



AGENDA

HISTORIC LANDMARKS COMMISSION

March 21, 2017 5:15 p.m.
2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. INTRODUCTION OF NEW STAFF
3. ELECTION OF OFFICERS

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the HLC needs to elect officers for 2017. The 2049 officers were: President LJ Gunderson, Vice President Michelle Dieffenbach, and Secretary Sherri Williams.

4. ROLL CALL
5. MINUTES

a. Pending Receipt of 2/21/17

6. PUBLIC HEARINGS

a. The first public hearing is New Construction NC-17-01 by Jeff Schwietert to construct a trash enclosure at existing commercial building, at 1210 Marine in the S-2A, Tourist Oriented Shorelands zone.

7. REPORT OF OFFICERS
8. STAFF UPDATES
9. MISCELLANEOUS
10. PUBLIC COMMENT (Non-Agenda Items)
11. ADJOURNMENT

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

STAFF REPORT AND FINDINGS OF FACT

March 14, 2017

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, PLANNER

SUBJECT: PROPOSED NEW CONTRUCTION FOR AN ENCLOSED GARBAGE AREA

I. BACKGROUND SUMMARY

- A. Applicant: Jeff Schwiertert
PO Box 189
Cannon Beach, OR 97110
- B. Owner: Wells Fargo Financial (Sale Pending)
1700 Lincoln St. #7
Denver, CO 80203
- C. Location: 1210 Marine Drive; Map T8N R9W Section 8DB, Tax Lot 3000; Lot 1 and west 25' Lot 2, Block B, Addition to Block 57, Downtown Historic District, S-2A Zone (Tourist Oriented Shorelands)
- D. Classification: Secondary in the Downtown National Register Historic District
- E. Proposal: Add detached garbage enclosure adjacent to historic property
- F. Previous Applications: - Conditional Use Permit: 02-13 to locate offices and studio space
- EX 15-09-application withdrawn for improvements on north façade
- EX 04-12 installation of windows on north façade
-EX16-13 to alter North façade, add door, expand staircase, add an awning, and add signage
- G. Notes Building is currently active in the Special Assessment program. Interior modifications will be sent to SHPO for review.



1210 Marine,
North Façade

II. BACKGROUND: ADJACENT NEIGHBORHOOD AND HISTORIC PROPERTY

The Fisher Bros Company building was constructed in 1924 as a retail space and is a three-story, reinforced concrete, Late Commercial building with Classical detailing. The building is currently on Special Assessment through the State Historic Preservation Office.

The exterior of the building is covered with brick and textured stucco. It is located on the northwest corner of Marine Drive and 12th Street in the Astoria Downtown Historic District. There are two entrances into the front of the building.



The north elevation has windows which extend the entire length of the wall. The windows on the upper two floors were once covered with plywood and have since been restored. The west wall of the building has windows on the southwest corner of the building; these windows were also previously covered over with plywood. The north façade has windows on the first, second and basement levels of the building. There are no windows on the third floor of the north elevation, or any floor on the east elevation.

1210 Marine
South Façade



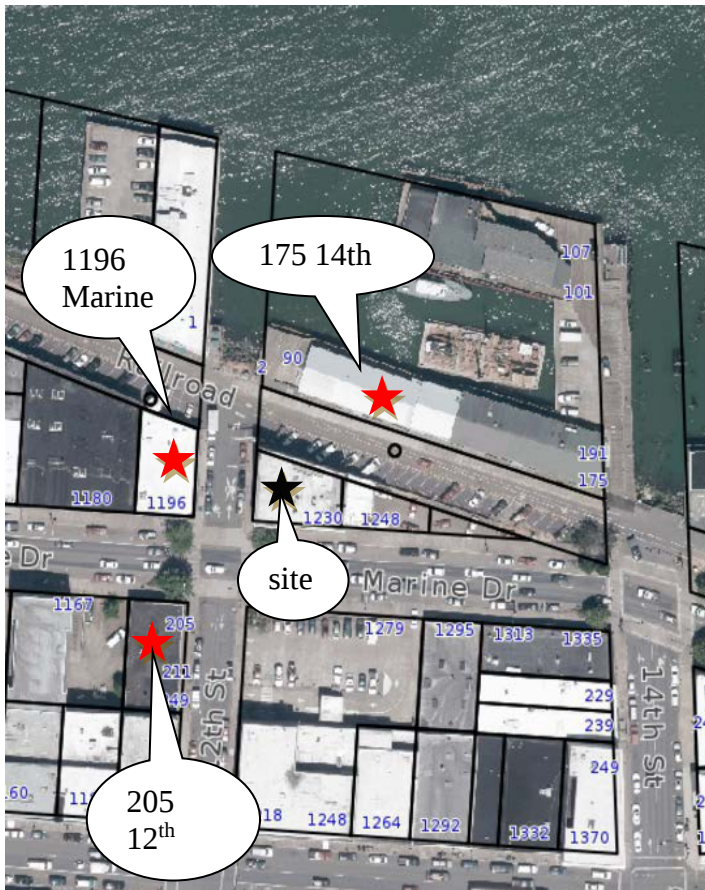
The most recent alterations included the addition of wood windows, true divided 8/1, double hung and that line up with the existing windows on the second floor. These additional windows provided light and ventilation to the third floor of the building for future occupancy.

A recent exterior alteration proposal was approved by the Historic Landmarks Commission February 21, 2017 for the addition of a metal door to north entrance, adding an awning with signage above the new door, and expanding the existing staircase. The proposed garbage enclosure is detached from the building and required review as a New Construction adjacent to historic property.

West Façade:
trash bins



Adjacent Historic Properties



1196 Marine Drive

- Constructed 1924
- Fisher Building/Andrew and Steve's Café
- Reinforced concrete walls, aluminum framed windows, alterations include rock applied to pilasters, repetitive false gables.
- Former sales and showroom for an auto-electric shop owned.

90 12th Street-175 14th- Tonquin Building

- Former Foss Maritime Co. Building
- East end constructed 1922, west end constructed in 1924
- 3 buildings combined into one, all waterfront industrial, with mixed materials





205 12th Street

- Late Commercial style
- Constructed 1924
- Wood and aluminum frame; projecting transom in wood frame, textured stucco with decorative designs etched in pilaster capitals.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 250 feet, excluding rights-of-way, pursuant to Section 9.020 on February 27, 2017. A notice of public hearing was published in the *Daily Astorian* on March 14, 2017. Any comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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



Finding: The structure is proposed adjacent to a structure designated as historic in the Downtown Historic District. The site is currently on Special Assessment. The proposed structure shall be reviewed by the Historic Landmarks Commission.

- B. *Article 2.715 Development standards and procedural requirements in S-2A Tourist Oriented Shorelands requires: “2. Outdoor storage areas will be enclosed by appropriate vegetation, fencing or walls.”*

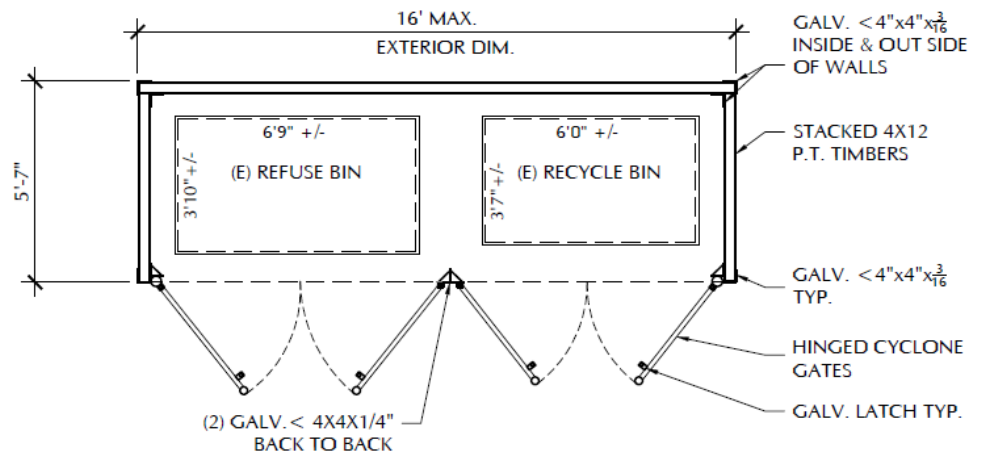
Development Code Section 6.070(B.1) states that “In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The design of the proposed structure is compatible with the design of adjacent

historic structures considering **scale, style, height, architectural detail and materials.**”

Finding: The initial garbage enclosure was reviewed as part of exterior alteration EX16-13, and was sent back to HLC for review as New Construction. The original design incorporated cyclone fencing with black vinyl slats used to create a diamond pattern. There are few enclosures along the Riverwalk that utilize cyclone fencing. The material is not compatible with the adjacent brick/stucco façade. During the February 21st meeting of the HLC, the applicant proposed landscaping with vegetation that would screen the dumpsters. However, the design would likely not withstand the strong winds from the Riverfront, and a more permanent structure was recommended by the Commission. The proposed design has been altered from the original proposal and includes the following design elements:

Scale

The revised design is 16' by 5'7", (67"x192") for a footprint of 89.3 square feet. With much of the site built out, a small footprint is recommended, the scaling is appropriate for the site and maintains a minimal footprint for enclosing the existing refuse bins.

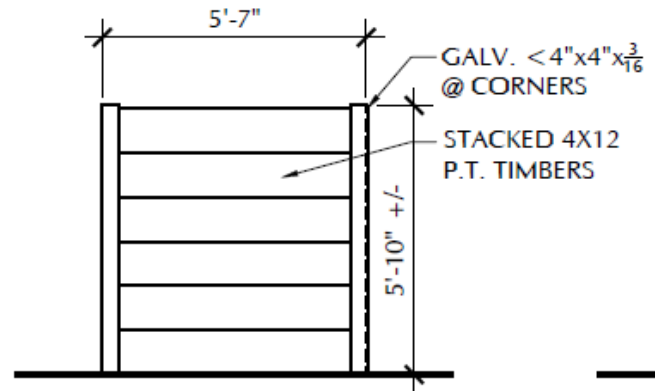


Height

The proposed gated enclosure is approximately 5'9", which is appropriate for the size of the dumpsters. There is a stop sign at the intersection of 12th at the Riverwalk adjacent to the enclosure. The vision clearance and any potential traffic safety hazards shall be reviewed by Public Works when the applicant submits for a lease. The height is appropriate for the historic character of the site.

Style

The proposed enclosure is a combination of welded wire mesh fabric on galvanized steel angled frame and stacked 4 x 12 P. T. Timbers. All wood shall be free of pressure treated cleat marks. The wire mesh is a significant improvement from the previously proposed black vinyl slats, and incorporating wood will mimic a similar design located west on the Riverwalk as seen below. The updated style is more appropriate for the industrial feel of the working waterfront while maintaining easy access via bolts and two latching gates.



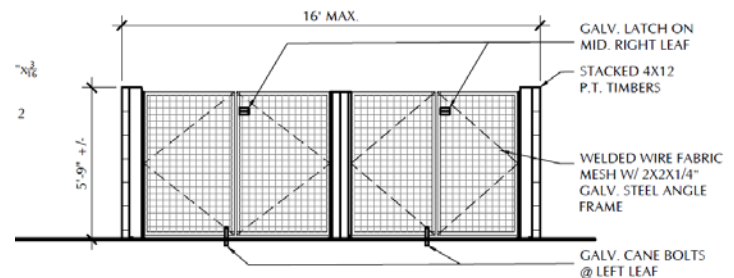
SIDE ELEVATION

1/4" = 1'-0"

3 TRASH ENCLOSURE PLAN

AS-101

1/4" = 1'-0"



Architectural Detailing

Minimal detailing is proposed beyond the diamond pattern on the wire mesh fabric. Any additional lighting or small design details shall require review by the

Community Development Department. The detailing is appropriate for a small enclosure.

Similar stacked wood design located NW of the site

Materials

Proposed materials include:

4 x 12 wood slats

Galvanized metal latches

Welded wire fabric mesh (2 x 2 x $\frac{1}{4}$ ")

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

Findings: The S-2A Zone (Tourist Oriented Shorelands) does not require setbacks. The location and orientation of the enclosure is limited by the availability of accessible spaces to locate the bins without a reduction in parking spaces. The orientation is appropriate unless the bins could be located in the basement or anywhere within the building.



V. CONCLUSION AND RECOMMENDATIONS

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

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

2. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
3. To comply with Special Assessment program objectives, all interior work shall be submitted and reviewed by SHPO prior to construction. Any interior modification that impacts the exterior alterations shall be communicated to the City by the applicant.
4. The applicant shall work with Public Works to obtain a lease to use the space for both the staircase expansion approved in EX16-13, and the trash enclosure. It is recommended to submit the requests simultaneously.
5. Any visible wood shall be free of pressure treatment incision marks, and painted to match the building or garbage enclosure structure.
6. The vision clearance and any potential traffic safety hazards shall be reviewed by Public Works when the applicant submits for a lease.
7. The applicant shall submit a street/sidewalk closure request to the City Manager's office should they need to use the area for staging or installation during construction.