



AGENDA

HISTORIC LANDMARKS COMMISSION

July 17, 2018

5:15 p.m.

2nd Floor Council Chambers

1095 Duane Street * Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. Pending Receipt of June 25, 2018 Minutes
4. PUBLIC HEARINGS
 - a. New Construction Request (NC18-02) by Shawn Helligso Construction for Mark & Patricia Breidenbach to construct a detached garage/Accessory Dwelling Unit (ADU18-02) for an existing single-family dwelling at 500 Duane Street (Map T8N R9W Section 7DA, Tax Lot 9000; north 50' Lot 5, Block 31, and north 50' Lot 8, Block 30, McClure; and vacated portion of 5th Street) in the R-2 Zone (Medium Density Residential). The garage will be adjacent to structures designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Standards 2.060 to 2.095, 3.020, 3.008.D.8, Articles 6, 9 & 12, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.215 to CP.230, CP.240 to CP.255, and CP.390 to CP.400 are applicable to the request.
5. REPORT OF OFFICERS
6. STAFF UPDATES
7. MISCELLANEOUS
8. PUBLIC COMMENT (Non-Agenda Items)
9. ADJOURNMENT



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT

CITY OF ASTORIA
JUN - 8 2018
BUILDING CODES

NC 18-02

☒ Fee Paid Date 6/8/18 ^{ck#6598} By DR

FEE: \$350.00

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 500 Duane

Lot N 50' of 5, N 50' of 8

Block 30

Subdivision McClures

Map 7DA

Tax Lot 9000

Zone R-2

For office use only:

Adjacent Property Address:

500 Duane

534/538 Duane ; 539 Commercial

Classification:

Inventory Area:

Hobson-Flavel Hist

Applicant Name: Shawn Helligso

Mailing Address: 34046 West Campbell Loop Seaside Ore. 97138

Phone: 503-791-8111

Business Phone:

Email: shawnhelligso@gmail.com

Property Owner's Name: Patti Breidenbach

Mailing Address: 500 Duane St Astoria, Or, 97103

Business Name (if applicable):

Signature of Applicant:

Signature of Property Owner:

Proposed Construction: Stand alone garage with studio above situated on west side of house.

For office use only:

Application Complete:

6/21/18 -R

Permit Info Into D-Base:

Labels Prepared:

Tentative HLC Meeting

Date:

7/17/18

120 Days:

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

planning@astoria.or.us • www.astoria.or.us

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

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

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.
This is a unique site located at the end of a dead-end street, barely if at all visible from thoroughfares of any significant traffic. That being said, every effort to enhance block harmony and compatibility with existing structures was taken in the proposed garage's design. We plan to match the design of the house in style, using a similar roofline and matching materials. These are detailed in an addendum.
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.
The height and setback of the garage follow historical guidelines. We set the garage back further than the house and the structure is subordinate in height. The lot is unusual, and the garage is placed in the most appropriate place on the lot given existing terrain. Further, it adds to the cohesiveness of the block by unobtrusively drawing the eye towards the main structure, which, given its place behind another house, is apt to be overlooked.

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.



Looking Southeast at Existing Home.

CITY OF ASTORIA

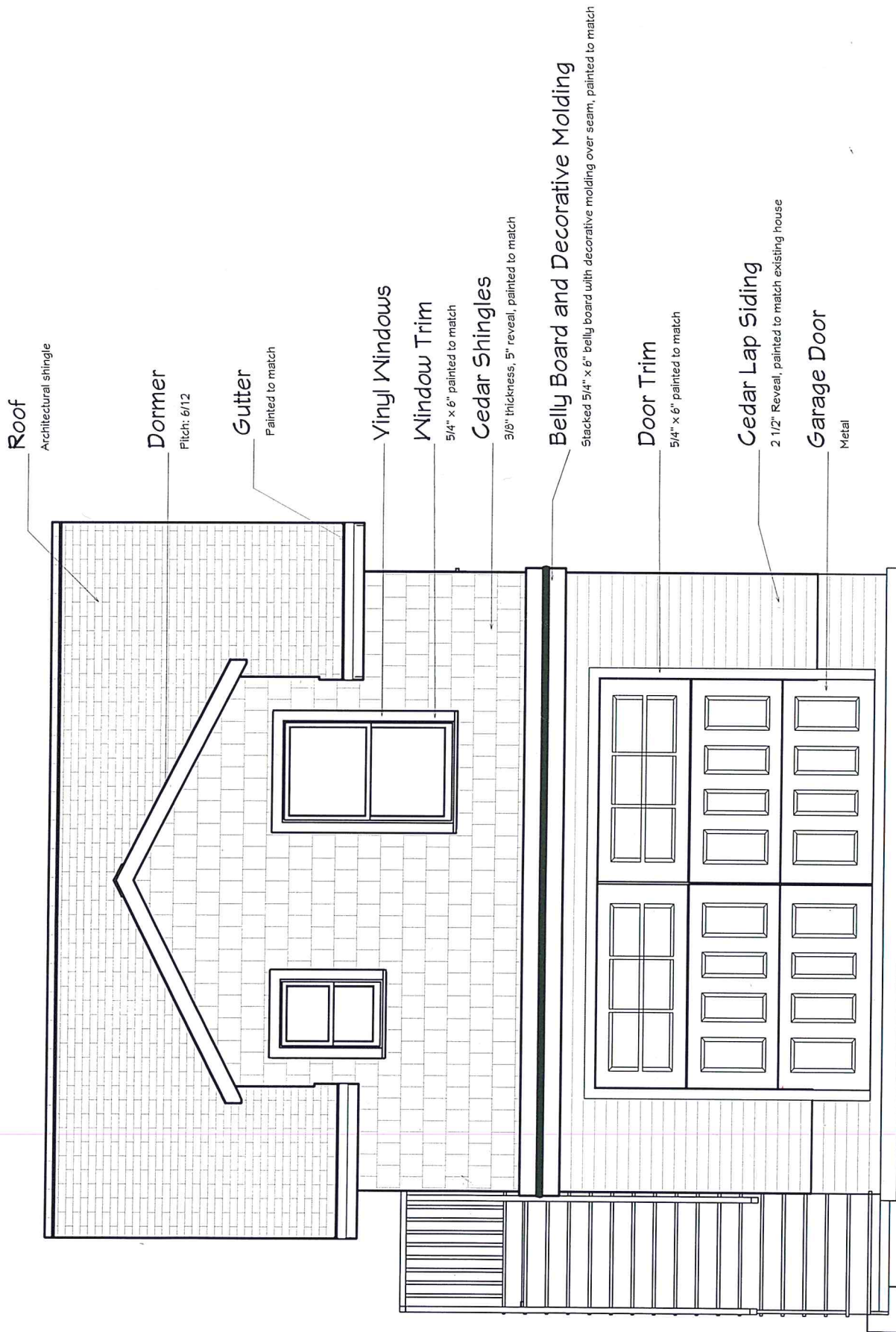
JUN - 8 2018

BUILDING CODES

Looking East at Existing Home.



Looking North, proposed area for new Garage and parking area, approximately 24' West of home.

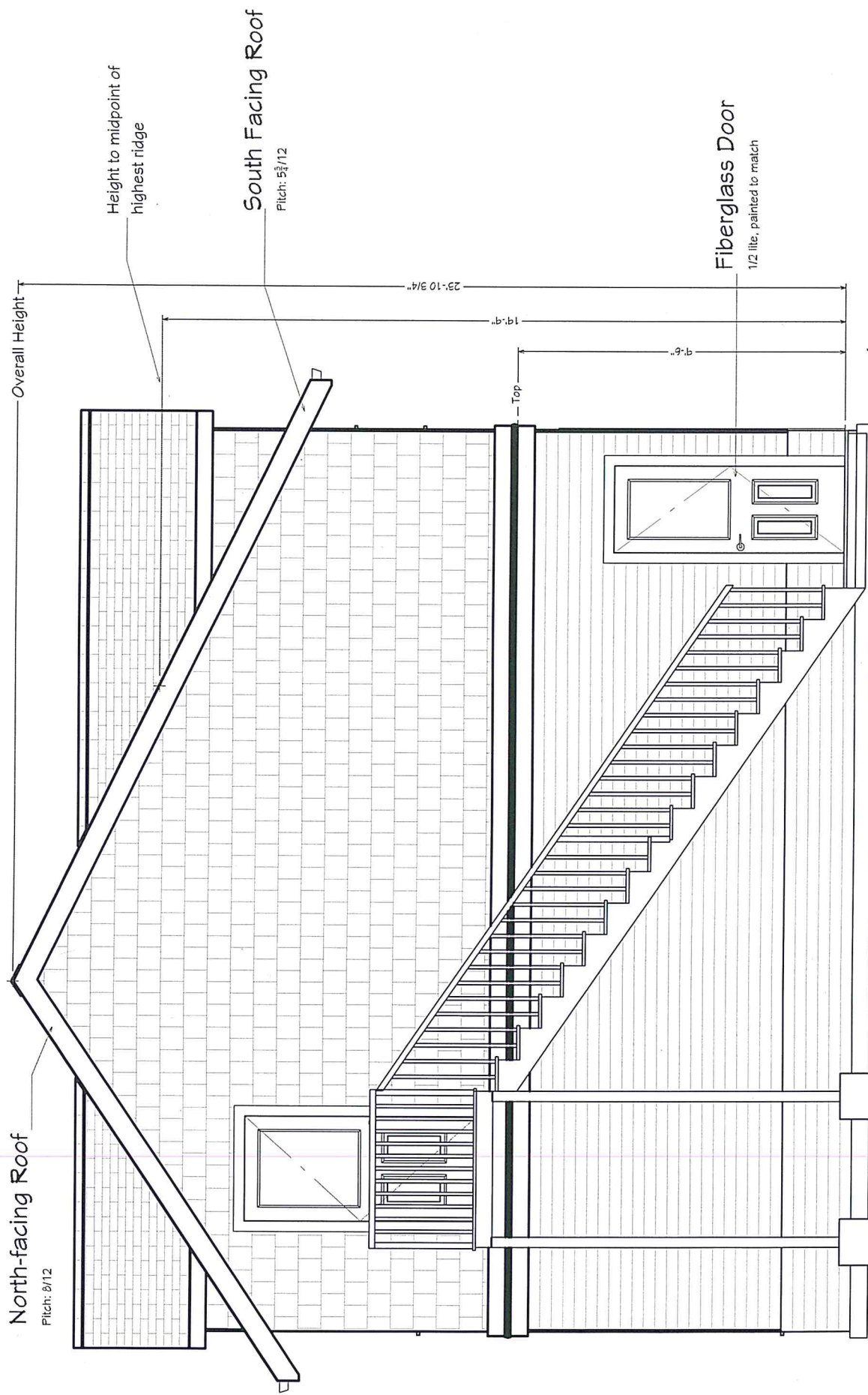


Front Elevation
Scale: 1/4" = 1'



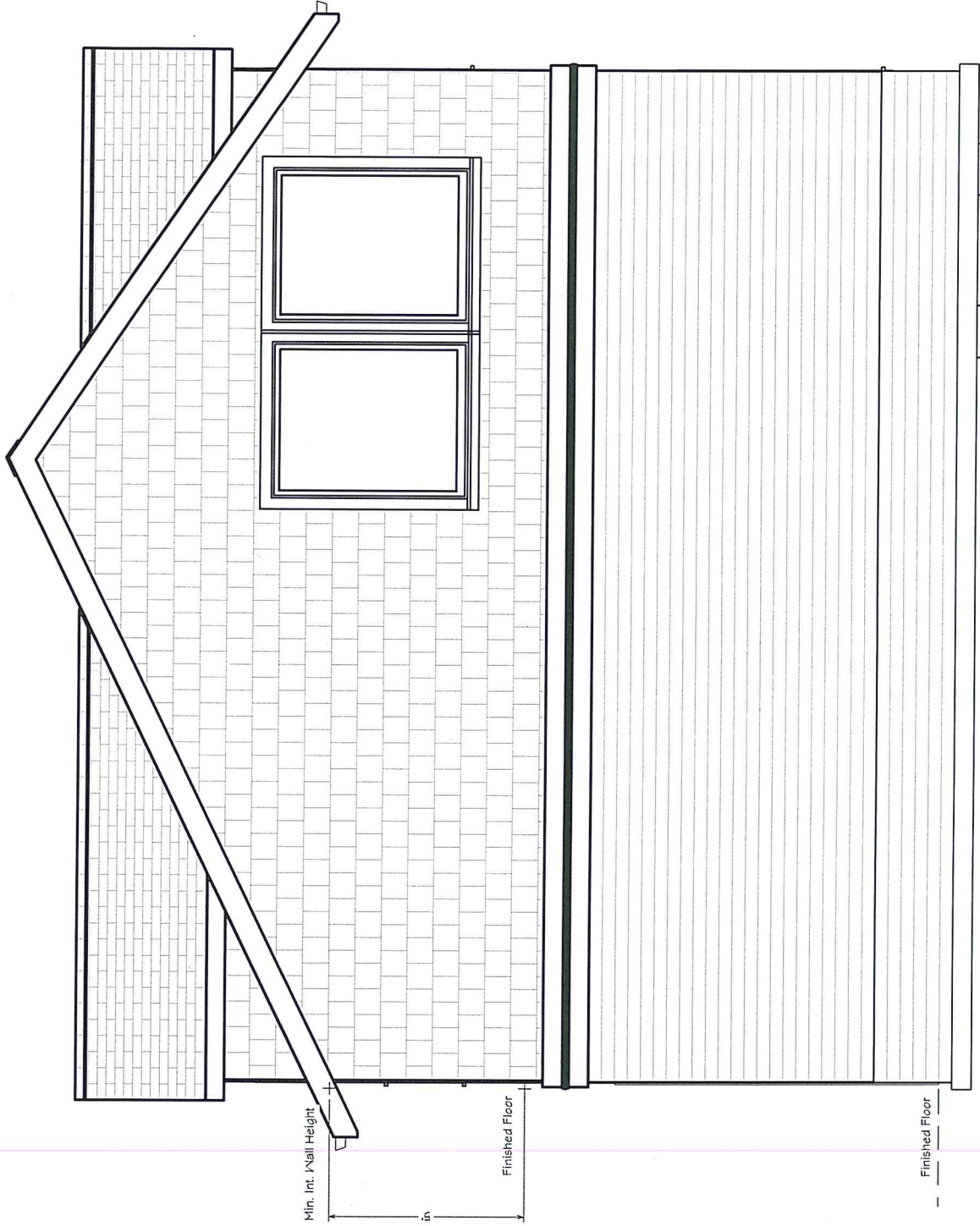
Rear Elevation

Scale: 1/4" = 1"



Left Elevation

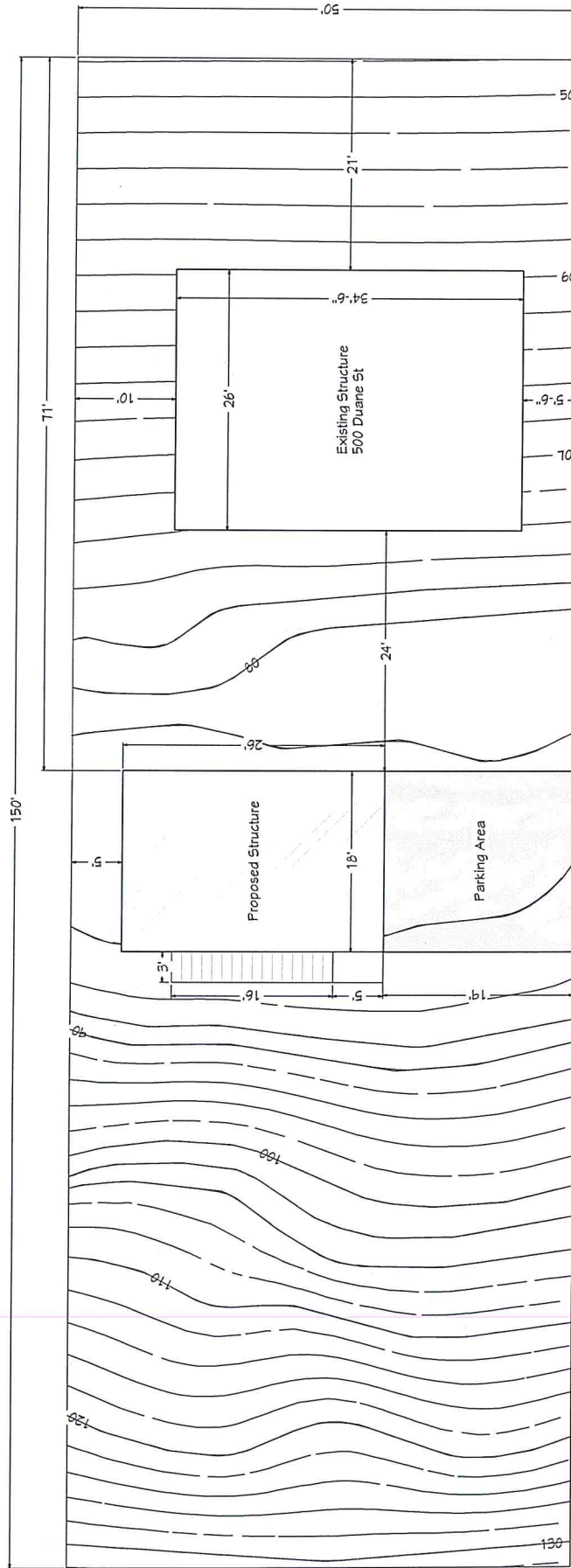
Scale: 1/4" = 1'



Right Elevation

Scale: 1/4" = 1"

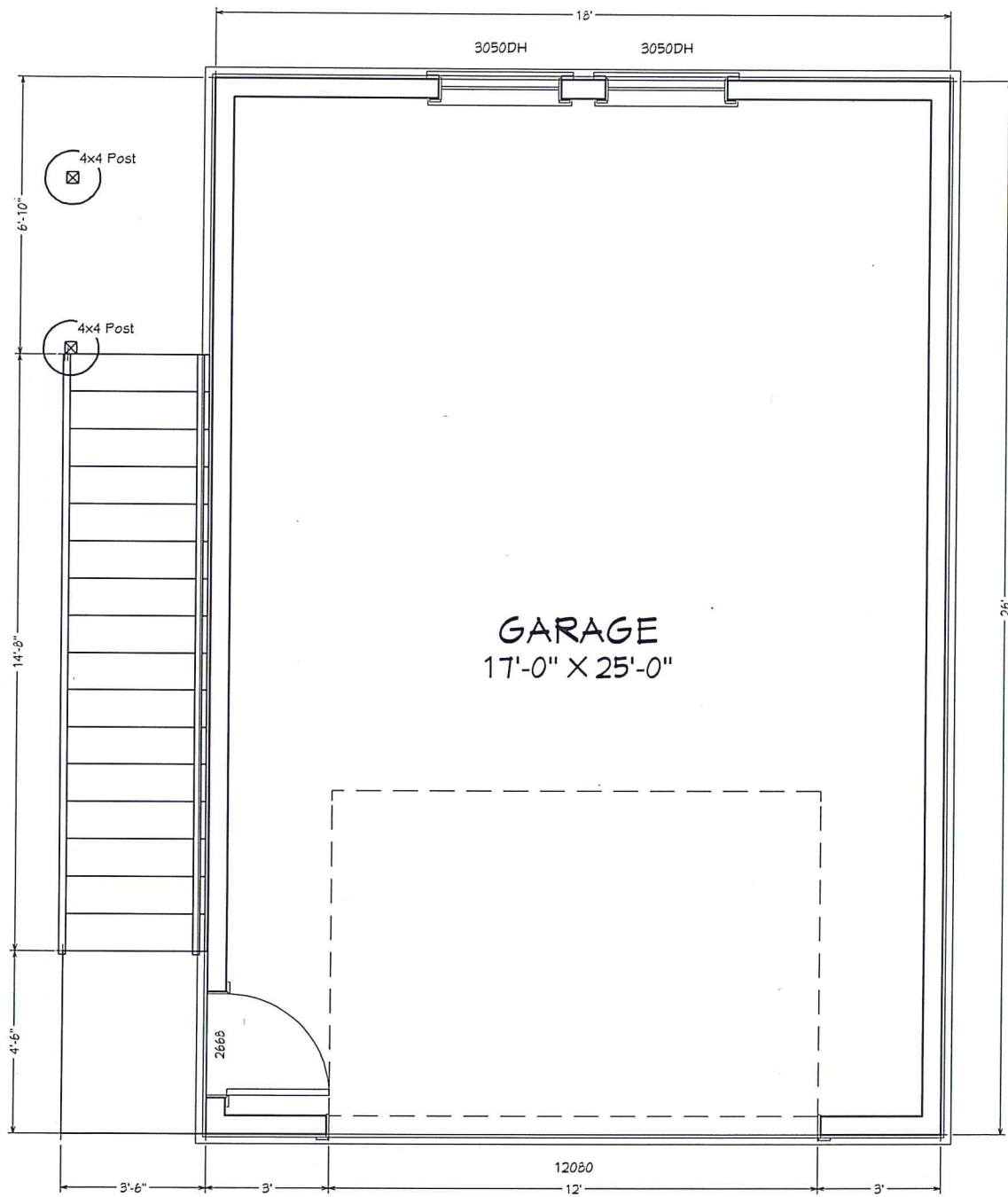
Site Plan Mark and Patricia Breidenbach New Garage



Scale: 1/4in = 4ft

Applicant Information:
Shawn Helligso
Shawn Helligso Construction Inc
34046 West Campbell Loop
Seaside Ore. 97138
503-791-8111

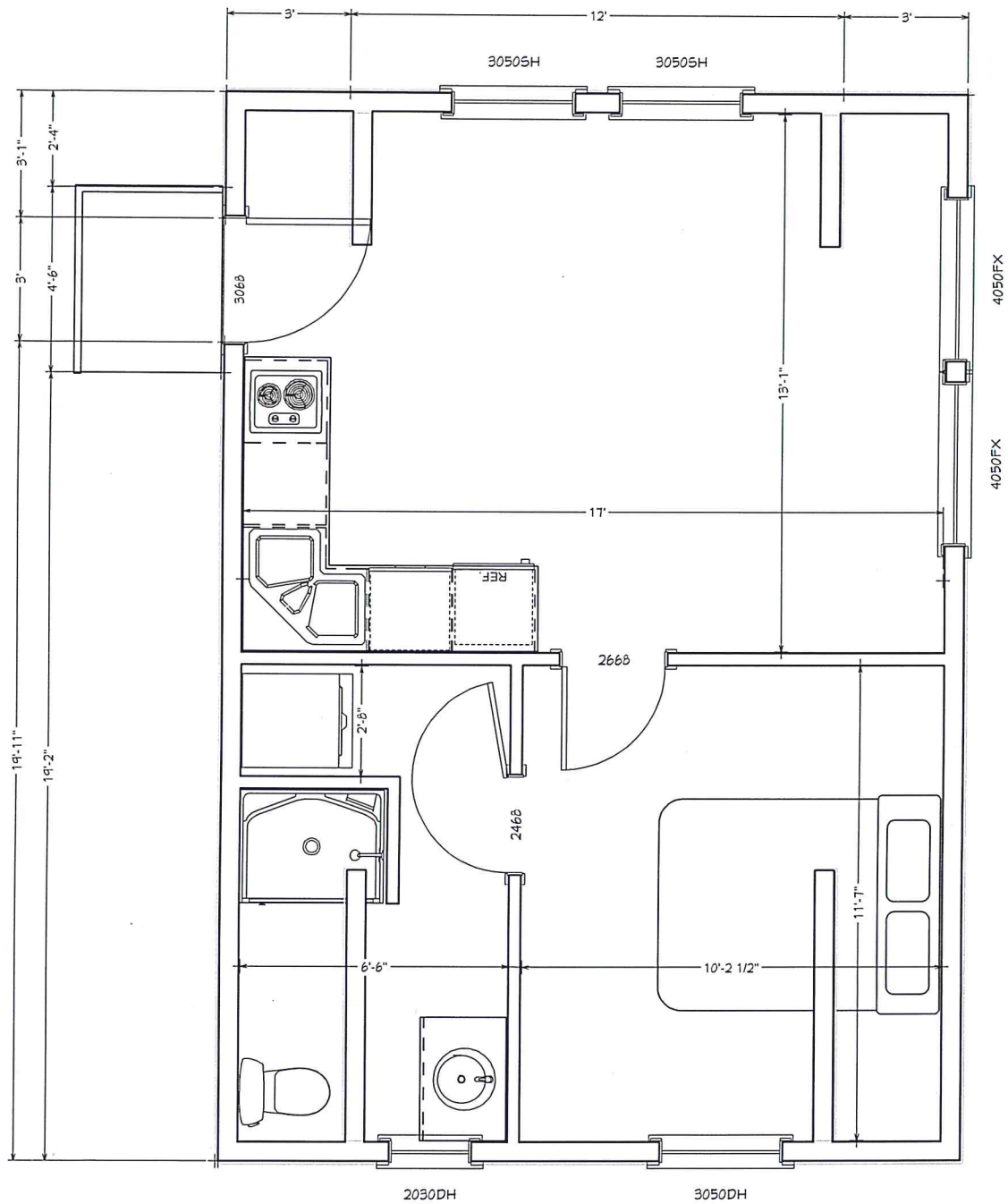
MAP NUMBER: 8.9.TDA
LOT NUMBER: 9000



First Floor Plan

Scale: 1/4" = 1'

Area: 425 sqft

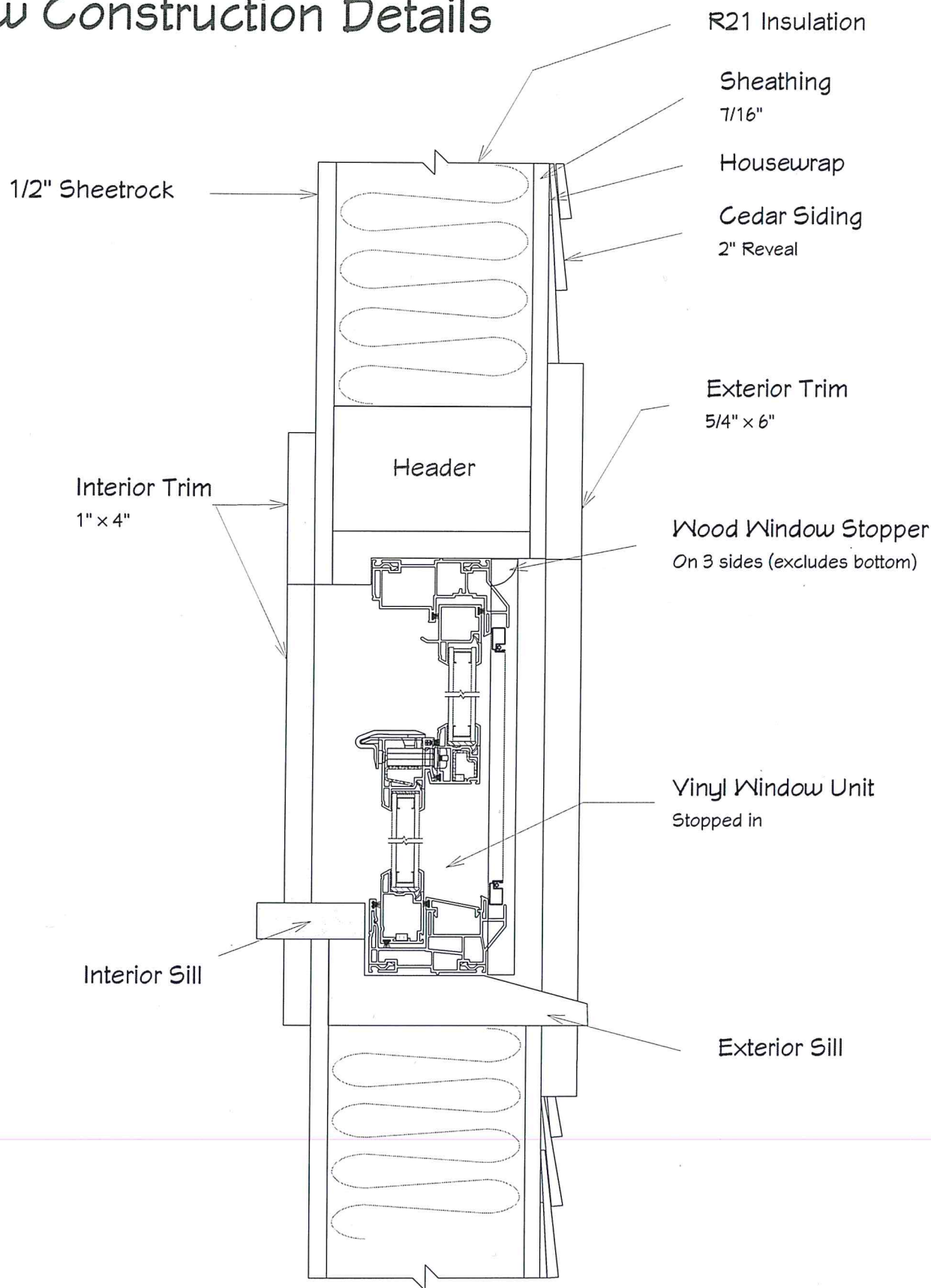


Second Floor

Scale: 1/4" = 1'

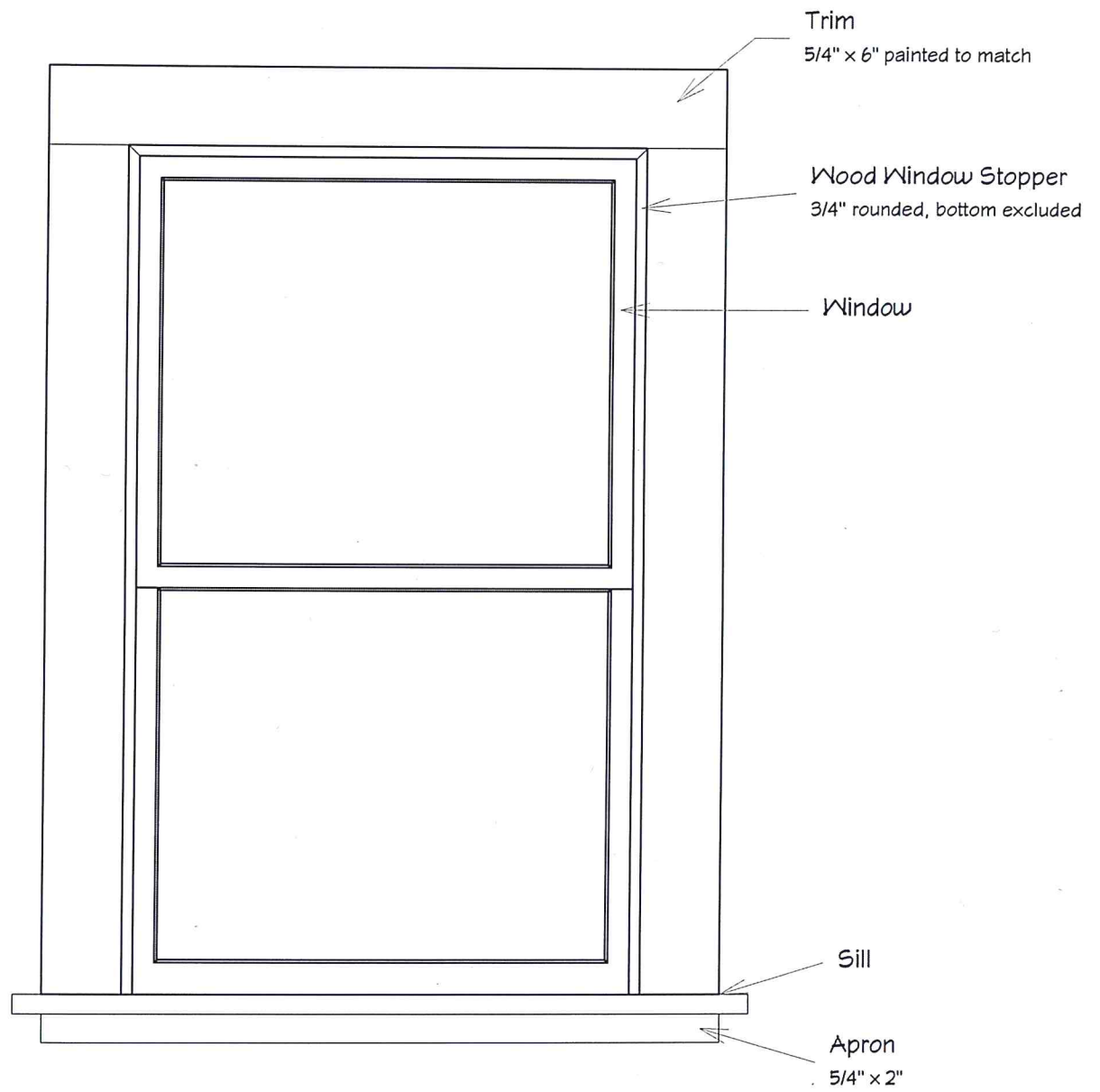
Area: 425 sqft

Window Construction Details



Window Detail: Side View
Scale: 3" = 1'

Window Construction Details



Window Detail Front View

Scale: 1" = 1'

STAFF REPORT AND FINDINGS OF FACT

July 10, 2018

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNING CONSULTANT

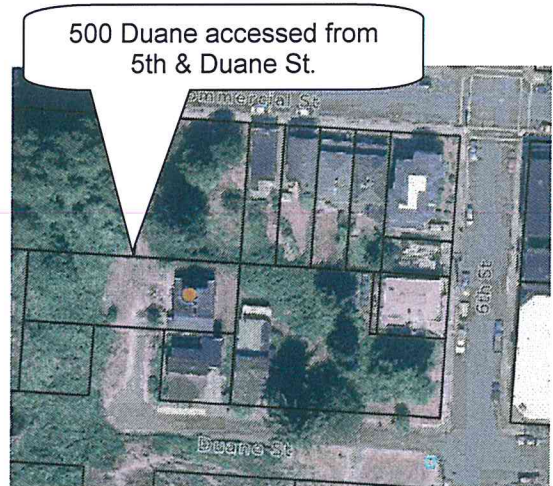


THROUGH: NANCY FERBER, PLANNER

SUBJECT: NEW CONSTRUCTION REQUEST (NC18-02) TO CONSTRUCT A
DETACHED GARAGE/ACCESSORY DWELLING UNIT FOR AN EXISTING
SINGLE-FAMILY DWELLING AT 500 DUANE STREET

I. BACKGROUND SUMMARY

- A. Applicant: Shawn Helligso
Shawn Helligso Construction Inc.
34046 West Campbell Loop
Seaside OR 97138
- B. Owner: Mark Curley Breidenbach
Patricia Ann Breidenbach
500 Duane Street
Astoria OR 97103
- C. Location: 500 Duane Street; Map T8N R9W Section 7DA, Tax Lot 9000;
north 50' Lot 5, Block 31, and north 50' Lot 8, Block 30, McClure;
and vacated portion of 5th Street
- D. Classification: Secondary contributing historic structure in Hobson-Flavel
Inventory Area.
- E. Proposal: To construct a detached garage/accessory dwelling unit adjacent
to the existing single-family dwelling.
- F. Previous Application: The applicant
received HLC approval in
2016 to construct an
addition on the west side
of the existing dwelling.
That project was never
constructed, and the
permit has expired.



II. BACKGROUND

The subject property is currently a single-family dwelling on a 7,500 square foot lot

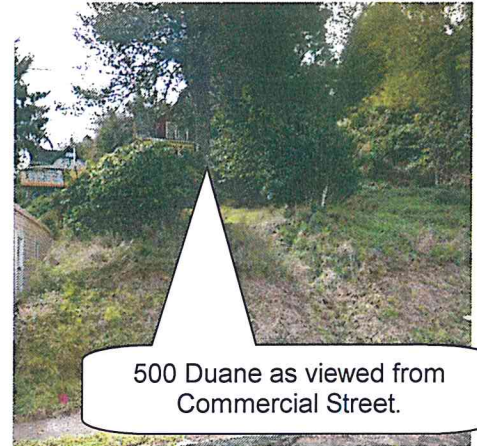
including part of a vacated right of way on 5th Street. It was built circle 1908 and moved to its current location in 1959.

The existing h covers approximately 1,150 square feet of the 7,500 square foot lot for a total of 15% lot coverage. The R-2 Zone allows a maximum of 40% lot coverage. The structure is a 1.5 story wood frame building with a basement and concrete foundation. The roof is side gable with front dormer and with short eave returns. It is sloped to the north to cover the main front porch entrance.

The existing roofing is composition shingles. Windows are one-over one double hung with wood sash and flat wood surrounding trim. Siding is narrow wooden clapboard on the first floor, and shingles on the rest of the house. The building was moved to its current location from the West Commercial Street slide of 1954.

The house is only accessible from Duane Street and is difficult to see from the north and east. See photo above.

The house is a Secondary contributing Vernacular property in good condition. No previous alterations have been noted beyond the installation of a heat pump.



500 Duane as viewed from Commercial Street.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 250 feet pursuant to Section 9.020 on June 22, 2018. A notice of public hearing was published in the *Daily Astorian* on July 10, 2018. Any comments received will be made available at the Historic Landmarks Commission meeting.

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 Hobson-Flavel Inventory area and requires review.



1. 500 Duane, Secondary contributing, 1908, moved to site c. 1959; Vernacular

Structure on the same site as the proposed garage



2. 534/538 Duane Street, Primary contributing, 1893, Gothic Vernacular

Not visible from the site

3. 539 Commercial, Secondary contributing, 1910, Commercial/ Western False Front



Not visible from the site, but is in the view corridor when looking up the hill from Commercial

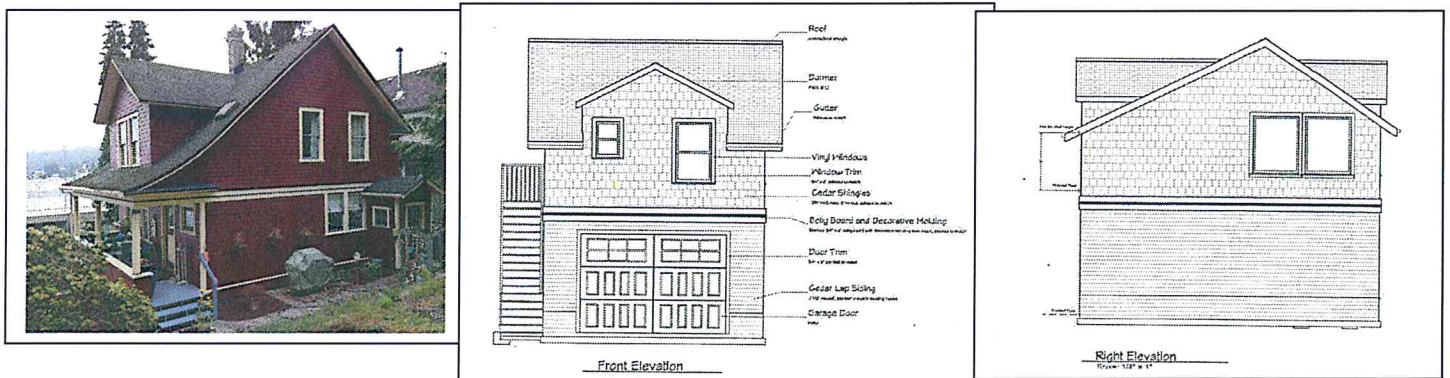
- B. Section 6.070.B, Historic Landmarks Commission Historic Design Review Criteria, states *"A request to construct a new structure shall be reviewed by the Historic Landmarks Commission following receipt of the request. In reviewing the request, the Historic Landmarks Commission shall consider and 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: The adjacent SFD on the site is a Vernacular design and is characterized by the sloping roof elongated to cover the main entrance porch, one over one double hung windows, side gable roof with front dormer, and short eave returns.

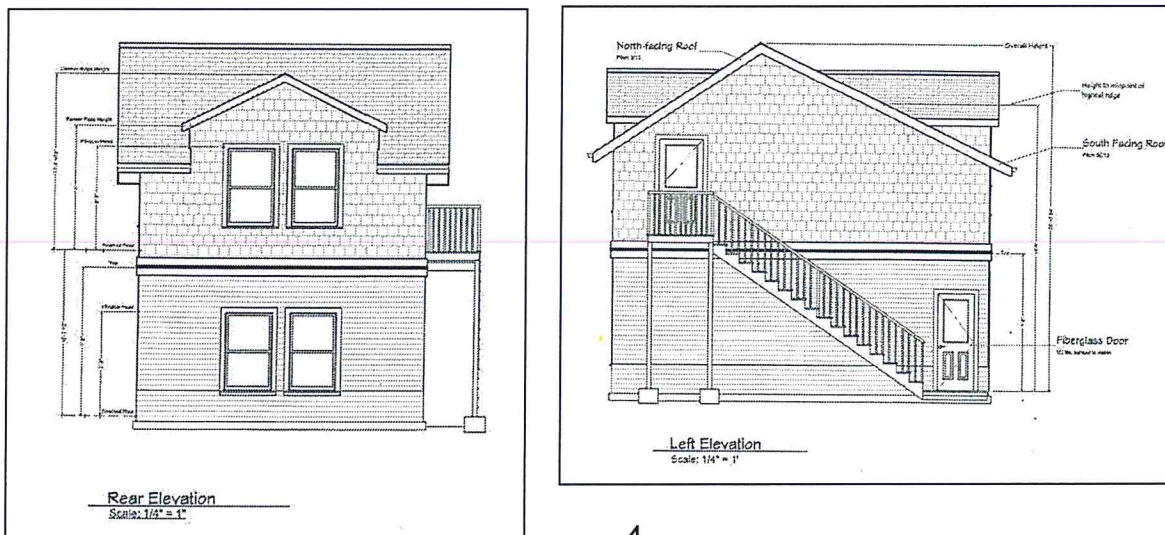
The proposed structure would have a side gable roof with front and rear dormers. The roof is elongated toward the front of the structure similar in design to the roof of the SFD on the site. However, the front of the garage faces south, to the elongated roof is on the south of the garage while it is on the north of the house. When constructed, the garage will set parallel to the house and the roof slopes will be opposite of the house. The HLC will need to determine if the roof should be reversed so that both of the long sides face north and the short sides face south. If the HLC determines that it should be reversed, a revised plan shall be submitted to the Planner for review and approval (Condition 5).

The roof would have an 8:12 pitch and the dormers would have a 6:12 pitch. These pitches would be similar to the existing SFD roof but there would not be a flair. The house has deep eaves with end returns. The garage eaves should be the same depth as the main house (Condition 6). Eave returns should be added (Condition 7). Roofing is proposed to match the existing composition shingle. The City's "Rehab Astoria Right" guide for citizens states *"While the roof line does not have to match the house, it is best that it not vary significantly."*



The siding would be cedar lap siding with 2.5" reveal on the first level and cedar shingles with 5" reveal on the second story. The existing historic SFD has narrow clapboard siding on the 1st floor and wood shingles on the 2nd floor. The proposed siding is compatible with the

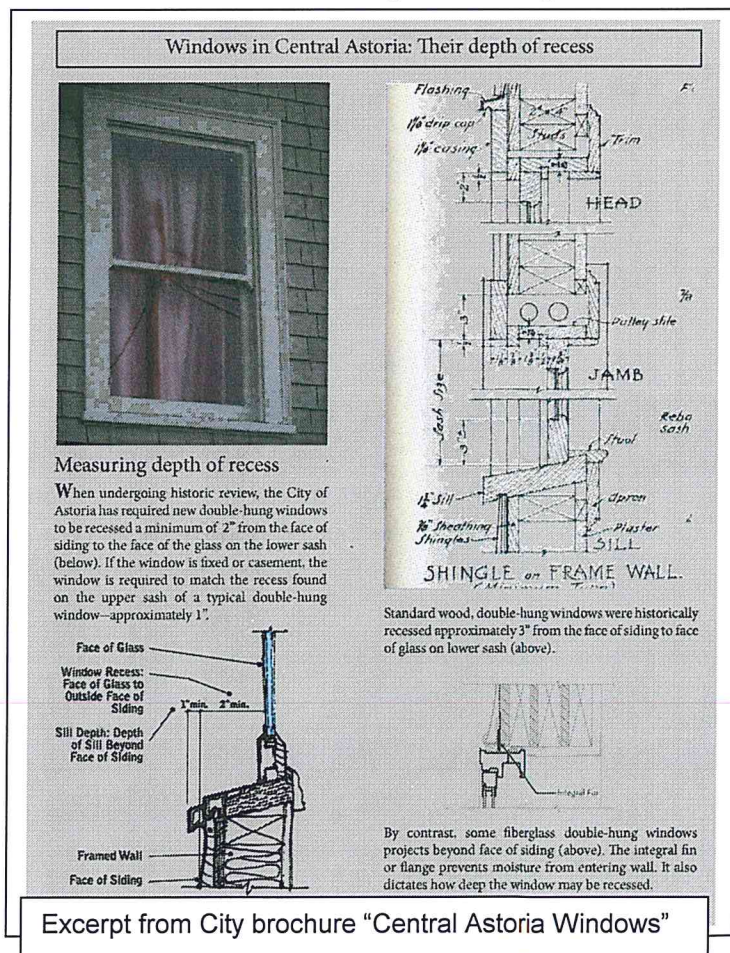
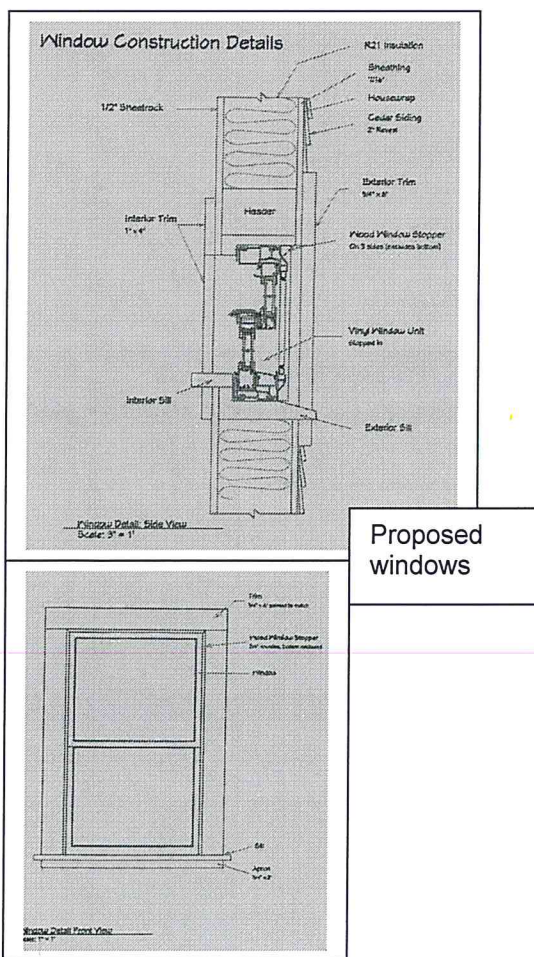
adjacent historic siding.



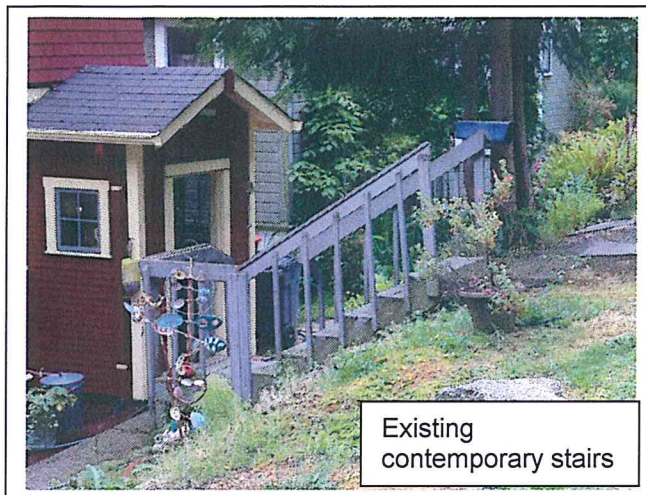
No windows are proposed on the left west side which would face the steep hillside and would have two man-doors and stairs to the 2nd floor. The man-doors would be 1/2 single lite, fiberglass, panel doors painted to match the house. If the garage will be used by the main dwelling, the location of the ground floor man door would be better located on the east side of the garage adjacent to the dwelling. Should the applicant decide to install a man door on the east side, it would be compatible.

The right east side facing the main house would have two fixed pane single lite windows on the second floor. These windows would provide a view up the Columbia River from the second story for use as either a transient lodging facility or an Accessory Dwelling Unit. The historic SFD on the site has one over one double hung wood windows.

The applicant proposes to use vinyl windows with 5/4" x 6" wood casing, lower sill, and apron. The window detail provided shows the window with a minimal inset from the plane of the building. While use of vinyl material on a new construction may be compatible, the appearance of the window installation should more closely match that of the historic windows on the adjacent historic building. The windows should 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 (Condition 1).



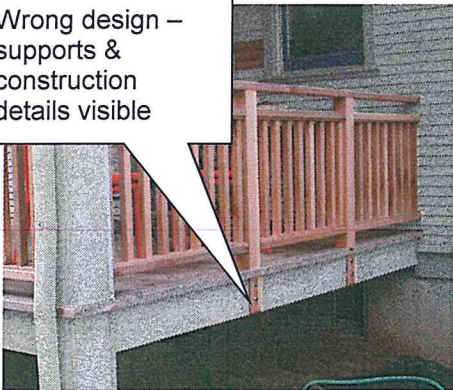
The stairs on the west side are proposed to have a balustrade with spindles ending in the decking and stairs. They should not be on the outside of the stringer or the outside of the handrail (Condition 4). The main historic structure has a solid front porch balustrade and a contemporary railing in the yard to access the lower level of the lot where the house is located, but they are not attached to the house. The proposed stairs would face the steep hillside and would not be highly visible. The design is more contemporary, but with the secluded, less visible location the design could be considered as compatible.



The materials should be compatible with typical historic design. Any exposed visible wood should not have pressure treatment incision marks visible. Support posts could be wrapped to hide the incision marks. Any construction features such as bolts should be hidden behind a fascia board and not visible. The balustrade should have a newel post at the bottom (Condition 2). All wood should be painted to match the house (Condition 3).



Wrong design – supports & construction details visible



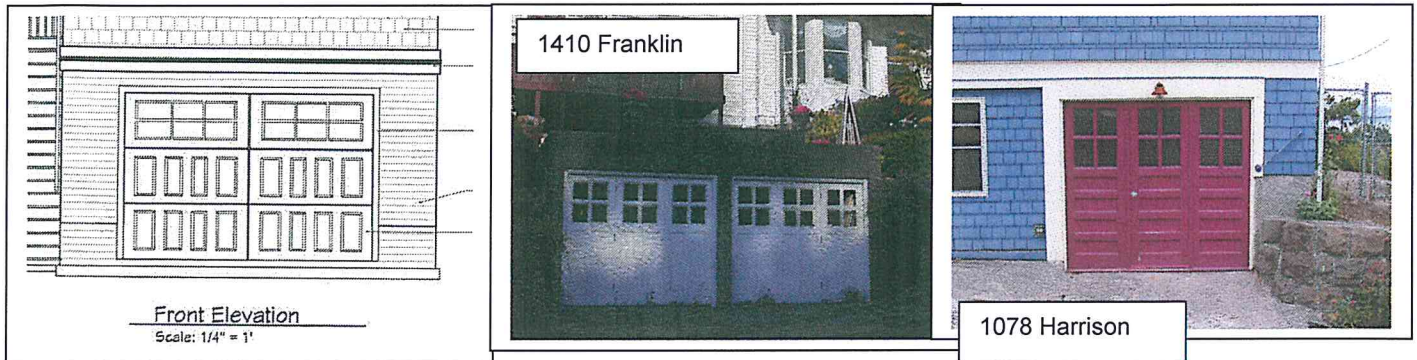
Correct design – supports & construction details covered



Wrong design - supports visible

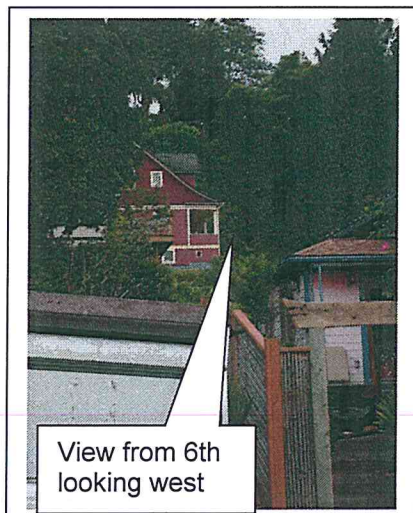


The garage door is proposed to be a multi-panel metal door with upper lites. The design is similar to other historic garages in the area.



The proposed garage would be two stories at 19.75' tall and 18' x 26' (468 square feet). The adjacent historic SFD is 26' x 34.5' (897 square feet) and approximately 20' tall (two stories). The proposed garage is smaller than the main structure and is in scale with the historic structures.

The location of the site at the top of a steep hill on a dead-end street makes it less visible than if it were on a through street. The garage will be slightly visible from views of the site from lower streets, however it will be minimal.



In balance, due to the secluded location, minimal visibility from other streetscapes and the design and materials that draw from the design of

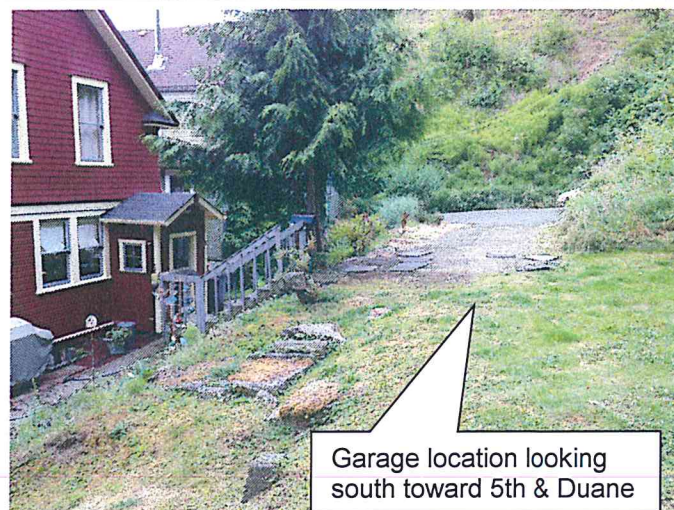
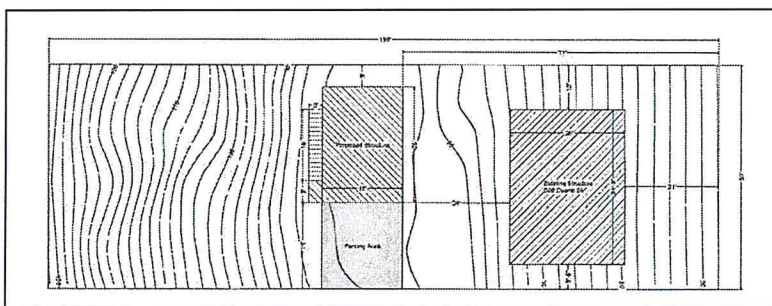
the main house, the proposed garage is compatible in “scale, style, height, architectural detail and materials.”

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 developed with a single-family dwelling located on the east third of the lot and faces north to the River. The house was moved to this location in c. 1959 after the Commercial/Bond Street slide. The other two historic properties that trigger review face their respective streets and are built close to the property lines.

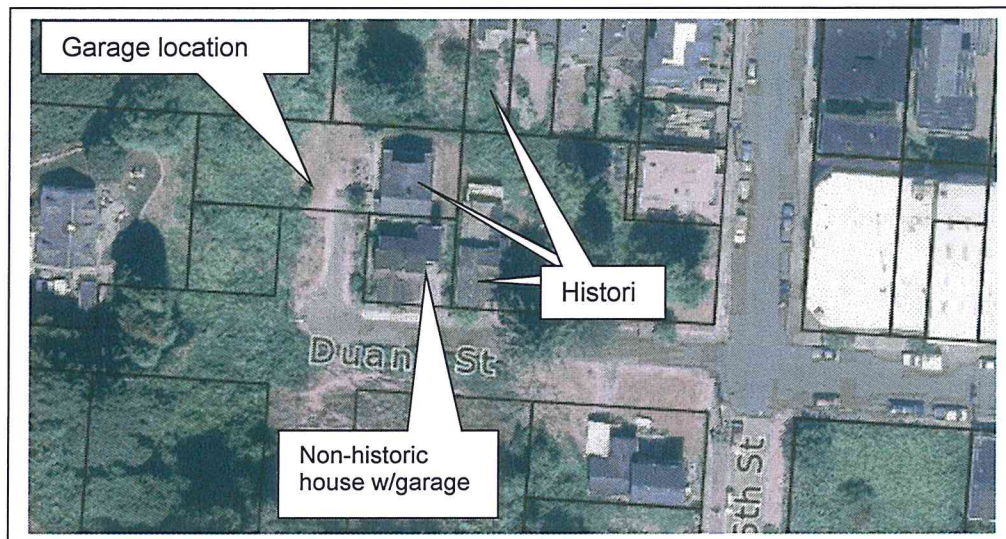
The proposed garage will be situated on the only level vacant portion of the lot and will face the 5th Street right-of-way. It will be situated at the end of the dead-end portion of 5th Street and the front will not be visible except from 5th Street. With the steep hillsides, property lines are not easily discernible and therefore setbacks are not readily visually identified.

However, the garage will set back from the plane of the adjacent house and will be 24' west of the house.



The entrance to the garage will be directly from 5th Street which is typical for a vehicle garage. The limited level portion of the lot makes it difficult to situate the garage with any other orientation. The front and rear of the garage are the most visible portions of the building and are also the most detailed with the gables and window locations. The

adjacent non-historic dwelling has an attached garage in the northeast corner of the rear of the house.



Considering the secluded location and orientation of other structures in the neighborhood, the proposed garage is *"consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations."*

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. 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.
2. Any exposed, visible wood shall not have pressure treatment incision marks visible. Support posts could be wrapped to hide the incision marks. Any construction features such as bolts shall be hidden behind a fascia board and/or otherwise not visible. The balustrade shall have a newel post at the bottom.
3. All wood shall be painted to match the house.
4. The stairs on the west side may 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.
5. If the HLC determines that the slope of the roof should be reversed, a revised plan shall be submitted to the Planner for review and approval.
6. The garage eaves shall be the same depth as the main house.

7. Eave returns shall be added on the main and dormer roof.
8. 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.