

AGENDA
HISTORIC LANDMARKS COMMISSION

Astoria City Hall Council Chambers, 1095 Duane Street, Astoria

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

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. February 19, 2013
4. PUBLIC HEARINGS
 - a. Exterior Alteration EX13-01 by Walt Postlewait to remove the east front stairs and reconstruct west front stairs on the north elevation of an existing residential structure at 811 - 813 Franklin in the R-3, High Density Residential zone. Staff recommends approval with conditions.
 - b. Exterior Alteration EX13-02 by James and Pamela Holen to remove the central chimney and install 2' x 4' flush mounted skylights on the north and south roof elevations of an existing residential structure at 877 14th Street in the R-3, High Density Residential zone. Staff recommends approval with conditions.
 - c. Exterior Alteration EX13-03 by Peggy Mills to remodel the garage to include raising the height by approximately 2 feet; change the flat roof to a pitch roof; install horizontal fiber cement siding on three sides; install steel garage doors; replace the existing T1-11 skirting on the house with horizontal fiber cement siding on an existing single family dwelling at 305 Alameda in the R-3, High Density Residential zone. Staff recommends approval with conditions.
5. NEW BUSINESS
 - a. Special Assessment Request by Rose Marie Paavola for 431-433 13th Street
6. REPORT OF OFFICERS
 - a. STATUS REPORTS

Planner Johnson has included status report photographs of the following: NC11-01 for 229 West Marine and EX13-03 for 2042 Marine. The projects are complete and conditions have been met. This status report is for Commission information.
7. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING

Walldorf Conference Room, Astoria City Hall

February 19, 2013

CALL TO ORDER – ITEM 1:

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

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Commissioners Jack Osterberg, Thomas Stanley, and Paul Caruana.

Commissioners Excused: Kevin McHone

Commissioners Absent: Vice President Michelle Dieffenbach

Staff Present: Planner Rosemary Johnson.

APPROVAL OF MINUTES – ITEM 3(a):

Commissioner Osterberg moved to approve the minutes of January 15, 2013 as presented; seconded by Commissioner Caruana. Motion passed unanimously.

PUBLIC HEARINGS:

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

ITEM 4(a):

EX 12-10 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.

President Gunderson asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Staff report, noting Staff recommends approval with conditions. No correspondence has been received.

President Gunderson opened public testimony for the hearing and called for the Applicant's presentation.

Jack Coffey, 1447 8th Street stated he is present to answer questions.

President Gunderson called for testimony by persons in favor of, in partial to or against the application. There was none. President Gunderson asked if there are questions for Staff.

Commissioner Osterberg noted he does not disagree with the proposed roofing color, but asked for clarification on the Commission's responsibilities with regard to color. Color is contained in the Findings for Criteria 9; however, it also states the roofing will not be highly visible. If the Commission cannot rule on color, why is it mentioned as a criterion?

Planner Johnson explained City Code does not specifically state what approved colors are, so the HLC has not reviewed the color of paint on houses. On Exterior Alteration Requests, color is considered to ensure the color is

within reason and compatible. Neutral or muted colors are compatible with the historic nature. Bright colors would not be considered compatible. The idea is to approve the compatibility of tones. Condition 1 is concerning significant changes which need to come back to the HLC for review. A change to another compatible color in the future would not be considered significant; therefore, Staff can approve the change administratively without review by the HLC.

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

Commissioner Caruana said the roof only seems visible from Marine Dr. and the HLC has no say about that and it is not visible from Bond Street. The color is probably more of an issue, but that seems to be fine. The rest of the project will look like an extension of what is already there. Planner Johnson clarified the HLC can rule on structures visible from any elevation, even those outside the designated historic inventory area. In this case, Staff is only stating that there is less of a visual impact to the historic area because it is not visible from the historic street scape. Commissioner Caruana believed the extension of existing materials and color does not draw attention to the structure.

Commissioner Osterberg agreed. If the structure were more highly visible, he might feel differently. He understood the visual impact of the north elevation of the house is not as significant, noting he considers the gradation of the various levels to ensure the focus is on what is truly of key importance and understanding what is less important, not insignificant, but lesser. He agrees with the Staff report.

President Gunderson said that historically, buildings had covered porches rather than open decks, so the proposal brought the structure into more of a historic design.

Commissioner Osterberg noted other aspects of compatibility have been previously approved by the City, such as at the time the bed and breakfast request was reviewed, so the overall compatibility of the house seems to have been adequately reviewed. Now that HLC has considered the details of architecture and design, it is fine.

Commissioner Stanley moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX12-10 by Jack Coffey with conditions; seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

Mr. Coffey stated he plans to paint the exterior during the summer and asked if the HLC would need to review the color. Planner Johnson replied that the City does not control the color of house paint.

Planner Johnson noted for the record that no audience was present for the remainder of the meeting. Formalities may be omitted with the exception of declaring ex parte contacts and conflicts of interest.

ITEM 4(b):

NC 13-01 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.

President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. Planner Johnson declared that she lives in the neighborhood, but this has not impacted her ability to prepare the Staff report and she will not be making any decisions on this issue. Commissioner Osterberg stated he lives in the neighborhood as well. The Commission agreed he lives far enough from the property (17th and Grand) that there would be no conflict of interest.

There being no one in the audience, President Gunderson opened and closed public testimony for the record.

Planner Johnson presented the Findings and Conclusions contained in the Staff report and recommended approval due to the secluded location, lack of visibility, and need for a smoking area for the 15 clients. The only

correspondence received was from Doris Larremore, owner of 660 15th Street, in support of the request which was included in the HLC packet. Staff did receive phone calls concerning the smoking area being adjacent to a City playground. Phone calls are not considered official public testimony. The HLC is not reviewing the smoking area, only the physical appearance of the proposed structure. Property owners are allowed to smoke in the area regardless of the carport. The carport was installed a year and a half ago and no one has commented on it.

Commissioner Stanley confirmed the carport will remain in its current location if the variance is approved. Planner Johnson added Staff requested that the carport be moved a foot and a half from the property line to comply with building codes. Pictures in the Staff report show the carport after it was moved and where it will remain.

President Gunderson called for Commission discussion and deliberation.

Commissioner Stanley commented that he does not like the structure and he would not recommend approval. The proposal is not appropriate and not the direction the Commission wants the City to go.

Commissioner Caruana expressed concern that siding may be installed because it is too windy. Planner Johnson noted the application is for an open-sided structure. Enclosing the structure would be considered a substantial change that would require HLC review.

Commissioner Caruana believed two school buses could be parked in the structure proposed for 15 people to use for smoking.

Commissioner Stanley stated the HLC would never approve converting a historic building or area into something that would allow 15 people to go outside to smoke in. He cannot approve the application.

Commissioner Caruana suggested that the Applicant attach an extended roof to the building.

Commissioner Stanley said he is very concerned. He noted the HLC has approved small, cottage-like structures for storage in the past. The Applicant could do that for people to go in and smoke.

President Gunderson agreed she does not care for the look of the carport. The carport was installed a year and a half ago and those neighbors immediately affected have not complained, which is a positive aspect. A letter has been received in support of the structure, even though that person is not a smoker. She noted the carport is not very visible unless one really looks for it. If one could not avoid seeing it, she would have a bigger issue with the request.

Commissioner Stanley stated if the HLC look that position with every application simply because a structure or project is not highly visible, it would be an issue.

Commissioner Caruana asked what happens if the structure becomes visible because trees are blown down or the landscape changes.

Commissioner Osterberg stated the HLC can control landscaping on the subject property to mitigate the view. He questioned that the HLC may rely too heavily on visibility and view when considering approval criteria. The prior application was more troubling. In this case, the carport makes no physical impact and no addition or change to the historic building is proposed. The freestanding carport is designed to be temporary and can be easily disposable without any damage or structural or architectural impacts to the actual historic structure.

Commissioner Caruana suggested requiring the Applicant to have the carport reviewed by the HLC on an annual basis. Planner Johnson does not believe this would be possible. Commissioner Caruana suggested the Applicant be given time to propose a more appropriate solution and asked about accessory structures in the Code. Planner Johnson clarified that accessory structures are exempt from some setbacks stated in the Development Code. In this case, a 5-foot setback is required instead of a 15-foot setback. A one-year conditional use permit can be granted for temporary structures if the structure is for a specific use. This carport is considered an outright use and nothing in the Code refers to temporary versus permanent structures for an allowable use. The HLC must decide if the secluded location and temporary and utilitarian nature of the carport

outweighs the inappropriateness of the material and design. Nothing in the Code could make the structure temporary, so it could be removed in a year.

Commissioner Caruana noted if the fence came down, it would look horrible and he would never want to see it in anyone's yard. He suggested denying the application and allowing the structure to remain while the Applicant works on a proposal for approval. Planner Johnson explained the HLC could not put a condition on a denial. The HLC could recommend that the structure be removed by a specific date. The application cannot be tabled because State law mandates that a decision be made within 120 days. The Commission can postpone the hearing on this application until the March 2013 meeting, and ask the Applicant to return for discussion.

Commissioner Caruana suggested Staff notify the Applicant that the HLC is not likely to approve their application and ask that they consider removing and replacing the structure or modifying the appearance of the existing structure with some other material and present it at the next HLC meeting. A 30-day continuance could be useful. So many variables are involved to make something ugly approvable such as the fence or landscaping could be removed.

Commissioner Stanley believed approving this application would set a precedent. Planner Johnson noted that the criteria and facts would explain why the Commission approved an application. Commissioner Osterberg explained that each land use application is judged on its own merit and never sets a legal precedent for a future case. Approving this application would not obligate the City or the HLC to approve a future similar application.

Planner Johnson recommended denial of the application, rather than continuance, so she can work with the Applicant on a new application. Continuing the hearing makes no sense if the HLC was not going to approve the application as a redesign is the best option. She read the amended language for Findings of Fact for denial.

Commissioner Osterberg stated visibility is not the only issue. Even with abutting landscaping, the structure is not consistent with the typical location and orientation of adjacent structures, which is Criteria C. He read Criteria B, noting the design of the proposed structure is not compatible with the design of adjacent historic structures, including the subject property, or the items listed. The Staff report does make the case that because the structure is small in comparison to surrounding buildings, so the scale of the structure may be acceptable; however the style, materials and architectural details are not compatible.

Commissioner Caruana understood accessory structures in rear yards of historic properties tend to be in corners with a 5-foot setback, but he does not believe a variance is needed; a 12-foot by 20-foot building is large for 15 people who are smoking.

President Gunderson noted the application stated the structure will be used for outdoor meetings and other functions, which is why the additional space was requested.

Planner Johnson confirmed the applicant could comply with the setback if the current structure was removed. Setback applications are approved administratively, so she would take direction from the HLC, but the variance will not be reviewed by the HLC. She understood the Commission believes the accessory building is located too close to the property line for a typical historic accessory building.

Commissioner Caruana said the structure was not like a garage with certain criteria for car movements. As an open outdoor space, there is no need to push for a variance.

Planner Johnson clarified the HLC's findings for denial are that the building is too close to the property line for its historic positioning for an accessory structure as well as materials, style, and detail are not compatible with the wood siding of the historic buildings.

Commissioner Caruana advised that having a four-sided, hipped-roof structure, similar to the house would be great. If the building was compatible with the house and designed nicely enough, it could be on posts with a roof that matched the house and the structure could encroach on the setbacks. However, he suggests the proposed structure be denied.

Commissioner Osterberg noted the Applicant was not present to address the issues and answer questions.

Commissioner Caruana moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and deny New Construction NC13-01 by Jesse Carter with the following changes to the staff report:

Page 5.B., Finding, change to read, "... would be an accessory structure in a rear yard. However, it is larger than typical accessory structures. ... construction material which is not long lasting. However, there is no limit on how long it would be located at this site. It is compatible in scale and height to the historic structure."

Page 5.B., Finding, last paragraph, add: "... architectural detail, nor material to the adjacent historic structures. The structure would be located ... However, landscaping and fencing can change and the building would be more visible than it is now. ..."

Page 6, Paragraph 2 to read: "The proposed structure is smaller than the adjacent structures and would not dominate or overpower the adjacent historic structures. However, it is large for an accessory structure and would encompass almost all of the open space in the rear yard contrary to a typical accessory structure in historic rear yards. It would not create a visual clutter with the current landscaping and fencing. The proposed building would be "tucked" into the back corner of the lot and not highly visible. However, landscaping and fencing on adjacent properties could be removed making the structure more visible at any time."

Page 6, add Paragraph 3: "Corrugated metal roof buildings/carports with metal support posts are very contemporary and are not similar to historic materials and designs in this neighborhood. Existing structures have wood siding and accessory structures are mostly of similar materials and design as the main structure. The arched roof design does not reflect the pitched and hip roofs of the adjacent structures. While the structure is utilitarian in nature and located in a rear yard, the design and materials are not compatible with any of the other adjacent historic structures. The metal structure is also large for the small rear yard area."

Page 6, Paragraph 4 changed to read: "Even with weighing the various factors involved, including the utilitarian nature of the structure, need for a covered outdoor gathering area and the existing minimal impact from viewpoints, the location and design of the structure does not meet this criteria and is not compatible with the adjacent historic structures."

Page 7, Finding, add: "... would be buffered from view from the streetscape. However, that could change in the future with the removal of the fence and/or landscaping. While accessory structures are typically located in rear yards, the size of this structure requires encroachment of the adjacent historic properties."

Page 7, Finding, delete the last sentence.

Page 8, V. change to read: **CONCLUSION** The request, in balance, does not meet all the applicable review criteria. The Historic Landmarks Commission denies the request."

Seconded by Commissioner Stanley. Motion passed unanimously.

COMMUNICATIONS:

ITEM 5(a):

The Alliance Review article entitled Can It Be Saved? Emergency Measures for Threatened Buildings is submitted for Commission review and information.

Planner Johnson believed this article was timely, considering the current issues with the Waldorf Hotel.

President Gunderson asked for clarification about adaptive reuse, discussed on Page 7. Planner Johnson responded the City does encourage adaptive reuse; however, the City does not have an adaptive reuse program. She agreed to check the website and look into the program. The City currently has no financial incentives to give; however, building codes for historic properties are applied to historic properties and potentially historic properties. The City works with these property owners to get the properties designated historic with the condition that if the property is not restored, the designation will be removed. This allows the owner to take advantage of the building code exemptions for historic properties. The City has made this cooperative agreement with the building inspector and State Historic Preservation Office to ensure these properties are restored to historic status.

ITEM 5(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.

REPORTS OF OFFICERS/COMMISSIONERS ITEM 6:

No reports.

NEW BUSINESS:

ITEM 7(a): Dr. Harvey Historic Preservation Awards – Nominations due March 30, 2013

Planner Johnson noted nominations are accepted verbally and via email, no form is required. Several properties nominated in 2012 have been nominated again in 2013, as their projects are now complete. Once a closing date has been set, Staff will send out a public notice which the Commission will also receive. Nominations are due March 30th, the awards will likely be placed on the April agenda. One award can be given in each of the following categories: residential, commercial and government/institutional. These will be awarded by City Council. Honorable Mentions can also be made by the HLC. Buildings qualify for nominations if historic preservation work has been completed in the last two years.

Commissioner Stanley asked if Fort George Brewery, The Astor, or Commodore Hotel have been nominated. Planner Johnson said she would check to make sure the buildings have not already received the award and would add them to the list of nominations. Ted Osborne's building is not yet complete, but would be a good one to nominate next year. No exterior work has been done to City Hall, so it did not qualify. The CRMM train station has already been nominated in the government/institutional category.

Planner Johnson explained that Ted Osborne's building is located at 10th and Commercial where the coin shop is located. The building is being historically preserved in an effort to receive Special Assessment and Federal tax credits. Staff worked with Mr. Osborne on the historic designation, to allow the alterations. The building is currently designated as a local landmark and must be further renovated to be eligible for the National Historic District. The local designation allows the owner to apply the historic building codes exemptions. Once the building receives designation within the National Register District, the property owner will be eligible to receive Special Assessment and Federal tax credits.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:08 p.m.

ATTEST:

APPROVED:

Secretary

Planner



STAFF REPORT AND FINDINGS OF FACT

March 11, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX13-01) BY WALT
POSTLEWAIT AT 811-813 FRANKLIN AVENUE

I. BACKGROUND SUMMARY

- A. Applicant: Walt Postlewait
36468 River Point Drive
Astoria OR 97103
- B. Owner: Walter P Postlewait II
Marni K Postlewait
36468 River Point Drive
Astoria OR 97103
- C. Location: 811-813 Franklin Avenue; Map T8N R9W Section 8CC, Tax Lot
6600; north 50' Lots 1 & 2, Block 73, McClure
- E. Classification: Secondary in the Hobson-Flavel Historic Inventory Area
- F. Proposal: To remove the east front stairs and reconstruct the west front
stairs on the north elevation of an existing residential structure

II. BACKGROUND

The subject property is developed with a two-family dwelling. It is a Craftsman/Classic Box style structure built in 1910. The structure is fairly intact except for siding and foundation work in the 1950's and 1960's and replacement of the front stairs. The site is located on the corner of 8th and Franklin Avenue with access from both frontages.



The existing stairs on the front, north elevation, are twin flanking stairs extending to the east and west for the two separate units. The stairs have deteriorated over the years and the balustrades are no longer original. The proposal is to completely remove the stairs on the east side and replace the stairs on the west side with a balustrade design that is safer and more appropriate for the style of the building.

The existing stairs appear to extend into the right-of-way. Assistant City Engineer Nathan Crater has advised that the proposed stairs should not extend into the right-of-way more than the existing stairs. The applicant will need to work with the City Engineer concerning issues with the right-of-way encroachment and any needed improvements to the sidewalk.



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on February 22, 2013. A notice of public hearing was published in the Daily Astorian on March 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 Secondary 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 remove a set of stairs and reconstruct the second flight of stairs on the primary elevation. The stair removal is due to an unsafe/dangerous condition and could be approved administratively. The proposed alterations are significant and require review by the Historic Landmarks Commission.

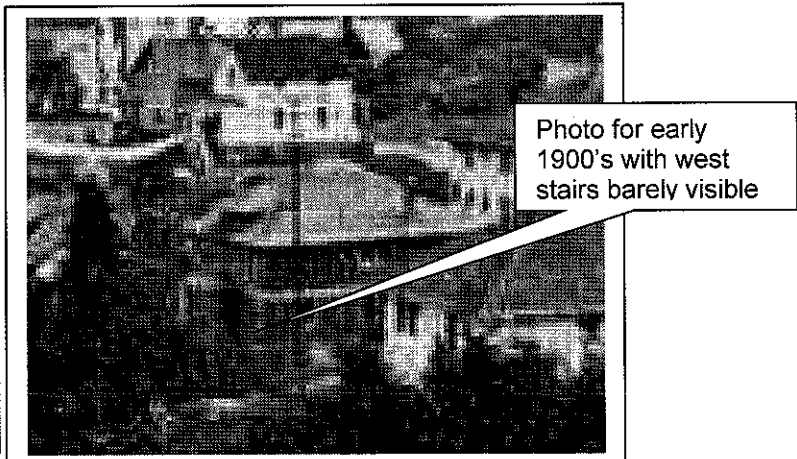
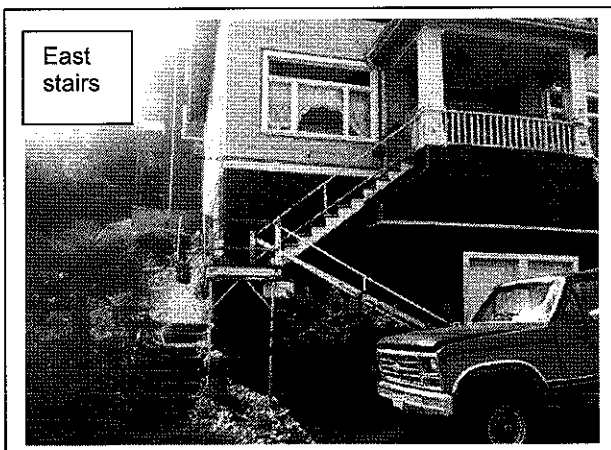
- C. Section 6.050(D) requires that the following standards shall be used to review exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are not intended to be an exclusive list, but are to be used as a guide in the Historic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

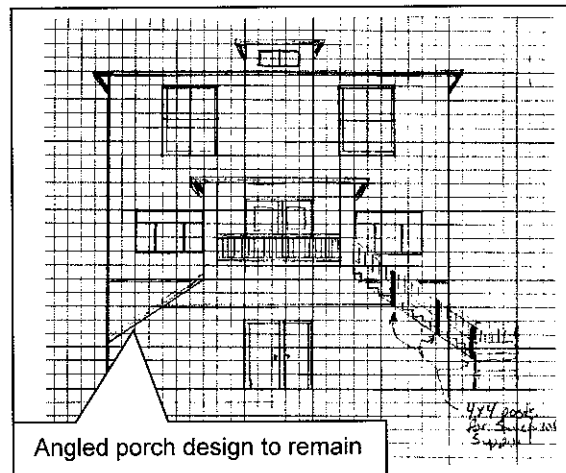
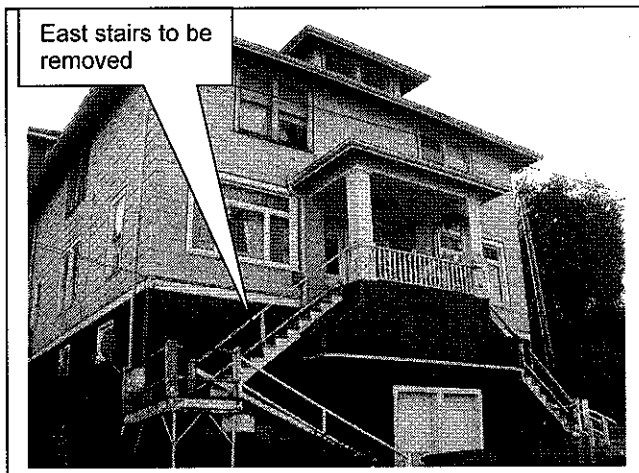
Finding: The structure was originally built as a two-family residence and the applicant will continue the use as a two-family residence.

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.

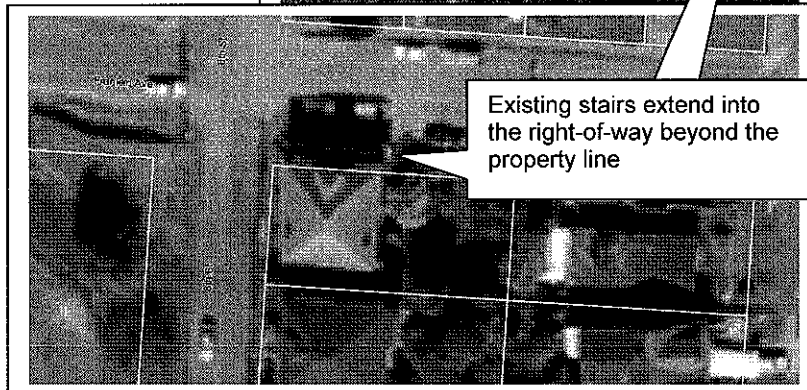
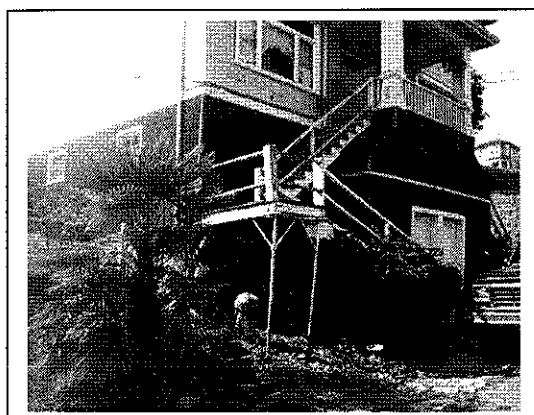
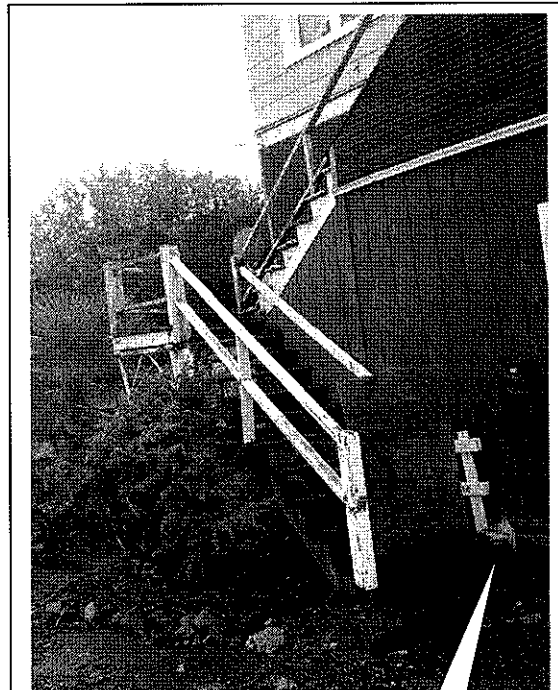
Finding: The twin stair configuration appears to be original, however the applicant was unable to find any historic photos of the front elevation. One historic photo just barely shows the house but does confirm that there were stairs on the west side of the front porch. The current stair construction does not appear to be original, are in poor/unsafe condition, and do not meet current building codes. The twin stair configuration is a distinctive feature on this structure but since the material is not original, removal of the east stairs would not remove historic material. The reconstruction of the west stairs would be an attempt to bring the stairs into a safe condition and a design that would possibly be closer to the original design.



The lower level of the front porch is angled indicating that there may have been twin stairs historically. That feature should remain to allow reconstruction of the east stairs in the future. The twin flanking stairs is a unique design to this Craftsman and not a common feature.



Reconstruction of the east stairs at this time with current building code requirements and the topography would result in stairs that would encroach more into the right-of-way and/or with a different configuration that would change the appearance of the twin stairs on the front. Replacement of these stairs was considered, but it was determined that the best option at this time was to remove the east stairs completely and retain the remaining feature of the porch / stair design. Due to the unsafe condition, removal of the east stairs cannot be avoided.



Once the east stairs are removed, there will be an exposed slope. This should be covered in composition shingles to match the existing roofing material of the house as a weather protection to the remaining feature.

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.

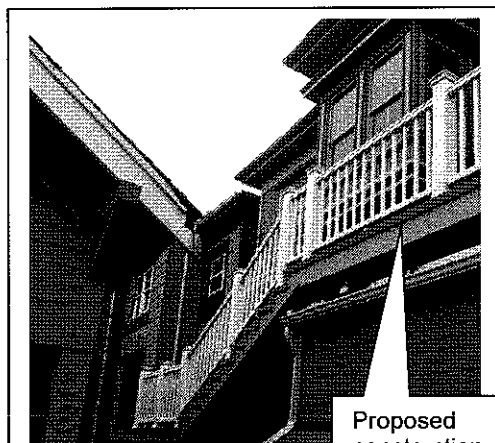
Finding: No alterations are proposed to create an earlier appearance.

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.

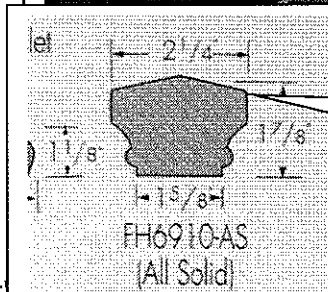
Finding: The proposed alterations would not affect changes that may have acquired historic significance.

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.

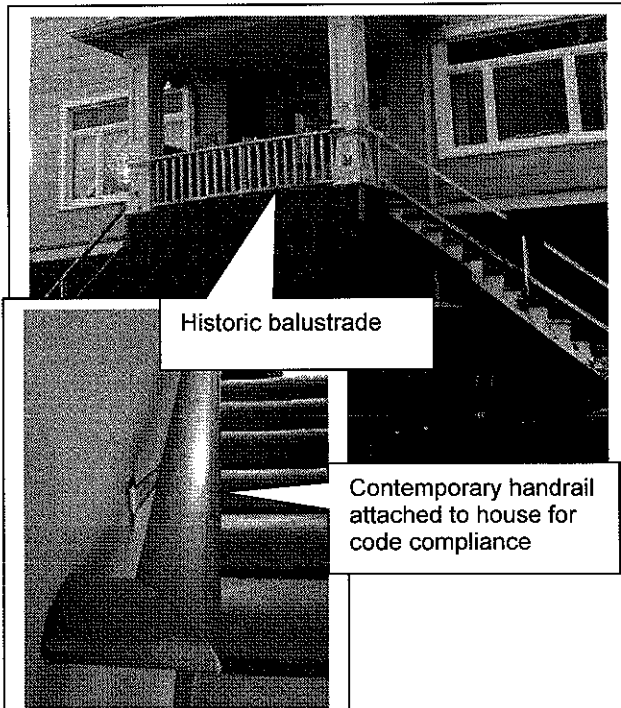
Finding: The stairs proposed to be removed are not original materials but the design of twin flanking stairs may be considered as a stylistic feature. The construction would be of wood and the balustrade design would be similar to the design of the front porch with upper and lower rails. All construction connections would be hidden such as the support posts would go through the tread and boxed in with a cap, bolts would be counter sunk with plugs. All features (except stair treads) would be painted to match the house. The rail height would be the same as the historic one on the porch. To accommodate current building codes, a second rail will be attached to the house at the code height.



Proposed construction



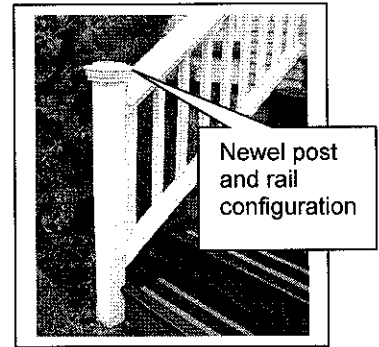
Top hand rail on balustrade



Historic balustrade

Contemporary handrail attached to house for code compliance

The vertical posts and baluster ends would not be visibly attached to the outside of the stairs and the support posts would be finished and hidden behind a fascia board or other finished design. Any visible wood shall be free of pressure treatment incision marks. The stair rail shall end in a newel post and the rail shall not extend beyond the post.



The proposed balustrade construction would be the same or very similar to the original design which is a distinctive feature of the front facade and of structures of this style. 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 twin flanking stair configuration may be original, but the stairs have been replaced in the past and the current material and design is not historic. The stairs are deteriorated contemporary materials. The proposed replacement of the west set of stairs will be of a construction and material similar to the remaining historic porch balustrade design and will bring the features back to a design that is more appropriate to the design of the structure.

The removal of the east stairs will not remove historic material and is necessary due to an unsafe condition. Replacement is not proposed at this time due to the contemporary constraints associated with reconstruction. With the topography, potential encroachment into the right-of-way, and the need to comply with modern building codes, the stairs would be difficult to reconstruct. Since the material is not original and the angled porch design will be retained, removal seems to be the best option at this time allowing the possible reconstruction of the stairs at a future time should that become feasible. The exposed remaining sloped feature should be covered in composition shingles to match the existing roofing material of the house as a weather protection to the remaining structure.

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 stair design and materials will match the historic and are not contemporary. The addition of a code compliant hand rail on the house would be contemporary but is a required feature for safety. The handrail would be of wood and would not be highly visible and therefore would not destroy the historical character of the building. Removal of the east stairs would remove deteriorated materials and non-historic design that currently detract from the character of the property. All visible wood should be free of pressure treatment incision marks. The balustrade should be painted to match the house features. The proposed construction is compatible with the size, scale, color, material, and character of the property and neighborhood.

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 non-historic east stairs are proposed to be removed but the angled design below the front porch will remain. The stairs could be replaced in the future. 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.

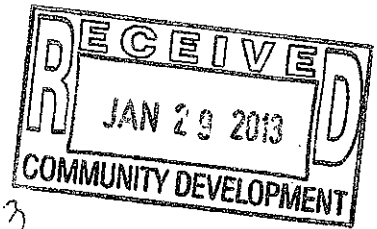
2. Any visible wood, except flat decking and stair treads, shall be painted to match the house.
3. All visible wood shall be free of pressure treatment incision marks.
4. The vertical posts and baluster ends shall not be visibly attached to the outside of the deck and the support posts shall be finished and hidden behind a fascia board or other finished design.
5. The stair rail shall end in a newel post and the rail shall not extend beyond the post.
6. The exposed slope beneath the east stairs shall be covered in composition shingles to match the existing roofing material of the house as a weather protection to the remaining feature.

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 13-01

Pl 2-11-13

FEE: \$100.00

EXTERIOR ALTERATION

Property Address: 811 & 813 Franklin, Astoria, OR 97103

OK

Lot N 50' L 1-2 Block 73 Subdivision McClure

Map 80908CC00000 Tax Lot 6600 22642 Zone R-3 (geohazard zone)

For office use only:

Classification:	<u>Secondary</u>	Inventory Area:	<u>Hobson-Flavel</u>
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Applicant Name: Walt Postlewait

Mailing Address: 36468 River Point Dr, Astoria, OR 97103

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

Property Owner's Name: Walt Postlewait

Mailing Address: 36468 River Point Dr, Astoria, OR 97103

Business Name (if applicable):

Signature of Applicant:

Signature of Property Owner:

Existing Construction and Proposed Alterations: Remove east side steps & rebuild west side steps

to remove the east front stairs and reconstruct west front stairs on north elevation of existing residential structure.

For office use only:			
Application Complete:		Permit Info Into D-Base:	<u>2/19/13</u>
Labels Prepared:	<u>2/19/13</u>	Tentative HLC Meeting Date:	<u>3-19-13</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.
The new stairs will be to current code and a hand rail structure will look very close to the original banister found on the porch. Currently the existing handrail structure does not match the porch railing.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
The current steps are believed not original. The stairs on the east side will be removed all together.
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.
Matching to porch railing is the goal. The porch railing is believed original.
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.
It is noted above that the existing railing will be replaced with one closer matching what is believe to be original.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
See above
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

See above. It is noted there will be a change in slope as the current steps have a 7.5 inch riser and a 10.75 inch tread. Code will require a 7 inch riser and 11 in tread. This will add one additional step to the proposed new stairs.

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

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

N/A

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.

See above

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.

See above

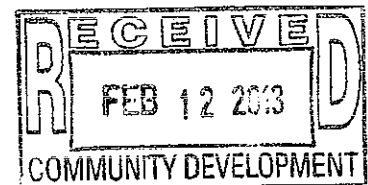
PLANS: A site plan indicating location of structure on the property and the location of the proposed alterations is required. Diagrams showing the proposed alterations indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide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

Additional notes for the stair repair at 811 & 813 Franklin:

Description: The steps are currently a 7.5 inch riser and 10.75 inch tread. The rail is currently not to code nor matches historic perspective of the structure. The threads are currently 48 inches wide with 43 inches clear space between the railing and the structure. There will be two posts that will come up through the tread and boxed in with a cap. See the attached photo depicting the rail support posts. The stringers and boxed posts will be painted white and will not be made of a pressure treated lumber. The treads will be made of pressure treated 2 X 6s. There will be no hardware visible that attaches the posts to the stringers. The bolts will be counter sunk and plugged. As mentioned earlier, the outside stringer and rail will be painted white.

Code forbearances: The rail will be at the matching height of the porch rail to tie in the historic appearance. The current height is 29.5 inches and is not current code. The balusters will match the current balusters which currently are 4 inches apart. This measurement does meet current code. To also match the historic presentation of the rail, a continuous rail will not be incorporated and a broken rail will be utilized and match the attached photo which is on the residence across Franklin. To match the angle of decent and where there stairs end in relation to the structure, the replacement steps will match the current steps with the 10.75 x 7.5 slope.

Code mitigations: To offset the rail height and broken hand rail, a hand rail matching the attached photo will be affixed to the structure and be on the right as one ascends the stairs. This hand rail will be continuous from the edge of the structure up past the top of the stairs and loop back around to the structure.



Steps

7" Risers

11" Treads

New 2x8 to tie

New stringer

30.5'

Beam

for path

Will use

Strong Tie

2x8 trawlers to

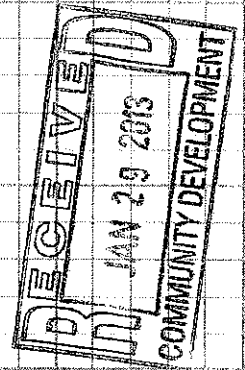
Attach top of

Stringers

4x4 posts

for stringer

Support



Post Supply Co

11' x 11' x 11' posts

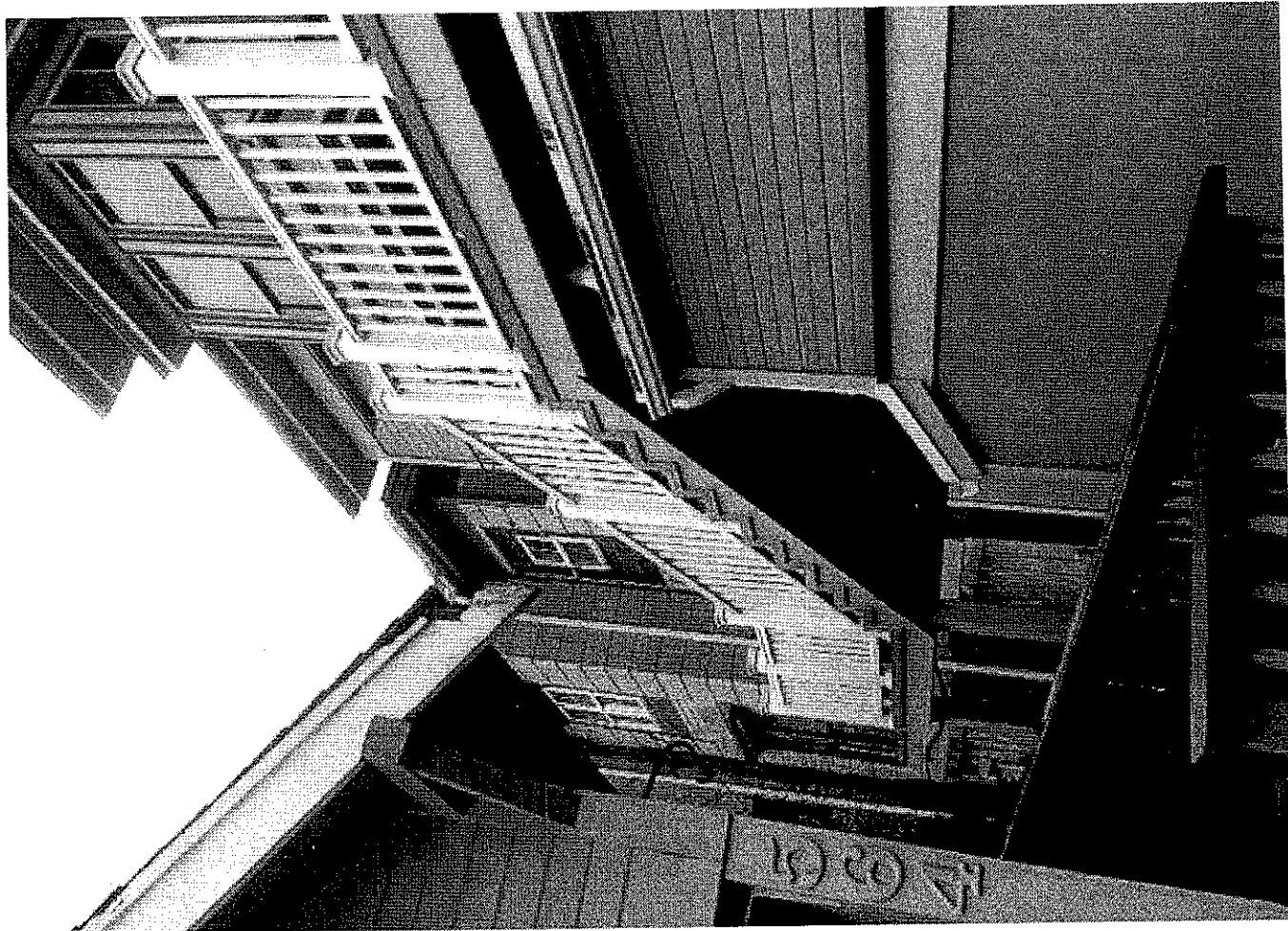
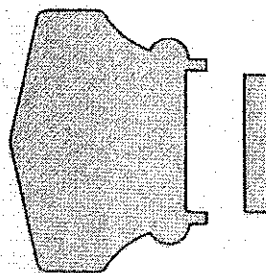
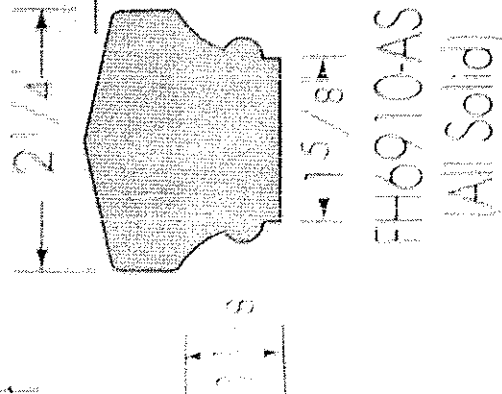
11' x 11' x 11' posts

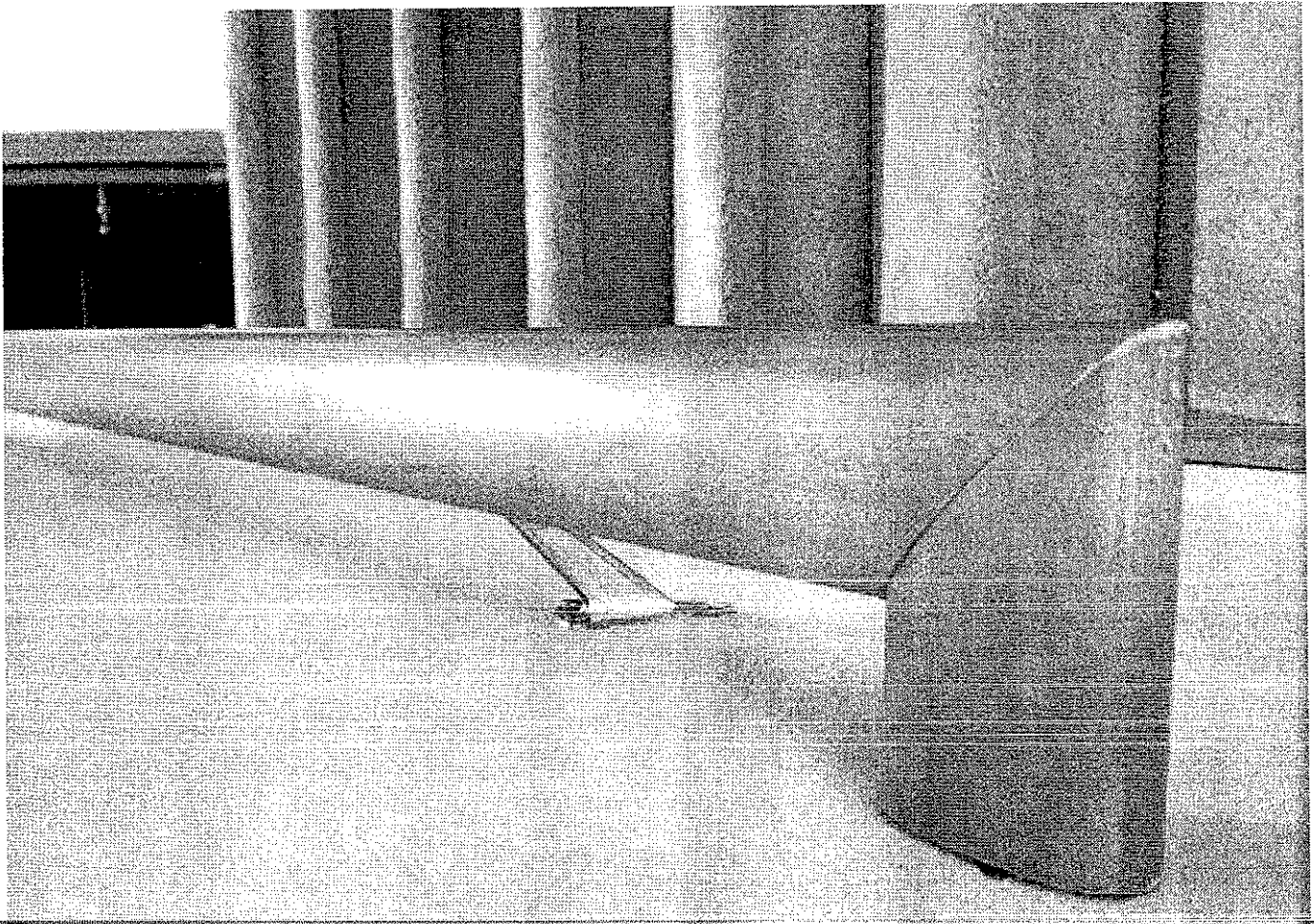
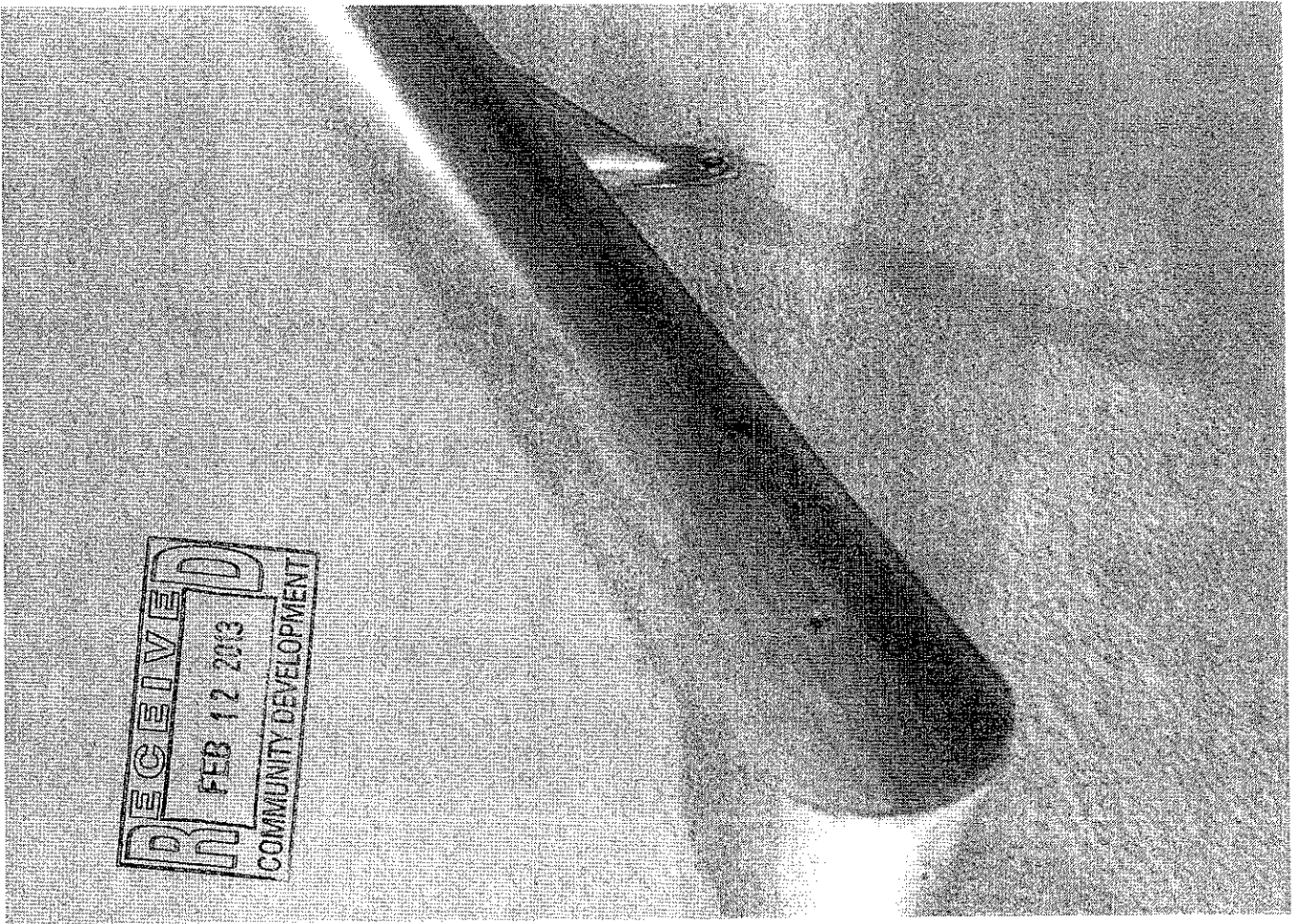
11' x 11' x 11' posts

Attach 4x4 posts

with 2x4 braces

RECEIVED
 FEB 12 2013
 COMMUNITY DEVELOPMENT





080 BUILDING NAME: Historic: Unknown
Present: Unknown
ADDRESS: 811 Franklin Avenue, Astoria
CLASSIFICATION: Secondary
RESOURCE TYPE: Building
YEAR BUILT: 1910
STYLE: Craftsman/Classic Box

ALTERATIONS: Minor; siding altered c. 1950; tall concrete foundation
siding added, c. 1965

OWNER'S NAME AND ADDRESS: Glen & Lavina Jones
365 Kensington Avenue
Astoria, Oregon 97103

ASSESSOR'S MAP #: Sect. 08 T8N R9W WWM 89 08 CC ADDITION: McClures
BLOCK #: 73 LOT #:1 TAX LOT #: 6600 S.I. #: 654

USE: Duplex Residence

DESCRIPTION: This large, two and one-half story wood frame building is square in plan, with a basement and a concrete foundation with a plywood T-111 and composition brick shingle skirt. The low-pitched hip roof with wide overhangs has the characteristic exposed rafter ends. There is a hip roofed dormer on the main (north) elevation. There is a projecting brick chimney. The primary window type is a one-over-one double hung wood sash with flat wood trim. The exterior wall finish material is an altered wide wood shingles over horizontal wood siding.

The main (north) elevation is very rectangular in composition, with diamond shaped wood sash casement windows at the dormer. Two sets of double primary windows, widely spaced are on the second level, with a centrally located hip roofed entrance porch flanked by the characteristic window combination of the large central window flanked by two smaller windows, all of which are topped by a narrow leaded window, on each side. The entrance porch has square, tapered wood columns at each corner, with a simple wood railing with plain vertical wood balusters. The entrance porch is located a full story above the street, and is reached by twin flanking wood stairs from the sidewalk level. Two paneled doors give access to storage below the full height porch. Originally built as a duplex residence on a very steep corner site, the building is in good condition.

Otto and Hannah Sund lived here from 1913 to 1925. He was a partner with Victor Carlson in a downtown saloon at 11th and Commercial streets.

STAFF REPORT AND FINDINGS OF FACT

March 14, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX13-02) BY JAMES AND PAMELA HOLEN AT 877 14TH STREET

I. BACKGROUND SUMMARY

- A. Applicant: James Holen
Pamela Holen
877 14th Street
Astoria OR 97103
- B. Owner: James W Holen
Pamela M Holen
877 14th Street
Astoria OR 97103
- C. Location: 877 14th Street; Map T8N R9W Section 8CD, Tax Lot 11700;
south 50' Lots 11 & 12, Block 19, Shively
- D. Classification: Secondary in the Shively-McClure National Register
Historic District and on Special Assessment Program
- E. Proposal: To remove the central chimney and install flush mounted skylights
on the north and south roof elevations of an existing single-family
dwelling

II. BACKGROUND

The subject property is developed with a single-family dwelling. It is a Prairie style structure built in c 1913. The owner has been restoring the house and in 2010 entered into the Special Assessment Program with SHPO. SHPO has reviewed and approved the work relevant to Special Assessment. The structure is fairly intact other than some window changes on the NW rear corner.



The applicant requests to remove the central chimney which is deteriorating and it is no longer in use. It has caused moisture damage to the home creating a mold health issue. The applicant would also like to install two 2' x 4' flush mounted skylights on the north and south roof elevations. This would allow natural light into the attic area so that it could be used as additional living space for the home.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on February 22, 2013. A notice of public hearing was published in the Daily Astorian on March 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 Secondary historic structure in the Shively-McClure National Register Historic District 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 remove an original chimney and install two skylights. 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

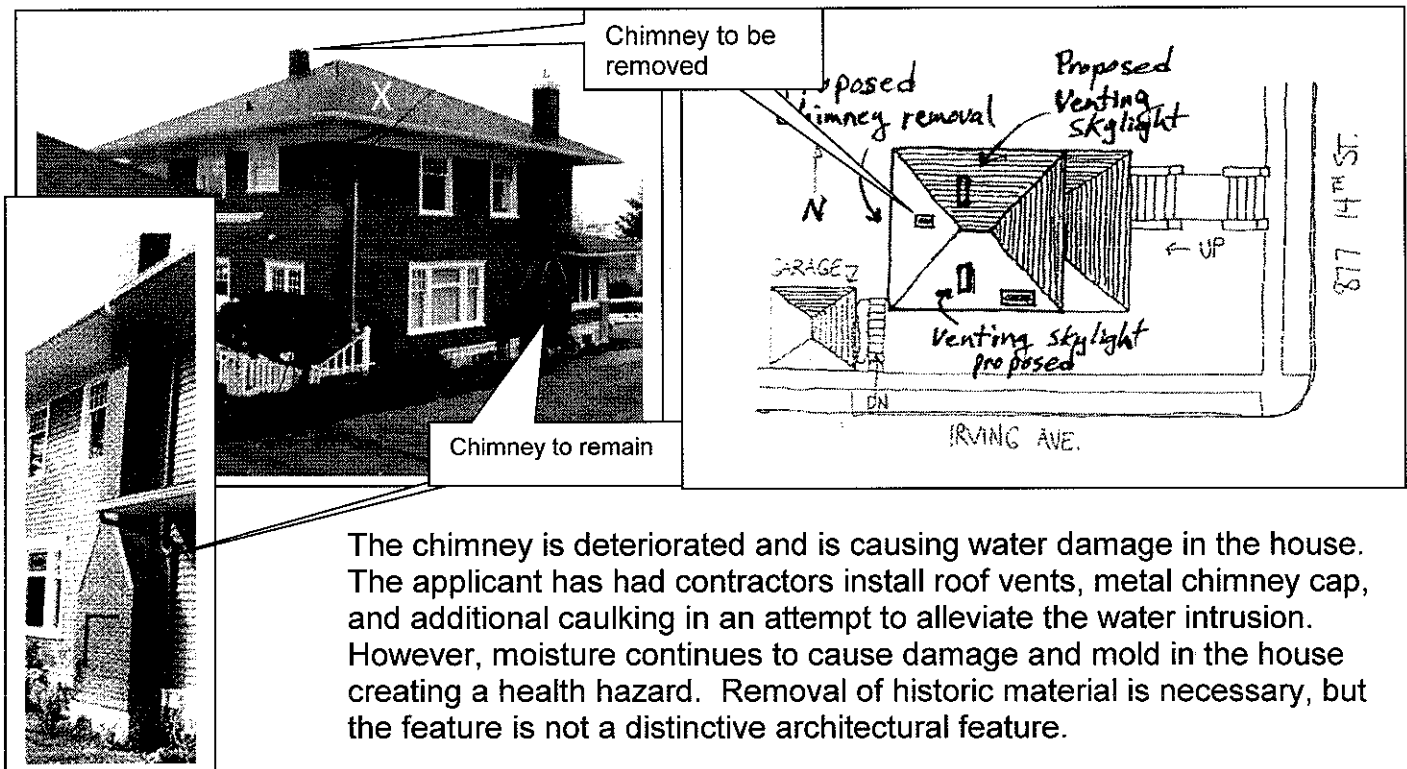
balancing of competing and conflicting interests. The standards are not intended to be an exclusive list, but are to be used as a guide in the Historic Landmark Commission's deliberations.

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.

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 proposes to remove a central chimney due to deterioration. There is a distinctive chimney on the south elevation of the house that would remain. The chimney to be removed is not a distinctive architectural feature as it is a basic design with no unique ornamentation.



The chimney is deteriorated and is causing water damage in the house. The applicant has had contractors install roof vents, metal chimney cap, and additional caulking in an attempt to alleviate the water intrusion. However, moisture continues to cause damage and mold in the house creating a health hazard. Removal of historic material is necessary, but the feature is not a distinctive architectural feature.

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.

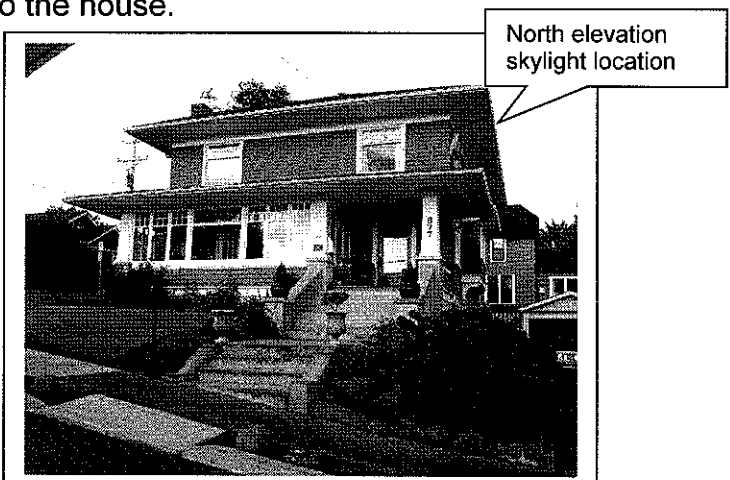
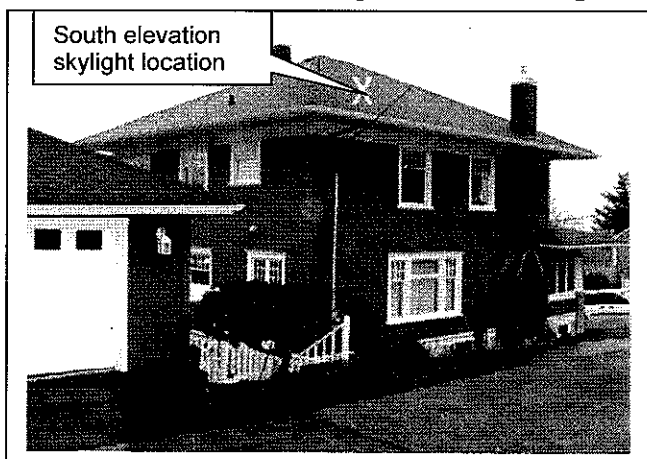
4. Section 6.050(D)(4) states that changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and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

Finding: The chimney to be removed is original. 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 chimney proposed to be removed is not unique in design and does not reflect examples of specific craftsmanship. The exterior chimney on the south elevation is an example of craftsmanship with the design and prominent location on the south elevation front on Irving Avenue. Removal of the small central chimney which is not highly visible from the front streetscape would not impact the overall character of the structure.

The installation of skylights on the north and south elevation roofs would be small in scale to the overall roof dimensions. They would be flush mounted to the roof creating a low profile that would not impact the historic character of the hip roof. The south elevation would be visible from Irving Avenue. Due to the steep hillside, the north elevation is not visible from the front streetscape. The roofing material is composition shingles and not original to the house.



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: No repair or replacement is proposed. Attempts at repairing the chimney have failed to solve the problem. The proposal is to remove a chimney that is deteriorating and no longer in use. There has been water damage in the attic and basement at the chimney location. Repairs by previous owners and the current owners did not solve the problems. Repair of the chimney would be possible but is not desirable. The chimney is not a character defining feature and is not highly visible.



In attic, unused chimney moisture and mold damage.



In basement, water drainage at base of unused chimney

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.

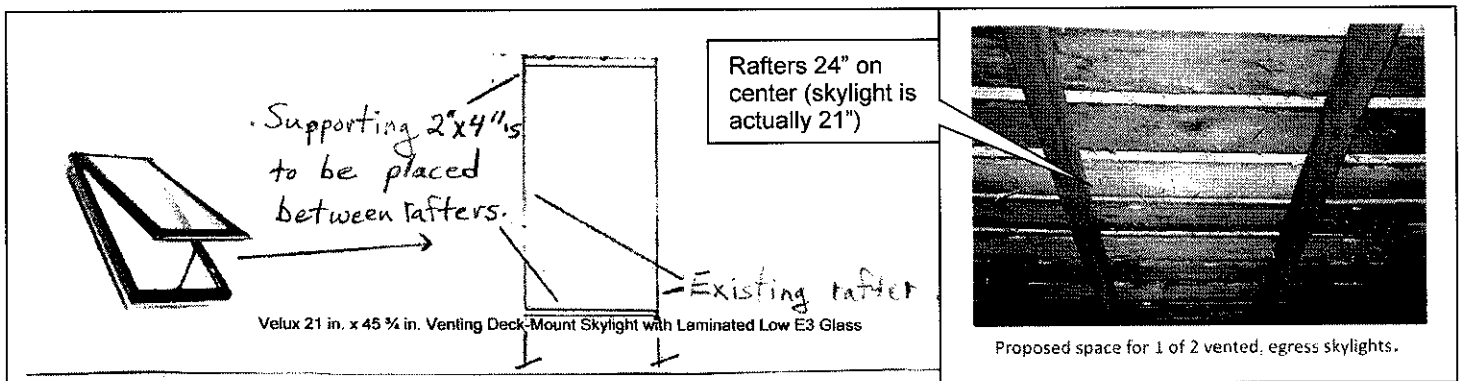
8. Section 6.050(D)(8) states that every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

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 removal of the central chimney is an alteration necessitated by the deterioration of the chimney. The chimney is no longer required due to recently installed contemporary heating and venting. It would not change the character of the property or neighborhood to remove the chimney.

The installation of two skylights is contemporary on a residential property. The 2' x 4' skylights would be flush mounted on the north and south roof elevations. They would be installed within the existing roof rafters. The applicant proposes to have the skylights operable for ventilation and potential emergency egress. The proposed skylights may not meet building code size requirements specified for required emergency egress but it is not a required egress. The applicant wants the ability to use it as egress in an emergency. The attic area has no natural light and no ventilation. Summer temperatures can reach over 100 degrees. The applicant wants to make better use of the space other than just for storage.



The basic Velux skylight is aluminum clad in a neutral gray color with a Low E 3 glass. The 2' x 4' skylight would be approximately 4" high. The applicant has indicated that the color would be complimentary to the roofing material which is a dark gray composition shingle. Contemporary skylights for residential application are generally aluminum not wood. Their location high on roof tops make visibility of the details limited. The proposed construction is compatible with the size, scale, color, material, and character of the property and neighborhood.

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 chimney could be replaced in the future. The skylights could be removed and the roofing material replace. 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:

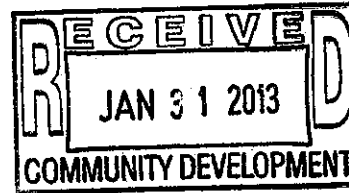
1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

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 13-02

FEE: \$100.00

EXTERIOR ALTERATION

Property Address: 877 14th Street, Astoria

Lot 11&12 350'

Block 19

Subdivision Shively-McClure *Ok*

Map 8-9-8CD

Tax Lot 11700

Zone R-3

For office use only:

Classification:	<u>Special Assmt</u> <u>Secondary</u>	Inventory Area:	<u>Shively-McClure</u>
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Applicant Name: James and Pamela Holen

Mailing Address: 877 14th Street, Astoria, OR, 97103

Phone: 503 325-1250 Business Phone: 503 325-1250 Email: jim.holen@gmail.com

Property Owner's Name: James and Pamela Holen

Mailing Address: 877 14th Street Astoria, OR, 97103

Business Name (if applicable): -

Signature of Applicant:

Signature of Property Owner:

Existing Construction and Proposed Alterations: A. Installation of two, approximately 22" by 44", nearly flush mounted skylights, installed between rafters within the North and South surface of the roof.

B. Removal of the exterior portion of the existing upper roof chimney. This upper roof chimney is no longer in use and presents both health hazards and moisture damage within the home.

to remove the central chimney and install 2'x4' flush mounted skylight on the north and south roof elevations on an existing residential structure.

For office use only:			
Application Complete:	1/31/13	Permit Info Into D-Base:	2/5/13
Labels Prepared:	2/5/13	Tentative HLC Meeting Date:	3/19/13
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 property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

The existing attic, which previously had half-sheets of 1/2" plywood flooring and continues to be used for storing household materials, has no natural lighting or a secondary egress, and limited ventilation. Installing two nearly flush mounted skylights in the roof would provide natural lighting and street lighting in the event of a power outage, and increased ventilation. Additionally, an operating skylight would provide emergency egress in the event of a fire, earthquake, or storm damage. Half of the attic space will continue to be used for storage of household goods, the other half used for crafts and storage. Operating windows would provide cross ventilation. Summer temperature sometimes exceeds 100 degrees in the attic.

The interior chimney draws moisture into the building, continues to leak, and causes mold to grow on and around the chimney. The chimney is no longer used, and despite having professional installation of a chimney cap, with additional roof vents, and caulking to seal the outside perimeter of the chimney, leaks and moisture continues to occur. During heavy and windblown rain storms, the leakage problems worsen, and water drains all the way to the basement through and around the old chimney flue, resulting in water problems and mold build up. These conditions create a health and safety hazard. Removal of the chimney and installation of roofing material to match the existing roof materials will greatly improve the health and safety of this interior portion of the home.

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.

There will be an alteration of only a small portion of the roofing surface, with no change proposed to the roof profile and slope. The upper roof chimney top is not as generally visible from the street, and the exterior, street side chimney feature, which functions well, will be unaffected.

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. There is no attempt to create an earlier appearance to the structure.

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.

There will be no alterations to structures added after the original completion of the building.

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

The skylight window casing will be of a color complimentary to the roofing material. The previous chimney space will be covered with roofing materials to match the existing roofing.

- 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.**

Additional roof vents, a metal chimney cap, and additional caulking and sealing of the chimney, all professionally installed, have not alleviated the water, moisture, and mold build up of this unused chimney. (An updated, high-efficiency furnace, with horizontal venting, now provides space heating for this home.)

- 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.**

Not applicable.

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

Not applicable.

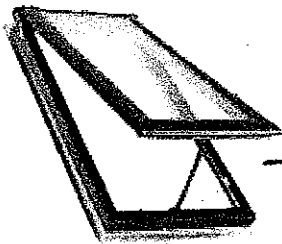
- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the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

The addition of two low profile skylights, with complimentary frame color, will not significantly alter the character of the neighborhood or environment. The street level chimney, which remains in use, will remain. The absence of the less visible chimney in the upper roof, will not alter the character of the neighborhood or environment.

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

A future owner could readily remove skylights, and re-install roofing. Should an interior area chimney be needed in the future, a chimney could readily be reinstalled.

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.

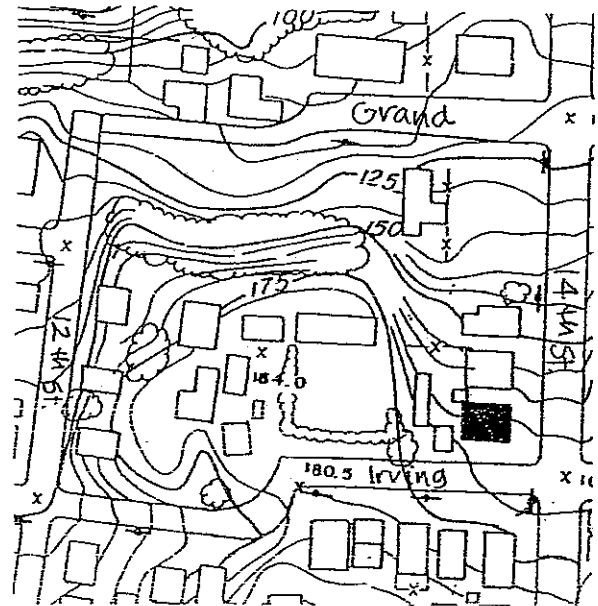
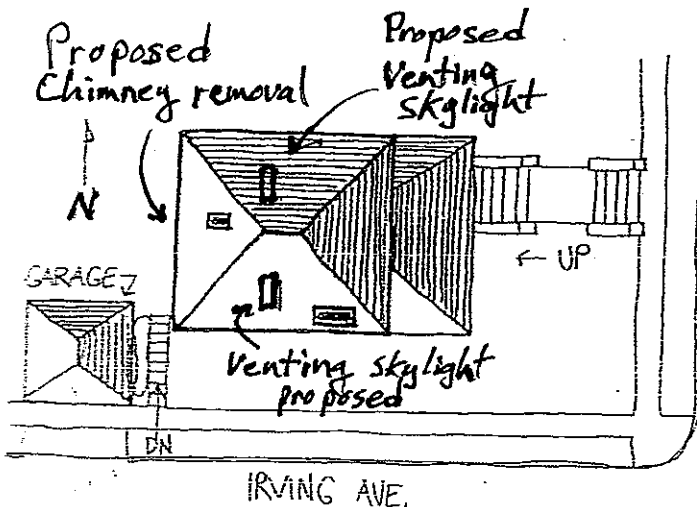


Supporting 2"x4"s
to be placed
between rafters.



Existing rafter 24" o.c.

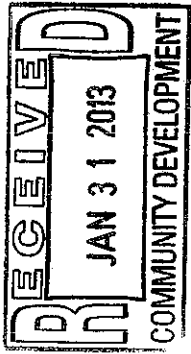
Velux 21 in. x 45 3/4 in. Venting Deck-Mount Skylight with Laminated Low E3 Glass



GRAPHIC & PHOTO SOURCES: Heritage Research Associates, Inc., 1997 Garden Ave., Eugene, OR, 97403

SHPO INVENTORY NO.

1/31/13 to Shpo



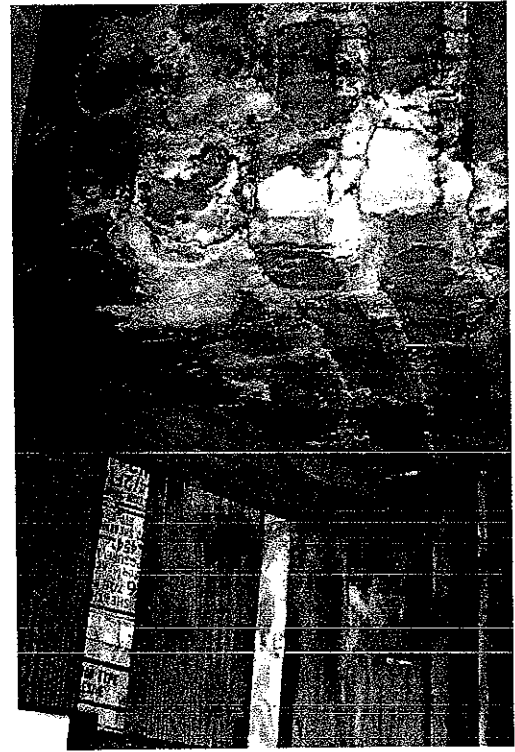
Exterior Alteration Proposal
Holen Residence, 877 14th Street, Astoria
January 31, 2013



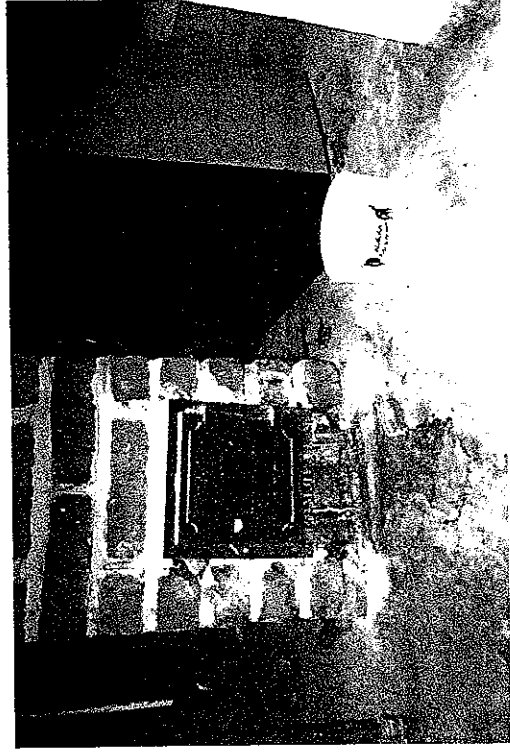
Unused center roof chimney; removal proposed.
Site (X) for placement of south-facing vented skylight.



Proposed space for 1 of 2 vented, egress skylights.



In attic, unused chimney moisture and mold damage.



In basement, water drainage at base of unused chimney

K-20
545

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

HIST. NAME: Carlson-Osburn Residence

COMMON NAME: Luoma Residence

ADDRESS: 877 14th Street

CITY: Astoria

OWNER: Edwin & Mildred Luoma

877 14th Street

T/R/S: T8N/R9W/S8

MAP NO.: 8-9-8CD

TAX LOT: 11700

ADDITION: Shively's

BLOCK: 19

LOT: 11s, 12s

QUAD: Astoria 7½' (1984)

DATE OF CONSTRUCTION: c.1913

ORIGINAL USE: SF residence

PRESENT USE: SF residence

ARCHITECT: John E. Wicks

BUILDER: unknown

THEME: Urban Development; Architecture

STYLE: Prairie

BLDG STRUC DIST SITE OBJ

RANKING: Secondary

PLAN TYPE/SHAPE: rectangular

FOUNDATION MATERIAL: concrete with stucco

ROOF FORM & MATERIALS: hip; composition shingles

WALL CONSTRUCTION: stud wall

PRIMARY WINDOW TYPE: multi/1 DH, wood sash (10/1)

EXTERIOR SURFACING MATERIALS: weatherboard

DECORATIVE FEATURES: broad eaves; leaded decorative windows; truncated porch columns

OTHER: exterior brick chimney; interior brick chimney; water table; part of front porch enclosed with windows (original?)

CONDITION: GOOD FAIR POOR MOVED (DATE)

NO. OF STORIES: 2

BASEMENT (Y/N):

STRUCTURAL FRAME: light wd. frame

EXTERIOR ALTERATIONS/ADDITIONS (DATED): intact

NOTEWORTHY LANDSCAPE FEATURES: none

ASSOCIATED STRUCTURES: historic 1-bay garage

KNOWN ARCHEOLOGICAL FEATURES: unknown

SETTING: northwest corner of 14th and Irving on the west side of 14th in residential area adjacent to downtown business district; lot slopes up to south and down to north and west

STATEMENT OF SIGNIFICANCE: The Carlson family was the first to occupy this residence designed by well known local architect John E. Wicks. Ludwig and Otto Carlson owned and operated Astoria's Carlson Brothers wholesale liquor store. In 1916, Ludwig left Astoria for Seattle where his father had interests in an Alaska salmon cannery. Before he left, he sold this house to Austin and Marie Osburn for \$6,500, and it remained in that family for over 20 years. Austin Osburn had been a resident of Astoria since 1890 and worked as a teller for 21 years for the First National Bank of Astoria. In 1923 he became the business manager for the Columbia Hotel Company and owner of the newly constructed Astoria Hotel. Nine years later, Osburn bought the hotel and continued to manage it until his death in 1948. During his long career in Astoria, Osburn established himself as a respected leader in Astoria's financial circles and an active member of the community. He maintained real estate interests in the area, including the Wicks-Osburn Building at Commercial, 16th, and Duane Streets, and the De Force oil works and fish fertilizer company which he purchased in 1926. By the time Osburn died at age 70 he had been president of the Lower Columbia Associated Chambers of Commerce, director of the Astoria Chamber of Commerce, and director of the Oregon Coast Association. Osburn's first wife, Marie Rahles Osburn, was a well educated woman from a pioneer Columbia River family. Her uncle, John Devlin, was one of the first salmon packers on the Columbia River, and her father, Albert Rahles, was a pioneer steamboat operator. Marie died in 1944 and Austin married Elizabeth Grimes in 1945. The Osburns' daughter Elise continued to live in the family home with her husband Guyon Blisset through the 1930s. The house is an excellent and intact example of John Wicks's work and one of few representations of the Prairie style.

SOURCES: Sanborn-Perris Map Co. 1908, 1921; Polk's Astoria City Directory 1913-36; *Astoria Budget* 2-14-16:6, 10-8-23:1, 12-19-24:1, 12-6-26:1, 4-26-41:1, 12-18-44:1 10-18-48:1; Bruce Berney and Ebba Wicks Brown, "John E. Wicks, Architect of Astoria" (File W23 located at Astoria Public Library, 1986).

NEGATIVE NO.: Roll 5-22

SLIDE NO.:

RECORDED BY: Jill A. Chappel, HRA

DATE: 3-21-95

SHPO INVENTORY NO.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

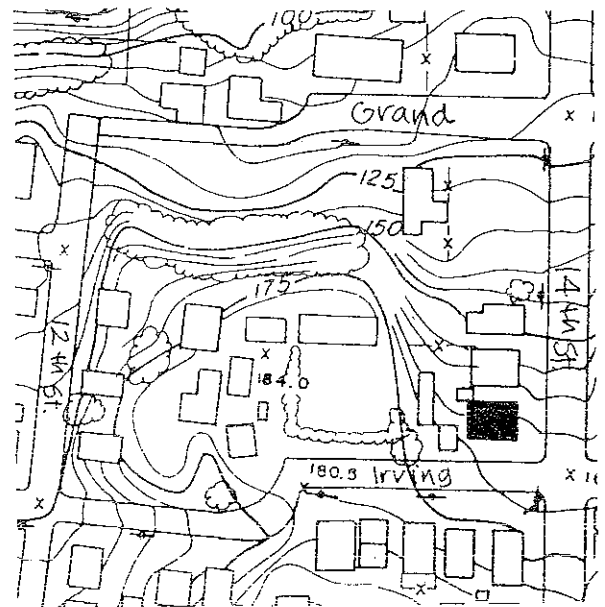
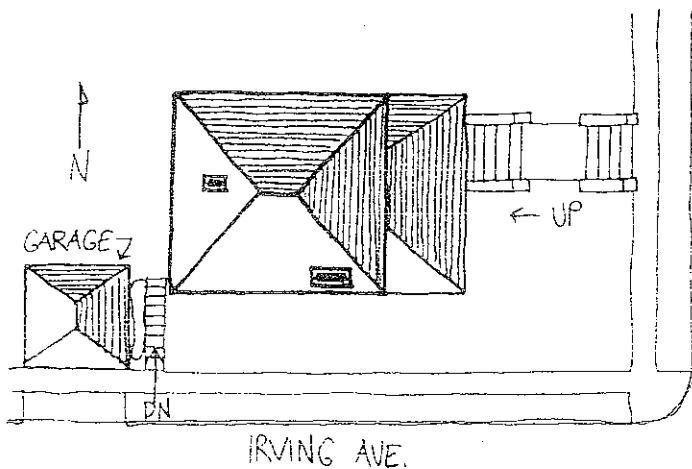
NAME: Carlson-Osburn Residence
ADDRESS: 877 14th Street
TAX LOT: 11700

T/R/S: T8N/R9W/S8
MAP NO.: 8-9-8CD
QUADRANGLE: Astoria 7½' (1984)



NEGATIVE NO.: Roll 5-22

SLIDE NO.:



GRAPHIC & PHOTO SOURCES: Heritage Research Associates, Inc., 1997 Garden Ave., Eugene, OR. 97403

SHPO INVENTORY NO.

STAFF REPORT AND FINDINGS OF FACT

March 7, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



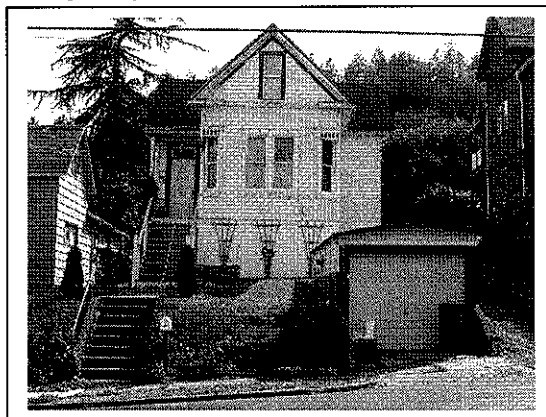
SUBJECT: EXTERIOR ALTERATION REQUEST (EX13-03) AT 305 ALAMEDA AVENUE

I. BACKGROUND SUMMARY

- A. Applicant: Gregg & Peggy Mills
305 Alameda
Astoria OR 97103
- B. Owner: Gregg S Mills
Peggy Mills
305 Alameda Avenue
Astoria OR 97103
- C. Location: 305 Alameda Avenue; Map T8N R9W Section 7CD, Tax Lot 5000;
Lot 3 & west 16' Lot 2, Block 17, Taylor
- D. Classification: Primary in Uniontown-Alameda National Register Historic
District
- E. Proposal: To increase the height of the garage by approximately 2'; install
steel garage doors; change the garage roof from flat to pitched;
install horizontal fiber cement siding on garage; replace T1-11
skirting on house with horizontal fiber cement siding on an existing
single family dwelling and detached garage

II. BACKGROUND

The residence was constructed in c. 1908 as a single-family dwelling and is a Queen Anne style. The house is a 1.5 story building with daylight basement, T-shaped plan with a gable roof. There have been some alterations including the front porch. There is a concrete and weatherboard single-car garage recessed into the hillside in the front of the house.



Identifying features of the Queen Anne style relative to this request include the use of differing wall textures, horizontal siding, and gable end pitched roofs.

The garage is located mostly within the Alameda right-of-way and not on the applicant's property. The City allows older structures with encroachments to remain and be repaired; however, they generally do not allow encroachments on new structures. In some cases a License-to-Occupy (LTO) the right-of-way permit is required to be approved by the City Council. Assistant City Engineer Nathan Crater has reviewed the Exterior Alteration request and has indicated that an LTO will not be required for the proposed work on the garage.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on February 22, 2013. A notice of public hearing was published in the Daily Astorian on March 12, 2013. Any comments received will be made available at the Historic Landmarks Commission meeting.

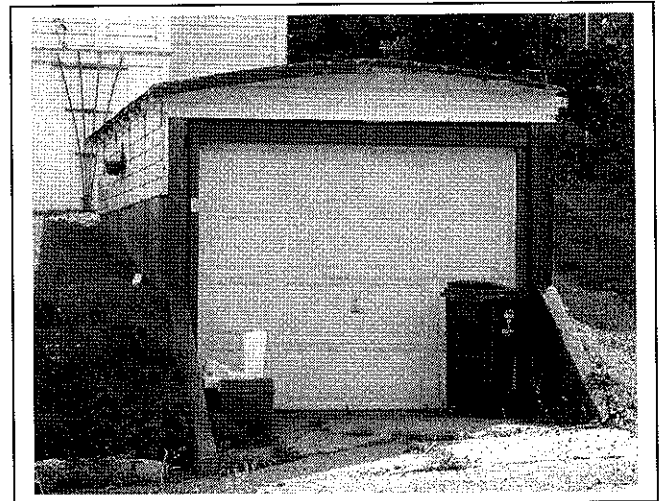
IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- 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 Primary in the Uniontown-Alameda National Register Historic District.

- 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 construction date of the garage is not known but it appears to be original to the house. The request is to increase the height, change the pitch of the roof, replace siding and replace the garage door. These are significant alterations that would require review by the HLC. The skirting material change on the house is also significant.



- 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 that use will continue. The request is for a garage alterations to allow use of the garage as originally intended.

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 house has been skirted in vertical T1-11 which is not original. The applicant believes the original skirting may have been shingled but in the early 1980's there was vertical boarding over the concrete foundation. Replacement of this skirting with a contemporary material would not remove a historic feature.



The construction date of the garage is not known but it appears to be original to the house. It is built into the hillside in a "bunker" style with only the top portion of the walls and roof extend above ground level. The garage was in poor condition except for the concrete foundation and walls and has been repaired over the years. The roof and garage door are not original. The siding is horizontal weatherboard and only is on the top approximate 2' of the walls. The request is to increase the height, change the pitch of the roof, replace siding and replace the garage door with contemporary materials. The garage is an accessory structure and is not a distinctive architectural feature of the site. While it is typical of garages of this period, there are many examples of similar garages with pitched roofs and slightly larger profiles. The applicant wants to repair the garage and to improve it (increase building height and door height) to accommodate a contemporary motor vehicle.

Limited original materials or architectural features are proposed to be removed. However the garage siding and roof proposed to be removed are in poor shape and are not distinctive features of the structure.

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.

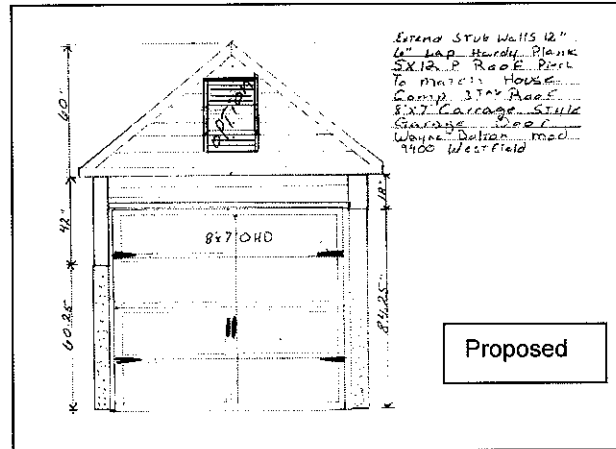
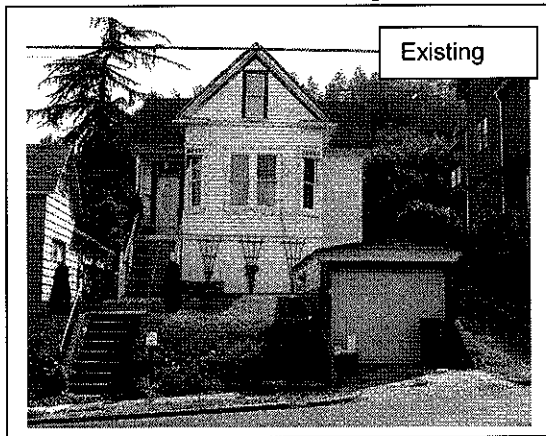
4. Section 6.050(D)(4) states that changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and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

Finding: The existing garage door is newer and not of historic significance. The proposed alterations do not affect changes that may have acquired historic significance.

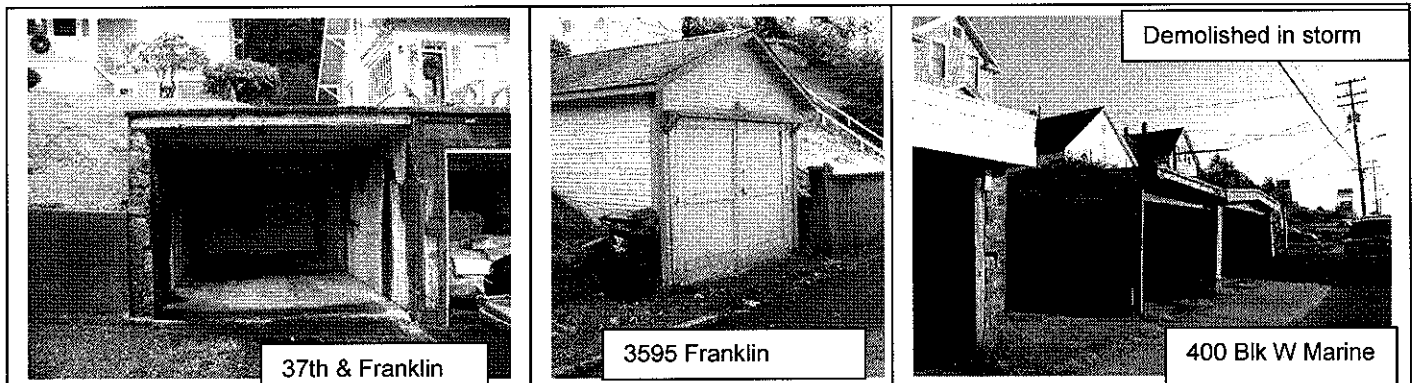
5. Section 6.050(D)(5) states that distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

Finding: One of the distinguishing features of the garage is the location built into the hillside at the street front. Many historic garages in Astoria are built into the front hill in a bunker-like configuration. Most are single-car garages with either flat or gable roofs. This structure has a low flat/slightly curved roof which is proposed to be replaced with a pitched roof to match the main house pitch. The applicants propose to increase

the height of the garage walls by approximately 2' to allow enough room for a contemporary motor vehicle to use the garage. The addition of 2' in wall height and the change in the roof would increase the size of the building and roof appearance.

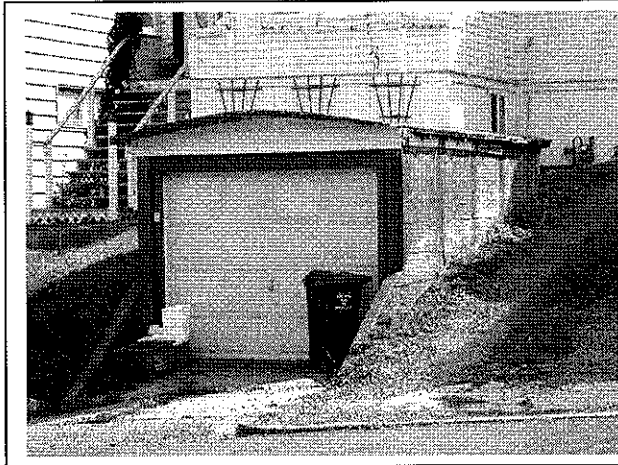


However, other similar historic garages have a mixture of roof styles including the slightly curved one like this one, flat roof with parapets, and front gable pitched roofs. All of these styles can be found in Astoria associated with buildings of a similar style as the main house. With the variety of garage styles historically, these proposed changes would keep the distinctive features of an accessory garage.



With the increased height, the siding on the walls would need to be replaced. The current horizontal weatherboard is rotting and is only located on the top 2' or less of the concrete foundation walls. With the increased height, there would be approximately 4' of siding. The gable ends would also be sided. The applicants are proposing to use horizontal fiber cement siding. The siding would be similar to the horizontal boards currently on the building. The siding on the garage is simple and not a distinctive historic feature. The HLC has determined in the past that use of fiber cement siding may be acceptable in some situations, but they have determined that it should always be the smooth siding and not have the false wood grain texture. Therefore the siding should be smooth.

Any exposed wood should be free of incision marks and wood and/or fiber cement siding should be painted to match the house.



The applicants want to install a roll-up door that has the appearance of an out swing door. With the small size of the building, the building would need to be raised to accommodate the roll-up door mechanism. The applicant has narrowed their selection to two door styles and would like the option to use either of these doors. One is the Sonoma which has 16 panels with vertical slat appearance. The other is the Westfield which has 8 smooth panels. Neither option would have windows.

Sonoma

Wayne Dalton
GARAGE DOORS & OPENERS

Model 9400
Builder's Choice Steel Garage Door

Westfield

Westfield

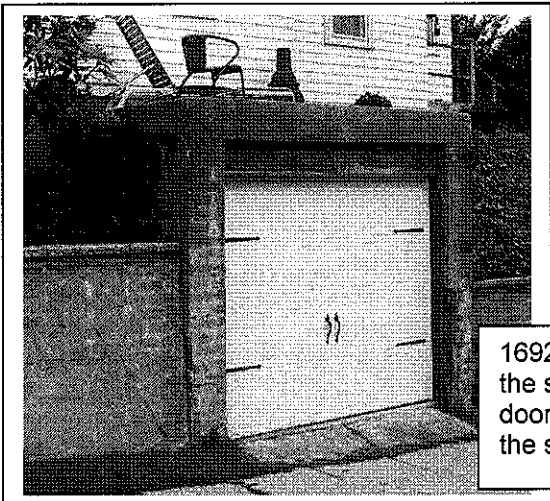
Sonoma

This mock up shows a six panel door with lower cross buck (not proposed) but show the proposed hardware and scale.

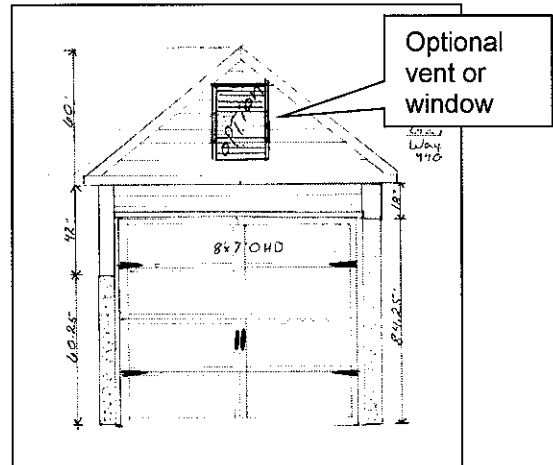
Rust-resistant galvanized steel trim with black powder coating and pebble texture.

Set includes four straps and two pull handles

There were a variety of garage door styles in the early 20th Century including panel doors, cross buck doors, and vertical slat panel doors. They were mostly outswing doors. The decorative strap hinges give the appearance of a wood out-swing door. The straps are more Colonial in design but do not detract from the Queen Anne style home as they are located on an accessory structure and not on the main residential structure. Both proposed door designs are contemporary but reflect some of the designs of earlier doors. The garage is an accessory building and the existing door is not original. Either design would be sensitive to the style of the period.



1692 Franklin – this is the same Sonoma door proposed with the strap hinges

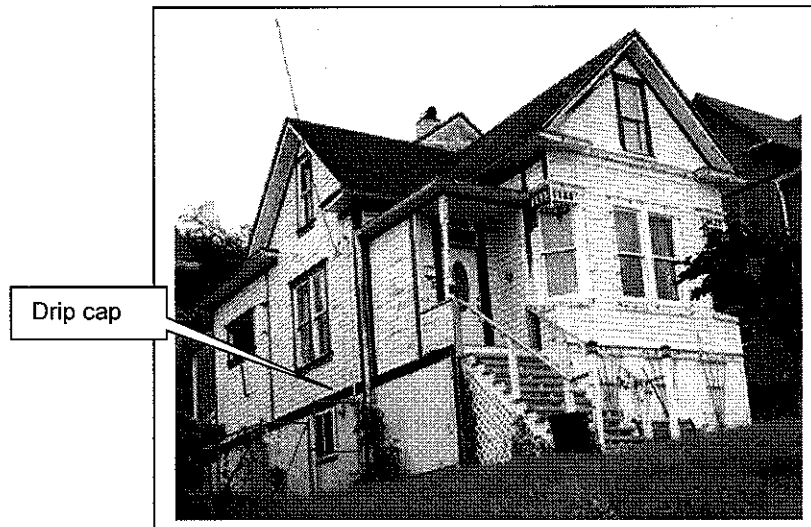


The front gable end of the garage would have a window or vent for air circulation and possibly some light. The exact design has not been determined however the applicant requested to proceed with the HLC review. Staff would recommend that if a louvered vent or a small square or rectangular window was installed, that staff would do an administrative review of the final design. The size would be no larger than the one in the proposed diagram. The louvered vent material should be either wood or metal, not vinyl. The window should be wood not vinyl.

As noted earlier, the garage is an accessory building and not a distinctive feature of the historic house. The bunker style construction is the most distinctive feature of the garage and will remain. In balance, the distinctive stylistic features and examples of skilled craftsmanship that characterize the building will be treated with sensitivity with the garage alterations.

The proposed skirting on the house would replace newer vertical T1-11 with horizontal fiber cement siding. The siding would be similar in appearance to the siding on the upper portions of the house. Historic skirtings were both horizontal and vertical, and could be of the same siding material, board and batten, vertical tongue and groove, shingles, lattice work, concrete, and stone. The design of the original skirting is not

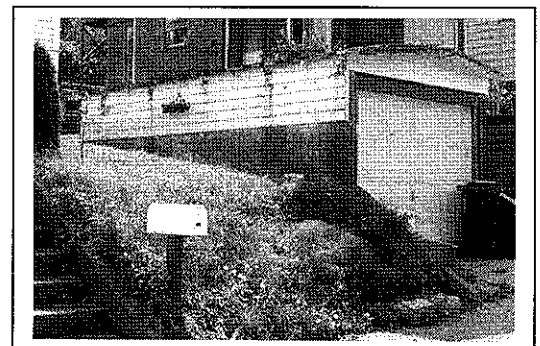
known. The Queen Anne style is known for variety of wall treatments and ornamentation with limited flat wall surfaces. There is a drip cap separating the main level of the house from the basement with the skirting. The horizontal siding would be appropriate for a Queen Anne style home and is sensitive to the design features of the house.



The material proposed to be used for the skirting is fiber cement boards. As noted earlier, HLC has agreed that use of fiber cement siding, when approved, is limited to smooth finish, not simulated wood textured. Since the application is for the skirting area of the house only, fiber cement boards may be an acceptable application and would not detract from the distinctive features of the main portion of the house.

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 existing door is not historic. The replacement door gives the architectural appearance of an out swing door. The contemporary steel door would be compatible as it would give the appearance of a wood design door. The deteriorated siding would be replaced with a similar design but of a contemporary fiber cement material.



With the increase in height, there would be a need to add siding in the extended portions. Residing the entire upper section of the building is the best option to keep a unified appearance. The structure would be painted to match the house.

The skirting on the house to be replaced is not historic. Use of horizontal fiber cement siding for the skirting would be similar in design and size as the wood siding on the rest of the house. The original skirting design is unknown but the proposed design would be similar to other skirting on Queen Anne style homes. The skirting would be painted to match the house.

Use of the contemporary fiber cement siding material would retain a similar appearance and texture with the condition that it be smooth and not simulated wood grain textured.

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 insulated steel door is in a design that is somewhat historic in appearance. The small size of the garage opening limits the types of doors that would be appropriate. While the material is contemporary, the overall design is compatible. The siding would be fiber cement siding in the same dimensions as the current siding and would be painted to match the house.

The house skirting is proposed to be fiber cement siding in similar dimensions as the siding on the house. While the material is contemporary, the overall design is compatible.

With the condition that the fiber cement siding be smooth and not textured and that it be painted to match the house, the proposed alterations do not destroy significant historical, architectural, or cultural material, and are compatible with the size, scale, color, material, and character of the property.

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 alterations 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. All visible wood shall be free of incision marks and shall be painted to match the house.
2. The fiber cement boards shall be smooth and not have simulated wood grain texture.
3. All features shall be painted to match the house.
4. If a window is installed in the gable end of the garage, it shall be square or rectangle wood and shall be reviewed and approved by the Planner prior to installation. The window shall not be vinyl.
5. If a louvered vent in the gable end of the garage, it shall be wood or aluminum and shall be reviewed and approved by the Planner prior to installation. The vent shall not be vinyl.
6. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

The applicant should be aware of the following:

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 13-03

FEE: \$100.00

Pl. 2-15-13

EXTERIOR ALTERATION

Property Address: 305 Alameda

Lot 3 E W 15' L 2

Block 17

Subdivision Taylor

Map 7CD

Tax Lot 5000

Zone R-3

OK

For office use only:

Classification:

Primary

Inventory Area:

U/R/H/D

Applicant Name: Gregg Peggy Mills

Mailing Address: 305 Alameda

Phone: 338-8094 Business Phone: 338-6075 Email: _____

Property Owner's Name: Gregg & Peggy Mills

Mailing Address: 305 Alameda

Business Name (if applicable): _____

Signature of Applicant: *Original Signed*

Signature of Property Owner: "

Existing Construction and Proposed Alterations: to remodel garage by raising height by approx 2'; change flat roof to pitch roof; install horizontal fiber cement siding on 3 sides; install steel garage door; replace existing T-111 skirting on the house with horizontal fiber cement siding on existing SFD *OK*

For office use only:

Application Complete:

Permit Info Into D-Base:

2/19/13

Labels Prepared:

Tentative HLC Meeting

Date:

3-19-13

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.

*garage for SFD existing - increasing size
to accommodate modern vehicles &
garage door height*

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.

Roof to be replaced; garage door not original

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.

NA

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.

None

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

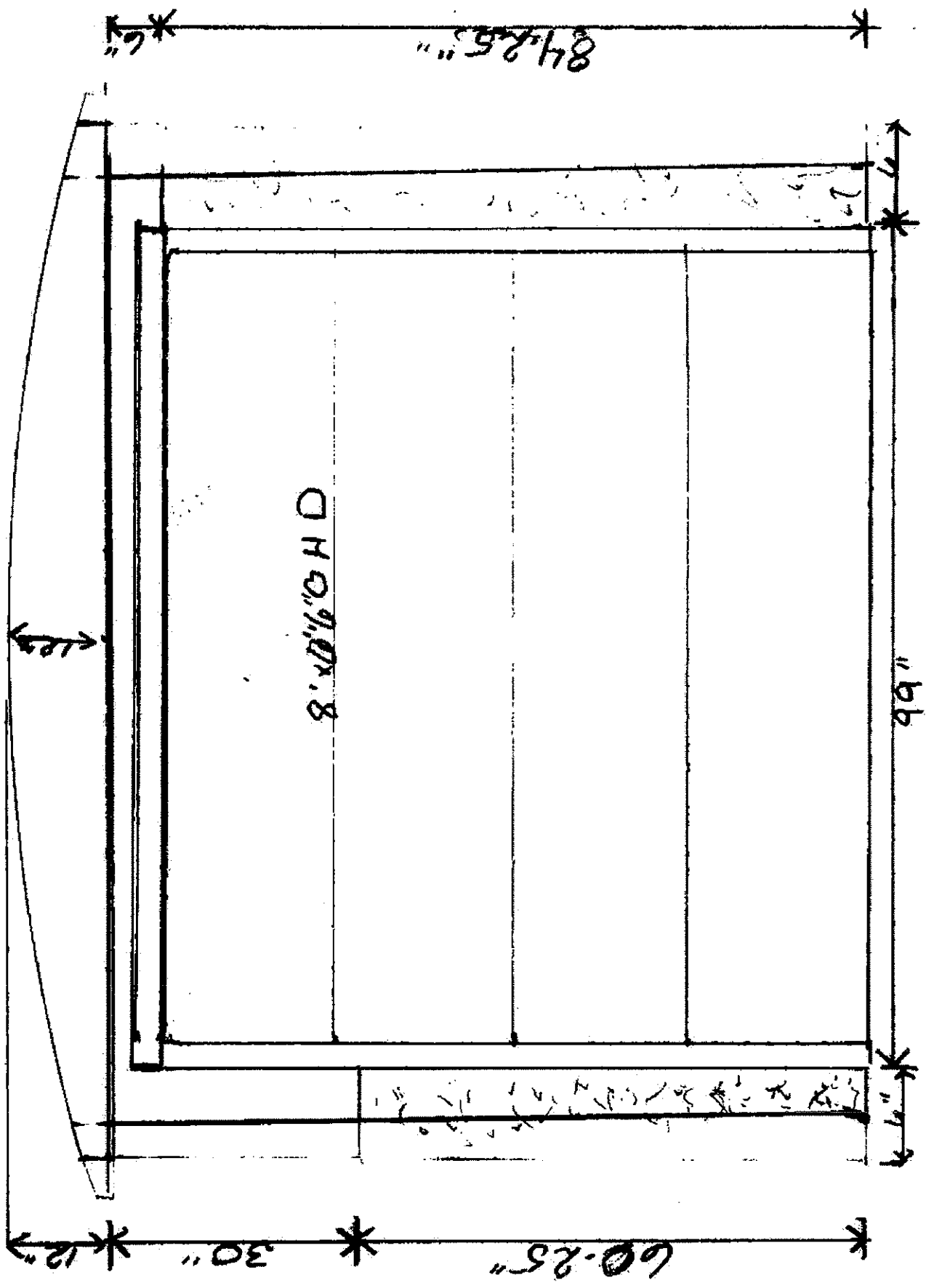
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural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

*Replacing roof & garage door to accommodate modern
vehicles; pitched roof is similar to other garage
roofs & will be same pitch as house*

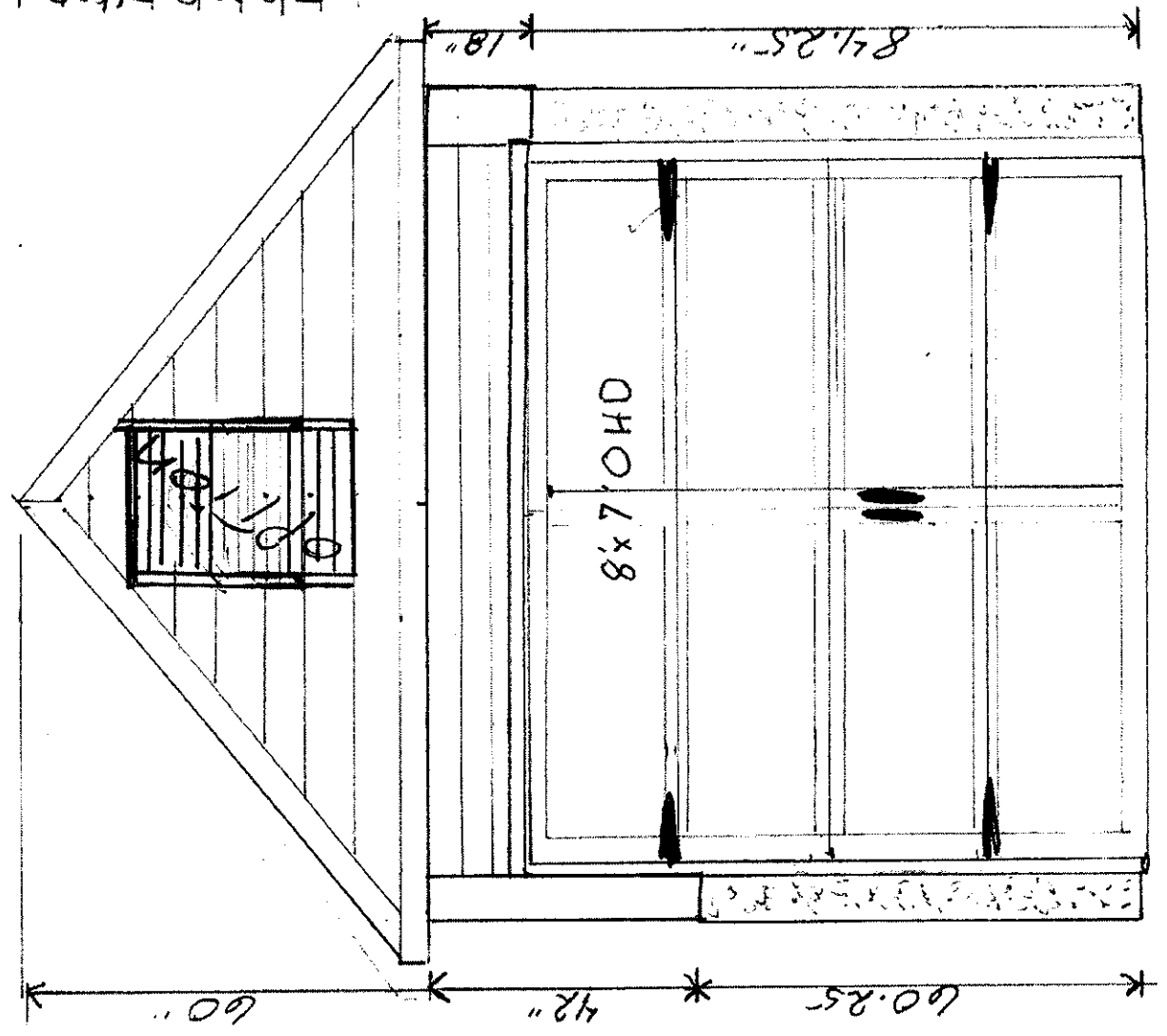
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
None
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
None proposed
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.
Comp roof - existing is Comp.
Rear wall to be hardi plank board
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

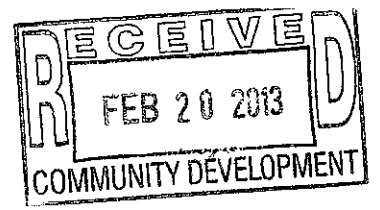
PLANS: A site plan indicating location of structure on the property and the location of the proposed alterations is required. Diagrams showing the proposed alterations indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide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

Door- Model 9600 - Sonoma with strap hinges
Insulated steel 8'0" x 7'0"
OR
Model 9400 - Westfield with strap hinges

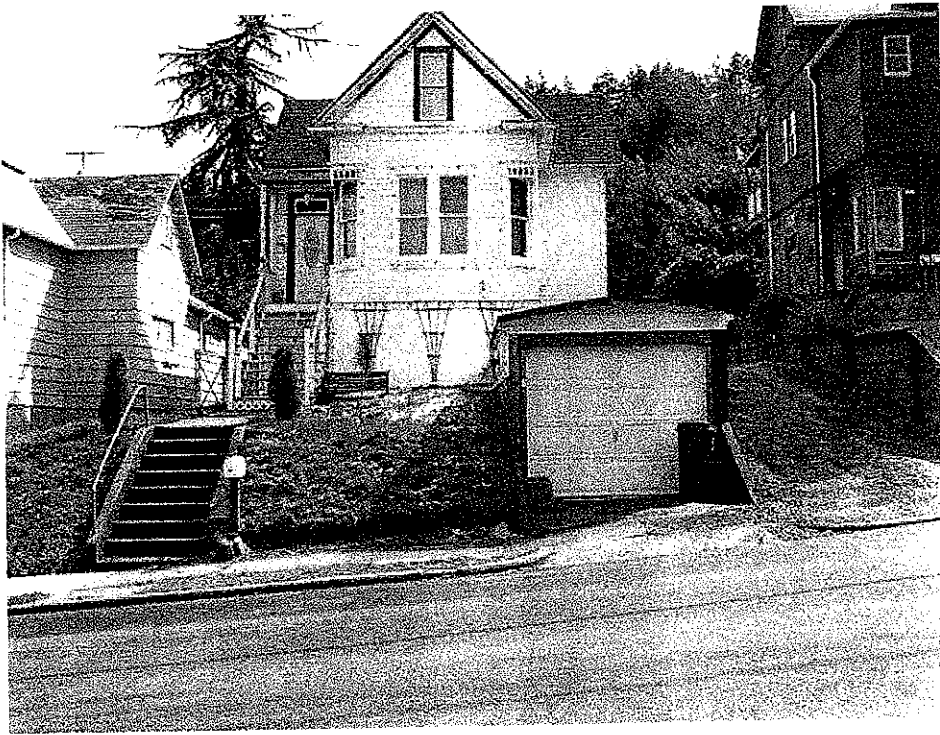


Extend Stud Walls 12"
 6" Lap Hardy Plank
 5x12 P Roof Pitch
 To match House
 Comp 3 Tab Roof
 8'x7' Carriage Style
 Garage Door
 Wayne Dalton mod
 9400 Westfield

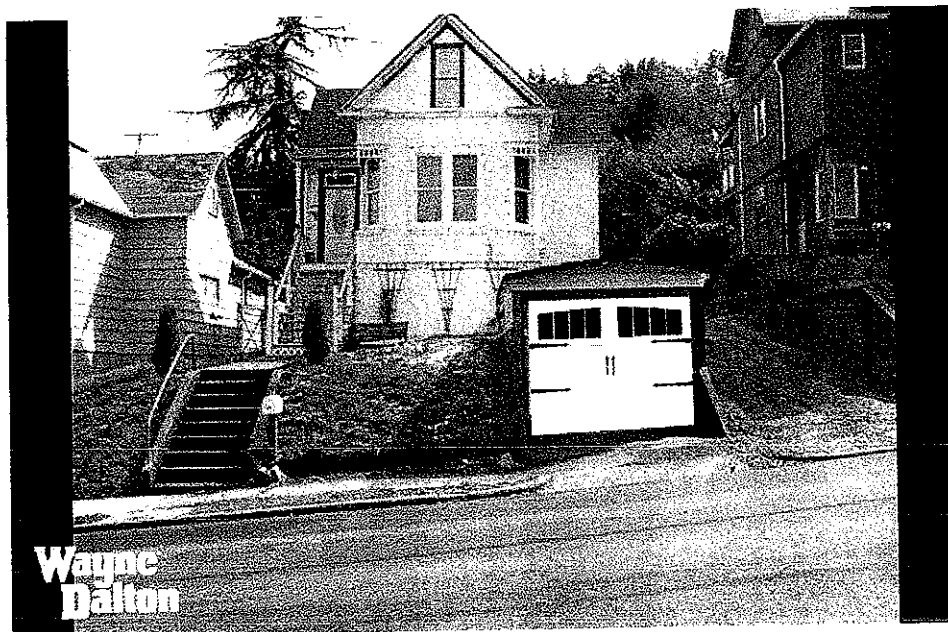




CURRENT DOOR



PROPOSED DOOR WITH ARCHED GLASS & HARDWARE OPTIONS



152

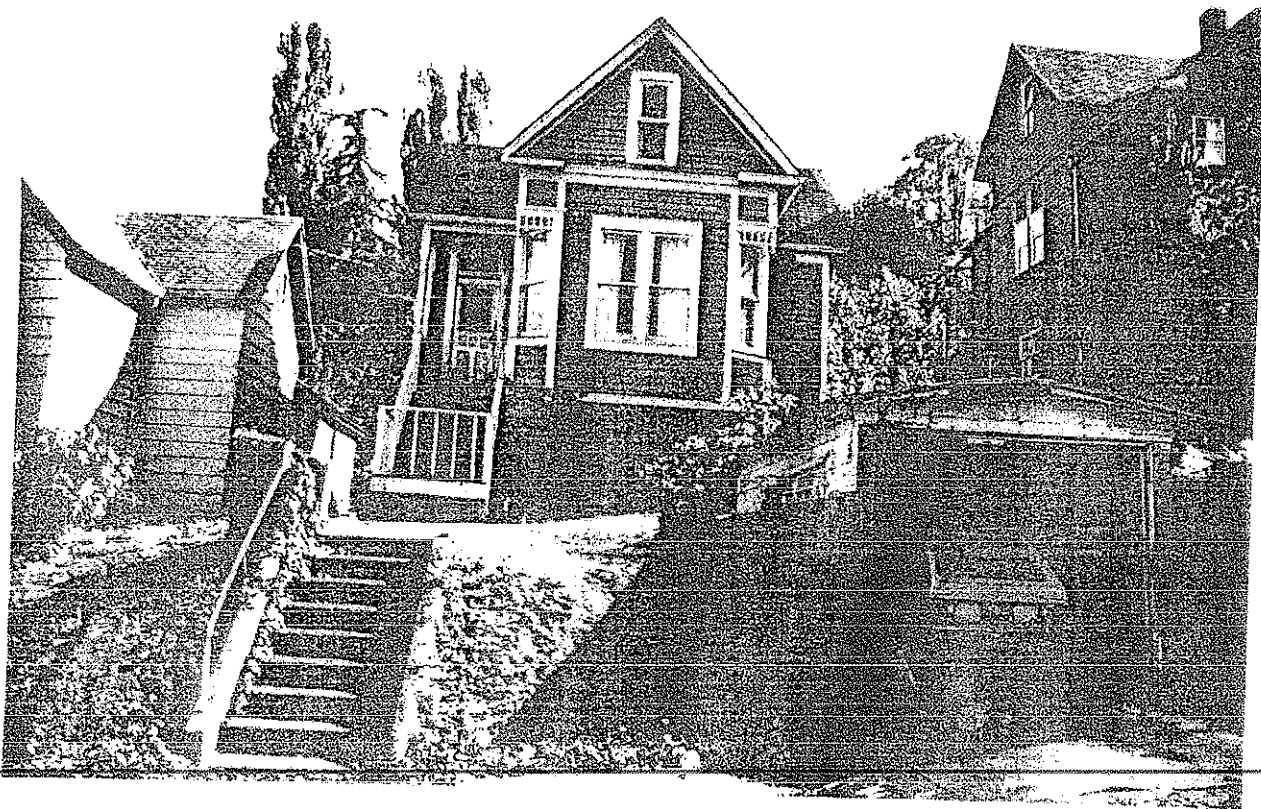
ADDRESS: 305 Alameda
CLASSIFICATION: Primary
OWNER: ~~Madonna & Billy Pitman~~ *Peggy Mills*
657 Beerman Creek Road
Seaside, OR 97138
ASSESSOR MAP: 89 7CD
PLAT: Taylors Addition
YEAR BUILT: Ca. 1908
ALTERATIONS: None
TAX LOT: 5000
LOT: N 16' Lot 2, 3
BLOCK: 17
STYLE: Queen Ann
USE: Residential

DESCRIPTION: This one and one half story Queen Anne cottage, T-shaped in plan, has a gable roof with eave returns. The gable ends are clad with wood shingles and the first story is sheathed with shiplap. The elevated basement is covered with vertical boarding and the foundation is concrete. Windows are one over one double hung wood sash. A cut-a-way bay window with a spindled frieze decorates the front facade. The front porch is located on the east side of the building. Turned columns support the porch roof. The front door is decorated with carved lower panels; and is surmounted by a transom. The building, set back approximately twenty-five feet, faces northwest on Alameda on a slight rise and is in excellent condition.

A single car garage constructed of concrete and weatherboard is recessed in to the hillside in front of the house.

The Sanborn Fire Insurance Maps indicate that the building was on the site in 1908 the same year that the first listing is cited for the residence in the Polk's Astoria's City and Clatsop County Directory. The 1908-09 directory lists John Ostrom, a fisherman, living in the house until his death in 1910. His widow, Hilma and relatives remained in the house until ca. 1925. Alida Ostrom married Carl Hagquist in 1918 and resided in the building from ca. 1931-1934. Charles and Fanny Schadevitz occupied the residence from 1936 through the historic period.

305 Alameda Ave
Front (North) Elevation
Northwest Heritage Property





Community Development Department
1095 Duane Street
Astoria OR 97103
503-338-5183

March 8, 2013

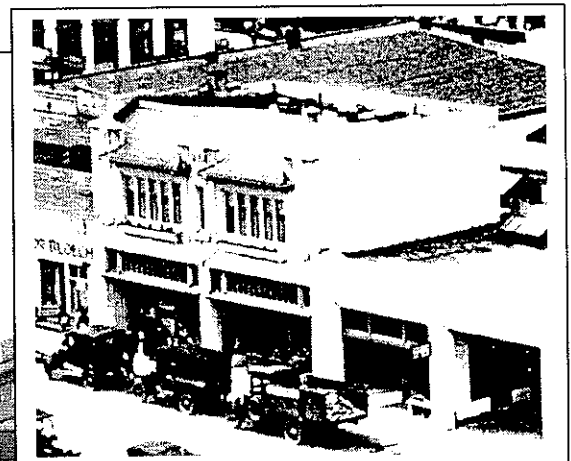
TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER *Rosemary Johnson*

SUBJECT: SPECIAL ASSESSMENT APPLICATION FOR 431-433 13TH STREET

Attached is a Special Assessment application by Rose Marie Paavola for the commercial building at 431-433 13th Street in the Downtown National Register Historic District. The State Historic Preservation Office (SHPO) has requested comments or recommendation from the HLC concerning designation of this structure on the Special Assessment Program. The building interior was extensively damaged in a fire in 2011 and the owner repaired and restored the building. All exterior work was restoration/repair with no contemporary alterations other than mechanical venting and double paned glass in some windows. These alterations were reviewed administratively and obtained a Certificate of Appropriateness (CA11-49 and CA11-52). The proposed preservation plan is attached for HLC information.

The HLC should consider if they want to recommend that this request be approved. Staff recommends approval of the request.



1920's



Oregon

John A. Kitzhaber, MD, Governor

Parks and Recreation Department

State Historic Preservation Office

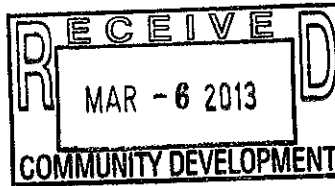
725 Summer St NE, Ste C

Salem, OR 97301-1266

(503) 986-0671

Fax (503) 986-0793

www.oregonheritage.org



March 5, 2013



Rosemary Johnson
City of Astoria Community Development
1095 Duane St
Astoria OR 97103

Dear Ms. Johnson:

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

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

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

If approved, special assessment for this property would become effective for the tax year beginning July 1, 2013.

Thank you for your time. Please contact me at 503-986-0672, or Susan.Haylock@state.or.us if you have any questions.

Sincerely,

Susan Q. Haylock
Preservation Specialist

SQH:sqh
Enclosures

SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM
Application Form/Certification

Instructions: Please fill out the form completely. Type or print in ink. Be sure to read the paragraph above the signature line before signing. Submit this form along with the Preservation Plan and all supplementary material as indicated on the enclosed checklist. **Incomplete applications will be returned.**

1. Property Information:

Historic Name of Property: Wieveseik Bldg.

Property Address:

Street: 431 - 433 Thirteenth St

City: Astoria County: Clatsop Zip: 97103

National Register District and rank (if applicable): Astoria Downtown Historic District, Contributing

Date Listed on the National Register: 6-22-11

2. Property Tax Information:

Tax Account Number: 22757 Does owner reside in property? ☐ Yes ☒ No

Current Assessed Value: \$ 67,413 Current Real Market Value (RMV): \$67,413

Application Fee (Assessed Value x .001): \$67.41

3. Preservation Plan Overview:

Current Use: ☐ Residential ☒ Res./Multi-family ☐ Commercial ☐ Agricultural ☐ Industrial

FIRST TERM: ☒ SECOND TERM: ☐

Estimated Cost of Rehabilitation:

\$ 500,000

4. Owner Information:

Owner Name: Rose Marie Paavola Organization/business: n/a

Address: 376 W. Grand Ave City: Astoria

State: OR Zip: 97103

Phone: 503.325.1531 E-mail: columbiafvlbur@yahoo.com

Representative: Rosemarie Paavola Phone: 503.325.1531

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

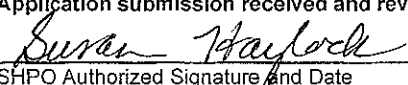


Owner Signature

2/22/2013

Date

SHPO Use Only

<input checked="" type="checkbox"/>	Application submission received and reviewed:  SHPO Authorized Signature and Date	<u>2/25/2013</u>
<input type="checkbox"/>	Property is approved for Special Assessment: SHPO Authorized Signature and Date	
<input type="checkbox"/>	Date Special Assessment Begins:	Date Special Assessment Ends:

Astoria fire damage could reach \$275,000

By KATIE WILSON and CHELSEA GORROW

The Daily Astorian | Posted: Monday, May 2, 2011 11:23 am

The cause is still unknown for a weekend fire in downtown Astoria that caused an estimated \$275,000 in damage.

Now, the Clatsop County Fire Investigation Team is searching for answers in the burned two-story building with two upstairs apartments on 13th Street.

Astoria Fire and Rescue and other local fire departments responded to a report of the structure fire at 3 a.m. Saturday.

Tenants of the apartment building, located across from Astoria Indoor Garden Supply, were able to safely evacuate 431 13th St. as fire spread from the basement to the attic and vented out the roof.

It took just over one-half-hour to get the fire under control. But the building, owned by Rose Marie Paavola, suffered significant damage, estimated at \$225,000 for the structure and \$50,000 for contents.

As part of an automatic aid protocol, crews from Lewis and Clark Fire District and Olney-Walluski Fire District were included in the initial dispatch.

The fire was upgraded to a “working fire” – providing additional resources from Warrenton Fire Department at the fire scene and Knappa Fire Department provided coverage to the city.

Twenty-eight fire personnel, five engines, a ladder truck and six Community Emergency Response Team members were involved structure fire, said Astoria Fire Public Information Officer Tara Constantine.

A Medix ambulance crew was on scene to provide medical assistances and the Astoria Police Department assisted with traffic control and securing the area, she said.

Astoria Fire and Rescue advises everyone to check their smoke alarms monthly.

“Smoke alarms are great and they can alert the occupants of a fire in the residence, but residential fire sprinkler systems can extinguish a fire,” Constantine said.

“Residential Fire Sprinkler systems provide a safer environment for families, protection of their investment and irreplaceable family possessions, and may even lower insurance rates.”

Historic Name: Wieveseik Bldg. _____

Street: 431 – 433 Thirteenth St. _____ City: Astoria _____ County: Clatsop _____

5. **Detailed description of rehabilitation/preservation/maintenance/renovation work.** In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

1	Architectural feature: <u>Roof & skylights</u> Approximate date of feature: <u>2004</u>	<p>Proposed treatment and impact on existing feature: The roof decking was reconstructed in 2012. A visqueen roll was applied to the roof. It is planned to install barrel-shaped ceramic tile to the east third, as was done on the building originally.</p> <p>Skylights were reinstalled within the original openings. During restoration, two additional original openings were discovered and restored. Curb mounted, tempered glass skylights with aluminum frames were used.</p> <p>Completed 2011 - 2012</p>
<p>Describe existing feature and its condition: The roof was renovated in 2004. An asphalt roll-down roof was applied to the west two-thirds and asphalt shingles applied to the east third. The roof was destroyed during a fire in 2011.</p> <p>Glass skylights were destroyed during a fire in 2011.</p>		
Photo no.:11 _____ Drawing no.: n/a _____		

2	Architectural feature: <u>Exterior finished concrete</u> Approximate date of feature: <u>1923, 2004</u>	<p>Proposed treatment and impact on existing feature: The finished concrete and plaster casts were not impacted by the 2011 fire and remain in good condition.</p>
<p>Describe existing feature and its condition: The front (east) elevation has finished concrete while the other three sides remain unfinished. Plaster casts were also mounted on front pilasters.</p> <p>The concrete was patched and repaired where necessary in 2004.</p>		
Photo no.:1 - 5 _____ Drawing no.:Exhibit 4 _____		

Preservation/Renovation Plan

Historic Name: Wieveseik Bldg _____

Street: 431 -- 433 Thirteenth St. _____ City: Astoria _____ County: Clatsop _____

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

3	Architectural feature: <u>Casement windows</u> Approximate date of feature: <u>1923, 2004</u>	Proposed treatment and impact on existing feature: A fire in 2011 slightly damaged several windows. All window sashes were retained and repaired as needed. Completed 2011 - 2012
Describe existing feature and its condition: Multi-light, wood sash windows are used on the second floor of the east elevation. The original windows were repaired as needed in 2004.		
Photo no.: <u>1, 13</u> Drawing no.: <u>n/a</u>		

4	Architectural feature: <u>Storefront system</u> Approximate date of feature: <u>2004</u>	Proposed treatment and impact on existing feature: Original drawings were referenced to maintain the original storefront (plan) configuration. Windows retained their 2004 configuration. Transoms were replaced with double-pane glass to conform to code. The new windows look like prismatic glass. Completed 2011 - 2012
Describe existing feature and its condition: The original storefront system was damaged through remodeling in the 1960s. In 2004, the storefront was restored to its original (plan) configuration using original drawings. Storefront windows were modified; the lower 1/3 was divided horizontally; and what was originally designed as two windows across, was divided into four. A fire destroyed original transom windows in 2011.		
Photo no.: <u>1, 5, 6</u> Drawing no.: <u>Exhibit 4, 5</u>		

Preservation/Renovation Plan

Historic Name: Wieveseik Bldg _____

Street: 431 - 433 Thirteenth St. _____ City: Astoria _____ County: Clatsop _____

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

5	Architectural feature: <u>Foundation</u> Approximate date of feature: <u>1923</u>	Proposed treatment and impact on existing feature: No changes are proposed at this time.
	Describe existing feature and its condition: The building was constructed on a former tidal flat. Wood pilings were driven into the sand beach. Then, reinforced concrete footings were poured on top of the pilings, 10 feet below street level. Reinforced concrete walls were formed on top of the footings and extend the full height of the building.	
Photo no.: <u>n/a</u>		Drawing no.: <u>Exhibit 1</u>

6	Architectural feature: <u>Commercial interior wall surfaces</u> Approximate date of feature: <u>2004</u>	Proposed treatment and impact on existing feature: All walls and ceiling were replaced with 5/8" drywall. A sand finish was applied to the surface. Completed 2011 - 2012
	Describe existing feature and its condition: Original plaster walls surfaces were destroyed at an unknown time. In 2004, 5/8" drywall was applied to the walls. All the walls and ceiling were destroyed during a fire in 2011.	
Photo no.: <u>6, 7, 9</u>		Drawing no.: <u>n/a</u>

Preservation/Renovation Plan

Historic Name: Wieveseik Bldg _____

Street: 431 -- 433 Thirteenth St. _____ City: Astoria _____ County: Clatsop _____

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

7	Architectural feature: <u>Commercial floor</u> Approximate date of feature: <u>1923, 2004</u>	<p>Proposed treatment and impact on existing feature: Describe work and impact on existing feature: Fir floors were patched where needed, cleaned, and re-carpeted in the "public" commercial space. Vinyl or tile was used on the floor in the restroom and kitchenette.</p> <p>Completed 2011 - 2012</p>
	<p>Describe existing feature and its condition: The floors were originally exposed fir. In 2004, the floors were carpeted. They suffered limited damage during a fire in 2011.</p>	
Photo no.: <u>6, 7</u>		Drawing no.: <u>n/a</u>

8	Architectural feature: <u>Commercial woodwork</u> Approximate date of feature: <u>1923</u>	<p>Proposed treatment and impact on existing feature: Original drawings were used to replicate the wood casings around the doors and windows. The new casings match the original casings in width, depth and trim. Wood doors were salvaged to match original five-panel doors. All woodwork will remain unpainted.</p> <p>Completed 2011 - 2012</p>
	<p>Describe existing feature and its condition: Wood doors and wood casings around doors and windows remained intact until a fire in 2011. The majority of the woodwork was lost during the fire.</p>	
Photo no.: <u>6, 7</u>		Drawing no.: <u>n/a</u>

Preservation/Renovation Plan

Historic Name: Wieveseik Bldg _____

Street: 431 – 433 Thirteenth St. _____ City: Astoria _____ County: Clatsop _____

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

9	Architectural feature: <u>Commercial light fixtures</u> Approximate date of feature: <u>2004</u>	Proposed treatment and impact on existing feature: New schoolhouse light fixtures were installed. An individual ceiling fan was also mounted on the ceiling.
Describe existing feature and its condition: Original fixtures were removed at an unknown time. New, schoolhouse fixtures were installed in 2004. A fire destroyed the lights in 2011.		Completed 2011 - 2012
Photo no.: <u>6</u> Drawing no.: <u>n/a</u>		

10	Architectural feature: <u>Commercial plumbing fixtures</u> Approximate date of feature: <u>unknown</u>	Proposed treatment and impact on existing feature: New ADA compliant fixtures were installed in the restroom. An early sink in the kitchenette was retained.
Describe existing feature and its condition: Original plumbing fixtures were replaced at an unknown time. A sink in the kitchenette appears to be early.		Completed 2011 - 2012
Photo no.: <u>9</u> Drawing no.: <u>Exhibit 2</u>		

Preservation/Renovation Plan

Historic Name: Wieveseik Bldg _____

Street: 431 – 433 Thirteenth St. _____ City: Astoria _____ County: Clatsop _____

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

11	Architectural feature: <u>Apartment interior wall surfaces</u> Approximate date of feature: <u>unknown</u>	Proposed treatment and impact on existing feature: All walls and ceiling were replaced with 5/8" drywall. A sand finish was applied to the surface. Completed 2011 - 2012
Describe existing feature and its condition: Original plaster walls surfaces were destroyed at an unknown time. In 2004, 5/8" drywall was applied to the walls. All the walls and ceiling were destroyed during a fire in 2011.		
Photo no.: <u>12 - 14</u> Drawing no.: <u>n/a</u>		

12	Architectural feature: <u>Apartment floor</u> Approximate date of feature: <u>1923</u>	Proposed treatment and impact on existing feature: Fir floors were patched where needed, cleaned, refinished and left exposed in the "public" spaces. Vinyl or tile was used on the floor in the bathroom and kitchenette. Completed 2011 - 2012
Describe existing feature and its condition: The floors were originally exposed fir. In 2004, the floors were still exposed in the "public" areas. They suffered limited damage during a fire in 2011.		
Photo no.: <u>12, 13</u> Drawing no.: <u>n/a</u>		

Preservation/Renovation Plan

Historic Name: Wieveseik Bldg _____

Street: 431 -- 433 Thirteenth St _____ City: Astoria _____ County: Clatsop _____

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

13	Architectural feature: <u>Apartment woodwork</u> Approximate date of feature: <u>1923</u>	Proposed treatment and impact on existing feature: Original drawings were used to replicate the wood casings around the doors and windows. The new casings match the original casings in width, depth and trim. Wood doors were salvaged to match original one-panel doors. All woodwork will remain unpainted. A Murphy bed was reconstructed in each apartment to replicate that which was there originally. Completed 2011 - 2012
Describe existing feature and its condition: Wood doors and wood casings around doors and windows remained intact until a fire in 2011. The majority of the woodwork was lost during the fire.		
Photo no.: <u>12 -14</u>		Drawing no.: <u>n/a</u>

14	Architectural feature: <u>Apartment light fixtures</u> Approximate date of feature: <u>2004</u>	Proposed treatment and impact on existing feature: New schoolhouse light fixtures were installed. Completed 2011 - 2012
Describe existing feature and its condition: : Original fixtures were removed at an unknown time. New, schoolhouse fixtures were installed in 2004. A fire destroyed the lights in 2011.		
Photo no.: <u>12, 13</u>		Drawing no.: <u>n/a</u>

Preservation/Renovation Plan

Historic Name: Wieveseik Bldg _____

Street: 431 – 433 Thirteenth St. _____ City: Astoria _____ County: Clatsop _____

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

15	Architectural feature: <u>Apartment plumbing fixtures</u> Approximate date of feature: <u>1923</u>	Proposed treatment and impact on existing feature: The toilets and bathroom sinks were replaced in 2012. Fire sprinklers were added to the apartments. Completed 2011 - 2012
Describe existing feature and its condition: Original plumbing fixtures remained in the bathroom in 2004. Sinks in the kitchenettes appears to be early.		
Photo no.: <u>15,16</u> Drawing no.: <u>Exhibit 3</u>		

16	Architectural feature: <u>Heating system</u> Approximate date of feature: <u>unknown</u>	Proposed treatment and impact on existing feature: A new natural gas furnace was installed. Ductwork was replaced, earlier chases reused as were vent openings. The apartments are supplemented by freestanding gas stoves. Completed 2011 - 2012
Describe existing feature and its condition: A natural gas furnace was used prior to the 2011 fire. Its installation date is unknown.		
Photo no.: <u>n/a</u> Drawing no.: <u>n/a</u>		

Preservation/Renovation Plan

Historic Name: Wieveseik Bldg. _____

Street: 431 – 433 Thirteenth St. _____ City: Astoria _____ County: Clatsop _____

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

17	Architectural feature: <u>Electrical</u> Approximate date of feature: <u>1923</u>	Proposed treatment and impact on existing feature: All of the wiring was replaced and a new electrical box installed. Smoke detectors were wired into both the commercial space and apartments. Completed 2011 - 2012
Describe existing feature and its condition: The original electrical system caused a fire to the building in 2011.		
Photo no.: <u>n/a</u>		Drawing no.: <u>na/</u>

18	Architectural feature: _____ Approximate date of feature: _____	Proposed treatment and impact on existing feature:
Describe existing feature and its condition:		
Photo no.: _____		Drawing no.: _____



Photo 1 of 16

Wieveseik Bldg_Astoria_Clatsop County_OR



Photo 2 of 16

Wieveseik Bldg_Astoria_Clatsop County_OR

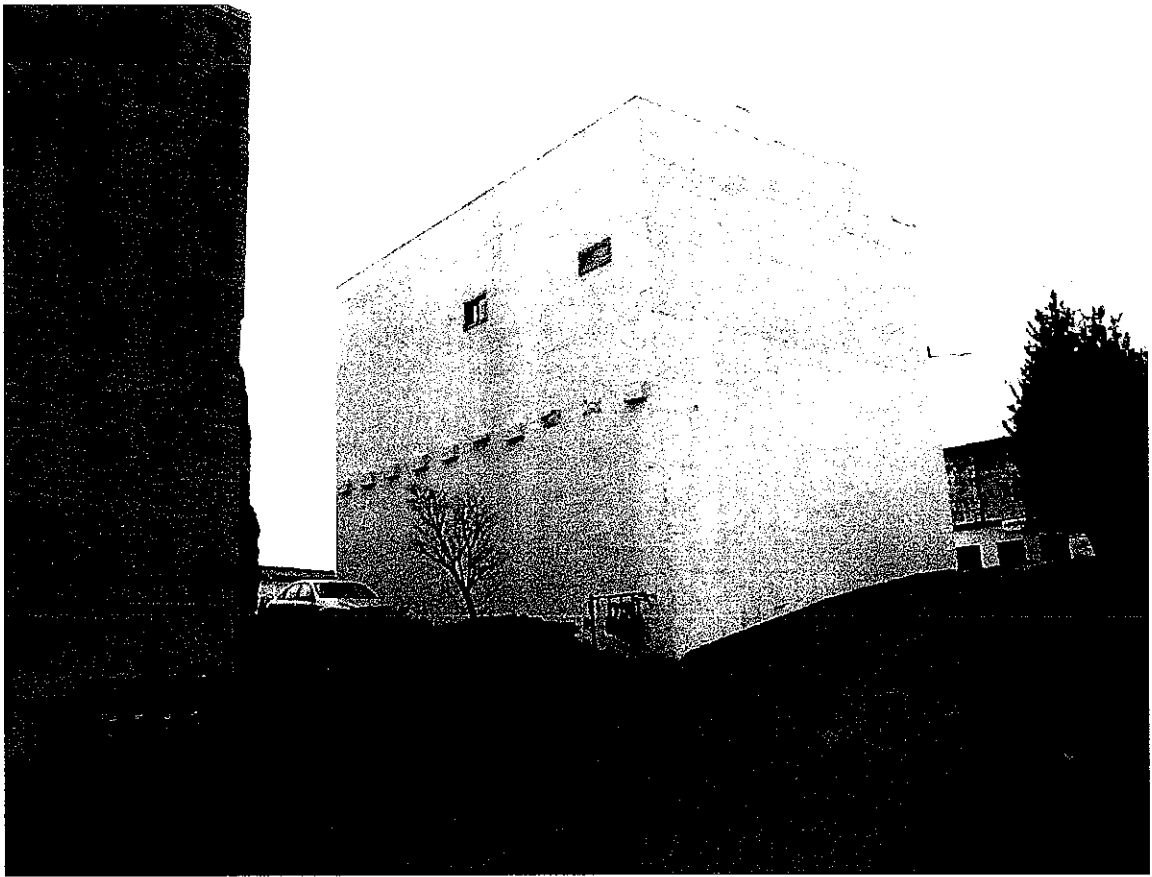


Photo 3 of 16 Wieveseik Bldg_Astoria_Clatsop County_OR

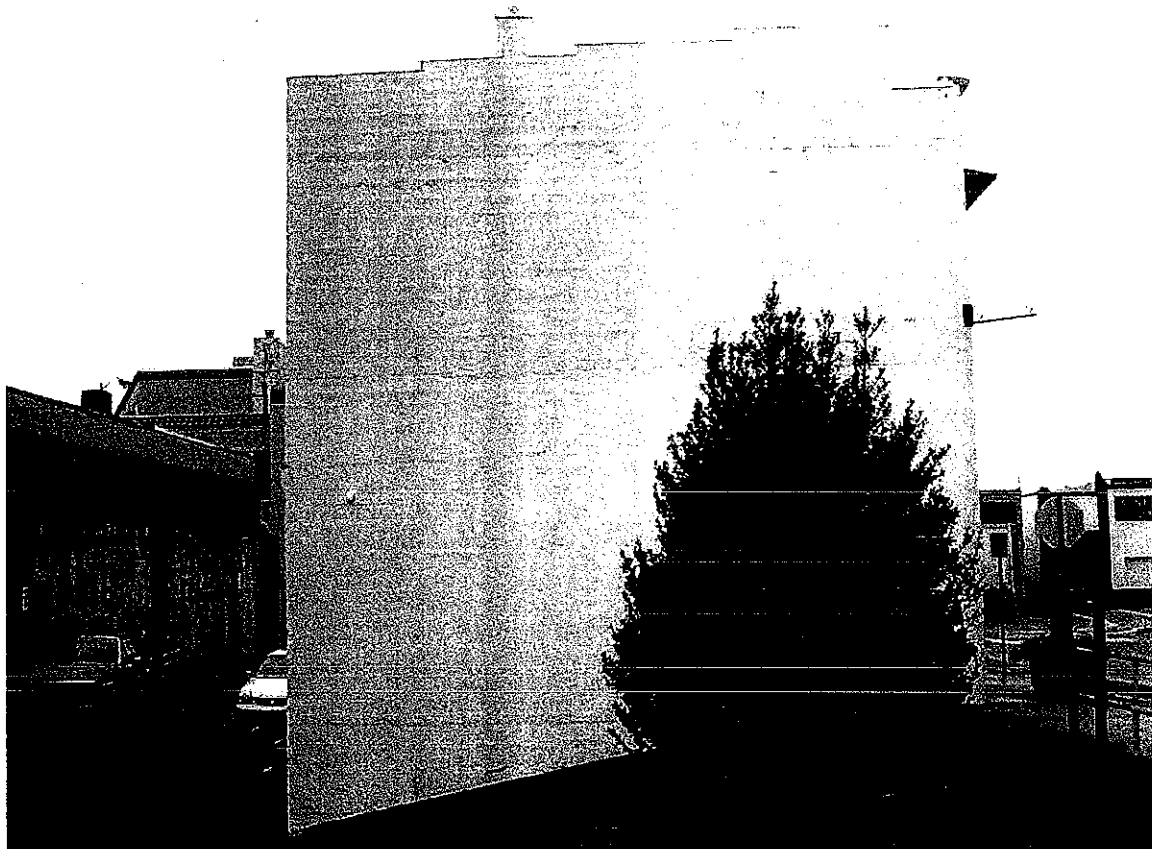


Photo 4 of 16 Wieveseik Bldg_Astoria_Clatsop County_OR



Photo 5 of 16 Wieveseik Bldg_Astoria_Clatsop County_OR



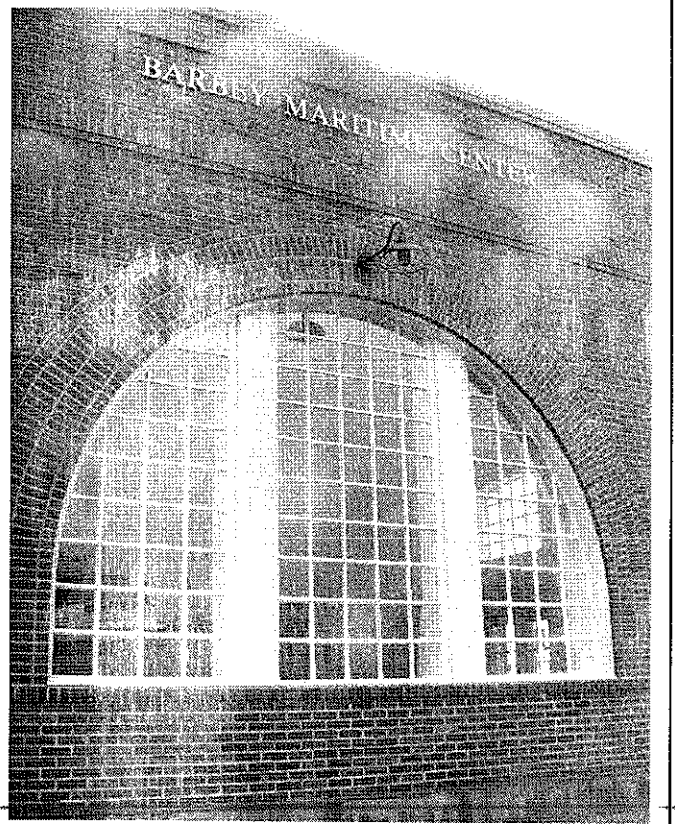
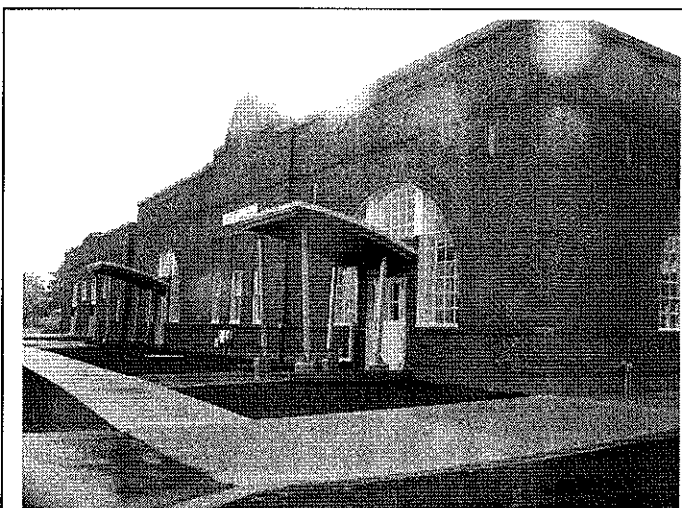
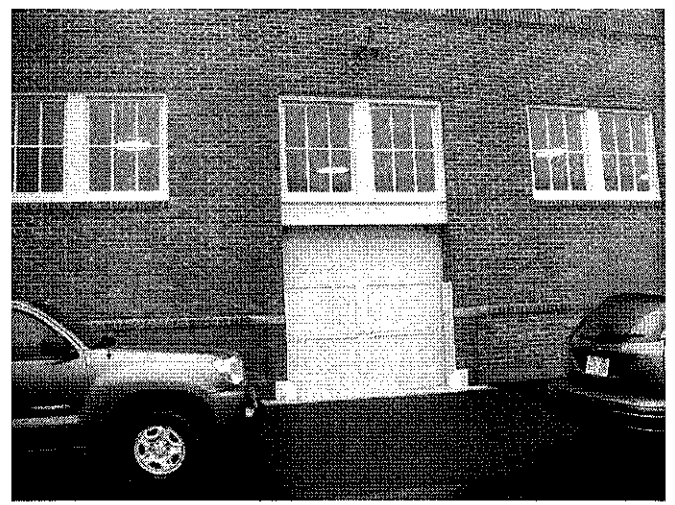
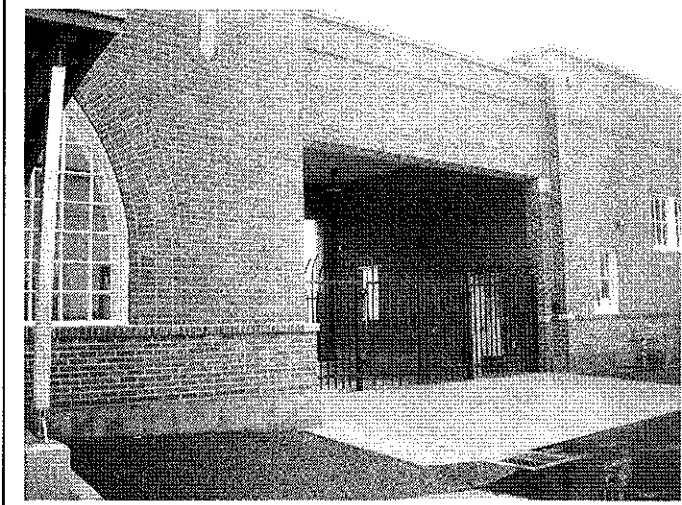
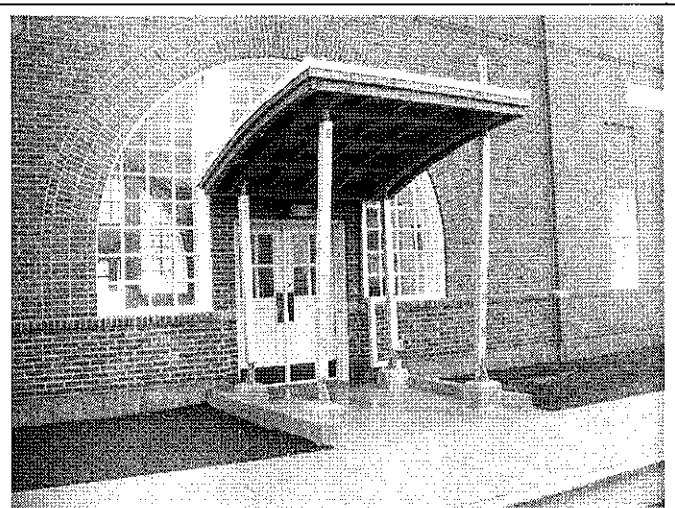
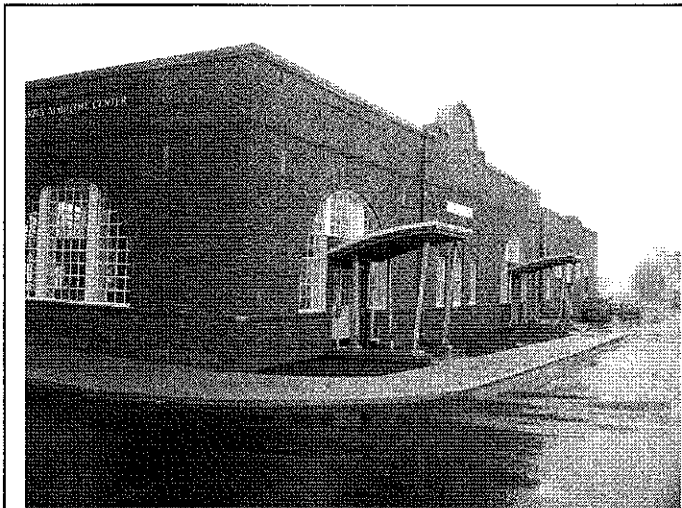
Photo 6 of 16 Wieveseik Bldg_Astoria_Clatsop County_OR



Photo 7 of 16 Wieveseik Bldg_Astoria_Clatsop County_OR

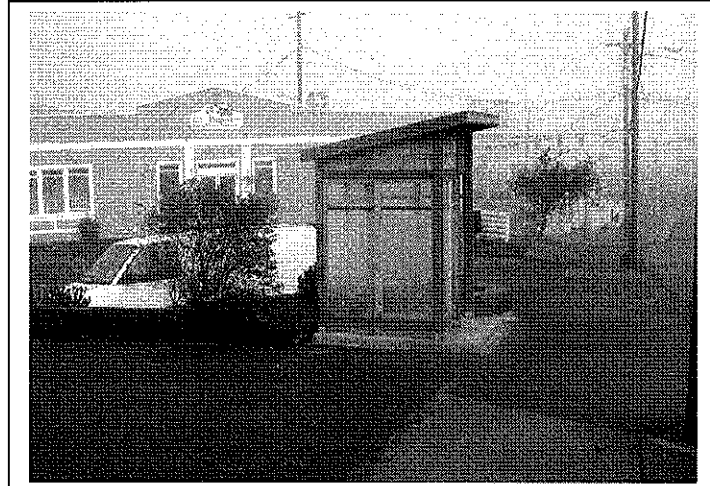
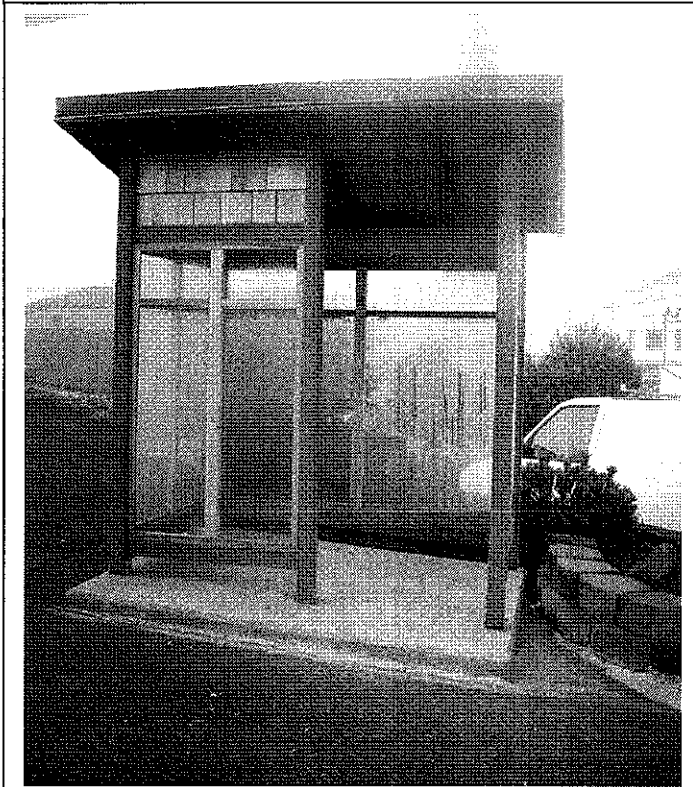
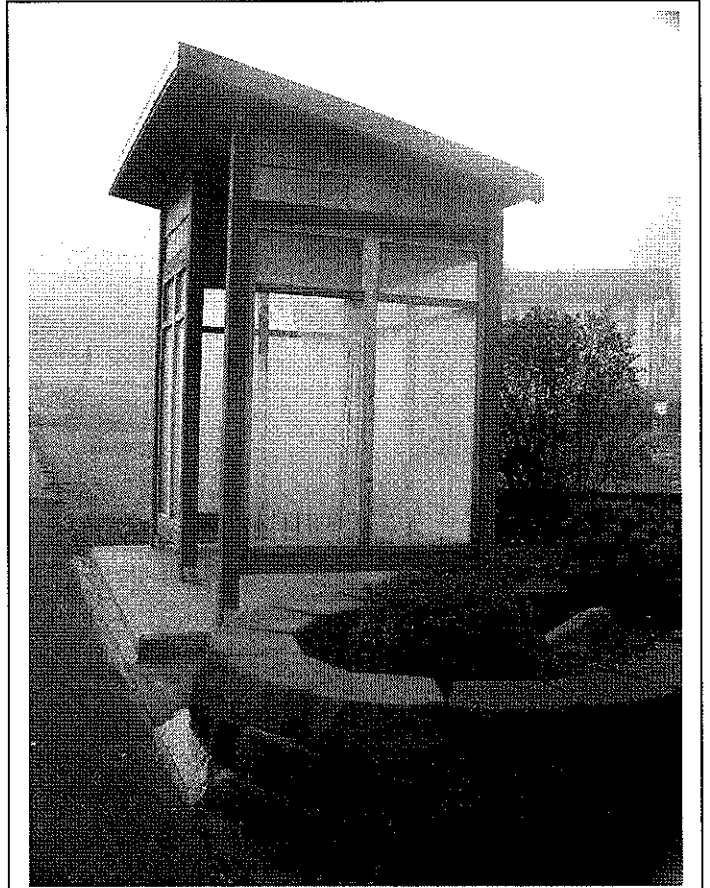
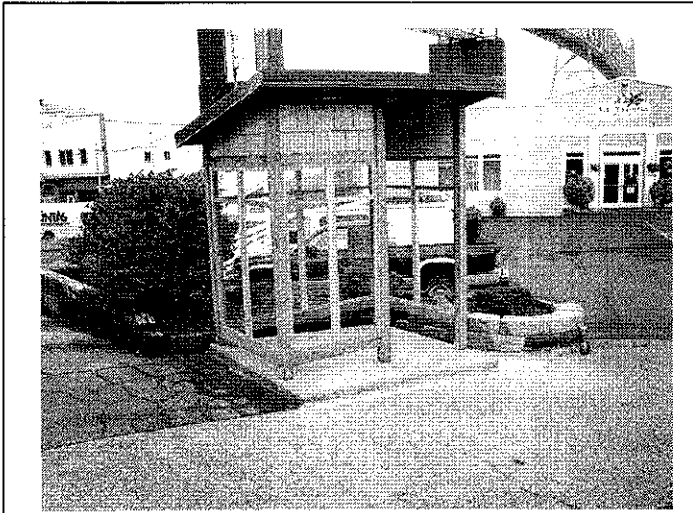


Photo 8 of 16 Wieveseik Bldg_Astoria_Clatsop County_OR



Complete remodel of former train station building;
bricks cleaned and repaired; windows restored;
contemporary entrance canopies added; new exterior
lighting; signage; etc.

All conditions met.



Construction of bus shelter partially in Columbia Avenue right-of-way, adjacent to structures designated as historic.

All conditions met.