

ASTORIA HISTORIC PRESERVATION PLAN 2025 to 2035



Astoria Nordic Park

**Astoria Oregon
June 2025**

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Resolution No. 25-13**

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Credits

Appreciation to all the helpful staff with the City of Astoria, especially City Planner Tiffany Taylor, City Historian John Goodenberger, and the Historic Landmarks Commission, as well as Planning Consultant Rosemary Johnson, for pulling it all together. Special thanks to all of the historic property owners and stakeholders who participated and provided valuable input.

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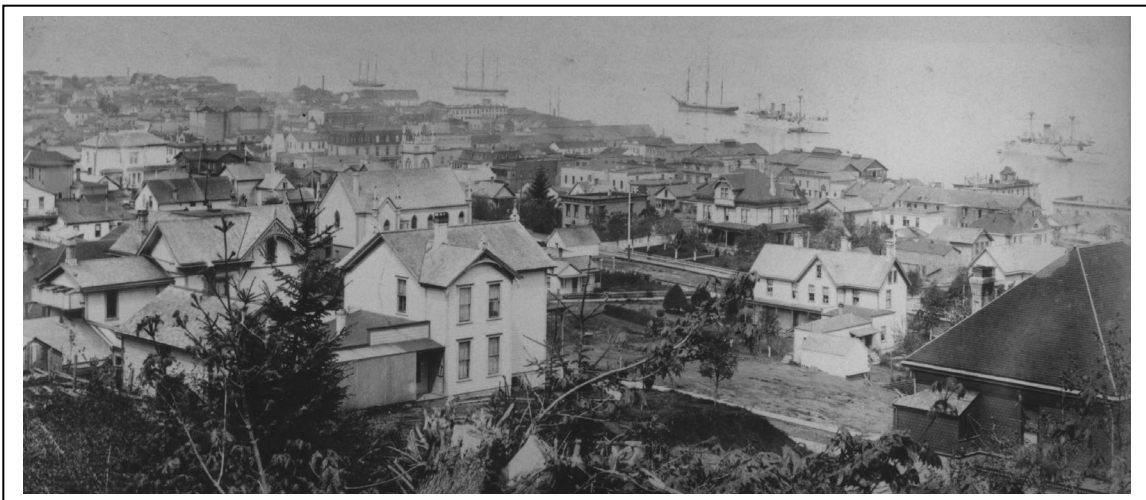
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Looking northwest at 17th Street and Grand Avenue - circa 1890

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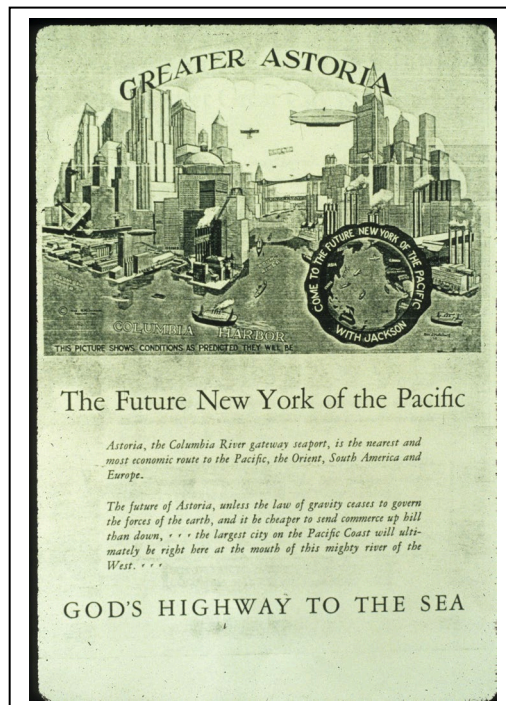
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Chapter 1: Background and Historic Overview

Background

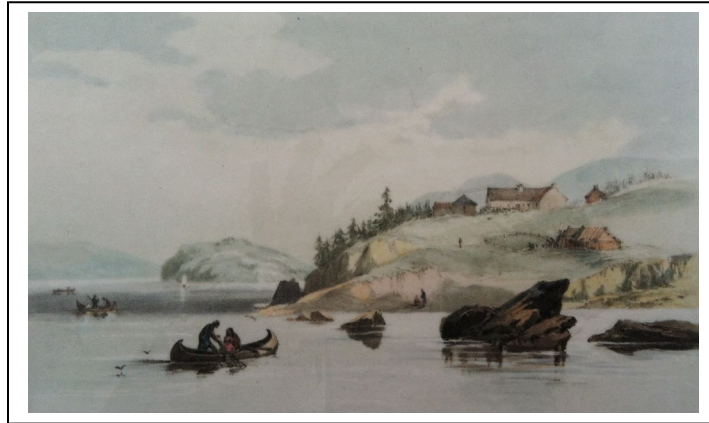
In 2008, the City of Astoria hired a consultant to develop the Astoria Historic Preservation Plan, which was adopted by the City Council on April 21, 2008 by Ordinance No. 08-08. The Plan was a five-year plan that included Priorities for Preservation Programs, Recommended Development Code Amendments, with an Implementation Plan for goals over a five-year period. Many of the recommendations have been accomplished since adoption of the Plan, however, due to staffing turnover and other critical issues within the Community Development Department, an update of the Historic Preservation Plan was not completed after the five-year period in 2012. With an All-Star Heritage Community grant through the State Historic Preservation Office, the City updated the existing Plan for a new ten-year period from 2025 to 2035.



Flavel House Museum, Clatsop County Historical Society, 441 8th Street

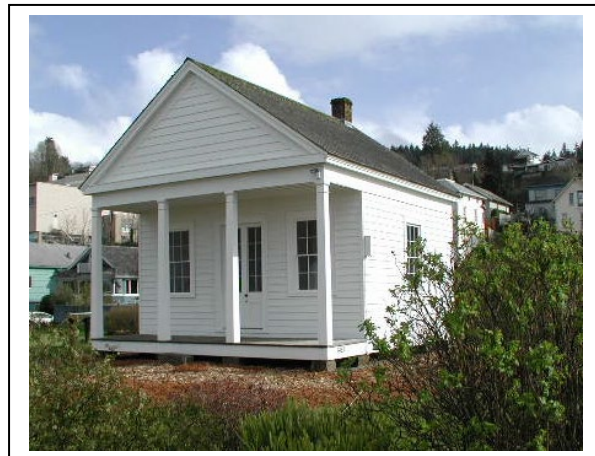
Historic Overview

As the first area settled west of the Rockies by Europeans, Astoria has a long history in the Pacific Northwest. Fort Astoria was established in 1811 by John Jacob Astor's Pacific Fur Company as their primary fur-trading post in the Northwest. Europeans and Native Americans, including the Lewis and Clark Corps of Discovery party, had traveled or camped near the area long before, but the trading post was the first permanent US settlement on the Pacific coast. The post inhabitants struggled, and the fort and fur trade were sold to the British in 1813. The fort was restored to the U.S. in 1818, though the fur trade would remain under British control until the mid-1840s, when settlers arrived to stake their claims.



Early painting by Granger of Astoria and Shark Rock after it was abandoned by Hudson's Bay Co.

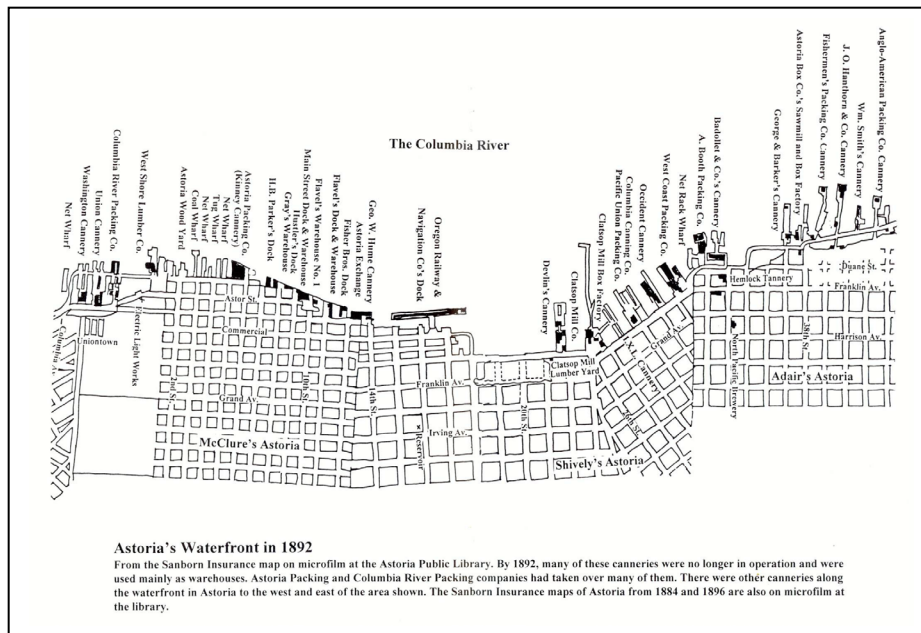
As the Oregon Territory became more settled, Astoria likewise grew as a port city and major shipping center, stimulated by the California gold rush of 1848. The first U.S. Post Office west of the Rocky Mountains was established in Astoria in 1847. One year later, President James K. Polk commissioned a custom house in Astoria, the first on the west coast. Astoria became the Clatsop County seat in 1855. The following year, Astoria was incorporated.



3455 Lief Erikson Drive - First US Custom House west of Rocky Mountains 1852 and Reconstruction in 1992

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The topography of Astoria hindered growth, as businesses competed for the limited space at the foot of the steep hills. The commercial district was constructed on wood piles over a tideland, an arrangement that required significant engineering and infrastructure throughout the history of the City. The 1880s, however, were a time of significant growth, spurred by the 34 salmon canneries on the lower Columbia, which by 1886 employed 3,400 Chinese immigrants. The Chinese population declined to 400 by 1910, but was followed by Scandinavian and Finnish immigrants, who by 1920 made up 25 percent of Astoria's population of 14,027. The descendants of these immigrants still make up a significant percentage of Astoria's population.



Astoria Waterfront 1892

The development of residential areas of Astoria mirrors that of other cities of the era. The central area of Astoria was largely populated by wealthy business owners. Their high style Victorian houses were constructed above the business district. Fringe neighborhoods such as Uniontown, Uppertown, and Alderbrook, were populated by the working class. Their vernacular Victorian houses were constructed on the hill above canneries and sawmills. The South Slope neighborhood was established between 1910 and 1930, during the rise of shipbuilding on Young's Bay. The majority of houses on South Slope are Craftsman style and likely the product of mail-order catalogues.



13th & Duane looking south from Downtown toward Central Neighborhood

Chapter 2: Existing Programs and Documents

Existing Cultural Resource Management Program

Comprehensive Plan

Astoria has had an established program for protecting historic resources for many years. Included within Astoria's Comprehensive Plan adopted on December 31, 1980, there are policies and specific language relating to preservation particularly in the Downtown and West End areas which included Astor Court and Uniontown. This Plan also referenced the Central Residential Area, the City's oldest neighborhood which extends from 2nd Street to 18th Street and from Bond Street to Niagara Avenue, excluding the central business district. The Historic Preservation component of the Astoria Comprehensive Plan has been updated several times since 1980: in 1982, 1991 and in 1998. Notable in the policies and goals related to historic preservation is the consistent goal of promoting the preservation of cultural resources by voluntary means whenever possible. In addition, for many years the City has had policies encouraging the establishment of financing for historic projects through the use of both public and private funds.

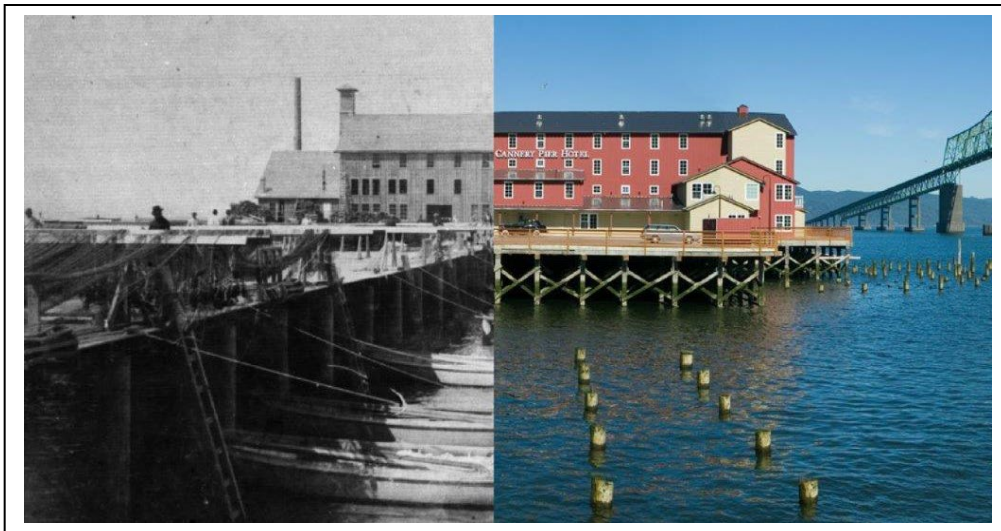
Included within Comprehensive Plan Section CP.225 *Housing Implementation Recommendations*, is a particular recommendation CP.225.3 for a Historic Properties Rehabilitation Program. This particular recommendation suggests that the City establish a revolving loan fund for historic properties which would provide low-cost funds for the restoration of historic properties. A loan program was established for Commercial properties through the Bank of Astoria which closed its Astoria branch in 2011. No such program exists for residential property owners. The City has obtained SHPO CLG grants in 2008, 2009, 2014, 2017, 2019 to establish one year grant programs for residential and/or commercial restoration projects.

The 2008 Plan recommended code amendments and more design review standards for the historic areas. In addition to the existing Historic Preservation section of the Comprehensive Plan (CP.240 to CP.255), the Comprehensive Plan Section CP.057 for the Gateway Overlay Area adopted in 1998 states *"To promote quality development which respects Astoria's character and heritage, the Development Code should include design review guidelines to be applied to new construction and major renovation projects."*

In 2015 the City Council set a FY 2015-16 goal to "Promote positive economic development through strengthening partnerships." In October 2016, "Advance Astoria" was launched to engage the business community and residents alike about future growth and the types of businesses that would flourish and align with local culture. (*CP.190 Economic Element Background Summary*).

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Comprehensive Plan Section CP.195.7, Economic Element, Conclusions and Problems, (amended in 2011) states *“Tourism in Clatsop County has increased in recent years, and the Astoria area has been the recipient of some of this economic activity. Astoria is becoming a “destination” like the communities on the ocean beaches. The quantity of lodging facilities in the City have increased in recent years to accommodate the needs except during peak tourist times. The Columbia River Maritime Museum is a major tourist attraction. In recent years, there has been construction of private facilities which can accommodate moderate sized gatherings and conventions. Tourism is an economic activity which has several disadvantages, such as low wages, and seasonality. However, Astoria has a highly seasonal work force which tourism, particularly the convention business during the winter, could counteract. Astoria has begun to capitalize on its scenic, historic character; proper emphasis on it through advertising and public projects has the potential of stimulating the City’s tourist economy.”*



Cannery Pier Hotel, 10 Basin St - original cannery & 2005 hotel, designed to reflect historic cannery.

Comprehensive Plan Section CP.204, Economic Development Goal 5 states *“Encourage the preservation of Astoria’s historic buildings, neighborhoods and sites and unique waterfront location in order to attract visitors and new industry.”* Comprehensive Plan Section CP.210.6, Economic Development Recommendations states *“The City’s historic character is one of its major tourist attractions. Historic districts can form the focus for tourist-oriented promotion. Therefore, the City should take a more active role in the designation of historic districts.”*

When the Historic Preservation Plan was adopted in 2008, there were many public comments in the questionnaires concerning the need for protection of the historic waterfront area. In 2008-2009, the City of Astoria developed the Riverfront Vision Plan (RVP) to address issues dealing with open space, land use, and transportation issues along the Columbia River. The Astoria Riverfront Vision Plan was accepted by the City Council on December 7, 2009. Significant public involvement opportunities were designed to gain public input. The process was initiated to plan for these issues in a comprehensive manner and to set a framework for the future of the study area. (CP.057 Gateway Overlay Area). The RVP and subsequent implementation code amendments over a 15-year span (2008 to 2023) provided design review guidelines and

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standards for all new construction and major renovations. It emphasized the need for compatibility with the historic character of the waterfront. Comprehensive Plan Section CP.068.3, Astoria Riverfront Vision Overlay Area Policies, adopted in 2014 states “Support new development that respects Astoria’s historic character. The overall Comprehensive Plan objectives are to:

- a. Enhance or refine Development Code to achieve vision principles.
- b. Implement design review, design standards, or other tools to guide the appearance of new development.
- c. Devote resources to rehabilitating old structures.”

In 2019, the City adopted Comprehensive Plan section CP.078.1, Uniontown Overlay Area Policies, which states “The City will implement the land use vision and goals of the Uniontown Reborn Master Plan by directing future development to: . . . d. Design new or rehabilitated buildings to respect the historic patterns and character of the City and the Uniontown-Alameda National Register Historic District.”

Development Code

The Astoria Historic Landmarks Commission (HLC) was originally established in 1977, and is a seven-member, quasi-judicial body that meets monthly. The HLC is bound by the procedural requirements set forth in Articles 6 and 9 of the City of Astoria Development Code and empowered by Development Code Section 1.125. Article 6, Historic Properties Ordinance, includes regulations and processes on the designation of historic properties, formation of historic districts, review of exterior alterations on historic properties and new construction adjacent to historic properties, and review of demolition / moving of historic properties. It allows for a three-tier process of review with Type I administrative Certificate of Appropriateness review, Type II staff review with public notice, and Type III HLC review with public notice.

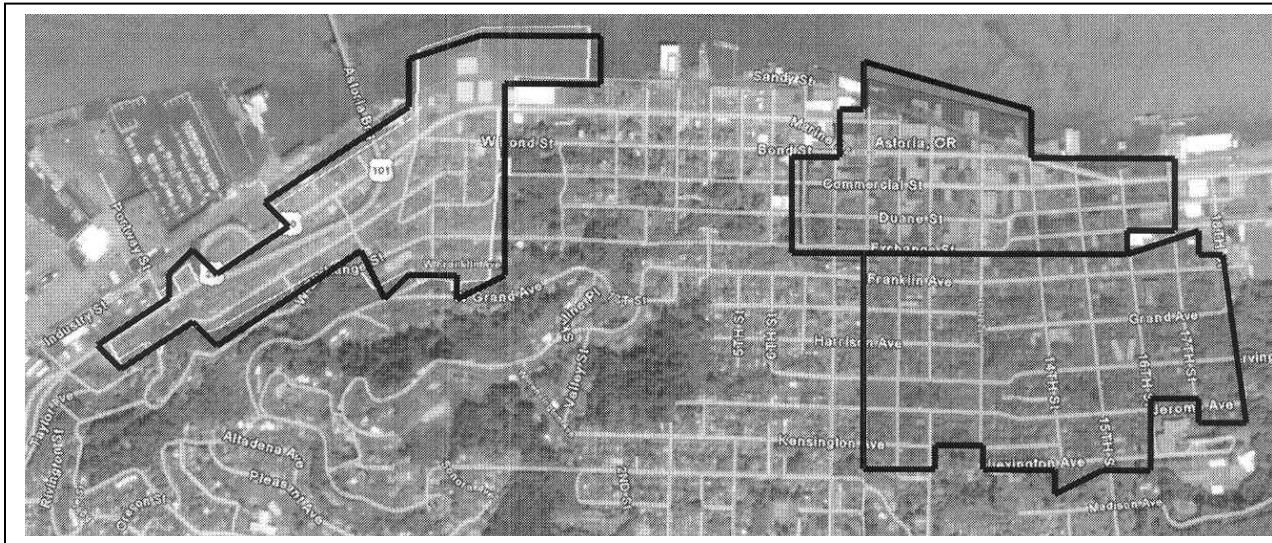
Astoria’s Historic Resources¹

Historic landmarks may be designated in several ways, according to the City of Astoria Development Code 6.040(A). Initiation of an application may be made by the HLC, City Council or a property owner. Within the City of Astoria, resources which have been surveyed and classified as contributing to the potential historic district are automatically considered a local historic landmark and therefore have the benefit of local protection and review. The Astoria Development Code states that resources listed in the National Register are automatically considered a local historic landmark, and subject to design review as well. These “automatic” designations are for the “local historic landmark” name only as each property is still required to go through a separate City designation process with required public notice and adoption in accordance with Development Code Article 9.

¹ For a more thorough discussion of Astoria’s Historic Resources, please consult John Goodenberger’s comprehensive discussion in *Astoria’s Historic Resources and Heritage, 2006*.

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Astoria has 40 individual resources listed in the National Register. Some of the individually listed resources are also within a historic district. There are 107 individual local landmarks, 17 of which are also listed in the National Register.



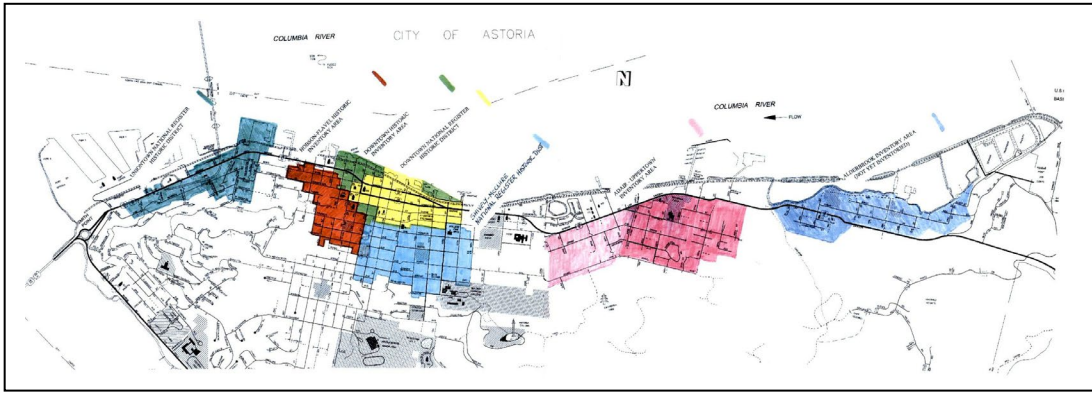
National Register Historic Districts

Astoria has three National Register Historic Districts:

	Contributing	Noncontributing
Astoria Downtown District	61	64
Shively-McClure District	241	171
Uniontown-Alameda District	132	82

Other areas which have been inventoried include the Hobson-Flavel area (146 primary, secondary, and contributing properties), and the Adair-Uppertown area (178 eligible contributing properties). These inventoried properties are designated as historic and subject to Historic Properties Article 6. In total, there are 851 designated historic properties, 470 which are listed on the National Register either individually or in a Historic District.

The Astoria Historic Context, *Astoria’s Historic Resources and Heritage*, which was completed in 2006, identifies the Hobson-Flavel Inventory Area (west of the Shively-McClure Historic District) and the Adair-Uppertown Inventory Area (east of the downtown area) as potentially eligible for nomination to the National Register as districts. It also identifies the neighborhoods of Alderbrook and South Slope as not inventoried but potentially eligible. The Historic Context also indicates that all neighborhoods in Astoria retain significant historic resources and could potentially be eligible for nomination to the National Register. The South Slope area has not been reviewed for potential district boundaries, but the area has taken on more significance with the passage of time since its development in the 1910 to 1930’s time frame.



Historic Districts and Inventory Areas

In 2015, Astoria was designated a Heritage All-Star Community by SHPO. There are only eight such designations in Oregon. This designation recognizes the on-going excellent work in the Astoria area for historic preservation and compliance with SHPO required criteria for designation. With this designation, the City has access to funding for projects such as this 2025 update of the Historic Preservation Plan.

Through a SHPO grant from FEMA, the City is in the process of developing a Historic Preservation Disaster Resiliency Plan for the greater Astoria area. Work on this Plan is being completed with the assistance of the University of Oregon Institute for Policy Research and Engagement (IPRE). The Plan is scheduled for review and potential adoption by the City Council in July 2025.

Existing Incentive Programs

Astoria is the second one of four Preserve America Communities established in Oregon in 2004. The other communities are Salem, Enterprise, and Jackson OR. There is grant funding available through the Federal government for historic projects focusing on tourism, research, education, planning, marketing and training (<https://www.nps.gov/subjects/historicpreservationfund/preserve-america-grants.htm>). The Preserve America Grant program awarded grants between 2006 to 2009. Subject to re-appropriation of funds by Congress, this program would be an excellent source of additional funding for preservation programs within the City of Astoria. Although not currently funded, the program is authorized in legislation. Funding for grants under this program will only be available if Congress appropriates money for it. Unless or until this happens, the grant program is not active.

The City of Astoria became a Certified Local Government (CLG) in 1996. The CLG program is a national program which offers non-competitive grants for historic preservation projects and programs to communities which are administered through the Oregon State Historic Preservation Office (SHPO). The annual grant through the Certified Local Government program administered through the SHPO office is currently the primary source of funding for additional City preservation programs in Astoria. The Oregon State Special Assessment Program was available to any historic property owner who owns a contributing resource within a National Register district, as well as those which are individually listed in the National Register. The program ceased in 2024 but is being reconsidered for commercial properties only by HB 31290 in the 2025

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legislative session. In Astoria, currently only 10 properties are taking advantage of the Special Assessment program (over 470 are eligible). This is a reduction from 17 properties in 2015 and 22 properties in 2018. One reason for this reduction is due to the cease of funding for this program in the last two years.

The City has obtained SHPO CLG grants in 2008, 2009, 2014, 2017, 2019 to establish one year grant programs for residential and/or commercial restoration projects. This program is a 50/50 matching grant to historic property owners to restore primary facades of their properties. Since 2008, 24 properties have obtained \$66,198 of these grant funds to restore their properties.

The Historic Landmarks Commission annually awards the Dr. Edward Harvey Historic Preservation Award.



672 15th Street – 2018 CLG Grant Project and 2020 Dr. Harvey Award recipient

There was also a \$25,000 Loan Program for Commercial Facade Renovations available through the Bank of Astoria to property owners within the Downtown and Uniontown areas. This program no longer exists.

Under the Uniontown Reborn program, \$250,000 of Astor-West Urban Renewal funds are available for a facade renovation grant / loan program. To date, eight properties have received grants for



279 West Marine Drive, Finnish Meat Market (before and after restoration)

Chapter 3: Questionnaires on Needs & Desires

Staff and HLC Members Needs and Desires

HLC Needs:²

Training and Workshops

In 2008 and 2025, the members of the Historic Landmarks Commission responded to the questionnaire indicating a desire for more ongoing workshops or training sessions to address issues that come before the board and to learn more about public meeting management skills. Staff conducts training of all new HLC members upon appointment and provides some workshop training during regular HLC meetings as issues arise. However, as indicated by the HLC, there continues to be a need for additional training of the HLC members and workshops on specific design review issues.

The HLC indicated a desire for additional City programs and public workshops on window restoration and other topics. Since 2008, LCPS has established a downtown office with resources available to the public and holds regular talks and workshops on historic related issues. It is recommended that the City work in conjunction with the Lower Columbia Preservation Society (“LCPS”) and local building supply stores to provide training and workshops for the public.

Development Code Revisions

The HLC indicated a need for more specific Development Code language, specifically regarding windows and building materials. The RVP guidelines and standards in Article 14 specify materials and designs which impact the historic character of the Riverfront. A similar set of Code guidelines and standards should be developed for Article 6 on Historic Properties with more specific information on acceptable design and materials for both historic properties and for new construction in historic areas.

A desire to be able to review new construction near a historic resource and all new construction in historic districts, rather than just “adjacent” properties has been suggested for years. The City adopted Code amendments to clarify “adjacent” properties. The RVP was implemented for all four sub areas and includes a review of impact to historic properties and historic character of the Riverfront. New Construction in the Riverfront Vision Plan Overlay (“RVP”) areas that is visible within three blocks of a historic property is reviewed by the Historic Landmarks Commission for any impact to the historic properties and streetscape. In 2022, the Code was amended to give the HLC responsibility to review all design review applications for Overlay Zones if adjacent to a historic property. The Design Review Commission continues to review all other Riverfront design review projects.

² A more complete summary of the questionnaires is located in the appendix.

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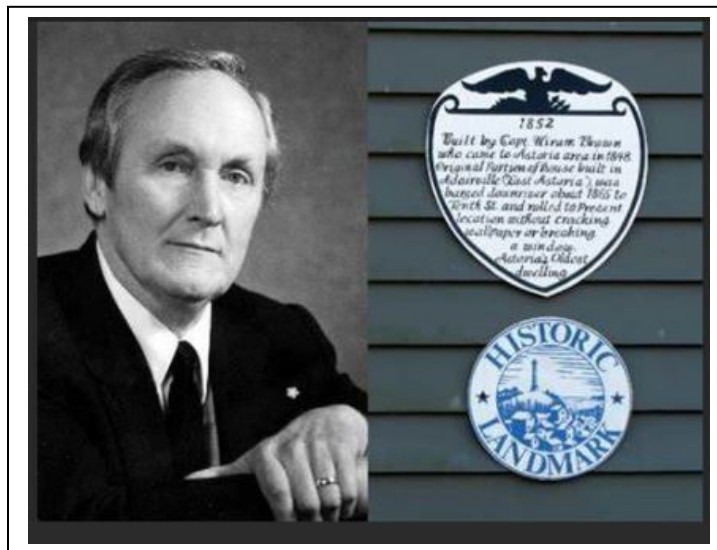
In 2025, there were several comments to review all new construction within a historic district or inventory area, with one comment to exclude review of properties adjacent to the outside boundary of a district. The need for review of new construction in historic areas is due to the desire to protect the integrity of the designated district as the overall continuity and integrity of streetscapes is important to the designated “areas.” Incompatible infill can destroy that integrity.



Historic Streetscape, 600 Block 15th Street

Additional Needs

The Dr. Harvey Historic Preservation Award is an all-inclusive award program to recognize residential, commercial, institutional work, individuals, and programs for historic preservation. Continuation of this program is recommended. One HLC recommendation was to inventory and help preserve the original Dr. Harvey plaques which are not associated with the current Dr. Harvey Awards presented by the City or the City historic plaque program. The Dr. Harvey plaques began in the 1960s and may have taken on historic value themselves. Inventory of these signs and their condition could be a project for a volunteer and/or a partnership with LCPS.



Dr. Edward Harvey, Dr. Harvey Plaque, City Historic Plaque

In 2008, grant or loan programs for both home and commercial building owners were identified as important, as well as a desire to address the issues presented by the waterfront and its development. Since then, the City has provided several SHPO pass-through grants to both residential and commercial properties. The responses in 2025 still urge the need for grant and loan programs.

Some HLC members indicated a desire to have the existing brochures on historic design and materials available to the public, especially on the City's website.

Staff Needs:

Training and Workshops

Staff would like to expand the training for both HLC members and the general public. Additional workshops should be held at regular HLC meetings for the members on subjects the HLC requests as well as sessions proposed by staff. Historic Preservation Fairs were held in previous years and were successful. Staff recommends that these be held more often, such as every one or two years. Participation in the Sunday Market with an information booth is recommended. All of these events could be in conjunction with LCPS as staff do not always have the time to prepare for events. Partnerships with additional groups such as Columbia Pacific Preservation (CPP), Astoria Downtown Historic District Association (ADHDA), Clatsop Community College (CCC) Historic Program, Clatsop Economic Development Resource (CEDR), Tongue Point Job Corps (TPJC), and the local museums should be developed to help with education and other historic preservation needs. The partnership with LCPS could assist with distribution and/or purchase of the Historic Plaques provided by the City for historic properties.



Astoria Historic Preservation Fair

Development Code Revisions

In 2008, Staff expressed a need to clarify language and terms within the Development Code. Specifically, clarification of requirements for historic and non-historic buildings within a district, and a faster administrative review process for simpler types of projects. A three-tier permit process was adopted, which established Type I administrative Certificate of Appropriateness review, Type II staff review with public notice, and Type III HLC review with public notice. Staff continues to see a need to allow more Type I and Type II reviews to reduce time to process permits for both the applicant and staff. Staff would like to see the Type I and Type II permit reviews expanded to reduce the time required to process these permits.

Staff identified a need for a set of Code guidelines and standards similar to those in the RVP and Article 14 to be developed for Article 6 on Historic Properties. It should include more specific information on acceptable design and materials, especially for windows, for both historic properties and for new construction in historic areas.

The demolition section requirements of the Code need to be expanded and updated.

Staff indicated a desire to expand design review to all new construction within and adjacent to a Historic District and/or Historic Inventory Area. Large alterations to existing non-historic properties are not reviewed, and staff believes that some level of review should be developed for these larger alterations / additions which could be incompatible with the historic streetscapes. They noted the need to protect the integrity of the historic streetscapes which are part of the district designations.

Additional Needs

Other needs identified in 2008 included the need for another full-time planner, improved maps and electronic resources, and a standardization of local and SHPO inventories. Staff was interested in several programs, such as the potential for the South Slope to be surveyed and possibly considered as a historic district; additional realtor education, community workshops, City sponsored design consultation for historic building owners, and periodic notification of all historic homeowners of the historic status of their buildings. In 2022, the Department expanded from one Director, one Planner, one Administrative Assistant, one Building Permit Technician, and one Building Official with the addition of a second Planner and a Code Compliance Specialist.

Staff indicated a desire to inventory the South Slope area for potential historic designation of properties and eventual historic district designation. The area has many in-tact homes dating from the 1920s to 1940s and is in danger of losing its historic integrity with continued alteration of historic materials and designs. This area should be considered to be inventoried.

Staff indicated a need for an adopted process for the Inadvertent Discovery of Archaeological Items similar to the one for Inadvertent Discovery of Human Remains.

The City GIS identifies historic and inventoried properties with maps of district boundaries on both the in-house and public GIS sites. With the 2013 inventory of the Adair-Uppertown area, the City began using the SHPO format for the inventory form and designation categories. The GIS links each property to its inventory form. There have been challenges with keeping the data up-to-date including a loss of data to the City's web site in 2024 resulting in the need to redevelop the site and all its links. Updating the City GIS with accurate historic data is a high priority need for staff.

The City currently has two historic preservation consultants—one contractor and one staff member—available to assist property owners with their projects and guide them through the City's review process. Unlike the previous one-hour limit, there is now greater flexibility in the level of support they can provide. These consultants are a valuable resource, offering professional expertise to the public while also helping to reduce the time City staff spends working individually with applicants to develop approvable proposals.

Staff also indicated a desire to update the existing historic brochures on historic design and materials and have them available to the public, especially on the City's website.

With the adoption of the Historic Preservation Plan and the Historic Disaster Resiliency Plan, there is a need to update the Comprehensive Plan Section CP.240 to CP.255, Historic Preservation Element in order to update the information. The update would include the changes in historic preservation programs and the goals/desires addressed in these Plans. The Plans would also need to be adopted as background reports in Section CP.028 of the Comprehensive Plan.

Questionnaires – Public Needs and Desires

In 2008, questionnaires were designed to identify general needs and goals within the community. Overall responses noted the following: waterfront was most in need of protection; need for stronger codes to protect historic resources; need for code enforcement and incentives for preservation; more historic markers, walking tours, and other educational programs. A majority of people noted a positive experience with the City with regard to historic preservation. The emphasis on waterfront protection was spurred by the concern with multiple proposed developments along the Riverfront and the lack of any design review. The RVP addressed this issue.

For the 2025 update to the Plan, a questionnaire was sent out twice to Neighborhood Associations, Lower Columbia Preservation Society, Historic Landmarks Commissioners, City staff, and was available on the City web site and at City facilities. The questionnaire only addressed the proposed goals to obtain input on their continued relevancy or need for other goals to be added. Most responses supported the continuation of many of the existing goals. There was some emphasis on making the design guideline brochures available again, doing workshops for everyone, providing funding for historic restoration projects, digitizing historic records and collections, and continuing with the inventory of Alderbrook and South Slope areas. As with any survey, there were some responses that did not see a need to inventory these areas, but these were in the minority.

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There was some concern with the loss of institutional memory as the lead people in many organizations and the historic community are aging. Some form of oral and/or written history should be done before the information they have is lost. Along with this is the need to instill the love for heritage in the youth so that it can carry on for future generations. Organizations continue to have difficulty recruiting volunteers.



South Slope Neighborhood – Florence Avenue

Lower Columbia Preservation Society (LCPS) has grown since 2008 and is now very active in the historic preservation field in the north coast communities. They have been a help to both citizens and City staff, providing workshops, newsletters, resources, research, and general advice to property owners. LCPS has indicated a desire for a continued relationship in assisting the City with historic preservation and offered funding and distribution of the City historic plaques. LCPS also indicated a need for Code updates concerning demolition requirements, design review of all new construction within a historic district or inventory area, and expanded clarification of “compatibility.” LCPS suggested term limits for HLC members.



Lower Columbia Preservation Society at Sunday Market

Historic Disaster Resiliency Plan - 2025

The City of Astoria is partnering with Oregon Heritage and the Institute for Policy Research and Engagement (IPRE) at the University of Oregon to create a community-wide disaster resilience plan for heritage and cultural resources. This plan can help to prepare for emergencies, lessen potential disaster impacts, and leverage the capacity of organizations and individuals dedicated to heritage and cultural resource stewardship to build resilience. This project was made possible through FEMA's Hazard Mitigation Grant Program (HMGP) which was awarded to Oregon Heritage through the State Hazard Mitigation Office (SHMO). Astoria is one of eight Heritage All-Star communities from across Oregon and six will be a part of this funding grant. The Astoria area project was conducted from January 2025 to Fall 2025 and coincided with the project timeline for the City's updated Historic Preservation Plan.

The Historic Disaster Resiliency Plan will describe the current conditions of heritage resources and organizations in Astoria, identify their vulnerability to natural and human caused hazards, and create a set of strategies to build resilience. Heritage organizations in Astoria engaging with the committee or participating in community events will receive guidance and resources on how to prepare for and respond to disasters.



Disaster Resilience Survey Poster



934 Irving Avenue, 2007 windstorm damage

IPRE conducted several stakeholder meetings and public input sessions to determine the needs of the community for this Plan. While the surveys and input were gathered specifically for the Disaster Resiliency Plan, the information was relevant to the Historic Preservation Plan and public opinion on historic preservation in general. The following are some of the comments and suggestions obtained during the Disaster Resiliency Plan process. Not all comments are feasible nor necessarily desired but are included in the list as public input.

Astoria Historic Preservation Plan

- Funding and incentives to assist with historic preservation, restoration, and maintenance projects are needed. This could include facade renovation grants, allocation of Transient Lodging Tax funds, etc.
- Promotion and education on available funding and assistance for historic properties is needed to make the public aware of the resources available.
- All areas of Astoria should be inventoried for potential historic designation and/or National Register Districts.
- Codes should be updated to help expedite review process and make the requirements clearer.
- Historic entities should work toward digitizing their collections for protection and to allow better public access to the collections.
- Historic paint colors on buildings should be encouraged.
- More coordination between agencies such as School District, Neighborhood Associations, governments, ADHDA, LCPS, and museums. Designated a lead coordinator for the area.
- Formalize relationships between historic and cultural entities.
- Relocation of critical facilities outside of hazard prone areas.
- Preservation program/requirements for historic signs and murals possibly with conservation easements, etc.
- Heritage of Astoria includes more than just buildings as there are other features such as the pigeon steps that give character to the community.
- Preservation of public versus private resources.
- What is the metric for deciding what resource is historic?
- Should the economic value of heritage be measured at the community scale or on a case-by-case basis?
- How do we plan for contemporary cultural events, places, and spaces to become historic?



11th Street at Irving - pigeon steps



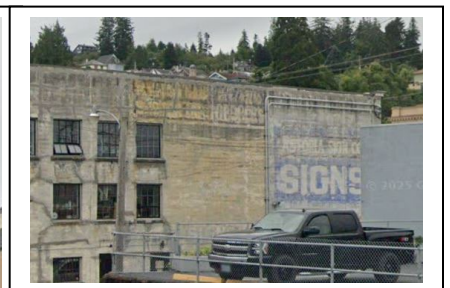
8th Street at Franklin - pigeon steps



Mural at 1152 Marine, north facing



Hotel Elliott, 357 12th Street - sign restoration



Rear of 824 Commercial historic sign

Chapter 4: Priorities

Priorities for Preservation Programs

Four categories of priority programs were identified based upon the input collected from stakeholders in the preservation community and staff. Each of the programs is based upon a different priority identified as a need by the community. In addition, each priority is linked to the primary functions of the HLC supporting the priority, and the overall goals identified by the HLC, public, and staff are listed along with specific projects to achieve these goals. It is important to note that while each program has a different priority identified, the resulting implementation Plan does not eliminate the pursuit of other projects. The purpose of identifying and naming a program is simply to clarify the priorities of the Historic Landmarks Commission for the next ten years so that when it is time to apply for funding it is clear to the Commission and staff which project is the priority. It is highly recommended that this Plan be updated in ten years, or once all of the projects identified have been completed.

Primary Function of the HLC

- Primary function of the Historic Landmarks Commission as noted in Development Code Section 1.125.B is:
 - a. enforcement of Article 6 for Historic Properties which includes review of exterior alterations and new construction;
 - b. designation of historic properties and districts;
 - c. develop and recommend adoption of rules and regulations for historic areas;
 - d. serve as advisory board to the City Council, Planning Commission, and other agencies on historic preservation;
 - e. prepare informational materials and assist people in conforming with the Historic Properties Ordinance;
 - f. promote historic, educational, cultural, economic, and general welfare of the public through preservation, restoration, and protection of historic properties;
 - g. have all powers given to HLC under general laws of the State of Oregon.

Priority #1: Improve and Clarify Code

- **Function of the HLC:** to update the Development Code relevant to Historic Preservation.
- **Priorities and goals:** improve and clarify Development Code language.
- **Projects:** Draft amendments to Development Code Article 6; include specific requirements, illustrations, and drawings demonstrating clear examples; update demolition requirements; expand design review to all new construction within or adjacent to a district or inventory area; expand Type I and Type II permit review by staff. Draft amendments to Comprehensive Plan Historic Preservation Element to update current statistics, issues, and goals of the City.

Priority #2: Survey & Inventory Program

- **Function of the HLC:** to survey and inventory properties for potential historic designation.
- **Priorities and goals:** survey and inventory, establishment of additional districts.
- **Projects:** Survey most at need areas such as Alderbrook and South Slope. Pursue district nominations for already surveyed areas (Hobson-Flavel; Adair-Uppertown). Survey historic signs.

Priority #3: Economic Incentives Program

- **Function of the HLC:** promote historic, educational, cultural, economic, and general welfare of the public with pursuit of funding to provide grants/loans for historic property owners and historic preservation projects.
- **Priorities and goals:** develop economic incentives through partnerships and programs with financial institutions and other funding sources which will establish programs to benefit historic property owners.
- **Projects:** establish a low interest loan program for historic structures; further develop facade improvement programs; establish a local grant program.

Priority #4: Public Education Program

- **Function of the HLC:** promote historic, educational, cultural, economic, and general welfare of the public with neighborhood outreach and education.
- **Priorities and goals:** increase education and outreach by HLC Members & staff through annual workshops, periodic mailings, development of homeowner education program, and install interpretive and historic identification markers and signs.
- **Projects:** hold annual public workshops; continue use of 'design expert' pool; install historic markers and interpretive signage; additional training and workshops for HLC members; update GIS with historic inventory information; update and make historic brochures available to the public; work in cooperation with LCPS or other agencies.



687 12th Street – former residence of Roberta Stramiello, benefactor of LCPS

Chapter 5: Recommendations

Recommended Development Code Revisions

Streamlined permit process

Based on the responses of planning staff and the Historic Landmarks Commissioners in 2008, a three-tier process was adopted, which established a Type I administrative Certificate of Appropriateness review, Type II staff review with public notice, and Type III HLC review with public notice. The criteria for each process Type specifically identified what could be reviewed at each level. This tiered process should be expanded to allow more Type I and Type II reviews.

Clarification regarding acceptable building materials

Like staff and Historic Landmarks Commissioners in many jurisdictions, the issues of acceptable building materials, especially window replacement, arise frequently. The existing Development Code Section 6.050.E contains ten design standards that reflect the Secretary of Interior Standards for Historic Rehabilitation. Unfortunately, some of this language is vague, confusing to applicants, and requires significant interpretation by staff and Commissioners. It was recommended that more specific language be inserted into the Development Code to make the determination of acceptable materials easier. The City's Riverfront Vision Plan Overlay and Gateway Overlay codes in Article 14 of the Development Code utilize a "guidelines" and "standards" code language with specific requirements listed. As the HLC determines what it finds acceptable, Development Code Article 6 Section 6.050.E *Historic Landmarks Commission Design Review Criteria* should be revised and updated. It is recommended that a list of "encouraged / discouraged" and "prohibited" materials and design features, and "guidelines / standards" with graphics similar to the City's Gateway and Riverfront Vision Overlay Design Review Guidelines in Development Code Article 14 be developed to help guide the applicant, staff and the Commission.

In order to best accommodate the specific conditions in Astoria, the Historic Landmarks Commission established acceptable standards for certain building materials that are appropriate for historic buildings. These are currently integrated into the Findings of Fact and included as conditions of approval during the review process. The three tier review process specifies certain approved materials and/or designs for Type I and Type II applications but does not address them for Type III review.

Below are some sample ideas for consideration. Actual code language would need to be developed.

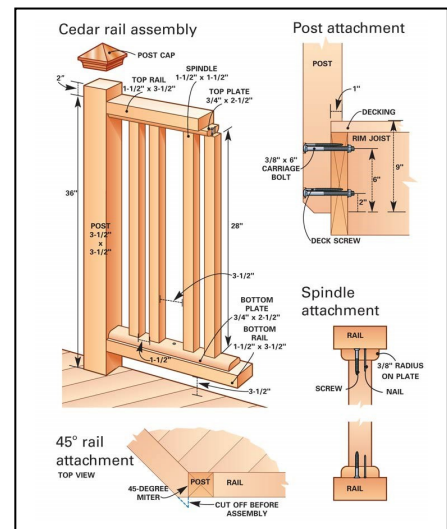
- New construction in a historic district may utilize contemporary materials (such as smooth fiber cement board and shingle, or aluminum/fiberglass/vinyl clad wood windows) if they are compatible with the historic buildings in the district. For

example, fiber cement board may be used if the reveal of the clapboards matches that of the adjacent historic buildings and it is smooth not textured.

- Windows on existing cultural resources shall be repaired rather than replaced whenever possible. In the event that replacement is necessary, in-kind replacement is preferred with character defining features replicated, such as the window profile and exterior dimensions, the placement (depth to the facade) as well as the distribution of lites and muntins. Lites should be true divided lites. Windows on secondary facades may have simulated divided lites with exterior muntins (internal muntins shall be allowed only in conjunction with exterior muntins). The window frame should be paintable. In the event that in-kind replacement is not feasible, more flexibility of window replacement is allowed on secondary facades (side or rear facing that are not highly visible from a right-of-way), however original or in-kind window replacement is required on primary facades.
- Other standards set by the HLC as conditions but not codified include the following:
 - a. Any visible wood shall be free of pressure treatment incision marks.
 - b. Construction elements such as bolts shall be hidden from view.
 - c. Surfaces shall be painted except for flat decking and/or stair treads.
 - d. Composite material may be used on flat decking and stair treads.
 - e. Columns may be replaced with fiberglass or similar composite material.
 - f. Depending on the style of the structure, balustrades generally shall have vertical balusters with upper and lower rails.
 - g. Vinyl windows are not allowed on historic structures.



Example of balustrade construction

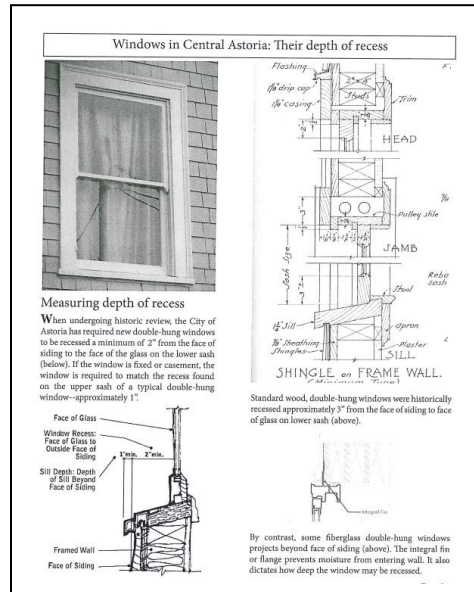


Clarification of “compatibility”

Many respondents to the 2008 questionnaires expressed frustration over determining what is “compatible”. The term “compatible” is used in several areas of the Development Code, and it is not clearly defined. In 2025, this remains an issue for staff and the HLC.

Astoria Historic Preservation Plan

The 2008 Plan recommended that the term “compatible” be defined in the Development Code. When defining “compatible,” Astoria will have its own unique definition based on the historic resources that exist in the City. A brochure titled “Rehab Astoria Right – A guide to working with Astoria’s residences” was developed to address various issues with historic restoration and/or new construction adjacent to historic properties. It provides examples of compatible construction and alterations with graphics. Additional code revisions are recommended to clarify acceptable designs and materials, as noted above, which would help clarify what is compatible. The goal would be to make the review less subjective and easier for staff, HLC, and the public to understand what is expected and acceptable.



Window excerpt from “Rehab Astoria Right”

Design Review of all new construction within historic districts and inventoried areas

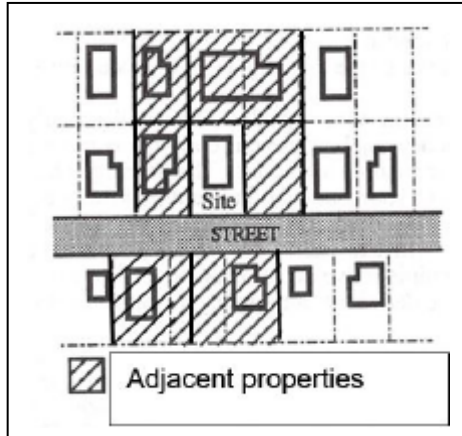
The term “adjacent” was clarified in the Development Code in the Definitions Section 1.400. A 50’ wide RR/trolley property separates some sites from a historic site. The City-owned RR/trolley property is a right-of-way under the Federal Rails to Trails Act. No structures may be constructed on this property. The RR right-of-way is treated the same as any other right-of-way in determining adjacency to historic resources.

The issue of Riverfront development and historic design review was a prime concern in 2008 and continues to be a concern. The RVP design review codes in Article 14 were amended to provide review of all new construction visible within three blocks of a historic resource. In addition, the HLC was designated as the Commission to conduct all design reviews, including the Overlay Zones, if a proposed project is adjacent to a historic property.

Currently, the Development Code only allows for the review of new construction “adjacent to or across a public right-of-way from a Historic Landmark or a structure identified as historic.” It is typical in other cities to review all new construction in a

Astoria Historic Preservation Plan

historic district because a district is considered a single resource, and any changes within it are considered to affect the integrity of the entire district. The current Astoria Development Code only takes into account the affect on the historic properties closest, or “adjacent to”, the proposed new construction. This leaves gaps in the review process within districts and inventoried areas, which ultimately could adversely affect the integrity of the historic districts and inventoried areas. It is recommended that the City adopt a code similar to the model followed by most other cities, in which all new construction within a district or inventoried area is reviewed.

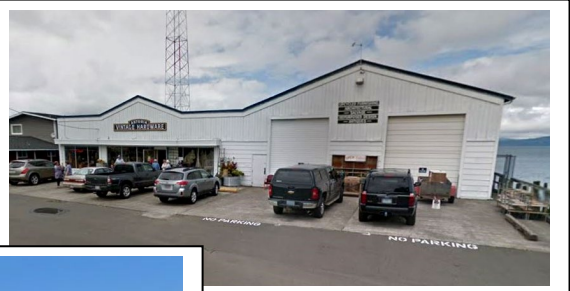


Development Code graphic for definition of “Adjacent”

Likewise, alterations to non-contributing properties within a district or area should be reviewed if they are substantial. However, there would need to be additional discussion and a definition of what is considered “substantial” alterations before this is considered. One suggestion would be to follow the RVP Overlay Zone applicability standard of “. . . major renovation, where “major renovation” is defined as construction valued at 33% or more of the assessed value of the existing structure . . .”. However, this does not address the issue of smaller facade alterations on non-historic structures that would negatively impact the historic streetscape. The HLC should consider not only a value trigger, but also a trigger for primary facade alterations with some limitation criteria.



Evolution of a non-reviewed structure within historic district at 101 15th Street, from 1970 to 2016 to 2024.

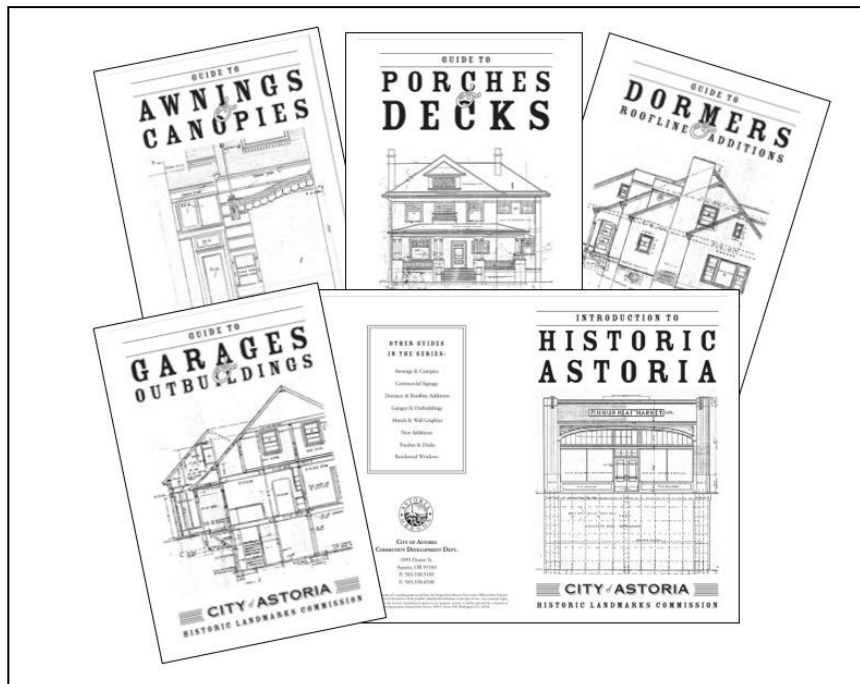


Review of Phased Projects

The 2008 Plan recommended that new construction on sites that are proposed to be developed with more than three structures within a certain time period, such as two years, should be reviewed as a total project. The cumulative impact of multiple new buildings in a historic streetscape should be considered. For development of one to three buildings, each building could continue to be reviewed as individual developments and not as a larger site development. The Development Code Section 9.100, Time Limit on Permits, partially addressed this issue for more than just historic properties. It established a two-year limit for permit duration, set time limits on phased projects, and limited the number of permit extensions that can be granted. This applies to historic permits as well. However, additional language may be needed to address cumulative impacts to historic streetscapes.

Update of Historic Design Brochures for Public Education and to Supplement Development Codes

Brochures were developed to provide guidance for windows, fences, garages, building additions, etc. A handout titled “Windows in Central Astoria” was developed to provide specific guidance for window repair and replacement. While it was originally aimed at the Central area, it is applicable to most of Astoria’s historic properties and used City wide. Another brochure titled “Rehab Astoria Right – A guide to working with Astoria’s residences” was developed to address various issues with historic restoration and/or new construction adjacent to historic properties. It is recommended that these brochures be updated as needed, expanded, and made more readily available to the public, especially on the City’s web site.



Historic Brochures

Recommended Comprehensive Plan Revisions

Update Comprehensive Plan

The Comprehensive Plan does not include reference to issues addressed in the 2008 Historic Preservation Plan. With the new information concerning goals and issues in historic preservation in Astoria from the updated 2025 Historic Preservation Plan and the 2025 Historic Resiliency Plan, the Comprehensive Plan Section CP.240 to CP.255, Historic Preservation Element should be amended to reflect the current situation and goals of the City.

In addition, these new Plans should be adopted as Background Reports in Comprehensive Plan Section CP.028.

Chapter 6: Plan Goals and Action Items

Preferred Preservation Program

In 2025, the Historic Landmarks Commission reviewed and discussed the Plan and proposed Action items presented. The following are comments and discussion items from the May 20, 2025 HLC meeting, as well as emails from the HLC Commissioners prior to the meeting:

- Need solution on how to advise people and new property owners of the historic status of the property.
- How to define and clarify “compatibility” needs to be objective and have clear standards and guidelines.
- Riverfront Vision Plan codes in Development Code Article 14 use a three-block visual area when reviewing new construction adjacent to historic properties along the Riverfront in the RVP areas. This seems to be an extremely large area; however, this was a decision by the Design Review Commission and City Council to review a broader visual impact to the waterfront.
- HLC prefers the “Low/Medium/High” priority classification rather than the previous Plan’s specific target dates for Action items. The L/M/H classification would not prevent a lower priority project from being considered over a high priority one. It is intended as a guide for preferences or for more feasible project priorities.
- HLC asked for clarification on difference between the Historic Preservation Plan (HPP), Historic Disaster Resiliency Plan (HDRP), and the Clatsop County Multi-Jurisdictional Natural Hazard Mitigation Plan (MJNHMP). The HPP is a non-regulatory document to give guidance to staff, HLC, and City Council on historic preservation in Astoria and potential goals. The HDRP addresses the greater Astoria area which includes sites outside City limits and how historic properties, sites, and collections can be protected against natural disasters and how they would recover from a disaster. The HDRP looks at things such as digital archives of collections and protection of historic resources both inside and outside of a structure. The HPP addresses exteriors of structures, not collections or interiors, code development, education, and funding sources for historic properties. The MJNHMP is a County-wide Plan with addendums for the various cities and districts and addresses the potential natural hazards for each area and how each entity can prevent damage and lessen the impact of these hazards by the way things are built and their location. It also addresses the utility infrastructure and how to prevent damage and how to quickly recover from an event.
- HLC clarified why Alderbrook was listed as a low priority and South Slope was listed as a high priority for a historic inventory and potential National Register Historic District. It was noted that the South Slope contains a large number of buildings from the 1920 to 1940 construction period which is different than the time period of the existing inventoried areas in Astoria. A South Slope inventory would provide protection of a different style of architecture and a different period of Astoria’s history. Alderbrook area has many potentially historic buildings but in the past,

residents of this neighborhood objected to any additional design regulations for their properties. If there was local support, either area could be inventoried.

- HLC questioned if property owners could “opt out” of historic designation and review. The process of designating a property as historic allows the property owner to “opt out” during the process, but once the property is designated it cannot be removed from local historic status. If the inventoried properties proceed to National Register District (NRD) nomination, the State Historic Preservation Office contacts every property owner by mail with an opportunity to “vote” on the NRD nomination. If 51% of the property owners vote “no”, then the NRD nomination is not recommended. Once the NRD is designated, all historic properties within the NRD boundaries are designated as historic and there is no individual “opt out” option.
- The Astoria Downtown Historic District Association noted their support of the draft Plan and their commitment to assisting the City with its implementation on the Action items.

Implementation Plan

Based upon the preferences of the Historic Landmarks Commission as well as input from staff and the community, an implementation plan with a focus upon providing economic incentives, education, and additional historic inventories is recommended. Four general goals are identified to help the Astoria Historic Landmarks Commission accomplish their goal of promoting historic preservation of historic resources within Astoria through incentives, Development Code revision, education, and inventory of additional resources. It should be noted that many of the tasks identified for educating property owners are ongoing. While the goals are listed with a priority notation, one goal is not more or less important than the other and all are of value to the overall historic preservation program in Astoria.

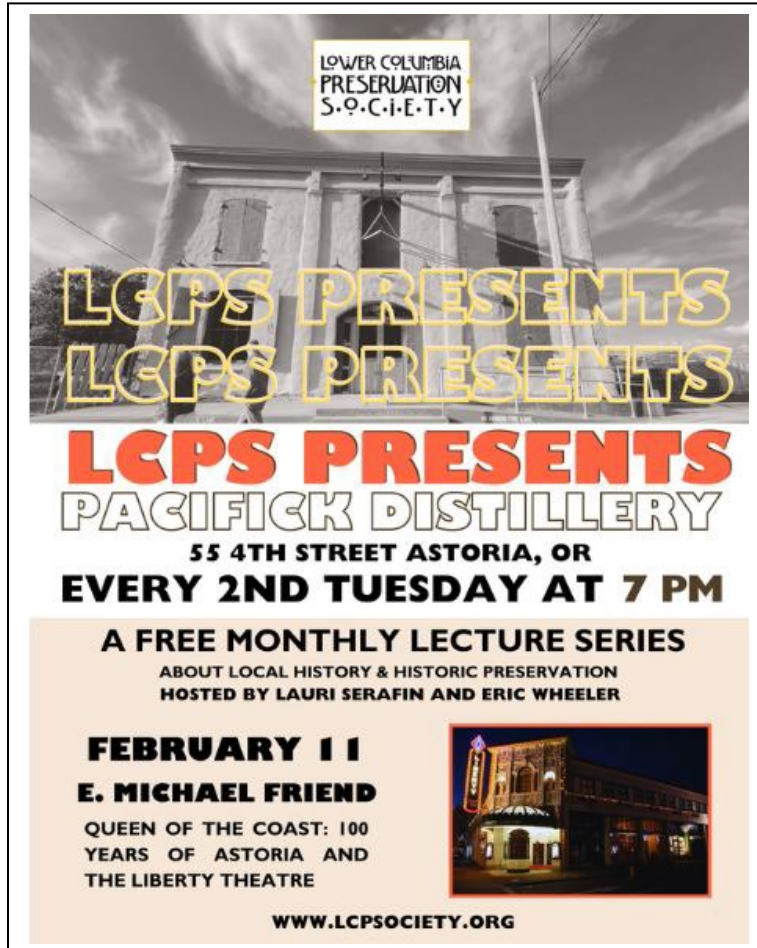
Each Goal has at least one specific Action associated with it. Each Action includes the identification of who would be recommended to take the lead role, who the potential partners are, priority ranking, and potential funding sources. While the primary funding sources for preservation projects currently are from the City of Astoria and CLG grants, Astoria is also eligible for All-Star Heritage City Grants, and other State and Federal grants which could also potentially fund many of the projects outlined below.

Education of Astoria residents and visitors remains a goal. Projects such as local historic research, collection of historic property photographs, collection of oral history, walking tours, brochures, and interpretive markers are currently carried out by other historic preservation and civic organizations such as the Clatsop County Historical Society, Lower Columbia Preservation Society, Chamber of Commerce, and Clatsop Community College. The City supports efforts to accomplish these types of projects throughout Astoria and would provide assistance through co-application for grants and other services as is deemed appropriate.

With limited funding sources, partnerships are essential. The City should avoid duplication of efforts but rather support programs by other entities such as Clatsop Historical Society “Moments in History” on KAST radio, Thursday Night Talks at Fort

Astoria Historic Preservation Plan

George Brewery by CCHS, and Tuesday Topic in Preservation presentations by LCPS; LCPS' various workshops; and Clatsop Community College Historic Preservation program workshops; etc.




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Plan Goals and Action Items

Goals & Action Items	Priority H – High M – Medium L - Low	Lead Role	Potential Partners *	Funding Sources *
1. Improve and Clarify Development Code & Update Comprehensive Plan				
1.1 Amend Development Code: Include specific illustrations and drawings demonstrating clear examples.	H	City staff; consultants	HLC, LCPS	CLG funds; All Star Heritage City grant; City
1.2 Amend Development Code: expand Type I & Type II permit reviews	H	City staff; consultants	HLC, LCPS	CLG funds; All Star Heritage City grant; City
1.3 Amend Development Code: update demolition requirements	M	City staff; consultants	HLC, LCPS	CLG funds; All Star Heritage; SHPO grant; City
1.4 Amend Development Code: expand design review to all new construction within or adjacent to a district or inventory area	H	City staff; consultants	HLC, LCPS	CLG funds; All Star Heritage; SHPO grant; City
1.5 Amend Comprehensive Plan: update Historic Preservation Element	H	City staff; consultants	HLC	CLG funds; City
2. Survey & Inventory				
2.1 Survey Alderbrook	L	City staff; consultants	HLC, LCPS, Alderbrook Neighborhood Assoc	CLG grant; SHPO grant; City
2.2 Survey South Slope	H	City staff; consultants	HLC, LCPS, SS Neighborhood Assoc	CLG grant; SHPO grant; City
2.3 Establish additional historic districts: Adair-Uppertown	H	City staff; consultants	HLC, LCPS, Uppertown Business Assoc	CLG grant; SHPO grant; City
2.4 Establish additional historic districts: Hobson-Flavel	L	City staff; consultants	HLC, LCPS	CLG grant; SHPO grant; City
2.5 Establish additional historic districts: South Slope	H	City staff; consultants	HLC, LCPS, SS Neighborhood Assoc	CLG grant; SHPO grant; City
2.6 Survey historic signs	L	City staff; consultants	HLC, LCPS, CCC	CLG grant; SHPO grant; City; LCPS

Astoria Historic Preservation Plan

Goals & Action Items	Priority H – High M – Medium L – Low	Lead Role	Potential Partners *	Funding Sources *
3. Economic Incentives				
3.1 Low interest loan for residential & commercial properties	M	City staff	HLC; local financial institution; CEDR	Private/ local financial institutions; CLG grant to establish program
3.2 Local grant program	H	City staff	HLC; local financial institution	Private/ local financial institutions; CLG grant; LCPS; specialized local City tax; CPP
3.3 Further develop facade improvement programs	M	City staff	HLC; local financial institution	Private/ local financial institutions; CLG grant to establish program; City
4. Public Education Program				
4.1 Design professional assistance	H	City staff; consultants	HLC, LCPS	CLG funds; All Star Heritage City grant; City
4.2 Update City GIS with historic data	H	City staff	CCC	City
4.3 Annual Workshops for public	H	City staff; LCPS	HLC, LCPS, CCC, CPP, TPJC	City; LCPS; CPP
4.4 Participate in Sunday Market	M	City staff; LCPS	HLC, LCPS, CCC, CPP	City; LCPS; CPP
4.5 Regular training and work sessions for HLC	H	City staff	HLC	CLG funds; City
4.6 Interpretive & historic signs and markers	L	City staff; consultants	HLC, LCPS	CLG funds; SHPO grant; City; LCPS
4.7 Update and make historic brochures available to public	H	City staff; consultants	HLC, LCPS	CLG funds; All Star Heritage City grant; City

* Certified Local Government (CLG); Lower Columbia Preservation Society (LCPS); Historic Landmarks Commission (HLC); Columbia Pacific Preservation (CPP); Astoria Downtown Historic District Association (ADHDA); Clatsop Community College (CCC) Historic Program; Clatsop Economic Development Resource (CEDR); State Historic Preservation Office (SHPO); Tongue Point Job Corps (TPJC)

Residence, 682 34th Street



Chapter 6: Methodology

Methodology of 2025 Updated Plan

Consultants worked with the City staff to review the proposed goals from the 2008 Plan to determine the status of each goal and evaluate existing conditions relating to historic preservation within the City of Astoria. A list of economic, demographic, and development changes in Astoria since 2008 were identified. In order to understand any changes in the needs of the community since 2008, questionnaires were distributed to various identified stakeholders to review the existing goals and/or propose new ones. This included a notice to Neighborhood Associations, Lower Columbia Preservation Society, Astoria Downtown Historic District Association, City staff, members of the Historic Landmarks Commission, and the questionnaire was included on the City's web site.

Based upon input from these questionnaires we evaluated any changes that would impact the original Plan and existing preservation programs and presented them to the Historic Landmarks Commission (HLC) for their consideration. After careful consideration and discussion, the HLC selected their preferred goals for the next ten years, and an implementation plan was prepared.



Port of Astoria postcard circa 1950s

Chapter 7: Economic Conditions

CHANGES IN ASTORIA 2008 TO 2025

Since the 2008 Plan was adopted, there have been many changes and developments in Astoria that impact historic preservation. Solicited public input concerning the current status of historic preservation was limited to additional comments provided on the questionnaire on existing and proposed goals and not a specific question on the form. In lieu of a questionnaire on changes, the Plan notes these changes and some statistics as rationalization for the development of the proposed goals.

In 2019, the City Council added a Vision statement to their yearly goals. One of the visions states “The Astoria City Council’s actions and decisions value: Preservation of Astoria’s Unique Character.”

Astoria’s system of survey and inventory of historic properties differed from the system used by the Oregon State Historic Preservation Office. The earlier classifications “primary” and “secondary” are no longer used; instead, properties are classified as either “contributing” or “non-contributing” with “eligible” historic status designation. The City adopted the new classification system in 2013 and amended Development Code 6.040.C to reflect that change.

Economics

Changes in wages and housing costs impacts the ability of property owners to maintain and restore historic properties. The US Census data (S1903 Income in the Past 12 Months – in 2010 Inflation-Adjusted Dollars) shows median income for Astoria at \$43,321 and Clatsop County at \$42,223. The US Census data (S1903 Income in the Past 12 Months – in 2023 Inflation-Adjusted Dollars) shows median income for Astoria at \$75,987 and Clatsop County at \$68,705. This is a 6.3% increase for the County and a 7.5% increase for Astoria. Housing costs have increased more dramatically. The US Census data (S2506 Financial Characteristics for Housing Units with a Mortgage in 2010) shows a median house value for Astoria at \$263,700 and for Clatsop County at \$262,700. The US Census data (S2506 Financial Characteristics for Housing Units with a Mortgage in 2023) shows a median house value for Astoria at \$452,000 and for Clatsop County at \$447,800. This is a 69.8% increase for the County and 72.1% for the City. Wages are not proportional nor are they keeping pace with the rising housing costs and housing is no longer affordable. Finding restoration/maintenance funding at these prices impacts the decision of homeowners on how to restore historic homes. The statistics above relate to residential properties; however, commercial properties are experiencing the same issues. While the situation is somewhat better for homeowners than renters, housing affordability is a challenge. Homeowners who are at lower income levels might be at risk of foreclosure. Elderly homeowners may be unable to age in place or may have limited disposable income for other needs. High property tax

Astoria Historic Preservation Plan

on a fixed pension or Social Security may also contribute to financial pressure among other factors. As noted below in Demographics, in 2023, 36.9% of the population is over 55 years old.

The State of Oregon has recognized the economic importance of preserving heritage properties and promoting cultural heritage as an economic tool. The 2022 report “Economic Impacts and Value of Oregon’s Heritage Organizations and Events”, “2024 Oregon Heritage Vitality Study Report”, other reports, and associated tools are available on the Oregon State Historic Preservation (SHPO) web site. Astoria has recognized the value of its heritage and historic character as an important economic factor and continues to promote preservation of the historic properties.



Gimre's Shoes, 239 14th Street; operating since 1892

Demographics

The population of Astoria is increasing and aging. The 2010 US Census listed 9,477 residents in Astoria. The 2020 US census listed 10,181 residents. The highest percentage age group in 2010 was 55 to 59 years and in 2023 it was 60-to-64-year age group. In 2010, 30.8% of the population was over 55 years old. In 2023, 36.9% of the population is over 55 years old. The age and income level of residents impacts their ability to restore and/or maintain their properties. With increased age, there is more reliance on the use of contractors rather than property owners doing the work themselves. This results in a need for more qualified professionals in the restoration field.

Development

Since approximately 2000, Astoria has seen a surge of development, redevelopment, and adoption of development plans. Many of these projects impacted the historic fabric of Astoria either by the restoration of a historic property, or by the introduction of new construction within a historic area or adjacent to historic properties. Many projects impact historic preservation indirectly such as the addition of transient lodging facilities that accommodate the multitude of visitors to the area. Housing, health care, and similar projects help with the economy of the area allowing for the funding needed for restoration and maintenance of historic properties. The following is a list of some of the more influential projects since the 2008 Plan was adopted. Many downtown buildings have been restored since 2008, strengthening the Downtown National Register Historic District, but are not individually listed here.



1200 Block Exchange, preserved 1923 exposed Chairwall



1008 Commercial, Diamond in the Rough Project

2008 to 2010:

In 2008-2009, the City of Astoria developed the Riverfront Vision Plan (RVP) to address issues dealing with open space, land use, and transportation along the Columbia River. The City's north Riverfront (Columbia River to West Marine / Marine Drive / Lief Erikson Drive) was divided into four Plan areas of development: Bridge Vista (Portway to 2nd Street), Urban Core (2nd to 16th Street), Civic Greenway (16th to 41st Street), and Neighborhood Greenway (41st Street to east end of Alderbrook Lagoon). On December 7, 2009, after holding a final public hearing, the City Council accepted the Riverfront Vision Plan. Over the next 10 years through 2020, the City worked on each Plan area to adopt implementing Development Code Overlay Zones and regulations. These regulations specifically addressed the historic character of Astoria's Riverfront and gave the Historic Landmarks Commission the authority to review new construction or major renovation of all projects adjacent to historic properties for compliance with both the Historic Code and the Overlay Zone regulations. In 2010, the RVP received two awards: National Oceanic and Atmospheric Administration's 2010 Walter B. Jones Memorial Award in the Excellence in Local Government category for the Astoria Riverfront Vision Plan. "Innovation, resourcefulness, leadership and a commitment to balancing the human use of America's coastal and ocean resources with the needs of

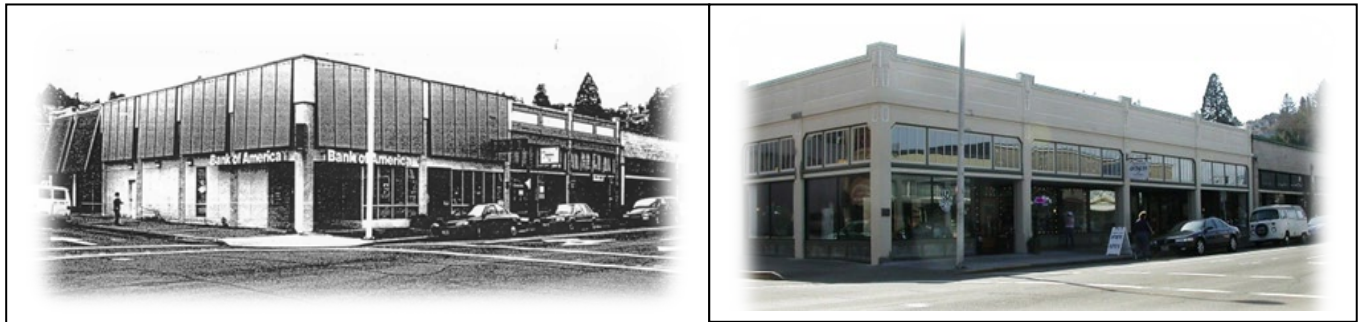
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the resources themselves - these are the hallmarks of the Walter B. Jones Memorial and NOAA Excellence Awards." Second was DLCDCO Coastal Management Achievement Award for Excellence in Local Government Planning for the City's "efforts at urban and waterfront revitalization, in particular the Riverfront Vision Plan. It was also the most meritorious in the category of public engagement, but rather than call this out separately, DLCDCO considered it encompassed in the more general award."



River Trail at 12th Street with Astoria Trolley

After a fire destroyed all but the shell of the Sandborn Building, 965 Commercial, in 2008, the building was rebuilt to its original historic design and designated as historic in 2009.



965 Commercial, before and after restoration

Between 2008 to 2015, Columbia Landing 20-unit townhomes were constructed at 29th Street and Log Bronc Way on the Riverfront.

In 2009, Clatsop Community College initiated a two-year certificate program for historic preservation which has provided the area with qualified restoration professionals.

Clatsop Community College Columbia Hall new facility, 1651 Lexington, constructed in 2009 with major upgrades of Towler Hall (1660 Lexington) & Patriot Hall (1650 Lexington) in 2010.

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In 2010, Astoria lost one of the few remaining historic seafood industry buildings on the riverfront. Former Bumble Seafood National headquarters, 10 6th Street, which had been restored for offices, restaurant, and transient lodging, was destroyed by fire forcing the relocation of many businesses to downtown vacant buildings.



No. 10 Sixth Street fire damage

2011 to 2015:

Astoria's Bicentennial Celebration in 2011 led to several cultural events and historic awareness of the early history of Astoria, including the Indigenous tribes. The Bicentennial Celebration was presented with the Oregon Heritage Excellence Award in 2011.

2011 brought Astoria several accolades including: Second Place in *Budget Travel* magazine as "Coolest Small Community"; Astoria Trolley and River Trail featured in the National Rails-to Trails Conservancy calendar for April 2011; Astoria designated as a US Coast Guard City by the US Coast Guard; Oregon Heritage Excellence Award presented to Paul Caruana and Brian Faherty, dba Norblad Building LLC, Caruana Inc., Lewis Building LLC, and Schoolhouse Electric Company for restoration of Commodore Hotel (258 14th), JJ Astor Hotel Apartments (342 14th), Norblad Building (443 14th), and Shark Rock Building (1355 Exchange); Oregon Heritage Excellence Award presented to Clatsop Community College and Columbia Pacific Preservation for formation of economic cluster to promote historic preservation, and development of a College curriculum in historic preservation.



Clatsop Community College Historic Preservation Program

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In 2011, a Property Maintenance, Vacant Building, and Derelict Building Ordinance was adopted in the City Code (5.670 to 5.704) to address the condition of buildings and to act as tool to encourage / force property owners to maintain properties in good condition. This code was instrumental in the final disposition of the derelict Flavel family-owned properties and eventual restoration of the two downtown commercial sites and one residential site. The Ordinance also includes a Housing Receivership Section (5.740 to 5.746) to allow the City to apply to a court for the appointment of a receiver to perform an abatement of violations on properties. The Codes allow the City to pursue problem sites to keep properties from becoming derelict.

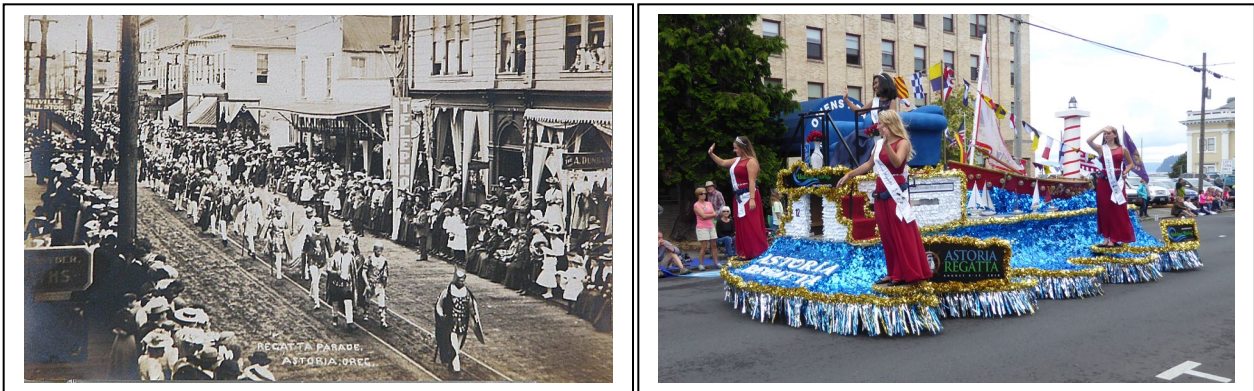
Astoria Gateway II housing, 2850 Marine, was constructed in 2011.

Hampton Inn motel, 201 39th Street, constructed in 2011.

Astoria was selected as one of the “Best Old House Neighborhoods 2011” designation by *This Old House* magazine for its astonishing selection of great homes, and the community spirit that supports them.

The final section of the River Trail which began construction in 1991 was finished in 2012 resulting in a 6.4-mile trail along the entire Columbia River waterfront of the City. This resulted in many waterfront historic properties being restored and opening up access to the River side of the buildings with increased public use.

Astoria Regatta was designated by Oregon Heritage Commission as an Oregon Heritage Tradition (only the fourth such designation in Oregon) in 2013.



Astoria Regatta – Then and Now

In 2013, the City worked with the USCG, State Connect Oregon III Intermodal Transportation Funds, and State Business Development Department to construct a new dock for the USCG vessels that would accommodate larger USCG vessels as well as larger tour boats and cruise ships. This brought more tourists to the area on the tour boats.

Adair-Uppertown Historic Inventory was completed in 2013 (revised and updated the 1994 inventory), adding 68 additional historic properties to the existing 111 previously designated, plus 47 more eligible properties that “opted out” of designation at that time.

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In 2013, Development Code Article 6, Historic Properties, was amended to include new State classification terms for historic properties; established Type I, II, III permit levels of review to allow more administrative review; included some design guidelines for review of exterior alterations and new construction. This was a goal in the 2008 Plan.

In 2013, the City partnered with Columbia Memorial Hospital and Astoria School District to relocate the school sports field (1905 Exchange) to the City's closed solid waste transfer station (1790 Williamsport Road) to allow for expansion of hospital into the former sports field. The project received the Clatsop Economic Development Resources (CEDR) Community Partnership Award to Columbia Memorial Hospital, City of Astoria, Astoria School District, Recology Western Oregon for the Williamsport Land Fill / John Warren Field project (Astoria Landfill Redevelopment Project).

Yacht Club Apartments, 1310 W Marine, constructed in 2013.

In 2013, CRMM restored the vacant historic train station (2042 Marine) as the Barbey Maritime Center.



Barbey Maritime Center, 2042 Marine Drive

A portion of the former Downtown Safeway site (1153 Duane) was redeveloped as "Heritage Square" with the Chinese Garden of Surging Waves completed in 2014 to celebrate the Chinese heritage of Astoria. The Garden of Surging Waves won the Oregon Recreation and Parks Association's Design Award for excellence in parks and recreation projects and leadership for the landscape design.



Buoy Beer Brew Pub completed an adaptive reuse of a former riverfront seafood plat at 2⁷ Street and designated the building as historic. In 2022, the building suffered a partial collapse resulting in the building being declared dangerous. The status of the

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historic building remains pending. Buoy Beer operations moved into the renovated downtown historic Mackey building (1152 Marine).



1 8th Street – Buoy Beer, before and after collapse

The City received the 2014 Standard Bearers Award from Institute for Market Transformation (IMT) and the International Code Council (ICC) for IMT for the City's energy code enforcement, education and creativity in using the Energy Codes in a cost effective manner, creating energy code training guides for historic buildings, local outreach efforts during Building Safety Month, Building Official service on International Code Council Committees and for service on the Clatsop Community College Advisory boards for the Historic Preservation program.

The State Historic Preservation Office, Oregon Heritage Commission, designated Astoria as an All-Star Heritage Community for compliance with criteria for historic heritage preservation.



2016 to 2020:

In 2016, the Columbia River Bar Pilots restored the multi-building riverfront facility at 103-175 14th for adaptive reuses as offices, restaurants, and personal services.

Astoria School District / CMH Sports Field, 1780 Williamsport, construction was completed in 2016. The project received several awards: Excellence in Brownfield Redevelopment Award (Phoenix Award) in 2015 by the Phoenix Awards Institute, Inc. for EPA Region 10. The award noted the creative solution to the redevelopment problems and the partnerships of Columbia Memorial Hospital (CMH), City of Astoria, Astoria School District, and Recology Western Oregon to complete the project. In 2015, it was awarded the Outstanding Collaborative Partnership Award by the Oregon Economic Development Association for the partnerships of Columbia Memorial Hospital, City of Astoria, Astoria School District, and Recology Western Oregon to complete the project. In 2016, awarded the Oregon Brownfields Award.

CMH/OSU Cancer Clinic, 1905 Exchange, was constructed in 2017.

Scandinavian Festival designated as Oregon Heritage Tradition by Oregon Heritage Commission in 2017.

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Restoration of the Doughboy Monument was completed in 2018 for the Centennial Celebration of WWI.



Doughboy Monument, 215 W Marine Drive

Astoria Youngs Bay Apartments, 231 5th Street, constructed in 2018.

In 2019, Uniontown Reborn (UR) was adopted and added the UR overlay subareas: West Gateway Subarea (generally, north and south side of West Marine Drive / Highway 101, Portway Street to Youngs Bay at the Roundabout); Core Subarea (generally, the south side of West Marine Drive from Portway Street to Columbia Avenue). The overlays include design review, financial assistance programs, and general redevelopment direction. Uniontown-Alameda is a National Register Historic District.

In 2019, the Fresenius Building / dialysis center at 632 Marine was constructed.

Astoria Seafood processing building at 1 9th Street was remodeled for an adaptive reuse by Bowline Motel in 2019.

Fort George Brewery expanded operations into former Astoria Warehousing facility 701 W Marine in 2019.

USCG constructed additional housing units on Culp Court, in 2019.

Astor School, 3550 Franklin, completed a major historic restoration in 2020.

Astoria Middle School, 1100 Klaskanine, major expansion and upgrade in 2020.

2021 to 2025:

Wauna Federal Credit Union new facility, 595 Marine, constructed in 2021.

Astoria Historic Preservation Plan

Construction of Nordic Park (1510 Marine Drive) to celebrate the Nordic heritage in Astoria was completed in 2022. This was completed by the Astoria Scandinavian Heritage Association (ASHA) in coordination with the City of Astoria as a City park maintained by ASHA. In conjunction with the Nordic Park, the City installed a public restroom at 1590 Marine in 2022.



Nordic Heritage Park



Buoy Beer brewery expanded for an adaptive reuse of 740 Astor in 2022.

Astoria Waterfront Apartments, 66-unit multi-family housing development, 461 32nd Street, under construction in 2022 and available for occupancy late 2024.

Clatsop Behavioral Health housing facility, 316 W Marine, under construction in 2024.

Yakima Valley Family Medical Facility, 2140 Commercial, under construction in 2024.

CRMM Mariner's Hall, 1840 Marine Drive, under construction in 2024.

Owens Adair NW Housing expansion, 1596 Exchange, under construction in 2024.

Columbia Memorial Hospital, new hospital facility, 2111 Exchange, start of construction in 2024.

Projects approved and pending issuance of building permit, but not under construction as of 2025 include Moxy Hotel (1 2nd Street), and Paragon Hotel (176 W Marine Drive).



"Big Red" at 100 31st Street – Endangered Building

