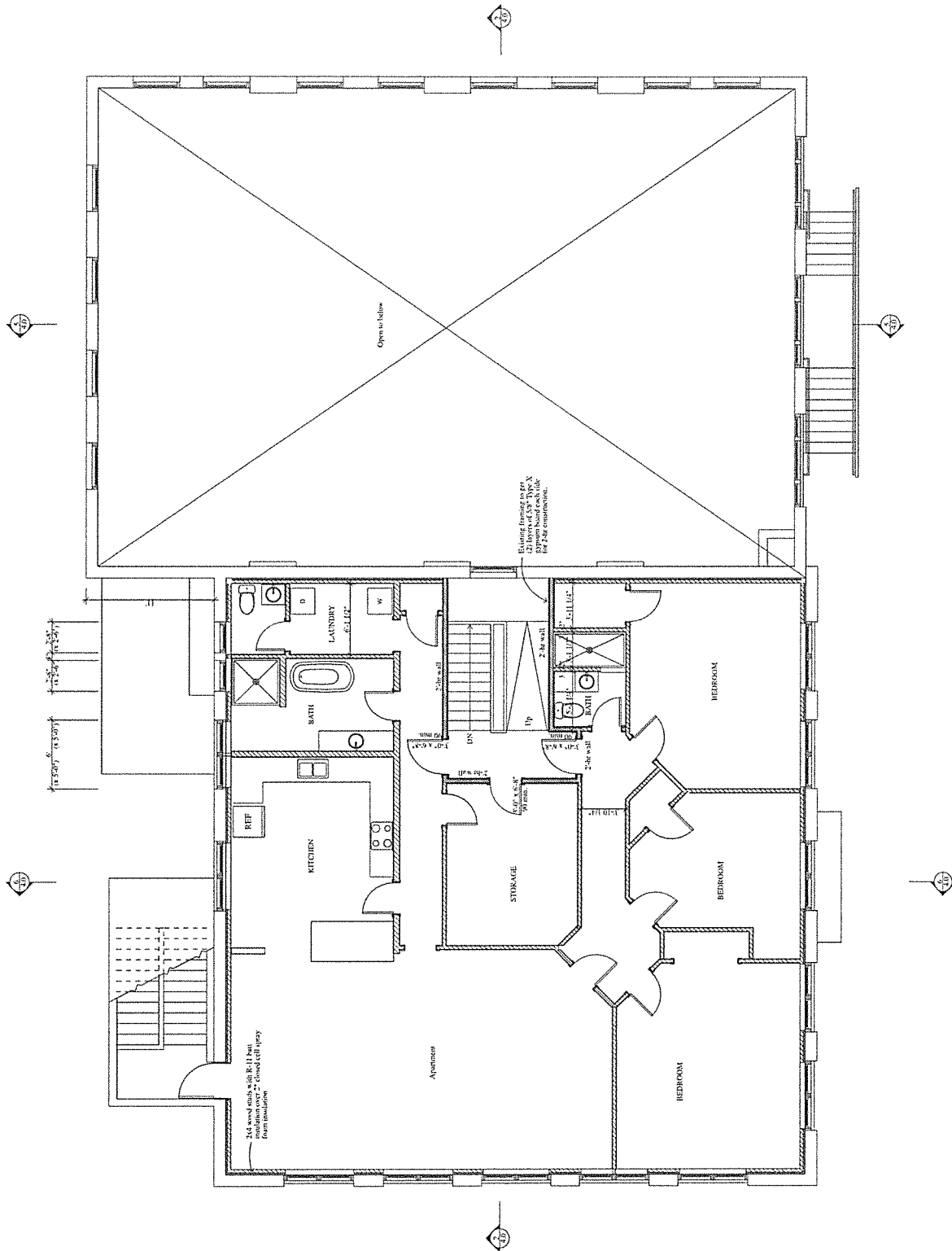
FIRST FLOOR  
PLAN

OWNER: Noddy Walker 514 12th Street Astoria Oregon 97103  
ASTORIA YMCA RESTORATION  
514 12th Street  
Astoria Oregon 97103

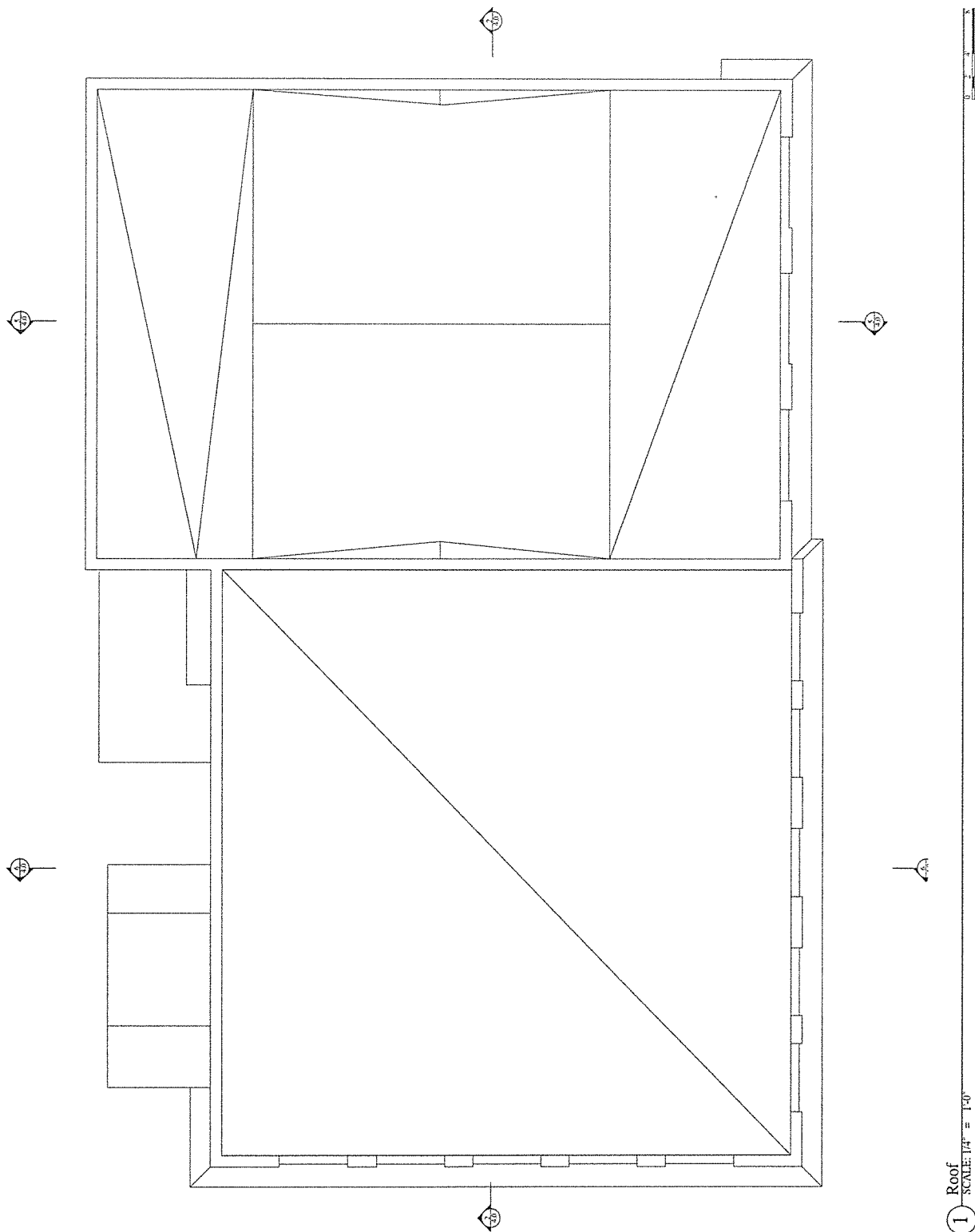
STRICKER ENGINEERING  
14000 164th Avenue NE  
Bellevue, WA 98007  
Tel: (206) 451-1122  
Fax: (206) 451-1122  
ast@stricker-engineering.com

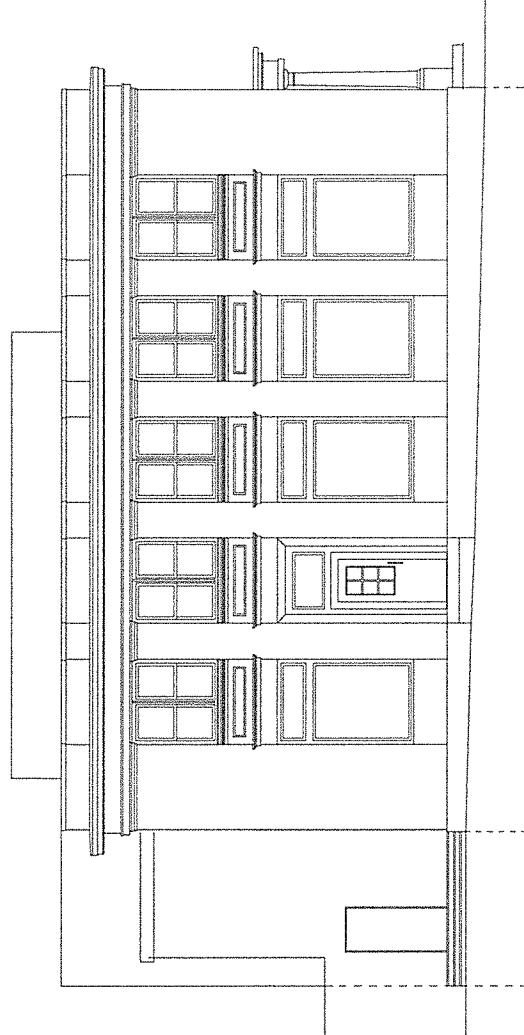
Jay Reskin  
Architect  
2114 SW 7th Street  
Portland, OR 97219  
Tel: (503) 444-4444  
jay@jayreskin.com



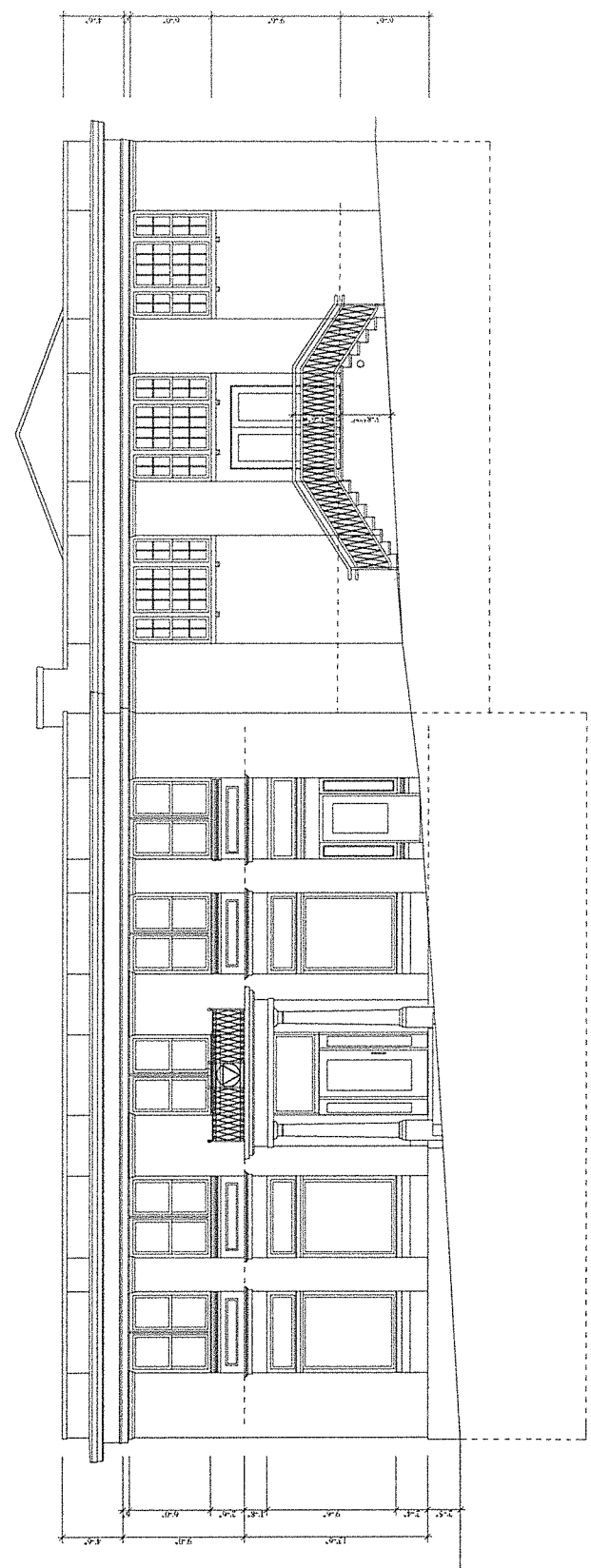


1 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



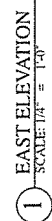


2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"





## Nancy Ferber

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**From:** Noel Weber <nbweber@classicdesignstudios.com>  
**Sent:** Friday, May 04, 2018 7:26 PM  
**To:** Nancy Ferber  
**Subject:** Re: HLC for YMCA exAlts

Hi Nancy,

All I can say is, we are working hard to restore this building in a way that is fitting to how it once was and what it could be.

The pictures below indicate our commitment to this idea.

I have the aluminum doors already and would like to use them, I plan on painting them to match all the other doors (slate grey to match the windows).

The iron work on the stairway leading up to the door will reflect the design of the original iron work on the building (pictured below).

The aluminum doors we want to use are similar to the new ones installed at the Fort George addition, folks could see them there, or anybody is welcome to stop by and take a look, I have them in the gym.

I'll think about it more this weekend but I'm not sure I have much more to argue with.

best

Noel Weber



The Y stood with this facade over 30 years, reduced windows on the second floor and a boarded up entry on Exchange st.





On Fri, May 4, 2018 at 6:39 PM, Nancy Ferber <[nferber@astoria.or.us](mailto:nferber@astoria.or.us)> wrote:

Hi Noel,

Do you have any updated materials or additional information to include with your proposal? I need to send your request to Joy at SHPO as well and she mentioned she's concerned about the aluminum door also. Give a shout, I'll be doing staff reports Monday and Tuesday next week.

Thanks!

Nancy

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**From:** Noel Weber [mailto:[nbweber@classicdesignstudios.com](mailto:nbweber@classicdesignstudios.com)]

**Sent:** Tuesday, April 24, 2018 11:37 AM

**To:** Nancy Ferber <[nferber@astoria.or.us](mailto:nferber@astoria.or.us)>

**Subject:** Re: HLC for YMCA exAlts

I'm not sure we have any active permits, yet ... :)

Sent from my iPhone

On Apr 20, 2018, at 17:07, Nancy Ferber <[nferber@astoria.or.us](mailto:nferber@astoria.or.us)> wrote:

Hey Noel,

Sorry for the delay, I'm super short staffed and just buried. The application materials look good, but I'm concerned about the proposed aluminum door. How tall is the base part of the door? It looks like it's mostly glass and I'm not sure that will fly with HLC.

Let me know, I'll pop you on the agenda as long as you can get more info on the door specs submitted in the next couple weeks!

Thanks

Nancy

---

**From:** Noel Weber [mailto:[nbweber@classicdesignstudios.com](mailto:nbweber@classicdesignstudios.com)]

**Sent:** Tuesday, April 10, 2018 9:37 PM

## Nancy Ferber

---

**From:** Nancy Ferber  
**Sent:** Friday, April 20, 2018 5:07 PM  
**To:** 'Noel Weber'  
**Subject:** RE: HLC for YMCA exAlts

Hey Noel,

Sorry for the delay, I'm super short staffed and just buried. The application materials look good, but I'm concerned about the proposed aluminum door. How tall is the base part of the door? It looks like it's mostly glass and I'm not sure that will fly with HLC.

Let me know, I'll pop you on the agenda as long as you can get more info on the door specs submitted in the next couple weeks!

Thanks  
Nancy

**From:** Noel Weber [mailto:nbweber@classicdesignstudios.com]  
**Sent:** Tuesday, April 10, 2018 9:37 PM  
**To:** Nancy Ferber <nferber@astoria.or.us>  
**Subject:** Re: HLC for YMCA exAlts

Hello Nancy,  
Here's the exterior alterations app and supporting documents.  
Let me know if you need anything else.

thanks for all your guidance through this process!

Noel Weber

On Tue, Apr 10, 2018 at 3:09 PM, Noel Weber <[nbweber@classicdesignstudios.com](mailto:nbweber@classicdesignstudios.com)> wrote:

Hi Nancy,  
Here's all the answers ;)

-what kind of material will be used  
The new Gym entrance will be a set of Kawneer Aluminum commercial doors



All other doors will be wood.

-what are the dimensions of the staircase, how far will they bump out into the sidewalk

Noted in PDF plans

-how wide is the sidewalk (note if there are there any bike racks, trees or planters or trees on the North or West sidewalks)

Noted in PDF plans

-how high and what kind of the material is the railing

Noted in PDF plans

Railing will be steel/aluminum and concrete stair treads

-Are you replacing existing doors? What kind of doors are going in?

All replaced doors will be changed from metal to wood

On Tue, Apr 10, 2018 at 10:51 AM, Nancy Ferber <[nferber@astoria.or.us](mailto:nferber@astoria.or.us)> wrote:

Hey Noel,

Sorry it's taking me longer than usual to respond, I'm just swamped. These look like a good start. I can probably avoid a formal pre-app process if you send over some additional info:

- what kind of material will be used
- what are the dimensions of the staircase, how far will they bump out into the sidewalk
- how wide is the sidewalk (note if there are there any bike racks, trees or planters or trees on the North or West sidewalks)
- how high and what kind of the material is the railing
- Are you replacing existing doors? What kind of doors are going in?

I have a file of some previous drawings for the entryways, I remember we put these on hold until you got the designation so I'll try and dig those up. We won't charge you twice : )

I've attached the ExAlt application you'll need to fill out. Please note at the top that date that you previously paid the fee.

Thanks!

Nancy

**From:** Noel Weber [mailto:[nbweber@classicdesignstudios.com](mailto:nbweber@classicdesignstudios.com)]  
**Sent:** Monday, April 09, 2018 10:56 AM

**To:** Nancy Ferber <[nferber@astoria.or.us](mailto:nferber@astoria.or.us)>  
**Subject:** Re: HLC for YMCA exAlts

Also, Kevin had me pay for the exterior alteration app last year preemptively, I have the receipt. Not sure why he worked it out that way.

Give me a call when you get a chance.

thanks!

Noel Weber

On Mon, Apr 9, 2018 at 10:07 AM, Noel Weber <[nbweber@classicdesignstudios.com](mailto:nbweber@classicdesignstudios.com)> wrote:

Hi Nancy,

for the HLC we are looking at the 2 additional entryways on the west elevation,

The 2nd and 3rd from the left.

Let me know what you need from me.

We will be putting in the remaining 2nd story windows/lentils in the next couple weeks and if the timing works, the lowers as well

Thanks!

NBW

## Nancy Ferber

---

**From:** Nathan Crater  
**Sent:** Thursday, April 06, 2017 3:38 PM  
**To:** Noel Weber  
**Cc:** Nancy Ferber; Ben Small  
**Subject:** RE: city setbacks

Noel,

My initial concern with the stairs was a possible encroachment into the right-of-way or potential hazard to pedestrian mobility on the sidewalk.

I stopped by the site today and it appears that the right-of-way encroachment will be minimal (less than 1' or so). Additionally, the alignment of the sidewalk to the south of the property should minimize the any substantial impact to mobility.

Please provide a plan view drawing of the proposed stairs documenting the location of the improvement with respect to the property line and sidewalk. With this, Public Works can review and approve any minor encroachment.

Regards,

Nathan Crater, PE  
Assistant City Engineer  
503-338-5173

**From:** Noel Weber [mailto:nbweber@classicdesignstudios.com]  
**Sent:** Thursday, April 06, 2017 11:29 AM  
**To:** Nathan Crater <ncrater@astoria.or.us>  
**Subject:** city setbacks

Hi Nathan,  
My name is Noel Weber,  
Ben Small suggested I talk to you about city set backs.

I am looking to add a couple more ways of egress on the old YMCA building on 12th and exchange.  
One entrance requires a stairwell  
If the stairs are 4' wide it stills leaves 8' till the street.  
is this okay?

The stairs would be precast concrete treads with an open frame attached to the building with leveling bolts on the sidewalk.

The attached images shows the stairs on the far right of the west elevation.

Thanks for your time

Noel Weber



# Oregon

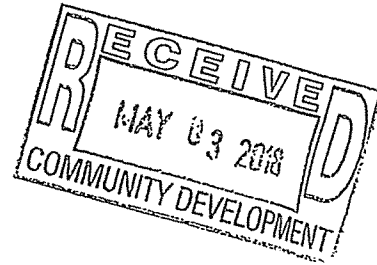
Kate Brown, Governor

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](http://www.oregonheritage.org)



May 2, 2018

Astoria Historic Landmarks Commission  
Nancy Farber  
1095 Duane Street  
Astoria, OR 97103



Dear Ms. Farber:

Enclosed is a copy of an application for the Special Assessment of Historic Property program for a property located in your jurisdiction. We have performed an initial review, and would like to afford you the opportunity to review the application and provide your comments.

As you may be aware, the current statute for the program allows the owner to bypass SHPO review for projects in their Preservation Plan that would be subject to local historic design review. So, in addition to any overall comments on the application we are also asking that you identify those projects in the enclosed Plan that would trigger local design review.

Please respond within 30-days from the date of this letter. We will consider your comments with those of the county assessor during the final review of the application. Information may be provided via e-mail.

If approved, special assessment for this property would become effective for the tax year beginning July 1, 2018.

Thank you for your time. Please contact me at 503-986-0688, or [Joy.Sears@oregon.gov](mailto:Joy.Sears@oregon.gov) if you have any questions.

Sincerely,

Joy Sears  
Restoration Specialist

Enclosures

SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM  
Application Form

Instructions: Please fill out the form completely. Submit this form with the Preservation Plan and all supplementary material as indicated on the application checklist. Incomplete applications will be returned.

1. Property Information:

Historic Name of Property: The Francis Apartments (Franciscovich)  
Property Address: 1030 Franklin Ave.  
City: Astoria County: Clatsop Zip: 97103  
National Register District (if applicable): Shively McClure Historic District

2. Property Tax Information:

Tax Account Number: 22603 Does owner reside in property? ☐ Yes ☒ No  
Current Assessed Value: \$ 170,817 Current Real Market Value (RMV): \$ 234,096

3. Application Fee Due Upon Approval :Do not include payment at this time. (Assessed Value x .001 )

4. Preservation Plan Overview:

Current Use: ☐ Residential ☒ Other Residential Apartments  
FIRST TERM: ☒ SECOND TERM: ☐  
Estimated Cost of Rehabilitation: \$ \$337,500

5. Owner Information (Primary contact due to a 10 year term and the responsibility of reporting is the owners.)

Owner Name: Jackson Ross Business Name if Owner: Pensco Trust  
Address: 690 17th St. City: Astoria  
State: Oregon Zip: 97103  
Phone: 503-303-3890 E-mail: jacksonleeross@yahoo.com

6. Consultant Information : Please cc on all correspondence to owner: ☒ Yes ☐ No

Name: Bonnie Ross Company: \_\_\_\_\_  
Address: 690 17th St. City/State/Zip: Astoria, Oregon 97103  
Phone: 510-410-9219 cell E-mail: bonniestoneross@yahoo.com

I certify that I have read and understand that this application and any attachments accurately represent the property to be specially-assessed. I agree to grant access for the viewing of the property by the State Historic Preservation Officer, the State Historic Preservation Officer staff, and the Historic Assessment Review Committee. I agree to preserve and maintain this property.

Signature

Owner Signature

Date

March 31, 2018

Print Owner Name Jackson Ross

RECEIVED

MAR 31 2018

OR SHPO

**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> The Francis Apts. (Franciscovich)		
<b>Street:</b> 1030 Franklin Ave.	<b>City:</b> Astoria	<b>County:</b> Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 1</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
<b>Architectural Feature:</b> Exterior body of building	<b>Estimated or Actual Project Cost:</b> \$45,000
<b>Approximate Date of Feature:</b> 1909	<b>Estimated or Actual Completion Date:</b> Summer 2019
<b>Describe Existing Feature and Condition:</b>  <p>The current condition of the siding includes Extremely worn paint which is down to bare wood in many sections, especially on the North side of the property.</p>	<b>Proposed Treatment and Impact on Existing Feature:</b>  <p>Proper painting of the entire building to be done by licensed contractor Experienced with historic structures. Any areas of dry rot will be repaired.</p>
<div style="font-size: 100px; opacity: 0.3; transform: rotate(-45deg); position: relative; top: 50%; left: 50%;">FINAL</div>	
Photo Numbers of Project	

**SHPO USE ONLY FOR PROJECT COMMENTS**

**PRESERVATION PLAN PROGRESS REPORT**

**TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD**

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

\*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.

\*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <b>The Francis Apts. (Franciscovich)</b>		
Street: <b>1030 Franklin Ave.</b>	City: <b>Astoria</b>	County: <b>Clatsop</b>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 2</b>	<div style="border: 1px solid black; padding: 5px;"> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">           Approved to count toward 5 year spending requirement (10% of RMV)         </div>
Architectural Feature: <b>Roof</b>	Estimated or Actual Project Cost: <b>\$32,000</b>
Approximate Date of Feature: <b>2003</b>	Estimated or Actual Completion Date: <b>December 2017</b>
Describe Existing Feature and Condition:  <p style="text-align: center; font-size: 1.2em;">Extremely worn gray composite roof, leaking in several areas around chimneys.</p>	Proposed Treatment and Impact on Existing Feature:  <p style="text-align: center; font-size: 1.2em;">Remove and replace roof. Repair any areas of dry rot to the sheathing material. Since the original roof was Cedar shingle, the new roof will be in a comp. shingle pattern called "Cedar Shake". 50 year roof to be installed.</p>
<div style="font-size: 4em; opacity: 0.5; transform: rotate(-15deg); position: absolute; top: 50%; left: 50%;">FINAL</div>	
Photo Numbers of Project	

**SHPO USE ONLY FOR PROJECT COMMENTS**

<b>PRESERVATION PLAN PROGRESS REPORT</b> <b>TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> &amp; 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD</b>				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <u>The Francis Apts. (Franciscovich)</u>		
Street: <u>1030 Franklin Ave.</u>	City: <u>Astoria</u>	County: <u>Clatsop</u>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 3</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
Architectural Feature: <u>Missing railing over entry</u> Approximate Date of Feature: <u>1999</u>	Estimated or Actual Project Cost: <u>\$7500</u> Estimated or Actual Completion Date: <u>Spring 2019</u>
Describe Existing Feature and Condition:  <div style="text-align: center; padding: 20px;"> <p>The original railing as seen in Historic photos has been removed.</p> </div>	Proposed Treatment and Impact on Existing Feature:  <div style="text-align: center; padding: 20px;"> <p>Using historic photos as a guideline the original "Union Jack" style railing will be re-created to resemble the original as closely as possible. This railing sits directly over the front entry and is a major decorative feature of the building.</p> </div>
Photo Numbers of Project	

<b>SHPO USE ONLY FOR PROJECT COMMENTS</b>
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**PRESERVATION PLAN PROGRESS REPORT**

TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <u>The Francis Apts. (Franciscovich)</u>		
Street: <u>1030 Franklin Ave.</u>	City: <u>Astoria</u>	County: <u>Clatsop</u>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 4</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
Architectural Feature: <u>Main Lobby</u>	Estimated or Actual Project Cost: <u>\$18,000</u>
Approximate Date of Feature: <u>(4:909) Altered in 1950's/1970's</u>	Estimated or Actual Completion Date: <u>Summer 2018</u>
Describe Existing Feature and Condition:  <p>The main lobby was altered in the 1950's and again in the 1970's. Plumbing pipes were run along the ceiling and the ceiling was lowered by a little less than 2 feet. The original trim &amp; 2 doors were removed and fake-wood paneling was installed on the walls. The original transom window over the lobby doors was covered up and was "boxed in" on the exterior. Carpet was installed to cover the wood floors.</p>	Proposed Treatment and Impact on Existing Feature:  <p>Re-route the plumbing in the lobby ceiling as much as possible to regain ceiling height. Utilize a box beam ceiling to enable plumbing inside the box beams. Install period appropriate lighting to coordinate with the one original light fixture that exists in the exterior entry. Uncover transom window if possible. Remove boxed in portion of exterior entry and restore to original appearance. Replace the interior lobby trim and missing doors to closely match what was likely there in 1909. Paint walls, refinish lobby doors, refinish wood floor.</p>
Photo Numbers of Project	

<b>SHPO USE ONLY FOR PROJECT COMMENTS</b>
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<b>PRESERVATION PLAN PROGRESS REPORT</b> <b>TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> &amp; 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD</b>				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> The Francis Apts. (Franciscovich)		
<b>Street:</b> 1030 Franklin Ave.	<b>City:</b> Astoria	<b>County:</b> Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 5</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
<b>Architectural Feature:</b> Double staircases from lobby	<b>Estimated or Actual Project Cost:</b> \$30,000
<b>Approximate Date of Feature:</b> (1909) altered in 1950's & 1970's	<b>Estimated or Actual Completion Date:</b> Summer 2018
<b>Describe Existing Feature and Condition:</b>  The staircase walls are covered in wood paneling, ceilings are dropped, 2nd floor balcony rails are covered in wood paneling, apartment doors have been replaced with slab doors, handrails were replaced in the 1970's, wood floors are covered in red carpet, original base moulding and trim have been removed and some transom windows have been covered up.	<b>Proposed Treatment and Impact on Existing Feature:</b>  Remove all non-original items (handrails, slab doors, red carpet, dropped ceilings & wood paneling). Repair walls and ceilings. Install new handrails, 5-panel doors, balcony railings, base moulding, trim and picture rail to closely match original examples evident in other portions of the building that haven't been altered. Restore transom windows.
Photo Numbers of Project	

<b>SHPO USE ONLY FOR PROJECT COMMENTS</b>
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**PRESERVATION PLAN PROGRESS REPORT**

**TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD**

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <u>The Francis Apts. (Franciscovich)</u>		
Street: <u>1030 Franklin Ave</u>	City: <u>Astoria</u>	County: <u>Clatsop</u>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 6</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div>           Approved to count toward 5 year spending requirement (10% of RMV)         </div> </div>
Architectural Feature: <u>PLUMBING</u>	Estimated or Actual Project Cost: <u>\$25,000</u>
Approximate Date of Feature: <u>Old!</u>	Estimated or Actual Completion Date: <u>Winter 2017</u>
Describe Existing Feature and Condition:  <div style="padding: 10px;">galvanized plumbing pipes leaking in bathroom walls in apartments 1, 6, 7 &amp; 8.</div>	Proposed Treatment and Impact on Existing Feature:  <div style="padding: 10px;">Demo walls, replace leaky pipes and restore walls.</div>
Photo Numbers of Project	

**SHPO USE ONLY FOR PROJECT COMMENTS**

<b>PRESERVATION PLAN PROGRESS REPORT</b> <b>TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> &amp; 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD</b>				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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 \*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <b>The Francis Apts. (Franciscovich)</b>		
Street: <b>1030 Franklin Ave.</b>	City: <b>Astoria</b>	County: <b>Clatsop</b>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 7</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
Architectural Feature: <b>ELECTRICAL</b>	Estimated or Actual Project Cost: <b>\$25,000</b>
Approximate Date of Feature: <b>1909</b>	Estimated or Actual Completion Date: <b>2/2018</b>
Describe Existing Feature and Condition:  <p>Original knob and tube wiring was found in the attic and in the two upper apartments (7 &amp; 8). The wiring was considered potentially hazardous and entirely insufficient to meet the needs of the average tenant.</p>	Proposed Treatment and Impact on Existing Feature:  <p>Re-wire attic and both upper apartments. Install period appropriate light fixtures. Repair damaged plaster walls caused by fishing wires.</p>
Photo Numbers of Project	

**SHPO USE ONLY FOR PROJECT COMMENTS**

PRESERVATION PLAN PROGRESS REPORT				
TO BE COMPLETED UPON SHPO REQUEST IN THE 3 <sup>rd</sup> , 6 <sup>th</sup> & 9 <sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY: Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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 \*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <u>The Francis Apartments (Franciscovich)</u>		
Street: <u>1030 Franklin Ave.</u>	City: <u>Astoria</u>	County: <u>Clatsop</u>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 8</b>	<div style="border: 1px solid black; padding: 2px;"> <b>SHPO USE ONLY</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         </div> <div style="text-align: right; font-size: small;">           Approved to count toward 5 year            spending requirement (10% of RMV)         </div>
Architectural Feature: <u>Apartment 1</u>	Estimated or Actual Project Cost: <u>\$50,000</u>
Approximate Date of Feature: <u>(1909) remodeled 1950's/70's</u>	Estimated or Actual Completion Date: <u>2018/2019</u>
Describe Existing Feature and Condition:  This 2 bedroom apartment was "remuddled" in the 1950's and 1970's. Currently, all ceilings have been dropped and have "office style" ceiling panels and some fluorescent lighting. All of the original window trim, base moulding and picture rail have been removed. All interior doors have been replaced with slab doors. Fake wood paneling covers all walls and carpet or vinyl flooring covers the floors. 5 windows are missing from the sunroom. Kitchen and bath are 50's-70's era. The kitchen window has been replaced with a smaller version window. Heat and electrical are inadequate. The fireplace has been boarded up.	Proposed Treatment and Impact on Existing Feature:  Demo all non-original areas (kitchens, bath, dropped ceilings, lighting, slab doors, flooring, etc.). Repair plumbing & electrical. Install period style kitchen & bath with modern amenities. Install new heating system. Repair plaster walls. Retain some original wallpaper, found under paneling. Replace missing or altered windows with wood windows to match originals. Install solid wood 5 panel interior doors with antique or Reproduction door-knobs & hinges. Install crown moulding, base moulding & window trim to match original examples that are elsewhere. Regain ceiling height and repair ceilings. Re-finish wood floors.
Photo Numbers of Project	

<b>SHPO USE ONLY FOR PROJECT COMMENTS</b>
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PRESERVATION PLAN PROGRESS REPORT				
TO BE COMPLETED UPON SHPO REQUEST IN THE 3 <sup>rd</sup> , 6 <sup>th</sup> & 9 <sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> The Francis Apartments (Franciscovich)		
<b>Street:</b> 1030 Franklin Ave.	<b>City:</b> Astoria	<b>County:</b> Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 9</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
<b>Architectural Feature:</b> Apartment 5	<b>Estimated or Actual Project Cost:</b> \$15,000
<b>Approximate Date of Feature:</b> (1909) altered in 1950's	<b>Estimated or Actual Completion Date:</b> 2018
<b>Describe Existing Feature and Condition:</b>  <p>This apartment is part of a former 2 bedroom apartment that was divided up in the 1950's. There is vinyl flooring in the kitchen &amp; bathroom with carpet in the living room and bedrooms. The bathroom has been altered from its Initial installation in the 1950's and currently has a plastic stall shower. Picture rail is missing in the living room and the fireplace is boarded up.</p>	<b>Proposed Treatment and Impact on Existing Feature:</b>  <p>Gut bathroom. Remove all floor coverings. Repair plumbing and electrical. Refinish wood floors and Install linoleum in the bathroom. Repair plaster walls and paint. Add Picture rail to living room. Replace Lighting with period appropriate fixtures. Install claw foot tub, corner sink and new toilet in bathroom. Paint original kitchen cabinets. Get fireplace back to functioning. Add heat to bedroom and bathroom.</p>
<b>Photo Numbers of Project</b>	

**SHPO USE ONLY FOR PROJECT COMMENTS**

**PRESERVATION PLAN PROGRESS REPORT**

**TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD**

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> The Francis Apartments (Franciscovich)		
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<b>Project 10</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
<b>Architectural Feature:</b> Apartment 6	<b>Estimated or Actual Project Cost:</b> \$20,000
<b>Approximate Date of Feature:</b> (1909) Altered 1950's	<b>Estimated or Actual Completion Date:</b> 2018
<b>Describe Existing Feature and Condition:</b>  This apartment was part of a 2 bedroom apartment that was divided up in the 1950's. The existing bathroom has had many changes over the years and has none of the original fixtures left. There is currently a stall shower that partially blocks the bathroom entrance, a modern sink cabinet and vinyl flooring. The kitchen has vinyl flooring and Formica counters. The living room and bedroom have carpeted floors and some picture rail is missing. The sunroom is in good, original condition. Most original, hardware, windows and doors are still in place.	<b>Proposed Treatment and Impact on Existing Feature:</b>  Gut the bathroom. Remove all floor coverings throughout. Make Plumbing and electrical repairs. Re-do bathroom in the original style with claw foot tub, antique corner sink, new toilet and linoleum for the floor. One of the previous owners of the building was consulted regarding what was originally in place. Refinish hardwood floors. Repair plaster walls, add missing picture rail and paint. Redo inadequate heating system for unit. Restore kitchen to period style. Replace all light fixtures with refurbished antique or reproduction fixtures.
Photo Numbers of Project	

<b>SHPO USE ONLY FOR PROJECT COMMENTS</b>
---

<b>PRESERVATION PLAN PROGRESS REPORT</b> <b>TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> &amp; 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD</b>				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

\*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.  
 \*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> The Francis Apartments (Franciscovich)		
<b>Street:</b> 1030 Franklin Ave	<b>City:</b> Astoria	<b>County:</b> Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 11</b>	<table style="width: 100%;"> <tr> <td style="width: 60%;"> <b>SHPO USE ONLY</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No             </td> <td style="width: 40%;">                 Approved to count toward 5 year spending requirement (10% of RMV)             </td> </tr> </table>	<b>SHPO USE ONLY</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)
<b>SHPO USE ONLY</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)		
<b>Architectural Feature:</b> APARTMENTS 7 & 8	<b>Estimated or Actual Project Cost:</b> \$70,000		
<b>Approximate Date of Feature:</b> 1909	<b>Estimated or Actual Completion Date:</b> 2018		
<b>Describe Existing Feature and Condition:</b>  These two apartments have the most original details intact. All original hardware, trim and many fixtures are still present. The Kitchens and bathrooms have vinyl floors, with wood throughout the rest of the apartments. There is no working heat and much of the plumbing is disconnected due to leaks in the walls. Some architectural details have been removed, but are still present in the units.	<b>Proposed Treatment and Impact on Existing Feature:</b>  Remove vinyl floor coverings. Refinish hardwood floors. Repair plumbing. Re-wire and add electrical outlets. Install gas, forced air Heating systems with units in attic. Paint walls and repair plaster. Restore all wood trim and doors. Restore bathrooms using existing fixtures (original sinks and tubs). Replace missing light fixtures with refurbished antiques or reproduction lighting. Restore kitchens.		
FINAL			
<b>Photo Numbers of Project</b>			

**SHPO USE ONLY FOR PROJECT COMMENTS**

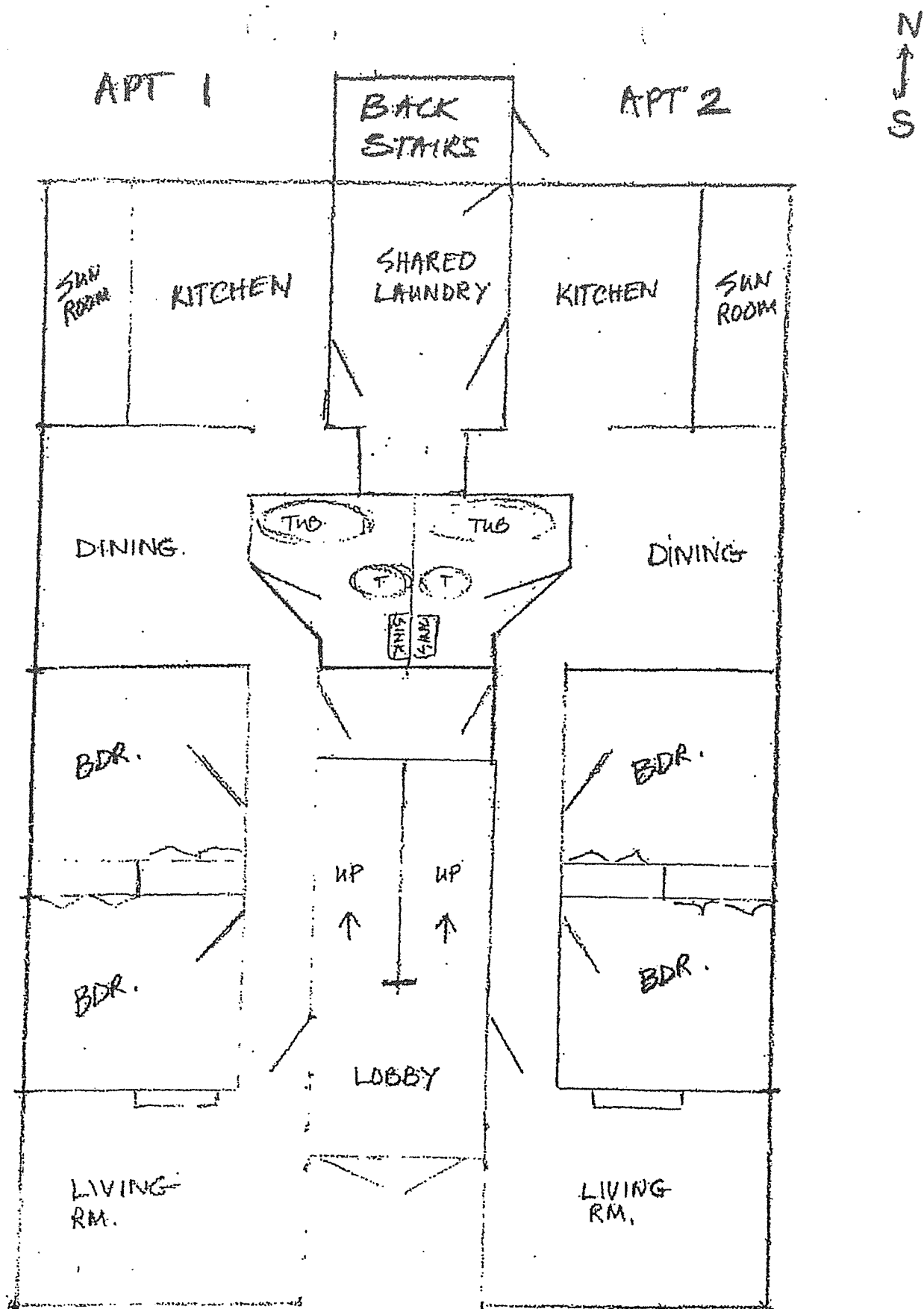
**PRESERVATION PLAN PROGRESS REPORT**

TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

\*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.

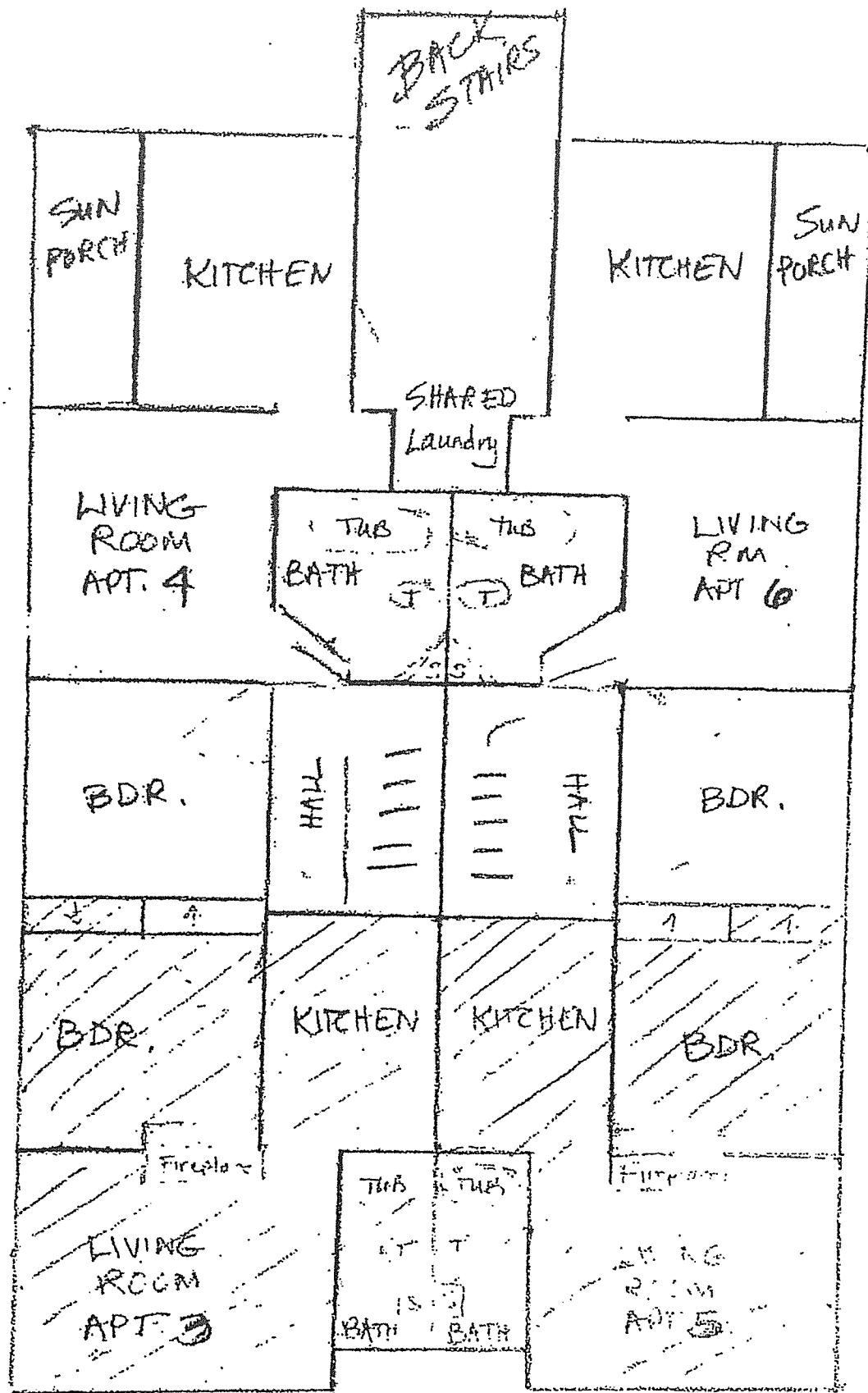
\*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.



THE FRANCIS APARTMENTS  
1030 FRANKLIN AVE

1ST FLOOR

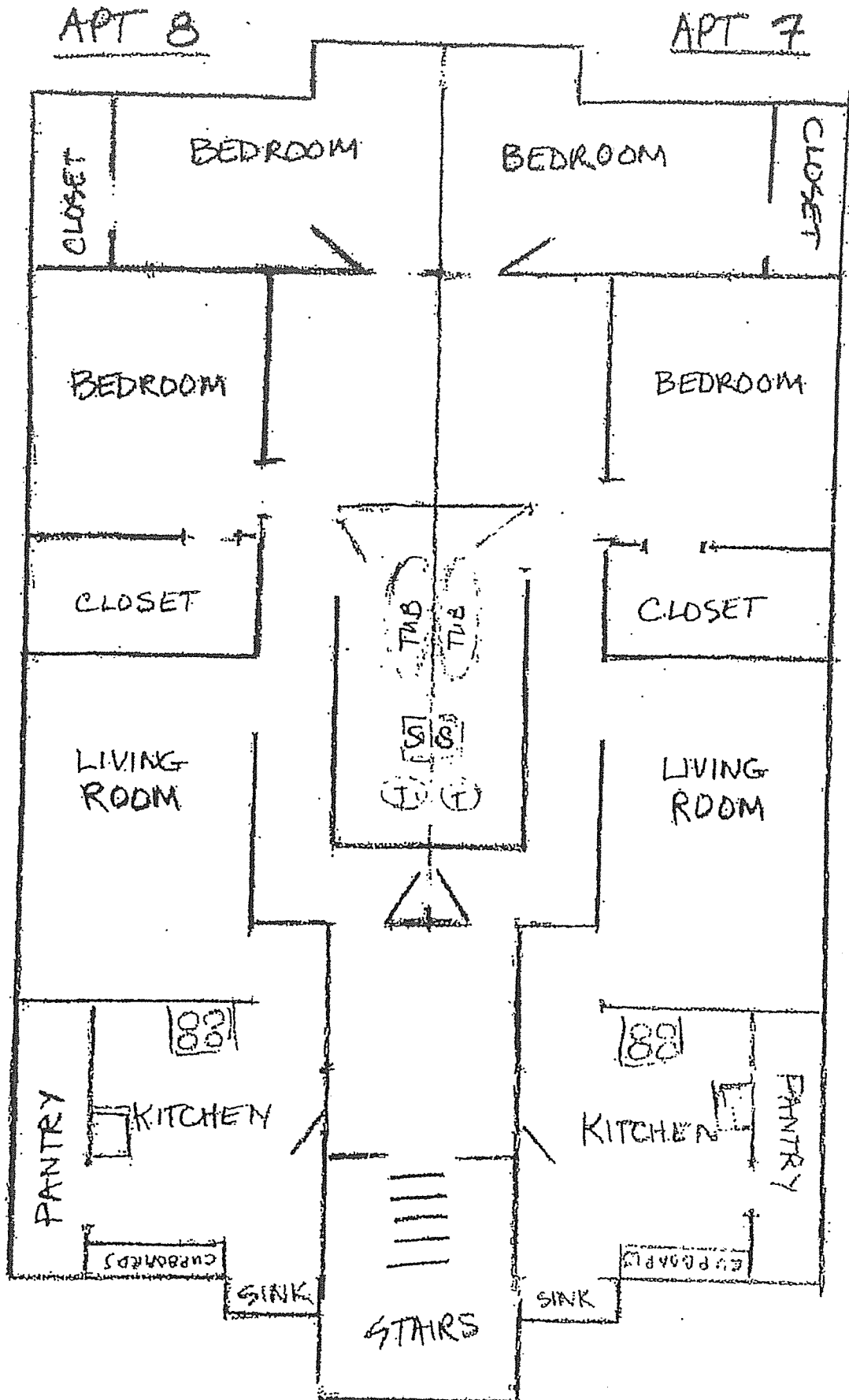
N  
↓  
S



THE FRANCIS APTS.  
1030 FRANKLIN AVE.  
2<sup>ND</sup> FLOOR

THE FRANCIS APTS  
1030 FRANKLIN AVE  
3RD FLOOR

S  
↑  
N





Oregon

Kate Brown, Governor

Parks and Recreation De  
State Historic Preserv  
725 Summer S  
Salem, OR  
Phone (50  
Fax (50  
www.oregonh

May 2, 2018

HLC  
Clatsop County Assessor  
820 Exchange Street, Ste 210  
Astoria, OR 97103



Dear Astoria County Assessor:

Enclosed is a copy of an application for the Special Assessment of Historic Property program for a property located in your jurisdiction. We have performed an initial review, and would like to afford you the opportunity to review it as well.

Please let me know if the property information provided by the applicant is current and correct. I am also requesting that you provide me with the legal description of this property and the Deed Reference Number.

In addition to the information requested above, we invite you to make any comments or recommendations you may have regarding this application. Please respond within thirty calendar days of the date on this letter. We will consider your comments with those of the local government during the final review of the application. Any and all information may be sent via e-mail.

If approved, special assessment for this property would become effective for the tax year beginning July 1, 2018.

Thank you for your time. Please contact me at 503-986-0688, or [Joy.Sears@oregon.gov](mailto:Joy.Sears@oregon.gov) if you have any questions.

Sincerely,

*Joy Sears*

Joy Sears  
Restoration Specialist

Enclosures

SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM  
Application Form

Instructions: Please fill out the form completely. Submit this form with the Preservation Plan and all supplementary material as indicated on the application checklist. Incomplete applications will be returned.

1. Property Information:

Historic Name of Property: GUSTAVUS HOLMES

Property Address: 682 34TH

City: ASTORIA

County: CLATSOP

Zip: 97103

National Register District (if applicable): \_\_\_\_\_

Does owner reside in property? ☒ Yes ☐ No

2. Property Tax Information:

Tax Account Number: 23532

Current Real Market Value (RMV): \$ 883,067

Current Assessed Value: \$ 546,155

Application Fee Due Upon Approval: Do not include payment at this time. (Assessed Value x .001)

4. Preservation Plan Overview:

Current Use: ☒ Residential ☐ Other

FIRST TERM: ☐

SECOND TERM: ☒

Estimated Cost of Rehabilitation: \$ 210,000

5. Owner Information (Primary contact due to a 10 year term and the responsibility of reporting is the owners.)

Owner Name: MIKE & LUKA BROSIUS Business Name if Owner: South SEATTLE

Address: 2826 MOUNT SAINT HELEN City: SEATTLE

State: WA

Zip: 98144

E-mail: LUBROSIUS@SMAIL.COM  
M BROSIUS@COSTCO.COM

Phone: 678-707-9252

☐ Yes ☐ No

6. Consultant Information: Please cc on all correspondence to owner:

Name: \_\_\_\_\_

Company: \_\_\_\_\_

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

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

I certify that I have read and understand that this application and any attachments accurately represent the property to be specially-assessed. I agree to grant access for the viewing of the property by the State Historic Preservation Officer, the State Historic Preservation Officer staff, and the Historic Assessment Review Committee. I agree to preserve and maintain this property.

Owner Signature: [Signature]

Date: 3-12-18

Print Owner Name: MIKE BROSIUS

RECEIVED

MAR 16 2018

OR SHPO

**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <b>Gustavus Holmes House</b>		
Street: <b>682 34th Street</b>	City: <b>Astoria</b>	County: <b>Clatsop</b>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 1 Roof</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
Architectural Feature: <b>Roof</b>	Estimated or Actual Project Cost: <b>\$ 55,000</b>
Approximate Date of Feature: <b>1990</b>	Estimated or Actual Completion Date: <b>08/2017</b>
Describe Existing Feature and Condition: <b>Composition roof with numerous leaks</b>	Proposed Treatment and Impact on Existing Feature: <b>Cedar roof similar to original on the house</b>
<div style="font-size: 100px; opacity: 0.3; transform: rotate(-10deg); position: absolute; top: 50%; left: 50%;">DRAFT</div>	
Photo Numbers of Project	

<b>SHPO USE ONLY FOR PROJECT COMMENTS</b>
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<b>PRESERVATION PLAN PROGRESS REPORT</b> <b>TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> &amp; 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD</b>				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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 \*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

# Preservation Plan

## Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <b>Gustavus Holmes House</b>		
Street: <b>682 34th Street</b>	City: <b>Astoria</b>	County: <b>Clatsop</b>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 2 Chimney</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
Architectural Feature: <b>Chimney</b>	Estimated or Actual Project Cost: <b>\$ 55,000</b>
Approximate Date of Feature: <b>1930</b>	Estimated or Actual Completion Date: <b>06/2017</b>
Describe Existing Feature and Condition: Current chimney had no seismic work and was about to fall down	Proposed Treatment and Impact on Existing Feature: New brick chimney with exterior stucco work to look like original chimney

DRAFT

Photo Numbers of Project

**SHPO USE ONLY FOR PROJECT COMMENTS**

PRESERVATION PLAN PROGRESS REPORT				
TO BE COMPLETED UPON SHPO REQUEST IN THE 3 <sup>rd</sup> , 6 <sup>th</sup> & 9 <sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
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*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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 \*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Gustavus Holmes House		
<b>Street:</b> 682 34th Street	<b>City:</b> Astoria	<b>County:</b> Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 3 Foundation</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
<b>Architectural Feature:</b> Foundation	<b>Estimated or Actual Project Cost:</b> \$ 100,000
<b>Approximate Date of Feature:</b> 1890	<b>Estimated or Actual Completion Date:</b> 05/2018
<b>Describe Existing Feature and Condition:</b> Original brick foundation with no seismic and numerous cracks in foundation	<b>Proposed Treatment and Impact on Existing Feature:</b> New cement foundation, seismic work completed, bolted to foundation, new beams throughout

DRAFT

Photo Numbers of Project

**SHPO USE ONLY FOR PROJECT COMMENTS**

**PRESERVATION PLAN PROGRESS REPORT**

**TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD**

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Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Gustavus Holmes House		
<b>Street:</b> 682 34th Street	<b>City:</b> Astoria	<b>County:</b> Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 1 Roof</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
<b>Architectural Feature:</b> Roof	<b>Estimated or Actual Project Cost:</b> \$ 55,000
<b>Approximate Date of Feature:</b> 1990	<b>Estimated or Actual Completion Date:</b> 08/2017
<b>Describe Existing Feature and Condition:</b> Composition roof with numerous leaks	<b>Proposed Treatment and Impact on Existing Feature:</b> Cedar roof similar to original on the house

DRAFT

Photo Numbers of Project

**SHPO USE ONLY FOR PROJECT COMMENTS**

**PRESERVATION PLAN PROGRESS REPORT**

TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD

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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Gustavus Holmes House		
<b>Street:</b> 682 34th Street	<b>City:</b> Astoria	<b>County:</b> Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 2 chimney</b>  <b>Architectural Feature:</b> Chimney <b>Approximate Date of Feature:</b> 1930 <b>Describe Existing Feature and Condition:</b> Current chimney had no seismic work and was about to fall down	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"> <b>SHPO USE ONLY</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         </td> <td style="width: 40%;">           Approved to count toward 5 year spending requirement (10% of RMV)         </td> </tr> <tr> <td colspan="2"> <b>Estimated or Actual Project Cost:</b> \$ 55,000         </td> </tr> <tr> <td colspan="2"> <b>Estimated or Actual Completion Date:</b> 06/2017         </td> </tr> <tr> <td colspan="2"> <b>Proposed Treatment and Impact on Existing Feature:</b>          New brick chimney with exterior stucco work to look like original chimney       </td> </tr> </table>	<b>SHPO USE ONLY</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)	<b>Estimated or Actual Project Cost:</b> \$ 55,000		<b>Estimated or Actual Completion Date:</b> 06/2017		<b>Proposed Treatment and Impact on Existing Feature:</b> New brick chimney with exterior stucco work to look like original chimney	
<b>SHPO USE ONLY</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)								
<b>Estimated or Actual Project Cost:</b> \$ 55,000									
<b>Estimated or Actual Completion Date:</b> 06/2017									
<b>Proposed Treatment and Impact on Existing Feature:</b> New brick chimney with exterior stucco work to look like original chimney									

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Photo Numbers of Project

**SHPO USE ONLY FOR PROJECT COMMENTS**

**PRESERVATION PLAN PROGRESS REPORT**

TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
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Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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 \*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

# Preservation Plan

## Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Gustavus Holmes House		
<b>Street:</b> 682 34th Street	<b>City:</b> Astoria	<b>County:</b> Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 3 Foundation</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div>           Approved to count toward 5 year spending requirement (10% of RMV)         </div> </div>
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<b>Describe Existing Feature and Condition:</b> Original brick foundation with no seismic and numerous cracks in foundation	<b>Proposed Treatment and Impact on Existing Feature:</b> New cement foundation, seismic work completed, bolted to foundation, new beams throughout

DRAFT

Photo Numbers of Project

### SHPO USE ONLY FOR PROJECT COMMENTS

### PRESERVATION PLAN PROGRESS REPORT

TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD

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# Oregon

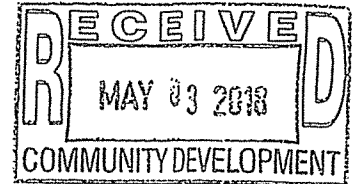
Kate Brown, Governor

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](http://www.oregonheritage.org)



May 2, 2018

*HLC*  
Clatsop County Assessor  
820 Exchange Street, Ste 210  
Astoria, OR 97103



Dear Astoria County Assessor:

Enclosed is a copy of an application for the Special Assessment of Historic Property program for a property located in your jurisdiction. We have performed an initial review, and would like to afford you the opportunity to review it as well.

Please let me know if the property information provided by the applicant is current and correct. I am also requesting that you provide me with the legal description of this property and the Deed Reference Number.

In addition to the information requested above, we invite you to make any comments or recommendations you may have regarding this application. **Please respond within thirty calendar days of the date on this letter.** We will consider your comments with those of the local government during the final review of the application. **Any and all information may be sent via e-mail.**

If approved, special assessment for this property would become effective for the tax year beginning July 1, 2018.

Thank you for your time. Please contact me at 503-986-0688, or [Joy.Sears@oregon.gov](mailto:Joy.Sears@oregon.gov) if you have any questions.

Sincerely,

Joy Sears  
Restoration Specialist

Enclosures

SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM  
Application Form

Instructions: Please fill out the form completely. Submit this form with the Preservation Plan and all supplementary material as indicated on the application checklist. Incomplete applications will be returned.

1. Property Information:

Historic Name of Property: Astoria YMCA  
Property Address: 514 12th street  
City: Astoria County: Oregon Zip: 97103  
National Register District (if applicable): #98000631

2. Property Tax Information:

Tax Account Number: 50182 Does owner reside in property? ☐ Yes ☒ No  
Current Assessed Value: \$ 211,247.00 Current Real Market Value (RMV): \$ 275,000.00

3. Application Fee Due Upon Approval :Do not include payment at this time. (Assessed Value x .001 )

436,949 SHPO  
MS

4. Preservation Plan Overview:

Current Use: ☐ Residential ☒ Other

FIRST TERM: ☒ SECOND TERM: ☐

Estimated Cost of Rehabilitation: \$ 400,000.00

RECEIVED  
DEC 18 2017  
STATE HISTORIC  
PRESERVATION OFFICE

5. Owner Information (Primary contact due to a 10 year term and the responsibility of reporting is the owners.)

Owner Name: Noel Weber Business Name if Owner: \_\_\_\_\_  
Address: 514 12th street City: Astoria  
State: Oregon Zip: 97103  
Phone: 208-914-1496 E-mail: nbweber@classicdesignstudios.com

6. Consultant Information : Please cc on all correspondence to owner: ☐ Yes ☒ No

Name: \_\_\_\_\_ Company: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

I certify that I have read and understand that this application and any attachments accurately represent the property to be specially-assessed. I agree to grant access for the viewing of the property by the State Historic Preservation Officer, the State Historic Preservation Officer staff, and the Historic Assessment Review Committee. I agree to preserve and maintain this property.

Noel Weber

Digitally signed by Noel Weber  
DN: cn=Noel Weber, o=SHPO, email=nbweber@classicdesignstudios.com, c=US  
Date: 2017.12.14 09:55:33 -0700

Owner Signature

Date

Print Owner Name

**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Astoria YMCA		
<b>Street:</b> 514 12th street	<b>City:</b> Astoria	<b>County:</b> Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 1 Facade Restoration/ 2nd floor windows</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div>           Approved to count toward 5 year spending requirement (10% of RMV)         </div> </div>
<b>Architectural Feature:</b> double hung windows <b>Approximate Date of Feature:</b> 1914	<b>Estimated or Actual Project Cost:</b> \$ 35,000 <b>Estimated or Actual Completion Date:</b> 05/2018
<b>Describe Existing Feature and Condition:</b> Second story double hung windows were removed and boarded up in the late 1980s Plywood is currently rotting or in disrepair	<b>Proposed Treatment and Impact on Existing Feature:</b> The former YMCA was severely altered during the late 1980s when all original windows were removed and replaced with plywood or smaller non-operable windows. We are in the process of restoring the rough openings behind the plywood and replacing with modern, wood/ aluminum clad windows matching the original window proportions. This will have a tremendous impact on the building. Not only will it let more light in on the 2nd floor, it will reintroduce important architectural lines that contribute to the buildings overall design.
<div style="font-size: 100px; opacity: 0.3; transform: rotate(-45deg); position: absolute; top: 50%; left: 50%;">FINAL</div>	
<b>Photo Numbers of Project</b> 1,10	

**SHPO USE ONLY FOR PROJECT COMMENTS**

**PRESERVATION PLAN PROGRESS REPORT**

**TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD**

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

\*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.  
 \*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <b>Astoria YMCA</b>		
Street: <b>514 12th street</b>	City: <b>Astoria</b>	County: <b>Clatsop</b>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 2 Restoring lentil between 1st and 2nd floor</b>		SHPO USE ONLY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Approved to count toward 5 year spending requirement (10% of RMV)
Architectural Feature: <b>Decorative lentil/spandrel</b>		Estimated or Actual Project Cost: <b>\$ 18,000</b>	
Approximate Date of Feature: <b>1914</b>		Estimated or Actual Completion Date: <b>06/2018</b>	
Describe Existing Feature and Condition: All Lentil details were removed in the late 1980's and replaced with plywood		Proposed Treatment and Impact on Existing Feature: We are in the process of reproducing the lentil feature. Originals were built out of wood, we were able to determine proportions and trim detail from one existing lentil on the east side of the building. From that we built a master, made a mold and are casting in a fiber reinforced concrete material. This is a significant detail that will now be made out of a material impervious to the elements	
Photo Numbers of Project <b>1,10</b>		FINAL	

**SHPO USE ONLY FOR PROJECT COMMENTS**

**PRESERVATION PLAN PROGRESS REPORT**

**TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD**

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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# Preservation Plan

## Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <b>Astoria YMCA</b>		
Street: <b>514 12th street</b>	City: <b>Astoria</b>	County: <b>Clatsop</b>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 3 Main entry surround restoration</b>	<div style="border: 1px solid black; padding: 5px;"> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">           Approved to count toward 5 year spending requirement (10% of RMV)         </div>
Architectural Feature: <b>columns and iron railing</b> Approximate Date of Feature: <b>1914</b>	Estimated or Actual Project Cost: <b>\$ 15,000</b> Estimated or Actual Completion Date: <b>05/2019</b>
Describe Existing Feature and Condition: Main entry surround on 12th street is currently disassembled for restoration.	Proposed Treatment and Impact on Existing Feature: Restoration of columns, and trim work, copper roofing and reproduction of iron railing removed in the the 1950's Another significant group of details that will once again highlight the main entryway.

FINAL

Photo Numbers of Project **4,10**

**SHPO USE ONLY FOR PROJECT COMMENTS**

<b>PRESERVATION PLAN PROGRESS REPORT</b> <b>TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> &amp; 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD</b>				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <b>Astoria YMCA</b>		
Street: <b>514 12th street</b>	City: <b>Astoria</b>	County: <b>Clatsop</b>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 4 Gym Window restoration</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
Architectural Feature: <b>Double hung windows</b>	Estimated or Actual Project Cost: <b>\$ 15,000</b>
Approximate Date of Feature: <b>1914</b>	Estimated or Actual Completion Date: <b>06/2020</b>
Describe Existing Feature and Condition: Windows are currently non-operable or have been removed, current condition likely caused by too many stray free throw shots during the YMCA's basketball tournaments	Proposed Treatment and Impact on Existing Feature: Restoration of what exists and reproduction of what has been removed. These windows will reintroduce the original amount of divided light and replenish more of the former Y's intended design.
Photo Numbers of Project <b>5,10</b>	

<b>SHPO USE ONLY FOR PROJECT COMMENTS</b>
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<b>PRESERVATION PLAN PROGRESS REPORT</b> <b>TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> &amp; 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD</b>				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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 \*Electronic, Printed or Hard Copy Photographs are required when reporting a project as completed.

# Preservation Plan

## Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <b>Astoria YMCA</b>		
Street: <b>514 12th street</b>	City: <b>Astoria</b>	County: <b>Clatsop</b>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 5 First floor windows</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
Architectural Feature: <b>Windows</b>	Estimated or Actual Project Cost: <b>\$ 40,000</b>
Approximate Date of Feature: <b>1914</b>	Estimated or Actual Completion Date: <b>06/2019</b>
Describe Existing Feature and Condition: First floor windows were removed and either boarded up or replaced with smaller non operable windows in the 1970's	Proposed Treatment and Impact on Existing Feature: Restoration of operable transoms that we found in the building and rebuilding of lower windows using thermo paned glass, wood construction. Reintroduction of trim detail below window, recreated in concrete. The loss of operable transoms inhibits the simple concept of passive ventilation, as well as removing an intended architectural detail that helps the overall stature of the Y. The lower windows, once double hung, removed in the 1980's will be replaced with fixed glass as the operability of a 6' wide double hung window is full of jams.
Photo Numbers of Project <b>2,10</b>	

### SHPO USE ONLY FOR PROJECT COMMENTS

PRESERVATION PLAN PROGRESS REPORT				
TO BE COMPLETED UPON SHPO REQUEST IN THE 3 <sup>rd</sup> , 6 <sup>th</sup> & 9 <sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: Astoria YMCA		
Street: 514 12th street	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 6 12th street main entrance</b>	<div style="border: 1px solid black; padding: 2px;"> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div style="border: 1px solid black; padding: 2px; text-align: right;">           Approved to count toward 5 year spending requirement (10% of RMV)         </div>
Architectural Feature: doors	Estimated or Actual Project Cost: \$ 10,000
Approximate Date of Feature: 1914	Estimated or Actual Completion Date: 06/2019
Describe Existing Feature and Condition: Front entry on 12th st. was replaced with a steel door with out windows in the 1980's	Proposed Treatment and Impact on Existing Feature: Reproduce a front entry with windows updated to required code specifications. A door that has a window will help once again engage the outside with the inside.
Photo Numbers of Project 4,10	

**SHPO USE ONLY FOR PROJECT COMMENTS**

PRESERVATION PLAN PROGRESS REPORT				
TO BE COMPLETED UPON SHPO REQUEST IN THE 3 <sup>rd</sup> , 6 <sup>th</sup> & 9 <sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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# Preservation Plan

## Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <b>Astoria YMCA</b>		
Street: <b>514 12th street</b>	City: <b>Astoria</b>	County: <b>Clatsop</b>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 7 12th st 2nd floor entrance</b>	<div style="border: 1px solid black; padding: 5px;"> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">           Approved to count toward 5 year spending requirement (10% of RMV)         </div>
Architectural Feature: <b>new entry</b>	Estimated or Actual Project Cost: <b>\$ 8,000</b>
Approximate Date of Feature: <b>2020</b>	Estimated or Actual Completion Date: <b>06/2020</b>
Describe Existing Feature and Condition: <b>Original window replaced with plywood, 1980.</b>	Proposed Treatment and Impact on Existing Feature: <b>To meet current egress requirements we will add a door on 12th that leads to the 2nd floor. The door, side lights and transom window will be accurate to buildings original intended design specifications, making a positive impact on the buildings design and functionality.</b>
Photo Numbers of Project <b>8,10</b>	

### SHPO USE ONLY FOR PROJECT COMMENTS

### PRESERVATION PLAN PROGRESS REPORT

TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: <b>Astoria YMCA</b>		
Street: <b>514 12th street</b>	City: <b>Astoria</b>	County: <b>Clatsop</b>

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 8 12th street Gym entrance</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
Architectural Feature: <b>entryway</b>	Estimated or Actual Project Cost: <b>\$ 28,000</b>
Approximate Date of Feature: <b>2020</b>	Estimated or Actual Completion Date: <b>06/2020</b>
Describe Existing Feature and Condition: <b>terra-cotta block wall</b>	Proposed Treatment and Impact on Existing Feature: <b>To fulfil egress requirements in existing gym we need to add an additional entry. The entry will include stairs leading up to double doors. All steel work and railings will mimic the rebuilt iron railing on the 12th street main entrance. This again will have a positive impact on the buildings design and functionality.</b>
Photo Numbers of Project <b>7,10</b>	

<b>SHPO USE ONLY FOR PROJECT COMMENTS</b>
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<b>PRESERVATION PLAN PROGRESS REPORT</b> <b>TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> &amp; 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD</b>				
Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY: Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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# Preservation Plan

## Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: Astoria YMCA		
Street: 514 12th street	City: Astoria	County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 9 Soffit Restoration</b>	<div style="display: flex; justify-content: space-between;"> <div> <b>SHPO USE ONLY</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> <div>           Approved to count toward 5 year            spending requirement (10% of RMV)         </div> </div>
Architectural Feature: soffit	Estimated or Actual Project Cost: \$ 8,000
Approximate Date of Feature: 1914	Estimated or Actual Completion Date: 06/2021
Describe Existing Feature and Condition: The soffit capping the north and west facades of the Y are in disrepair and currently harboring birds.	Proposed Treatment and Impact on Existing Feature: Repair or replace, If replaced it will be recreated in painted aluminum. If replacement is more appropriate than repair, special attention will be paid to recreating the original profiles. A proper soffit helps a building weather and creates a definitive line separating it from the sky. Tightening up this detail grounds the building and keeps the birds out.
<div style="display: flex; justify-content: space-between;"> <div>Photo Numbers of Project 3</div> <div></div> </div>	

### SHPO USE ONLY FOR PROJECT COMMENTS

### PRESERVATION PLAN PROGRESS REPORT

TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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**Preservation Plan**  
Detailed Description of Rehabilitation/Preservation/Maintenance Work

Historic Name: Astoria YMCA

Street: 514 12th street

City: Astoria

County: Clatsop

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

**Project 10 PAINT**

SHPO USE ONLY

☒ Yes ☐ No

Approved to count toward 5 year spending requirement (10% of RMV)

Architectural Feature: paint

Estimated or Actual Project Cost: \$ 12,000

Approximate Date of Feature: 1914

Estimated or Actual Completion Date: 06/2021

Describe Existing Feature and Condition:

The Y has been embraced by about 9 different colors through out its life.

Currently it is a weathered baby blue.

Proposed Treatment and Impact on Existing Feature:

Paint historic colors determined by the existing layers. this will be one of the last steps in the exterior facades return to normalcy.

FINAL

Photo Numbers of Project

**SHPO USE ONLY FOR PROJECT COMMENTS**

**PRESERVATION PLAN PROGRESS REPORT**

**TO BE COMPLETED UPON SHPO REQUEST IN THE 3<sup>rd</sup>, 6<sup>th</sup> & 9<sup>th</sup> YEARS OF THE SPECIAL ASSESSMENT PERIOD**

Progress Report Required Response List	3 Year Progress Report	5 Year Compliance Report (10% Spend of RMV) & 6 Year Progress Report	9 Year Progress Report	SHPO USE ONLY Review
% of Project Completed (0% - 100%)	%	%	%	
*Total \$ Spent To Date on Project	\$	\$	\$	
Date Project Completed				
Project Amendment Enclosed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
**Pictures Included: Required for Projects Completed Since Last Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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