



AGENDA

HISTORIC LANDMARKS COMMISSION

January 19, 2016
5:15 p.m. – 6:45 p.m.*
2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103

***This meeting will need to be completed by 6:45 p.m. due to the
City Council meeting at 7:00 p.m.**

1. CALL TO ORDER
2. ROLL CALL
3. ELECTION OF OFFICERS:
 - a. In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the HLC needs to elect officers for 2016. The 2015 officers were: President LJ Gunderson, Vice President Michelle Dieffenbach, Secretary Sherri Williams.
4. MINUTES
 - a. December 15, 2015
5. PUBLIC HEARINGS
 - a. New Construction NC15-07 by Ed Overbay, Overbay Houseworks for Craig MacPherson to add an attached garage connected by a breezeway to an existing single family dwelling at 676 Irving in the R-2, Medium Density Residential zone. This item was continued from the December 15, 2015 meeting.
 - b. New Construction NC15-08 by Daniel Peters to construct an approximate 484 square foot detached garage on the South elevation, adjacent to an historic structure at 726 27th Street in the R-2, Medium Density Residential zone.

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

- c. Exterior Alteration EX15-14 by Daniel Peters to rebuild the exterior stairs and add a two-story deck on the NW corner elevation and change a 1:1 window to multi-light door on the North elevation (2nd floor) of an existing single family dwelling at 726 27th Street in the R-2, Medium Density Residential zone.
- d. Exterior Alteration EX15-15 by RDA Project Management LLC for The Armory to add 1st floor: Mezzanine windows, repair and/or replace windows and door on South elevation, replace windows on North elevation, replace arched windows with insulated glass to match historic windows on East and West elevations; 2nd floor: Install mezzanine windows, replace windows with double panes, add stairs to deck, replace door, and install awning on North elevation at 1636 Exchange in the MH, Maritime Heritage zone.

6. REPORT OF OFFICERS

7. PUBLIC COMMENT (Non-Agenda Items)

8. ADJOURNMENT

****This meeting will need to be completed by 6:45 p.m. due to the City Council meeting at 7:00 p.m.***

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers
December 15, 2015

CALL TO ORDER – ITEM 1:

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

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Paul Caruana, Mac Burns, Kevin McHone, and Thomas Stanley.

Staff Present: Community Development Director Kevin Cronin and Planner Nancy Ferber. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes of November 17, 2015.

Commissioner Caruana noted the following changes:

- Page 5, last paragraph, Item 1, second sentence add: "Awning shall not cover the transom windows."
- Page 5, last paragraph, Item 3: "The Hardi-plank or similar fiber cement product siding shall be smooth, not wood-grained with 4-inch reveal exposure on all elevations with corner boards at 4.5 inches."

Commissioner Stanley moved to approve the minutes of November 17, 2015 as corrected; seconded by Commissioner Burns. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Osterberg, Burns, Stanley, and McHone. Nays: None.

PUBLIC HEARINGS:

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

ITEM 4(a):

EX15-13 Exterior Alteration EX15-13 by David Kroening, Buoy Beer to construct a bulk CO₂ holding tank for brewery operation on the south elevation of an existing building, in the Downtown National Register Historic District, at 1 8th Street in the A-2, Aquatic Two Development Zone.

President Gunderson asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare.

Vice President Dieffenbach declared that she was the architect on the building. She stepped down from the dais.

Commissioner Burns declared that Andrew Borenstein was one of his board members. However, he has not discussed this application with Mr. Borenstein and did not believe his judgment would be impacted.

President Gunderson requested a presentation of the Staff report.

Director Cronin presented the Staff report, noting one typographic error. The Conclusion and Recommendation on Page 5 of the Staff report should only list two conditions of approval, not three. He also stated the Applicant was not present to comment on the location of the tank; however, he confirmed with the Applicant that the tank would be located next to the silo. Staff recommended approval.

President Gunderson opened public testimony and noted the Applicant was not present to give a presentation. She called for any presentations by persons in favor of, impartial to or against the application. Seeing none, she called for closing remarks from Staff. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

President Gunderson said this request was similar to Buoy Beer's last request. All of the brewery's projects have been done well and they are a nice addition to the waterfront. She supported the request.

Commissioner Osterberg supported the application because it met all the criteria. The Staff report indicated the location of the tank would be adjacent to the silo on the same elevation as the silo, but he was satisfied that the Staff report contained enough information about the location of the tank.

Commissioner Burns agreed with President Gunderson and said he supported the request.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report, as corrected by Staff, and approve Exterior Alteration EX15-13 by David Kroening, Buoy Beer; seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

Vice President Dieffenbach returned to the dais.

President Gunderson introduced and welcomed Nancy Ferber, the new City Planner.

ITEM 4(b):

NC15-07 New Construction NC15-07 by Ed Overbay, Overbay Houseworks for Craig MacPherson to add an attached garage connected by a breezeway to an existing single-family dwelling, located adjacent to historic properties in the Hobson Flavel Historic Inventory Area, at 676 Irving in the R-2, Medium Density Residential Zone.

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

Director Cronin presented the Staff report and recommended approval with conditions. No correspondence had been received.

President Gunderson asked why a photograph of the entire house was not included in the Staff report. It was difficult for her to picture what the garage would look like without a photograph.

Director Cronin confirmed no photograph was available. He asked that the Applicant describe the main house during his presentation.

President Gunderson said she had asked Director Cronin about the breezeway before the meeting because it was not mentioned in the Staff report. The HLC would need to discuss the breezeway with the Applicant.

Commissioner Caruana said other than the 5.5-inch window trim, the Staff report did not mention any other details, like whether the windows would have sills, if the garage would match the house, and the style of the house. He wanted information about corner boards, window trims, fascias, and rafter tails. The Staff report stated the house was Craftsman and Cape Cod, so he wanted to know which style the garage would be. Some Cape Cods have no overhang and Craftsmans have large overhangs. He believed Mr. Overbay could do fantastic work, but he wanted to know what was being approved, especially since this application involves a variance. The garage would be 5 feet off the sidewalk instead of 20 feet. Therefore, the look of the garage from the street is important in this case. He agreed a photograph of the house would be helpful. The garage looks great, but he did not know what it would marry up to.

President Gunderson and Commissioner Caruana confirmed they were not able to visit the house. Director Cronin noted it was raining during his site visit, so his photographs were not good. He was not sure why the photographs were not included in the Staff report, but confirmed they had been downloaded in his office from his City-issued phone.

Commissioner Osterberg noted one of the conditions requires a minimum of 4-inch wood casings on the windows. However, the Staff report also states 5.5-inch wood casing would be used. He planned to ask the Applicant for his opinion about this.

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

Ed Overbay, 221 South Street, Astoria, said he was the contractor and Jay Raskin was the architect. He explained that Mr. MacPherson is from California and plans to retire in Astoria. He had advised Mr. MacPherson to demolish the house and build a new one. However, he has been remodeling the house for the last five years. The house has great details and some interesting historic fabrics. The house has been poorly remodeled several times. He has added new siding, windows, and dormers, removed an addition on the west end, and built a new addition. The house is now liveable and the intention of this project is to house the vehicle properly. He intends to complete the project in a manner that is compatible with the aesthetics of the home. The elevations provided by the architect do not convey several things. He presented some photographs to show that the windows would match the house and would be of a common fabric. The window trim is actually closer to 3.5 inches. He had misspoken when he told Staff the size of the window trim, but took photographs to show the actual size. The windows are true double and single hung made of wood with a fiberglass exterior wrap. He tried to respect the vintage of the home throughout all of the exterior work. The exterior is not yet painted, but he encouraged Commissioners to imagine what it would look like. There is a continuous belt board across the top of the windows that he intends to iterate across the top of the garage door and windows. The casings are 3.5 inches on top of the sill, which comes up to a cap detail that meets the horizontal belt board that goes all the way around the structure.

Commissioner Osterberg reminded that the photographs needed to be immediately entered into the public record in both paper and electronic formats.

Mr. Overbay apologized and said he assumed the Staff report would include photographs of the house.

Commissioner Caruana said he had seen the house and liked it. The railing looked like 2 by 2s attached to the outside of a skirt board in the drawing. He asked about the railing details. A different project approved by the HLC had pressure treated material on a deck at the back of the house. He was not happy that the deck could be seen from the road. He wanted to make sure he understood the trim details on this project and asked what the balustrade and deck materials would look like.

Mr. Overbay said the balusters currently look like 2 by 2s, but the details are still being discussed because a formal entry porch will be added to the east end of the home in a future project. While the porch is not subject to review, he wants it to be of a common nature. The porch will be seen by the public more because it will be visible from Irving, so it must be compatible with the home. He will not build 2 by 2 balusters on the porch. The exact detail of the railing is still being reviewed by the architect and owner and he hoped the entire project did not depend on this detail.

Commissioner Caruana said 2 by 2 balusters can work on a bottom rail. On an exterior application, a bottom rail would have to be up off the deck. Mr. Overbay said that is what the architect has drawn. The balusters would likely come into a bottom rail on point so they can drain.

Commissioner Caruana said he could not tell this in the picture, which looked like the 2 by 2s were just attached to the side of the skirt board along the stairs. Mr. Overbay confirmed the architect was getting around the 4-inch rule.

President Gunderson was concerned that so much of the information was not included in the Staff report. The Staff report did not mention the breezeway and many of the project details. None of the details were in writing

and the public did not have access to the photographs that were just presented. She trusted Mr. Overbay, who does beautiful work. However, this application was missing major elements.

Director Cronin suggested the public hearing be continued to allow the Applicant more time to submit information.

Vice President Dieffenbach said she was unable to read the words on the drawings because the print was too small.

Director Cronin confirmed Staff would take note of the Commissioners comments in an effort to prepare Staff reports that contained enough information and details.

Commissioner Stanley noted that the contractor and architect were having trouble with this project and he was a layman that did not have a clue what was going on. He wanted to understand what the breezeway and garage would look like when the project is complete. He also wanted to see the house so he could tell if all of the work would fit.

Mr. Overbay said a continuation would not be a problem. He was not in a hurry to start the project. He wanted the Commission to ask specific questions about the breezeway so that he could provide clarity about what is being proposed.

Commissioner Caruana said the HLC wanted details about the siding; materials; exposure, wood grain or smooth; corner board dimensions; window details; fascia and bargeboard dimensions; overhangs; roof materials; and balusters. The HLC has been approving projects with too much trust and it would be nice to have the documentation that shows specifically what was approved, especially if someone were to challenge the project.

Mr. Overbay said answers to some of the Commissioners questions were specified in the elevation drawings. He understood the drawings were difficult to read. The siding would be smooth Hardi-plank, not wood grain, because that was already on the house. He would get the corner board dimensions and specific wrap dimensions. The guardrail would be 2 by 2 wood pickets spaced 4 inches apart with a 2 by 4 bottom rail.

President Gunderson said the HLC would like to see entire project together in one rendering, the house, breezeway, and garage. Commissioner Osterberg said a rendering of the entire project would help Commissioners understand the scale and massing. Commissioner Caruana did not believe there would be an issue with approval, but the HLC just wanted documentation that shows the public specifically what was approved.

Mr. Overbay understood and said he would have the architect produce some more drawings.

Commissioner Osterberg added that the HLC wanted better information about the roofing. He suggested the renderings illustrate the roofing or the Applicant produce roofing material samples. He asked if any exterior light fixtures were planned for the garage or breezeway.

Mr. Overbay said exposed fixtures would flank the door. On the breezeway, the light fixtures would be tucked up into the ceiling, so they would not be visible.

Vice President Dieffenbach noted the drawings showed two light fixtures on the south elevation directly above the garage doors.

Commissioner Osterberg asked if the light fixtures above the garage doors would be of an appropriate type and design for a Craftsman house.

Mr. Overbay said the owner had directed him and the architect to respect the architectural bones and heritage of the home. The fixtures that the owner has already put on the exterior of the home would match the fixtures on the garage, just like the trim and other exterior materials. The roofing would match the home as well, which is an architectural composition.

Commissioner Caruana said two garage doors look a lot better than one large door.

Commissioner Burns excused himself at 5:45 pm.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application.

Andrea Mackey, 639 Harrison, Astoria, spoke against the application. Her property is directly below the Applicant's and adjacent to the historic home shown in the Staff report. She was concerned about the breezeway and the expanse of cement. She believed Mr. Overbay could address the size of the cement, the distance between the house and the garage, and how deep the area is, which extends beyond the back of the garage. The topography includes a drop-off that will require a lot of fill. She understood and did not have a problem with moving the garage forward toward the street because it is common in the neighborhood. However, she did not believe the extra expanse of concrete, a garage, and another big expanse of concrete for a recreational vehicle would be conducive to the neighborhood. She was most concerned with the displacement and movement of water off the concrete, the fill, and the weight. Her house is directly below and she was concerned about what would come down into her lot and basement when it rained. She was also concerned about two other houses, including the one that sits in front of the massage parlor. Any large concrete and fill project at the Applicant's property will have a direct effect on how much water comes down into the three houses. There is a fourth house that she did not believe had a basement, but would also be affected. She asked for the size of the breezeway concrete. The plans seemed to indicate it would be large.

Vice President Dieffenbach noted the Staff report did not include any plans showing where the breezeway would sit on the site, the size or how it would connect to the house.

President Gunderson asked if the HLC needed to review a concrete pad for a recreational vehicle (RV). Director Cronin replied a pad for an RV did not fall within the criteria that the HLC must consider. However, Commissioners could ask the Applicant for more information about it.

The Commissioners agreed the RV pad should be considered just as part of the layout of the entire project, which they would like to see.

Mr. Overbay said there is no RV pad. The owner uses the concrete pad for his utility trailer. The concrete pad has been on the property for 40 years and is now being replaced with a pad of a different size. Ms. Mackey's concerns about water management are valid. Water was discussed during the design process. No one has control over water that soaks into the ground. However, water falling on to concrete can be controlled and controlling storm water is a huge advantage. He has built in Astoria for 40 years and has learned that managing groundwater is critical to the success of a project. When water damages houses, he fixes them. Learning about groundwater management and control has been critical to his building approach. Ms. Mackey's concerns about the weight and massing of the project were also valid. The engineering plans show that the fill for this project will be Styrofoam block that will not add weight. The entire foundation sits on concrete columns that go 20 feet into the ground. The site will be much more stable than it is now. The house never should have been built on this site, which was a natural swale in the ground that was filled many decades ago. The site has had a long history of subtle and differential issues. Twenty years ago, a foundation with typical 18-inch footings and 24-inch stem walls was put underneath the house. This foundation failed, so he has conducted a geological study on the structure to engineer a solution, and 24-inch concrete columns will be drilled down to solid shale and rock. A grade beam will be poured on top of the columns to stabilize the entire structure. The columns will give the site more stability than it currently has. After this project is complete, the site will be better secured. If he lived below the Applicant's house, he would have the same questions as Ms. Mackey.

Ms. Mackey said she was still concerned about the width and length of the concrete pad for the breezeway and the replacement and expansion of the concrete pad for the RV pad that Mr. Overbay says is for a trailer.

Mr. Overbay explained that the Applicant had the right to park an RV on the pad. He did not understand what concrete had to do with historic landmark considerations.

Director Cronin confirmed that the concrete pad did not fall within the jurisdiction of the HLC.

Ms. Mackey said the pad was just a whole expanse of concrete.

Director Cronin explained that concrete and storm water was not part of the current proceedings. Ms. Mackey needed to discuss these concerns outside of this public hearing and in relation to the building permit. The engineering department would review where the water would go.

President Gunderson recommended Ms. Mackey talk to the City Engineer about her concerns.

Peter Johnson, 590 Jerome, Astoria, said he was concerned about the stability of the hillside. One year ago, a portion of a rock wall across the street from his house, at 6th and Kensington, fell into the sidewalk. This year, the owner of the wall has installed a cement retaining wall.

President Gunderson explained that the Application was for another property. The HLC would like to hear comments on the property being reviewed. She referred Mr. Johnson to the City Engineer because the HLC was not reviewing the retaining wall.

Mr. Johnson said he understood issues with stability and drainage were not reviewed by the HLC.

Director Cronin invited Mr. Johnson to come to City Hall during regular business hours to speak with Jeff Harrington.

President Gunderson called for closing remarks of Staff. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Caruana said he wanted to see the site plan. The HLC needs a simple set of criteria so that applicants know what to submit. The criterion is easy to follow, but applicants need it laid out ahead of time. If the HLC is going to reference the existing structure, they need pictures to serve as a reference. He also wanted details about trim and finishes. Most applicants do not have any of these details. After approving a project, he drives by the site to find that it is not being built the way the HLC believed it would be built.

President Gunderson agreed and said she believed it was appropriate for the HLC to request the additional information.

Commissioner Stanley moved that the Historic Landmarks Commission (HLC) continue review of New Construction NC15-07, by Ed Overbay, Overbay Houseworks for Craig MacPherson, to the January 19, 2016 meeting; seconded by Commissioner Caruana. Motion passed unanimously.

Commissioners confirmed for Director Cronin that they received the application and elevations, but not a copy of the site plan.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5: There were none.

PUBLIC COMMENTS – ITEM 6: There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:05 p.m.

APPROVED:

Community Development Director

STAFF REPORT AND FINDINGS OF FACT

January 13, 2016 (Amended from December 10, 2015 staff report)

TO: HISTORIC LANDMARKS COMMISSION

FROM: KEVIN A. CRONIN, AICP, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: REQUEST FOR NEW CONSTRUCTION (**NC15-07**) BY ED OVERBAY ON BEHALF OF OWNER TO CONSTRUCT A NEW GARAGE AT 676 IRVING AVENUE

NOTE: NEW FINDINGS ARE *ITALICIZED*

I. BACKGROUND SUMMARY

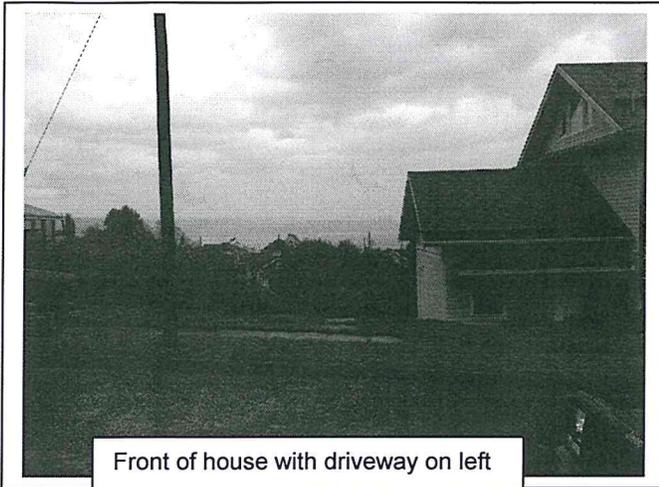
- A. Applicant: Ed Overbay
Overbay House Works
2095 SE 12th Place
Warrenton OR 97146
- B. Owner: Craig MacPherson
330 Roswell Ave
Long Beach, CA 90814
- C. Location: 676 Irving Ave; Map - Section 8CC, Lot 5,6,7 & vacated portion of 5th St, Tax Lot 15300, Block 98, McClure
- D. Classification: New construction adjacent to structure(s) designated as historic within the Hobson Flavel Historic Inventory Area.
- E. Proposal: To locate a 576 SF two car, single story garage adjacent to existing home and connected by a breezeway.
- F. Zone: R-2 (Medium Density Residential)
- G. Previous Applications: None

II. BACKGROUND

A. Subject Property

The subject property is located on the north side of Irving Avenue in a predominantly single family neighborhood. The lot is a combination of three tax lots totaling 17,424 square feet. The house - built in 1903 - has been extensively renovated over the last decade, but is not listed in the historic inventory as a

contributing resource due to previous alterations. The proposed location of the garage is within five feet of the street and will require a variance from a 20 feet setback front yard requirement. The applicant will need to apply for that permit.



Front of house with driveway on left

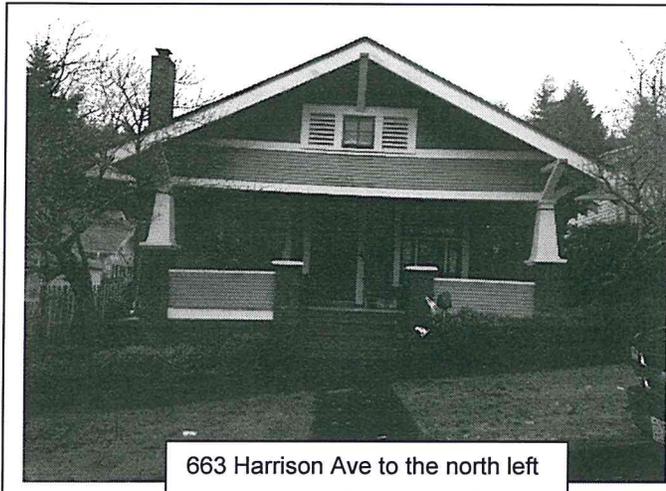


Rear of driveway, location of garage

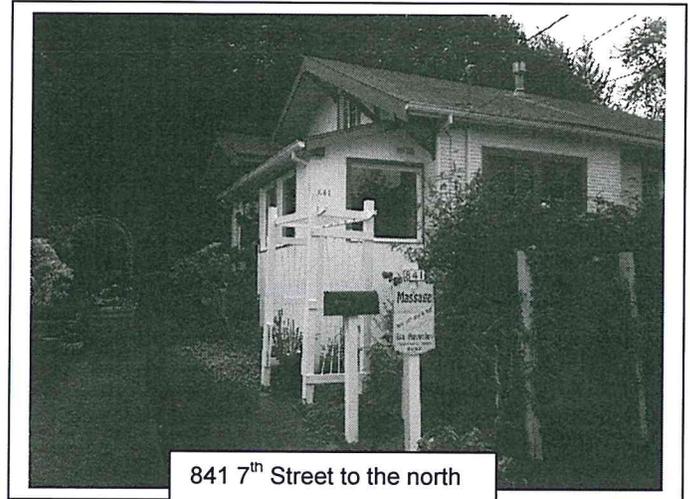


B. Adjacent Neighborhood and Historic Property

The site is bounded by single family homes on all sides within a steeply sloped area above McClure Park. It is predominately a single family residential neighborhood with some lots larger than a standard city lot. Structures in this neighborhood are set back from the street and recreate the look of an older neighborhood. Houses across Irving Avenue to the south are not designated as historic.



663 Harrison Ave to the north left

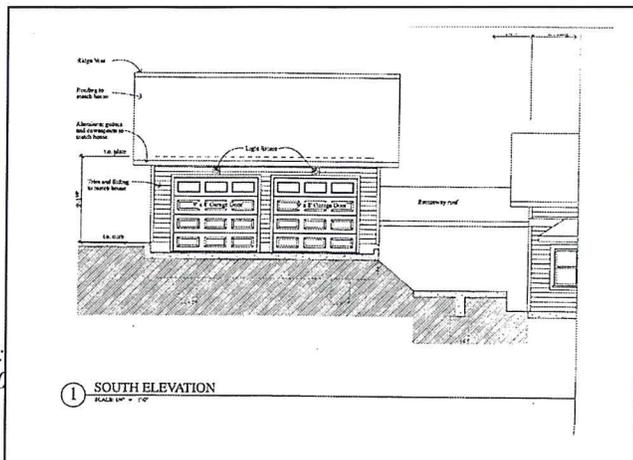


841 7th Street to the north

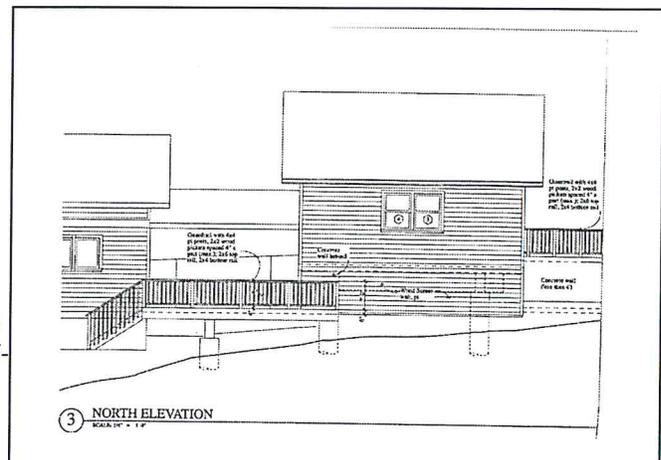
Review of new construction at this site is triggered by two houses to the north – 841 7th St - which is classified as Secondary historic and is a Craftsman bungalow built in 1915 and 663 Harrison – which is also classified as Secondary historic, a Craftsman bungalow built in 1920. Both structures are wood frame structures with similar architectural features such as gable dormers, six over one double hung windows and clapboard wood siding. As a result of the slope from Harrison to Irving, and dense vegetation above 841 7th St, the proposed garage is not visible from the rear yard.

C. Proposed Structure

The proposed New Construction request is for a 576 SF two car garage. The structure will have a side gabled roof with a similar pitch, composition roof as the main house. The siding will be horizontal hardiplank to match the renovation of the main house. According to the applicant's representative, there will be two smooth wood panel garage doors which differ from the elevation below. *The windows will be wood, double hung with 3 1/2" trim, and recessed from the siding consistent with the main house and other historic homes in this district.*



① SOUTH ELEVATION
SCALE 1/4" = 1'-0"



③ NORTH ELEVATION
SCALE 1/4" = 1'-0"

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet, excluding rights-of-way, pursuant to Section 9.020 on November 20, 2015. A notice of public hearing was published in the *Daily Astorian* on December 8, 2015. Comments received will be made available at the Historic Landmarks Commission meeting. *The HLC continued the public hearing from December 15, 2015 to January 19, 2016. Additional comments can be submitted at the January meeting.*

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

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

Finding: The structure is proposed to be located adjacent to structures designated as historic in the Hobson Flavel Historic Inventory Area. The proposed structure shall be reviewed by the Historic Landmarks Commission.

- B. Development Code Section 6.070(B.1) states that “In reviewing the request, the Historic Landmarks Commission **shall consider and weigh** the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.”

Finding: The proposed structure will be a one story, 576 square foot, two-car garage. It is a simple, rectangular building with front gable, pitched, composition roof. It will have horizontal hardipanel siding. *The windows as described above in C. Proposed Structure are consistent with historic homes in Central Astoria according to a brief prepared by John Goodenberger: “Windows of Central Astoria: Their Depth of Recess.” (March 2015)* These are features typically found on Craftsman structures. The adjacent historic structures are single story with front gable dormer on a hip roof with horizontal siding. The proposed structure is an accessory building and therefore should be smaller and secondary to the main structures. *The proposed height is less than the main house and consistent with other structures in this district.* Standard is met.

The existing house for which the garage is being constructed has Craftsman and Dutch Colonial elements, but is not attributed to one particular style; it has been altered over a long period. It is not designated as historic. The proposed structure is compatible in scale, style, height and architectural detail with the existing house and adjacent historic buildings. *There is a proposed breezeway between the new garage and the existing house. The breezeway is a simple pitched roof attached*

between the structures providing minimal shelter and designed with similar materials as the garage. It does not include any support columns. The proposal is not very visible from the historic homes below on Harrison and is only visible from a straight south elevation (street view), which minimizes the visual impact. Staff consulted with SHPO and agreed that a recessed connector is a sound preservation tool even though this is a new construction proposal and breezeways are not commonly found in Astoria. Standard is met.

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

Finding: The lot is a rather large rectangular shape; the south rear yard slopes down to houses on Harrison Street with heavy vegetation on a steep hillside. Structures in this neighborhood are built close together. Staff could not determine if the subject property had a previous garage. The proposed location will be on the front street facing section of the lot. A driveway apron will need to be constructed at the proposed location of the garage on this site and is consistent with the historic development pattern of this area *where separated garages are built to the street mostly due to the steepness of most lots in Astoria.*

A driveway access permit will be required and is a recommended condition of approval. *Storage of other materials including a recreation vehicle will need to comply with other standards in the Development Code but is not subject to HLC review.*

V. CONCLUSION AND RECOMMENDATION

The request, in balance, meets all the applicable review criteria and Staff recommends approval with the following conditions:

1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
2. The applicant shall obtain all necessary City and building permits prior to the start of construction, including a driveway access permit and variance for setback standard.
3. All windows and doors shall be trimmed with 3 ½ inch minimum wood or hardipanel material. Garage doors shall be wood panel to match existing materials.

1/5/2016

The Macpherson residence at 676 has been extensively remodeled over the past 6 years, including a new foundation, windows, siding, roof, additional dormers, an addition to the west replacing a poorly done addition from a previous era.

This is a home that has essentially good bones, both structurally and stylistically, and great effort has been directed to preserving it, and preserving the initial character of the home.

The interior of the home has much of the original woodwork, paneling, doors, turned columns, and other features that originally drew the current owner to buy and refurbish the home.

The proposed garage addition to the MacPherson Residence at 676 Irving has been designed to be seamlessly compatible with the home.

The siding is smooth cementitious bevel siding, at a 4 ½" exposure.

All trim is cedar, with traditional profiles and details.

The windows to the garage will be identical to the windows in the home.

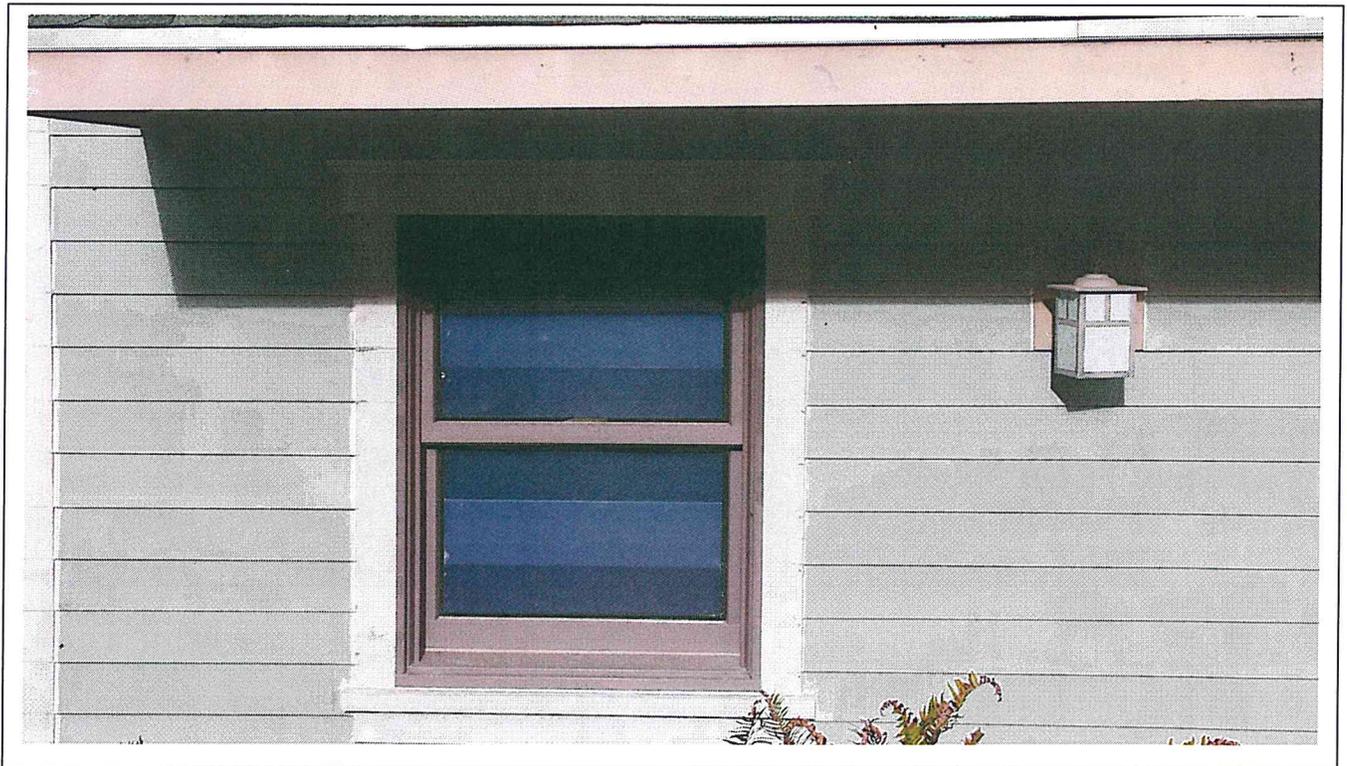
The window sills are canted at 10 degrees.

The "beauty board", which wraps horizontally over the top of the windows and continues around the house will be reiterated on the garage.

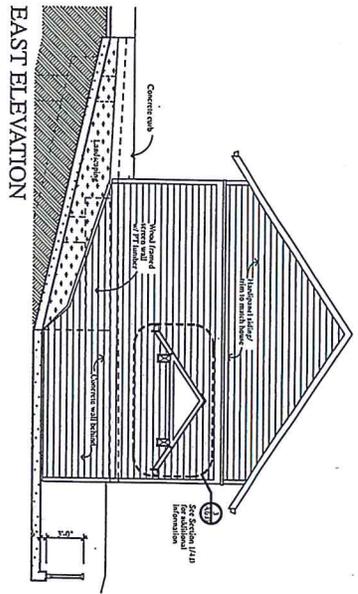
The light fixtures will match the house fixtures, which are essentially Craftsman lantern-style.

The roofing will also match the house, which is an architectural grade composition shingle.

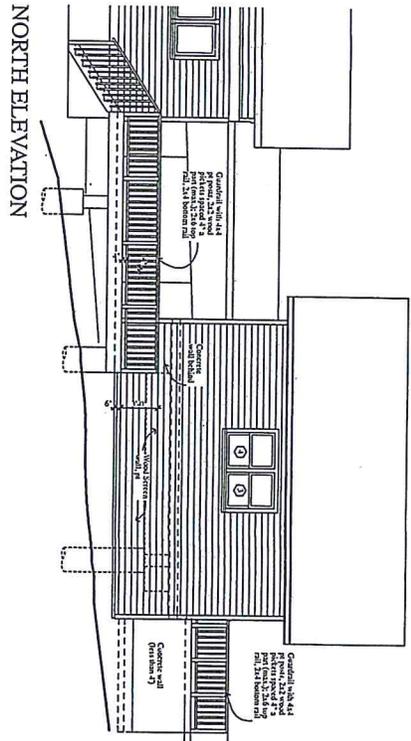
It continues to be the owners' desire to maintain the essential vintage and character of the original home throughout this project, while improving the home's stability, structural integrity, livability, and compatibility with its neighbors.



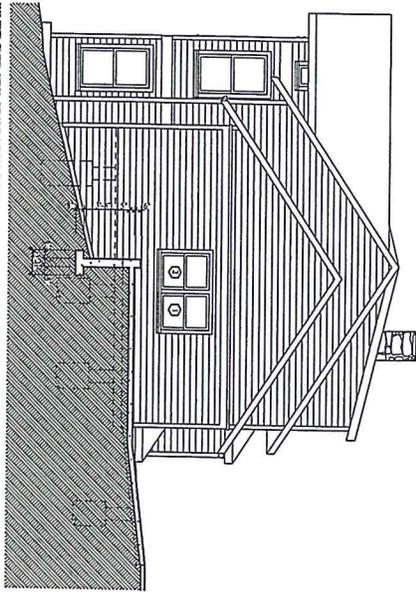




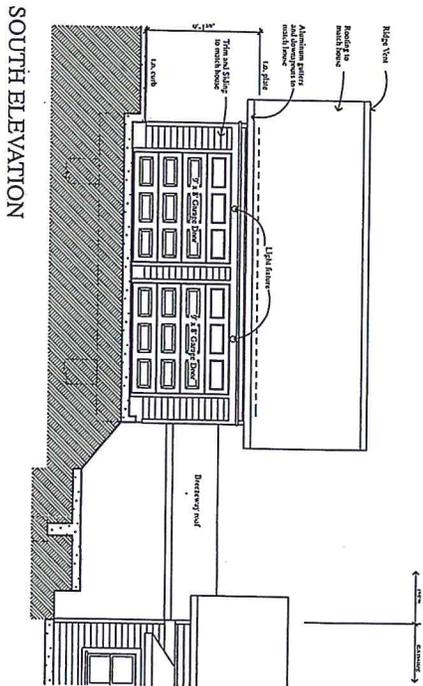
EAST ELEVATION



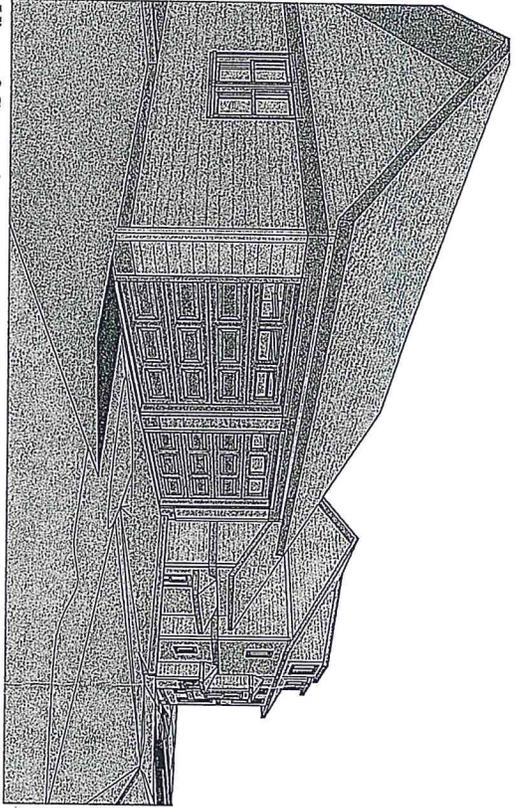
NORTH ELEVATION



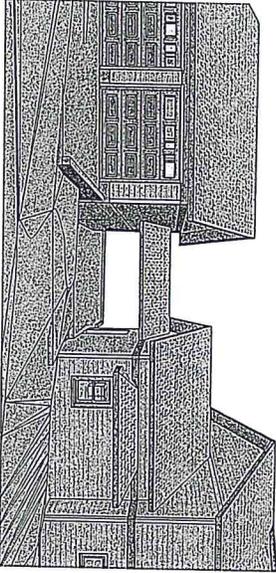
WEST ELEVATION



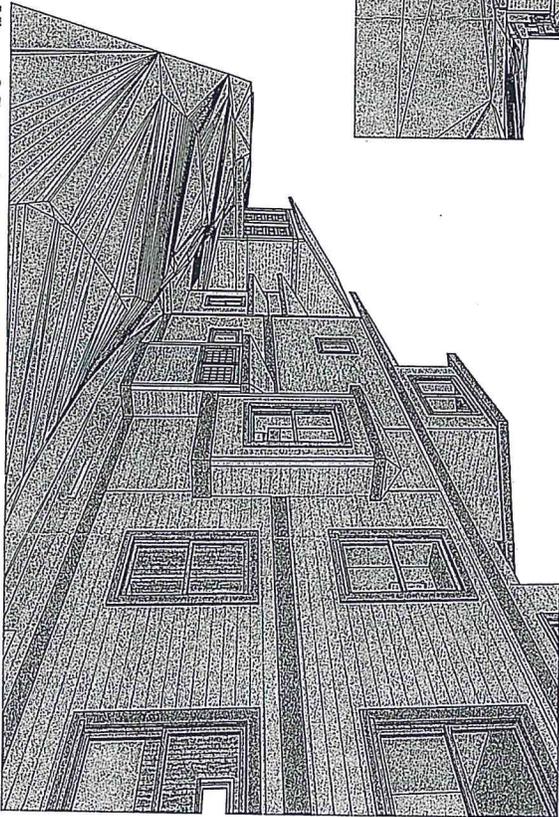
SOUTH ELEVATION



View of Garage from West



View of Breezeway



View of Garage from East

4

Exterior Views
MACPHERSON ADDITION Jay Raskin Architect

12/16/15
6" = 1'-0" 1:3.33

Kevin Cronin

From: SEARS Joy * OPRD <Joy.Sears@oregon.gov>
Sent: Monday, January 04, 2016 4:13 PM
To: Kevin Cronin
Subject: RE: HLC submittal
Attachments: 2006_0124Roger0011.JPG

Hi Kevin,

Thanks for passing along the address. In general, yes a breezeway or hyphen (or recessed connector) attaching an addition or a new building to an existing or historic resource is usually a sound preservation decision. I grew up in the Midwest so most of the breezeway connections I have encountered over the years have walls and windows. The less structure to a connector is the better so that it can be removed with minimal damage to the resource should it need to be removed in the future. A good explanation of this is found here from NPS -- <http://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS37-Houses-RearAdditions.pdf> or here <http://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS18-Additions-MidSizeBuildings.pdf> or in greater detail here in Preservation Brief 14 on additions -- <http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>. Attached is also a photo of an appropriate connector from the historic Knauke house in Kerby in SW Oregon.

I hope that helps you in making your recommendation. Let me know if you have additional questions or concerns.

I am curious why you are reviewing this for HLC. Is this a local historic district or additional zoning overlay? The Shivley-McClure National Register listed Historic District doesn't start for a few blocks starting with 934 Irving according to our database.

Take care,
Joy

From: Kevin Cronin [<mailto:kcronin@astoria.or.us>]
Sent: Monday, January 04, 2016 3:37 PM
To: SEARS Joy * OPRD
Subject: RE: HLC submittal

676 Irving

From: SEARS Joy * OPRD [<mailto:Joy.Sears@oregon.gov>]
Sent: Monday, January 04, 2016 3:01 PM
To: Kevin Cronin
Subject: RE: HLC submittal

Hi Kevin,

Can you tell me the address of the property? There are no precedents in dealing with historic properties because each historic property is its own resource with its own character and what works for one building may not work for another property. That is exactly why I think the code is silent on this specific aspect of construction.

Thanks,
Joy

Waldson - Flavel

022 BUILDING NAME: Historic: J. H. Jeffers House
Present: Unknown
ADDRESS: 663 Harrison Avenue, Astoria
CLASSIFICATION: Secondary
RESOURCE TYPE: Buildings (2)
YEAR BUILT: 1920
STYLE: Craftsman Bungalow

ALTERATIONS: Minor; foundation skirt altered, c. 1950

OWNER'S NAME AND ADDRESS: James L. & Elizabeth Infinger
663 Harrison Avenue
Astoria, Oregon 97103

ASSESSOR'S MAP #: Sect. 08 T8N R9W WWM 89 08 CC ADDITION: McClures
BLOCK #: 98 LOT #: 3 TAX LOT #: 15201 S.I. #: 715
USE: Residence

DESCRIPTION: This broad, low one and one-half story Bungalow Style building is of wood frame construction. It has a basement and a concrete foundation. The low-pitched cross gable roof has the characteristic exposed rafters and exposed purlins with knee braces. The roofing material is composition shingle. There is a projecting corbelled brick chimney. The primary window type is an unequally divided six-over-one double hung wood sash with a wide flat board trim. The exterior wall finish material is clapboard wood siding on the first floor and over the full width porch, wood shingles in a plain pattern and regular coursing above in the gable ends.

The main (north) elevation is organized in a strong horizontal composition, with vents and a four light fixed window at the gable peak. The full width porch has characteristic tapered square columns at the corners, on brick bases with a solid porch rail between. The entrance door is asymmetrical in the facade, with a primary window to the east, and the stylistic combination of a large central window flanked by two smaller windows with a long, narrow pane above. A short flight of wood steps leads to the sidewalk level. Originally built as a single family residence on a mid-block site, the building is in good condition.

There is a detached, flat roofed wood garage to the south and east of the building, at the rear of the site.

024 BUILDING NAME: Historic: Unknown
Present: Norman Residence
ADDRESS: 841 7th Street, Astoria
CLASSIFICATION: Secondary
RESOURCE TYPE: Building
YEAR BUILT: c. 1915
STYLE: Craftsman Bungalow

ALTERATIONS: None noted

OWNER'S NAME AND ADDRESS: ~~Robert & Dorothy Smith~~
~~RR 2 Box 147~~
ROBERT HOWARD
Astoria, Oregon 97103

ASSESSOR'S MAP #: Sect. 08 T8N R9W WWM 89 08 CC ADDITION: McClures
BLOCK #: 98 LOT #: 4 TAX LOT #: 15200 S.I. #: 717

USE: Residence

DESCRIPTION: This low, horizontal bungalow is one and one-half stories and is of wood frame construction. It has a basement and a concrete foundation with a wood skirt. The front gable roof with a double gable extension to the street (east) is of composition shingle. There are characteristic exposed rafters and purlins with knee braces, and a wide fascia board. There is a centrally located projecting brick chimney. The primary window type is a six-over-one double hung wood sash, with a wide flat board trim, used singly and in pairs on the side (west) elevation. The exterior wall finish material is a very narrow clapboard wood siding.

The main (east) elevation displays the characteristic horizontal emphasis and is asymmetrically organized with a recessed shed roofed porch that has decorative beams and rafters. The porch has a triple square wood corner column with decorative connecting beams. The porch has a solid rail, with wood steps leading to the gravel extension of 7th Street. The double gable extension has a large central window with two flanking smaller windows, and windows above. The gable end of the main roof has a fixed multi-paned wood sash window. Originally built as a single family residence on an extension of 8th Street at what would be a mid-block site at the base of a steep hill, the building is a fine example of the Bungalow Style and is in excellent condition.

STAFF REPORT AND FINDINGS OF FACT

December 8, 2015

TO: HISTORIC LANDMARKS COMMISSION

FROM: KEVIN A. CRONIN, AICP, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: REQUEST FOR NEW CONSTRUCTION (**NC15-07**) BY ED OVERBAY ON BEHALF OF OWNER TO CONSTRUCT A NEW GARAGE AT 676 IRVING AVENUE

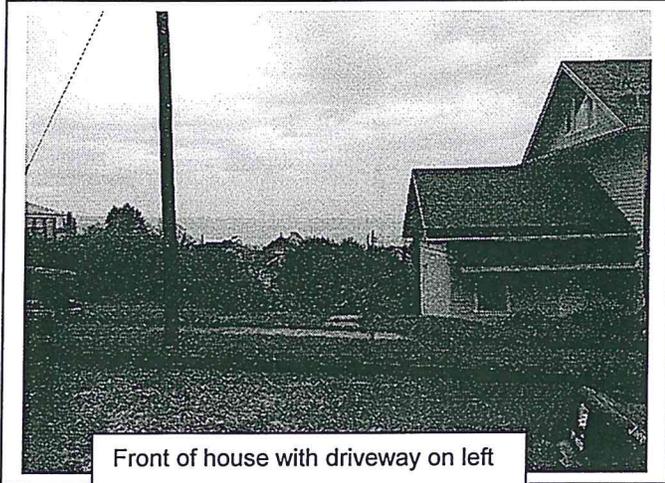
I. BACKGROUND SUMMARY

- A. Applicant: Ed Overbay
Overbay House Works
2095 SE 12th Place
Warrenton OR 97146
- B. Owner: Craig MacPherson
330 Roswell Ave
Long Beach, CA 90814
- C. Location: 676 Irving Ave; Map - Section 8CC, Lot 5,6,7 & vacated portion of 5th St, Tax Lot 15300, Block 98, McClure
- D. Classification: New construction adjacent to structure(s) designated as historic within the Hobson Flavel Historic Inventory Area.
- E. Proposal: To locate a 576 SF two car, single story garage adjacent to existing home and connected by a breezeway.
- F. Zone: R-2 (Medium Density Residential)
- G. Previous Applications: None

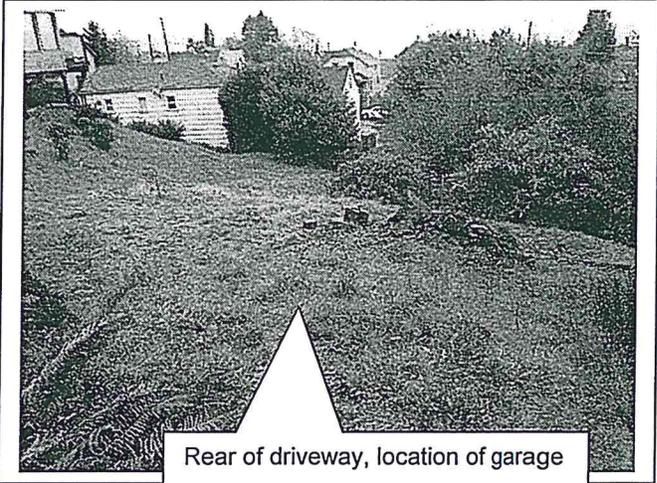
II. BACKGROUND

A. Subject Property

The subject property is located on the north side of Irving Avenue in a predominantly single family neighborhood. The lot is a combination of three tax lots totaling 17,424 square feet. The house - built in 1903 - has been extensively renovated over the last decade, but is not listed in the historic inventory as a Contributing building due to previous alterations. The proposed location of the garage is within five feet of the street and will require a variance from a 20 feet setback front yard requirement. The applicant will need to apply for that permit.



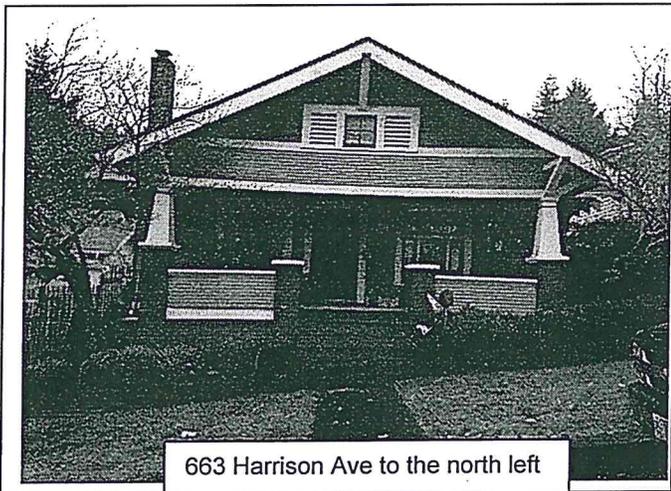
Front of house with driveway on left



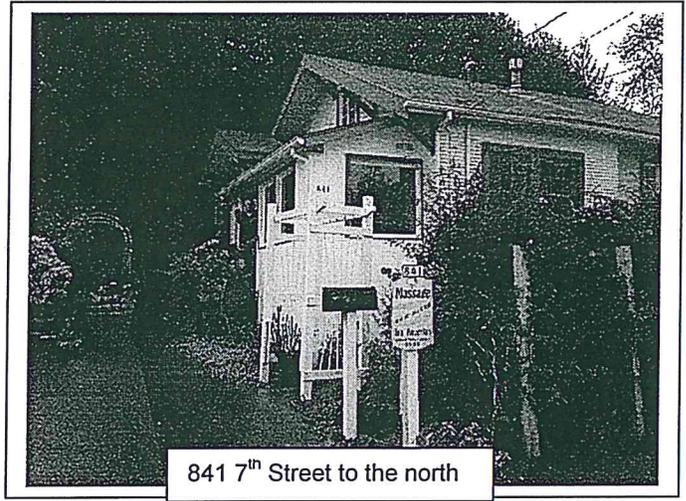
Rear of driveway, location of garage

B. Adjacent Neighborhood and Historic Property

The site is bounded by single family homes on all sides. It is predominately a single family residential neighborhood with some lots larger than a standard city lot. Structures in this neighborhood are set back from the street and recreate the look of an older neighborhood. Houses across Irving Avenue to the south are not designated as historic.



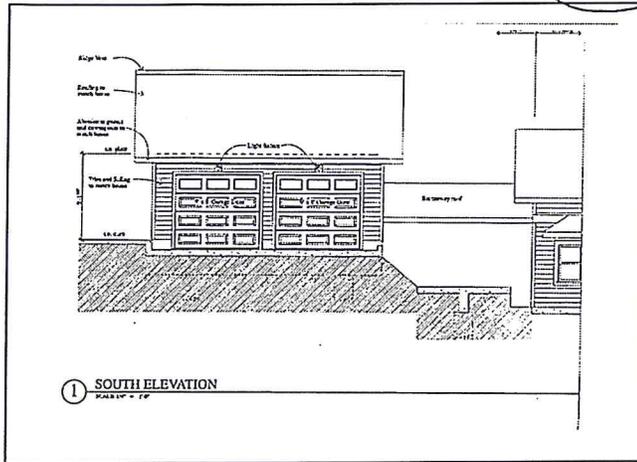
663 Harrison Ave to the north left



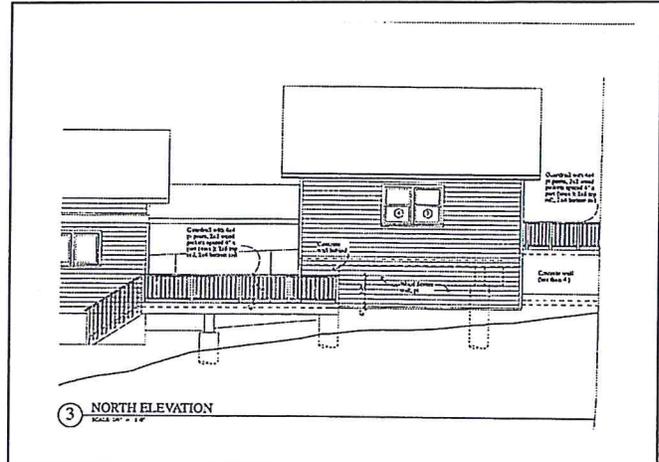
841 7th Street to the north

Review of new construction at this site is triggered by two houses to the north – 841 7th St - which is classified as Secondary historic and is a Craftsman bungalow built in 1915 and 663 Harrison – which is also classified as Secondary historic, Craftsman bungalow and built in 1920. Both structures are wood frame structures with similar architectural features such as gable roofs dormers, six over one double hung windows and clapboard wood siding. As a result of the slope from Harrison to Irving, and dense vegetation above 841 7th St, the proposed garage is not visible from the rear yard.

The proposed New Construction request is for a 576 SF two car garage. The structure will have a side gabled roof with a similar pitch composition roof as the main house. The siding will be horizontal hardiplank to match the renovation of the main house. According to the applicant's representative, there will be two smooth wood panel garage doors which differ from the elevation below. The windows will be wood, double hung with 5 1/2" casing.



Front



Side

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet, excluding rights-of-way, pursuant to Section 9.020 on November 20, 2015. A notice of public hearing was published in the *Daily Astorian* on December 8, 2015. Comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

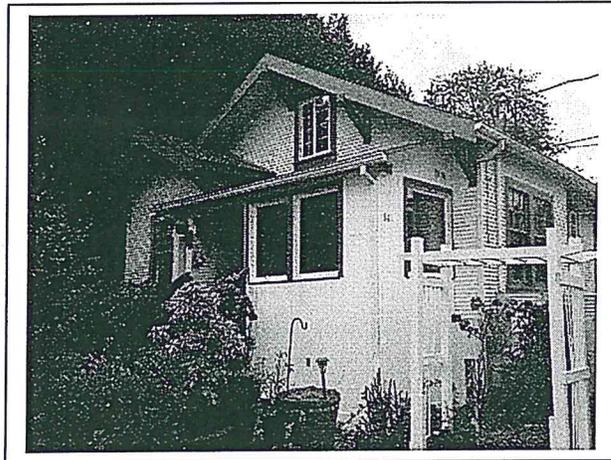
- A. Development Code Section 6.070(A) states that “no person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark or a structure identified as Primary or Secondary, without first obtaining a Certificate of Appropriateness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

Finding: The structure is proposed to be located adjacent to structures designated as historic in the Hobson Flavel Historic Inventory Area. The proposed structure shall be reviewed by the Historic Landmarks Commission.

- B. Development Code Section 6.070(B.1) states that “In reviewing the request, the Historic Landmarks Commission **shall consider and weigh** the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.”

Finding: The proposed structure will be a one story, 576 square foot, two-car garage. It is a simple, rectangular building with front gable, pitched, composition roof. It will have horizontal hardipanel siding. These are features typically found on Craftsman structures. The adjacent historic structures are single story with front gable dormer on a hip roof with horizontal siding. The proposed structure is an accessory building and therefore should be smaller and secondary to the main structures. Standard is met.

The existing house for which the garage is being constructed has Craftsman and Dutch Colonial elements, but is not attributed to one particular style; it has been altered. It is not designated as historic. The proposed structure is compatible in scale, style, height and architectural detail with the existing house and adjacent historic buildings. Standard is met.



Adjacent historic structure

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

Finding: The lot is a rather large rectangular shape; the south rear yard slopes down to houses on Harrison Street with heavy vegetation on a steep hillside. Structures in this neighborhood are built close together. Staff could not determine if the subject property had a garage. The proposed location will be on the front street facing section of the lot. A driveway apron will need to be constructed at the proposed location of the garage on this site and is consistent with the historic development of this area. A driveway access permit will be required and is a recommended condition of approval.

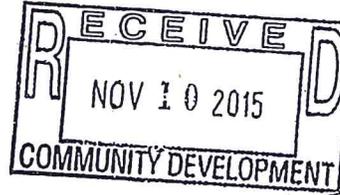
V. CONCLUSION AND RECOMMENDATION

The request, in balance, meets all the applicable review criteria and Staff recommends approval with the following conditions:

1. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.
2. The applicant shall obtain all necessary City and building permits prior to the start of construction, including a driveway access permit and variance for setback standard.
3. All windows and doors shall be trimmed with 4" minimum wood casings. Garage doors shall be wood panel to match existing materials.



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
 COMMUNITY DEVELOPMENT



NC 15-07

FEE:

\$100.00 CC 11-10-15

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 676 IRVING

Lot 5, 6, 7 & ^{vacated} portion of 5th St Block 98 Subdivision McCleure

Map 8CC Tax Lot 15300 Zone R-2

For office use only:	
Adjacent Property Address:	<u>663 Harrison, 846 Harrison (Secondary)</u>
Classification:	Inventory Area: <u>Hobson-Flavel</u>

Applicant Name: ED OVERBAY

Mailing Address: 2095 S.E. 12TH PLACE WARRENTON OR 97146

Phone: 503 861 1329 Business Phone: 503 338 8110 Email: OVERBAYHOUSEWORKS@HOTMAIL.COM

Property Owner's Name: CRAIG MAC PHERSON

Mailing Address: 330 ROSINELL AVE LONG BEACH, CA 90814

Business Name (if applicable): _____

Signature of Applicant: [Signature]

Signature of Property Owner: _____

Proposed Construction: ATTACHED TO existing SFD ADD NEW GARAGE, WEST OF HOME

For office use only:			
Application Complete:	<u>11-17-15 Perce</u>	Permit Info Into D-Base:	<u>11-12-15</u>
Labels Prepared:	<u>11-12-15</u>	Tentative HLC Meeting Date:	<u>12-15-15</u> (C)
120 Days:			

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

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

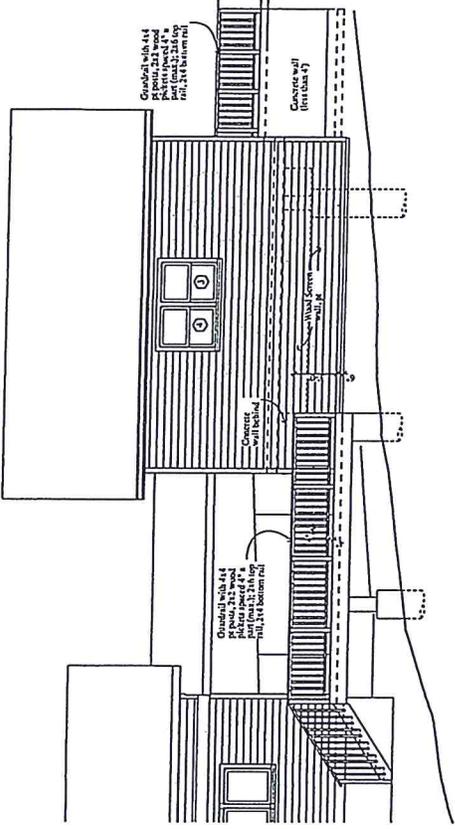
1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.

NEW GARAGE, DESIGNED TO MATCH EXISTING HOME

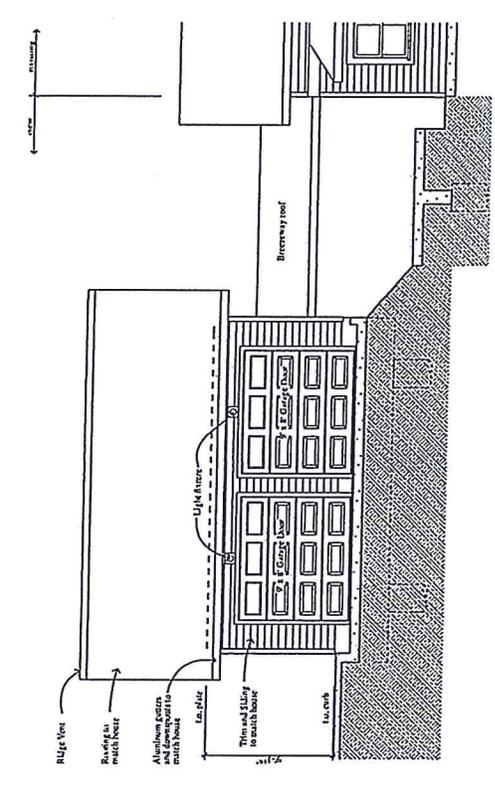
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

LOCATION AND ORIENTATION ARE CONSISTENT WITH ADJACENT STRUCTURES

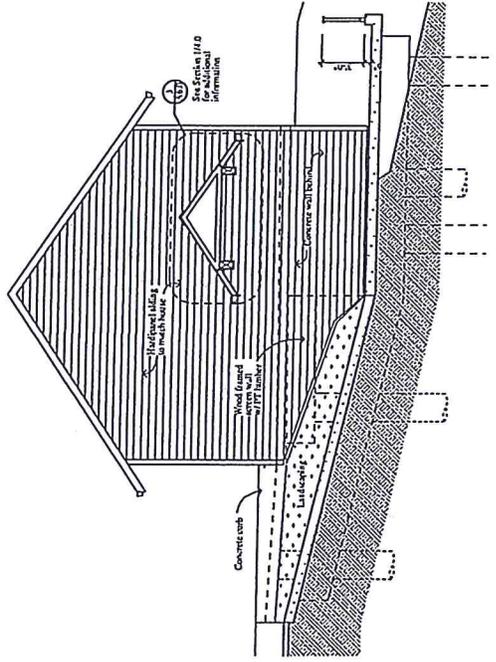
PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance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



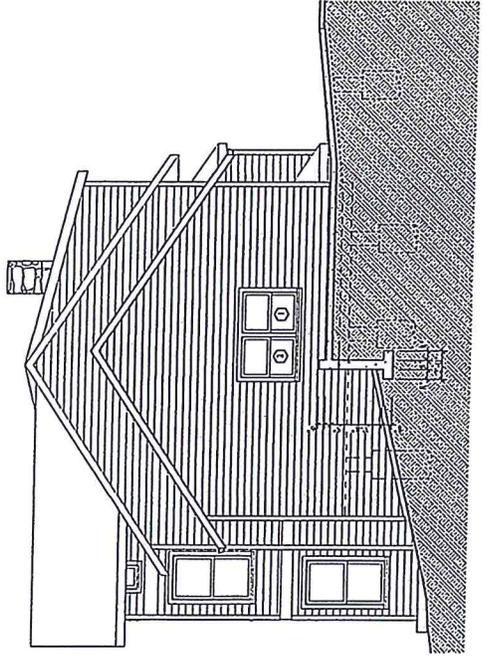
3 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

STAFF REPORT AND FINDINGS OF FACT

January 12, 2016

To: Historic Landmarks Commission
From : Nancy Ferber, Planner

Subject: New Construction Request (NC15-08) by Daniel Peters to construct a 484 square foot detached garage on south elevation of single family dwelling at 726 27th Street. Note-this application is in conjunction with application EX-15-14 to construct a two-story deck on the northwest corner of the house, and changing a window to a multi-light door on the second story north elevation.

I. BACKGROUND SUMMARY

- A. Applicant: Daniel Peters
726 27th Street
Astoria, OR 97103
- B. Owner(s): Peters Daniel L
Peters Jill A
726 27th Street
Astoria, OR 97103
- C. Location: 726 27th Street; Map T8N-R9W Section 9CC, Tax Lot 4600; North 140' of Lot 6, Block 34, Shively
- D. Classification: New construction within the Adair Uppertown Historic Inventory Area on and adjacent to national registered property
- E. Proposal: To construct a 484 square foot (22'x22') garage on existing foundation. See photos attached.
- F. Zone: R-2 (Medium Density Residential) *Figure 1 subject property*
- G. Previous Applications: 2014 permit to replace roofing

II. BACKGROUND

A. Subject Property

The subject property is located on the southwest corner on the east side of 27th Street. The lot is 50' x 130' (6,500 square feet) and is of sufficient size in the R-2 Zone to accommodate the proposed



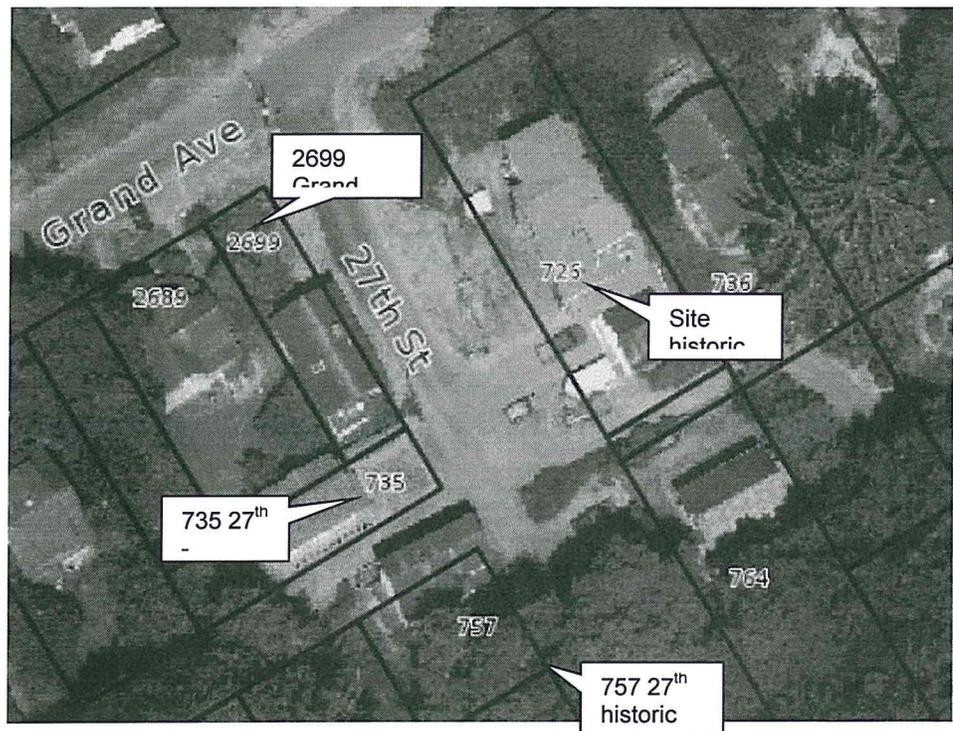
484 square foot garage. (5,000 square foot minimum). The owner currently has a temporary tent/garage structure on the site (Figure 1). The site is not located within 100' of a known geologic hazard area.

The Carl, Gustaf A & Sophia House was built in 1908 and is classified as a Queen Anne Vernacular with wood frame , gable roof and shiplap siding and one over one wood windows with lamb tongue and crown moldings. Includes many decorative features found for the architectural vernacular: eaves, beltcourse, and patterned shingles.

Adjacent Neighborhood and Historic Property

The site is bounded on all sides by single-family dwellings and some multi-family dwellings (Figure 2). The residential neighborhood has a mixture of architectural styles and ages of homes. There are historic homes adjacent to this site and in the general neighborhood. There are also several vacant lots in the neighborhood. Lot sizes vary with sub-standard, standard, and larger than standard single-family dwelling lots. Most houses are generally built slightly closer to the front and street side property lines.

*Figure 2
Adjacent
properties*



Images of adjacent properties:



757 27th Street (1915)
Johnson-Myntti House
Eligible Contributing
Adair Uppertown Historic Inventory Area
Historic Property
Queen Anne



2699 Grand Ave (1900)
None on File
Eligible Contributing
Adair Uppertown Historic Inventory Area
Historic Property
Victorian



735 27th Street (1900)
Kerola, Emil & Hilma House
Eligible Contributing Adair
Uppertown Historic Inventory Area
Historic Property
Victorian

Site Information:

The subject lot sits above the Grand Avenue level and the proposed garage would be located toward the south end of the lot and 7', 12' and 21' from the property line.

Architectural Details:

Height: height of approximately 13' to ridge of roof

Roof: Fish scale roofing to match gable on house, with felt paper and asphalt composite shingles to match existing house 4:12 pitch roof.

II. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on December 23, 2015. A notice of public hearing was published in the *Daily Astorian* on January 12, 2016. Comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

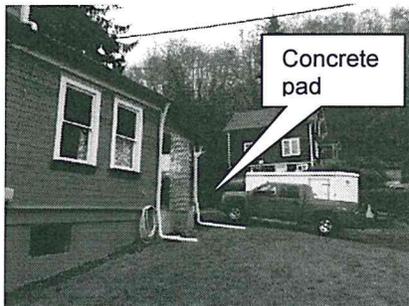
- A. Development Code Section 6.070(A) states that *“No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks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

Finding: The structure is proposed to be located adjacent to structure(s) designated as historic in the Adair-Uppertown Historic Inventory Area. The proposed structure shall be reviewed by the Historic Landmarks Commission.

- B. Development Code Section 6.070(B.1) states that *“In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.”*

Finding: The proposed structure will be a single story garage with one overhead door and windows on the south, and north elevations. The design has elements from the owner’s house including the use of gables, fish scale roofing, and horizontal board siding. The adjacent historic structure includes a two story Queen Anne Vernacular with horizontal siding. No skirting is proposed in the garage design.

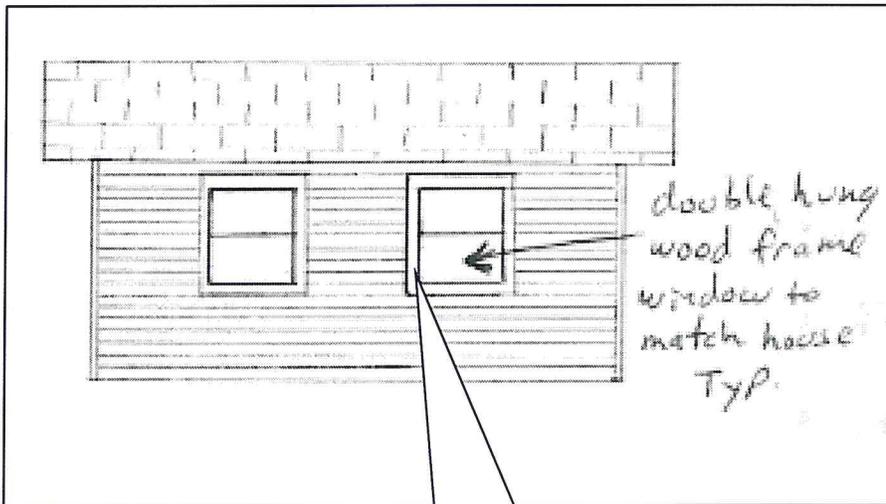
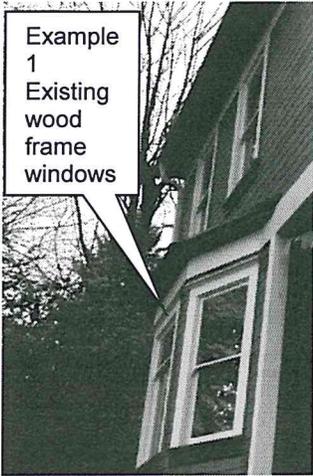
Current location of concrete garage pad:



The garage aims to reflect the same style of the existing Queen Anne residence. The applicant plans to use as much reclaimed material as possible to match the existing residence.

Windows: The applicant proposes to match the existing windows as shown below, by installing one over one double hung wood frame windows with the same scaled dimensions, and installed to the historic depth to the facade.

Windows in the garage door are proposed to be multi-lite, and shall have external muntins, or be true divided (Condition 1).



Site plans: proposed windows to match existing double hung wood frame windows on house

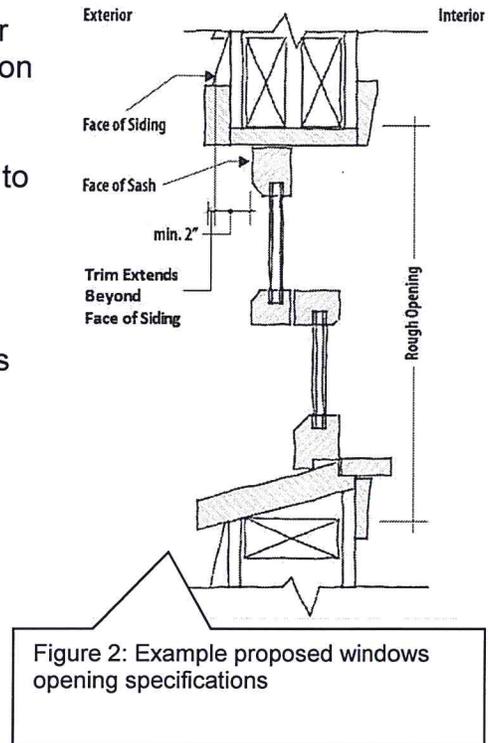
The adjacent historic structures that trigger the review are located to the northwest, west and southwest of the subject property. These structures are visible from the subject site, and the new structure will be visible from their streetscape. Adjacent houses all have horizontal siding and one over one windows. The proposed garage will be compatible with the character and materials of the buildings.

The siding materials are proposed to be cedar shingles. This is similar to the siding material on the historic properties.

The windows should be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade as indicated in figure 2 (Condition 2)

Roof pitch proposed is 4:12 for main roof. This pitch is less steep than the adjacent historic buildings, however garages generally can be found to have a lower pitch than their main structures. The roof will be composite asphalt shingles similar to the house.

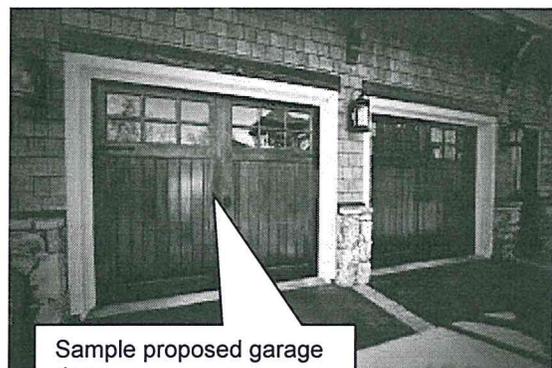
With the conditions noted, the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.



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

Finding: The adjacent historic properties do not have garages; the proposed garage is smaller than a typical two car-garage size.

Orientation and setback: The structure will meet the required zoning setbacks, and is similar to the setback of the house and other structures in the neighborhood. One man door will face

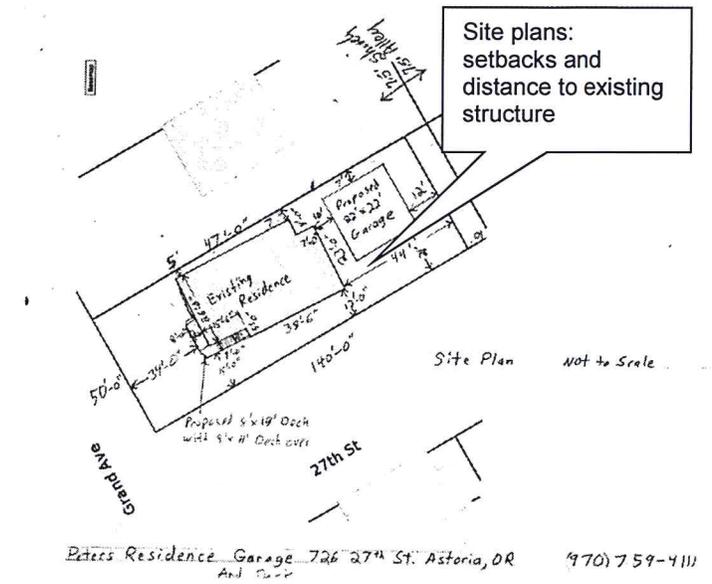


Sample proposed garage door

the rear of the house on the north elevation. The garage door will be facing west onto 27th street.

The garage will be set back 21' from the property line to the west, 12' to the south, 7' on the east, and 10' from the existing house on the north. There is an additional 7.5' setback on the south elevation from Shively Alley.

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.



V. CONCLUSION AND RECOMMENDATION

The request, in balance, meets all the applicable review criteria. Staff recommends approval of the request with the following conditions:

1. Windows in the garage door shall have external muntins, or be true divided.
2. The windows shall be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade.
3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission.

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



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
 COMMUNITY DEVELOPMENT

CITY OF ASTORIA

NOV 24 2015

BUILDING CODES

Pd 11-24-15

NC 15-08

FEE: \$100.00

NEW CONSTRUCTION (ADJACENT TO HISTORIC PROPERTY)

Property Location: Address: 726 27th St. Astoria, OR 97103
 N 140' of
 Lot 6 Block 34 Subdivision Shively
 Map # 8-9-96 Tax Lot 46001 Zone R-2 Shiley zone

For office use only:		+2699 Grand	
Adjacent Property Address:		<u>735 27th, 757 27th</u>	
Classification:	<u>Elig - Cont.</u>	Inventory Area:	<u>Adair - Uppertown Int.</u>

Applicant Name: Daniel Peters
 Mailing Address: 726 27th St. Astoria, OR 97103
 Phone: 970 759-4111 Business Phone: _____ Email: wingnot139@hotmail.com
 Property Owner's Name: Daniel Peters
 Mailing Address: 726 27th St. Astoria OR
 Business Name (if applicable): _____
 Signature of Applicant: [Signature]
 Signature of Property Owner: [Signature]

Proposed Construction: New Garage rebuild exterior stairs and add a 2 story deck to NW corner
Construct an approximate 484 SF detached garage adjacent to historic structure on the south elevation

For office use only:			
Application Complete:		Permit Info Into D-Base:	<u>12-3-15</u>
Labels Prepared:	<u>12-3-15</u>	Tentative HLC Meeting Date:	<u>1-19-16</u>
120 Days:			

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

sjohnson@astoria.or.us • www.astoria.or.us

Paid - 11-24-15

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.):

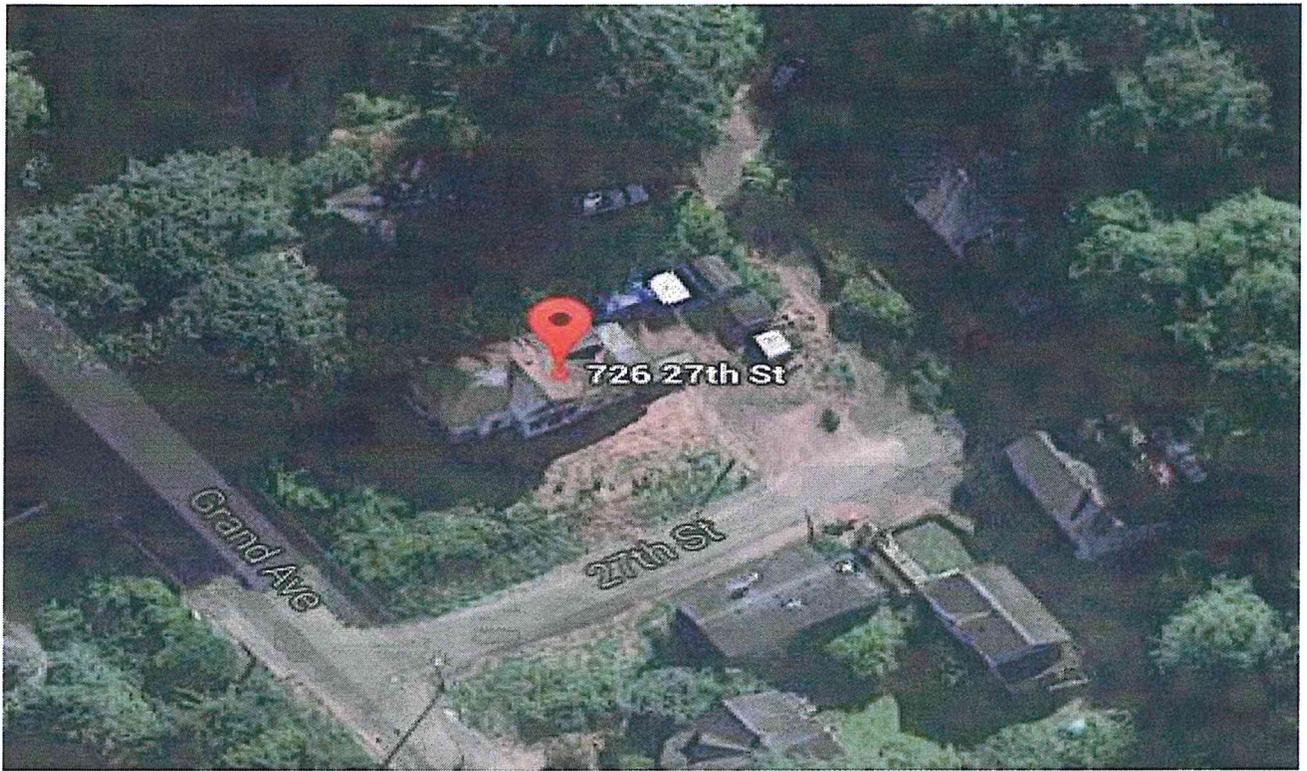
1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.

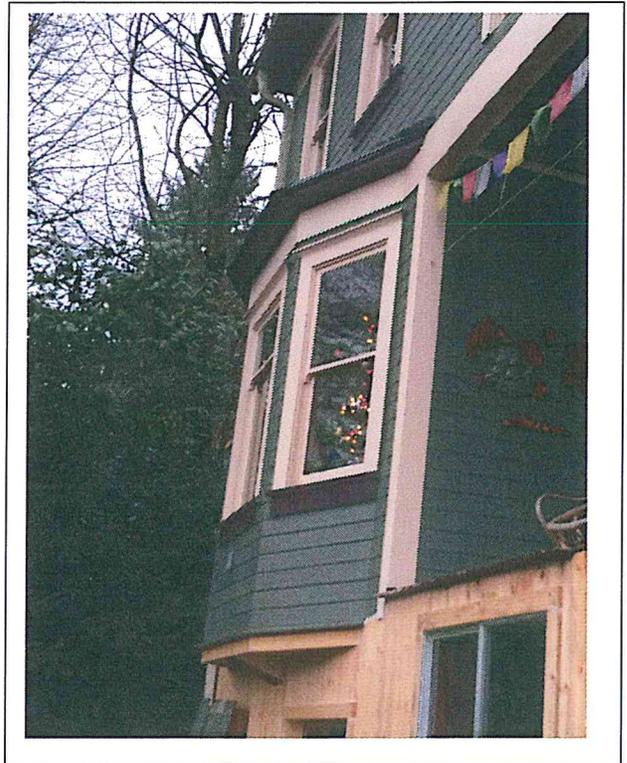
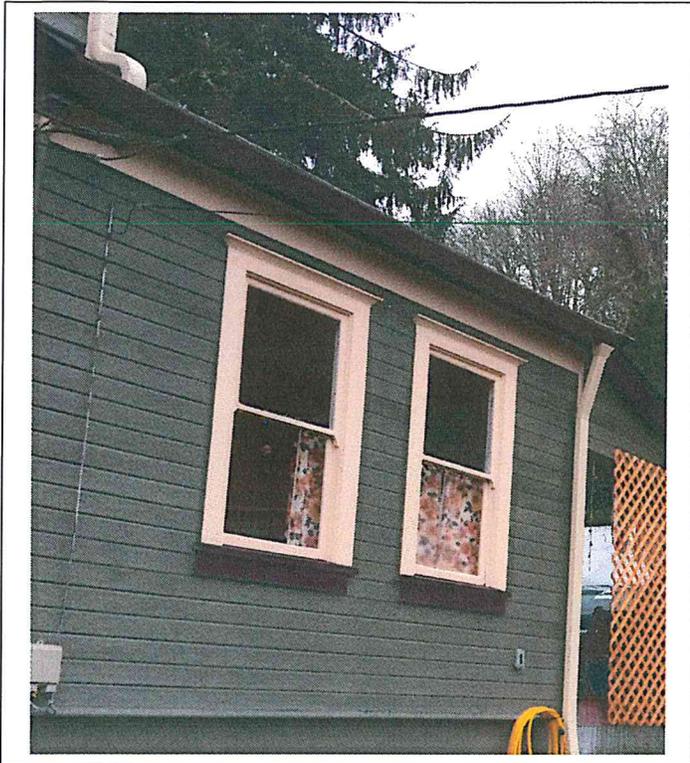
The garage is the same style as the adjacent structures with tall walls and gable roof. It matches my house which is historic with both style and material. I will try to use as much reclaimed material as possible to match existing residence.

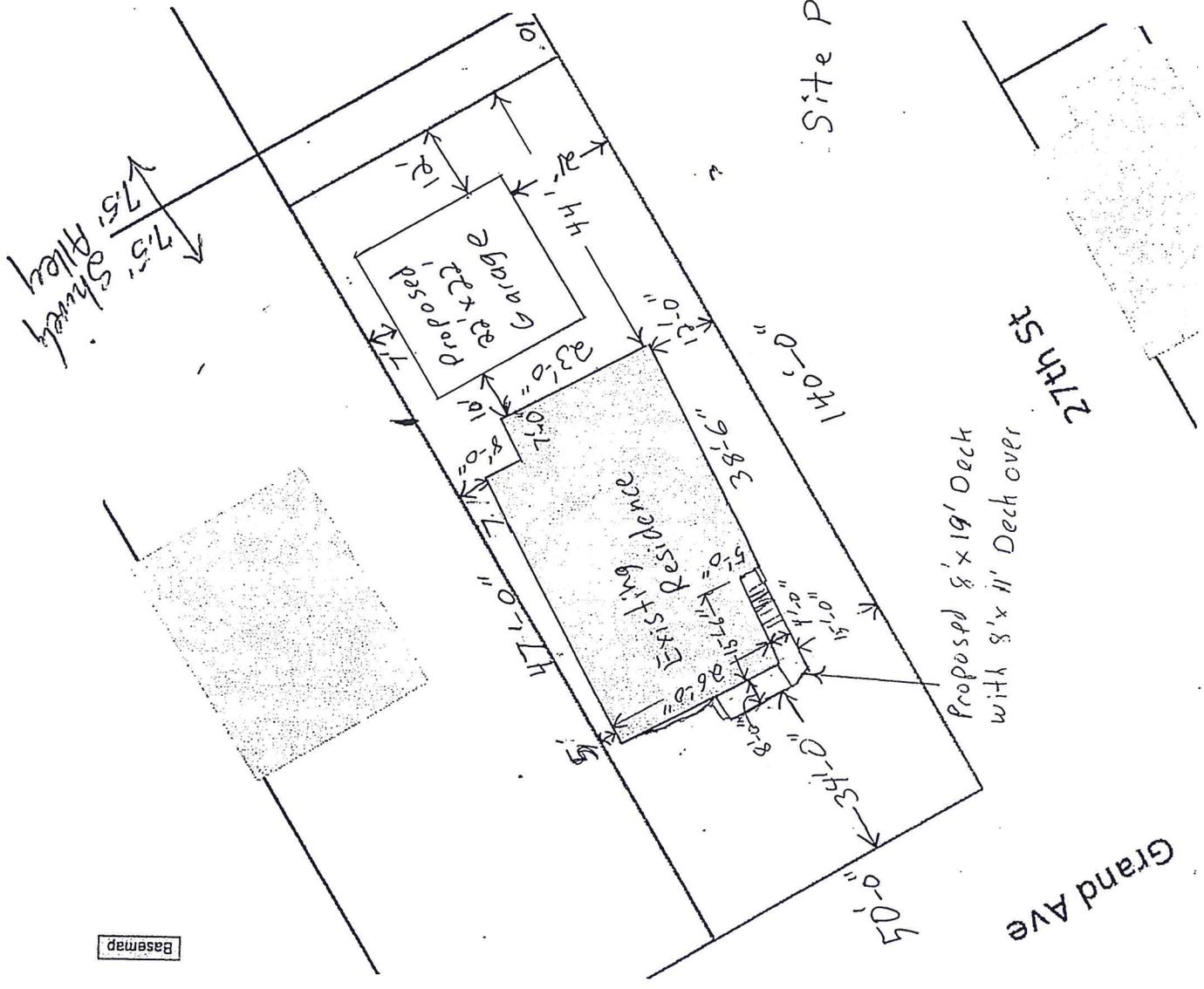
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

It meets all required setbacks and distances between structures. The main door faces the street like the other structures near by.

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.







Not to Scale

Site Plan

Peters Residence Garage 726 27th St. Astoria, OR (970) 759-4111
 And Deck

Oregon Historic Site Form

Carlson, Gustaf A & Sophia, House
726 27th Ave
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

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

Alterations include two shed roof additions, south; removal of front porch steps and rail; removal of some skirting.

House has historic addition, first floor south, as well as reconfiguration of northwest corner.

HISTORY

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

Sanborn Fire Insurance maps do not cover this area of the neighborhood prior to 1908. City directories list the earliest known resident at this address in 1908: Gustaf Alfred Carlson. Gus Carlson, a fisherman, lived here with his wife, Sophia Catherine Anderson Carlson, and family until Sophia's death in 1944. Carlson continued living here alone through the 1950s and until his death. Its prominent setting high on a hill with a view of the Columbia River is noteworthy.

RESEARCH INFORMATION

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

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

Local Library: _____

University Library: _____

Historical Society: _____

Other Repository: _____

Bibliography: Sanborn-Perris Map Co. 1896, 1908
Polk's Astoria City Directory 1904-1949
Astoria Daily Budget 9/16/04
Astoria Budget 6/24/44:2

Oregon Historic Site Form

Kerola, Emil & Hilma, House
735 27th St
Astoria, Clatsop County

LOCATION AND PROPERTY NAME

address: 735 27th St apprx. addr

historic name: Kerola, Emil & Hilma, House

Astoria vcnt Clatsop County

current/
other names: _____

Optional Information

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

location descr:
(remote sites)

block nbr: 33 lot nbr: 14 tax lot nbr: 3800
township: 8N range: 9 W map #: 09CC
zip: 97103

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1,5

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

elig. evaluation: eligible/contributing

NR status: _____

primary constr date: 1900 (c. secondary date: _____ (c.)
(optional--use for major addns)

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

primary orig use: Single Dwelling

orig use comments: _____

secondary orig use: _____

primary style: Victorian Era: Other

prim style comments: _____

secondary style: Vernacular

sec style comments: _____

primary siding: Horizontal Board

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: **Wood frame, gable roof structure with shiplap siding. 1/1 double-hung wood sash windows with lamb's tongue, casings with crown moldings. Decorative features include purlins, rake, cornerboards, watertable.**

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Astoria Adair-Uppertown RLS 2013 Potential Historic District

farmstead/cluster name: _____

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

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 3/1/2013

Gen File date: _____

106 Project(s)

Oregon Historic Site Form

Kerola, Emil & Hilma, House
735 27th St
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

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

Alterations include renovating front porch with chamfered posts and arched hand rail; addition of knee braces; addition of vinyl sash windows at basement level.

House is transitional from Victorian to Craftsman style.

HISTORY

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

This was the home of Andres Emil Kerola and Hilma Kerola from 1913 through 1950. Emil (as he was known) was a laborer at Astoria Box and Paper Co. and at O'Brien Spruce co. The house is virtually intact and is a good example of the mixture of vernacular architecture and Bungalow details typically found in Upper Astoria.

RESEARCH INFORMATION

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

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

Local Library: _____ University Library: _____

Historical Society: _____ Other Repository: _____

Bibliography: Sanborn-Perris Map Co. 1896, 1908, 1921
Polk's Astoria City Director 1913-1949

Oregon Historic Site Form

Johnson-Myntti House
757 27th St
Astoria, Clatsop County

LOCATION AND PROPERTY NAME

address: 757 27th St apprx. addr

historic name: Johnson-Myntti House

Astoria vcnt Clatsop County

current/
other names:

Optional Information

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

location descr:
(remote sites)

block nbr: 33 lot nbr: 15 tax lot nbr: 3900
township: 8N range: 9W map #: 09CC
zip: 97103

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

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

elig. evaluation: eligible/contributing

NR status: _____

primary constr date: 1915 (c. secondary date: _____ (c.)
(optional--use for major addns)

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

primary orig use: Multiple Dwelling

orig use comments: _____

secondary orig use: _____

prim style comments: _____

primary style: Queen Anne

sec style comments: _____

secondary style: Vernacular

primary siding: Horizontal Board

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: **Wood frame, gable roof structure with clapboard siding. 1/1 double-hung wood sash windows with lamb's tongue, plain casings. Decorative features include enclosed eaves, frieze, corner boards, patterned shingles in gable ends.**

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Astoria Adair-Uppertown RLS 2013 Potential Historic District

farmstead/cluster name: _____

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

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 3/1/2013

Gen File date: _____

106 Project(s)

Oregon Historic Site Form

Johnson-Myntti House
757 27th St
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

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

Alteration include removal of original porch post and wood work; installation of multi-light wood entry door, removal of watertable.

HISTORY

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

Matt and Senja Johnson are the first known occupants of this house and resided here from 1915 through 1917. Henricka Myntti moved here with her son Marshall following the death of her husband Jacob Myntti in 1918. Mrs. Myntti was the co-owner of the Workers' Cafe in Uniontown during the early 1930s and was also the proprietor of the Excelsior Baths beginning in 1937. The Mynttis lived in this Uppertown house through 1931 but may have moved to Uniontown after that, since Mrs. Myntti's work was in that neighborhood. The house is an intact example of simplified Queen Anne architecture in the Uppertown area. Vernacular expressions of high style architecture are prevalent in this neighborhood, but this particular example is one of the best in Uppertown.

RESEARCH INFORMATION

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

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

Local Library: _____ University Library: _____

Historical Society: _____ Other Repository: _____

Bibliography: Sanborn-Perris Map Co. 1908, 1921
Polk's Astoria City Director 1913-1951
Morning Astoria 10/25/18:8
Astoria Budget 3/1/33:3; 2/19/37:3

Oregon Historic Site Form

2699 Grand Ave
Astoria, Clatsop County

LOCATION AND PROPERTY NAME

address: 2699 Grand Ave apprx. addr

historic name:

Astoria vcnt Clatsop County

current/
other names:

Optional Information

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

location descr:
(remote sites)

block nbr: 33 lot nbr: 1 tax lot nbr: 3100
township: 8N range: 9W map #: 09CC
zip: 97103

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

total # eligible resources: 0 total # ineligible resources: 1

elig. evaluation: not eligible/non-contributing

NR status: _____

primary constr date: 1900 (c.) secondary date: _____ (c.)
(optional--use for major addns)

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

primary orig use: Single Dwelling

orig use comments: _____

secondary orig use: _____

primary style: Victorian Era: Other

prim style comments: _____

secondary style: Other / Undefined

sec style comments: _____

primary siding: Aluminum

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: **Wood frame gable roof structure with aluminum siding. Single-light fixed and sliding aluminum sash with narrow casings. No decorative elements remain.**

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Astoria Adair-Uppertown RLS 2013 Potential Historic District

farmstead/cluster name: _____

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

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 3/1/2013

Gen File date: _____

106 Project(s)

Oregon Historic Site Form

2699 Grand Ave
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

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

Alterations include aluminum siding over wood shiplap siding, roof pitch reduced, front porch removed, all historic double-hung wood sash windows replaced with fixed or sliding windows of different sizes.

HISTORY

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

RESEARCH INFORMATION

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

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

Local Library: _____ University Library: _____

Historical Society: _____ Other Repository: _____

Bibliography: Sanborn-Perris Map Co. 1896, 1908

STAFF REPORT AND FINDINGS OF FACT

January 12, 2016

To: Historic Landmarks Commission

From : Nancy Ferber, Planner

Subject: Exterior Alteration Request (EX15-14) by Daniel Peters to rebuild exterior stairs, change one over one window to multi-lite door, replace stairs, and add a two story deck to the northwest corner elevation of existing single family dwelling located at 726 27th Street. Note: This application is in conjunction with application NC-15-08 to construct a 484 square foot garage adjacent to the house.

I. BACKGROUND SUMMARY

- A. Applicant: Daniel Peters
726 27th Street
Astoria, OR 97103
- B. Owner(s): Peters Daniel L
Peters Jill A
726 27th Street
Astoria, OR 97103
- C. Location: 726 27th Street; Map T8N-R9W Section 9CC, Tax Lot 4600; Lot 6, Block 34, Shively
- D. Classification: Exterior alteration within the Adair Uppertown Historic Inventory Area on national registered property
- E. Proposal: Rebuild exterior stairs, change one over one window to multi-lite door, replace stairs, and add a two story deck to the nw corner elevation of existing single family dwelling located at 726 27th Street
- F. Zone: R-2 (Medium Density Residential)
- G. Previous Applications: None

II. BACKGROUND

A. Subject Property

The subject property is located on the Northwest corner on the east side of 27th Street. The lot is 50' x 130' (6,500 square



feet) and is of sufficient size in the R-2 Zone to accommodate the alterations.

NOTE: For more information on the historic resource and surrounding properties, please refer to File NC 15-08.

The lot sits above the Grand Avenue level and the proposed decks would be located toward the north end of the lot. The proposed first story deck is 8'x19' with an 8' x11' deck above it on the second story.

Height: Height of approximately 13' to ridge of roof

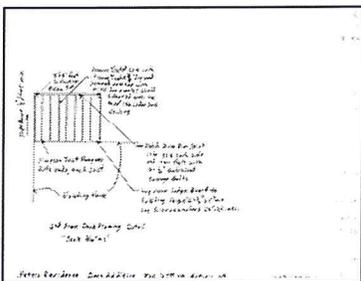
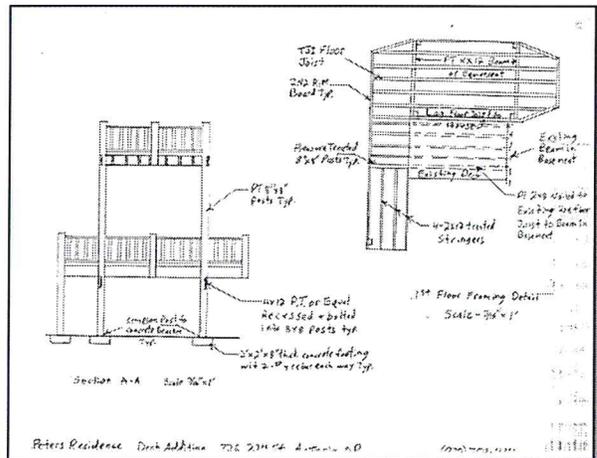
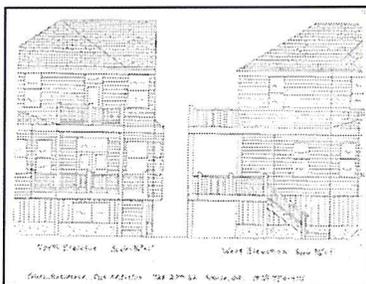
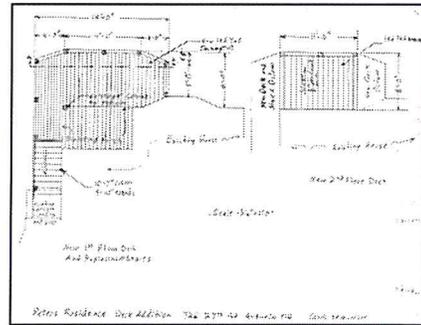
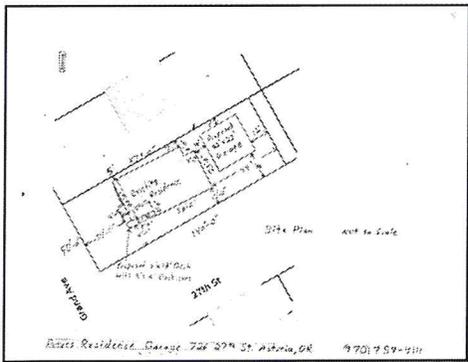
Roof: Fish scale roofing to match gable on house, with felt paper and asphalt composite shingles to match existing house 4:12 pitch roof.

Siding: 1x6 tongue and groove siding with 6" pine trim painted to match the house.

Windows: To change one over one window on north elevation to multi-lite door. (Work was completed prior to any permitting)

Other Features: constructing new front porch and stairs with second story deck on front north elevation

Plans: See attached 8.5 x 11 site plans. Preview images are below



II. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on December 23, 2015. A notice of public hearing was published in the *Daily Astorian* on January 12, 2016. Comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 6.050(B) requires that unless otherwise exempted, no person, corporation, or other entity shall change, add to, or modify a structure or site in such a way as to affect its exterior appearance, if such structure is listed or identified as a Historic Landmark or as Primary or Secondary without first obtaining a Certificate of Appropriateness.

Finding: The structure is listed as an Eligible Contributing in the Adair-Uppertown Area and requires review by the HLC. Since the 2013 inventory, the second floor window has been changed to a door, no permits were obtained, the commission shall consider this request as if the work had not been completed.

- B. Section 6.050.F, Historic Design Review Criteria, states that *“Type II and Type III Certificate of Appropriateness exterior alteration requests shall be reviewed by the Historic Landmarks Commission or Historic Preservation Officer as indicated in Section 6.050 following receipt of a complete application.”*

The following standards, in compliance with the Secretary of the Interior’s Standards for Historic Preservation, shall be used to review Type II and Type III exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are intended to be used as a guide in the Historic Landmark Commission’s deliberations and/or the Historic Preservation Officer’s decision.”

1. Section 6.050.F.1 states that *“every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.”*

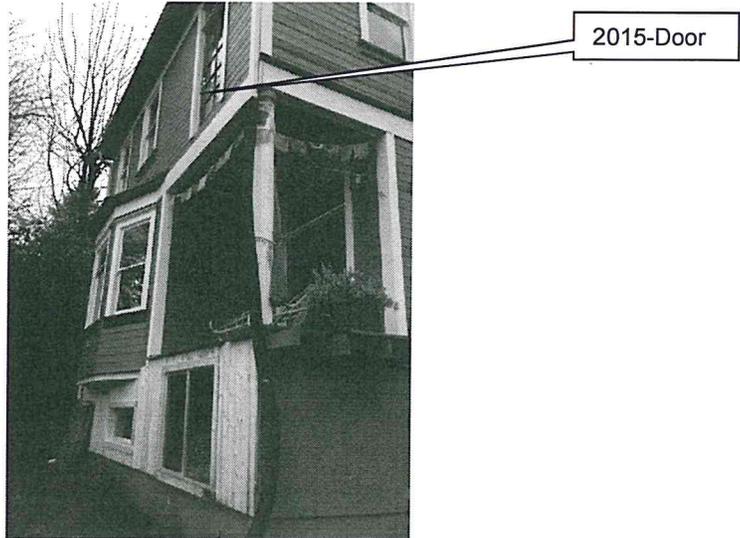
Finding: The structure was originally built as a single-family dwelling. The applicant will continue to use the property as a single-family dwelling. The applicant is requesting to add a second story deck, and enlarge first story porch to extend beyond the plane of the house and wrapping around to west side to put stairs down to existing concrete landing pad on the side. Front porches are a typical use for this style of single-family dwelling and are prevalent in Astoria.



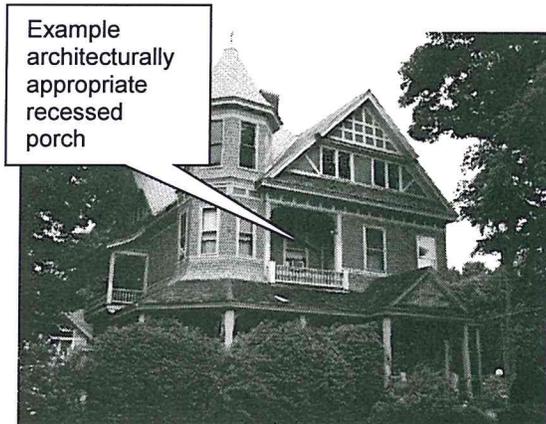
Example first floor porch

2. Section 6.050.F.2 states that *“the distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.”*

Finding: The applicant has removed a one over one window on the front second floor elevation, and replaced it with a multi-lite door.



The distinguishing characteristics of a Queen Anne style house included recessed porches, but do not include protruding decks. Therefore, removal of the historic window does not meet this criteria. Since the door has already been installed, the applicant should remove the door, and replace to the original one over one window. (Condition 1)



3. Section 6.050.F.3 states that *“all buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.”*

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

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

Finding: No alterations are proposed to features that have acquired significance.

5. Section 6.050.F.5 states that *“distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.”*

Finding: The north elevation is very visible, and is the front of the structure. The Queen Anne style typically had front porches located under the roofs, and not projecting from the house. The owner is requesting to extend the porch 8’ beyond the front façade. Due to the location on the primary façade, a protruding front porch does not maintain character of the Queen Anne style. A porch within the existing roofline, and wrapping around to the west elevation with stairs to the existing landing, would be similar to the original design and is appropriate. The extension of the front porch beyond the plane of the house should be denied. (Condition 2).

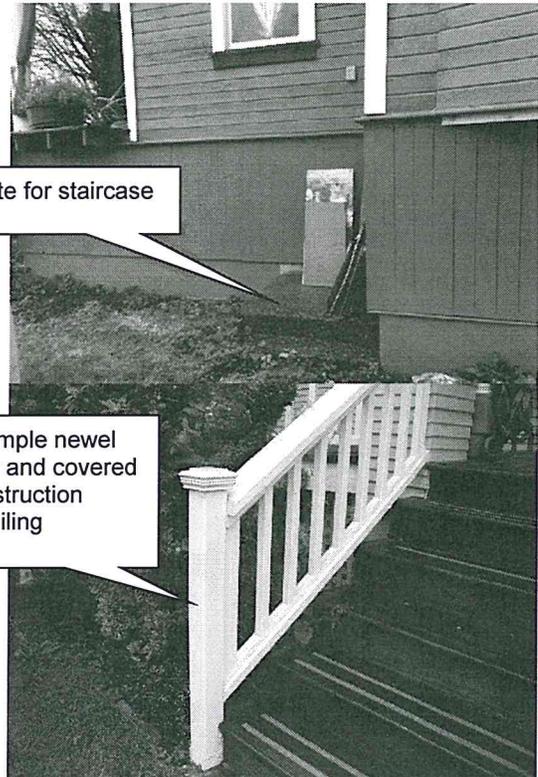
The proposed balustrade has upper and lower rails. Supporting posts shall be incorporated into the porch, and not exposed on the exterior, fascia board, or other cover should hide any construction detailing. (Condition 3).

The balustrade on the stairs will also have an upper and lower railing, and should end in a newel post. The upper rail should not extend beyond the newel post. (Condition 4)

The applicant is proposing a second story deck on the primary front façade. The distinguishing characteristics of a Queen Anne style house included recessed porches, but do not include protruding decks. Therefore construction of the second story deck and the change of a window to a door on the second story is not in character with the Queen Anne style. The second story deck should be denied. (Condition 5)

Since the door has already been installed, the applicant should remove the door, and replace to the original one over one window. (Condition 1)

6. Section 6.050.F.6 states that *“deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate*



duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.”

6.050.C.2.b.2, Type I Certificate of Appropriateness - Immediate Approval, states that *“Installation of contemporary composite material on the flat decking area of porches, decks, and/or stair treads.”*

Finding: The porch and stairs have deteriorated beyond repair. The applicant is proposing to reconstruct that portion of the first story porch similar to the original. The balustrade is proposed to be wood; the flat decking proposed is a plastic composite material, which is allowable per section 6.050.C.2.b.2.

7. Section 6.050.F.7 states that *“the surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.”*

Finding: No surface cleaning is proposed.

8. Section 6.050.F.8 states that *“every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.”*

Finding: Archaeological resources, if any, will not be affected.

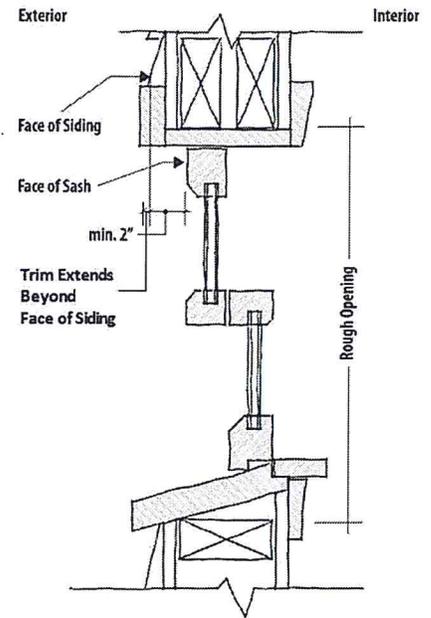
9. Section 6.050.F.9 states that *“contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.”*

Finding: A protruding front porch and second story deck with door are contemporary designs. While contemporary alterations are not discouraged, the proposed alteration does destroy significant architectural design. Due to the primary façade location, the proposed deck and porch are not in scale with the typical Queen Anne style porches.

10. Section 6.050.F.10 states that *“wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.”*

Finding: Some features could be removed and the essential form and integrity of the structure would be unimpaired.

Supplemental photos: Existing windows on site:



V. CONCLUSION AND RECOMMENDATION

Portions of the request do not meet the criteria. With the conditions noted, the request in balance, meets all the applicable review criteria. Staff recommends approval of the request with the following conditions:

1. The applicant shall remove the second story door, and replace with a one over one window.
2. The extension of the front porch beyond the plane of the house shall not be constructed.
3. Supporting posts shall be incorporated into the porch, and not exposed on the exterior. A fascia board or other cover shall hide any construction detailing.
4. The balustrade on the stairs shall have an upper and lower railing, and shall end in a newel post. The upper rail shall not extend beyond the newel post.
5. The second story deck shall not be constructed.
6. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

The applicant should be aware of the following requirements: The applicant shall obtain all necessary City and building permits prior to the start of construction.



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
 COMMUNITY DEVELOPMENT

rec'd 11-24-15

EX 15-14

FEE: \$100.00
Waived per KC 12-2-15

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address: 726-27th St
 Lot North 1/4 of lot 6 Block 34 Subdivision Adair Schively
 Map 9CC Tax Lot 4600 Zone R-2 Slide zone

For office use only:	
Classification: <u>Clgy - Contrib</u>	Inventory Area: <u>Adair Uppertown Inventory Area</u>

Applicant Name: Daniel Peters
 Mailing Address: 726 27th St. Astoria, OR. 97103
 Phone: 970 759-4111 Business Phone: _____ Email: luignot139@hotmail.com
 Property Owner's Name: Daniel Peters
 Mailing Address: same as above
 Business Name (if applicable): _____
 Signature of Applicant: Daniel Peters
 Signature of Property Owner: Daniel Peters

Existing Construction and Proposed Alterations: See KC-15-08
Rebuild exterior stairs and add 2-story deck to NW elevation
of existing single family dwelling. corner and change
level window to multi-light
door on North elevation (2nd floor)
on

For office use only:			
Application Complete:	-	Permit Info Into D-Base:	<u>12-3-15</u>
Labels Prepared:	<u>12-3-15</u>	Tentative HLC Meeting Date:	<u>1-19-16</u>
120 Days:			

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

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

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

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

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

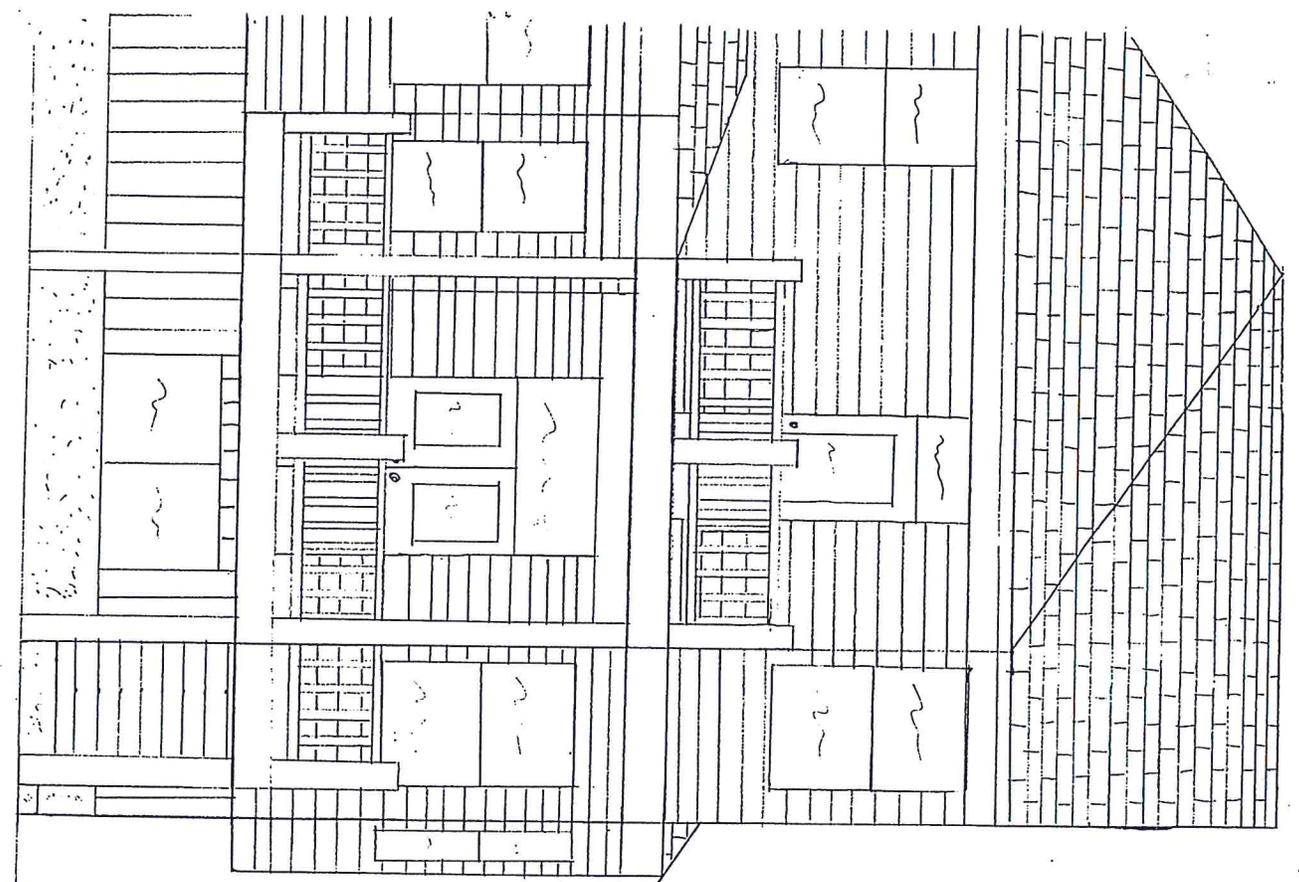
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

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

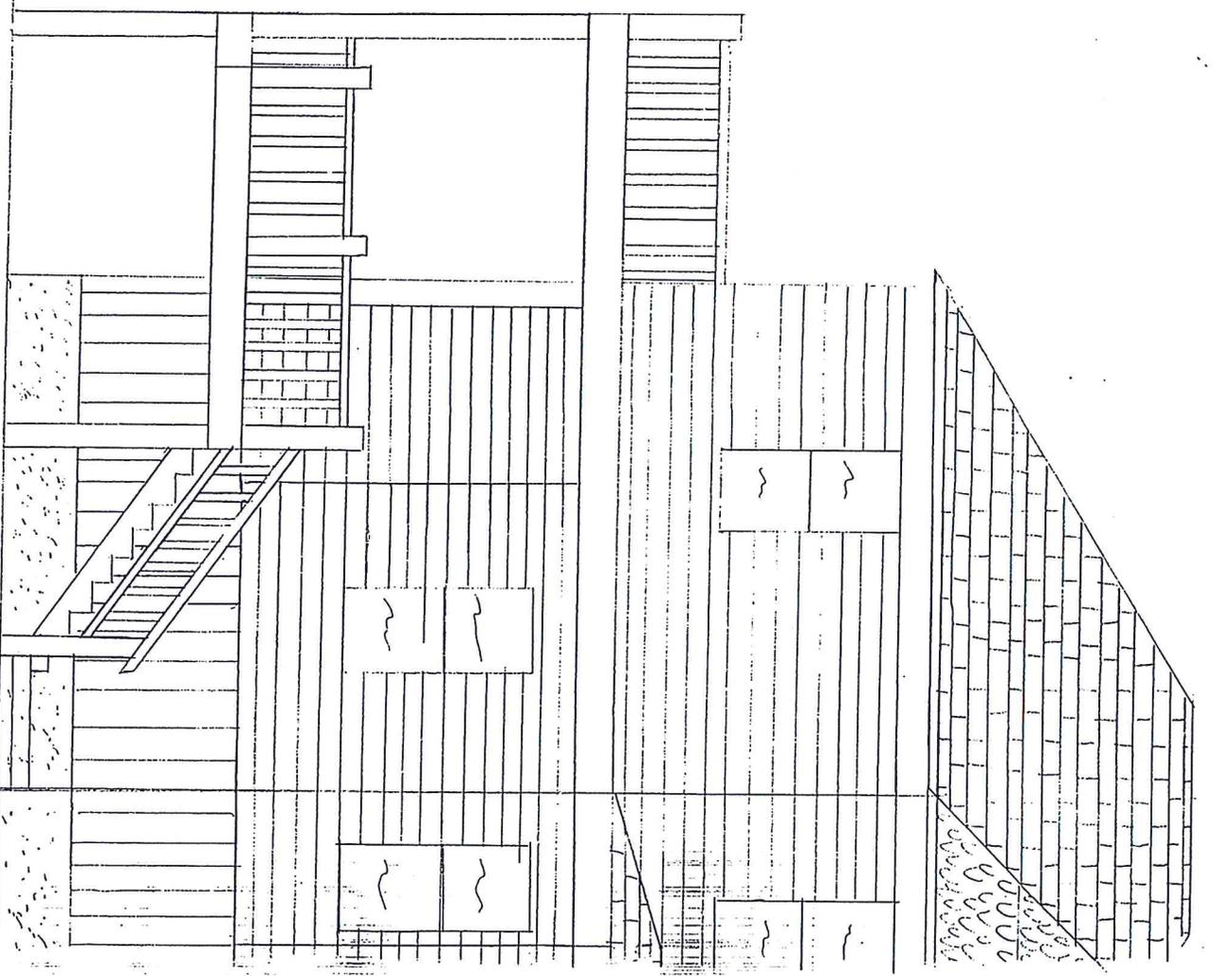
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the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

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

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



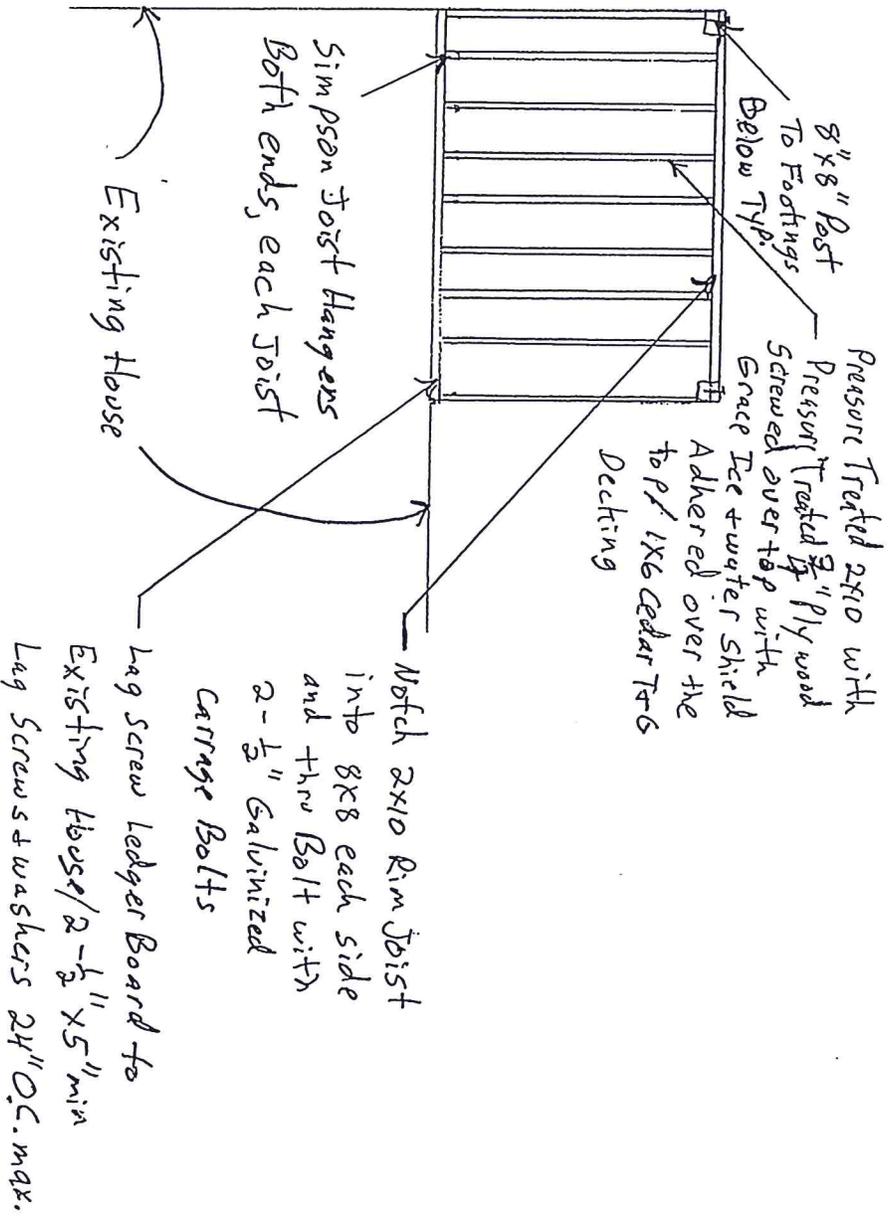
North Elevation Scale $\frac{3}{16}'' = 1'$



West Elevation Scale $\frac{3}{16}'' = 1'$

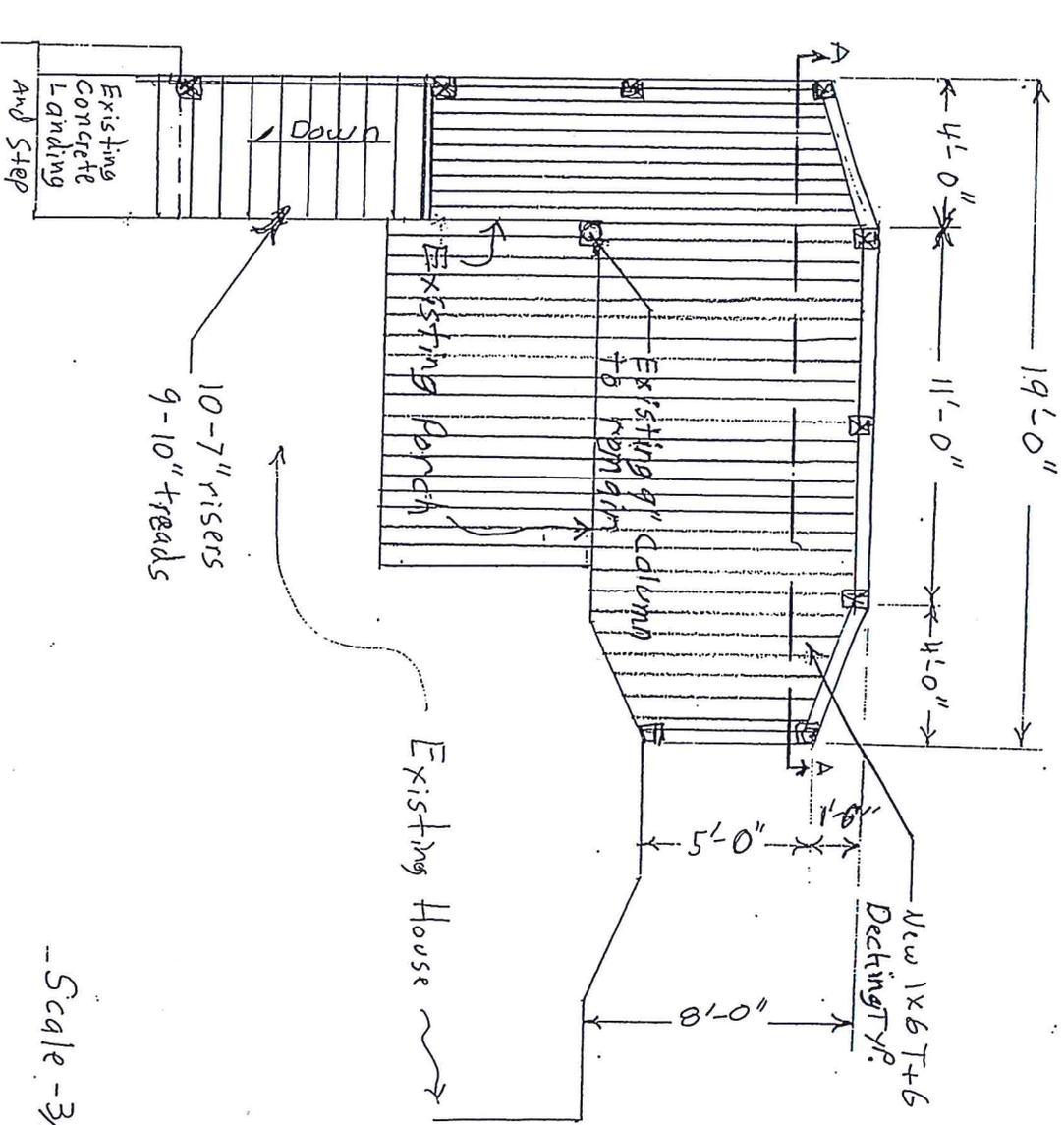
Peters Residence Park Addition 724 27th St N.L. on Main Street

slopedown $\frac{1}{8}$ " / foot min.



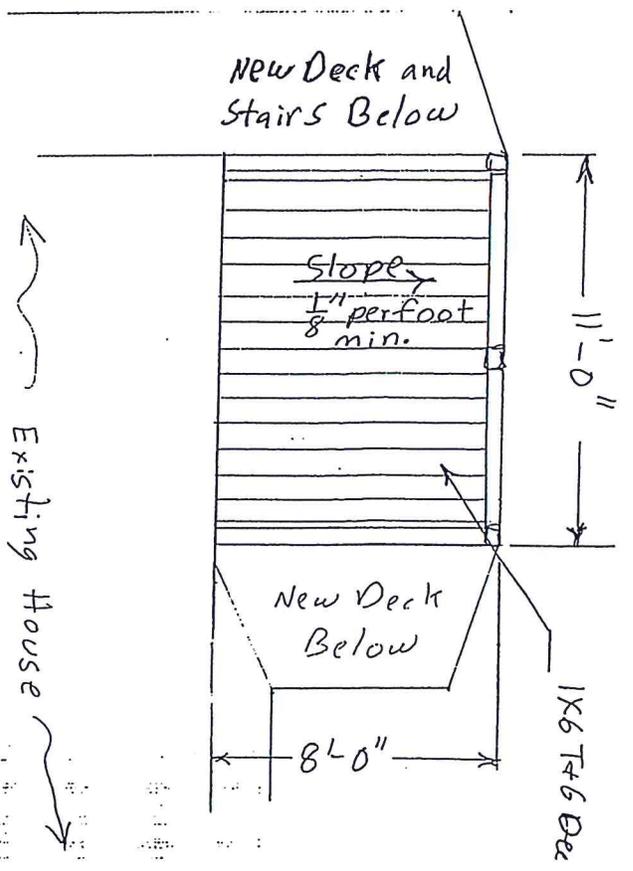
2nd Floor Deck Framing Detail

Scale $3/16" = 1'$



New 1st Floor Deck
And Replacement Stairs

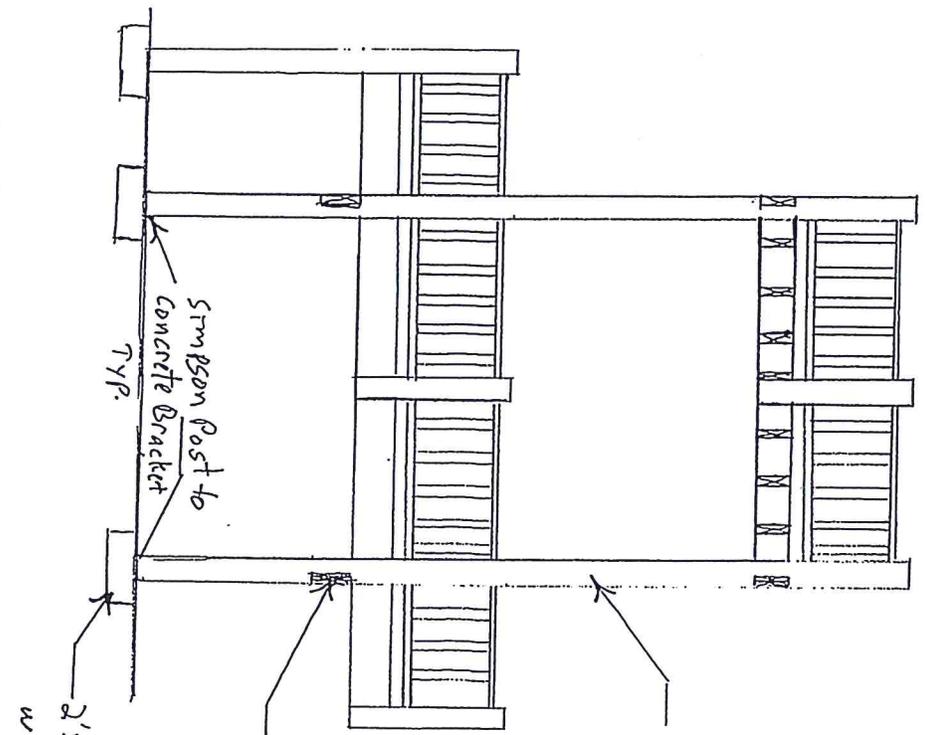
Scale - 3/16" = 1'-0"



New 2nd Floor Deck

Date: 10-1-11

Section A-A Scale 3/16" = 1'



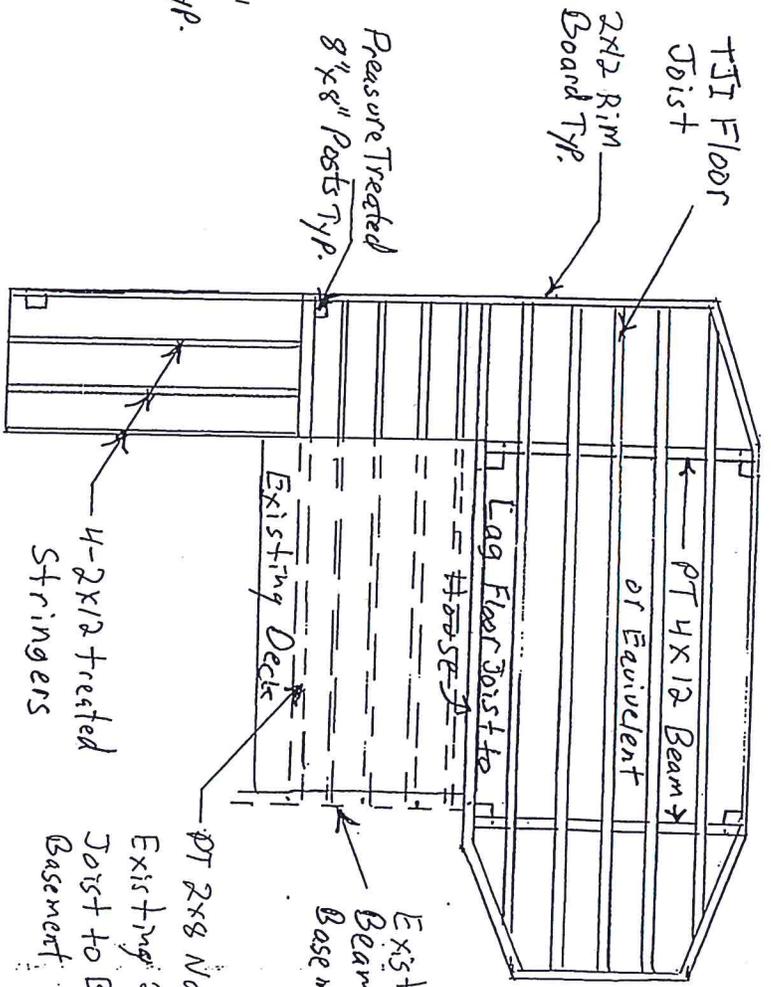
PT 4x4" Posts Typ.

4x12 P.T. or Equal Recessed + Bolted into 8x8 Posts Typ.

2'x2'x8" thick concrete footing with 2-#4 rebar each way Typ.

PTI Floor Joist

2x12 Rim Board Typ.



1st Floor Framing Detail

Scale - 3/16" = 1'

4-2x12 treated Stringers

PT 2x8 Nailed + Existing 2x8 Joist to Basement

Existing Beams in Basement

Lag Floor Joists to

PT 4x12 Beam or Equivalent

2x12 Rim Board Typ.

Pressure Treated 8'x8' Posts Typ.

Oregon Historic Site Form

Carlson, Gustaf A & Sophia, House
726 27th Ave
Astoria, Clatsop County

ARCHITECTURAL / PROPERTY DESCRIPTION

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

Alterations include two shed roof additions, south; removal of front porch steps and rail; removal of some skirting.

House has historic addition, first floor south, as well as reconfiguration of northwest corner.

HISTORY

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

Sanborn Fire Insurance maps do not cover this area of the neighborhood prior to 1908. City directories list the earliest known resident at this address in 1908: Gustaf Alfred Carlson. Gus Carlson, a fisherman, lived here with his wife, Sophia Catherine Anderson Carlson, and family until Sophia's death in 1944. Carlson continued living here alone through the 1950s and until his death. Its prominent setting high on a hill with a view of the Columbia River is noteworthy.

RESEARCH INFORMATION

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

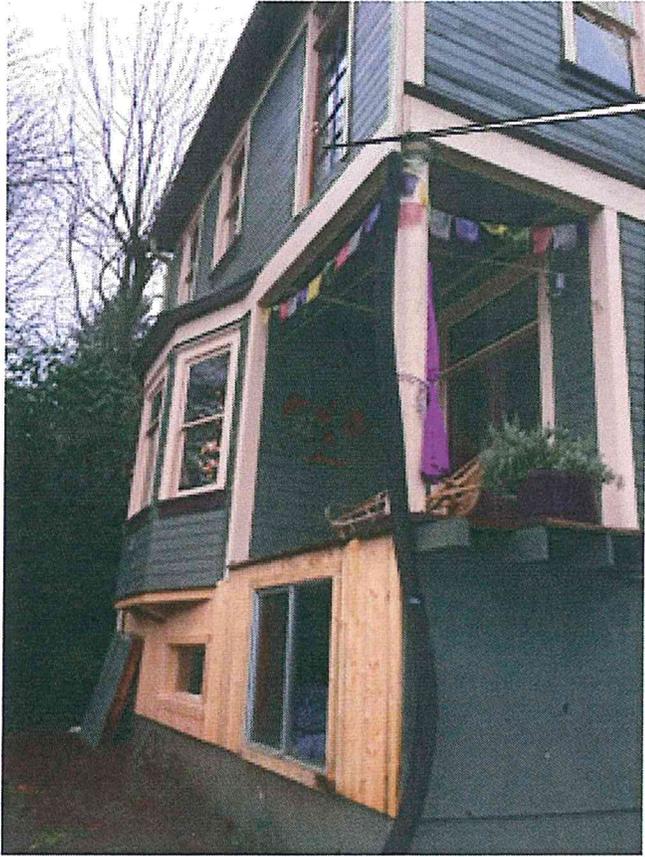
- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Title Records | <input type="checkbox"/> Census Records | <input type="checkbox"/> Property Tax Records | <input type="checkbox"/> Local Histories |
| <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Biographical Sources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

Local Library: _____ University Library: _____

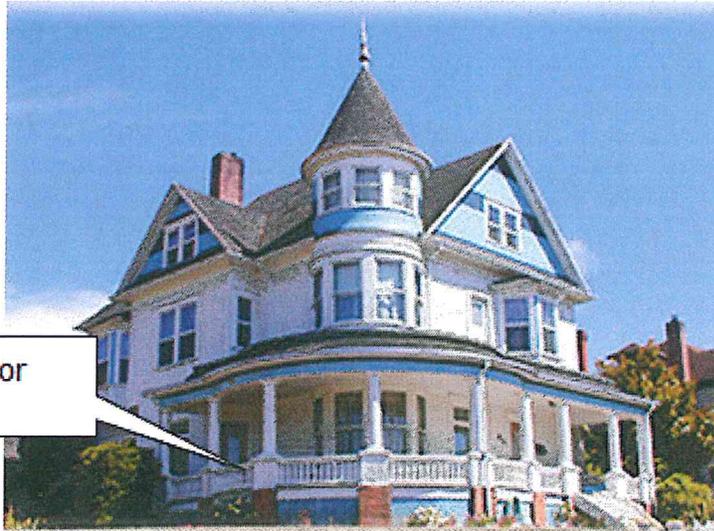
Historical Society: _____ Other Repository: _____

Bibliography: Sanborn-Perris Map Co. 1896, 1908
Polk's Astoria City Directory 1904-1949
Astoria Daily Budget 9/16/04
Astoria Budget 6/24/44:2

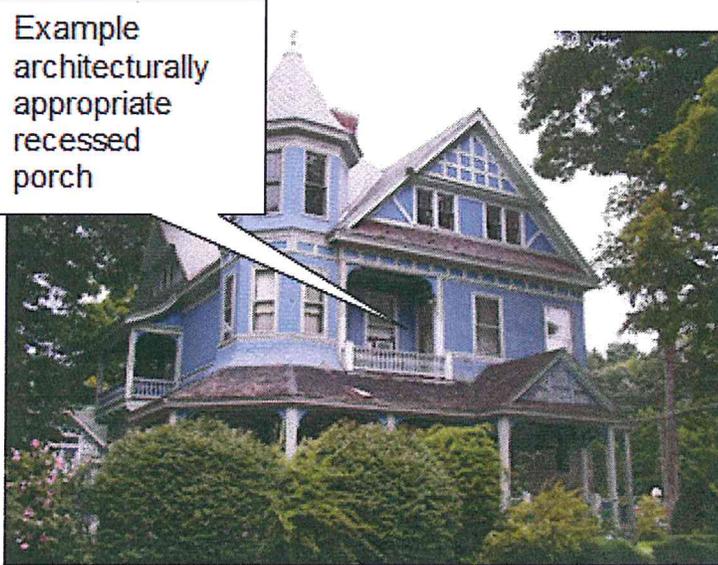
2013-
window



2015-Door



Example first floor porch



Example architecturally appropriate recessed porch



Site for staircase



Example newel post and covered construction detailing

January 12, 2016

TO: HISTORIC LANDMARKS COMMISSION

FROM: NANCY FERBER, CITY PLANNER

SUBJECT: REQUEST FOR EXTERIOR ALTERATION (EX15-15) BY RDA PROJECT MANAGEMENT TO REPAIR/REPLACE SEVERAL DOORS AND WINDOWS AT 1636 EXCHANGE (ARMORY BUILDING).

I. BACKGROUND SUMMARY

- A. Applicant: RDA Project Management LLC-Randy Stemper
C/O Friends of the Armory
- B. Owner: Craft 3
PO Box 826
Ilwaco, WA 98624
- C. Location: 1636 Exchange St.; Map T8N R9W Section 8DB, Tax Lot 1400,
Block 121
- D. Classification: Primary in Shively McClure National Register Historic District
- E. Proposal: The following replacements and repairs:

On the South elevation:

- Adding mezzanine level windows
- Replacing 1st floor windows with translucent glass
- Replacing 1st floor entry door with aluminum and glass door

On the North elevation:

- Installing new mezzanine level windows
- Replacing 2nd story door with aluminum and glass door
- Installing awning over 2nd story door
- Replacing all existing windows with double panes
- Replacing 1st floor windows to match the existing 1st floor windows
- Adding stairs to 2nd story deck

On the East and West elevations:

- Replacing 1st floor existing and arched windows with insulated glass to match the existing historic windows

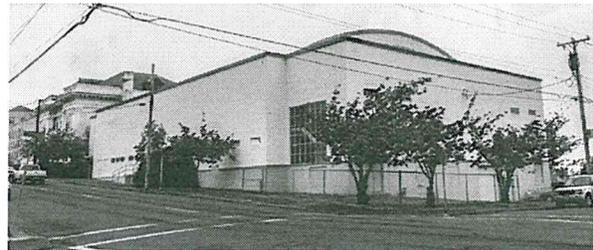
- F. Zone: MH (Maritime Heritage)

- G. Previous Applications: CUP 15-04 Conditional Use Request by Bruce C. Jones c/o the Astoria Armory to allow indoor family entertainment at the Astoria Armory 1636 Exchange Street Approved September 16, 2015.

II. BACKGROUND

Subject Site

The Armory is located on the north side of Exchange Street just east of 16th Street and the Heritage Center. The building occupies most of the 25,000 square foot site, has two levels and contains approximately 40,000



square feet. There is minimal open space and parking around the building. The building was completed in 1942 during WWII and is designated historic in the Shively McClure Historic District. The building has a unique barrel-shaped, lamella wood, roof design and had a previous seating capacity of 2,000 making it the largest event center in Astoria in its day. According to the Astoria Armory website, John E. Wicks and Ebba Wicks are the architects on record who were commissioned by the Astoria National Guard.

The existing structure is reinforced concrete with fixed multi-paned wood and steel windows. The exterior is cement stucco. It is located on 17th Street with street frontage on Duane and Exchange Streets. Some windows have been boarded over the years due to vandalism and for security.

Mainly used as a recreation area for programming by the USO in World War II, the Armory has since become a venue for local sporting events, concerts, rallies, and a community roller rink. The property was purchased by Craft 3 on behalf of community members interested in repurposing for community events. The Friends of the Armory are working with the owner to finance the sale and capital improvements needed to restore the building and generate more revenue for the operations.

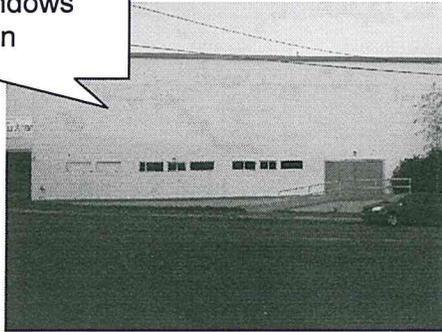
Proposal

The applicant is proposing to replace windows on the north and south elevation, as well as windows in the archway on the east elevation. Over time, all windows will be replaced by aluminum windows with clear glass, free of tinting and frost. All infills will have a recess to maintain the appearance of the original openings. In addition to window repairs, the applicant is proposing the addition of stairs to a new deck on the second story north elevation.

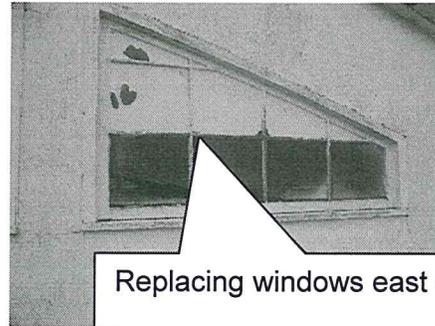
All windows on the Astoria Armory will eventually need replacement. Since construction, the steel sash windows have rusted and the wood sash windows have become unstable. Rain penetrates many of the windows. A number of small hopper style windows at street-level have been replaced with non-historic vinyl sliders.

By replacing all the windows, as funding becomes available, the applicant poses bringing a consistent look to the building. (Condition 1) They are not attempting to restore, but seek to renovate in a historically appropriate manner. For example, the window pattern is sympathetic to, but not imitative of the historic pattern.

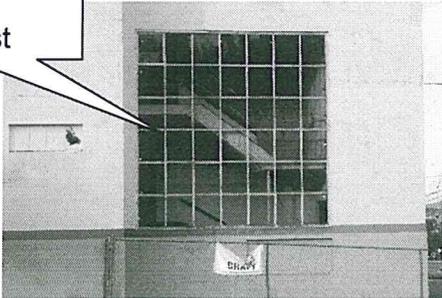
Replacing windows north elevation



Replacing windows east elevation



Replacing windows west



Replacing windows south elevation



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on December 23, 2015. A notice of public hearing was published in the *Daily Astorian* on December 23, 2015. Any comments received are made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 6.050(B) requires that unless otherwise exempted, no person, corporation, or other entity shall change, add to, or modify a structure or site in such a way as to affect its exterior appearance, if such structure is listed or identified as a Historic Landmark or as Primary or Secondary without first obtaining a Certificate of Appropriateness.

Finding: The structure is listed as a secondary historic structure in Shively's addition, and requires review by the HLC.

- B. Section 6.050.F, Historic Design Review Criteria, states that *“Type II and Type III Certificate of Appropriateness exterior alteration requests shall be reviewed by the Historic Landmarks Commission or Historic Preservation Officer as indicated in Section 6.050 following receipt of a complete application.*

The following standards, in compliance with the Secretary of the Interior’s Standards for Historic Preservation, shall be used to review Type II and Type III exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are intended to be used as a guide in the Historic Landmark Commission’s deliberations and/or the Historic Preservation Officer’s decision.”

1. Section 6.050.F.1 states that *“every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.”*

Finding: The building was constructed in 1941 as a recreation facility and armory. It is currently being used as a roller rink and maintains its structure, site and intended purpose. A conditional use permit was granted allowing indoor family recreation in the Armory, including roller skating, public/private events, concerts, markets, entertainment and athletics, and other forms of recreation. The Friends of the Armory received their 501c(3) status from the IRS, and are now proposing door and window repairs for the building.

2. Section 6.050.F.2 states that *“the distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.”*

Finding: The proposed alteration will replace the double door to a single door with side lites. The windows on the first and second stories will be replaced with double paned translucent glass. The window openings will be kept with an inset to maintain the window pattern on the building. The applicant notes the proposed changes as necessary as the windows are in need of major repair and the existing use needs a more secure building without leaks. Although a similar wood window system would be preferable, the applicant has stated it is cost prohibitive.

3. Section 6.050.F.3 states that *“all buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.”*

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

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

Finding While the addition of stairs and deck on the north elevation are not original as per the building plans, the proposed alterations do not alter changes that have occurred on the building. The deck does not threaten significance of the site. The addition of a new awning over the 2nd story door also does not threaten significant change to the structure or site. Replacing the windows was a foreseeable update to the building. The challenge is finding an appropriate product type to match the existing system.

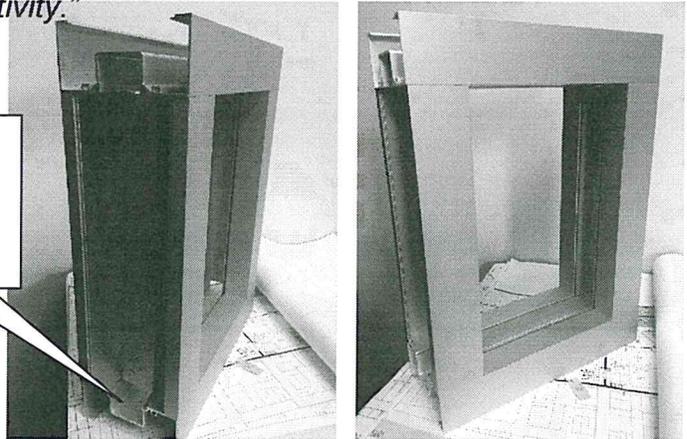
5. Section 6.050.F.5 states that “distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.”

Finding by Elevation

West:

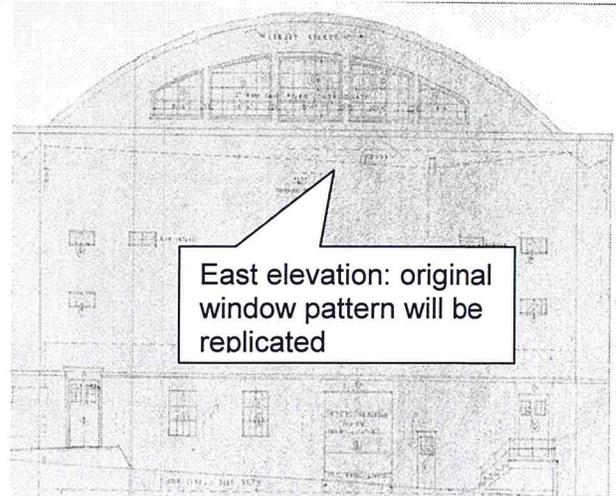
- Changing double door to single door and add side lites on one side.
- Replacing arched windows from the current steel frames, which are not financially feasible to replace in the long term, with aluminum frames. (A sample window frame is available for review at 1/19/16 meeting, photos are below). Windows will maintain the historic depth, and inset compatible with the structure.

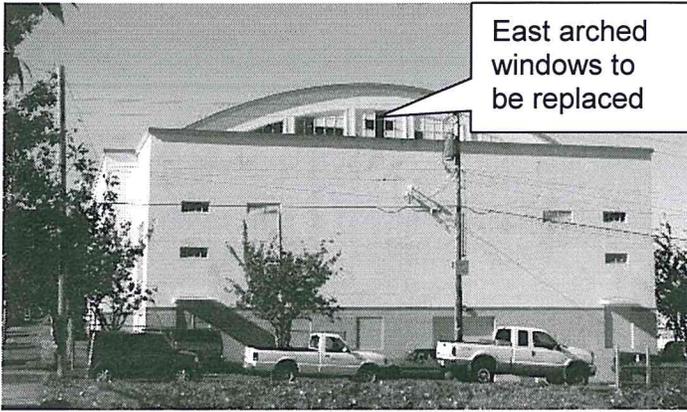
Sample aluminum window frame inset



East:

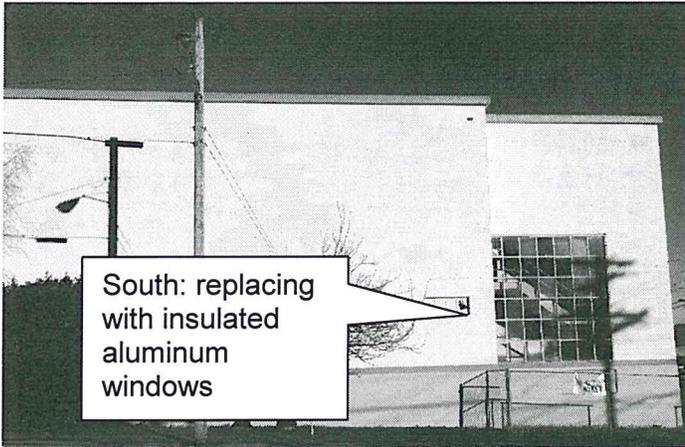
- Changing multi pane windows in the arch to new aluminum frames. Ground floor windows will eventually be replaced with the same pattern as the original building plans.
- The second floor windows will eventually be replaced with insulated glass.



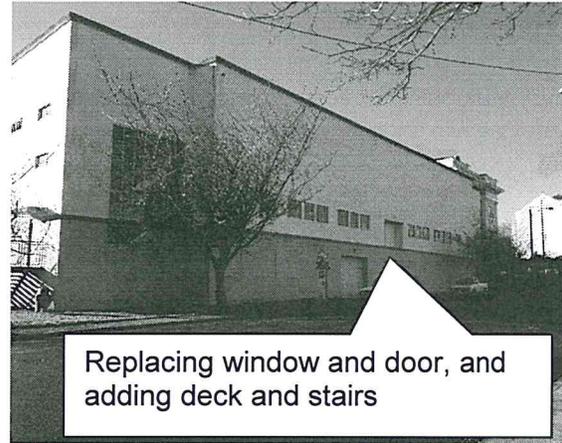


East arched windows to be replaced

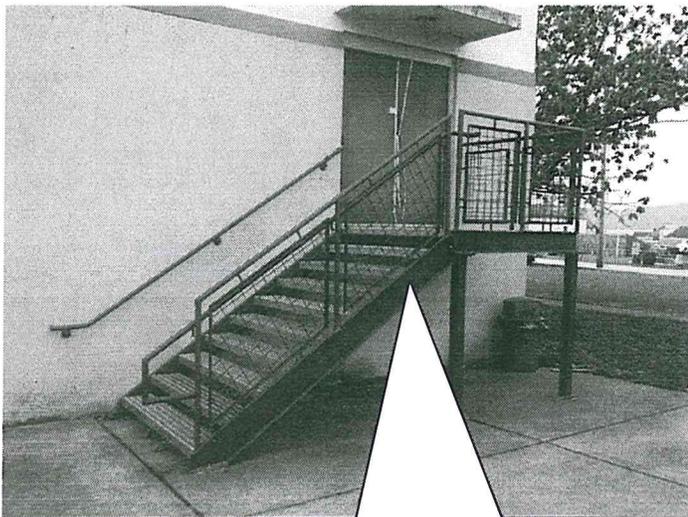
South: All windows will be replaced with insulated aluminum frames. The large multi-pane window of the interior stairwell will be replaced to match with the window replacements. In the future, the boarded up and broken windows will be repaired or replaced. Windows at the mezzanine level will not be replaced at this time, but may be in the future pending fundraising/financial support.



South: replacing with insulated aluminum windows



Replacing window and door, and adding deck and stairs



Proposed staircase for northern elevation to match existing stairs on east elevation

North: Replacing all windows, replacing double door with side lites with aluminum full glass door. Currently there is a boarded over steel door now, not the original door. Doors are typically a distinguishable architectural feature in this time period. The building was value engineered at the time so there is not a lot of ornamentation or extravagant features. However, the applicant should locate a photo or plans of the original door first to match before considering a contemporary design given its prominence on Duane Street and interface with the heritage district. (Condition 2)

The design is consistent with new proposed second story deck, landing and staircase to the second floor. The proposed staircase will include hot-dip galvanizing to prevent corrosion and match the existing staircase on the east elevation. The new deck will provide an area to allow guests to view the river. An awning to be installed over the door will match the awning on the east elevation.

The proposed stairs will provide another egress to meet or exceed fire life safety standards.

6. Section 6.050.F.6 states that *“deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.”*

Finding: The proposed request is to replace unoriginal doors and windows. Original architectural features will not be replaced; the exterior cement stucco finish of the building will remain intact. The proposed replacements and repairs are intended to eliminate the need for plywood covering the windows and remove and replace the boarded up door.



7. Section 6.050.F.7 states that *“the surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.”*

Finding: The applicant does not propose surface cleaning of the building.

8. Section 6.050.F.8 states that *“every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.”*

Finding: Archaeological resources, if any, will not be affected.

9. Section 6.050.F.9 states that *“contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.”*

Finding: The proposed replacements for the windows and door will not alter nor destroy significant historical designs. The proposed deck and stairs are in scale and match the existing design of the other staircase. The staircase, deck, windows, and door designs are all compatible with the size, scale, color and materials of the International building style.

10. Section 6.050.F.10 states that *“wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.”*

Finding: The proposed features could be reversed and essential form and integrity of the main structure would be unimpaired.

CONCLUSION AND RECOMMENDATION

On balance, the request does meet the applicable review criteria and, the Historic Landmarks Commission approves the request based on the Findings of Fact above with the following conditions:

1. When funding becomes available, all planned additional repairs of broken or boarded up windows shall be carried out with the same materials and style as the replacement and repairs described in this staff report.
2. The building was value engineered at the time so there is not a lot of ornamentation or extravagant features. However, the applicant should locate a photo or plans of the original door first to match before considering a contemporary design given its prominence on Duane Street and interface with the heritage district

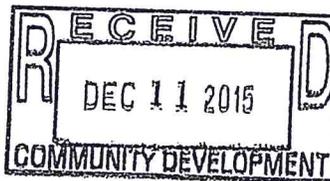
Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

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



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



EX 15-15

FEE: \$100.00

d-clr
12-11-15

EXTERIOR ALTERATION FOR HISTORIC PROPERTY

Property Address: 1636 Exchange
 Lot 1-4 Block 120 Subdivision Shivey's
 Map 80908 DB Tax Lot 1400 Zone MH

For office use only:
 Classification: Secondary Inventory Area: Downtown NRD

Applicant Name: RDR Project Management LLC - Randy
 Mailing Address: PO Box 1417 Astoria OR
 Phone: 503 440 6059 Business Phone: _____ Email: randy.stanger@gmail.com

Property Owner's Name: Friends of Astoria Army OWNER:
 Mailing Address: PO Box 777, Astoria, OR 97103
Craft 3
PO Box 826
Pluaco WA
98624

Business Name (if applicable): _____
 Signature of Applicant: [Signature]
 Signature of Property Owner: [Signature]

Existing Construction and Proposed Alterations: Window & Door Repair & Replacement
see attached

For office use only:	
Application Complete:	Permit Info Into D-Base: <u>12-14-15</u>
Labels Prepared: <u>12/14/15</u>	Tentative HLC Meeting Date: <u>1-19-16</u>
120 Days:	

Astoria Armory: 1636 Exchange, Astoria

Existing Construction and Proposed Alterations:

We wish to replace all windows on the Astoria Armory. The International style building originally used both steel sash and wood sash. Since its construction in 1942, the building's steel sash windows have rusted and the wood sash windows have in some cases become unstable. Rain penetrates many windows. A number of small, hopper style windows near street level have been replaced by non-historic aluminum or vinyl sliders.

By replacing all of the windows we bringing a consistent, contemporary look to the building. We are not attempting to restore the Astoria Armory, but we are renovating it. The windows we propose to use will be set in the original openings at a historic depth. The windows will be double-glazed, true-divided aluminum.

Existing 4-light hopper windows will be replicated as closely as possible (the muntins will be slightly wider and have a flat rather than pointed profile). The large arched windows on either end of the building and the rectilinear windows used on stairwells will have a modern fenestration pattern. The window pattern is sympathetic to, but not imitative of the historic pattern.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

The historic use—a recreation center—is being maintained.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

All windows—including historic steel and wood sash as well as non-historic aluminum and vinyl sash—are proposed to be replaced by double-pane, aluminum sash, true divided windows.

All historic and non-historic 4-light hopper windows will be replaced with aluminum sash and fenestration which replicates the original steel sash windows in depth, (slightly wider) profile and proportion.

Fixed, multi-light wood sash historic windows on the stairwells (north and south elevations) will be replaced by fixed, multi-light aluminum sash with a contemporary or modern configuration to the fenestration.

Fixed with hopper, multi-light wood and steel sash historic windows (arched on west and east elevations) will be replaced by fixed with hopper, multi-light aluminum sash with a contemporary or modern configuration to the fenestration. The fenestration will match that proposed for the stairwells.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

Proposed alterations do not seek to have an appearance earlier than the building. The alterations are intended to look contemporary or modern.

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

Several original steel sash, hopper windows have been replaced with either aluminum or vinyl sliders. The alterations have not gained historic significance and they are—in some cases—in poor condition.

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

Many of the multi-light hopper windows are in need of replacement as is at least one stairwell window and both arched windows. The replacement of all windows—and in some cases alteration of fenestration pattern—is being done to stop rain penetration, increase energy efficiency and bring a consistent, modern look to the building.

Although all windows are being replaced, the new windows will be sympathetic to the historic qualities of the original windows. The aluminum sash replacement windows will be set into the window openings at their historic depth. They will also be true-divided. Their fenestration pattern will either match the historic pattern, or be within keeping of the International style building.

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

See response to Criteria 5.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

No surface cleaning is proposed in this application.

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

No archeological resources will be affected by proposed window replacement.

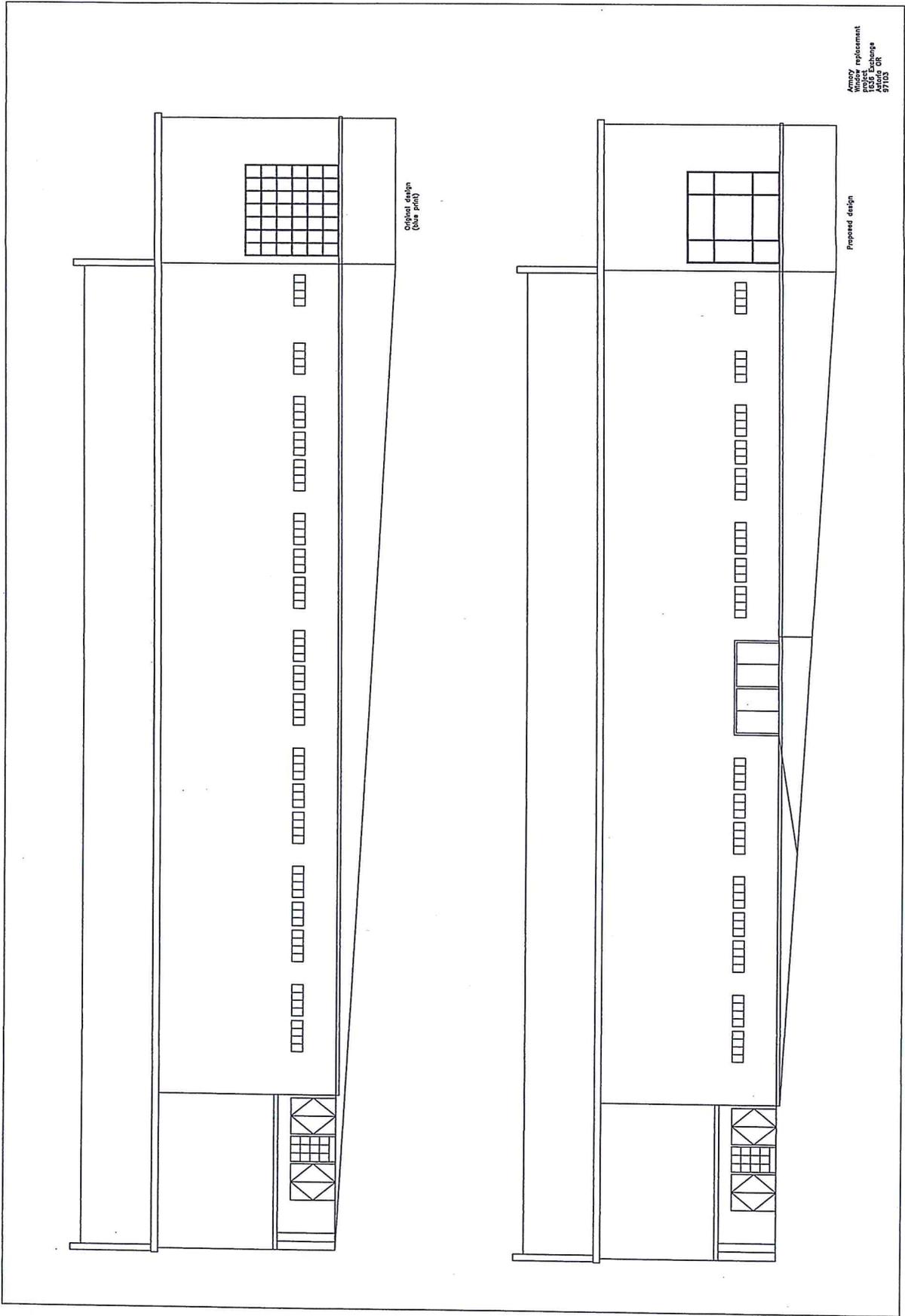
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the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

The new windows will be sympathetic to the historic qualities of the original windows. The aluminum sash replacement windows will be set into the window openings at their historic depth. They will also be true-divided. Their fenestration pattern will either match the historic pattern, or be within keeping of the International style building.

The fenestration pattern chosen for the arched windows and stairwells is not only compatible with this historic structure, but is similar to that used on modern structures within the neighborhood (i.e. the CMH Pavilion).

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

All window openings will remain their current, historic size. New windows will match the existing openings and will be set back to replicate the original window depth. The proposed windows can be removed if there is a desire to return the windows to their historic materials and fenestration. The proposed windows will not negatively effect the ability to fully restore the windows in the future.

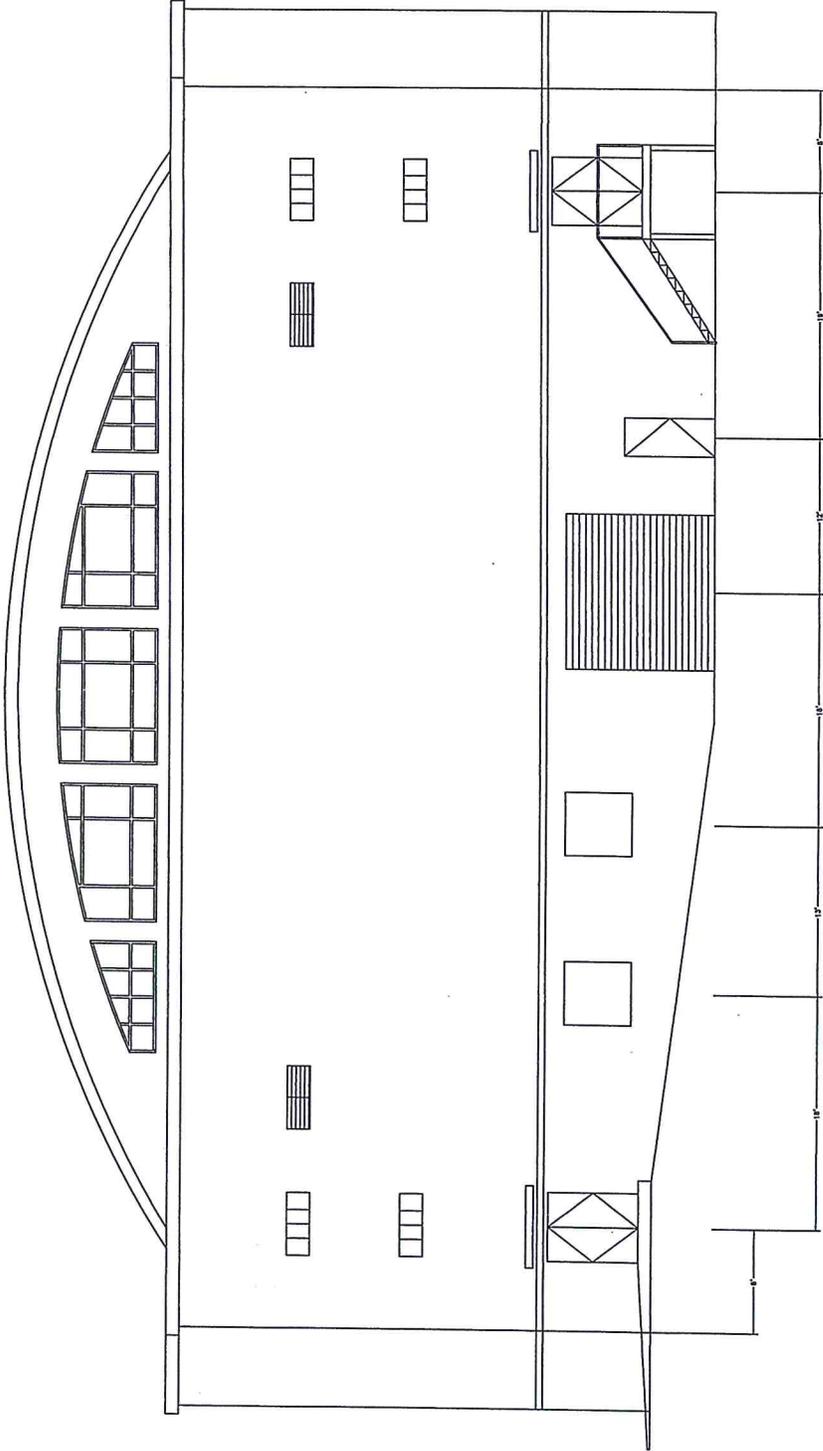


Original design
(blue print)

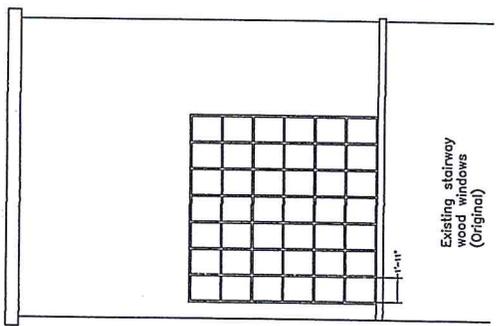
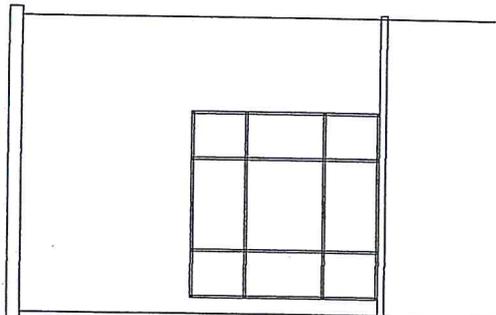
Army replacement
project
Middletown
67103

Proposed design

Army
Window replacement
project
1636 Exchange
Astoria OR
97103



Armory
Window replacement
project
1636 Exchange
Astoria OR
97103



Existing stairway
wood windows
(Original)

HIST. NAME: Recreation Center-Armory Building
COMMON NAME: ~~Jireh Christian Center~~
ADDRESS: 1636 Exchange Street

DATE OF CONSTRUCTION: 1942
ORIGINAL USE: recreation center, armory
PRESENT USE: church, recreation center

CITY: Astoria, 97103

ARCHITECT: John E. Wicks, Ebba Wicks
BUILDER: John Helstrom

OWNER: ~~Jireh Christian Center Inc.~~
~~PO Box 1112~~ *CRmm*
Astoria, OR 97103 *1792 Marine*

THEME: government
STYLE: International

T/R/S: T8N/R9W/S8
MAP NO.: 80908DB **TAX LOT:** 1400
ADDITION: Shively's Astoria
BLOCK: 120 **LOT:** 1 thru 4 **QUAD:** Astoria

xBLDG STRUC DIST SITE OBJ

CLASSIFICATION: secondary

PLAN TYPE/SHAPE: rectangular
FOUNDATION MATERIAL: conc/wood posts
ROOF FORM & MATERIALS: barrel vaulted steel truss/built-up
WALL CONSTRUCTION: reinforced concrete
NO. OF STORIES: two
BASEMENT: yes
STRUCTURAL FRAME: pilastered
reinf conc

PRIMARY WINDOW TYPE: fixed and multi-paned in wood frame; fixed with projecting in steel frame

EXTERIOR SURFACING MATERIALS: finished concrete

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: none

OTHER: none

HISTORICAL INTEGRITY: few remaining features

EXTERIOR ALTERATIONS/ADDITIONS: sidelights removed from entries, nearly half of windows paneled over, first floor; south; two multi-paned windows paneled over, east; all basement windows paneled over and one multi-paned wood window replaced by large picture window, exit stairs removed, north

NOTEWORTHY LANDSCAPE FEATURES: site wrapped by Cherry trees planted in parking strip

ASSOCIATED STRUCTURES: none

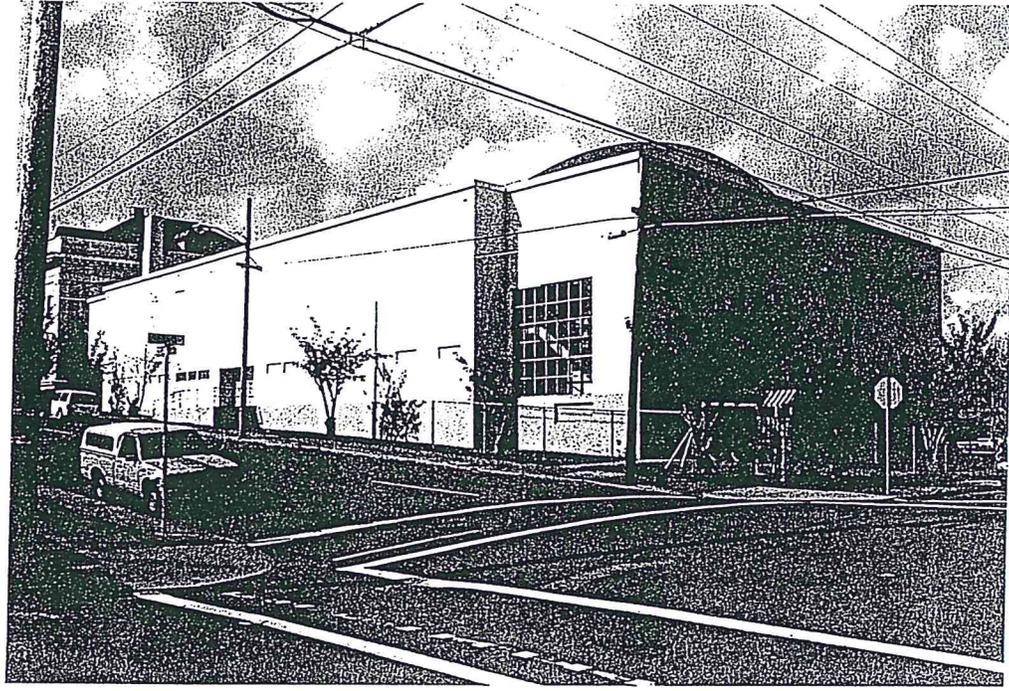
KNOWN ARCHAEOLOGICAL FEATURES: The building was constructed on the site of a cemetery used by the inhabitants of Pacific Fur Company and Northwest Fur Company. The cemetery is perhaps the oldest white European cemetery in the Northwest.

SETTING: NW corner, 17th & Exchange Streets; small portion on west attached to former City Hall

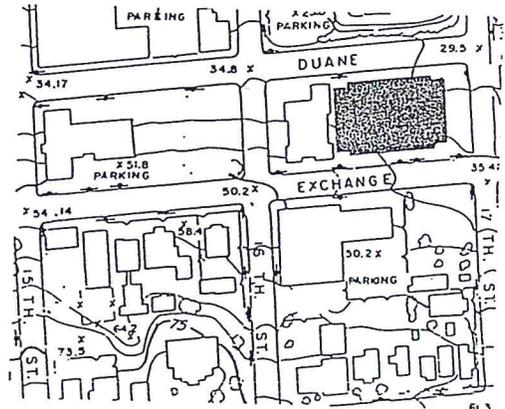
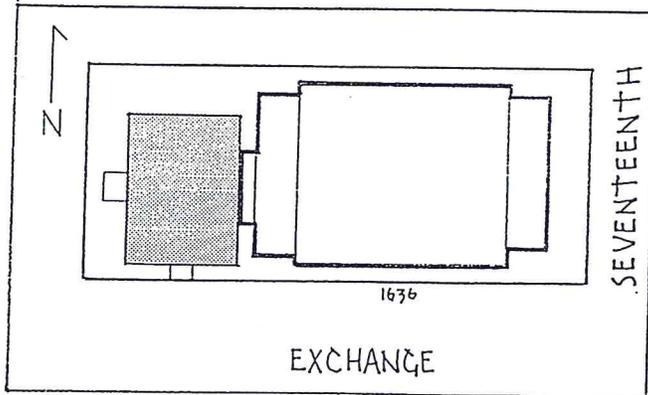
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

PROPERTY: Columbia Expo Center
ADDRESS: 1636 Exchange
TAX I.D.: 51541

T/R/S: T8N/R9W/S8
MAP NO.: 80908 DB
QUAD.: Astoria



NEGATIVE NO.: R3 N34



TOPOG. DATE: 1967

GRAPHIC & PHOTO SOURCES: N.C.L.C.; CITY OF ASTORIA, ENGINEERING DEPT.
S.H.P.O. INVENTORY NO.:

SIGNIFICANCE: politics/government

STATEMENT OF SIGNIFICANCE: A contract between the State of Oregon and the Federal government for construction of a \$110,000 recreation building and armory on the old city hall block was signed in Salem, Oregon, on November 6, 1941. Plans for this concrete and steel structure were prepared by architects, John E. and Ebba Wicks. Astoria contractor, John Helstrom was awarded the contract November 15, 1941 and construction began in early December. The building was completed in June of 1942 and dedication ceremonies were held July 3, 1942. In addition to being a recreation center, the building housed the USO Club and the Clatsop unit of the Oregon National Guard. The building is currently owned by Jireh Christian Center Inc. for their sanctuary and meeting hall. The main auditorium is also used as a roller skating rink and basketball court.

The significance of this building is based on its use as an armory and recreation center in WWII. Architects John E. Wicks and daughter Ebba Wicks bring some significance to this building. The building represents an early partnering of the two architects and an early, but less successful, attempt to design in the International style. This building lead the way for later, more successful, endeavors between the two architects.

SOURCES: Sanborn Fire Insurance Maps; Evening Astorian-Budget, March 26, 1941, April 2, 1941, November 15, 1941, November 17, 1941 December 6, 1941, February 27, 1942, June 25, 1942, July 3, 1942; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory





