



AGENDA

HISTORIC LANDMARKS COMMISSION

January 15, 2019

5:15 p.m.

2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. ELECTION OF OFFICERS
 - a) In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the HLC needs to elect officers for 2019. The 2018 officers were: President LJ Gunderson, Vice President Michelle Dieffenbach and Secretary Tiffany Taylor.
4. MINUTES
 - a) December 18, 2018
5. PUBLIC HEARINGS
 - a) New Construction request (NC18-05) by Peter and Elisabeth Crockett to construct a single family dwelling adjacent to historic structures at 752 33rd Street (Map T8N R9W Section 9CA, Tax Lot 5300; Lot 20 & 21, Block 41, Mary Leineweber Subdivision; in the R-2 Zone (Medium Density Residential). * Continued from the Dec. 18, 2018 meeting.
6. REPORT OF OFFICERS
7. STAFF UPDATES
 - a) Save the date: Next HLC meeting is scheduled for Tuesday, Feb. 19, 2019
8. PUBLIC COMMENT (Non-Agenda Items)
9. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

December 18, 2018

CALL TO ORDER – ITEM 1:

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

ROLL CALL – ITEM 2:

Commissioners Present: Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Mac Burns, and Kevin McHone.

Commissioners Excused: President LJ Gunderson, Paul Caruana, and Katie Rathmell.

Staff Present: Planner Nancy Ferber.

The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

APPROVAL OF MINUTES – ITEM 3(a):

Vice President Dieffenbach asked if there were any changes to the minutes of November 20, 2018. There were none.

Commissioner Osterberg moved to approve the minutes of November 20, 2018 as presented; seconded by Commissioner Burns. Motion was approved unanimously. Ayes: Vice President Dieffenbach, Commissioners McHone, Osterberg, and Burns. Nays: None.

PUBLIC HEARINGS:

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

ITEM 4(a):

NC18-05 New Construction request (NC18-05) by Peter and Elisabeth Crockett to construct a single-family dwelling adjacent to historic structures at 752 33rd Street (Map T8N R9W Section 9CA, Tax Lot 5300; Lot 20 & 21, Block 41, Mary Leineweber Subdivision; in the R-2 Zone (Medium Density Residential). **Applicant has requested a continuance to the Jan. 15, 2019 meeting.*

Planner Ferber noted the Applicants were before the HLC last month. The Crocketts had done significant design changes and are still working on their proposal, so they requested that the public hearing be continued to January 15, 2019.

Vice President Dieffenbach opened the public hearing and called for testimony regarding the proposed project. Seeing none, she closed the public hearing.

Commissioner McHone moved that the HLC continue the public hearing on NC18-05 by Peter and Elisabeth Crockett to the next HLC meeting scheduled for January 15, 2019 at 5:15 pm; seconded by Commissioner Burns. Motion was approved unanimously. Ayes: Vice President Dieffenbach, Commissioners McHone, Osterberg, and Burns. Nays: None.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5: There were no reports.

STAFF UPDATES – ITEM 6:

Item 6 (a): Save the Date – Next HLC meeting Tuesday, Jan. 15, 2019

Planner Ferber believed the newly appointed HLC members may be attending the January 15th meeting, and reminded that elections for President, Vice President, and Secretary will be held early in the year, possibly in January, when the new commissioners are able to attend. She confirmed that LJ Gunderson would no longer be serving on the HLC.

Commissioner McHone confirmed tonight was his last meeting.

PUBLIC COMMENTS – ITEM 7: There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:21 p.m.

APPROVED:

Community Development Director

STAFF REPORT AND FINDINGS OF FACT

January 7, 2019

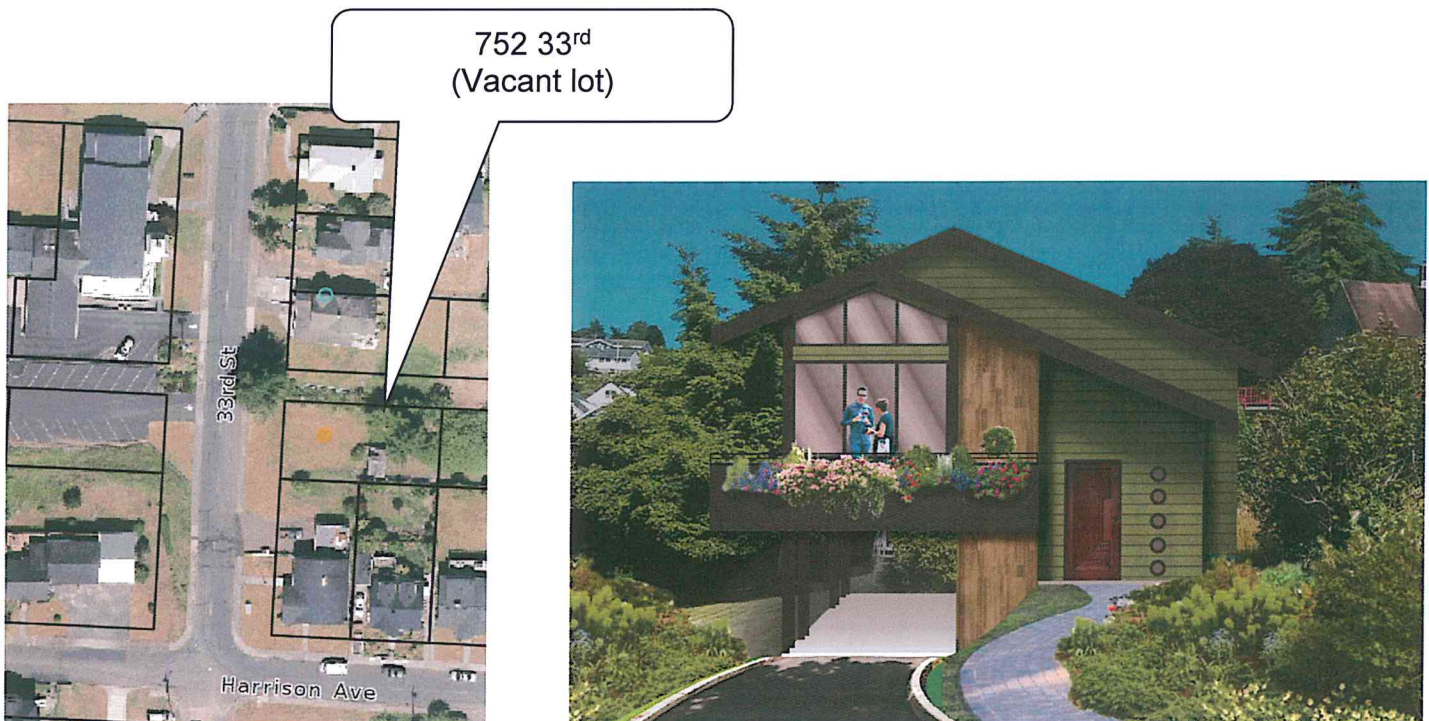
TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, CITY PLANNER 

SUBJECT: NEW CONSTRUCTION REQUEST (NC18-05) TO CONSTRUCT A SINGLE FAMILY DWELLING UNIT ON A VACANT LOT AT 752 33RD STREET

I. BACKGROUND SUMMARY

- A. Applicant: Peter and Elisabeth Crockett
PO Box 817
Carlton, OR 97111
- B. Owner: same
- C. Location: 752 33rd Street; (Map T8N R9W Section 9CA, Tax Lot 5300; Lot 20 & 21, Block 41, Mary Leineweber Subdivision)
- D. Classification: New construction adjacent to structure(s) designated as historic within the Downtown National Register Historic District
- E. Proposal: To construct a single family dwelling unit with garage adjacent to structures designated historic in Adair-Uppertown Inventoried area



II. BACKGROUND

The subject property is currently a vacant 5,000 square foot lot, adjacent to an alleyway, with access off 33rd street. The applicants propose an approximate footprint of Main (upper) floor: 1000sf (living, kitchen, bedroom, bath, foyer, and stairway) Basement: 550sf (bedroom, bathroom, storage), Carport: 400sf with driveway access off 33rd.

33rd Street is an improved right of way, with sidewalks on both sides. The vacant lot is adjacent to another vacant lot, as well as single family residences, and the First Lutheran Church located on the corner of Grand and 33rd street. The immediate surrounding area is within a known active slide area. The applicants have conducting a pre-application meeting with appropriate departments to review development at the site including Fire and Public Works.

The R-2 Zone allows a maximum of 40% lot coverage. The current structure would cover 39% of the lot, and utilize corner setbacks.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 250 feet pursuant to Section 9.020 on October 29, 2018. A notice of public hearing was published in the *Daily Astorian* on November 13, 2018. On site notice was posted October 31, 2018, pictured to the right, in accordance with Article 9. Any comments received will be made available at the Historic Landmarks Commission meeting.



The original proposal was reviewed at the November 20, 2018 HLC meeting, it was continued to the December 18, 2018 meeting, and continued again at the applicants request to January 15, 2019 to allow addition time for plan revisions. Revised plans are included as an attachment to the Findings below.

A request to extend the 120 day review period was submitted December 5, 2018 for an extension to not exceed 245 days.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 6.070.A, New Construction, Certificate of Appropriateness, states *"No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission."*

Finding: The proposed structure would be adjacent to structures listed as historic in the Adair-Uppertown Inventoried area and requires review:



1. 794 33rd

Eligible contributing, built 1958, Model Period

Wood framed home with gable roof structure, weatherboard siding, 1/1 single-hung vinyl sash windows with narrow casings.

Horizontal board siding. Decorative elements include enclosed eaves, bargeboard with simplified eave return and a brick chimney.



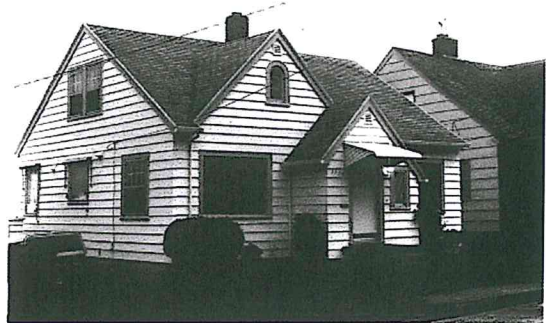
A small wood playhouse is north of the lot, on the applicant's property.

2. 3326 Harrison Ave

Eligible/Contributing single family dwelling built 1941.

Tudor Revival style, typical of cottages constructed in the Adair neighborhood during World War II era.

Wood framed, with beveled wood siding, cross gabled roofing with overlapping front gables and varied eave line heights. Mixed of windows 1/1, 8/1 and double hung and fixed pane windows with wood casings. Decorative features include diamond pane windows, a round arch front door, and round arch window in front gable.



- B. Section 6.070.B, Historic Landmarks Commission Historic Design Review Criteria, states *“A request to construct a new structure shall be reviewed by the Historic Landmarks Commission following receipt of the request. In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria:*

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

Finding: A. **scale, style, height**

The applicant noted one of the adjacent homes, the “Gimre House” at 794 33rd street and pulled in some details in terms of scale, style and height into the proposed design to provide appropriate compatibility. The adjacent house at 794 33rd is a fairly modern design from 1958. Generally, properties eligible historic designation must be at least 50 years old, or be exceptionally important to be considered for eligibility. More frequently than not, proposals are triggered by properties older than 50-60 years, however the same criteria applies in terms of reviewing compatibility with design.



The “Gimre house” is characterized in scale, style and height by gabled roof, 1/1 windows, and enclosed eaves with eave returns. The house at 3326 Harrison share a similar scale and gabled roof pattern. The rendering below shows how the New Construction proposal incorporates a scale similar to the adjacent single family dwellings, and retains a residential feel on the street with the entrance, garage and front door facing 33rd street. The scale of the structure is within the allowed lot coverage requirements for the zone and is appropriate for the R-2 zone.





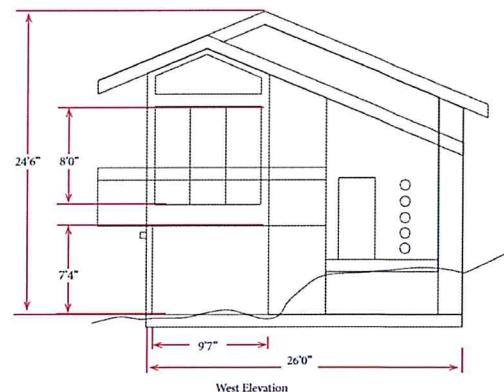
The slope of the site impacts the siting of the structure and influenced the design of open the driveway below the house. While contemporary in its styling, the open space below the main floor provides visual relief from the street from what otherwise would be a flat façade with a garage door.

The driveway and garage area provides for the off-street parking requirements. For reference, no parking is allowed on the west side of 33rd street. While the open driveway design is unusual, it has been incorporated into a “Northwest Regional” style housing design, similar to a house by Saul Zaik, noted to the right and used as inspiration for this site.



The style of the house incorporates Northwest Regional design elements such as a low sloped roof, large expanses of windows, and natural materials. The applicant has provided revised plans with new window scheme providing consistency in terms of styling on the structure, details on the support posts, and a lowered roof height which helps provide some grounding for the design at the site and pulling in elements of a modern building.

The form of the house now includes a 5/12 roof pitch, and total height of 24’ 6”. Height by code, will be measured to the highest gable of a pitched roof. The proposed height meets building height criteria for the zone, and provides compatibility with the adjacent properties triggering review. The height and scale to the site are appropriate to the location.

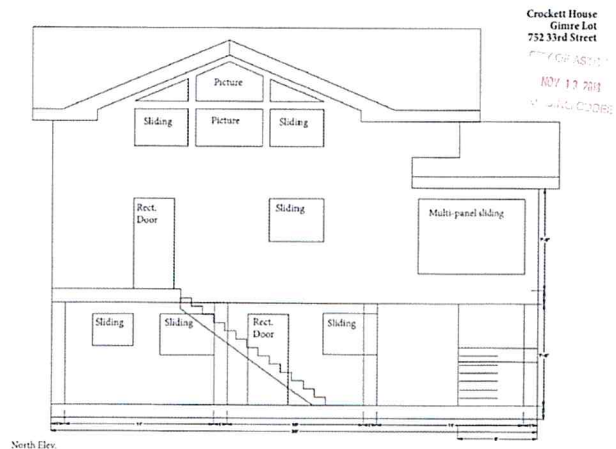


The most visible façade faces 33rd street and incorporates the

garage, triangular picture window, and multi-panel sliding windows below. The new design has been altered to create a more clearly defined front entrance on the west façade, as well as a wraparound balcony feature.

Window size, location and design have also been updated to better fit with the Northwest Regional style and provide a more balanced window placement on the west and north facades. The south elevation includes the unique window design incorporating passive solar glazing, included on page 14 of the application materials, which is compatible with the location of the house, as the south façade is not a highly visible elevation of the site.

While window placement is appropriate for the interior design, the specific depth of the windows should be determined by HLC if they provide compatibility and meet criteria. In New Construction and historic alterations, windows are usually suggested to be inset from the plane of the house to a depth similar to the historic depth on adjacent structures or a minimum of at least 2" not including the casing. The proposed depth shall be clarified by the applicant and reviewed by the HLC.



The stairs on the north side have a proposed steel railing painted bronze. Any balustrade incorporated in the design should not be on the outside of the stringer or the outside of the handrail.

The proposed changes in the design to incorporate a more defined style with some mid-century modern elements provides compatibility with the adjacent structures, one of which was built in the 50s. The new design provides an appropriate style for the site where it is located, and provides a transition from adjacent houses triggering review which also have simple forms. With the proposed design changes, the compatibility with the adjacent structures has been met.

B. Architectural detail and materials

Section 6.070.B states *“The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, **architectural detail and materials.**”*

The applicant has provided an updated list of proposed materials, and has addressed architectural detailing through thoughtful selection of materials. New detailing includes:

- Closed soffits which will be vented
- Adjusting the basement dimensions to provide a narrower carport area, and better balance for the structure
- 24" eaves at the gable ends, and 48" eaves at the north and south eave edges
- Lower profile roofline to better tie into modern design
- Lap siding with 7" reveal, and a secondary siding material for the basement walls, both of which will be smooth without any faux finishing

The window schedule is included on page 20 of the application materials. The asymmetrical designs are appropriate for a mid-century influenced modern design. While horizontal slider windows are generally discouraged, they are not on the front façade, and provide balance on the east elevation pictured below. The HLC shall determine if the window materials are appropriate to meet criteria listed in 6.070B.

Any exposed visible wood should not have pressure treatment incision marks visible. Any construction features such as bolts should be hidden behind a fascia board and not visible. Any proposed balustrade should have a newel post at the bottom



The proposed solar panels will require review by the Building Official and a solar permit from the Community Development Department which should be submitted for review prior to installation.

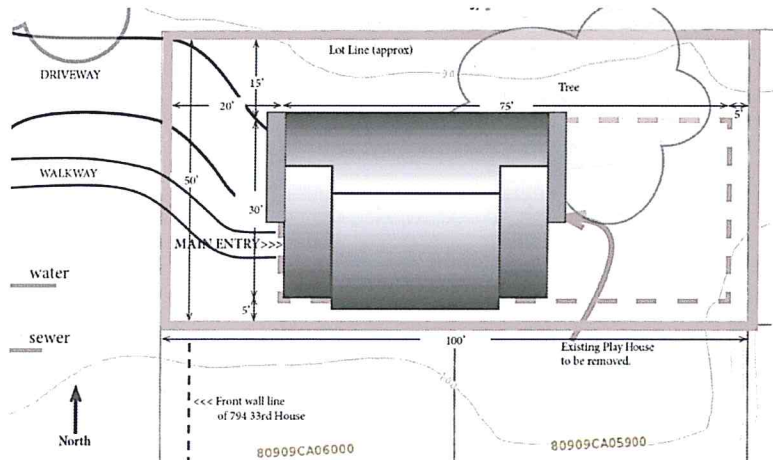
2. *"The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations."*

Finding: The site is currently a vacant lot, pictured to the right. It sits adjacent to an alleyway, with access off 33rd street.

The entrance to the garage will be directly from 33rd, with a slightly curved driveway. The limited level portion of the lot makes it difficult to situate the structure with any other orientation. The existing play house will be removed, as noted in the site plan below.



The location and orientation is consistent with the other homes on the site. Additional detailing on the the north façade of the house has been addressed by the applicant on page 10, and and entrance and staircase is now lowed on the east elevation with details provided on page 11.



V. CONCLUSION AND RECOMMENDATIONS

The request meets the applicable review criteria. Staff recommends the applicant clarify specific window materials for review by the HLC to determine if compatibility criteria has been met specifically for the window detailing.

The following conditions and recommendations are suggested:

- (1) Windows design shall be determined by the HLC if they provide compatibility.

- (a) The windows shall be inset from the plane of the house to a depth similar to the historic depth of the main structure or a minimum of at least 2" not including the casing. The proposed depth shall be clarified by the applicant and reviewed by the HLC to determine compatibility.
 - (b) The HLC shall determine if the window materials are appropriate to meet criteria listed in 6.070B.
- (2) Any exposed, visible wood shall not have pressure treatment incision marks visible.
- (3) If the stairs on the east side have a balustrade with spindles ending in the decking and stairs, they shall not be on the outside of the stringer or the outside of the handrail.
 - (a) Any construction features such as large bolts shall be hidden behind a fascia board and not visible. Any proposed balustrade should have a newel post at the bottom.
- (4) The applicant shall submit a solar permit the Community Development Department for review prior to obtaining a building permit for installation of any solar panels.

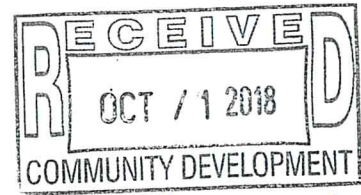
The applicant should be aware of the following requirements:

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

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



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



See updated
Submission 10/22

NC 18-05

☒ Fee Paid Date 10/14/18 By Chick 7756
FEE: \$350.00

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 752 33rd Street, Astoria

Lot 20 & 21 Block 41 Subdivision Mary H. Leineweber sub of Port of Upper Astoria
Map T8N R9W sec 9CA Tax Lot 5300 Zone R-2

For office use only:

Adjacent Property Address: _____

Classification: _____

Inventory Area: _____

Applicant Name: Peter & Elisabeth Crockett

Mailing Address: PO Box 817, Carlton, Or 97111

Phone: 971-570-1022 Business Phone: _____ Email: pcrockett@onlinemac.com

Property Owner's Name: Peter & Elisabeth Crockett

Mailing Address: same

Business Name (if applicable): _____

Signature of Applicant: _____

Signature of Property Owner: _____

Proposed Construction: Single family dwelling, approx. 1100 sq.ft.,
(1500 sq.ft. potential if basement is used for occupancy.)

For office use only:

Application Complete: _____

Labels Prepared: _____

120 Days: _____

Permit Info Into D-Base: _____

Tentative HLC Meeting
Date: _____

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

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

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

New construction will adopt significant architectural detail and general scale and medium-sloped roof forms from adjacent historic mid-century home. Such as:
siding material appearance and finish, siding corner treatment and reveal size, window trim style, barge rafter detail, roofing material, and simple entry step treatment.

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

New construction is sited at city-assigned setbacks (20'), which is even with the adjacent home's garage front. It is somewhat further from the street than adjacent home (15' approx.), but not objectionably so.

Because of site considerations, proposed siting minimizes disturbance of possibly slide-prone soils in the area. Siting very much closer to the street would require more radical excavation of soil as well as an approved setback variance from the city.

Our request is to leave siting as is – at least until engineering of the foundation is completed (winter of 2018-19),

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

See attached documentation.

Oregon Historic Site Form

794 33rd
Astoria, Clatsop County

LOCATION AND PROPERTY NAME

address: 794 33rd ☐ apprx. addr

historic name:

current/
other names:

Astoria ☐ vcnt Clatsop County

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: 41 lot nbr: 33- tax lot nbr: 6000

township: _____ range: _____ map #: 09CA

zip: 97103

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

elig. evaluation: eligible/contributing

primary constr date: 1958 (c. ☒) secondary date: _____ (c.) ☐
(optional--use for major addns)

primary orig use: Single Dwelling

secondary orig use: _____

primary style: Modern Period: Other

secondary style: _____

primary siding: Horizontal Board

secondary siding: _____

plan type: _____

total # eligible resources: 1 total # ineligible resources: 1

NR status: _____

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

orig use comments: _____

prim style comments: _____

sec style comments: _____

siding comments: _____

architect: _____

builder: _____

comments/notes: **Wood frame, gable roof structure with weatherboard siding. 1/1 single-hung vinyl sash windows with narrow casings. Decorative elements include enclosed eaves, bargeboard with simplified eave return, brick chimney.**

Small wood frame playhouse constructed north of house.

GROUPINGS / ASSOCIATIONS

survey project
name or other
grouping name Astoria Adair-Uppertown RLS 2013

Potential Historic District

farmstead/cluster name:

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 3/1/2013

Gen File date: _____

106 Project(s)

Oregon Historic Site Form

794 33rd
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

Alterations include replacement of all wood sash windows with vinyl sash; construction of garage addition with deck, north.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- ☐ Title Records
- ☐ Sanborn Maps
- ☐ Obituaries
- ☐ City Directories

- ☐ Census Records
- ☐ Biographical Sources
- ☐ Newspapers
- ☐ Building Permits

- ☐ Property Tax Records
- ☐ SHPO Files
- ☐ State Archives
- ☐ State Library

- ☐ Local Histories
- ☐ Interviews
- ☐ Historic Photographs

Local Library: _____

University Library: _____

Historical Society: _____

Other Repository: _____

Bibliography:

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

*Adj. to Gimel's
greenhouse*

HIST. NAME: Andrene and Anna Pederson House
COMMON NAME: McMurray House
ADDRESS: 3326 Harrison Ave.
CITY: Astoria
OWNER: James and Jesse McMurray
3326 Harrison Ave.

T/R/S: T8N/R9W/S9

MAP NO.: 8-9-9CA TAX LOT: 5900

ADDITION: Adair's Port of Upper Astoria

BLOCK: 41 LOT: 31 QUAD: Astoria 7½' (1984)

DATE OF CONSTRUCTION: 1941-42

ORIGINAL USE: SF residence

PRESENT USE: SF residence

ARCHITECT: unknown

BUILDER: unknown

THEME: Urban Development

STYLE: Norman Farmhouse

BLDG STRUC DIST SITE OBJ
RANKING: Contributing

PLAN TYPE/SHAPE: rectangular

FOUNDATION MATERIAL: concrete

ROOF FORM & MATERIALS: intersecting gable; composition shingles

WALL CONSTRUCTION: stud wall

NO. OF STORIES: 1.5

BASEMENT (Y/N): daylight

STRUCTURAL FRAME: light wd. frame

PRIMARY WINDOW TYPE: multi/1 DH wood sash; single pane fixed wood sash

EXTERIOR SURFACING MATERIALS: weatherboard (wide)

DECORATIVE FEATURES: diamond pane window, front entry; curved front door; curved window in front gable

OTHER: gable dormer, north; interior brick chimney

CONDITION: **GOOD** FAIR POOR MOVED (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): aluminum awnings over front door and west window; some window replacement

NOTEWORTHY LANDSCAPE FEATURES: foundation plantings

ASSOCIATED STRUCTURES: detached, shed-roofed, single-bay garage on west side of house

KNOWN ARCHEOLOGICAL FEATURES: unknown

SETTING: north side of Harrison Ave., mid-block between 33rd and 34th streets, closer to 33rd; lot slopes slightly to the north

STATEMENT OF SIGNIFICANCE: This house was built for Andrene Pederson, a fisherman, and his wife Anna in 1941-42. It is typical in design to other English Cottage dwellings constructed in the Adair neighborhood during the World War II era. No other information was found.

SOURCES: Sanborn-Perris Map Co. 1940, 1956; Polk's Astoria City Directory 1940, 1942, 1946, 1948

NEGATIVE NO.: Roll 3-0
SLIDE NO.:

RECORDED BY: Jill A. Chappel, HRA
DATE: 2-20-94

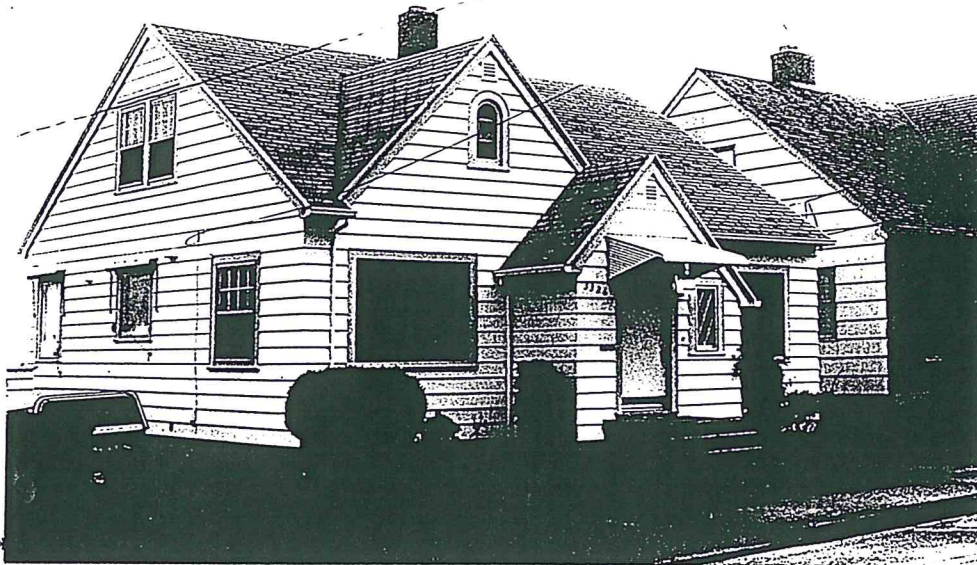
SHPO INVENTORY NO.:

SECOND

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

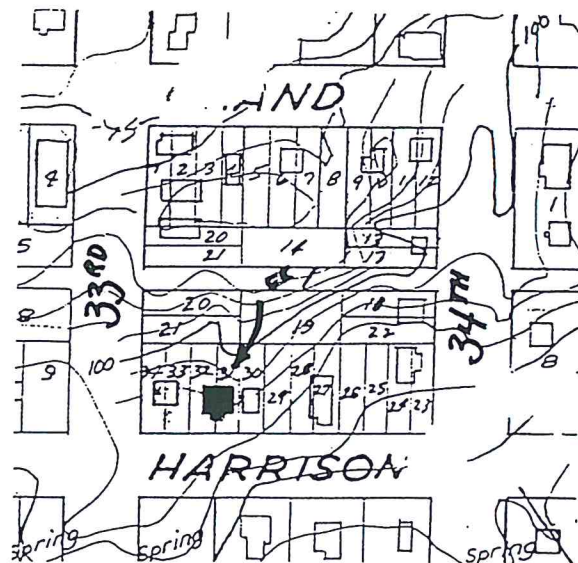
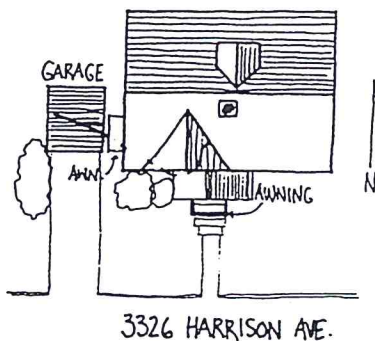
NAME: Andrene and Anna Pederson House
ADDRESS: 3326 Harrison Ave.
TAX LOT: 5900

T/R/S: T8N/R9W/S9
MAP NO.: 8-9-9CA
QUADRANGLE: Astoria 7½' (1984)



NEGATIVE NO.: Roll 3-0

SLIDE NO.:



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

SHPO INVENTORY NO.

Oregon Historic Site Form

Pederson, Andrene & Anna, House
3326 Harrison Ave
Astoria, Clatsop County

LOCATION AND PROPERTY NAME

address: 3326 Harrison Ave

☐ apprx.
addr

historic name: Pederson, Andrene & Anna, House

Astoria

☐ vcnt

Clatsop County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: 41 lot nbr: 31 tax lot nbr: 5900

township: 8N range: 9W map #: 09CA

zip: 97103

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5

elig. evaluation: eligible/contributing

primary constr date: 1941 (c. ☒) secondary date: _____ (c.) ☐
(optional--use for major addns)

primary orig use: Single Dwelling

secondary orig use: _____

primary style: Tudor Revival

secondary style: _____

primary siding: Horizontal Board

secondary siding: _____

plan type: _____

total # eligible resources: 2 total # ineligible resources: 0

NR status: _____

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

orig use comments: _____

prim style comments: _____

sec style comments: _____

siding comments: _____

architect: _____

builder: _____

comments/notes: **Wood frame, beveled wood siding. Cross gabled roof with overlapping front gables, varied eave line heights. 1/1, 8/1 double-hung and fixed pane windows with plain wood casings. Detached flat roof garage at end of drive. Decorative features include diamond pane window, round arch front door, round arch window in front gable. Detached, shed-roofed, single-bay, garage on west side of house**

GROUPINGS / ASSOCIATIONS

survey project
name or other
grouping name

Astoria Adair-Uppertown RLS 2013

Potential Historic District

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 3/1/2013

Gen File date: _____

106 Project(s)

Oregon Historic Site Form

Pederson, Andrene & Anna, House
3326 Harrison Ave
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

Alterations and additions include metal awning over front door, some replaced windows, gabled dormer addition with 9/1 double-hung vinyl window, north.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

This house was built for Andrene Pederson, a fisherman, and his wife Anna in 1941-42. It is typical in design to other English Cottage dwellings constructed in the Adair neighborhood during the World War II era. No other information was found.

RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Title Records | <input type="checkbox"/> Census Records | <input type="checkbox"/> Property Tax Records | <input type="checkbox"/> Local Histories |
| <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Biographical Sources | <input type="checkbox"/> SHPO Files | <input type="checkbox"/> Interviews |
| <input type="checkbox"/> Obituaries | <input type="checkbox"/> Newspapers | <input type="checkbox"/> State Archives | <input type="checkbox"/> Historic Photographs |
| <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> Building Permits | <input type="checkbox"/> State Library | |

Local Library: _____ University Library: _____

Historical Society: _____ Other Repository: _____

Bibliography: Sanborn-Perris Map Co. 1940, 1956
Polk's Astoria City Directory 1940, 1942, 1946, 1948

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

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

Mail 10-29-18
Email 10-29-18
Web 10-29-18
Pub 11-13-18

The City of Astoria Historic Landmarks Commission will hold a public hearing on **Tuesday, November 20, 2018 at 5:15 p.m.**, in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following requests:

1. New Construction request (NC18-06) by Astoria Scandinavian Heritage Association for construction of a Scandinavian Heritage Park at 1590 Marine Drive (Map T8N R9W Section 8DB, Tax Lot 3200, 600 & 601; Footing of Block 134, Shively) in the S-2A Zone (Tourist Oriented Shoreland). The Park is proposed to consist of an open plaza, ADA ramp & stairs, landscaping, and Scandinavian designed features. The site is adjacent to properties designated as historic in the Downtown National Register Historic District. Development Code Standards 2.700 to 2.715, 14.500 to 14.510, Articles 6 & 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.050 to CP.055, CP.067 to CP.068, CP.240 to CP.255, and CP.260 to CP.275 are applicable to the request.
2. Historic Designation request (HD18-02) by Michael Josephson and Donald Anderson to designate the Josephson's Smokehouse commercial structure at 106 Marine Drive (Map T8N R9W Section 7DA, Tax Lot 12000; Lot 8, Block 1, McClure; and the east 10' of unplatted lot at the footing of Block 1, Hinmans) as historic in the C-3 Zone (General Commercial). Development Code Standards 2.385 to 2.415, 14.085 to 14.125, Articles 6 & 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.030 to CP.035, CP.067 to CP.068, and CP.240 to CP.255 are applicable to the request.
3. Exterior Alteration request (EX18-06) by Mark Erickson on behalf of Dulcye Taylor for renovations to an attached garage at 856 11th Street to replace the door, add a staircase, add a sloped roof behind a parapet and install a skylight (Map T8N R9W Section 8CD, Tax Lot 8400, lot 14, Block 93, McClures) in R-3 (High Density Residential). Development Code Standards 2.150 to 2.200, Articles 6 & 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.045 to CP.047 CP.215 to CP.230, CP.240 to CP.255, are applicable to the request.
4. Exterior Alteration request (EX18-10) by Joseph Michael Fortier to construct a porch on the rear of an existing single-family dwelling at 193 W. Duane Street (Map T8N R9W Section 7DC, Tax Lot 2300; Lot 1 & 2, Block 4, Trullingers) in the R-1 Zone (Low Density Residential). Development Code Standards 2.015 to 2.050, 3.190, Articles 6 & 9, Comprehensive Plan Sections CP.005 to CP.028, CP.030 to CP.035 and CP.240 to .255 are applicable to the request.
5. New Construction request (NC18-05) by Peter and Elisabeth Crockett to construct a single family dwelling adjacent to historic structures at 752 33rd Street (Map T8N R9W Section 9CA, Tax Lot 5300; Lot 20 & 21, Block 41, Mary Leineweber Subdivision; in the R-2 Zone (Medium Density Residential)). Development Code Standards 2.060 to 2.095, Articles 6 & 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.070 to CP.075, CP.215 to CP.230 and CP .240 to CP.055 are applicable to the request.

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



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

RECORDING CODES
DEC - 5 2018
CITY OF ASTORIA

WAIVER OR EXTENSION OF 120 DAY RULE AT APPLICANT'S REQUEST

Applicant: Peter & Elisabeth Crockett

Application Request No.: # NC18-05

Date of Original Request: 10/26/18

Pursuant to ORS 227.178*, the Applicant:

X Waives its rights to a decision on the above application within 120 days of the date the application is deemed complete.

 Extends the 120 day time period for a reasonable period of time of days [ORS 227.178(4)] to . Total period may not exceed 245 days.

Applicant signature 

12/7/2018

Date

Name: Peter Crockett

Address: PO Box 817, Carlton Oregon 97111

Phone: 9715701022 email: pcrockett@onlinemac.com

*** 227.178 Final action on certain applications required within 120 days; procedure; exceptions; refund of fees.** (1) Except as provided in subsections (3) and (4) of this section, the governing body of a city or its designee shall take final action on an application for a permit, limited land use decision or zone change, including resolution of all appeals under ORS 227.180, within 120 days after the application is deemed complete.

(4) The 120-day period set in subsection (1) of this section may be extended for a reasonable period of time at the request of the applicant.

(9) A city may not compel an applicant to waive the 120-day period set in subsection (1) of this section or to waive the provisions of subsection (7) of this section or ORS 227.179 as a condition for taking any action on an application for a permit, limited land use decision or zone change except when such applications are filed concurrently and considered jointly with a plan amendment.

Crockett House
752 33rd Street

Jan. 15, 2019

Revised submission.

The design is modern, loosely inspired by the Northwest Regional style of the mid/late-20th century, as well as reminiscent of Japanese styles.

The low-slope roof echoes the surrounding hills of the coast range, while the strong and rhythmic vertical elements recall the forms of the forest.

The new submission is 4' lower in height in an effort to both "ground" the structure visually and keep peace with the neighbors (lower = less obstructive). The "3rd story" loft has been eliminated.

Wide eaves (24" at gable ends and South eaves, 48" at North eave edge) also serve to spread the forms horizontally and down, further lowering the apparent center of gravity.

Soffits are closed and vented.

House is 4 feet longer East to West to regain some lost square footage from the "lost" 3rd story.

"Basement" is 4' wider (carport is 4' narrower) to better balance the building both visually and structurally.

Information presented herein is regards to the "skin" of the building; its outside appearance, and does not present internal components or structure, which are the purview of the engineer.

Drawings are to scale as labeled and any desired size dimension can be ascertained with a common ruler.

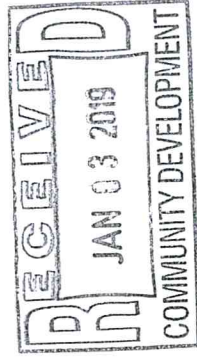


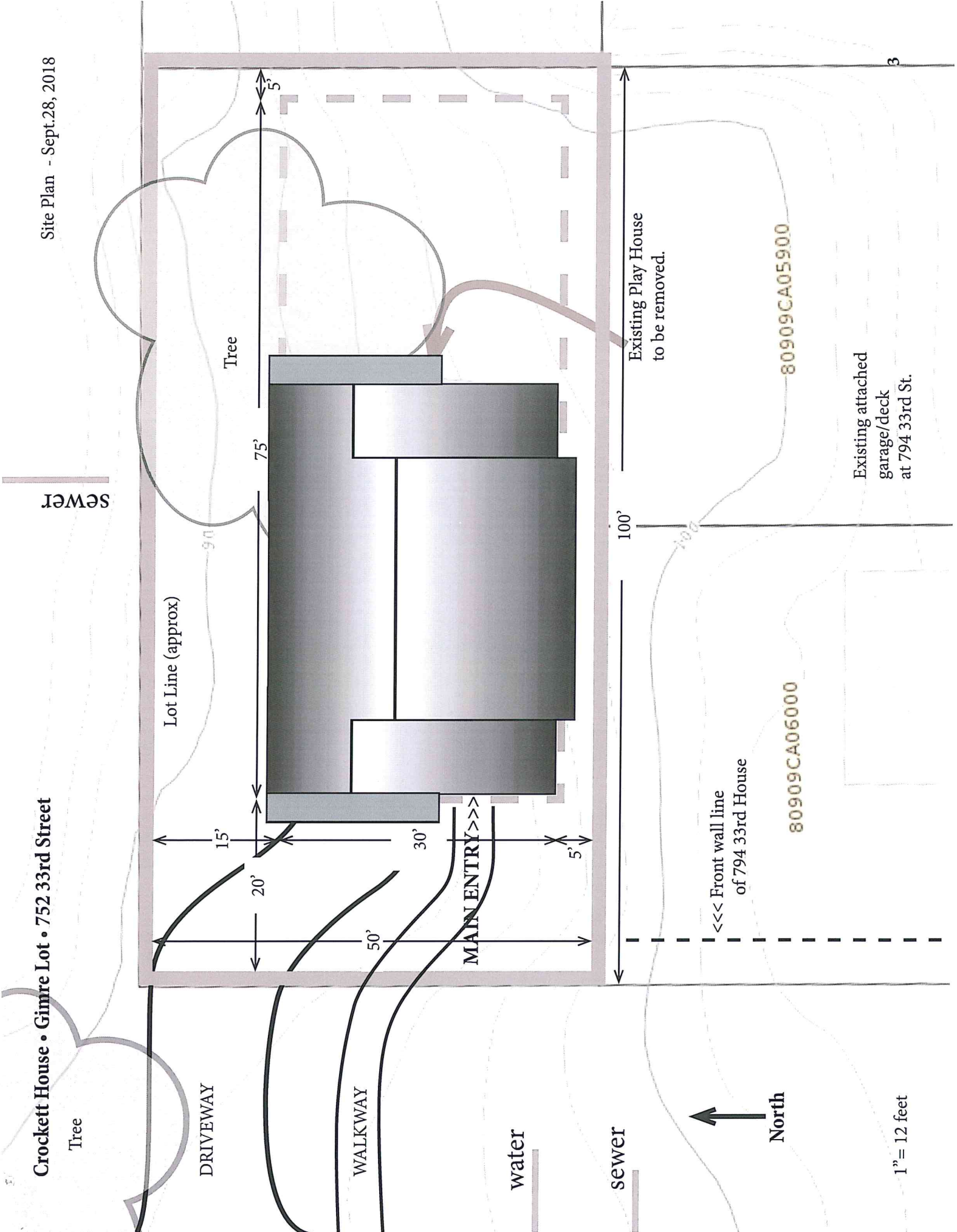
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Saul Zaik, Bigley House 1962

John Goodenberger told me to look at "Northwest Regional-style" homes (John Yeon, Pietro Beluschi, etc.) and I ran across an article about Portland Architect Saul Zaik who had solved a similar carport problem back in 1962.

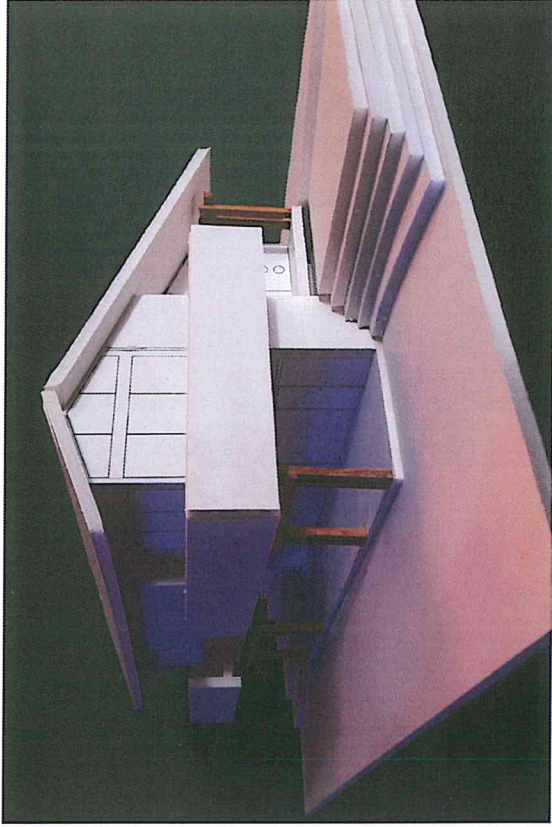




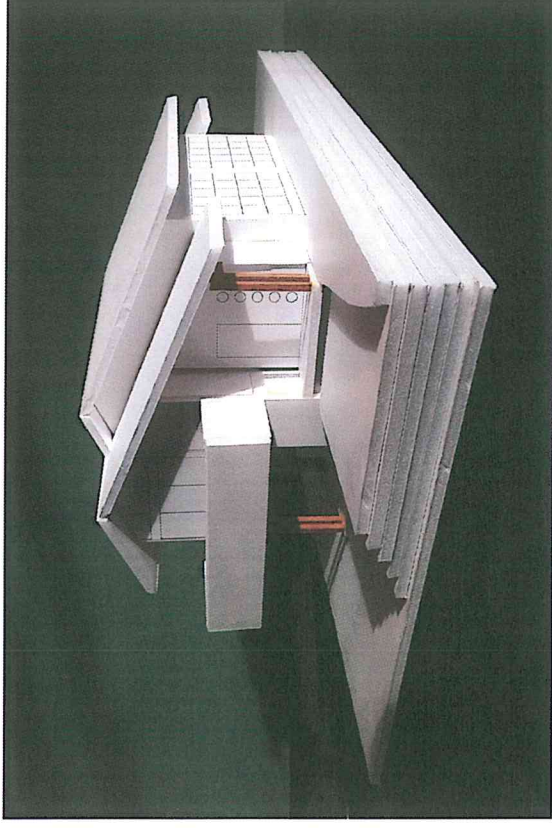
North

1" = 12 feet

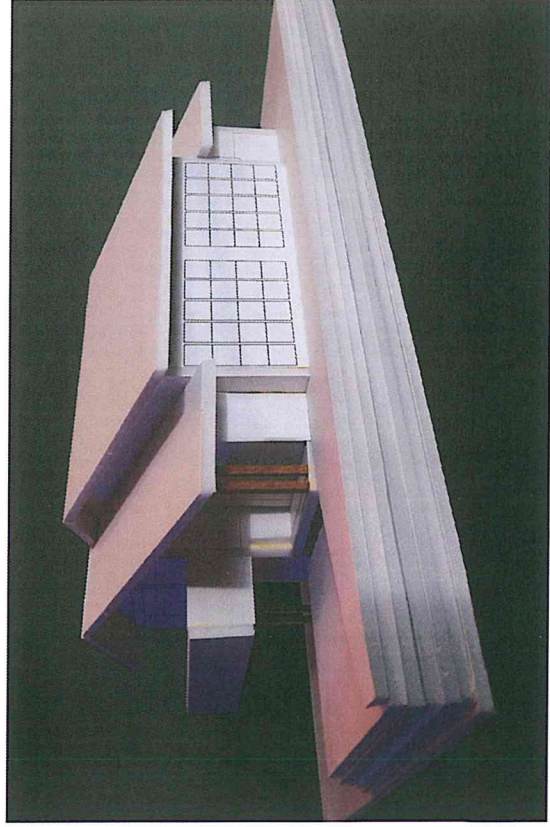
Model:



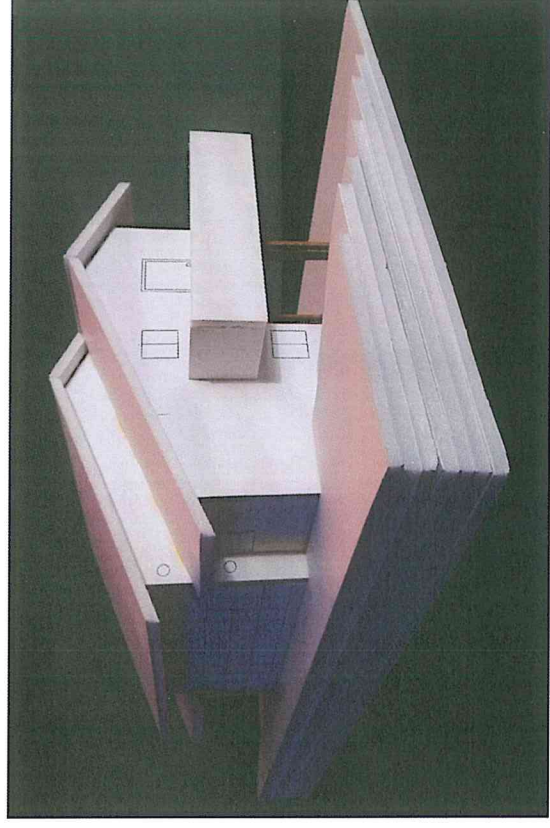
View from NW



View from SW



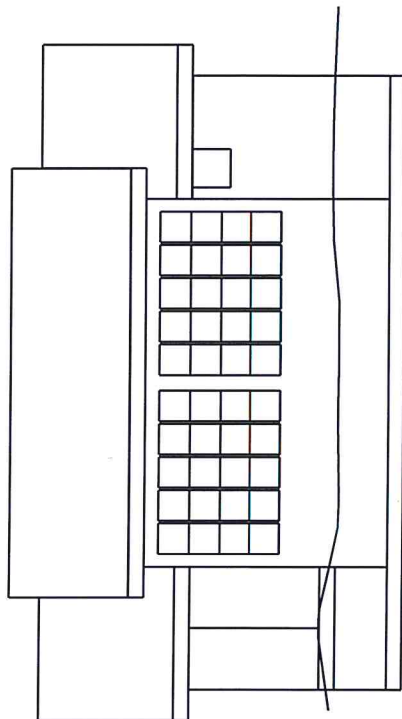
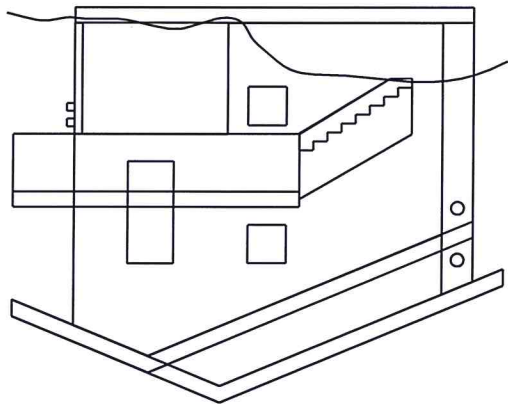
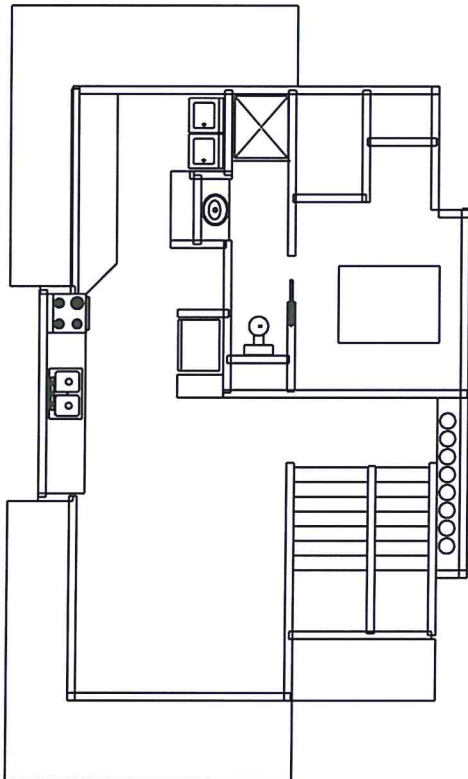
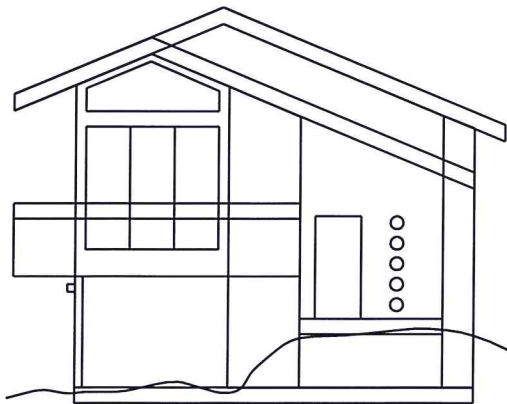
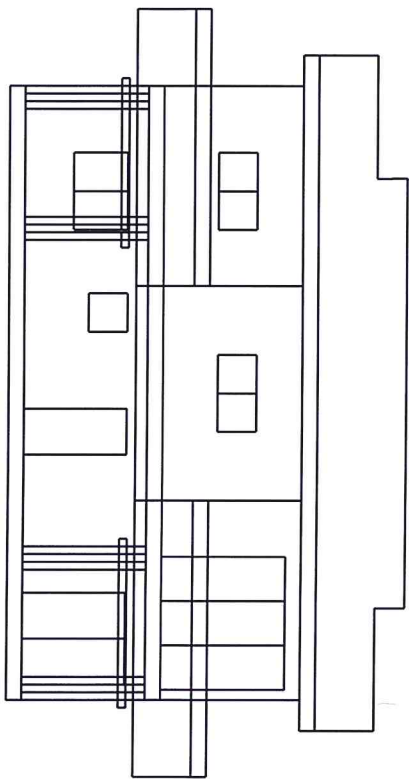
View from SSW



View from SE

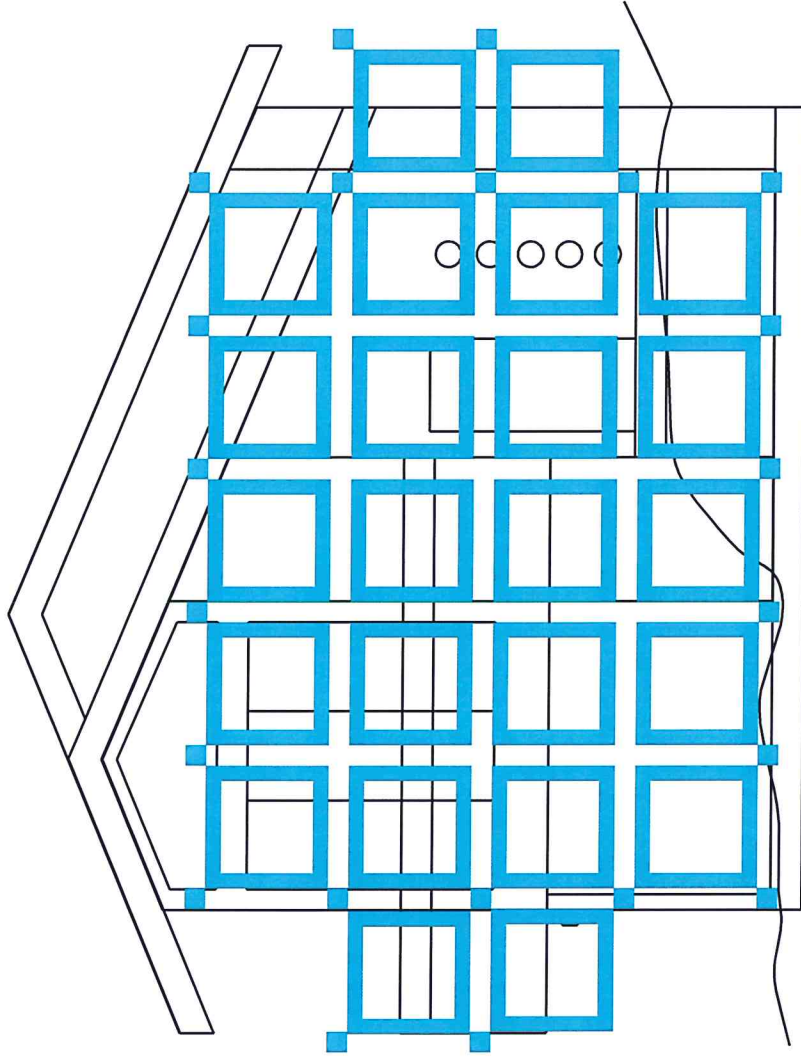
1" = 12'

^N



1

1" = 6'

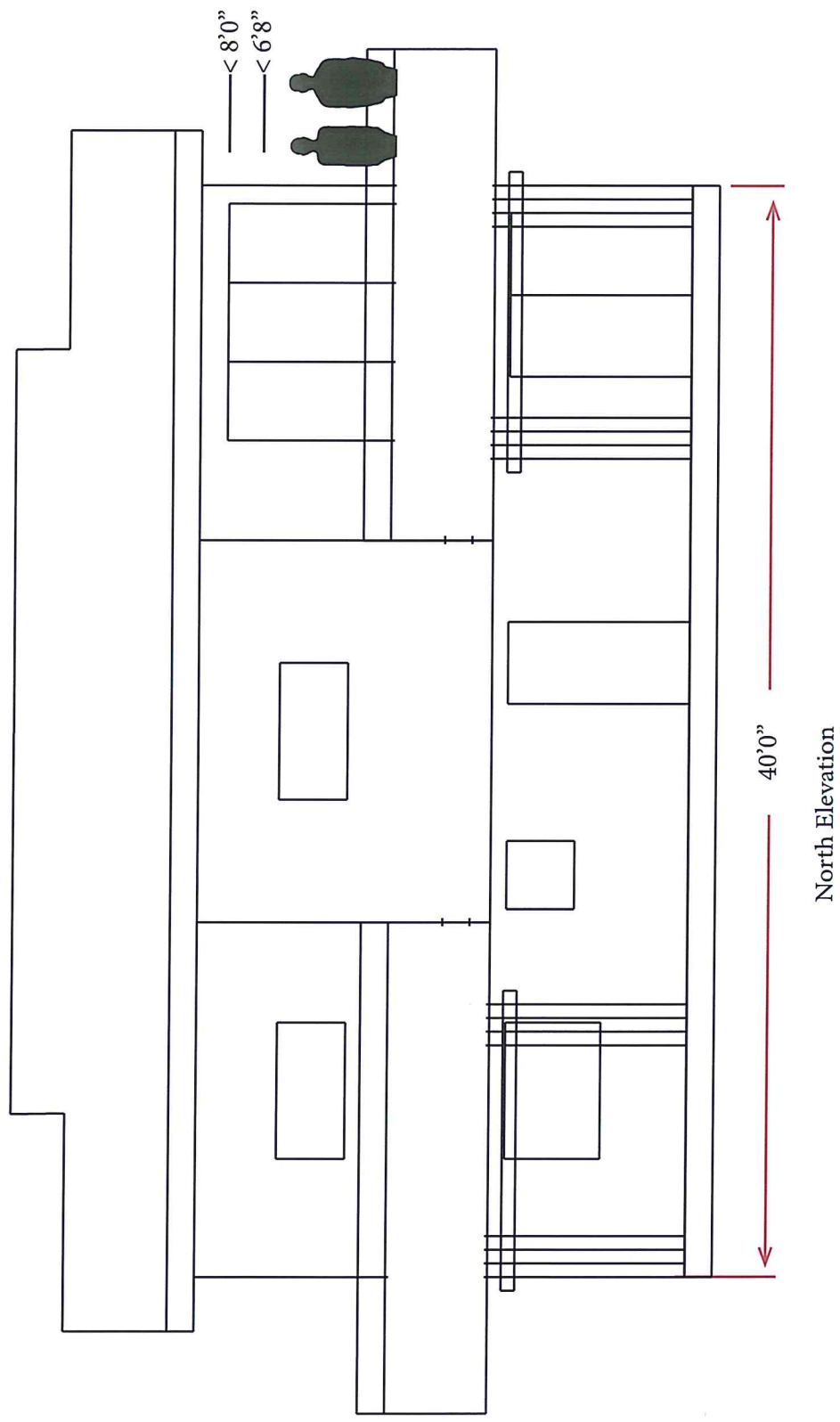


Design Grid: 4' blocks, 8" spaces



1" = 6'

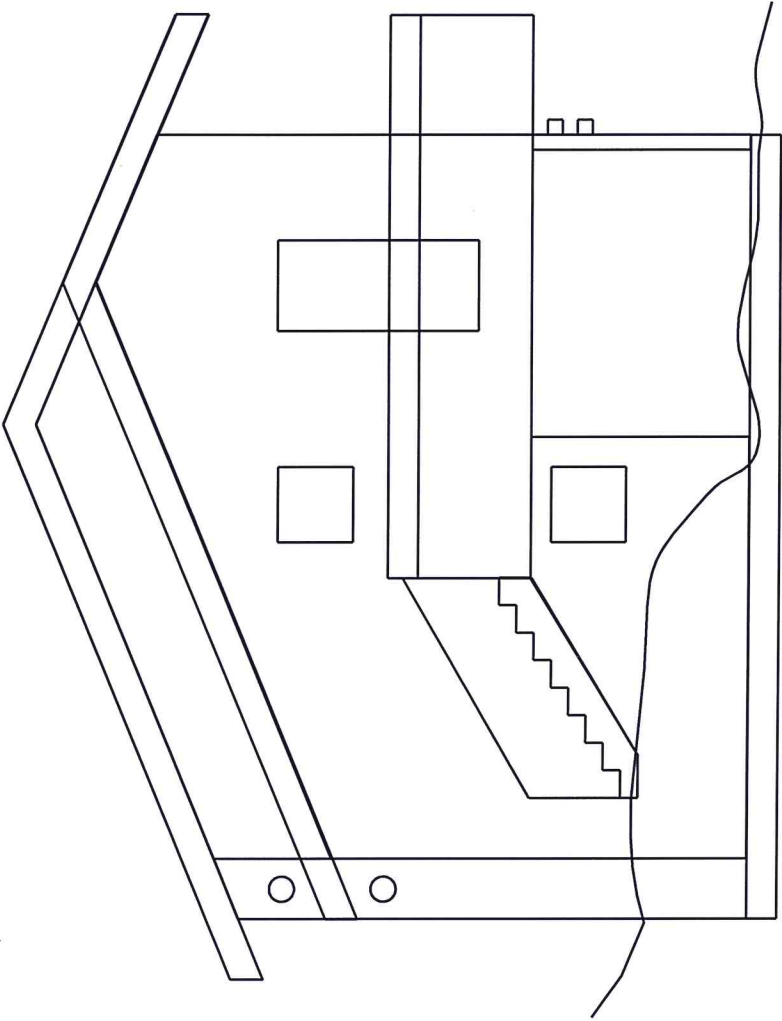
1" = 6'



1" = 6'



1" = 6'

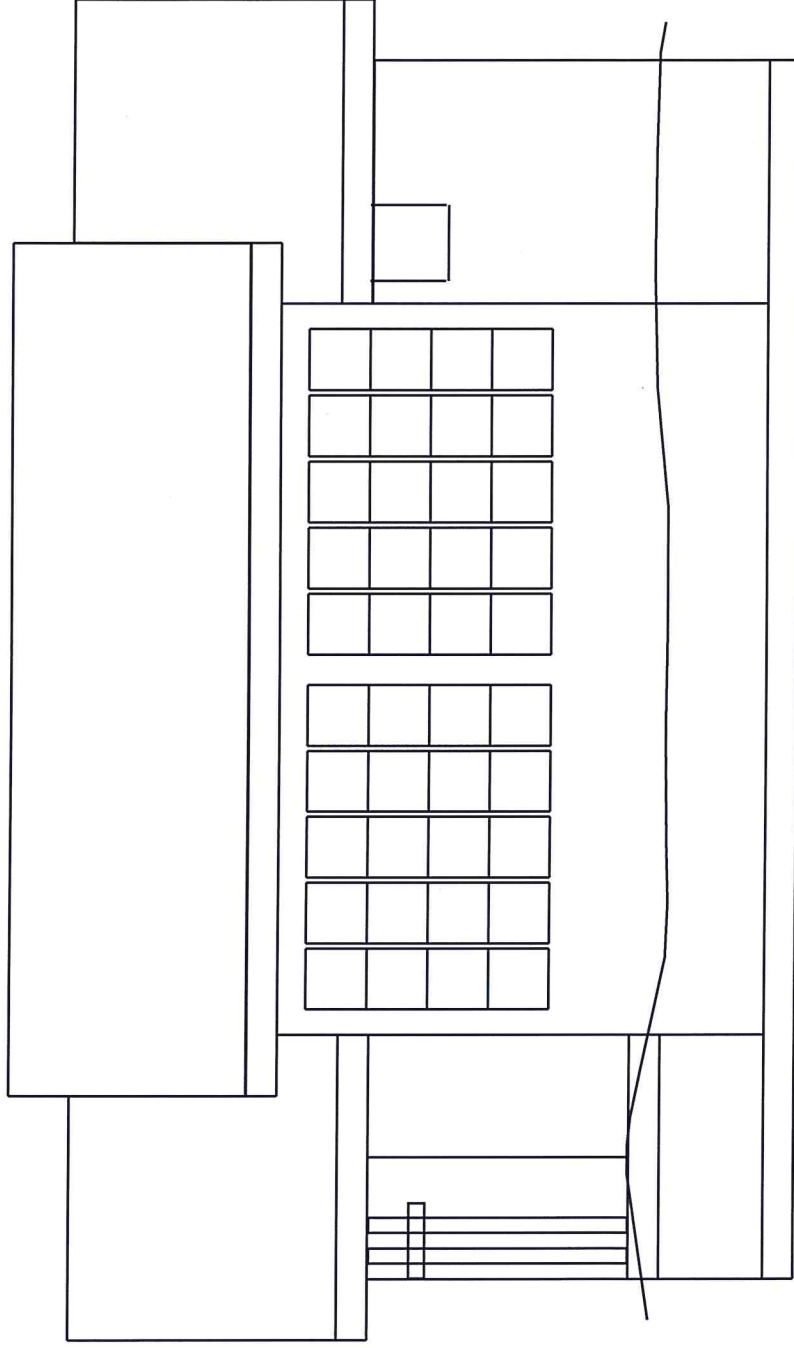


East Elevation

1" = 6'



1" = 6'



South Elevation

1" = 6'



Views:

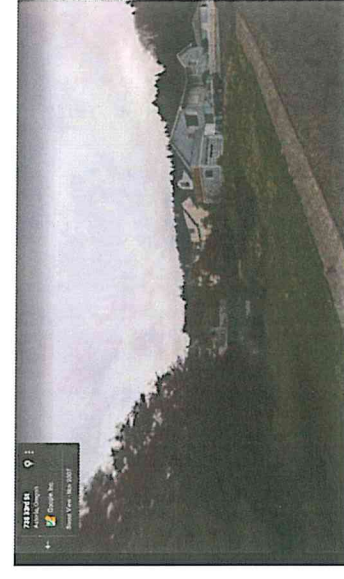
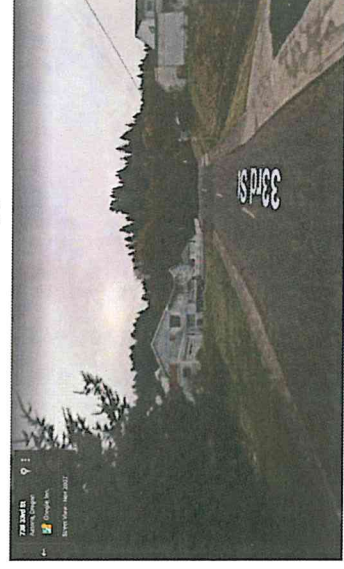
Street View. (New, lower, construction does not dominate the block.)



Rough Roof lines from Paul Mengedohi's deck (new, lower, profile preserves more of neighbors' views.)



A large tree on the city's "alley" obstructs the view of the house from the north approach until the lot is reached.



Siding:

VISUALLY INSPIRING

Artisan Lap Siding

Artisan lap siding is a premium exterior product that combines elegant aesthetics with the unrivaled durability of James Hardie® siding. This unique product line opens the door to unlimited possibilities giving architects, builders and homeowners alike the opportunity to express themselves through the highest standards in design.

Details

- Distinctively deep shadow lines
- Ability to miter corners
- Tongue and groove joints provide low profile seams

PRODUCT SPECIFICATIONS

Finish

- Ready to Paint
 - When painting product, use 100% acrylic paint
- Warranty**
Artisan lap siding is protected by a 30-year limited non-prorated warranty. This product replacement warranty is the best in the industry.

Size/Weight/Texture

Length: 12'
Thickness: 5/8"
Width: ~~5-1/4" (4" exposure)~~
~~7-1/4" (6" exposure)~~
8-1/4" (7" exposure)
Weight: 4.55 lbs./sq. ft.
Texture: Smooth and ~~Woodgrain~~
Nail line is 1" from the top edge of the board



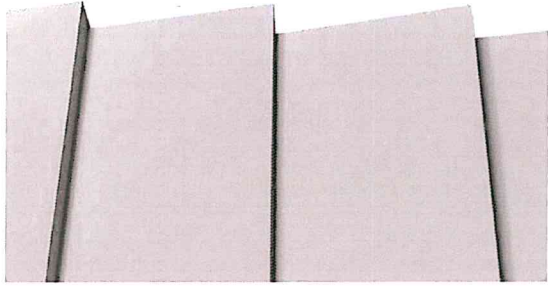
Artisan lap siding is manufactured with a unique tongue and groove joint design for precise fit and finish



LONG-LASTING BEAUTY

Artisan lap siding is at the forefront of innovation and is backed by over 15 years of research and development. Boasting absolute precision in its symmetry and engineered for your local climate, Artisan resists flame spread, hurricane-force winds, pests, as well as damage from moisture and rot, snow, ice and hail.

Siding:



ARTISAN®
LAP SIDING

- Casts deep shadow lines
- Luxury look with long-lasting performance

WIDTH	THICKNESS	TEXTURE	FINISH
5.25 in (4.0 in Exposure) 7.25 in (6.0 in Exposure) 8.25 in (7.0 in Exposure)	5/8 in	Smooth and Woodgrain	Primer

ColorPlus
Factory coating
Mountain Sage
Green

Lap Siding, 7" reveal, Smooth finish, Mountain Sage green.

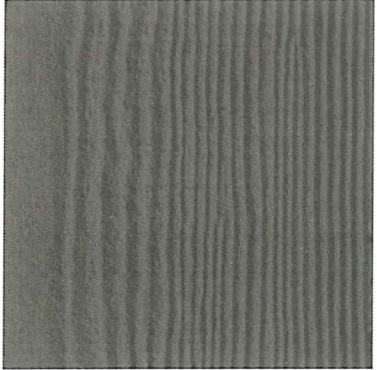


MOUNTAIN
SAGE

A natural green
that's neither too
light nor too dark.

<<<<NOT fake
woodgrain.
Siding will have
smooth finish.

Secondary Siding:
Reveal Panel System (for Deck "railings",
Barge cladding and daylight basement
wall)



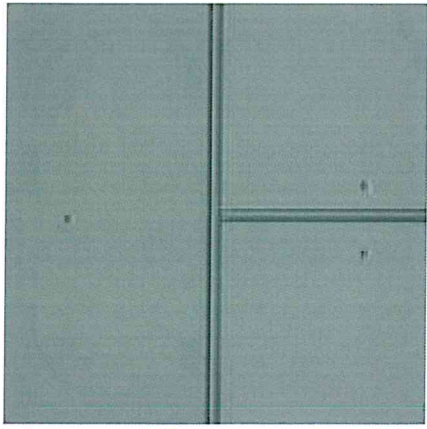
RICH
ESPRESSO

Don't be afraid of
introducing some
darkness to your
home's exterior....

<<<<NOT fake
woodgrain.
Siding will have
smooth finish.

Secondary Siding (deck rail cladding and “basement” wall):
Reveal® Panel System.

Reveal Recess Trim



Reveal Exposed Fasteners

REVEAL® RECESS TRIM

- Provides clean, sharp shadow lines for a simple aesthetic
- Gives a sense of lightness to modern architecture





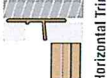
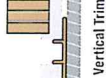
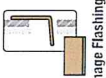
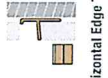
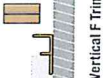


Reveal Recess Trim
Available primed



Reveal® Countersunk Fasteners*
Compatible with primed panels

*Can be used with either Reveal Recess Trim or Reveal Surround Trim.
**Talk to your local rep about ColorPlus Technology availability in your market.

Reveal® Panel  <p>Thickness: 7/16 in Width: 47.5 in Length: 95.5 in</p> <p>Available with ColorPlus® Technology finishes*</p>	Reveal Fastening Products  <p>Exposed Fasteners for Wood 1.5 in length x 0.189 in x 0.472 in HD, 10-12 SS, 120W Torx Pan Head</p>  <p>Exposed Fasteners for Steel 1.125 in length x 0.169 in x 0.472 in HD, 120W Torx Pan Head Self-Drilling</p>
Reveal® Recess Trim Length 8 ft  <p>Outside Corner Trim</p>  <p>Horizontal Trim</p>  <p>Vertical Trim</p>  <p>Drainage Flashing Trim</p>  <p>Horizontal Edge Trim</p>  <p>Vertical F Trim</p>	

Soffits: HardieSoffit, vented, smooth






HardieSoffit® Panels

VENTED SMOOTH

Our smooth finish is simple and elegant. Combine this soffit with HardieSiding® for a clean, modern look. Or, combine with HardieTrim® for a finished look. For more information, visit www.hardie.com.

Timber Blend



More ColorPlus® Technology colors are available near you...

THICKNESS: 0.35"
LENGTHS: 144" 144" 96"
WIDTHS: 12" 36" 24"



“Central Column” Cladding: thermally -modified wood Thermory “Drift” Spruce Natural



The thermal process uses only heat and steam (no chemicals) and is heated to approximately 400°F reducing moisture content.

Changes color throughout full thickness of the wood. Rearranges cell structure to reduce movement related to moisture.

Removes wood sugars for increased durability against rot and insects.

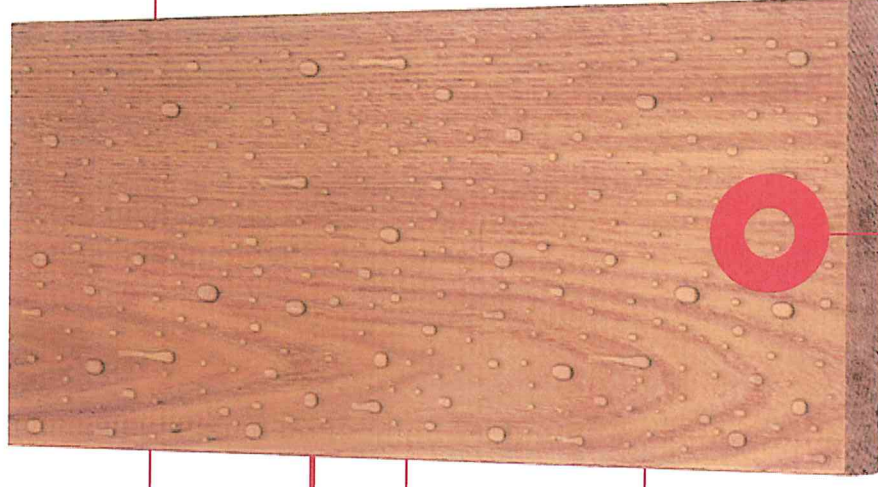
No painting or sealing is required.



Rot-Resistant
Every fiber of the board is naturally enhanced.

Exceptional Durability
Rot resistance that few products, exotic or engineered, come close to equaling.

Stands Up To Moisture
Our products offer significantly reduced absorbency.



Thermory Takes Testing Seriously
Our products are consistently proven through third-party test results.



ROT RESISTANCE



STABILITY



FIRE



STRENGTH



TERMITE

Complete modification of every fiber.

Our process modifies each board completely, all the way through the core, leading to unrivaled durability and stability. At Thermory, we leave no fiber unaltered.

Windows:

752 33rd St. Window Schedule

size	type	location	elevation- from floor to header	manufacturing detail
5'0"x2'6"	Double Horizontal Slider	N-Kitchen Counter	74"	Milgard Trinsic Model-Bronze color
5'0"x2'6"	Double Horizontal Slider	N-Kitchen Sink	74"	"
5'0"x3'6"	Double Horizontal Slider	N-Downstairs bedroom	80"	"
2'6"x2'6"	slider	N-Lower Bathroom	80"	" -with fluted glass (reed)
2'6"x2'6"	slider	E-Upstairs Bathroom	80"	" -with fluted glass (reed)
2'6"x2'6"	slider	E-Downstairs bedroom	80"	"
2'6"x2'6"	casement- Egress	S-Bedroom	47"	"
10 qty. .2'0"x8'0"	passive solar glazing	S-Wall		solar-components.com
7 qty. 8"round	portholes	5 on West porch, 2 on E wall	various	Amarine
9'0"x8'0"	Stacking pocket wall 3 panel	W-Wall	96"	Milgard moving window wall systems
9'0"x8'0"	Stacking pocket wall 3 panel	N-Wall	96"	"
3'0"x2'9"	Trapezoid picture 4-sided	W-Wall	11'8"	Milgard Trinsic Model-Bronze color
3'0"x2'9"	Trapezoid picture 4-sided	W-Wall	11'8"	"
3'0"x3'5"	Trapezoid picture 5-sided	W-Wall	12'4"	"



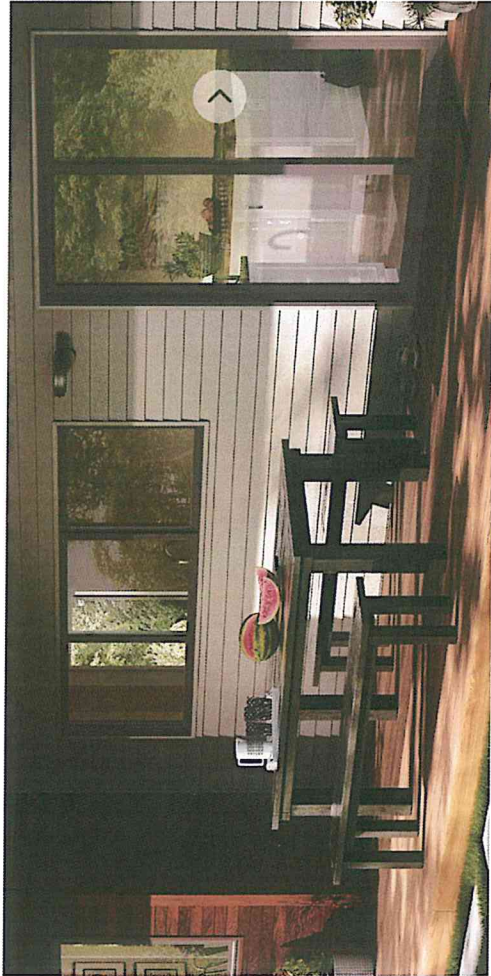
Narrow frame.

Looking for contemporary styling in a vinyl window? Introducing the newest addition to the Milgard vinyl line — Trinsic® Series.

Trinsic Series offers the maximum available viewable glass area so you can enjoy amazing views outside. The frame profile is so thin, you'll hardly know it's there. Plus, the low profile hardware, uniquely designed for this series, practically disappears from view.

With its sleek and contemporary style, Trinsic Series satisfies your desire for modern design and is backed by the Milgard Full Lifetime Warranty.

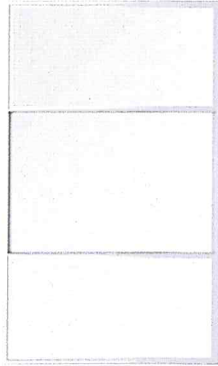
TRINISC™ SERIES



Trinsic Series Operating Styles

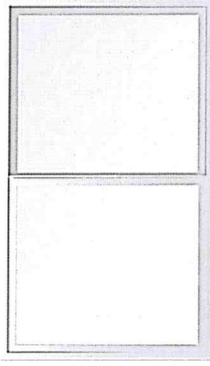
Double Horizontal Slider

A double horizontal slider (also known as a double vent) allows you to open your window from both sides with a fixed sash in the middle. This operating style also utilizes the SmartTouch® window lock with a squared off profile that practically disappears from view.



Horizontal Slider

Horizontal slider windows open and close easily without protruding into exterior walkways. The SmartTouch® window lock, specially redesigned for Trinsic Series, offers a new look with a squared off profile that blends into the frame. SmartTouch makes it easy to unlock and open your window with a single motion.

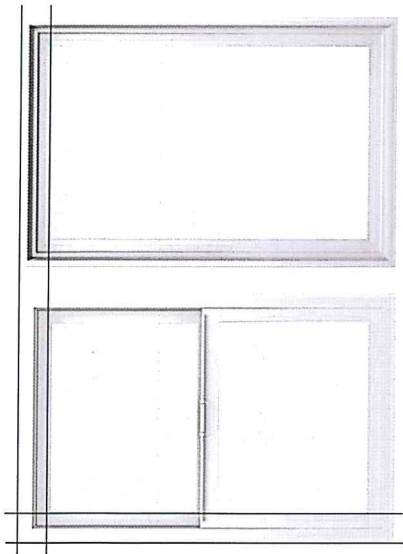


Even sightlines

Even Sightlines

All Trinsic® Series windows come with even sightlines, from top to bottom, and across operating styles.

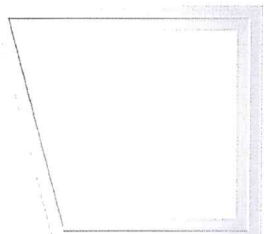
This provides a streamlined and aesthetically pleasing effect throughout your home, no matter which window operating style you choose.



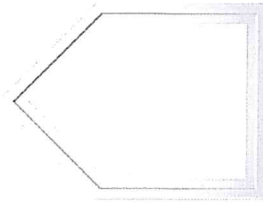
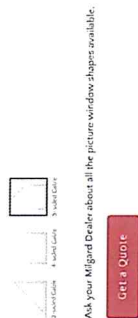
Fluted glass for bath windows



Trapezoid windows above West window wall: Milgard Trinsic Bronze



Preview Hardware shown in 4-sided Cable

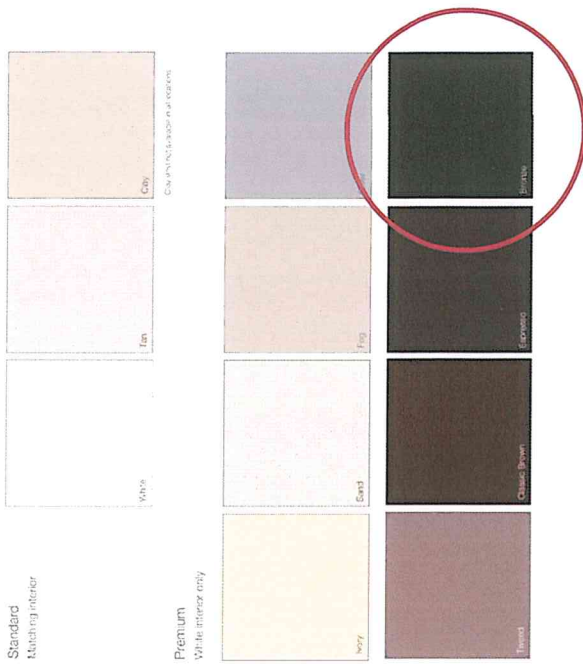


Preview Hardware shown in 5-sided Cable

Make a statement with *Color*

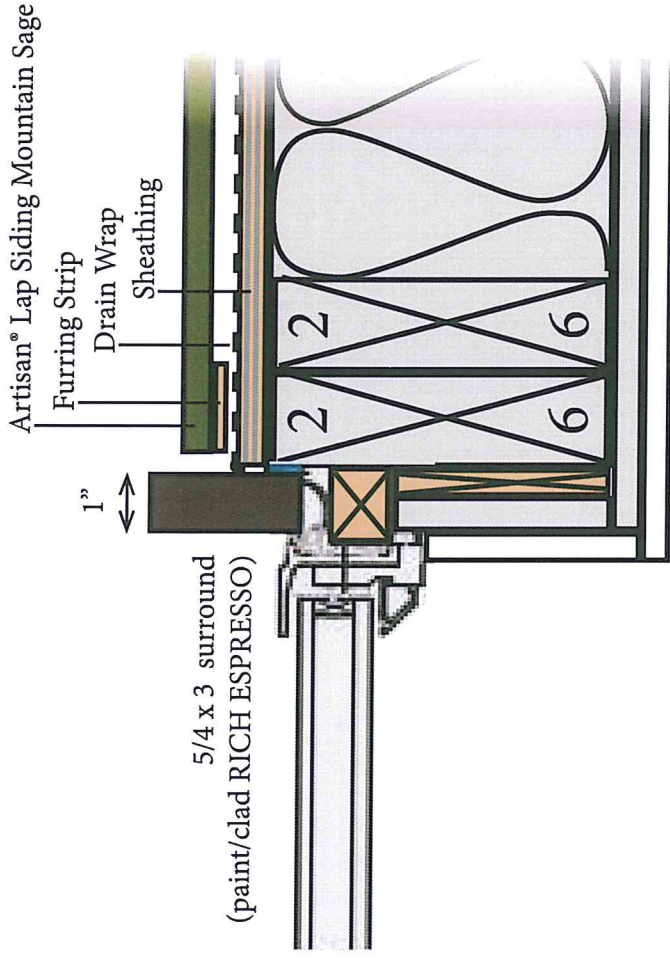
Premium Exterior Vinyl Finishes

Trinsic® Series gives you design flexibility with eight premium and two standard exterior colors.



Thin Window Trim
as described in:

<http://www.yr-architecture.com/modern-exterior-window-details/>



...

"3. Thin Window Trim

A very common modern window trim detail is the use of a thin frame of trim material or picture frame. A picture frame look distinguishes the homogeneous siding from the opening.

This option offers a lot of opportunities for customization allowing you to choose the thickness, material, protrusion, and joinery of the detail.

Choosing a material that matches the siding helps the frame blend in while choosing a different material will help it stand out.

Similarly, deciding to have the frame protrude out beyond the face of the siding punctuating the facade creates shadow lines and draws attention to the window opening. But having the frame flush with the siding causes it to recede into the field of siding and not distract."



Sample not to exact same setback

Windows: Glass Wall: 3-panel 9'0"x8'0"

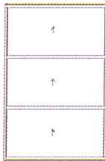


Seamlessly transition from the indoors to outdoors.

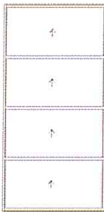
When fully open, the panels slide into the wall pocket and completely disappear from view.

Even when they are closed, these expansive moving glass panels make a design statement. Make it your own with your choice of aluminum clad with warm wood interiors or sleek all aluminum in designer colors. Accessorize your aluminum clad wood door with grids.

3-Panel Doors



4-Panel Doors



Size Options - Aluminum

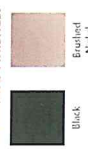
3 panel	9' x 8'
3 panel	10' x 6' 8"
3 panel	10' x 8'
3 panel	12' x 6' 8"
3 panel	12' x 8'
4 panel	12' x 8'
3 panel	12' x 10'
3 panel	15' x 8'
4 panel	16' x 8'
4 panel	16' x 10'
4 panel	20' x 8'
6 panel	18' x 8'

Hardware



Flush

Hardware Finishes:

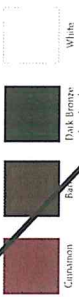


Aluminum Colors:



Aluminum Clad Wood

Exterior Colors:



Interior Colors:

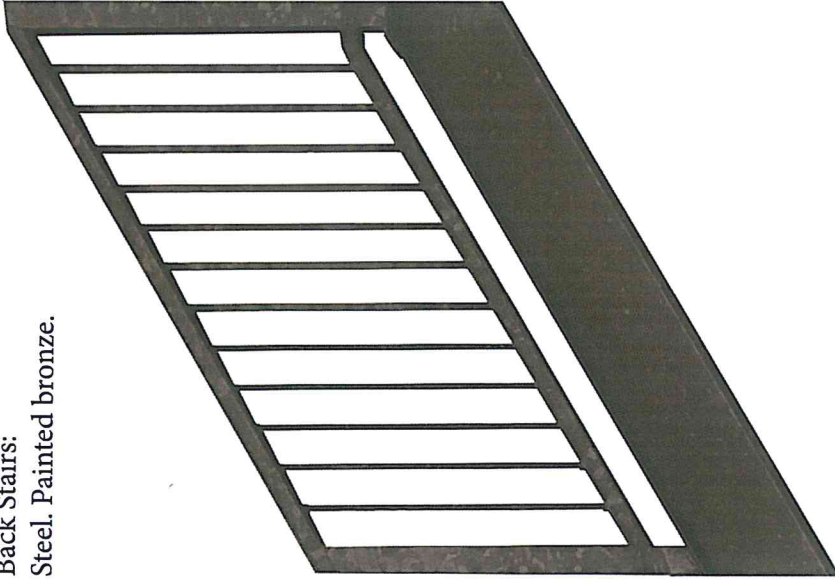


Deck Top Rail:

Painted simple steel horizontal double rail.
(no picture - see elevation renderings)

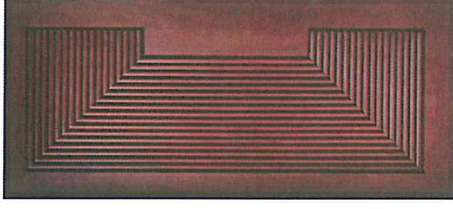
Back Stairs:

Steel. Painted bronze.



Front Door:

Artisan Custom Door



Other Doors: Primed Steel, painted Bronze.



Roof:

Conventional asphalt shingle, dark gray.
Eventual solar panels installed on south slopes of roof.

Support Posts:

6x6" square steel posts, welded in "double-H", bolted to concrete, painted to match dark bronze windows.
(attachment detail to be finalized by structural engineer)

1/2" = 1'

