

AGENDA
HISTORIC LANDMARKS COMMISSION

Astoria City Hall,
WALLDORF CONFERENCE ROOM,
2ND Floor, 1095 Duane Street, Astoria

Tuesday, February 19, 2013, 5:15 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. January 15, 2013
4. PUBLIC HEARINGS
 - a. Exterior Alteration EX12-10 by Jack Coffey, Jack Coffey Construction for Teresa Mittelbuscher to add a standing seam metal roof on the existing rear elevation of a second story deck of an existing single family dwelling at 364 Bond in the R-3, High Density Residential zone. Staff recommends approval of the request with conditions.
 - b. New Construction NC13-01 by Jesse Carter, Astoria Pointe/ Rosebrier to locate an open sided, covered structure as an outdoor smoking area in the rear SE corner of an existing residential lot adjacent to structures designated as historic at 636 14th Street in the R-3, High Density Residential zone. Staff recommends approval of the request.
5. COMMUNICATIONS
 - a. *The Alliance Review* article entitled Can It Be Saved? Emergency Measures for Threatened Buildings is submitted for Commission review and information.
 - b. Historic Landmarks Commission Member List 2013 – Staff has enclosed a revised Member List for Commissioner use. Please let staff know if there are any changes or corrections.
6. REPORT OF OFFICERS
7. NEW BUSINESS
 - a. Dr. Harvey Historic Preservation Awards – Nominations due March 30, 2013
8. ADJOURNMENT

STAFF REPORT AND FINDINGS OF FACT

February 1, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX12-10) BY JACK COFFEY
CONSTRUCTION FOR TERESA MITTLEBUSCHER AT 364 BOND STREET

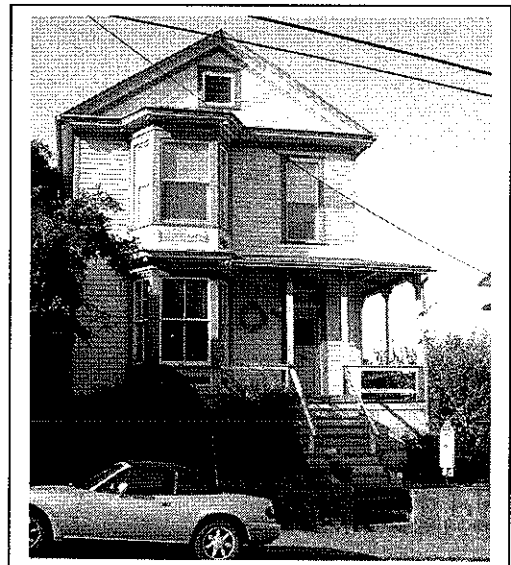
I. BACKGROUND SUMMARY

- A. Applicant: Jack Coffey
Jack Coffey Construction
1447 8th Street
Astoria OR 97103
- B. Owner: Teresa G Mittelbuscher
364 Bond Street
Astoria OR 97103
- C. Location: 364 Bond Street; Map T8N-R9W Section 7DA, Tax Lot 3200,
Block 14, McClure
- D. Zone: R-3, High Density Residential
- E. Classification: Primary in the Hobson-Flavel Historic Inventory Area
- F. Proposal: To add a standing seam metal roof on the existing second story
deck on the north rear elevation of an existing single-family
dwelling

II. BACKGROUND INFORMATION

A. Site:

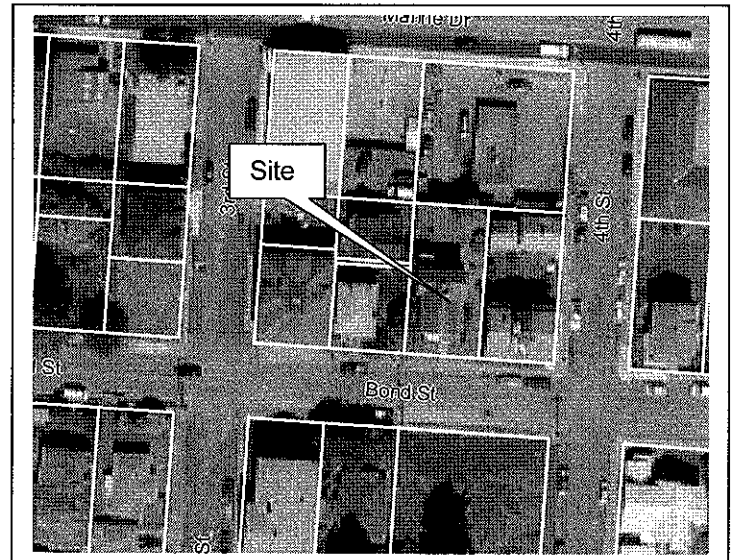
The two-story building is located on the north side of Bond Street between 3rd and 4th Streets. It is currently a single-family dwelling purchased by the current home owners in 2002. It was built in 1888 and is an Italianate style. Alterations include the front porch and railings which were altered in 1960, and some vinyl windows on the second floor.



The applicant previously obtained Historic Landmarks Commission approval on Exterior Alteration Permit (EX11-12) to install new windows and doors on the east side and north rear elevations, and to enclose the rear porch with glass and solid balustrade.

B. Neighborhood:

The surrounding area on Bond Street Franklin Avenue is developed with a mixture of single-family, two-family, and multi-family dwellings. It is located one block south of the Marine Drive commercial area. There is a large vacant lot south of the site across the Bond Street right-of-way.



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on January 25, 2013. A notice of public hearing was published in the Daily Astorian on February 12, 2013. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is listed as a Primary historic structure in the Hobson-Flavel Historic Inventory Area and requires review by the HLC.

- B. Section 6.050(C) states that the Historic Preservation Officer shall approve an exterior alteration request if:
1. There is no change in historic character, appearance or material composition from the existing structure or feature; or
 2. If the proposed alteration duplicates the affected building features as determined from a photograph taken during either the Primary or Secondary development periods, or other evidence of original building features; or

3. If the proposed alteration is required for the public safety due to an unsafe or dangerous condition.
4. If the proposed alteration relates to signage in scale to the architectural style of the building.

Finding: The request is to install a standing seam metal roof on the existing rear deck. The proposed alteration is significant and requires review by the Historic Landmarks Commission.

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

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

Finding: The structure was originally built as a single-family residence and the applicant will continue the use as a single-family residence. The owner has received Planning Commission approval (CU11-04) to operate a bed and breakfast within the dwelling which maintains the single-family dwelling use.

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

Finding: The applicant does not propose to remove or replace any original architectural features or materials.

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

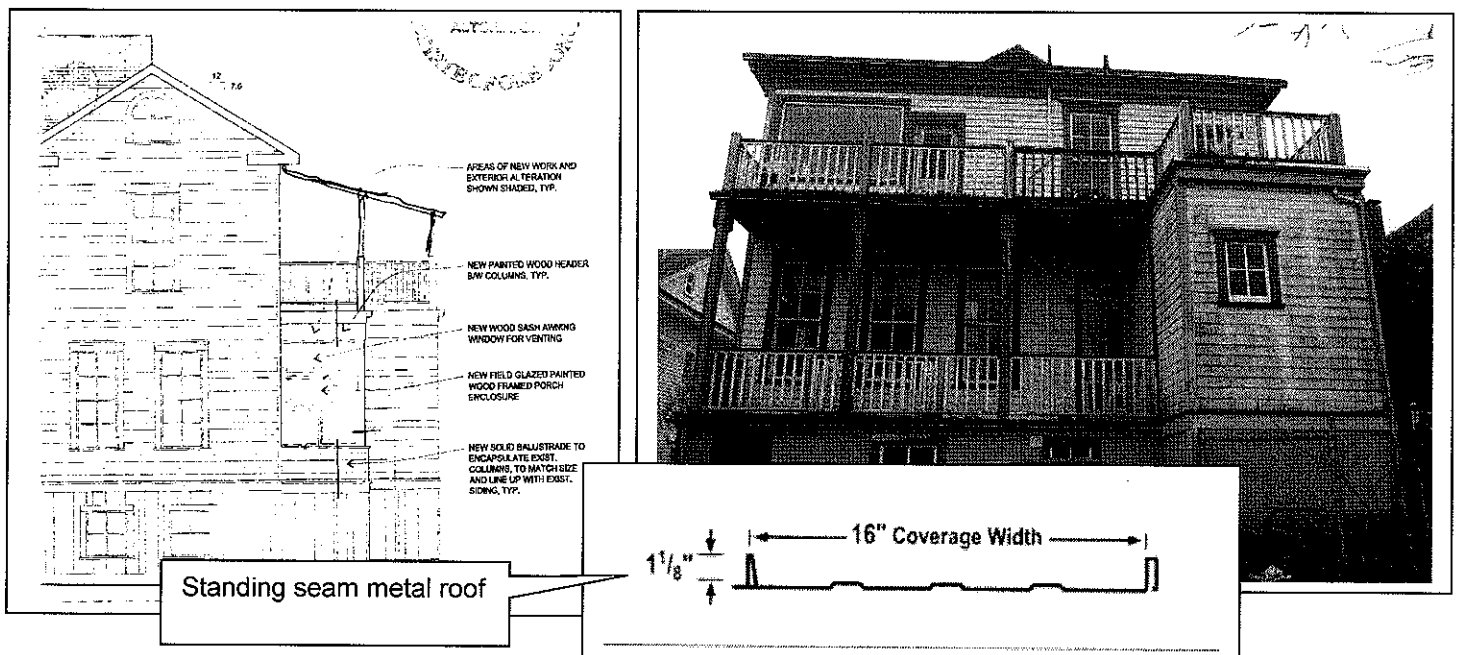
Finding: No alterations are proposed to create an earlier appearance.

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

Finding: The proposed alterations do not affect changes that may have acquired historic significance.

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

Finding: The applicant proposes to construct a roof over the rear second story deck. Historically, buildings had covered porches rather than open decks. The proposed roof would create a covered porch appearance. The support posts would line up with the first floor support posts and would be constructed to match. The low pitch roof would extend the full width of the rear deck including the extended portion on the west (left) side. The roof would be constructed of wood and covered with a low profile standing seam metal roofing. Due to the angle of view of the rear of the structure, the top of the roof will not be highly visible. The underside of the roof which will be of wood would be more visible. All features would be painted to match the house. Visible wood shall be free of pressure treatment incision marks.



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

6. Section 6.050(D)(6) states that deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should

be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Finding: The proposal is not for repair or replacement of historic architectural features.

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

Finding: No surface cleaning is proposed.

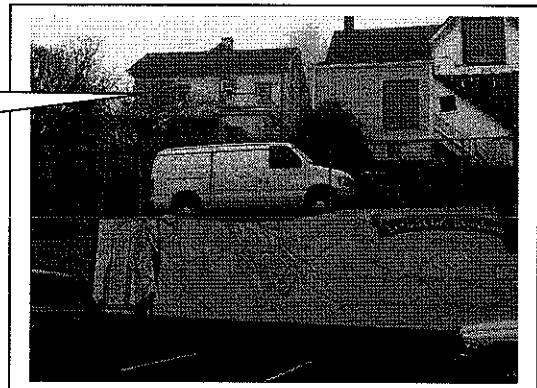
8. Section 6.050(D)(8) states that every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

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

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

Finding: The proposed roof design would match the existing historic house features in design, size, scale, and color. The majority of the construction would be wood to match the house. The roofing material would be a low profile standing seam material and would not be highly visible. It is proposed to be a "Hickory Moss" color which is a muted, natural, light brown/green color. A color sample will be available at the HLC meeting. The alteration is on the rear elevation and is not visible from the historic streetscape. The roof would be partially visible from Marine Drive. The proposed construction is compatible with the size, scale, color, material, and character of the property and neighborhood.

Rear of house as
viewed from Marine
Drive at 3rd Street



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

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

V. CONCLUSION AND RECOMMENDATION

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

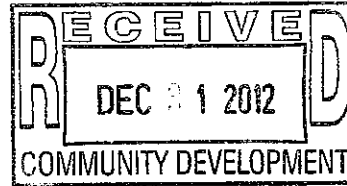
1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
2. Any visible wood shall be free of pressure treatment incision marks.
3. All features shall be painted to match the house.

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 12-10

FEE: \$100.00

Ed by Mittelbuscher

EXTERIOR ALTERATION

Property Address: 364 Bond

Lot 6 Block 14 Subdivision McClure

Map 7DA Tax Lot 3200 Zone R-3 Hist

For office use only:

Classification: Primary Inventory Area: Hobson-Flavel Inventory

Applicant Name: Jack E Coffey Const #55284

Mailing Address: 1447 8th

Phone: 325 7406 Business Phone: (C) 338 9715 Email: COFFEYJACK10@YAHOO.COM

Property Owner's Name: Teresa Mittelbuscher

Mailing Address: 364 Bond St, Astoria, OR 97103

Business Name (if applicable): Magnus Crosby House

Signature of Applicant: T. Mittelbuscher

Signature of Property Owner: T. Mittelbuscher

Existing Construction and Proposed Alterations: Addition of standing seam metal roof over 3/4 plywood (exposed) to cover ALL decks on the North side 2nd floor
to add a standing seam metal roof on the existing 2nd story deck of an existing SFD.

For office use only:

Application Complete:	<u>12/31/12</u>	Permit Info Into D-Base:	<u>1/9/13</u>
Labels Prepared:	<u>1/9/13</u>	Tentative HLC Meeting Date:	<u>2/19/13</u>
120 Days:			

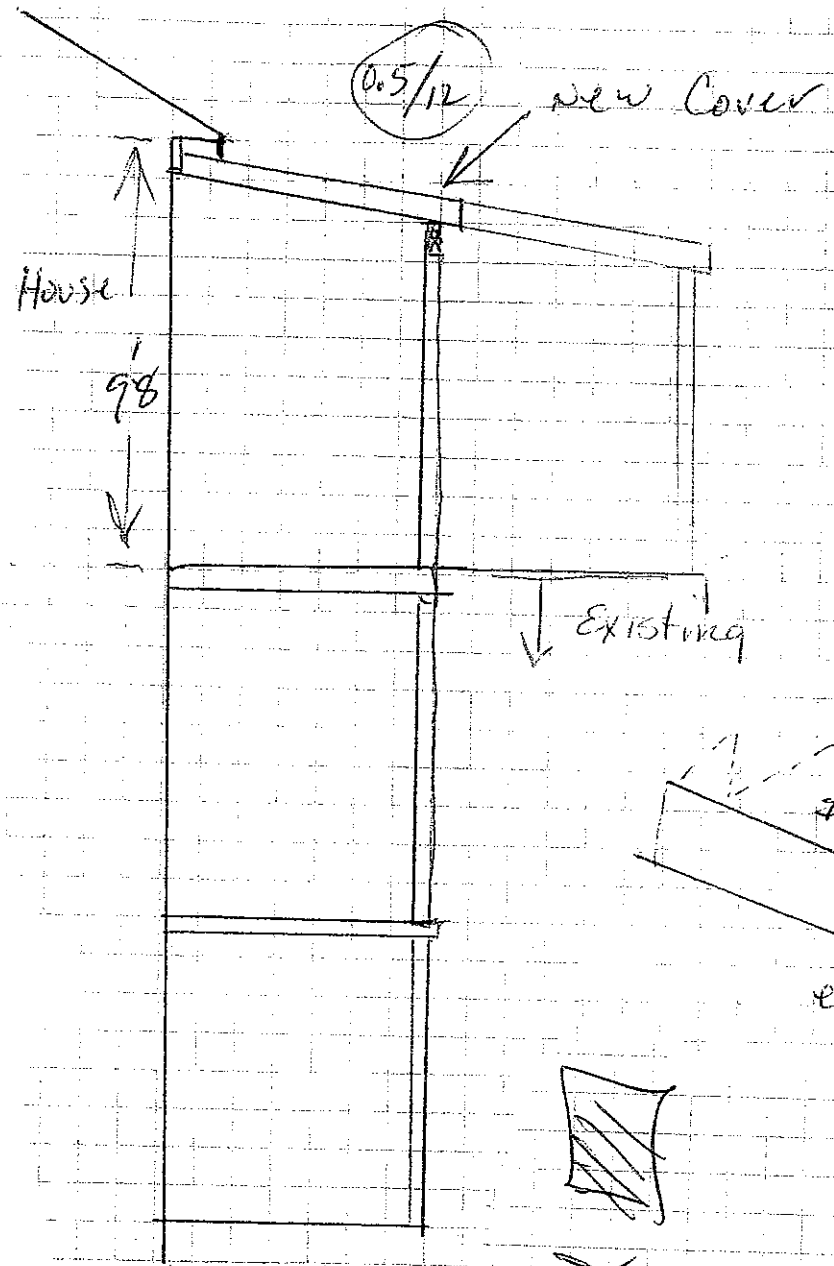
FILING INFORMATION: Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Complete applications must be received by the 13th of the month to be on the next month's agenda. A pre-application meeting with the Planner is required prior to the acceptance of the application as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

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

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.
Cover is to protect lower structure from damage and provide
shelter to guest
SFD to remain
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.
All posts exposed Railing to be period correct
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.
NOT ORIGINAL TO HOUSE
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.
NO REMOVAL OF PERIOD MATERIALS IS ANTICIPATED Deck
Structure CIRCA 1980
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
NO PERIOD MATERIALS will be REMOVED
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.
ALL POST/RAILS to be PERIOD CORRECT underside of ROOF
Deck will be painted AC plywood where exposed to view NO
ASPECT OF METAL will be exposed to view except FROM TOP. And
gutter/side edge

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
N/A NOT ANTICIPATED
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
N/A YES AGREED
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
PUBLIC VIEW IS LIMITED THIS SIDE FACES MARINE DRIVE BUT IT IS THE REAR OF DWELLING
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
NO PERIOD MATERIALS WILL BE REMOVED
COVER COULD BE REMOVED IN FUTURE

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.

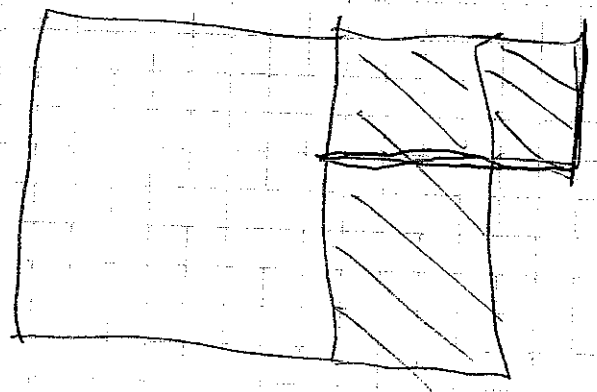


STANDING SEAM METAL
#30 FELT / ROOF SIDE NOT
VISIBLE FROM GROUND.

exposed 3/4 PLY

Proposed

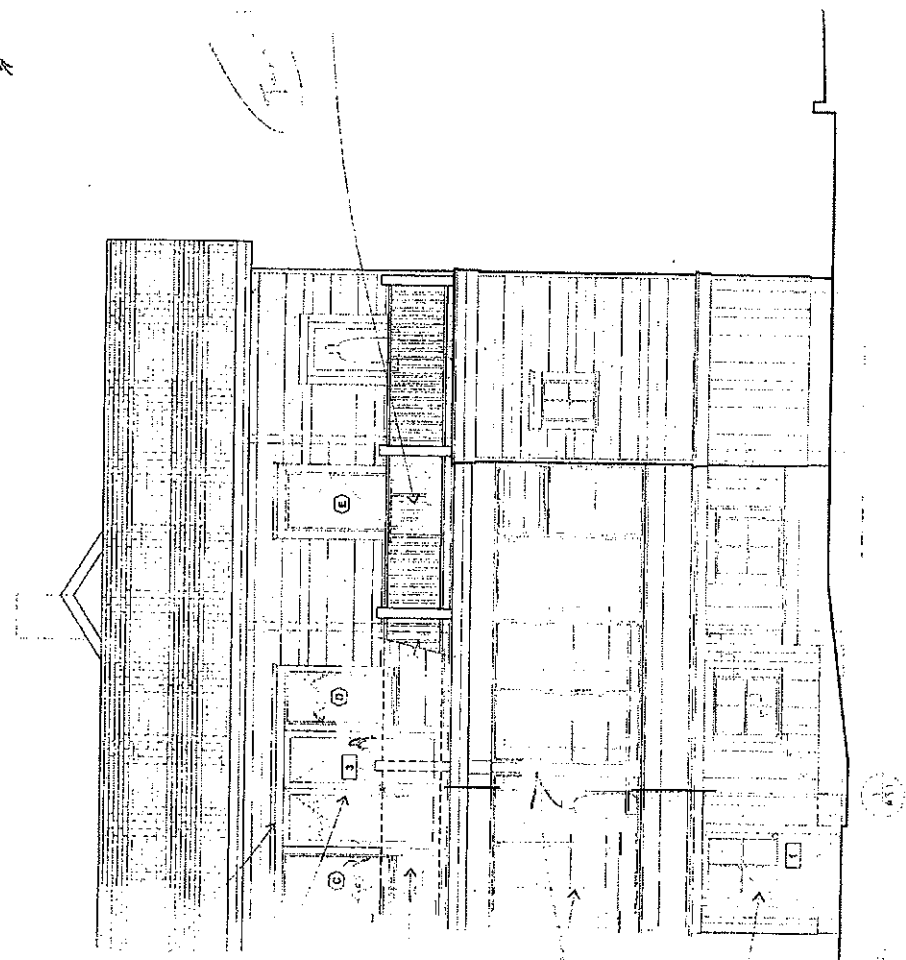
Board (Front)



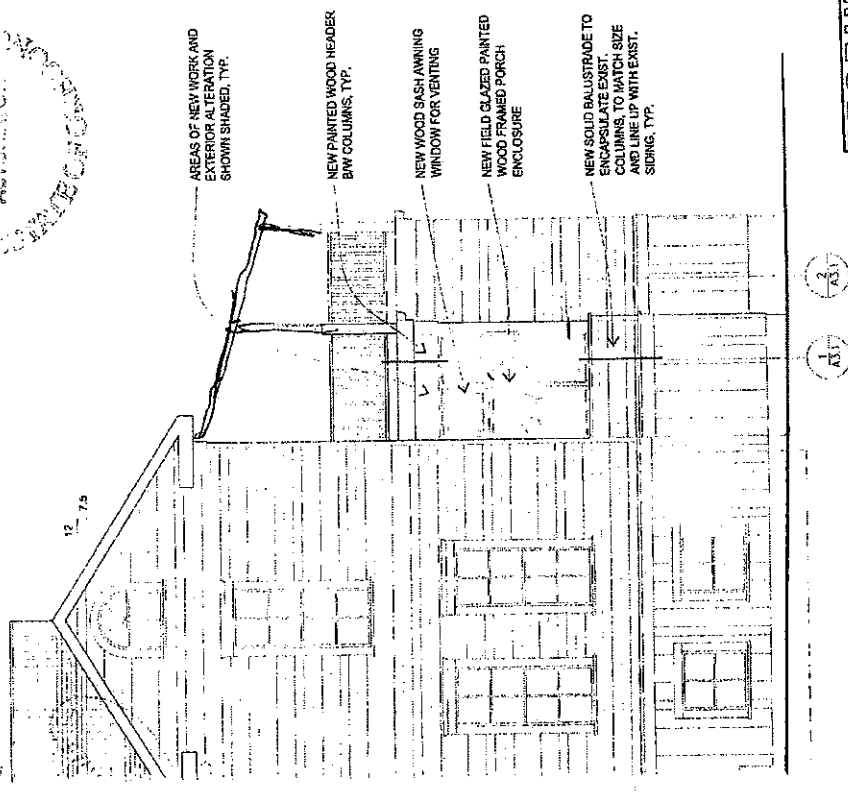
MARINE DRIVE

RECEIVED
DEC 31 2012
COMMUNITY DEVELOPMENT

RECEIVED
DEC 31 2012
COMMUNITY DEVELOPMENT



NORTH ELEVATION
3/16" = 1'-0"



RECEIVED
DEC 31 2012
COMMUNITY DEVELOPMENT

A2.2

MAGNUS C CROSBY B&B
PERMIT SET 01.31.2012

384 Bond Street
Astoria, OR 97103

384 Bond Street

STAFF REPORT AND FINDINGS OF FACT

February 1, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



SUBJECT: NEW CONSTRUCTION REQUEST (NC13-01) BY JESSE CARTER FOR ROSEBRIAR AT 636 14TH STREET

I. BACKGROUND SUMMARY

- A. Applicant: Jesse Carter
Maintenance Supervisor
Astoria Pointe
263 West Exchange
Astoria OR 97103
- B. Owner: Pacific Arch LLC
Highland Rosebriar LLC
3021 Gardens Way
Memphis TN 38111-2648
- C. Location: 636 14th Street; Map T8N-R9W Section 8CD, Tax Lot 8700; Lots 4, 5 & 6, Block 17, Shively
- D. Classification: New construction adjacent to structures designated as historic within the Shively-McClure National Register District.
- E. Proposal: To construct a 12' x 20' metal carport in the rear yard as an outdoor gathering area for the existing multi-family dwelling and care facility
- F. Zone: R-3, High Density Residential

II. BACKGROUND

A. Subject Property

The subject property is located on a corner on the south side of Franklin Avenue and east side of 14th Street. The structure historically has been a convent for Saint Mary's Church (1491 Grand Ave), multi-family dwelling, and bed and breakfast. It is currently used as a drug rehab care facility for women. There is a historic rear addition. The building was remodeled in the early 1990's with limited exterior changes.



The site is approximately 100' x 100' (10,000 square feet). The front is at an elevated level from Franklin Avenue and the site is accessed from the sloped 14th Street side. The building is situated on the east side of the lot with parking and landscaped area along the two street frontages.



B. Adjacent Neighborhood

The site is bounded on the north across the Franklin Avenue right-of-way by single and multi-family dwellings; on the west across the 14th Street right-of-way by single and multi-family dwellings; on the east by single-family dwellings; and on the south by single-family dwellings and the City playground.

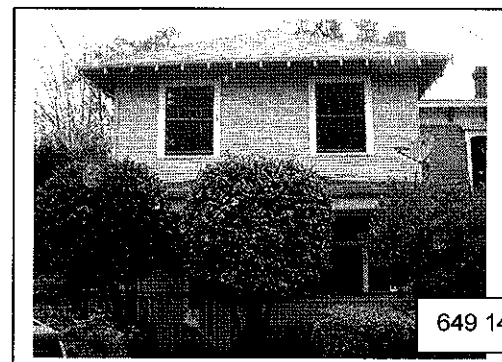
C. Adjacent Historic Property

Review of new construction at this site is triggered by the site's adjacency to the following historic properties:

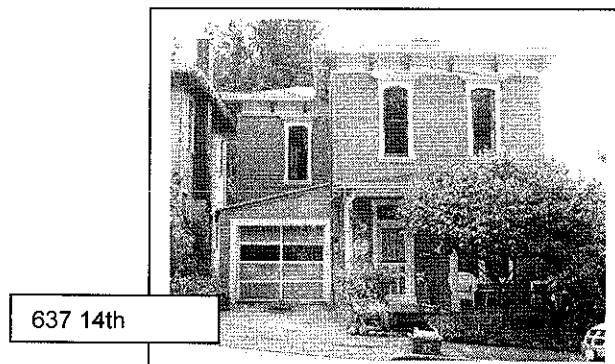
- 1) 636 14th Street
1902
Colonial Revival



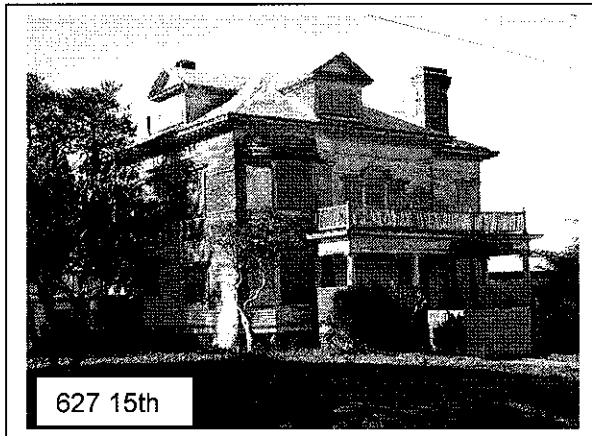
- 2) 649 14th Street
c. 1917
Craftsman



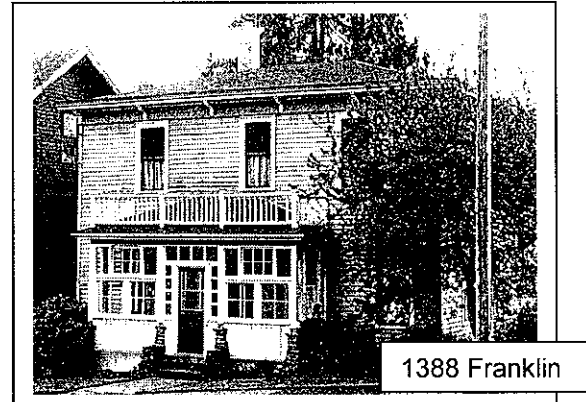
- 3) 637 14th Street
1879
Italianate



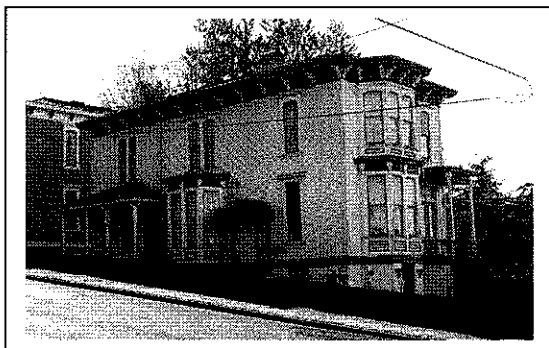
- 4) 627 15th Street
1901
Colonial Revival



- 5) 1388 Franklin Avenue
1867
Italianate (Vernacular)



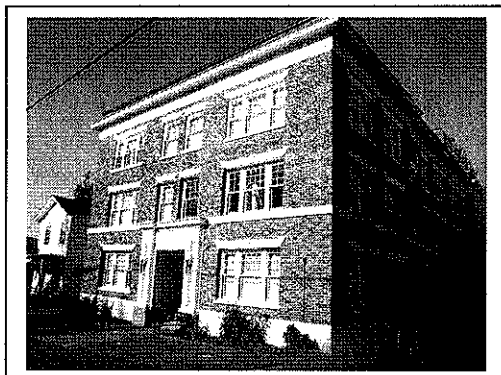
- 6) 1393 Franklin Avenue
1879
Italianate



- 7) 1410 Franklin Avenue
1866-1877
Classic Revival



- 8) 1432 Franklin Ave
1915
Colonial Revival



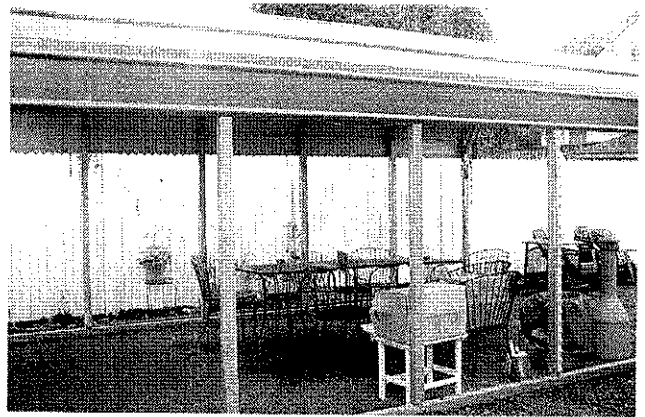
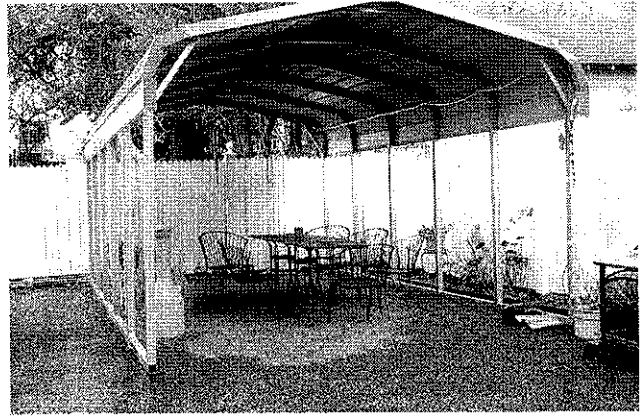
- 9) 1456-1466 Franklin Ave
1921
Tudor



D. Proposed Structure

The proposal is to construct an 12' x 20' x 10' high metal carport in the southeast corner of the rear yard of the Rosebriar care center. It would be open on all four sides and attached to the ground with anchoring as required by building codes. The structure is considered as temporary as it is easily removed and is not constructed of a material that has a long life.

The structure would be located approximately 5.2' from the rear property line and approximately 3.3' from the south side property line. The side setback would require a Variance and the applicant has applied for that permit (V13-01).



The proposed structure is intended to provide a covered outdoor gathering area for the clients of the Rosebriar, a drug rehabilitation facility for women. It would mostly be used as the outdoor smoking area and for some outdoor group events. Staff have received a few verbal comments from citizens concerned with a smoking area being located near the City playground that is frequented by children. While verbal comments are not considered as public testimony, it is noted here for HLC information as the use is allowed by the zone and only the design and location is subject to review by the Historic Landmarks Commission. The proposed setback variance would address whether the building could be 3.3' or the required 5' from the side setback.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on January 25, 2013. A notice of public hearing was published in the Daily Astorian on February 12, 2013. Comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

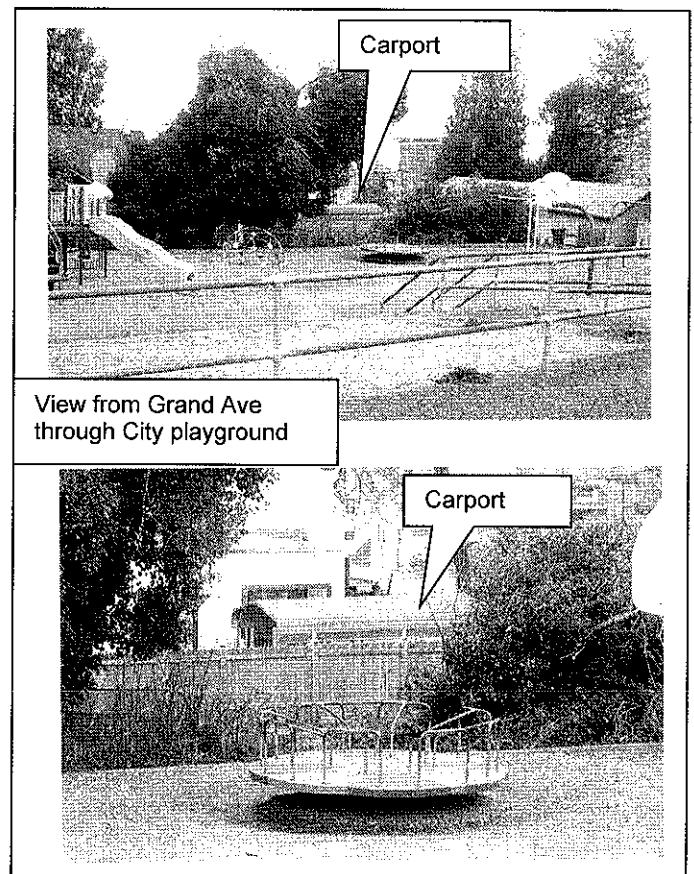
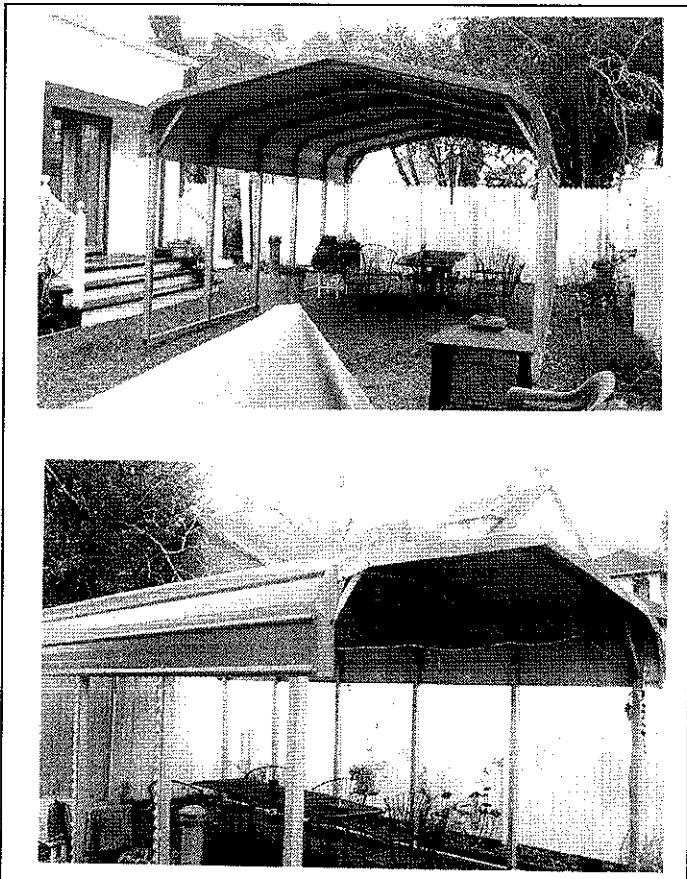
- A. Development Code Section 6.070(A) states that *"no person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark or a structure identified as Primary or Secondary, without first obtaining a Certificate of Appropriateness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

Finding: The structure is proposed to be located adjacent to and across the right-of-way from the several properties designated as historic in the Shively-McClure National Register Historic District. The proposed structure shall be reviewed by the Historic Landmarks Commission.

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

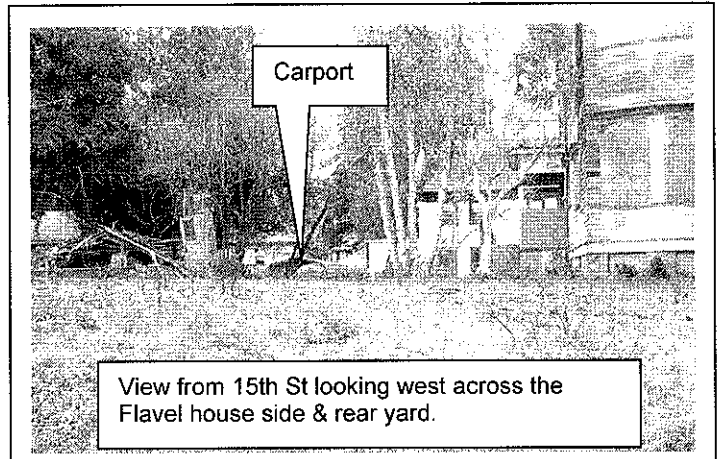
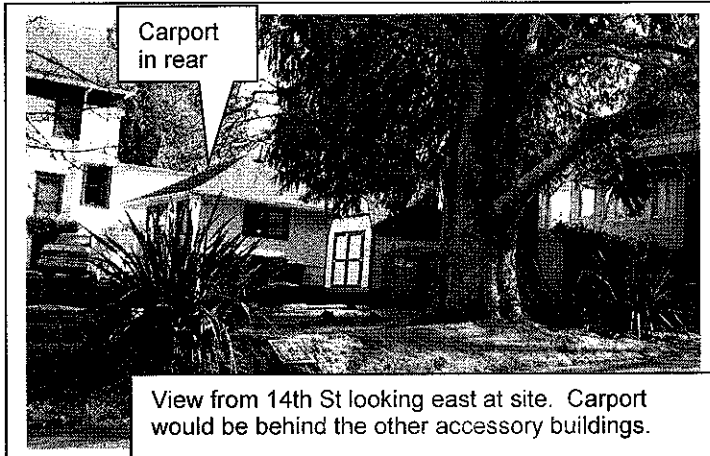
Finding: The proposed structure would be a metal post, corrugated, green metal roofed building, open on all four sides. The structure would be 10' x 20' x 10' tall. It would be lower in height than any of the adjacent historic buildings. It is small in scale to the adjacent buildings and would be an accessory structure in a rear yard. It is considered as a temporary structure due to its size and construction material which is not long lasting. It is compatible in scale and height.

The structure is not compatible in design, architectural detail, nor material to the adjacent historic structures. However, the structure would be located in the far corner of the rear yard which is enclosed by other buildings, fence, and landscaping. The roof of the structure is partially visible from the City playground on Grand Avenue and partially from the rear yard of the Flavel house at 627 15th Street.



The subject site is developed with a multi-family dwelling, carriage house, and other accessory sheds which block view of the carport structure from other elevations. Grand Avenue is at a higher elevation than Franklin Avenue and the subject property and therefore the roof of the proposed carport would be lower than street grade of Grand Avenue.

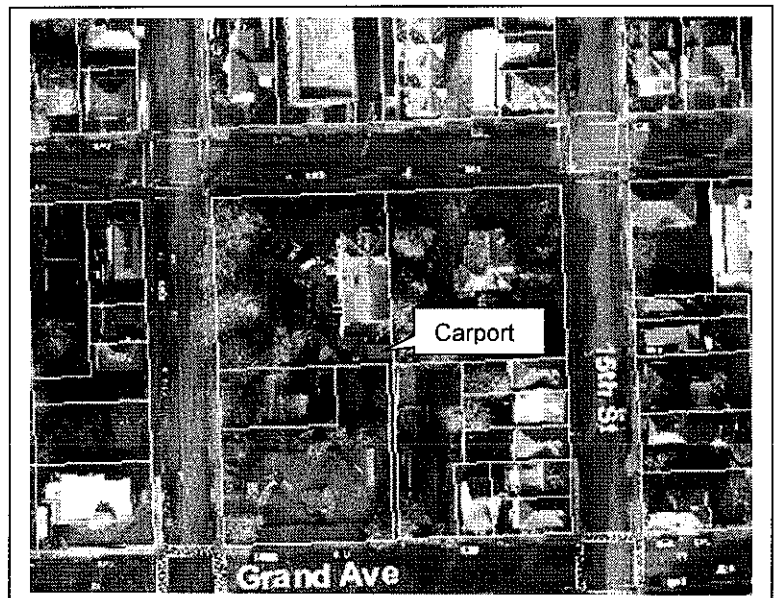
The proposed structure is small and would not dominate or overpower the adjacent historic structures and would not create a visual clutter. The proposed building would be "tucked" into the back corner of the lot and not highly visible.



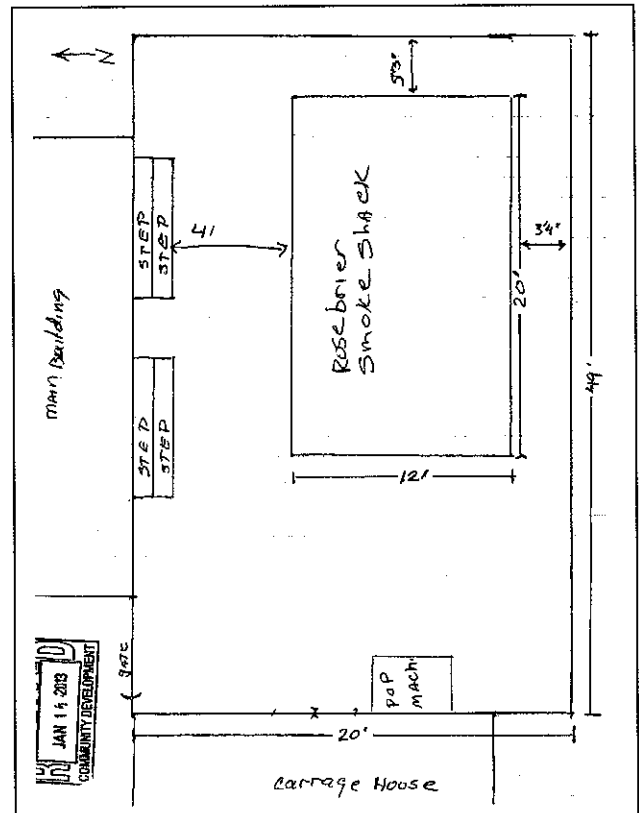
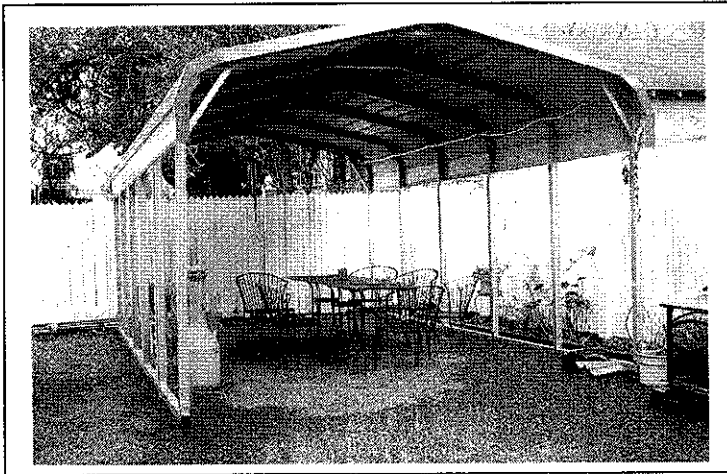
In weighing the various factors involved, including the utilitarian nature of the structure, need for a covered outdoor gathering area, and the minimal impact from viewpoints, the location and design of the structure meets this criteria and is compatible with the adjacent historic structures.

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

Finding: The structure proposed to be located in the rear of the lot behind the residential building and close to the fenced hillside up to the City's Grand Avenue playground. Many structures in this neighborhood are built up to the property lines. It would not be appropriate to locate the structure in the front or street side yards as this would be more visible and would not be in character with the historic streetscape.



The structure would be accessed from the main structure and would not be open to the public. A 6' high fence encloses the rear yard and with the existing building, the proposed location would be buffered from view from the streetscape. The location on the site relative to the historic structures is compatible due to the utilitarian nature of the building and the existing features that would hide the structure.



V. CONCLUSION AND RECOMMENDATION

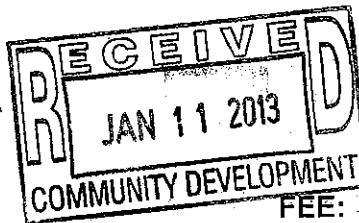
The request, in balance, meets all the applicable review criteria. Staff recommends approval of the request. The applicant should be aware of the following requirements:

Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

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



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
 COMMUNITY DEVELOPMENT



NC 13-01

FEE:

\$100.00

pd 1/16/13

NEW CONSTRUCTION *adjacent to historic*

Property Location: Address: 636-14th

Lot 4-5-6 Block 17 Subdivision Shively
 Map 8CD Tax Lot 8700 Zone R-3 *OK*

For office use only:

Adjacent Property Address: 636-14th; 627-15th; 649-14th; 637-14th
1391-1393 Franklin; 1388 Franklin; 1410 Franklin; 1432 Franklin; 1458-1460-1462-1464-14
 Classification: NR Inventory Area: Shively-McClure NRHD *Frank*

Applicant Name: Jesse Carter (Maintenance Supervisor)

Mailing Address: 263 West Exchange Astoria OR 97103

Phone: 503-791-9311 Business Phone: Same Email: _____

Property Owner's Name: Bill Dooner

Mailing Address: 263 W. Exchange Ave Astoria OR 97103

Business Name (if applicable): Astoria Pointe / Rosebrier

Signature of Applicant: Jesse Carter

Signature of Property Owner: [Signature] - Sam Darcy CEO

Proposed Construction: to locate an open side, covered structure as outdoor smoking area in rear SE corner of existing residential lot adjacent to structures designated as historic *OK*

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>1/22/13</u>
Labels Prepared:		Tentative HLC Meeting Date:	<u>2/19/13</u>
120 Days:			

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

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

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

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

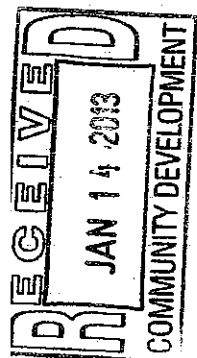
1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.

List dimensions & materials of shelter:

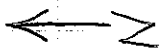
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations

See attached site plan with setbacks & bldg location.

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



MAIN BUILDING



GATE

STEP
STEP

STEP
STEP

41

ROSEBRIER
SMOKE SHACK

5'3"

3'4"

20'

12'

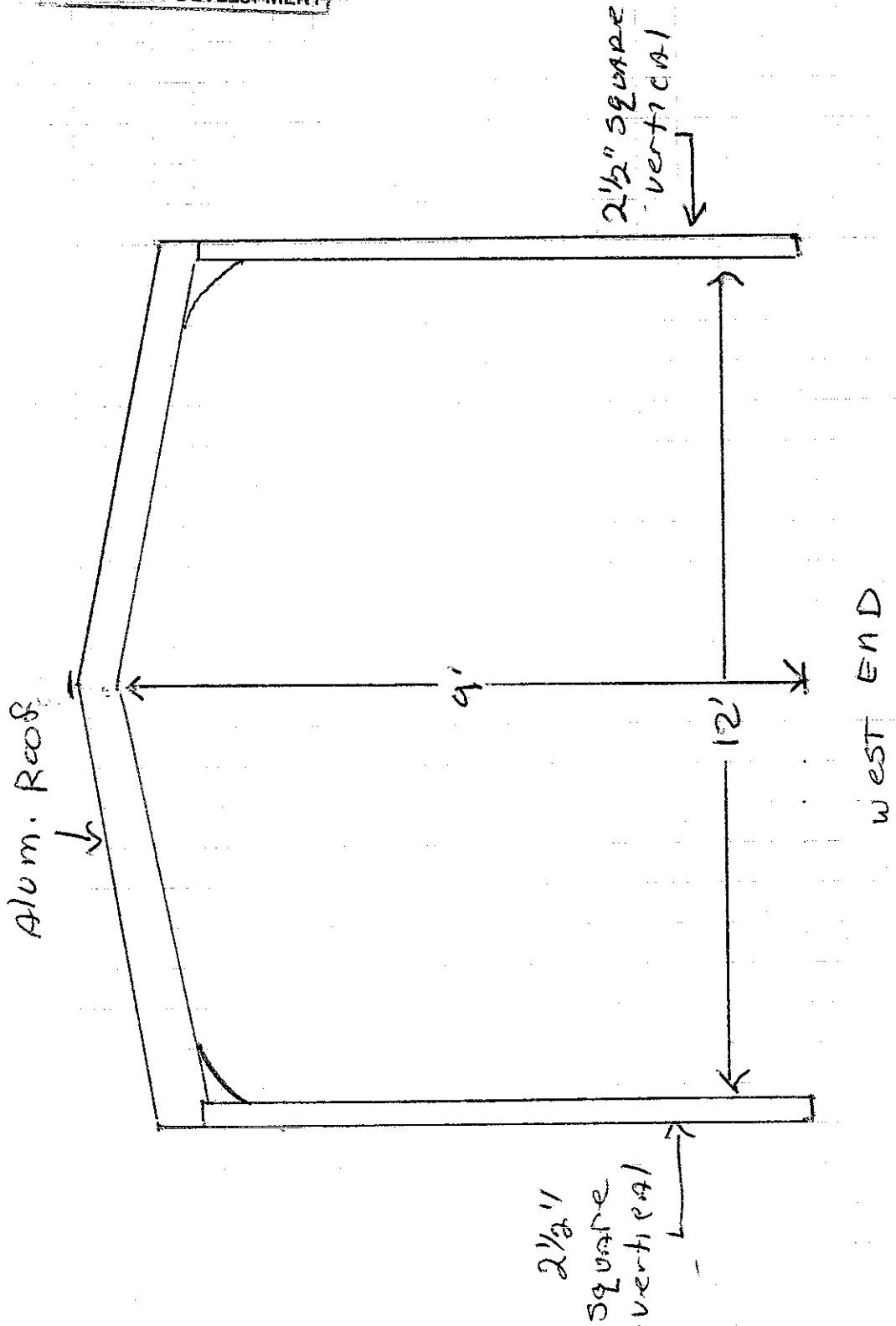
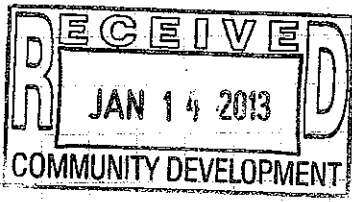
49'

POP
MACH.

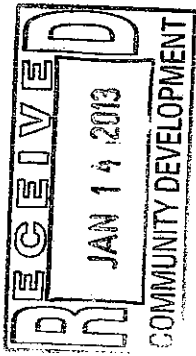
20'

CARRAGE HOUSE

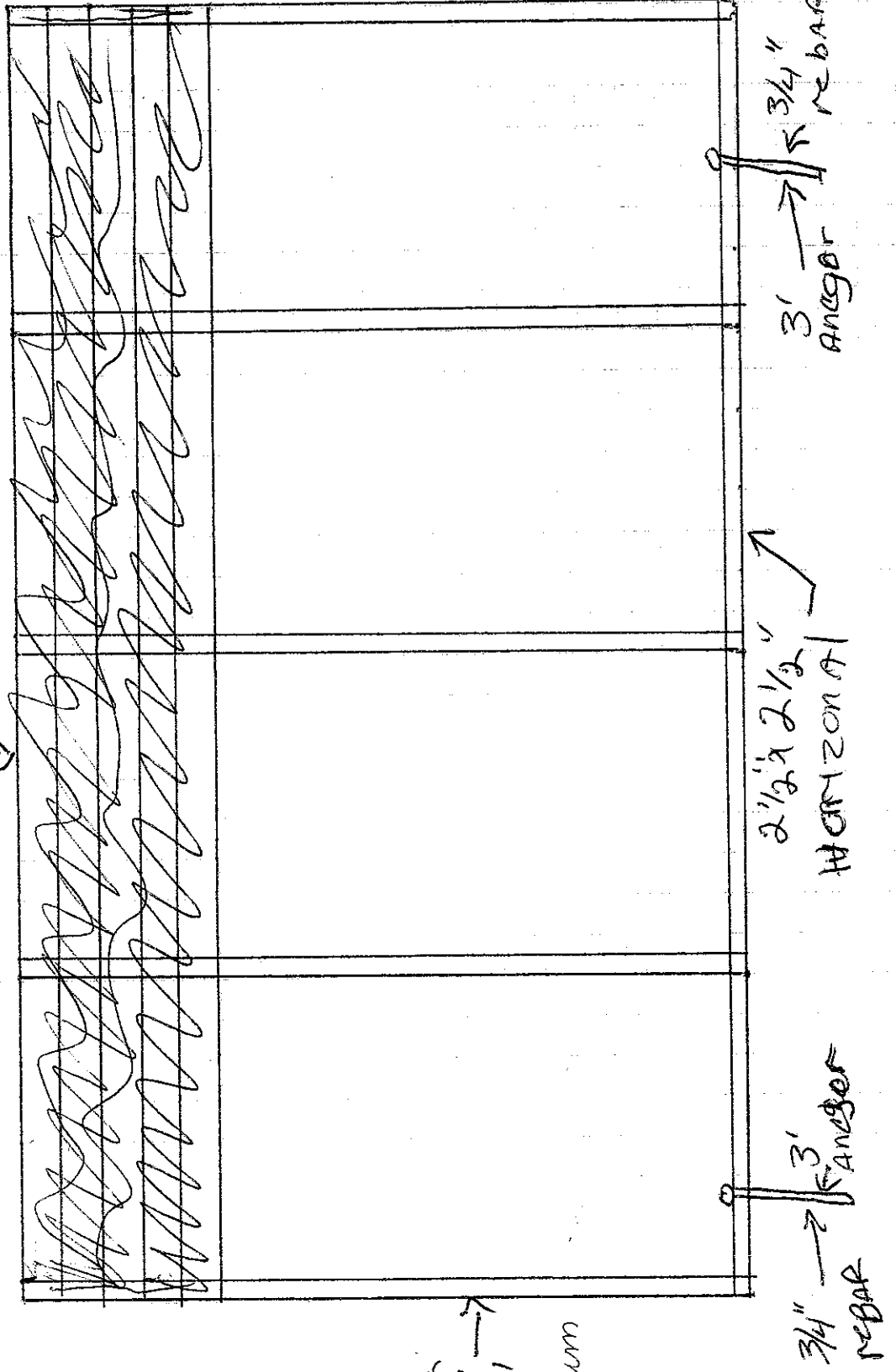
Rose brier
Smoke Shack



Rose briar
Smoke Shack



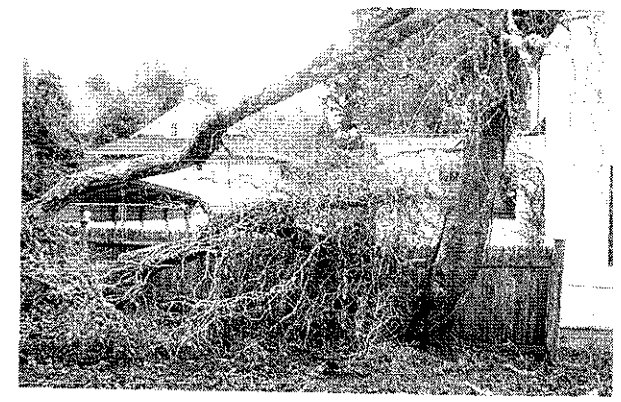
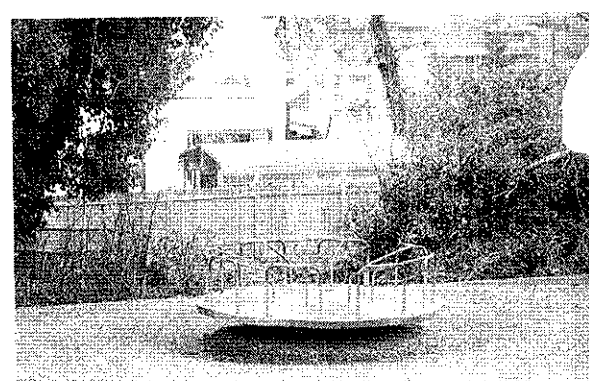
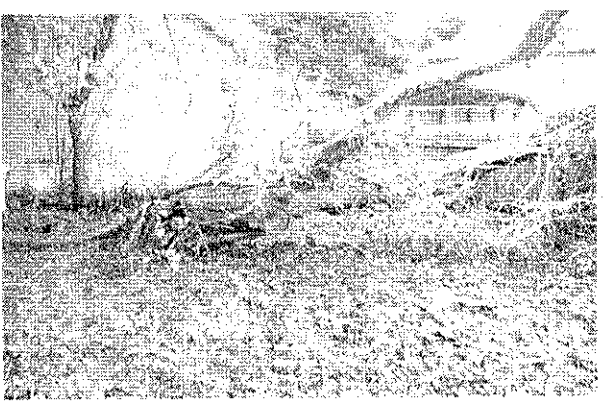
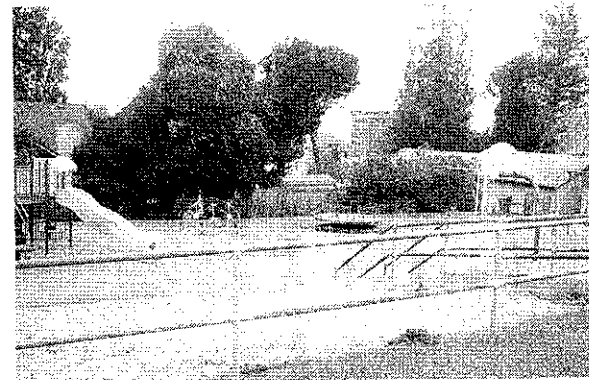
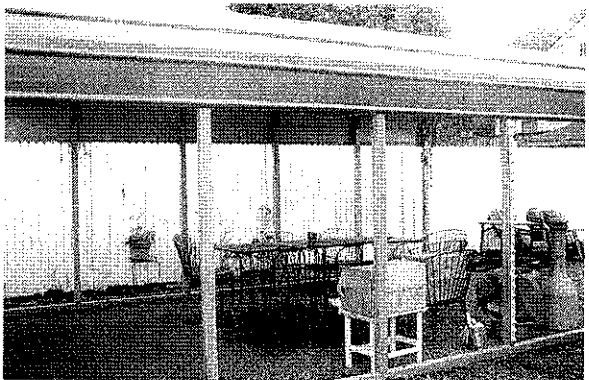
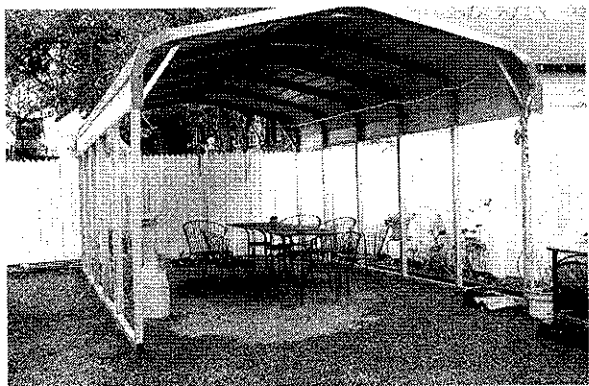
Alum Roofs



2 1/2 x 2 1/2
square vertical
aluminum

No floor or
sides

SUBMITTED BY APPLICANT



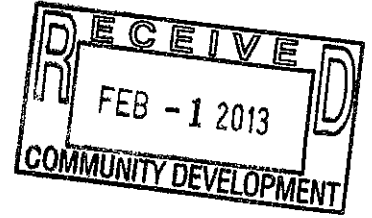
procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15 day period, the decision of the Historic Landmarks Commission shall be final.

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

THE CITY OF ASTORIA

Sherri Williams

Sherri Williams
Administrative Assistant



MAIL: January 25, 2013

To - 1/27/13
Historic Landmark Com.

We provide shelter from the weather for our animals.

We should certainly show the same consideration for humans, even if they happen to be smokers,

NC 13-01 should be approved. It will not effect the historic status of this neighborhood.

Roxie Larremore
owner of 660-15th

News
from the
National
Alliance of
Preservation
Commissions
Nov-Dec 2012

Rosemary...

the Alliance

review

CAN IT BE SAVED?

Emergency Measures for Threatened Buildings

4 | The David and Gladys
Wright House

8 | Lost Urgency:
The Luzon Building

14 | When Historic Properties
are Threatened

19 | Staff Profile

23 | State News

25 | Heads Up

27 | Upcoming CAMPs



CASE STUDY:

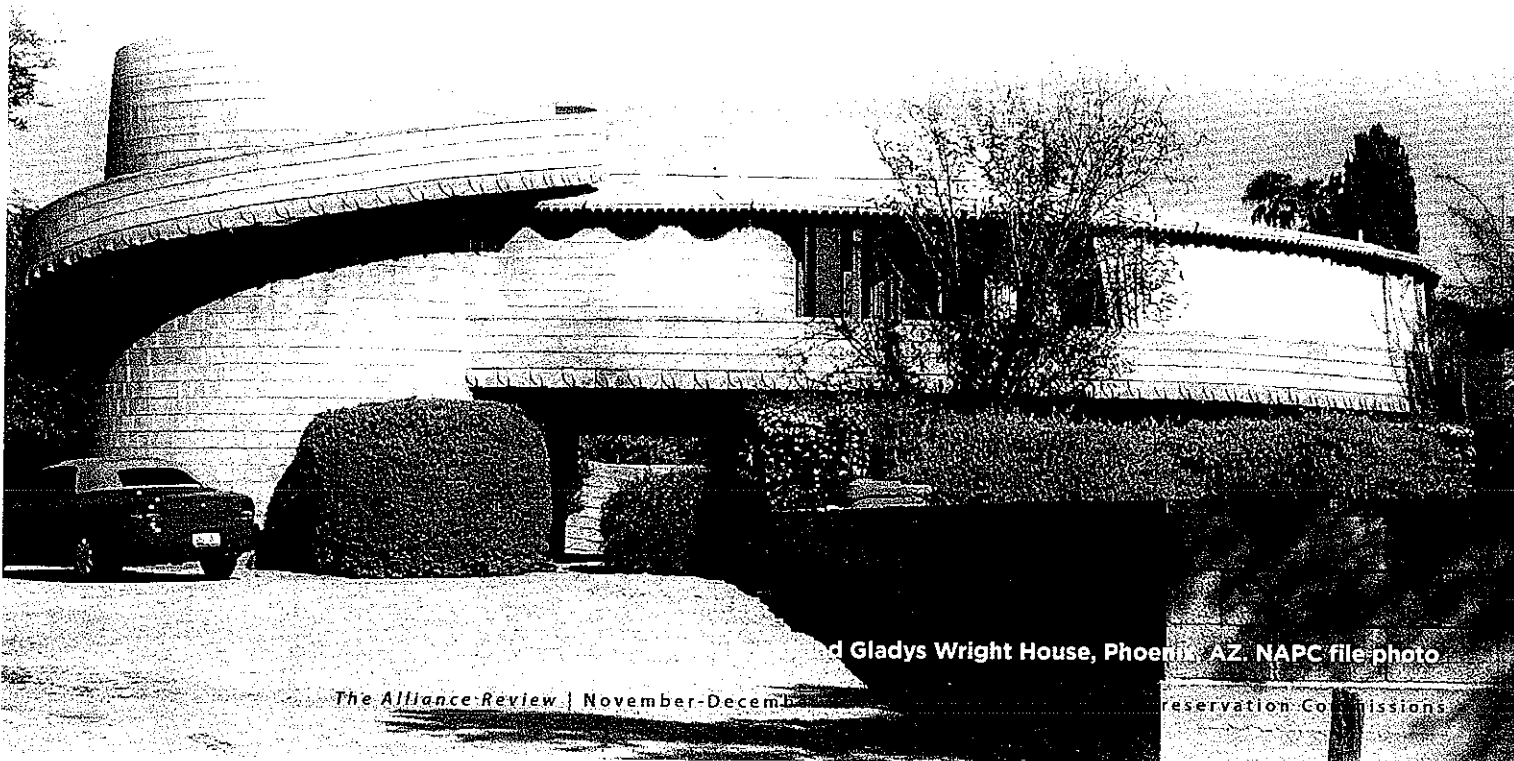
The David and Gladys Wright House, Phoenix, AZ

*A conversation with Michelle Dodds,
Historic Preservation Officer, City of Phoenix*

Local commissions face no greater challenge than proposals to demolish undesignated historic resources. Inevitably, nearly every community with a preservation ordinance has lists of important resources awaiting future designation. While undesignated, these resources may be imperiled by long-term neglect, by new development, by acts of nature, by over-scaled additions, by inappropriate “modernizations,” and by legal constraints to avert destruction. In some instances, these resources are unsurveyed and perhaps unknown even to local commissions, staff, and preservation advocates. Only an “alarm in the night” about an imminent demolition—or a radical alteration—may rouse the public and commissions to act. In the worst cases, a community has no mechanism to avert demolition, or the owners already have a demolition permit in hand.

Like a 50-year flood, these encounters with unexpected demolitions befall most commissions—in cities large and small—at least once every generation. When they occur, local preservation programs are tested to their limits. They quickly learn about the strengths and weaknesses of their ordinances. Often, too, they discover the extent of support for

preservation from elected officials and the local press. The most high-profile demolitions, of course, involve buildings designed by celebrated architects, especially those designed by Frank Lloyd Wright.¹ National – even international – attention currently dwells on the uncertain fate of the David and Gladys Wright House (F.L. Wright, architect; 1952) in Phoenix.



The distinctive spiral-formed house, on a two-acre site at the base of Camelback Mountain, is currently for sale.) We asked Michelle Dodds, acting Historic Preservation Officer for the City of Phoenix, a few questions about the controversy surrounding the designation and threatened demolition of this architecturally notable house.

1. What has it been like—for you and the commission—to be thrust into the glare of a hugely important preservation case?

The David and Gladys Wright House has certainly been the most high profile preservation case in Phoenix with both national and international media attention. This case has put our commissioners in a challenging position between protecting a significant historic resource and protecting the rights of the individual property owner. I believe we have all felt a tremendous responsibility to save the home. We have explored ideas from dividing the property into multiple lots to preserve the home while allowing new development, to seeking buyers to preserve the entire property.

2. How did the staff and commission first learn about the proposed demolition of the house—and what were the first steps that you took once you had this information?

The Frank Lloyd Wright Building Conservancy contacted our office and asked about permit activity on the site. Although no demolition permit had been sought, there was a conditional approval for a lot split. The application simply showed a line splitting the lot into a north and south parcel. It appeared that the newly proposed property line might run through the northern most portion of the house. Several questions were asked about our preservation ordinance and a request to initiate Historic Preservation- Landmark Overlay zoning followed. In addition to a private property owner filing a request, our Planning Commission, Historic Preservation Commission and City Council all have the authority to initiate an Historic Preservation Overlay. The next available meeting was with our Planning Commission. Our Chairman agreed to add the request to the agenda. The Commission initiated the overlay on June 12th. This initiation began the designation process. Our ordinance does require requests for demolition permits to have approval from our office prior to issuance while the case is under consideration. Based on the criteria in our ordinance, I would have denied such a request.

3. Phoenix's land-use laws restrict demolition delays of designated resources to three years, after which a property owner may demolish as of right (as the owner of the Wright house has threatened to do if the city designates this house). Do you believe that this case may eventually lead to a reexamination of this limitation at the state level?

Since it was first approved in 1985, the Phoenix Historic Preservation Ordinance has only delayed demolition for up to a year for properties on the Phoenix Historic Property Register and up to three years for those that also have the Landmark designation. That limitation was intentional given the private property rights focus in Arizona. Today, that focus is even more intense given the passage of Proposition 207 (Private Property Rights Protection Act) by the voters in 2006. In

short, the proposition entitles property owners to compensation for any action taken on their property that diminishes its value. In reaction, our City Council developed a policy that property owners sign a waiver consenting to the designation. People may differ in opinion on the outcome of a court case on a claim for historic designation, but given the uncertainty, finding a preservation-minded buyer is much more appealing. Whatever the outcome, there are those who have suggested designated properties be protected from demolition in perpetuity, but any future strengthening of the city's preservation ordinance would, in my opinion, at best lengthen the delay of demolition a couple of years. As for Proposition 207, perhaps this law will be reexamined in the future due to issues raised in the David and Gladys Wright House case.

Link to the Phoenix Historic Preservation Ordinance- See Chapter 8: <http://www.codepublishing.com/az/phoenix/>

Link to Proposition 207 (Title 12, Chapter 8, Article 2.1 <http://azleg.gov/ArizonaRevisedStatutes.asp?Title=12>)

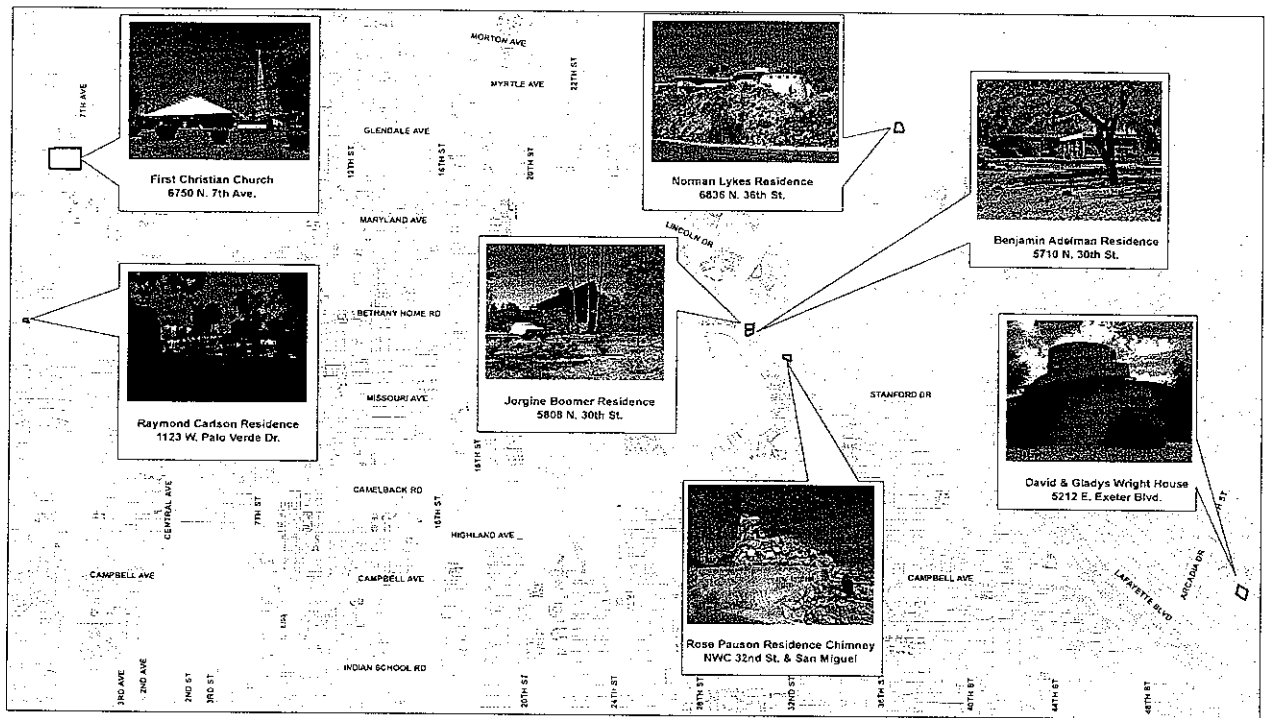
4. We know that this case has led to an upwelling of support for historic preservation in Phoenix—but to what extent has it been polarizing and perhaps emboldened advocates of property rights to link landmark designation with intrusive government regulation?

I think people have been surprised that our ordinance only delays demolition and that property owners can request a hearing to demolish sooner than the one year or three year stay based on economic hardship. Our ordinance does not prevent demolition. It does require design review for many exterior changes, new construction and additions. Currently, we also do not charge any fees for that review or for requests for economic hardship hearings. The current property owners oppose the designation and we have received three letters of opposition. The letters and emails of support have far outweighed those of opposition to date.

5. There are four other houses in Phoenix—all undesignated—designed by F. L. Wright. Has there been some discussion about a multiple-property designation (or multiple-property National Register nomination) for these houses—or would it be counterproductive to move ahead with further designations at this time or even in the next few years?

The Historic Preservation Commission has added the other four houses designed by Frank Lloyd Wright to the city's Survey and Designation Plan. They have also charged staff with suggesting a strategy to approach the owners regarding both local and national designations.

See Map: Structures in Phoenix Designed by Frank Lloyd Wright.



Structures in Phoenix designed by Frank Lloyd Wright. Photo courtesy of the author

6. The City has received hundreds of letters in support of designation of the David Wright house. How influential have these letters been at each step of the designation process?

The Chair of our Historic Preservation Commission saw the piles of letters and emails of support in my office and was amazed by the overwhelming support for the designation and insisted that we have the correspondence at the hearing for everyone to see. The Landmark designation was unanimously supported by the Historic Preservation Commission. The next step in the process was before the Camelback East Village Planning Committee, a committee that reviews land use issues for the area of the city where the house is located. They also supported the designation, but the vote was split, 9-5. The Planning Commission supported the designation by a 7-1 vote. The City Council is currently scheduled to hear the request on January 16th, 2013.

7. Has the City contracted with any outside experts—architectural historians, architects, real-estate appraisers—to help the commission and City Council with this case?

The Historic Preservation Office hired Motley Design Group, LLC to complete a building assessment to give potential buyers some idea what the costs might be to rehabilitate the home, both for continued use as a residence and for a public purpose. The funds used to pay for the assessment were Historic Preservation Bond Funds. In 2006, Phoenix voters approved \$13 million in bond funds for various preservation efforts and programs, including one for threatened buildings.

8. Did you include any special findings, descriptions, instructions, etc., in the staff reports for the designation hearings?

The staff report, completed by Kevin Weight in our office, explained the definition and rationale for the Landmark

designation. The report describes the exceptional significance of the property and how it meets the additional requirements of age and integrity. It further explains how the boundary of the district is drawn appropriately, including the entire Wright House parcel and none of the adjoining lots. The report concludes with a set of findings that document the uniqueness and significance of the property.

Link to staff report:

http://www.phoenix.gov/webcms/groups/internet/@inter/@dept/@dsd/documents/web_content/z-24-12.pdf

9. Initially, the City issued a demolition permit, which was later revoked because the process for historic designation had already begun. Are there any new procedures in place or under consideration to avoid this problem in the future?

The city's database for permitting was not developed with specific flags for either properties eligible for historic designation or for properties under consideration. The error was made, in part, due to someone checking the mapping layer and seeing that the property was not currently designated. They assumed the flag to alert them was an error. Since the mistake was discovered, changes were made to the database to ensure that this error would not be repeated. The city is also discussing the possible addition of known eligible properties into the database.

10. Similarly, there was a problem with on-site public noticing for a public hearing (undoubtedly a technical mix-up all-too-familiar to commissions and staff); do you use hand-written postings or printed ones, and what steps do you have in place to minimize these errors?

The sign is printed and is four by eight foot in area. There is a requirement for all rezoning requests to post a sign on the property 15 days in advance of the first public hearing. The city,

as the applicant in this case, contracted with a sign company to post the property. The initial hearing dates were posted properly. Unfortunately, when the case was continued by the Council, staff failed to notify the sign company to update the sign as required by our ordinance. The continuance should have been posted seven days in advance. Since this error was identified, staff has updated the rezoning checklist to include not only the original posting, but also a separate item for posting any continuances.

11. What advice do you have for staff and commissions in other cities confronting a similar case with an "emergency" designation and a threat to demolish an undesignated historic resource?

I think all preservation staff and commissions try to be proactive in seeking designations for historic properties. Due in part to limited resources, we often end up reacting to threats of demolition rather than focusing on our survey and designation plans.

The City of Phoenix has been very fortunate in the past to have voters support preservation bond funds to use as financial incentives for designation or to conduct building assessments. The city has also developed an Adaptive Reuse Program which provides expedited services, regulatory relief and reduced costs to encourage reuse of existing structures.

What I have learned through this experience is that we really need to reach out to the broader community and share with them the many reasons to preserve our historical resources, especially from an economic perspective. I think people on both sides of this issue (property rights advocates and preservationists) can find common ground in those arguments. I encourage staff and commissions to read Donovan Rypkema's *The Economics of Historic Preservation: A Community Leader's Guide*.

Link to Adaptive Reuse Program: <http://www.phoenix.gov/pdd/services/permitservices/arp.html>

¹ According to the Frank Lloyd Wright Conservancy (www.savewright.org), 20% of the 500 executed works by Wright have been destroyed by neglect, demolition, or acts of nature

THANK YOU

RENEWING NAPC MEMBERS:

cont'd from page 3

Peter Scalera	Village of Riverside	Riverside	IL
Robert Myers	Urbana Historic Preservation Commission	Urbana	IL
Steve Kennedy	Division of Historic Preservation	Indianapolis	IN
	Hutchinson Landmarks Commission	Hutchinson	KS
Patrick Zollner	Kansas State Historical Society	Topeka	KS
Kirk A. Cordell	National Center for Preservation Technology & Training	Natchitoches	LA
Kristi Lumpkin	City of Ruston	Ruston	LA
Caitlin Greeley	Boston Landmarks Commission	Boston	MA
Christine Stickney	Braintree Historical Commission	Braintree	MA
Town of Concord	Historic Districts Commission	Concord	MA
Marcia Starkey	Greenfield Historical Commission	Greenfield	MA
Martin Sokolich	Talbot Country Historic District Commission	Easton	MD
Patrick R. Hudson		Kalamazoo	MI
Sharon Ferraro	Preservation Coordinator	Kalamazoo	MI
Joel Young	City of Chatfield, MN	Chatfield	MN
Carolyn Sundquist	Duluth Heritage Preservation Commission	Duluth	MN
Barbara Mitchell Howard	Minnesota SHPO	St. Paul	MN
Jo Ann Radetic		Washington	MO
Historic Preservation Commission	City of Biloxi Planning Office	Biloxi	MS
Elizabeth Muzzey	New Hampshire Division of Historic Resources	Concord	NH
Meredith Bzdak	Mills + Schnoering Architects, LLC	Princeton	NJ
Robert Mishler	Las Vegas City Design Review Board	Las Vegas	NM
Gina DiBella	Greece Historic Preservation Commission	Greece	NY
Margaret McMahon	NYC Landmarks Preservation Commission	New York	NY
Peter Siegrist	City of Rochester Preservation Board	Rochester	NY
Karl Laurer	Webster Village Historic Preservation Commission	Webster	NY
Ellen Kost	Town of Amherst, Planning Dept.	Williamsville	NY
Historic Architectural Review	Borough of Newtown	Newtown	PA
Jennifer Satterthwaite	SC Dept. of Archives and History	Columbia	SC
Maggie Riales	City of Dillon	Dillon	SC
William Kennedy	Jonesborough Historic Zoning Commission	Jonesborough	TN
Joel Paterson	Salt Lake City Corporation	Salt Lake City	UT
Paige Pollard	Commonwealth Preservation Group, LLC	Norfolk	VA
John Williams	John Williams Architect	Snohomish	WA
Ron Bowen	Town of Wesport, Historic Preservation Commission	Waunakee	WI
	Charles Town Historic Landmarks Commission	Charles Town	WV

Lost Urgency

Lost Urgency: The Luzon Building

By Jennifer Mortensen, Washington Trust for Historic Preservation

In 2009, Tacoma lost one of its most significant historic structures, the Luzon Building. Designed by prominent Chicago architects John Wellborn Root and Daniel Hudson Burnham, the Luzon had a long, varied history that included decades of neglect, multiple owners, and numerous failed attempts at rehabilitation. In the weeks prior to its demolition, local advocates of historic preservation rallied to save the building, but their solutions came too late and the building was demolished. The tragic example of the Luzon illustrates the need for significant change in public attitude and legislation, but most importantly, cultural priority.

When President Abraham Lincoln signed legislation granting land for the construction of the Northern Pacific Railroad in 1864, investors from eastern states foresaw the growth this new connection would bring. Many commercial buildings commissioned in Tacoma during this period were designed by outside firms, including two from the Chicago firm Burnham and Root. The Luzon's significance as an early "skyscraper" was primarily in the context of Washington State, but its association with the firm of Burnham and Root was of national significance, especially since relatively few of their buildings survive today. The second Burnham and Root building in Tacoma, the 12-story Fidelity Building at South 11th Street and Broadway, was demolished in 1949. With the loss of the Fidelity Building, the Luzon Building was the only surviving structure in the Pacific Northwest designed by architects of the Chicago School.

While the two Tacoma buildings were not as technologically developed as steel-framed buildings becoming common in larger cities, they did represent an advance for the Pacific Northwest.

Completed in 1891, the Luzon was a hybrid utilizing traditional load-bearing masonry and timber construction with the introduction of steel in some locations to provide structural support.

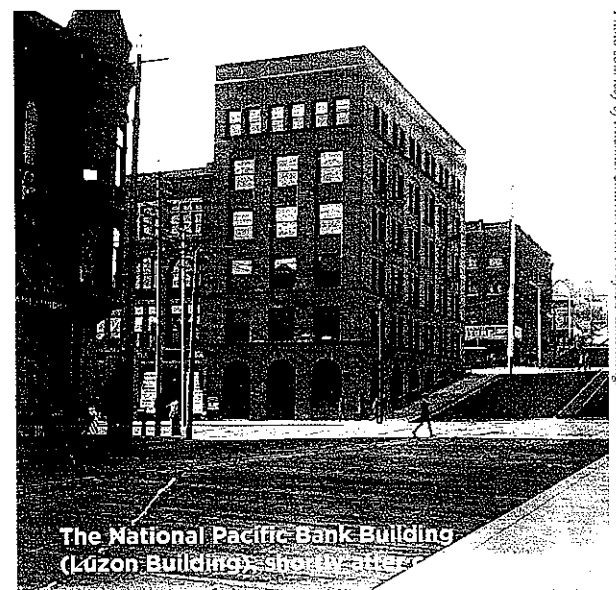
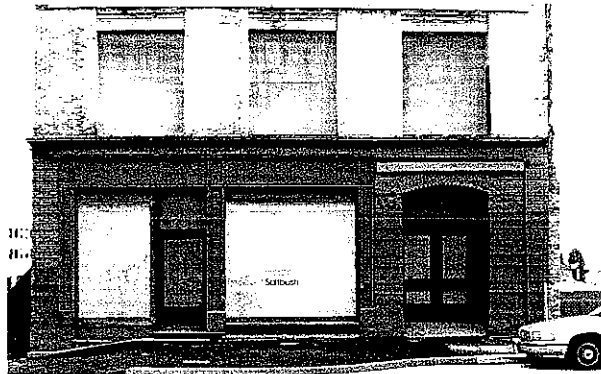


Photo courtesy of Michael Sullivan and Artifacts Consulting

The Luzon did not have an internal steel "cage" structure, but had thick exterior brick walls with horizontal steel girders resting on the masonry walls (and on internal metal columns) to support the horizontal wood floor joists. Steel was used only on the first three floors, with the upper floors supported by traditional timber beams. Arguably more significant than its structural elements was its advanced style of design. The Luzon was visually suggestive of the clean vertical lines, fenestration style, and restrained ornamentation that would become trademarks of the emerging Chicago School. Its advanced architectural



Commerce Street entrance featuring large openings supported by vertical steel beams.

expression demonstrated two key elements: simplification of form and vertical emphasis. The Luzon represented architectural transition and innovation both structurally and visually, and possessed uncommon value to the history of the Pacific Northwest.

Trouble for the Luzon and other buildings along Pacific Avenue began when financial hardship struck Tacoma during the Panic of 1893 and again during the Great Depression in 1929. The professional offices, banks, and retail stores on and around Pacific Avenue either moved to the traditional downtown area of Tacoma or closed. Vacant spaces were filled with second-hand shops, taverns, and adult entertainment creating a "red-light" district. Intense urban renewal swept the nation after World War II, but because of the area's unsavory reputation, the buildings along Pacific Avenue were neglected. From the late 1950s to the early 1970s the Luzon housed an arcade, and in the 1980s a Chinese restaurant. After the restaurant closed in 1986, the Luzon remained vacant until its demolition.

Despite the fact that the entire 1300 Pacific Avenue block had been placed on the Washington Heritage Register and National Register of Historic Places in 1979, a subsidiary of the Weyerhaeuser Corporation bought the block in 1985 and convinced the Tacoma City Council to rescind the

historic district and allow for demolition. Because of its particular historic significance, the Luzon was spared. Unfortunately, the city did not have the foresight to secure the building by requiring the private owner to protect the surviving historic landmark in exchange for the decertification of the historic district. An action as simple as requiring a roof replacement would have provided much needed protection from water damage and could have been pivotal to the survival of the building.

Instead of developing the property, Weyerhaeuser made a deal and sold it to Pierce County in 1992. Six years later, Pierce County attempted to sell the property. During the following decade, a parade of developers took interest in the Luzon, but no project ever came to fruition. Most financial backers required pre-leasing of planned office space, and because the Luzon was particularly narrow with low overall square footage, it was difficult to sign competitive rental rates that would allow developers to recoup renovation costs in a reasonable amount of time. In March 2008, the



Luzon sold to Tacoma's Gintz Group who proposed the construction of a shaft on the exterior of the south wall for vertical circulation, providing much needed additional square footage as well as an anchor for structural support. The exterior shaft was a promising solution that would help offset the cost discrepancy between investment versus return. The Luzon project at last seemed viable, but in September 2008 a worldwide financial crisis ensued, preventing Gintz from acquiring the

necessary loans. After months of further delays, the building was back on the market by April 2009.

In June 2009, the City of Tacoma received a letter of complaint from Dan Putnam, CEO of Putnam-Collins Structural Engineers, asserting that the Luzon was a public safety hazard as well as an "embarrassment" and an "aesthetic blight" on the neighborhood. In response to Putnam's letter, city engineer Charlie Solverson commissioned a structural analysis from the Northwest-based firm, Swenson Say Fagét. The firm had inspected the Luzon one year earlier and Solverson hoped to determine the building's rate of collapse by comparing the two analyses.

The resulting report, dated July 1, 2009, described significant deterioration that had occurred within the previous year, including increased floor depressions, the breaking of a major girder beam on the sixth floor, and deteriorating floor framing on several floors. The report called the building a "life safety hazard" in a state of "progressive collapse" and recommended immediate bracing. Interpretations of the report were hotly debated in the following months between those who felt the report was grounds for demolition, and advocates who emphasized that the report concluded the building needed bracing, not demolition. Because so many previous development attempts had failed, Solverson and City Manager Eric Anderson were unsupportive of the bracing plans with vague development timelines and sought immediate action.



Photo courtesy of Michael Sullivan and Artifacts Consulting

Through August 2009, the city continued to request plans from Gintz to alleviate the public hazard, but Gintz still could not secure adequate financial backing and was also unable to agree on a selling price with other prospective developers. On September 15, with recommendation from Solverson, Anderson announced to the Tacoma City Council that demolition was the only remaining solution to alleviate the immediate life and safety threat to the public. Seven of the nine

council members opposed the decision. However, according to Tacoma's current municipal code, if the building official deems that a structure is an imminent threat to the public (whether historic or not) City Council decisions can be overridden and all local landmark laws and regulations can be bypassed to demolish the building at the owner's expense.

According to Eric Anderson, one of the main reasons the city moved so quickly to demolition was because Solverson detected a significant new deflection along the Commerce Street wall in September. The deflection measured fifteen degrees, a size that, in Anderson's opinion, would have been noticed and reported by Swenson Say Fagét if it had existed. The dramatic movement of the wall in such a short period of time indicated that the building's rate of collapse was more rapid than the city had originally projected. Michael Sullivan, CEO of Artifacts Consulting, and other local advocates called these findings an exaggeration, maintained that the deflection was not new, and insisted that the building had been leaning for twenty years. Unfortunately, there was no photographic evidence proving or disproving the previous existence of the deflection. For Tacoma native and prominent local architect Jim Merritt, the city's unwillingness to spend money to brace the building and prevent its demolition calls into question Tacoma's commitment to urban design and to realizing its future potential.

The city scheduled the demolition for Saturday, September 26. When the information became public, citizens launched last-resort efforts to save the building. One proposal was for the Washington Trust for Historic Preservation to take temporary ownership, which would allow newly interested developer Grace Pleasants time to brace the building and secure financing for her own development plan. Pleasants proposed this idea to Washington Trust Executive Director Jennifer Meisner only three days before the scheduled demolition. Meisner and Field Director Chris Moore both worked tirelessly during the last few days, trying to facilitate communication between Washington Trust board members to see if an executive decision to assume ownership would even be a possibility. Unfortunately, since the Washington Trust is not currently set up as a development entity and because of the building's condition, the proposition was simply not feasible.

Efforts headed by Sullivan, Merritt, Pleasants, and Tacoma Historic Preservation Officer Reuben McKnight continued well into the night on Friday. Attempts were made to find some city or county official who could legally stop the demolition. As the night wore on, it became clear that as private

citizens with no direct or vested interest in the property, they had no legal standing. In Merritt's estimation, if they had gained access to proper legal permissions to halt the demolition, they could have saved the building with the funding and development plans put in place during those last few days. For Merritt, saving the building would have been worth the expense because in his opinion, "as time goes by [the Luzon] is going to be thought of as more historic than even is recognized right now."

For Anderson, the liability of the building outweighed any historic significance. Anderson believed the only responsible legal choice was to pursue demolition because he had no means to justify the delay of demolition to the City Council, to a court, or to a family should an injury or death have occurred as a result of the building's derelict condition. On the morning of September 26, 2009, the Wm. Dickson Company, commissioned by the City of Tacoma, demolished the Luzon Building at an estimated cost of \$600,000.



When reviewing the sordid story, no single decision or mistake can be blamed for the demolition, rather, it was a lack of positive decisions. The building had been needlessly neglected for decades; no one disputed that fact and most lamented it. Sullivan felt the true value of the building was never properly taken into account because in the language of what is commonly known as Tacoma's "Dangerous Building Ordinance," there are no exceptions made for historic structures. Speaking of Anderson, Sullivan said, "If that had been a derelict 1970s piece of junk building that had been hit by a truck and was teetering over the street, it would have been exactly the same process . . . He evoked a language that is absolutely no different. Designated historic buildings deserve something different . . . [the city owed] it to the community to make an extraordinary effort because this is an historic building."

The frustrating history of the Luzon motivates one to ask where the collective community failed.

It seems the answer lies not at one end of the spectrum of private owners versus government, but in a combination of citizens and investors giving priority to historic preservation and local government making acceptable efforts to facilitate the rehabilitation of buildings that represent a collective history. Working together as private citizens and public servants to preserve historic properties should be among the highest of a community's priorities, rather than something that falls to last-minute efforts weeks, or even days, prior to a demolition. All citizens, developers, investors, and city officials alike have a stewardship, and thus a responsibility, to protect the heritage and community historic buildings represent. Urgency in the case of the Luzon came far too late. ■

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McDoux Preservation is a consulting firm that specializes in performance improvement for preservation professionals. Steph McDougal has developed training/education and performance systems for Global 500 companies, small businesses, higher education, and non-profits since 1996. In 2008, she completed a Master's degree in Historic Preservation and refocused her existing consulting practice. McDoux Preservation provides research-based solutions that make city governments, non-profit preservation organizations, and individuals more effective. We do the typical work of preservation consultants — survey, design guidelines, ordinance development, etc. — with an eye to improving these processes and making them less expensive and more accessible. We also specialize in strategic planning with an integrated action/reporting component, to ensure that plans are implemented and achieved.

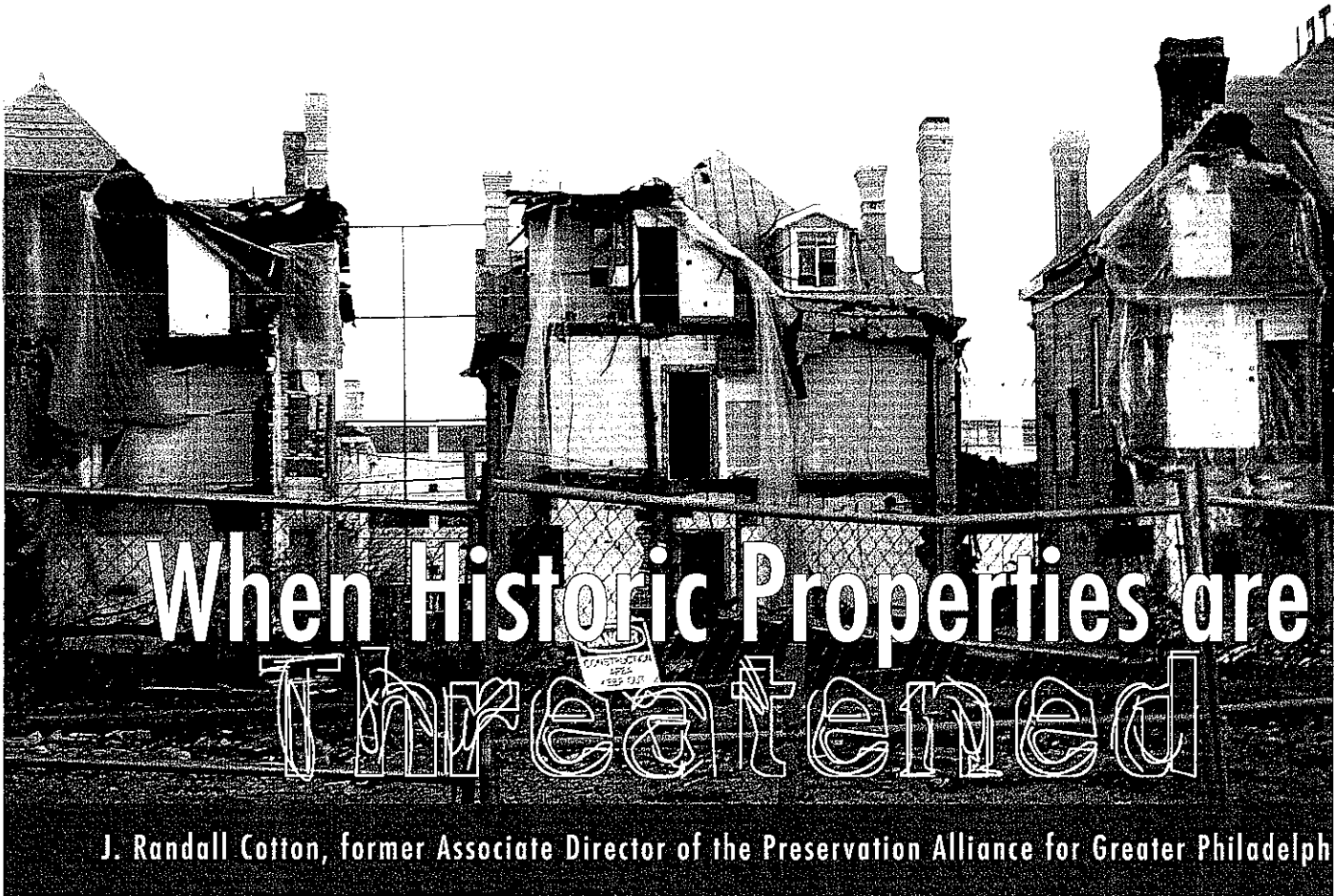
McDoux Preservation LLC

Steph McDougal

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W E L C O M E T O N A P C

[Editor's note: The following article was featured in the May/June 2004 issue of Old House Journal, and is used with permission from Old House Journal. This and other articles can be found on their website at oldhouseonline.com]



Q: *I want to save a historic farmhouse that a contractor plans to demolish for the lot. I only have 60 days until it's sold. The owners in Bermuda have no interest but to make money. What can I do?*

What you describe is, unfortunately, an all too common preservation challenge. Across the country, hundreds of historic houses that stand in the path of development—particularly in areas of suburban sprawl—are demolished every year.

On the other hand, many others are saved and rehabilitated by the efforts of savvy, tenacious local advocates. While there is no single preservation strategy guaranteed to succeed, anyone who wants to save a historic property threatened by the wrecking ball should consider these points.

1. Know the facts.

Gather as much pertinent information about the property as possible by researching these questions:

- Who owns the property? (Check the public records at the local recorder of deeds.)
- If the property is for sale, what are the asking price and other conditions of the sale? Is the property listed with a real estate agent?
- If the property is currently under an agreement of sale (a document that details the price and terms of the transaction), who is the prospective buyer and what conditions have been placed on the sale? When does the agreement expire? Since an agreement of sale is typically private, you may have to do some sleuthing to get this information.
- What is the historical significance of the property? Is it listed on a local, state, or federal register of historic places? Start by contacting your state's Historic Preservation Office (see www.ncshpo.org/stateinfolist/).
- Is there a local preservation ordinance, such as a demolition restriction, that protects the property up to some level?
- What is the current zoning classification for the property? Does it allow other uses, subdivision, or new construction on the property? Are there other restrictions—for example, covenants or environmental protections?
- Will the current owner or prospective buyer need local variances to develop the property or permits to demolish historic buildings?
- What is the physical condition of the historic building? If it is for sale, ask the real estate agent for a site visit. If the building is not accessible, ask someone who has recent first-hand information about its condition.

2) Set Goals.

Once you have collected the facts about the property, brainstorm possible preservation strategies.

- What is your ultimate goal for the property—private or public ownership by a preservation-friendly buyer?
- Is it okay if part of the property is developed while retaining the historic building?
- Can historic buildings be adaptively rehabilitated for new uses while retaining their historic character?

3) Realistically assess the challenges.

No matter how significant, every historic property is ultimately still real estate with inherent economic value for its owner.

- Is there, or could there be, meaningful grassroots support for saving the historic property?
- Do local officials support preservation, or would they rather encourage new development?
- Someone—be it a private individual, a governmental entity, or a nonprofit organization—will have to compensate the current owner for the property's fair value.
- There are also the costs of rehabilitation and property ownership (mortgage, taxes, utilities, maintenance) to consider.

4) Create alliances.

Get the support of local and regional preservation and smart-growth organizations, civic groups, and politicians.

- More importantly, you might partner with an individual or organization that has the resources and desire to acquire, rehabilitate, and use all or part of the threatened historic property.

5) Engage in direct negotiations.

When you have determined one or more viable preservation strategies, take your plan to the property owner.

- Start with the real estate agent if the property is for sale, but if the agent does not present your proposal fairly, contact the owner directly.
- If you can present a compelling case for the property's historic significance and the viability of your preservation plan, the owner may be willing to give (or sell) you a purchase option wherein the property is taken off the open market for a specified period while you implement your preservation plan.
- A purchase option (or agreement of sale) also gives you the right to assign ultimate ownership to another party. Numerous preservation organizations, such as the Historic Landmark Foundation of Indiana and Preservation North Carolina, which has saved more than 450 historic houses, rescue threatened properties in this manner.
- If the property is already under an agreement of sale to another party, contact them. They may be willing to assign all or some of the purchase rights to you.

6) Gather public support.

In many cases the property owner couldn't care less about preservation and simply wants the most money for the property—a figure that is often determined by the development potential of the land.

- In fact, some property owners think historic buildings have negative value. This may be the point at which preservationists rally public support for saving the property.
- First, the public needs to know the historic value of the property—that is, why it should be saved. Take what you have learned about the history or significance of the property and present it to the public in a simple and compelling manner. Remember that local newspapers love to print this information.
- Let local elected officials know you're concerned about the preservation of the property. Advocates should speak out at planning and zoning hearings, especially if variances are needed to implement a development plan that would result in the demolition of the historic building. However, the same allies should also offer realistic alternatives at these meetings.

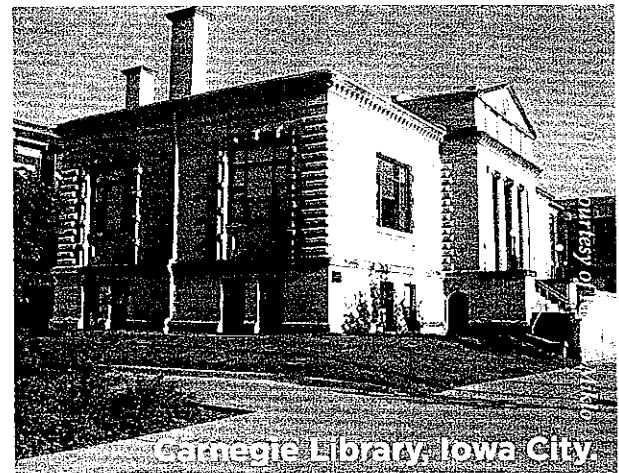
7) Be creative and be prepared to be flexible.

Your best-case outcome may not be economically or politically feasible, so be prepared to consider some compromises.

- Protect the property by acquiring a preservation easement from the property owner. A typical preservation easement requires current and future owners to maintain the historic character of the property, but they retain all other property rights. Easements can be purchased from, or donated by, the current owner. (An easement donation may result in a tax deduction for the donor.)
- Allow limited development—say, new residential construction—on nonhistoric parts of the property.
- Adaptively re-use the historic building for income-producing tenants (a professional office, special-events rental facility, or restaurant) or publicly supported uses (maybe a community center or governmental offices).
- Exercise legal options. If you feel that demolition permits, zoning variances, or development approvals have been unfairly granted, use your citizens' rights to appeal to the appropriate commissions and even the courts, if necessary. Legal battles can be nasty, expensive, and lengthy, but if you can't arrive at amicable solutions, sometimes the law is your only recourse. Whatever your strategy, remember that most historic resources are lost because local municipalities have not enacted protective preservation ordinances. The loss, or threatened loss, of a local landmark often becomes the catalyst for citizen calls to create governmental protection of historic properties in the public's interests. Thus you may lose the battle, but still win the war.

but also building our community with quality new construction that is compatible and offers new design. I really like it when I can walk by a building, knowing that the Historic Preservation Commission fought to save it and that it still stands and contributes to the quality of our community's life. The Carnegie Library is an example. It was slated for demolition so that the site could be used for student housing project. The Commission fought to make it a landmark. In Iowa a zoning designation opposed by the property owner requires 6 out of 7 votes on the City Council for approval. The commission and Friends of Historic Preservation were able to muster enough public support to obtain 6 votes in favor. The building was saved and renovated. The Commission worked with the developer on a plan that removed a 1960s addition and replaced it with a more compatible apartment building adjacent to the library.

I like living in Iowa City because it has charming neighborhoods that are adjacent to downtown and the University campus. There is no dead zone in between. ■



Carnegie Library, Iowa City

Disaster Recovery Efforts through Public-Private Partnership City of Iowa City and Friends of Historic Preservation



Tornado damage on Iowa Avenue.

On the evening of April 13, 2006, an F-2 tornado struck Iowa City, damaging over 200 properties, 100 of which were in historic and conservation districts. The Iowa City Historic Preservation Commission (HPC) and the local nonprofit Friends of Historic Preservation (FHP) acted immediately.

The storm ravaged the local College Hill Conservation District, and the National Register historic districts of College Green, East College, and Woodlawn. The area—known as the College Hill neighborhood—appears in the 1839 Original Town Plat when Iowa City became the territorial capital. Iowa Avenue—one of the worst hit areas by the tornado—was platted as the ceremonial boulevard from Capitol Square to the city's eastern boundary.

When the capital moved to Des Moines in 1857, the University of Iowa became the central force to shape Iowa City. The tornado-damaged districts are significant for their strong historical association with the university's development, and comprised housing for faculty, staff, and students. In the 20th century as the university grew, many of College Hill's large residences became rooming houses, fraternity and sorority houses, and apartments.

The morning after the tornado, HPC and Planning Department staff photographed and assessed damage, building-by-building. HPC/FHP identified the immediate needs: disseminating information and assistance; accessing monies; and guiding repairs. Plans were in place within two days. Appropriate reconstruction and repair were critical to Iowa City's historic character, as was reducing the burden of historic preservation regulations on property owners, already considerably stressed.

HPC/FHP mailed and hand-delivered information to property owners about a temporary, streamlined design review, salvaging material, documenting damage, protecting/stabilizing/mothballing structures, and hiring qualified contractors; and an upcoming Tornado Recovery Workshop. At the workshop only 15 days after the tornado, HPC/FHP, City staff, architects, and contractors helped owners plan appropriate repairs, and attorneys advised on insurance negotia-

tions: FHP established a help-line; offered free windows and doors from its Salvage Barn; and hired a preservation specialist to help owners (at no cost) review damage and complete design review applications. HPC negotiated discounts for appropriate building materials. To help assure adequate settlements, the mayor notified insurance agents that certain exterior repairs in designated districts are subject to HPC review.

HPC/FHP immediately drew upon outside expertise. Preservation consultant and National Trust Advisor Emeritus, Marlys Svendsen, helped prepare handouts. She also assessed damage and advised on rehabilitation funding, as did architects Jack Porter and Doug Steinmetz from the State Historical Society of Iowa (SHSI) under the Technical Advisory Network. The local chapter of the American Institute of Architects—Cedar Rapids/Iowa City Architects Council volunteered to help owners plan repairs and restoration.



Originally built in the 1880s, this house showed the ravages of time. The time removed from the 1940s single-story, repaired wood siding and removal of metal siding restored the exterior of the house and helped it to look like the original. The original

HPC met weekly (rather than monthly) to expedite complex applications. HPC chair and staff met daily on minor applications. This helped owners move quickly on repairs. By late September, over 60 storm-related applications had been reviewed; more followed in the next months. HPC/FHP used Iowa Site Inventory Forms and gathered historical documentation of damaged buildings for property owners. In one case, photographs at SHSI of the historic College Block and Crescent Block buildings helped architects and contractors replicate the decorative tin cornice.

HPC/FHP sought financial resources from state and U.S. lawmakers, the National Trust for Historic Preservation (NTHP), and SHSI. State Senator Joe Bolkcom secured votes to allocate \$250,000 through the Emergency Historic Resource Development Program (HRDP) funding through SHSI. Within a month, the grant process was announced to finance gaps between insurance settlements and preservation-appropriate repairs on structures eligible for or listed on the National Register. FHP approached over 80 property owners and offered application assistance. To date, \$215,000 has been awarded to 19 applicants. HPC/FHP secured a \$5,000 grant from the Midwest Office of the NTHP. Matched by FHP, the \$10,000 fund targets repair and restoration of porches, metal roofs, wood siding, and replacement of vinyl siding with wood or fiber cement board.

The impacts of HPC/FHP's partnership are extensive. More property owners are versed in preservation practices and their importance. Structures with non-sympathetic alterations before designation (especially in the conservation district) have been appropriately restored. Residents enjoy improved streetscapes. Owners have reinvested in historic properties. The enormous value of previous planning, documentation, and advocacy became crystal clear: the worst hit areas are now revived, not just rebuilt. HPC/FHP modeled successful collaboration of local government and nonprofit organizations and created a template of action steps for towns facing emergencies. Iowa Citizens witnessed the power of preservationists to respond to a crisis and save the community's historic character and its neighborhoods' sense of place.



Call for Job Postings

NAPC is now posting job announcements in the field of historic preservation on our website. If your organization – or one you know of – is interested in posting a job announcement, please send in PDF format or as an online link to: napc@uga.edu.



HISTORIC LANDMARKS COMMISSION

Revised 1/9/13

PAUL CARUANA

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Gearhart, OR 97138

Appointment: 2/9/12

Existing Term: 2/9/12-12/31/15

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(c) 503-440-2888

(e) paul@caruanainc.com

MICHELLE DIEFFENBACH

37734 Eagle Lane

Astoria OR 97103

Appointment: 7/1/06

Existing Term: 1/1/10 to 12/31/13

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(w) 503-325-3749 (Rickenbach Const)

(c) 503-741-0856

(f) 503-325-6305

(e) michelle@rcibuilds.com

LJ GUNDERSON

c/o Easom Property Mgmt

175 14th Street, Suite 120

Astoria OR 97103

Appointment: 1/11/11

Existing Term: 1/11/11-12/31/14

(h) 503-325-6657

(w) 503-325-5678 (Easom Property Mgmt)

(c) 503-338-8121

(e) ljgunderson@easomproperty.com

KEVIN McHONE

2004 Irving Avenue

Astoria OR 97103

Appointment: 1/1/11

Existing Term: 1/1/11-12/31/14

(w) 503-325-8029

(c) 503-338-8446

(e) kevin@hollymchone.com

JACK OSTERBERG

1711 Grand

Astoria OR 97103

Appointment: 1/01/13

Unexpired Term: →12/31/15

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(e) billandjack@charter.net

THOMAS STANLEY

416 Floral Avenue

Astoria OR 97103

Appointment: 10/16/08

Existing Term: 1/1/13-12/31/16

(h) 503-325-1445

(c) 503-739-6140

(e) tomandmarga@msn.com

Astoria OR 97103

Appointment:

Existing Term:

(h)

(f)

(w)

(c)

(e)

DR. EDWARD HARVEY AWARD

This Award is named for Dr. Edward Harvey who was a pioneer in recognizing the importance of historic preservation in Astoria. His original efforts of placing plaques denoting the brief history of a building are still seen throughout the City. He lobbied the Clatsop County Commissioners to establish a Historic Advisory Committee of which he served as the chairman for many years.

The Award has been presented yearly since 1988 to owners of residential, commercial, or public buildings who have completed exterior painting, rehabilitation, restoration, or beautification projects which have been sensitive to the historical attributes of the building and/or the architectural heritage of Astoria.