

AGENDA
HISTORIC LANDMARKS COMMISSION

Astoria City Hall Council Chambers, 1095 Duane Street, Astoria

Tuesday, January 15, 2013
7:00 p.m.

1. CALL TO ORDER
2. INTRODUCTION OF NEW MEMBER
3. ELECTION OF OFFICERS
 - a. In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the HLC needs to elect officers for 2013. The 2012 officers were President David Pearson, Vice President Michelle Dieffenbach, and Secretary Sherri Williams.
4. ROLL CALL
5. MINUTES
 - a. November 20, 2012
 - b. December 18, 2012
6. PUBLIC HEARINGS
 - a. Amendment to Existing Permit AEP12-21 for New Construction Permit NC03-03 by Brian Reichert to install a restaurant grade exhaust vent on the roof of an existing building adjacent to structures designated as historic at 230 - 37th in the S-1, Marine Industrial Shorelands zone. Staff recommends approval of the request with conditions.
7. REPORT OF OFFICERS
8. STATUS REPORTS
 - a. Planner Johnson has included status report photographs of the following: EX11-07 for 2961 Grand, EX10-06 for 3550 Franklin, NC12-03 for 3644 Franklin, EX10-11 for 634 Grand, EX12-04 for 190 W. Exchange. The projects are complete and conditions have been met. This status report is for Commission information.
9. ADJOURNMENT

STAFF REPORT AND FINDINGS OF FACT

January 4, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



SUBJECT: REQUEST FOR AMENDMENT TO EXISTING PERMIT (AEP12-21) BY BRIAN REICHERT FOR NEW CONSTRUCTION (NC03-03) AT 230 37th STREET.

I. BACKGROUND SUMMARY

- A. Applicant: Brian Reichert
4743 Cedar Street
Astoria OR 97103
- B. Owner: Port of Astoria
10 Pier 1 Suite 108
Astoria OR 97103
- C. Location: 230 37th Street; Map T8N-R9W Section 9AC, Tax Lot 100; Lots 1 & 8, and east 25' Lots 2 & 7, Block 1, Adairs Port of Upper Astoria, and vacated portion of alley
- D. Classification: New construction adjacent to structures designated as historic within the Adair-Uppertown Historic Inventory Area
- E. Proposal: To install a restaurant grade exhaust vent on the roof of an existing 8' x 20' building with drive-through
- F. Zone: S-1 (Marine Industrial Shoreland)

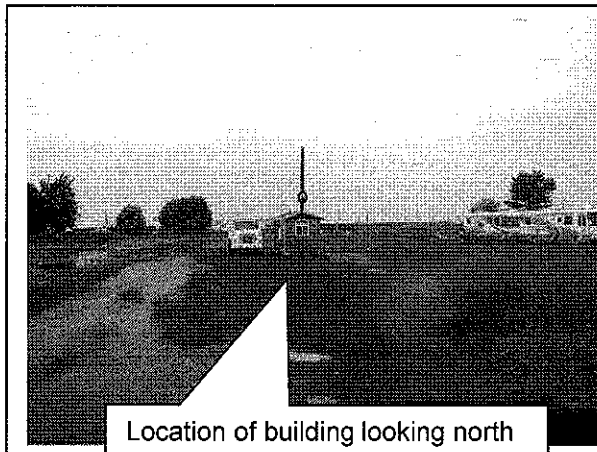
II. BACKGROUND

A. Subject Property

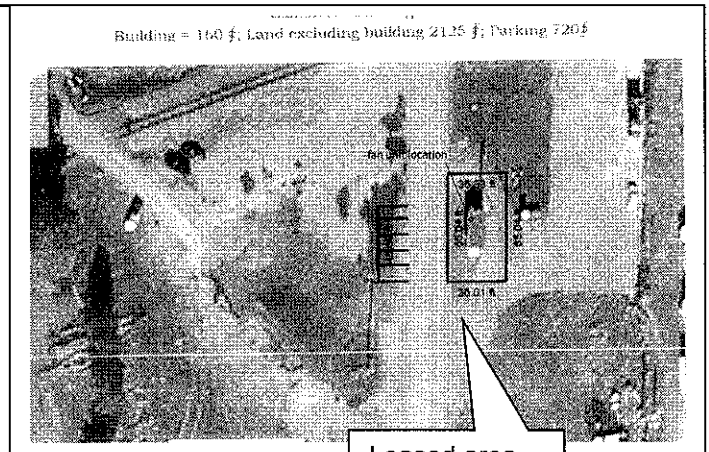
The subject property is located within the S-1 Zone (Marine Industrial Shoreland), on the north side of Lief Erikson Drive at 37th Street. The location of a drive-through food stand in this zone will be reviewed as a Temporary Use under the Conditional Use process with the Astoria Planning Commission (APC). An application has been submitted, and issues relative to traffic, use, parking, and other zoning issues will be considered by the APC or staff separately.

The site is currently developed with an 8' x 20' building that was previously used as a drive-through coffee stand. The design of the building was reviewed and approved in 2003 by the Historic Landmarks Commission as New Construction Permit (NC03-03). The subject property is approximately 38,000 square feet (0.9

acres) of land area; however, the applicant will only be leasing an approximate 36' x 65' (2,285 square feet) area on the east side of the 37th Street right-of-way for the building, and an approximate 45' x 16' (720 square feet) area on the west side of the 37th Street right-of-way for parking. The site is a rectangle shape with frontage on 37th Street which is set back 240' from Lief Erikson Drive. The northern portion of the site is flat with a rise of approximately 30' toward Lief Erikson Drive. The 37th Street right-of-way is paved to a width of approximately 18' with no curbs or sidewalks. The site is partial gravel with a concrete area.



Location of building looking north

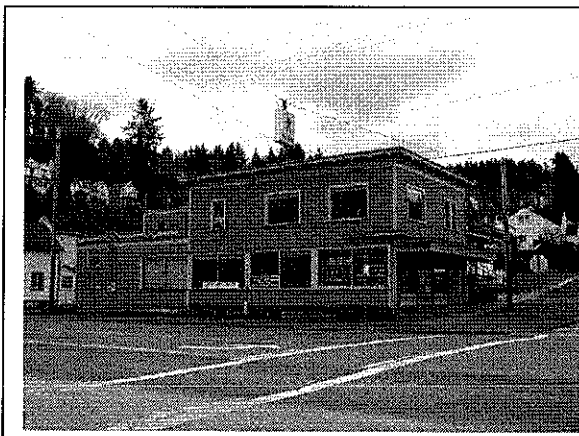


Leased area

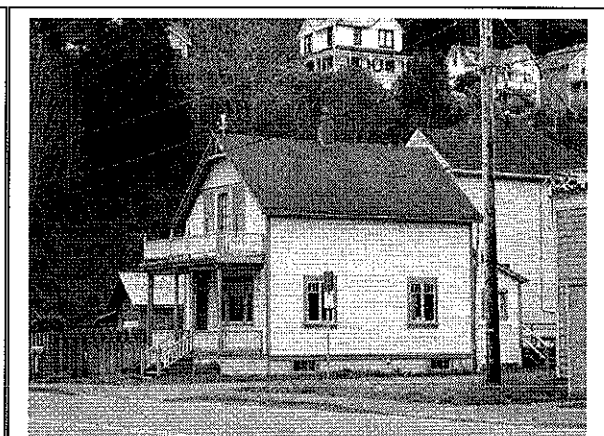
B. Adjacent Neighborhood and Historic Property

The site is bounded on the north by the City railroad line, on the south by Lief Erikson Drive, on the east by the former Lovell Trailer Court, and on the west by a vacant lot owned by the Port adjacent to the Animal Hospital building formerly known at the OSU Seafood Lab.

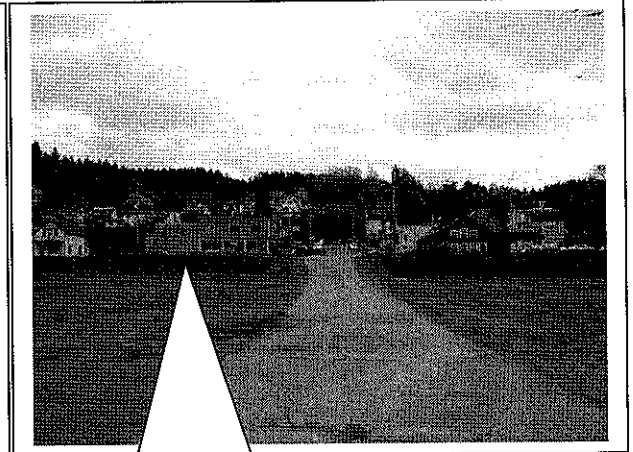
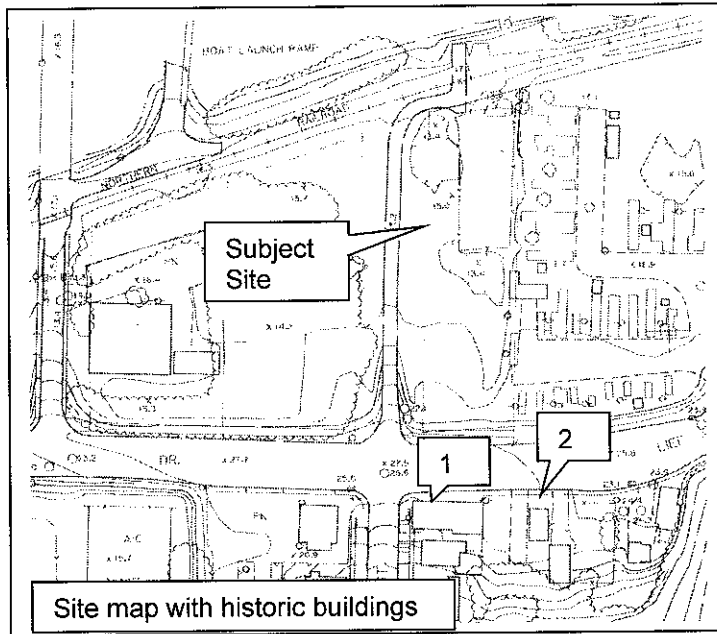
Review of new construction at this site is triggered by the site's adjacency to the following historic properties: 1) 304 37th Street; and 2) 3733 Lief Erikson Drive. These structures are located across the Lief Erickson Drive right-of-way. The historic structures are separated from the subject site by a distance of 330'.



304 37th Street

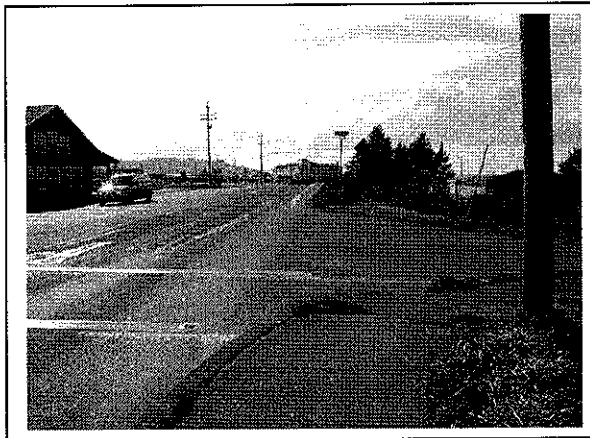


3749 Lief Erikson Drive

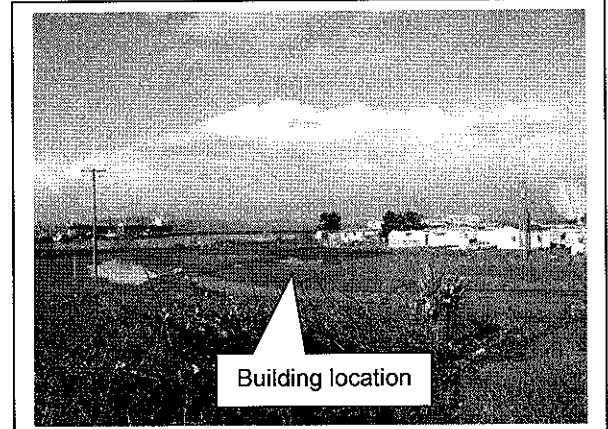


Looking south across Lief Erikson Drive at historic properties

This area of Lief Erikson Drive has a mixture of development. Both sides of 37th Street on this property is vacant and used for Port parking for the East End Mooring Basin. To the east, there is a trailer court which is developed from the City railroad tracks to the Lief Erikson Drive right-of-way. Across Lief Erikson Drive, is Geno's Pizza, the Columbia Ball Fields, the Astoria Coffee Company (historic building), and two residences (one of which is historic and is currently used as an office).



Lief Erikson Drive looking west from 37th

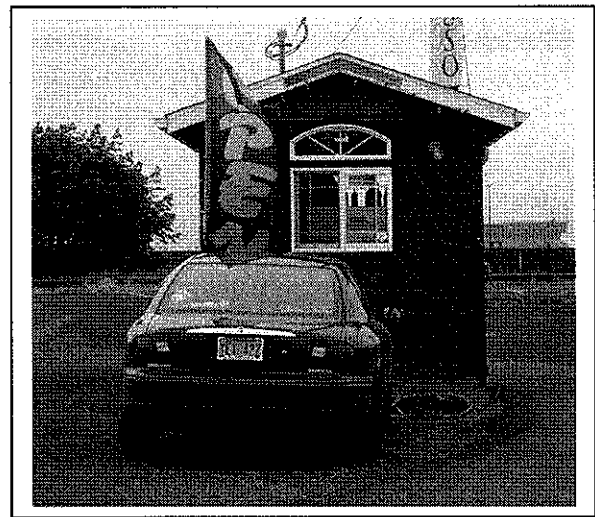
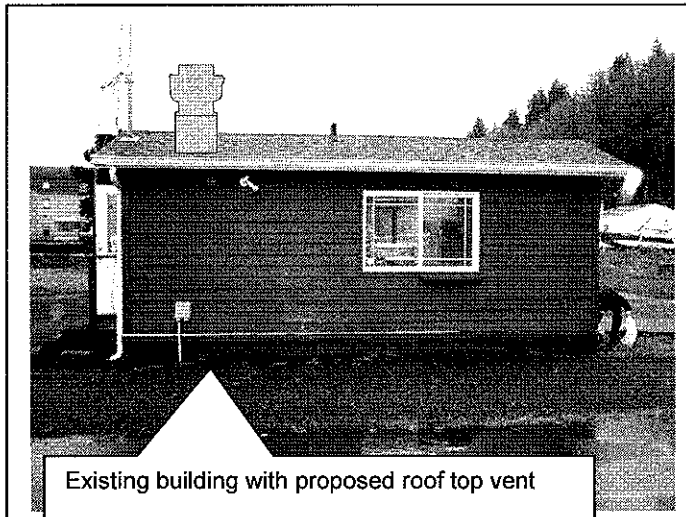


Looking north at 37th Street

C. Proposed Structure

The amendment to the new construction permit is to install a restaurant grade vent hood on the roof of the existing 8' x 20' former espresso stand. The structure is a prefabricated building constructed by Morris Glass & Construction that was placed on the site. It has drop or shiplap siding and three tab architectural grade composition roofing. The windows are vinyl sliding with decorative grids. The front end window has an arched window with grids above the main window. The

drive up windows are on the two sides. There will be wood shutters on the windows for security when the building is not in use. These are not shown on the picture of the building as they were suggested by the Astoria Police Department after the applicant submitted the plans. The door is metal with a single light with grids and will be accessed by a wood stairs with wood railing. The design of the stairs has not been submitted. The structure will be placed on blocks with cedar skirting and the tongue will be removed.



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on December 21, 2012. A notice of public hearing was published in the Daily Astorian on January 8, 2013. Comments received will be made available at the Historic Landmarks Commission meeting.

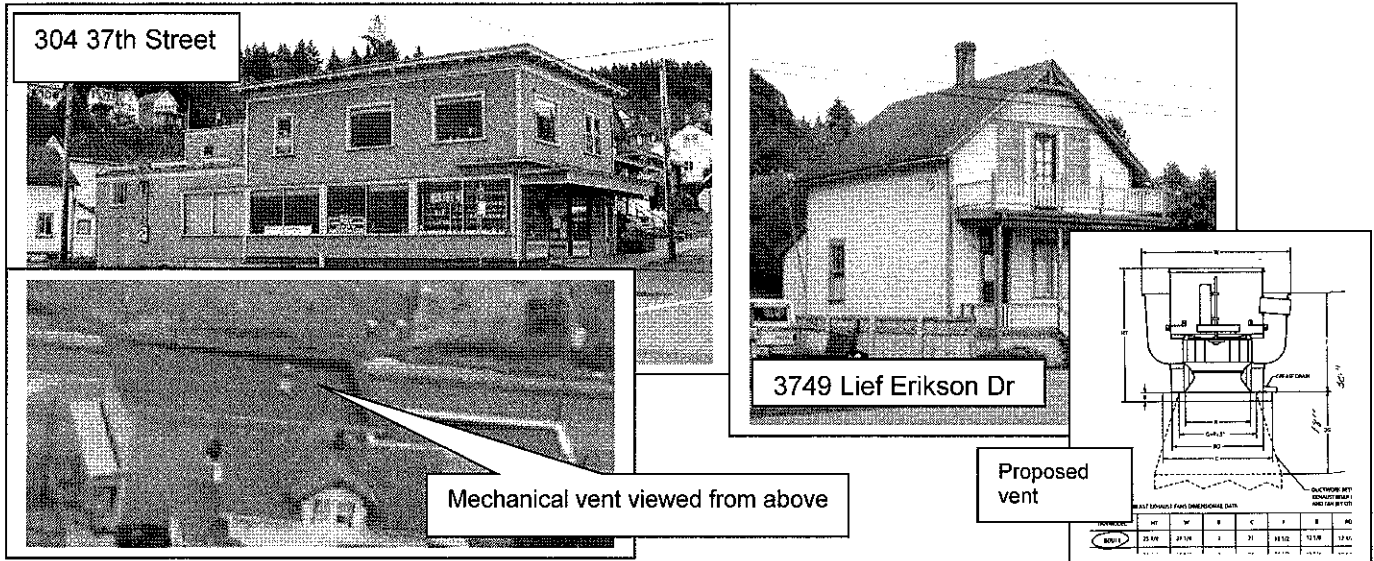
IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- 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."

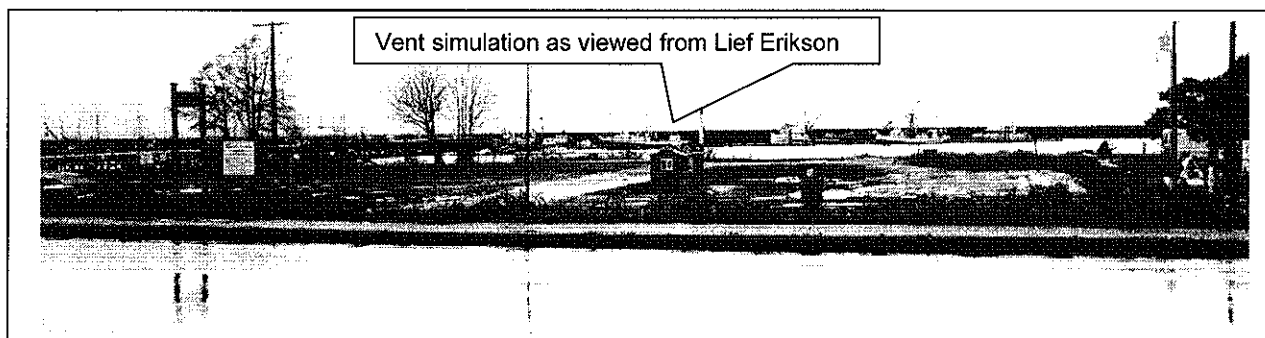
Finding: The structure is located across the Lief Erikson Drive right-of-way from two structures designated as historic in the Adair-Uppertown Historic Inventory Area and was reviewed and approved by the HLC in 2003 (NC03-03). Any changes to that approved design would require review by the Historic Landmarks 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 alteration is for the addition of a restaurant grade exhaust vent on the roof of the existing structure. The vent would be approximately 28" wide x 48" tall. The adjacent historic structures are two different designs but both have roof top mechanical features such as exhausts and chimneys with minimal visibility. The chimney on 3749 Lief Erikson Drive is taller than the proposed vent but is approximately 2' wide on a 25' deep building or 0.08% of the roof.



The proposed vent is a standard size for a restaurant at 27" wide. In comparison to the size of the building (20' deep) on which it will be located it is approximately 0.1% of the roof depth. This is comparable with the size of the chimney at 3749 Lief Erikson Drive. However, the historic structure is approximately 20' wide compared to the 8' wide drive-through building. The building, and associated proposed vent, is located over 300' from the historic structures and is at a lower level than the historic structures. The vent would be metal similar to other mechanical equipment on building roof tops.



To screen the vent from view, a screening structure would need to be built around the vent allowing for building code required spacing. This would result in a larger object on the roof top. In addition, since view of the building is from Lief Erikson Drive which is at a higher location, the height of any screen would need to be taller than the vent in order to hide it from view. Screening would therefore be out of scale with the building and the proposed alteration.

Due to the distance and difference in elevation than the historic buildings, the proposed vent is compatible in scale, style, detail, material, and height with mechanical equipment on the adjacent historic buildings.

- 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 building is not proposed to be relocated. The location was reviewed and approved by the HLC in 2003 under permit NC03-03. This criteria does not apply to the proposed alteration.

V. CONCLUSION AND RECOMMENDATION

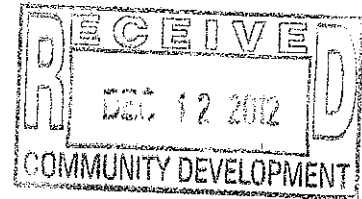
The request, in balance, meets all the applicable review criteria and Staff recommends approval with the following conditions:

1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
2. 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



AEP 12-21

Fee: Same as Type of Permit ^{\$100} pd -

AMENDMENT TO AN EXISTING PERMIT

Property Address: 230-37th

Lot 1/8 E E 25' L 2 E 7 Block 1

Subdivision Adairs Port of Upper Ast.

Map 9AC

Tax Lot 100

Zone S-1

Permit to be Amended: NC03-03

Adjacent to: 304-37th; 3749 Lief Enkson

Applicant Name: Brian Reichert

Mailing Address: 4743 CEDAR ST ASTORIA OR 97103

Phone: 503 325 5626 Business Phone: 325 5626 Email: b4reichert@msn.com

Property Owner's Name: Port of Astoria

Mailing Address: 10 PRE 1 SUITE 108 ASTORIA OR 97103

Business Name (if applicable): bad Vegan LLC

Signature of Applicant: Brian Reichert

Date: 12-10-12

Signature of Property Owner: [Signature]

Date: 12-12-12

Proposed Amendment: to install a restaurant grade exhaust vent on
roof of existing bldg. adjacent to a structure designated
as historic

FILING INFORMATION: Planning Commission meets on the fourth Tuesday of each month. Historic Landmarks Commission meets on the third Tuesday of each month. Applications must be received by the 15th of the month to be on the next month's agenda. Design Review Committee meets on the first Thursday of each month and applications are due the first week of the previous month. A Pre-Application meeting with the Planner may be required prior to acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Commission meeting is recommended.

For office use only:			
Application Complete:		Permit Info Into D-Base:	<u>12/17/12</u>
Labels Prepared:	<u>12/17/12</u>	Tentative APC Meeting Date:	<u>1/15/13</u>
120 Days:		HLC:	

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.

Proposed Addition of VENT FAN on WEST ROOF BUILDING IS
ABOUT 350 FT FROM CLOSEST HISTORIC STRUCTURE. FAN WILL NOT POSE
ANY SIGNIFICANT CHANGE IN VIEW FROM HISTORIC STRUCTURES

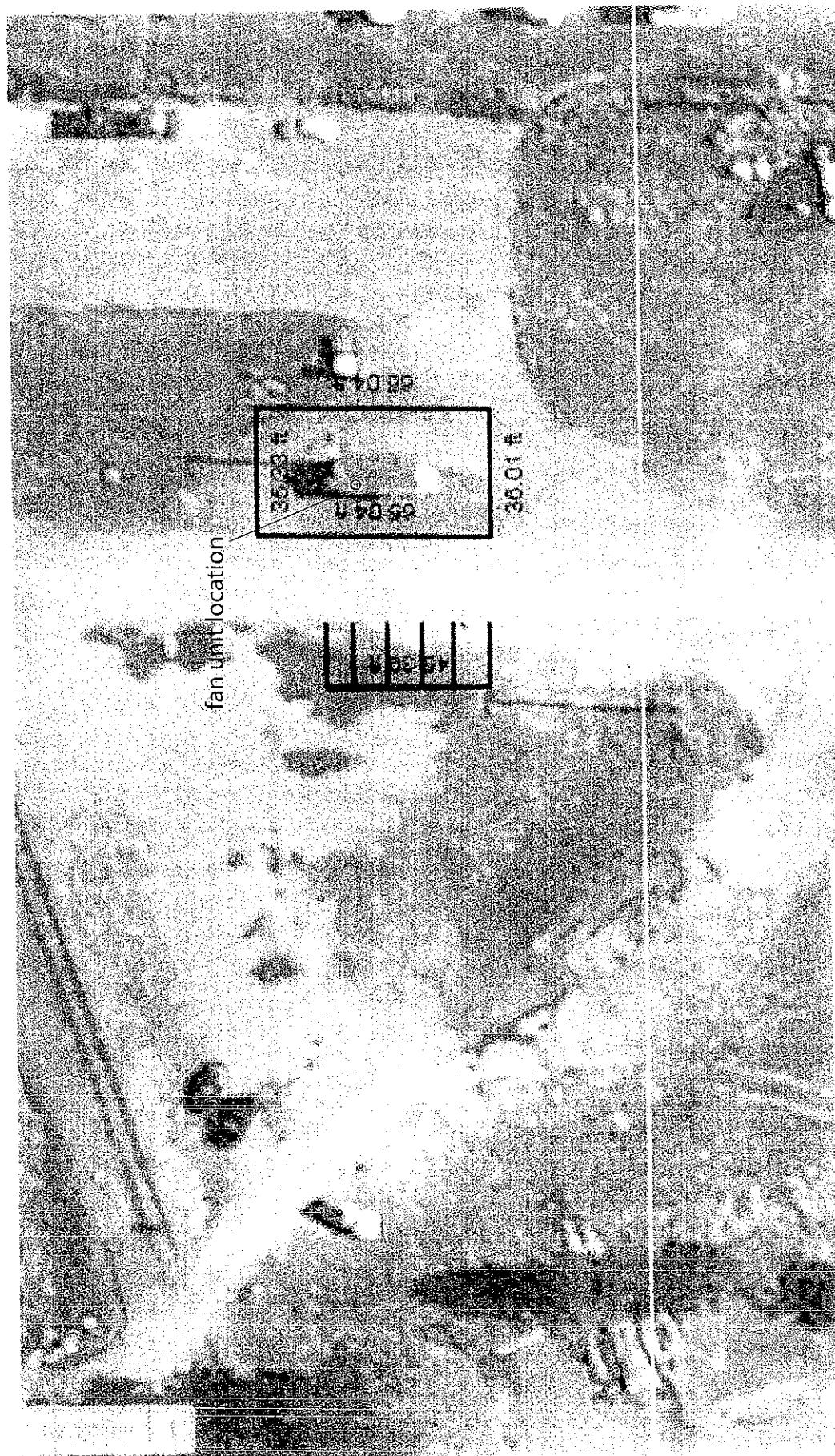
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

N/A

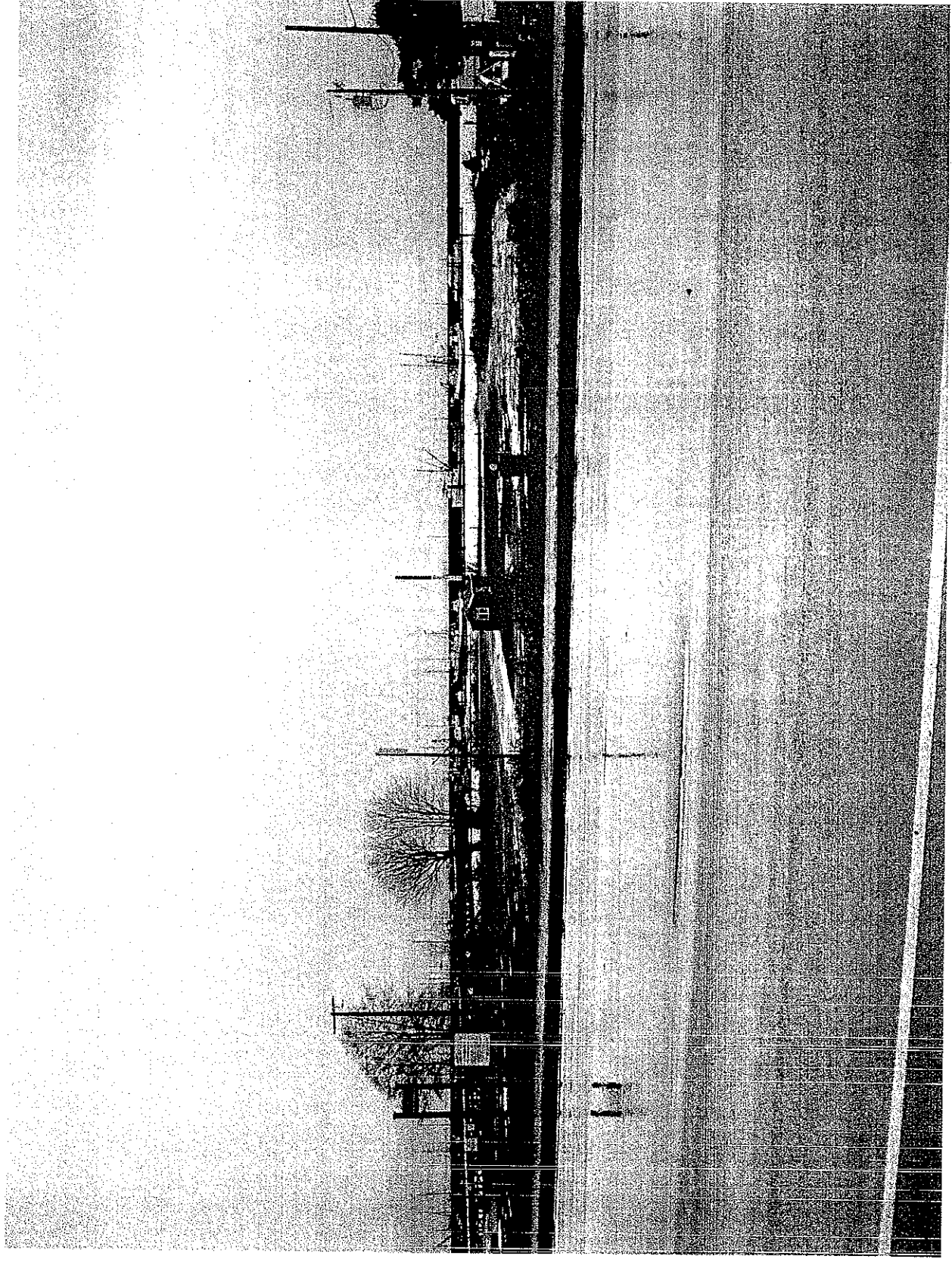
PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance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

Exhibit A - Bad Vegan

Building = 160 f; Land excluding building 2125 f; Parking 720 f



View from historic buildings on marine drive



west wall of 230 37th street approximate location of proposed fan unit



FEATURES:

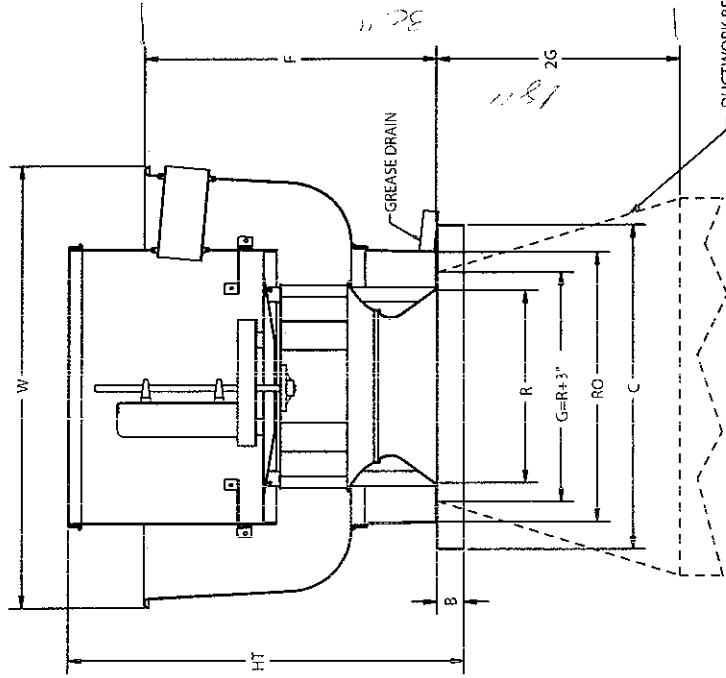
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL762
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- WEATHERPROOF DISCONNECT
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS:

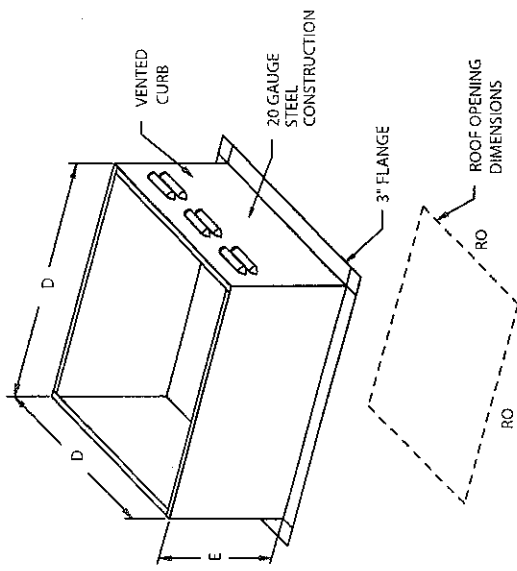
- GREASE BOX
- HINGED FAN
- PITCHED CURB
- INSULATED CURB



EDU BELT DRIVE

CENTRIFUGAL UP-BLAST EXHAUST FANS DIMENSIONAL DATA

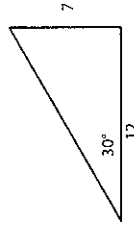
FAN MODEL	HT	W	B	C	F	R	RO	WEIGHT LB
BDU11	25 1/4	27 1/4	2	21	18 1/2	12 1/8	17 1/2	105
BDU13	27 1/4	30 1/4	2	21	21 1/2	13 1/4	17 1/2	120
BDU15	30 1/2	33 3/4	2	24 3/4	23	14 7/8	21	140
BDU18	33 3/4	39 3/8	2	28	23 1/2	16 1/2	24	190
BDU20	33 3/8	38 7/8	2	28	29 1/2	18	24	195
BDU24	37 1/2	43 3/8	2	33	30 5/8	23 7/8	28	270
BDU30	40	52 3/4	2	40	33 1/2	24	36	410
BDU36	45 9/16	63 7/16	2	44	43 7/16	30	40	470



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

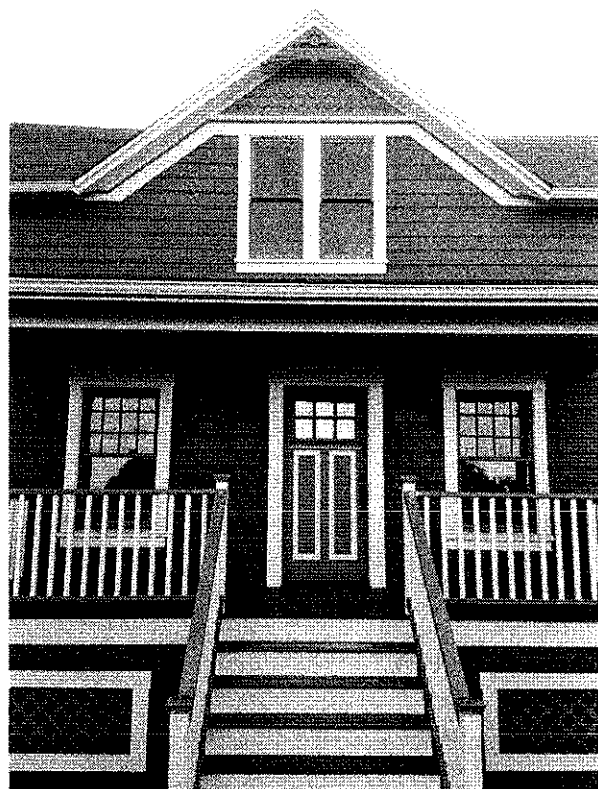
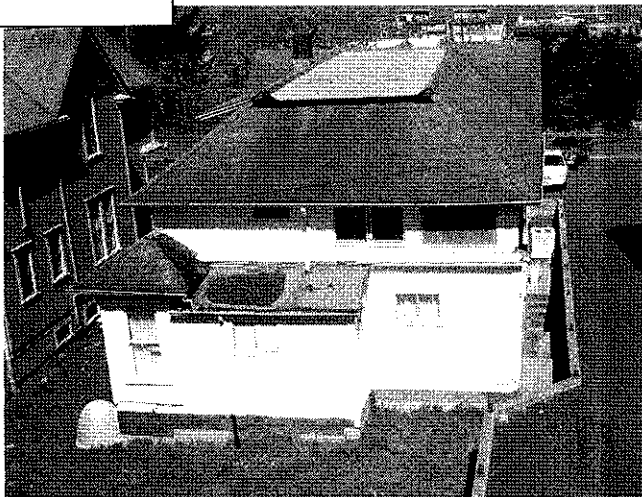
SPECIFY PITCH:

EXAMPLE: 7/12 PITCH = 30° SLOPE

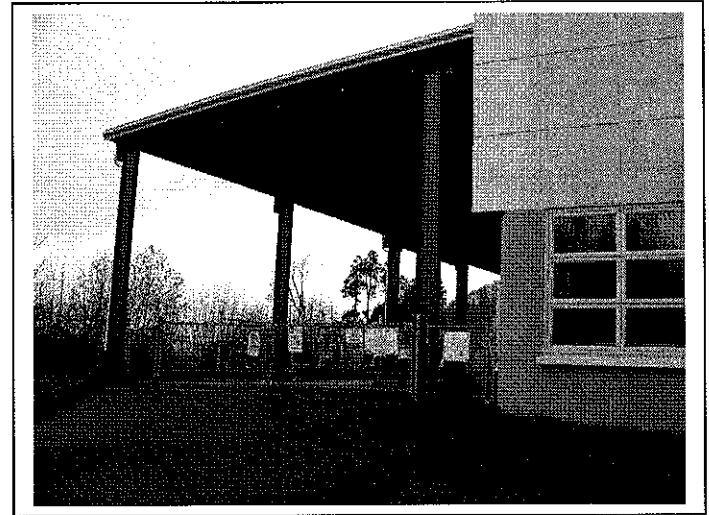
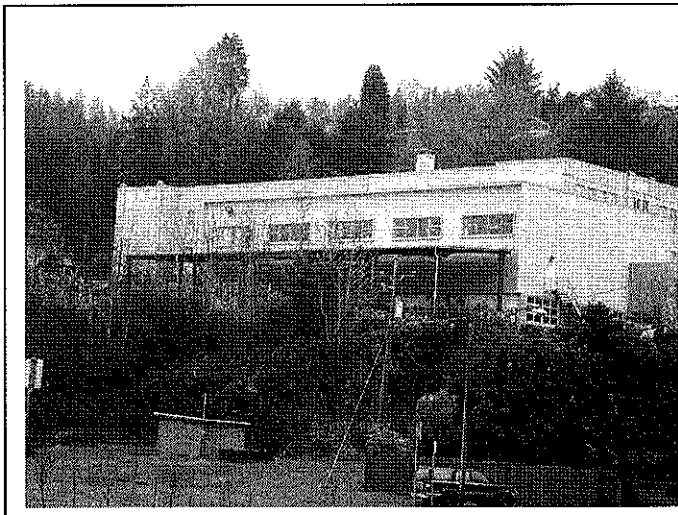
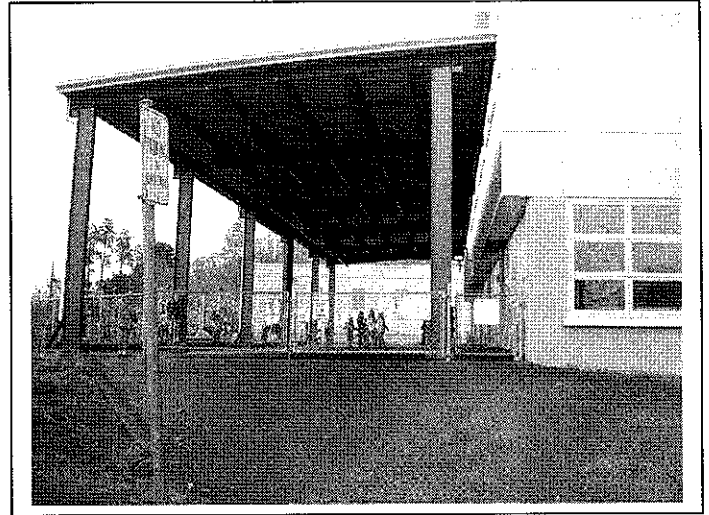
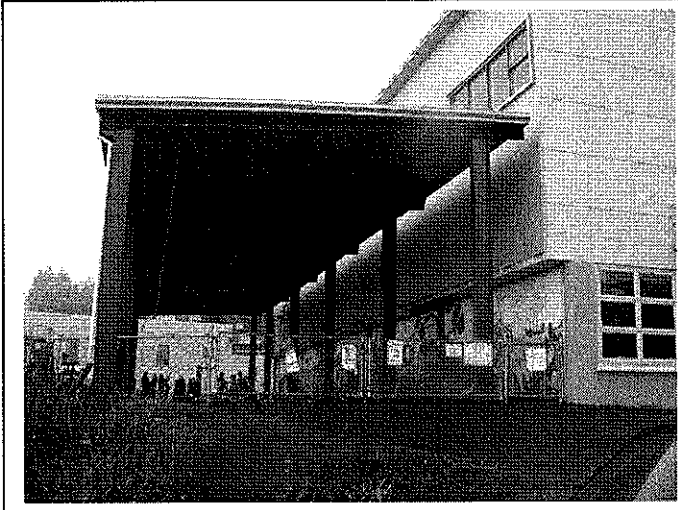


CURB DIMENSIONAL DATA

FAN MODEL	D	E
BDU11	19 1/2	22
BDU13	19 1/2	20
BDU15	23	20
BDU18	26 1/2	20
BDU20	26 1/2	20
BDU24	31 1/2	20
BDU30	38 1/2	20
BDU36	42 1/2	20

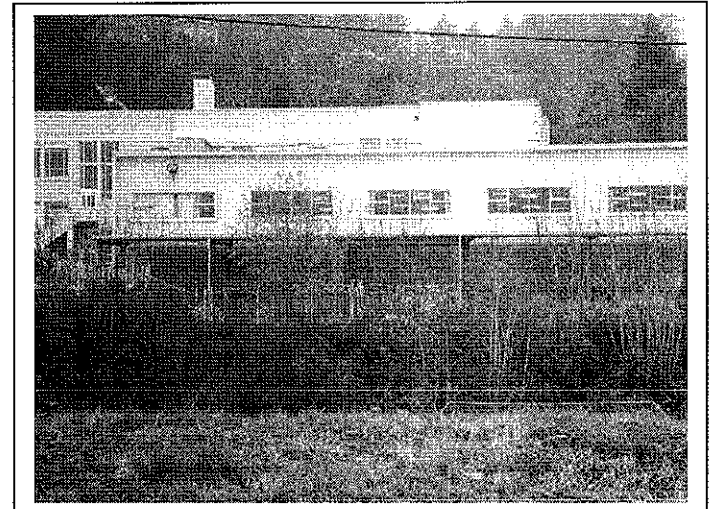


Restored front porch, windows, doors;
reconfigured non-historic rear elevation to
make it more useable and compatible with the
building design.

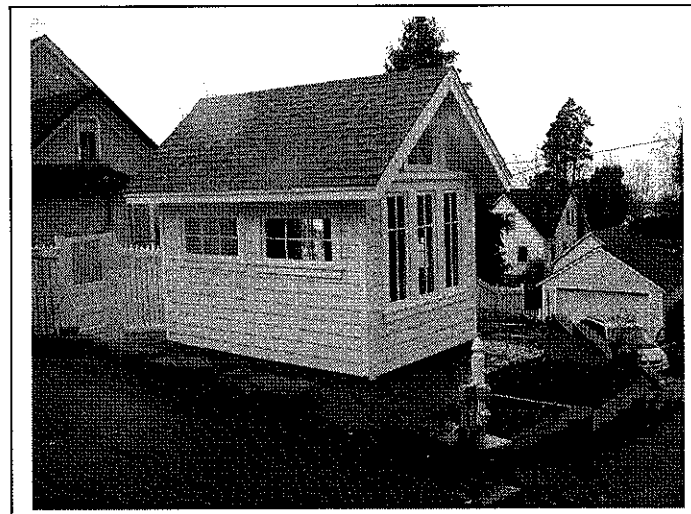
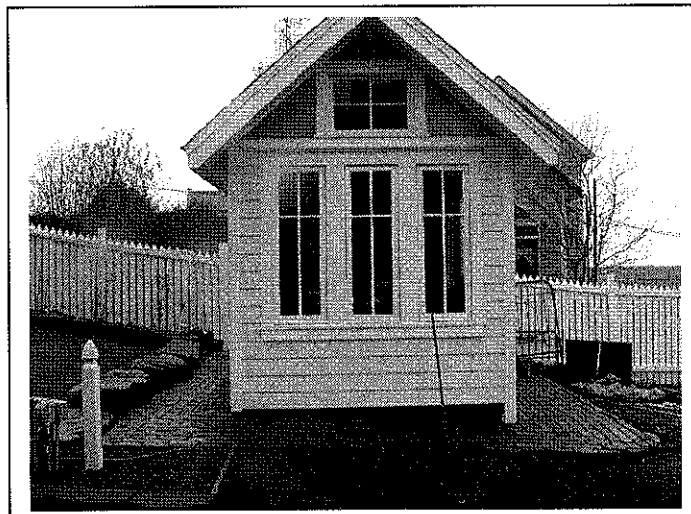
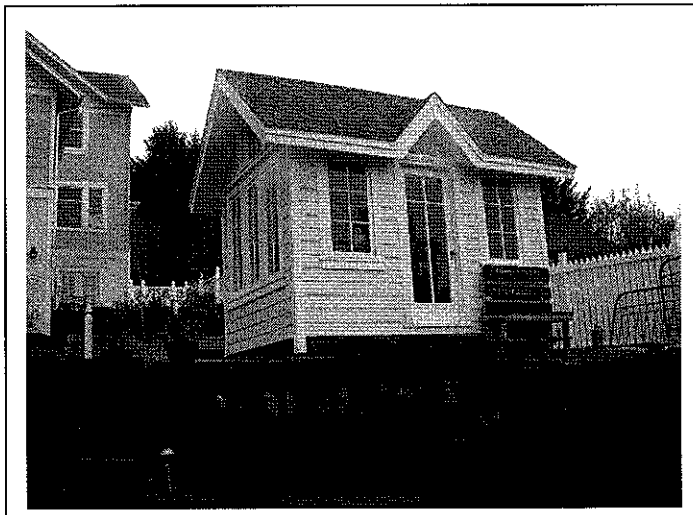


Covered playground area for Astor School.

All conditions met

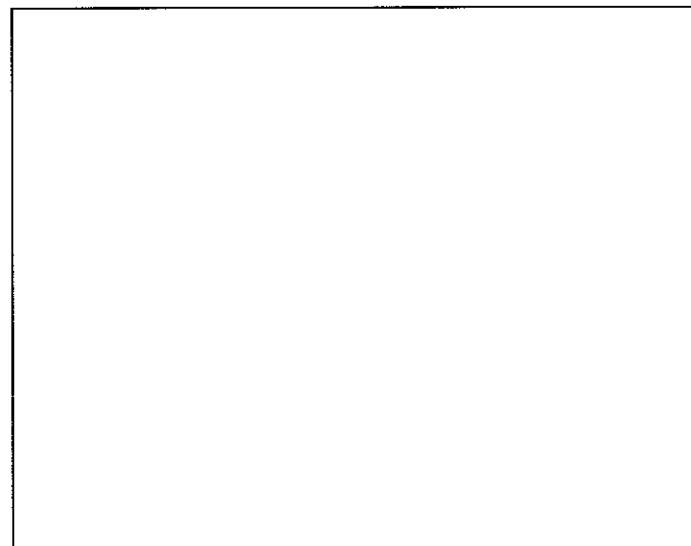


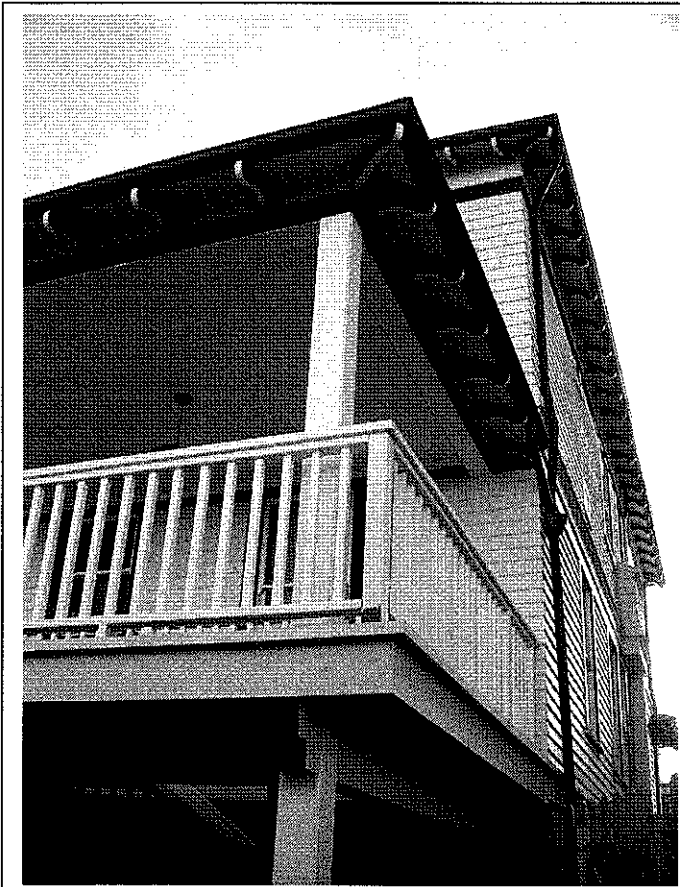
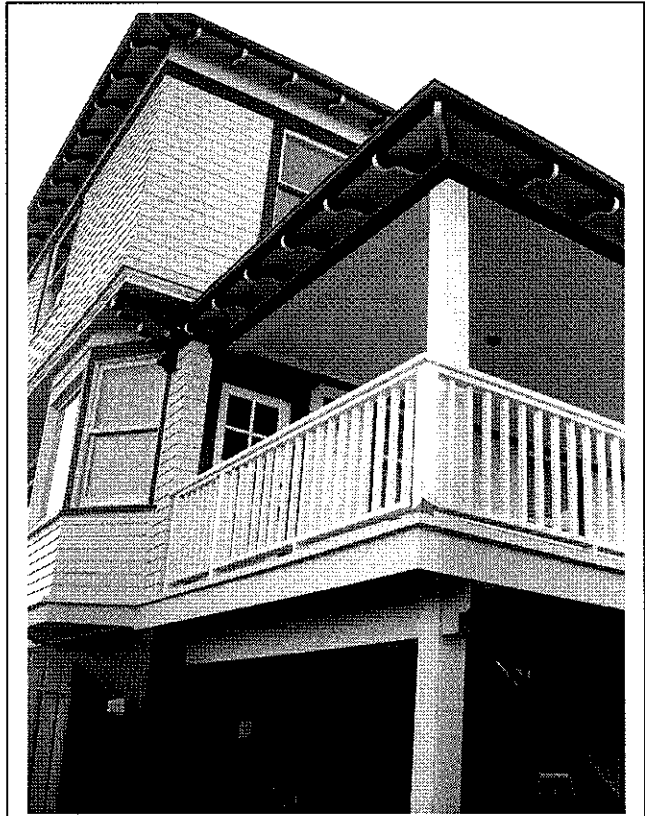
3644 Franklin
12-4-12 NC12-03



Accessory building in rear yard adjacent to historic structure.

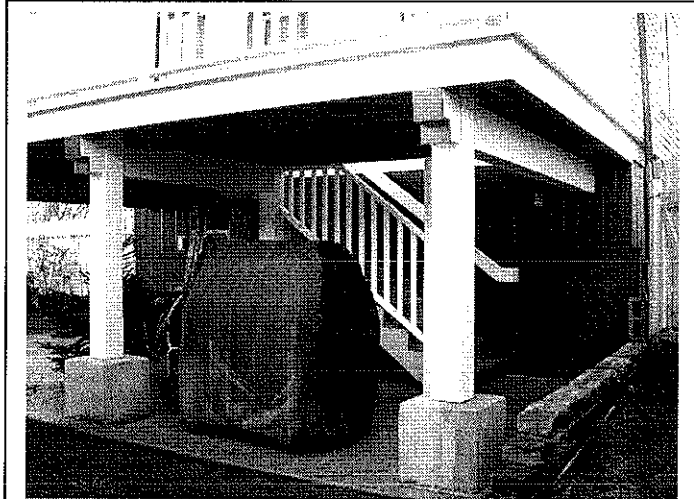
All conditions met

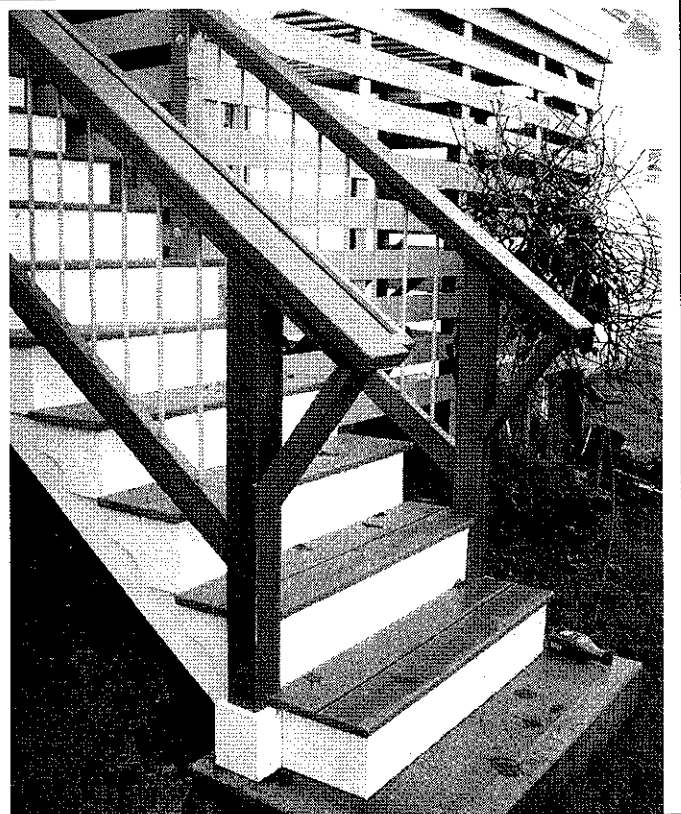




Construct covered rear porch.

All conditions met.





Construct rear deck and stairs; replace side porch with enclosed room.

All conditions met.

