



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

May 5, 2008



TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Astoria Plan Amendment
DLCD File Number 001-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: May 16, 2008

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Laren Woolley, DLCD Regional Representative
Amanda Punton, Dlcd Natural Resource Specialist
Rosemary Johnson, City of Astoria

<paa> ya

FORM 2

DLCD NOTICE OF ADOPTION

DEPT OF

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18

APR 28 2008

(See second page for submittal requirements)

LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction: City of Astoria

Local File No.: A08-02

number, use none)

(If no

Date of Adoption: 4-21-08
(Must be filled in)

Date Mailed: 4-25-08
(Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 2-5-08

- | | |
|--|---|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input checked="" type="checkbox"/> Other: Adoption of background report
(Please Specify Type of Action) |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

Adopt the Astoria Historic Preservation Plan by reference in the Astoria Development Code Section 1.252. Actual implementation code amendments are not part of this proposal.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same". If you did not give notice for the proposed amendment, write "N/A".

Same, except update on Page 8, Paragraph 1, in the number of established Preserve America Communities in Oregon from two to four.

Plan Map Changed from: _____ to: _____

Zone Map Changed from: _____ to: _____

Location: _____ Acres Involved: _____

Specify Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: Goal 5

Was an Exception Adopted? Yes: No:

Does Adopted Amendment affect the areas in unincorporated Multnomah County where the Portland Zoning Code applies? Yes No

DLCD File No.: DLCD #001-08 (16682)

Did the Department of Land Conservation and Development receive a notice of Proposed

Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: SHPO

Local Contact: Rosemary Johnson, Planner

Area Code + Phone Number: 503-

338-5183

Address: 1095 Duane Street

City: Astoria

Zip Code+4: OR 97103

Email Address: rjohnson@astoria.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. **Send this Form and TWO (2) Copies** of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. **Please Note:** Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the ANotice of Adoption is sent to DLCD.

ORDINANCE NO. 08-08

AN ORDINANCE AMENDING THE ASTORIA DEVELOPMENT CODE SECTION CONCERNING ADOPTED MASTER PLANS

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. The Astoria Development Code is hereby amended by the addition of Section 1.252 pertaining to the Astoria Historic Preservation Plan to read as follows:

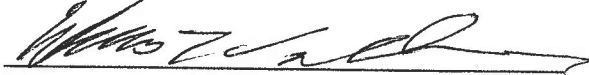
"1.252 ASTORIA HISTORIC PRESERVATION PLAN

There is hereby adopted by this reference, the Astoria Historic Preservation Plan, adopted by the City Council on April 21, 2008, the original document of which is on file in the office of the Community Development Director of the City of Astoria."

Section 2. Effective Date. This ordinance and its amendment will be effective 30 days following its adoption and enactment by the City Council.

ADOPTED BY THE COMMON COUNCIL THIS 21ST DAY OF APRIL, 2008.

APPROVED BY THE MAYOR THIS 21ST DAY OF APRIL, 2008.


Mayor

ATTEST:


Paul Benoit, City Manager

ROLL CALL ON ADOPTION: YEA NAY ABSENT

Commissioner	Ward 1 Seat Vacant		
	Roscoe	X	
	Henningsgaard	X	
	Warr	X	
Mayor Van Dusen		X	

BEFORE THE CITY COUNCIL
OF THE CITY OF ASTORIA

IN THE MATTER OF AN AMENDMENT REQUEST)
)
FOR THE FOLLOWING: AMENDMENT TO THE)
DEVELOPMENT CODE CONCERNING THE HISTORIC)
PRESERVATION PLAN) ORDER NO. A08-02
)
APPLICANT: COMMUNITY DEVELOPMENT DIRECTOR,)
1095 DUANE STREET, ASTORIA, OREGON 97103)

The above named applicant filed a Request to amend the text of the Astoria Development Code by adding Section 1.252 adopting the Astoria Historic Preservation Plan as a background report within the City limits of Astoria, Oregon.

A public hearing on the above entitled matter was held before the Historic Landmarks Commission on March 18, 2008; and the Historic Landmarks Commission closed the public hearing at the March 18, 2008 meeting and recommended that the City Council approve the request.

A public hearing on the above entitled matter was held before the Astoria City Council and the public hearing was closed at the April 7, 2008 meeting; and the Astoria City Council rendered a decision at the April 17, 2008 meeting.

The City Council found the proposed amendment to be necessary and orders that this application for an Amendment (A08-02) is approved and adopts the findings and conclusions of law attached hereto.

The effective date of this approval is 15 days following the signing of this order, subject to any attached conditions. *A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost.*

This decision may be appealed to the Land Use Board of Appeals (LUBA) by the applicant, party to the hearing, or a party who responded in writing by filing a Notice of Intent to Appeal with LUBA within 21 days after the land use decision becomes final as described by OAR 661-010-0010(3).

DATE SIGNED: APRIL 21, 2008

DATE MAILED: 4/25/08

ASTORIA CITY COUNCIL



Mayor



Commissioner



Commissioner



Commissioner

Commission

To PB 4-3-08 #1



CITY OF ASTORIA
COMMUNITY DEVELOPMENT
DEPARTMENT

April 2, 2008

TO: ASTORIA CITY COUNCIL
FROM: PAUL BENOIT, CITY MANAGER
SUBJECT: AMENDMENT REQUEST (A08-02) TO AMEND THE ASTORIA DEVELOPMENT
CODE CONCERNING THE HISTORIC PRESERVATION PLAN

BACKGROUND

The Historic Preservation Plan was prepared through a Certified Local Government grant from the State Historic Preservation Office (SHPO) for the 2006-2007 grant cycle. The City Council approved the grant contract for this project at their August 7, 2006 meeting and approved the contract with the consultants at their February 5, 2007 meeting.

A Historic Preservation Plan is an overview of the historic preservation efforts of the City and identifies the existing codes, resources, and issues relative to historic preservation. It also identifies priorities, goals, and suggested updates to the Historic Properties Ordinance. The Plan serves as the guiding document over the next five years for historic preservation activities and will support the City's efforts in future grant applications.

The Historic Preservation Plan does not adopt any changes to the Comprehensive Plan or Development Code. It does not add any additional properties to the City's inventory nor does it add properties to the design review requirements. However, the Plan does make recommendations for possible Code amendments and consideration for additional historic properties or districts. Any future draft Code amendment, change in process, or addition to the City's inventory would require additional public review and separate adoption by the City Council. The Plan does not commit the Historic Landmarks Commission nor the City Council to adopting any individual suggested component of the Plan.

In developing the Plan over the last year, the consultants completed interviews and questionnaires with staff, Historic Landmarks Commissioners, and various members of the public. Questionnaires were mailed to various groups, property owners within the Shively-McClure National Register Historic District, and were available on the City web site or from City Hall. Based on the information gathered, the consultants drafted the Plan and presented it to the Historic Landmarks Commission (HLC) at two work sessions.

A draft of the Plan was presented for Council comment on the February 4, 2008 Council agenda prior to the start of the public hearings for adoption of the Preservation Plan as a background document in the Astoria Development Code. No comments were received from the City Council.

At its March 18, 2008 meeting, the Historic Landmarks Commission held a public hearing and recommended that the City Council adopt the proposed amendment. A copy of the Findings of Fact as adopted by the Historic Landmarks Commission is attached. Also attached to this memo is the proposed amendment ordinance, and minutes of the Commission meeting on this issue. Findings of

T:\General CommDev\APC\Permits\Amendments\2008\A08-02.Historic Preservation Plan\City Council.mem.doc

Fact for approval of the request are attached for Council consideration. A public hearing on the Amendment has been advertised and is scheduled for the April 7, 2008 City Council meeting.

The following is an overview of the draft Preservation Plan contents:

- Historic Overview; Existing Program - Provides a short history of Astoria and the existing Comprehensive Plan, Development Code, historic preservation program, and existing designated properties within Astoria.
- Questionnaires - Explains the process used for gathering information via questionnaires to staff, Historic Landmarks Commissioners, and citizens. Summarizes the results of the questionnaires. Actual questionnaire results are included in the Appendix of the Preservation Plan.
- Priorities for Preservation Programs - Identifies the primary function of the HLC as "review of exterior alterations and new construction". It also identifies other functions of the HLC as priorities including goals to achieve those functions. Priority 1 is to improve and clarify the Historic Preservation Code; Priority 2 is to survey and inventory additional neighborhoods for possible historic designation; Priority 3 is to provide economic incentives such as grants or loans for historic preservation projects; and Priority 4 is for education and outreach to the citizens.
- Recommended Development Code Revisions - Suggests amendments to the Development Code that would streamline the historic review process allowing for the following: 1) faster review of applications; 2) clarification of the existing code with new language on acceptable building materials; 3) definition of "compatibility" for construction projects; and 4) update of the inventory classifications to match SHPO classifications. In addition, the Preservation Plan suggests a code amendment to initiate design review of all new construction and alterations in National Register Historic Districts rather than just for new construction adjacent to historic properties as the code currently states. Each amendment would require a public hearing and would be considered individually on its own merit. Not all recommended code revisions would necessarily be adopted since the specifics would be discussed during the public hearing process.
- Implementation Plan - Suggests specific work tasks for each priority and a time line over the next five years for possible implementation. It also identifies possible partners and potential funding sources for the projects.

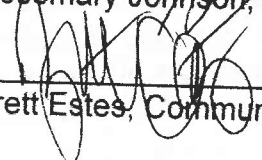
RECOMMENDATION

Staff recommends that the Council hold a public hearing and adopt the ordinance as recommended by the Historic Landmarks Commission. If the Council is in agreement with the recommendation of the Historic Landmarks Commission, it would be in order for Council to hold a first reading of the Ordinance.

By:


Rosemary Johnson, Planner

Through:


Brett Estes, Community Development Director

BEFORE THE HISTORIC LANDMARKS COMMISSION
OF THE CITY OF ASTORIA

IN THE MATTER OF AN AMENDMENT REQUEST)
)
FOR THE FOLLOWING: AMENDMENT TO THE)
DEVELOPMENT CODE CONCERNING THE HISTORIC)
PRESERVATION PLAN)
)
APPLICANT: COMMUNITY DEVELOPMENT DIRECTOR,)
1095 DUANE STREET, ASTORIA, OREGON 97103)

ORDER NO. A08-02

The above named applicant filed a Request to amend the text of the Astoria Development Code by adding Section 1.252 adopting the Astoria Historic Preservation Plan in all zones within the City limits of Astoria, Oregon.

A public hearing on the above entitled matter was held before the Historic Landmarks Commission on March 18, 2008; and the Historic Landmarks Commission closed the public hearing and rendered a decision at the March 18, 2008 meeting.

The Historic Landmarks Commission found the proposed amendment to be necessary and recommends to the Astoria City Council that the proposed amendment be approved. *A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost.*

DATE SIGNED: March 18, 2008

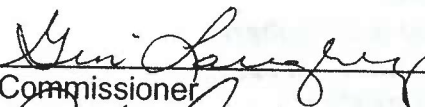
DATE MAILED: 3-21-08

CITY OF ASTORIA HISTORIC LANDMARKS COMMISSION



President

Commissioner



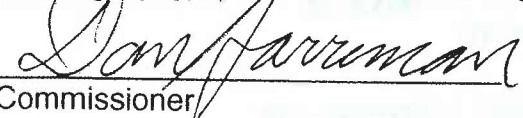
Commissioner

Commissioner



Commissioner

Commissioner



Commissioner

STAFF REPORT AND FINDINGS OF FACT

March 12, 2008

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



SUBJECT: AMENDMENT (A08-02) TO THE DEVELOPMENT CODE CONCERNING THE HISTORIC PRESERVATION PLAN

I. BACKGROUND SUMMARY

- A. Applicant: Brett Estes, Community Development Director
For: Astoria City Council
City of Astoria
1095 Duane
Astoria OR 97103
- B. Owner: Not Applicable
- C. Request: Amend the Development Code by the addition of Section 1.252 adopting the Astoria Historic Preservation Plan
- D. Location: City wide.
- E. Zone: All zones.

II. BACKGROUND

Astoria is a designated Certified Local Government with the State Historic Preservation Office (SHPO). Through a grant from SHPO, the City hired a consultant to prepare a Historic Preservation Plan for the City. A Historic Preservation Plan is an overview of the historic preservation efforts of the City and identifies the existing codes, resources, and issues relative to historic preservation. It also identifies priorities, goals, and suggested updates to the Historic Properties Ordinance. It serves as the guiding document over the next five years for historic preservation activities and will support the City's efforts in future grant applications.

In developing the Plan over the last year, the consultants completed interviews and questionnaires with staff, Historic Landmarks Commissioners, and various members of the public. Questionnaires were mailed to various groups, property owners within the Shively-McClure National Register Historic District, and were available on the City web site or from City Hall. Based on the information gathered, the consultants drafted the Plan and presented it to the Historic Landmarks Commission (HLC) at two work

sessions. The draft Plan was also presented to the City Council on January 31, 2008 for review and comments.

The following is an overview of the Preservation Plan contents:

- Historic Overview; Existing Program - Provides a short history of Astoria and the existing Comprehensive Plan, Development Code, historic preservation program, and existing designated properties within Astoria.
- Questionnaires - Explains the process used for gathering information via questionnaires to staff, Historic Landmarks Commissioners, and citizens. Summarizes the results of the questionnaires. Actual questionnaire results are included in the Appendix of the Preservation Plan.
- Priorities for Preservation Programs - Identifies the primary function of the HLC as "review of exterior alterations and new construction". It also identifies other functions of the HLC as priorities including goals to achieve those functions. Priority 1 is to improve and clarify the Historic Preservation Code; Priority 2 is to survey and inventory additional neighborhoods for possible historic designation; Priority 3 is to provide economic incentives such as grants or loans for historic preservation projects; and Priority 4 is for education and outreach to the citizens.
- Recommended Development Code Revisions - Suggests amendments to the Development Code that would streamline the historic review process allowing for the following: 1) faster review of applications; 2) clarification of the existing code with new language on acceptable building materials; 3) definition of "compatibility" for construction projects; and 4) update of the inventory classifications to match SHPO classifications. In addition, the Preservation Plan suggests a code amendment to initiate design review of all new construction and alterations in National Register Historic Districts rather than just for new construction adjacent to historic properties as the code currently states. Each amendment would require a public hearing and would be considered individually on its own merit. Not all recommended code revisions would necessarily be adopted since the specifics would be discussed during the public hearing process.
- Implementation Plan - Suggests specific work tasks for each priority and a time line over the next five years for possible implementation. It also identifies possible partners and potential funding sources for the projects.

It is proposed that the recommendations of the HLC concerning adoption of the Plan and Development Code Amendment be presented for a public hearing before the City Council at their April 7, 2008 meeting.

III. PUBLIC REVIEW AND COMMENT

A. Historic Landmarks Commission

In accordance with Section 9.020, a notice of public hearing was published in the Daily Astorian on March 11, 2008. The proposed amendments are legislative as they apply City-wide. They do not limit the use of private property and therefore are not subject to requirements for individual mailed notices to all property owners within the City limits, pursuant to Section 9.020. A public notice was mailed to Neighborhood Associations and other interested groups on February 26, 2008. Any comments received will be made available at the Historic Landmarks Commission meeting.

B. City Council

While a second public notice is not required for the City Council hearing as it was included in the public notice for the Historic Landmarks Commission, additional notification will be provided. In accordance with Section 9.020, a notice of public hearing will be published in the Daily Astorian on March 31, 2008. A public notice will be mailed to Neighborhood Associations and other interested groups on March 17, 2008. Any comments received will be made available at the City Council meeting.

IV. FINDINGS OF FACT

- A. Development Code Section 10.020(A) states that an amendment to the text of the Development Code or the Comprehensive Plan may be initiated by the City Council, Planning Commission, the Community Development Director, or the owner or owners of the property for which the change is proposed.

Finding: The proposed amendment to the Development Code is being initiated by the Community Development Director on behalf of the City Council.

- B. Section 10.050(A) states that *"The following amendment actions are considered legislative under this Code:*
1. *An amendment to the text of the Development Code or Comprehensive Plan.*
 2. *A zone change action that the Community Development Director has designated as legislative after finding the matter at issue involves such a substantial area and number of property owners or such broad public policy changes that processing the request as a quasi-judicial action would be inappropriate."*

Finding: The proposed amendment is to add a new section to the Astoria Development Code adopting the Astoria Historic Preservation Plan. There are no regulatory changes proposed for the Development Code. Processing as a quasi-judicial action would be inappropriate.

C. Section 10.070(A)(1) requires that *"The amendment is consistent with the Comprehensive Plan."*

1. CP.250(1) concerning Historic Preservation Goals states that *"The City will Promote and encourage, by voluntary means whenever possible, the preservation, restoration and adaptive use of sites, areas, buildings, structures, appurtenances, places and elements that are indicative of Astoria's historical heritage."*

CP.250(2) concerning Historic Preservation Goals states that *"The City will Identify and encourage the inclusion of as many qualified buildings and structures as possible on the National and/or State Registry of Historical Sites, and maintain a City register under the stewardship of the historic buildings and sites commission"*

CP.250(3) concerning Historic Preservation Goals states that *"The City will Encourage the application of historical considerations in the beautification of Astoria's Columbia River waterfront."*

CP.250(4) concerning Historic Preservation Goals states that *"The City will Actively involve Astoria's citizens in Astoria's historic preservation effort, including the development of a public information and education program."*

CP.250(5) concerning Historic Preservation Goals states that *"The City will Document the social, economic, cultural, educational and other public benefits to be derived from Astoria historic preservation efforts."*

CP.250(7) concerning Historic Preservation Goals states that *"The City will Provide appropriate visible recognition of the historical significance of sites, structures, areas [or] elements within the City."*

CP.255(1) concerning Historic Preservation Policies states that *"The City will use its Historic Properties Section of the Zoning Ordinance, an educational and technical assistance program, the tax incentives available at the Federal, State, and local levels, and the cooperative efforts of local organizations as the means to protect identified historic buildings and sites."*

CP.255(2) concerning Historic Preservation Policies states that *"The City will establish procedures for regular financing of historic projects through public and private sources of funds."*

CP.255(3) concerning Historic Preservation Policies states that *"Historic structures which are tax-foreclosed in the City will be offered to persons committed to restoring them on a homesteading basis. The use of City-owned lands in the vicinity of historic structures or sites will be compatible with the adjacent structures or sites."*

CP.255(5) concerning Historic Preservation Policies states that *"Every possible effort will be made to relocate historical structures as an alternative to demolition, and to excavate archaeological sites prior to alteration."*

CP.255(6) concerning Historic Preservation Policies states that *"The City will make available to property owners information and technical advice on ways of protecting and restoring historical values of private property."*

CP.255(8) concerning Historic Preservation Policies states that *"The City will encourage the preservation of significant historic structures within the Gateway Overlay Area, particularly the former railroad depot located at the foot of 20th Street, and the Svenson Blacksmith Shop located at 1796 Exchange Street."*

Finding: The proposed amendment will adopt a Historic Preservation Plan that supports the intention of the Comprehensive Plan (CP) to foster historic preservation through the designation of additional structures as historic, update of the Development Code to improve the historic review process, providing economic incentives and funding programs to benefit historic property owners, and provide education and recognition to citizens and historic property owners on the preservation program and its benefits. The Plan recommends amendments to the Development Code to implement the various aspects of the Plan. These amendments are not part of this request and will be considered separately in the future.

2. CP.200(6) concerning Economic Development Goals states that the City will *"Encourage the preservation of Astoria's historic buildings, neighborhoods and sites and unique waterfront location in order to attract visitors and new industry."*

CP.205(5) concerning Economic Development Policies states that *"The City encourages the growth of tourism as a part of the economy. Zoning standards which improve the attractiveness of the city shall be considered including designation of historic districts, stronger*

landscaping requirements for new construction, and Design Review requirements."

CP.210(6) concerning Economic Development Recommendations states that *"The city's historic character is one of its major tourist attractions. Historic districts can form the focus for tourist oriented promotion. Therefore, the city should take a more active role in the designation of historic districts."*

CP.020(6) concerning Community Growth - Plan Strategy states that *"The City encourages historic preservation generally, the restoration or reuse of existing buildings. However, these structures must be improved in a timely manner."*

Finding: The Plan recommends designation of historic properties and historic districts with historic design review that helps maintain the character of Astoria. It recognizes the importance of tourism and the impact of inappropriate development within the community.

Finding: The request is consistent with the Comprehensive Plan.

- C. Section 10.070(A)(2) requires that *"The amendment will not adversely affect the ability of the City to satisfy land and water use needs."*

Finding: The proposed amendment will satisfy land use needs in that it will establish policies through a Historic Preservation Plan for the preservation of historic properties that will be a benefit to the community's character and economy. The Plan identifies ways the City can implement historic preservation programs and regulations. The proposed amendment will not adversely affect the ability of the City to satisfy land and water use needs.

V. CONCLUSION AND RECOMMENDATION

The request is consistent with the Comprehensive Plan and Development Code. Staff recommends that the Historic Landmarks Commission forward the proposed amendment to the City Council for adoption.

Mk

CITY OF ASTORIA
1095 Duane Street
Astoria OR 97103
53-338-5183

Community Development Dept.

JAN 31 2008

A 08-02

Fee: \$400.00

AMENDMENT

Property Location: Address City-wide
Lot/Block/Subdivision _____
Map/Tax Lot: _____ Zone: all
Code or Map to be Amended: Add Dev Code Sect 1.252

Applicant Name: Brett Estes, Community Development Director

Mailing Address: 1095 Duane

Phone: _____ Business Phone: _____

Property Owner's Name: _____

Mailing Address: _____

Business Name (if applicable): _____

Signature of Applicant: 

Signature of Property Owner: _____

Proposed Amendment Add Sect 1.252 to adapt Historic Preservation Plan by reference

FILING INFORMATION: Astoria Planning Commission meets at 7:00 pm on the fourth Tuesday of each month. Applications must be received by the 20th 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 Planning Commission is recommended.

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

A. Text Amendment (Please provide draft language of proposed text amendment)

Before an amendment to the text of the Code is approved, findings will be made that the following criteria are satisfied.

1. The amendment is consistent with the Comprehensive Plan.

*CP. 240-CP. 255 Hist Presv. - supports hist presv
in Astoria w/ inventories, designations, incentive
programs, etc. similar to those suggested in the Presv. Plan.*

2. The amendment will not adversely affect the ability of the City to satisfy land and water use needs.

no impact

B. Map Amendment (Please provide a map showing the proposed area to be amended.)

Before an amendment to a zone boundary is approved, findings will be made that the following criteria are satisfied:

1. The amendment is consistent with the Comprehensive Plan:

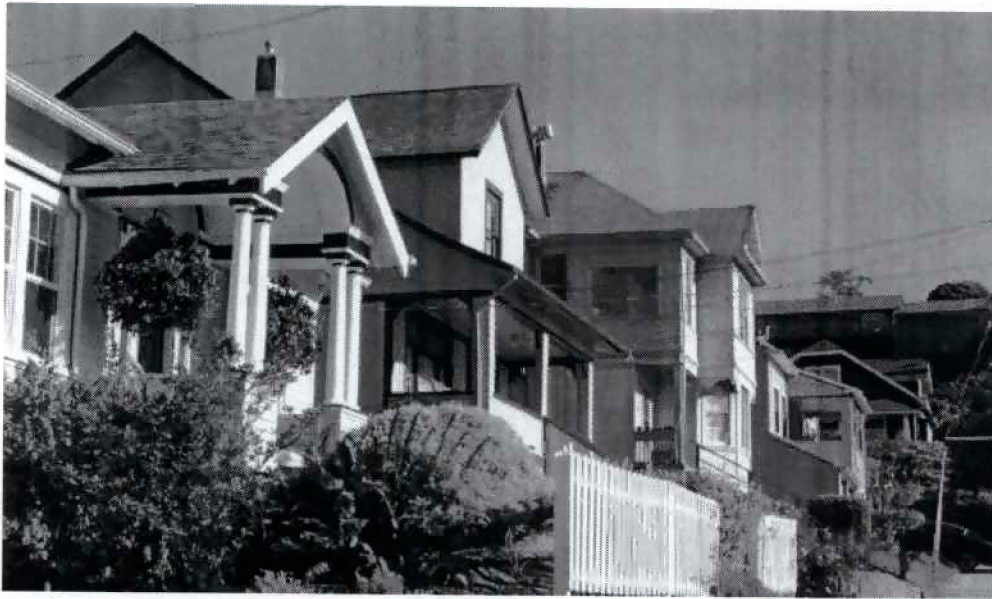
2. The amendment will:

a. Satisfy land and water use needs; or

b. Meet transportation demands; or

ASTORIA HISTORIC PRESERVATION PLAN

2008-2012



Astoria Oregon

January 2008

Adopted by the City Council April 21, 2008
Ordinance No. 08-08

This publication has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240

Credits

My deepest appreciation to all the helpful staff with the City of Astoria, especially Sherri Williams and Rosemary Johnson. I'm especially grateful to Todd Scott and the Historic Landmarks Commission for envisioning this project, and Brett Estes for pulling it all together. Special thanks to all of the historic property owners and stakeholders who participated and provided valuable input. Thanks also to John Goodenberger for his additional insight, Margaret Marcusen for her help with the photographs of Astoria, Tama Tochihara for her assistance with staff interviews and to Amy McFeeters-Krone for her assistance with questionnaire and code analysis.

Kimberli Fitzgerald, Fall 2007

Consultants:

Kimberli Fitzgerald, MCP/CHP, Historic Preservation Consultant
Margaret Marcusen
Tama Tochihara
Amy McFeeters-Krone

Historic Landmarks Commission:

Dave Pearson, President
Patrick Overton, Vice President
Virginia Laughery
Michelle Dieffenbach
Dan Harriman
Ken Bock
Clifford LaMear

Staff:

Brett Estes, Community Development Director
Todd Scott, former Community Development Director
Rosemary Johnson, Planner & Historic Preservation Officer
Sherri Williams, Administrative Assistant

Others:

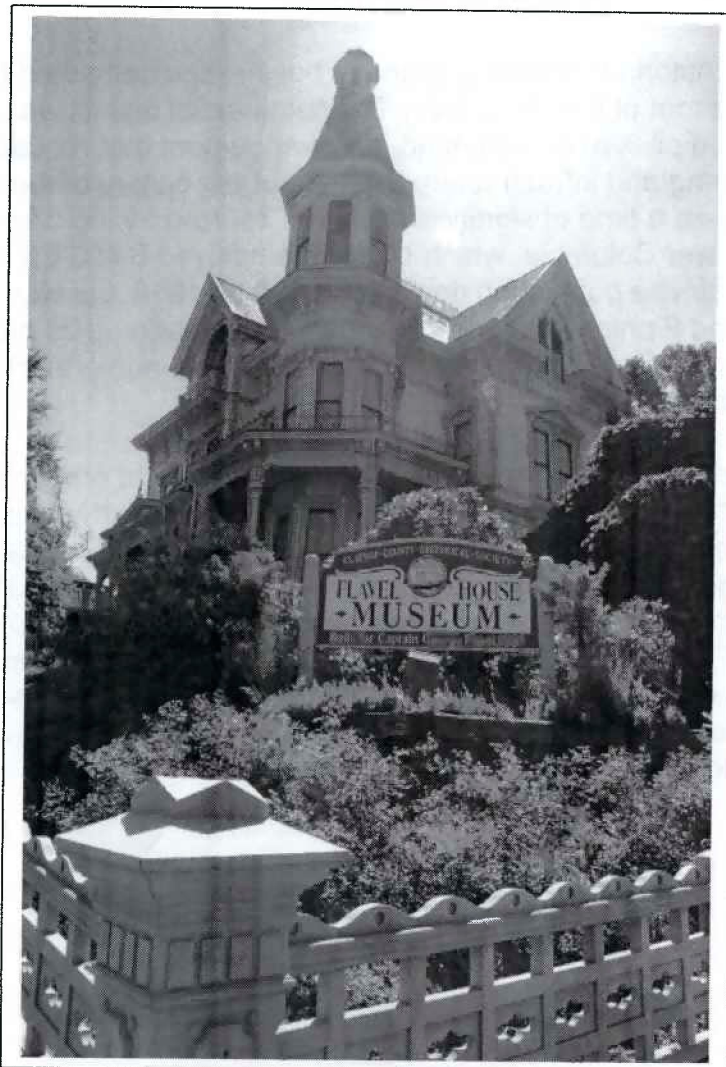
John Goodenberger, Historic Buildings Consultant

Credits	2
Methodology	5
Historic Overview	6
Existing Cultural Resource Management Program	7
Questionnaires for Staff and HLC Members	10
HLC Needs:	10
Staff Needs:	10
Questionnaires	12
First Questionnaire	12
Second Questionnaire	12
Priorities for Preservation Programs	13
Primary Function of the HLC	13
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Methodology

Consultants worked with the City staff first to evaluate existing conditions relating to historic preservation within the City of Astoria. We then evaluated the needs relating to historic preservation within the community. In order to understand the needs of the community, we distributed two Needs Assessment questionnaires to various identified stakeholders. This included mailings to both owners of historic properties as well as owners of non-historic properties within the historic district, mailings to Neighborhood Associations and the Lower Columbia Preservation Society, and including the questionnaire on the City's web site. Questionnaires were also distributed to both City staff and members of the Historic Landmarks Commission.

Based upon input from these questionnaires three alternative preservation programs to address these needs were presented to the Landmarks Commission for their consideration. After careful consideration and discussion, the Landmarks Commission selected their preferred alternative, and an implementation plan was prepared.



Historic Overview

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

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

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

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

Existing Cultural Resource Management Program

Comprehensive Plan

Astoria has had an established program for protecting historic resources for many years. Included within Astoria's Comprehensive Plan adopted on December 31, 1980, there are policies and specific language relating to preservation particularly in the Downtown and West End areas which included Astor Court and Uniontown. This plan also referenced the Central Residential Area, the City's oldest neighborhood.¹ The Historic Preservation component of the Astoria Comprehensive Plan has been updated several times since 1980: in 1982, 1991 and in 1998. Notable in the policies and goals related to historic preservation is the consistent goal of promoting the preservation of cultural resources by voluntary means whenever possible. In addition, for many years the City has had policies encouraging the establishment of financing for historic projects through the use of both public and private funds. Most interestingly included within Comprehensive Plan Section CP.225 *Housing Implementation Recommendations*, is a particular recommendation (3) for a Historic Properties Rehabilitation Program. This particular recommendation suggests that the City establish a revolving loan fund for historic properties which would provide low cost funds for the restoration of historic properties. A loan program has been established for Commercial properties through the Bank of Astoria, but no such program exists for residential property owners. The City did obtain a SHPO grant in 2007-2008 to establish a one-year grant program for residential restoration projects.

Development Code

The Astoria Historic Landmarks Commission (HLC) was originally established in 1977, and is a seven-member, quasi-judicial body that meets monthly. The HLC is bound by the procedural requirements set forth in Articles 6 and 9 of the City of Astoria Development Code.

Astoria's Resources²

Historic landmarks may be designated in several ways, according to the City of Astoria Development Code 6.040(A). Initiation of an application may be made by the HLC, City Council or a property owner. Interestingly, within the City of Astoria, resources which have been surveyed and classified as contributing to the potential historic district³ are automatically considered a local historic

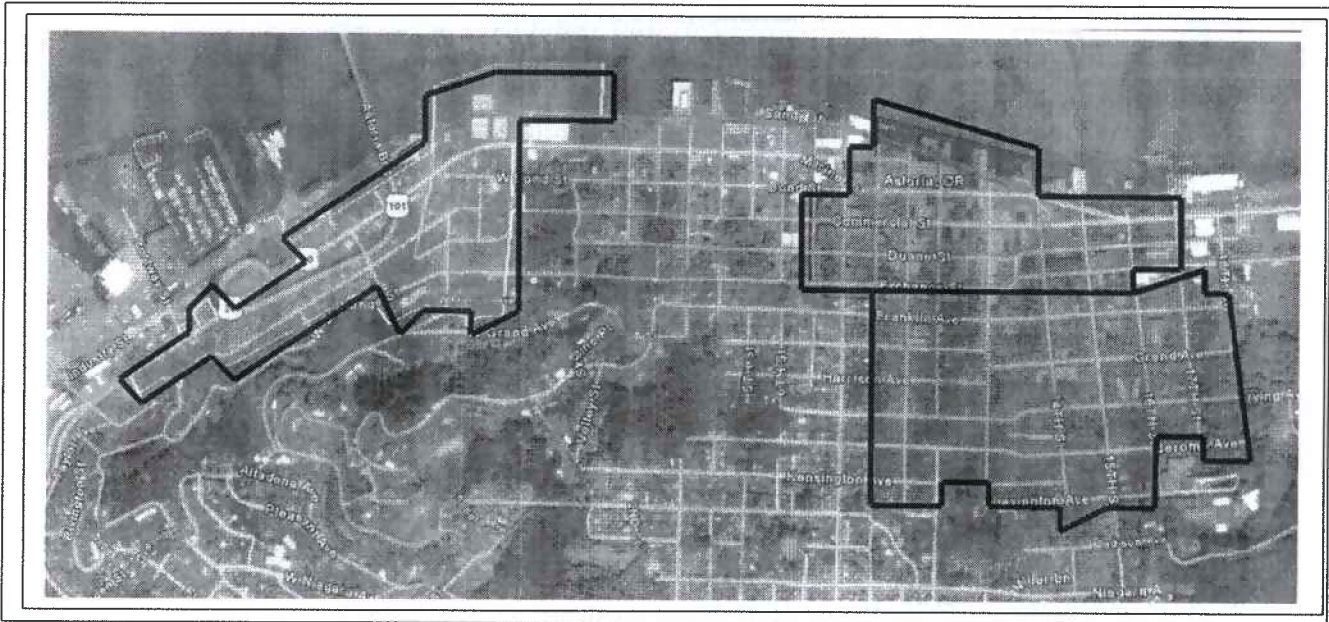
¹ From 2nd Street to 18th Street and from Bond Street to Niagara- excluding the central business district.

² For a more thorough discussion of Astoria's Historic Resources, please consult John Goodenberger's comprehensive discussion in *Astoria's Historic Resources and Heritage, 2006*.

³ Primary or Secondary contributing

landmark and therefore have the benefit of local protection and review. The Astoria Development Code states that resources listed in the National Register are automatically considered a local historic landmark, and subject to design review as well.

Astoria has 49 individual resources listed in the National Register. Some of the individually listed resources are also within a historic district. There are 39 individual local landmarks, ten of which are also listed in the National Register.



Astoria has three National Register Historic Districts:

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

Other areas which have been inventoried include the Hobson-Flavel area (146 primary, secondary, and contributing properties), and the Adair-Uppertown area (239 primary, secondary, and contributing properties).

The Astoria Historic Context, which was completed in 2006⁴, identifies the Hobson-Flavel Inventory Area (west of the Shively-McClure Historic District) and the Uppertown-Adair Inventory Area as potentially eligible for nomination to the National Register as districts. It also identifies the neighborhoods of Alderbrook and South Slope as not inventoried but potentially eligible. The Historic Context also indicates that all neighborhoods in Astoria retain significant historic resources and could potentially be eligible for nomination to the National Register.

⁴ John Goodenberger's *Astoria's Historic Resources and Heritage*, 2006.

Existing Incentive Programs

Astoria is the second one of only four established Preserve America Communities in Oregon.⁵ There is grant funding available through the Federal government for historic projects focusing on tourism, research, education, planning, marketing and training. The Preserve America Grant program is relatively new, and has only been awarding grants since 2006. Subject to re-appropriation of funds by Congress, this program would be an excellent source of additional funding for preservation programs within the City of Astoria.

The City of Astoria became a Certified Local Government (CLG) in 1996. The CLG program is a national program which offers non-competitive grants for historic preservation projects and programs to communities which are administered through the Oregon State Historic Preservation Office. The annual grant through the Certified Local Government program administered through the State SHPO office is currently the primary source of funding for additional city preservation programs in Astoria. In addition, the Oregon State Special Assessment Program is available to any historic property owner who owns a contributing resource within a National Register district, as well as those which are individually listed in the National Register. In Astoria, currently only 18 properties take advantage of Special Assessment program (over 400 are eligible).

The Historic Landmarks Commission currently distributes the Dr. Edward Harvey Historic Preservation Award. There is also a currently a \$25,000 Loan Program for Commercial Facade Renovations available through the Bank of Astoria to property owners within the Downtown and Uniontown areas.

The City obtained an approximate \$11,000 SHPO CLG grant in 2007-2008 to establish a one year grant program for residential restoration projects. This program is a 50/50 matching grant to historic property owners to restore primary facades of their residential properties.



⁵ The other communities are Salem, Enterprise, and Jackson OR

Questionnaires for Staff and HLC Members

HLC Needs:⁶

Training

The members of the Historic Landmarks Commission responded to a questionnaire to help identify their needs. All respondents feel they had adequate or good basic training from staff. A desire to have ongoing workshops or training sessions to address issues that come before the board and to learn more public meeting management skills was mentioned.

Development Code

A desire to be able to review new construction near a historic resource and all new construction in historic districts, rather than just "adjacent" properties was expressed. In addition, there is a need for more specific Development Code language, specifically regarding windows and building materials.

Additional Needs

Additional needs identified included a process for staff administrative approval of some projects, as well as a need for education of homeowners. Expansion of the Dr. Harvey awards was recommended, in addition to programs offered in conjunction with the Lower Columbia Preservation Society (LCPS) and local building supply stores on window restoration and other topics.

Grant or loan program for both home and commercial building owners was identified as important, as well as a desire to address the issues presented by the waterfront and its development.

Staff Needs:

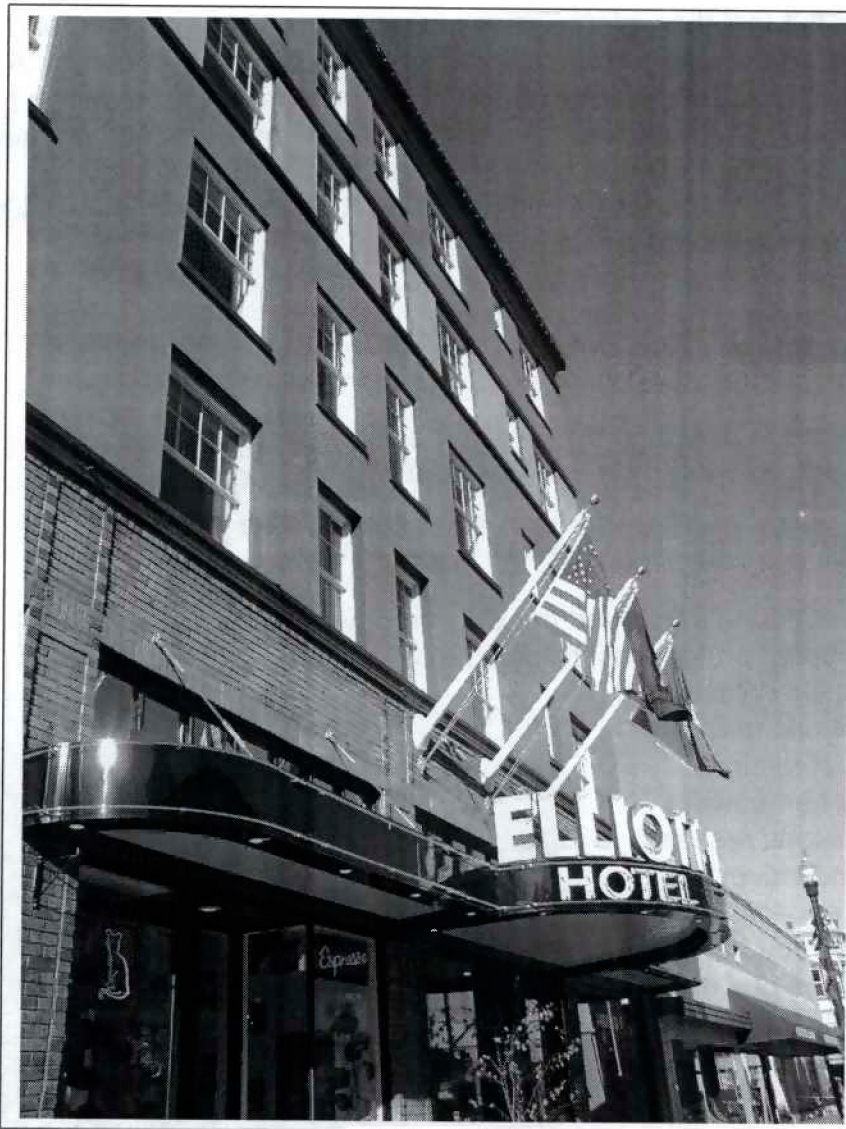
Development Code Revisions

Staff expressed a need to clarify language and terms within the Development Code. Specifically, clarification of requirements for historic and non-historic buildings within a district is needed. Additionally, staff would like to offer a faster administrative review process for simpler types of projects.

⁶ A more complete summary of the questionnaires is located in the appendix.

Other Needs

Other needs identified included the need for another full-time planner, improved maps and electronic resources, and a standardization of local and SHPO inventories. Staff was interested in several programs, such as the potential for the South Slope to be surveyed and possibly considered as a historic district; additional realtor education, community workshops, City sponsored design consultation for historic building owners, and periodic notification of all historic homeowners of the historic status of their buildings.



Questionnaires

First Questionnaire

The first questionnaire was designed to identify general needs and goals within the community. Open ended questions were asked, allowing respondents to reply freely based upon their experience with preservation in Astoria. A total of 1,467 surveys were distributed and we received about a 5 percent return (81 responses) to this initial questionnaire. See the appendix for the specific questions and a more detailed summary of responses.

Overall respondents felt that the waterfront was most in need of protection, and that there are not strong enough codes in place to protect historic resources. A majority of respondents felt the City should provide both code enforcement and incentives for preservation. Respondents would like to see more historic markers throughout the City in addition to other programs like walking tours and other educational programs. A majority of people have had a positive experience with the City with regard to historic preservation.

Second Questionnaire

The second Questionnaire designed to identify specific projects desired within the community. Questions were more narrowly defined, and participants were asked to rank certain programs in order of importance. In sum, respondents generally confirmed the findings from the first questionnaire.

A majority felt that the Young's Bay and the waterfront were identified as the most in need of additional protections, followed closely by the identification of individual resources, Downtown and Uniontown.⁷ The historic marker program was the most desired program followed by homeowner education and the historic research project. Economic incentives were identified as the top priority people felt the City should pursue followed by clarification of design guidelines and the Development Code.



⁷ It should be noted that waterfront development was a very controversial issue at the time of the questionnaires due to pending condominium development projects. This resulted in a larger number of comments aimed at waterfront protection than may have occurred otherwise.

Priorities for Preservation Programs

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

Primary Function of the HLC

- Primary function of the Historic Landmarks Commission is review of exterior alterations and new construction.

Priority #1: Improve and Clarify Code

- Function of the Landmarks Commission is to update the Development Code relative to Historic Preservation.
- Priorities and goals related to improving and clarifying Development Code language.
- Immediate Goals: Draft amendments to Development Code Article 6; include specific illustrations and drawings demonstrating clear examples; update inventory designations to reflect current SHPO definitions for contributing properties.

Priority #2: Survey & Inventory Program

- Function of the Landmarks Commission is to survey and inventory.
- Priorities and goals related to survey and inventory, establishment of additional districts.
- Immediate Goals: Survey most at need areas such as Alderbrook and South Slope. Pursue district nominations for already surveyed areas (Hobson-Flavel; Uppertown-Adair). Coordinate with established Visioning Process for the Waterfront.

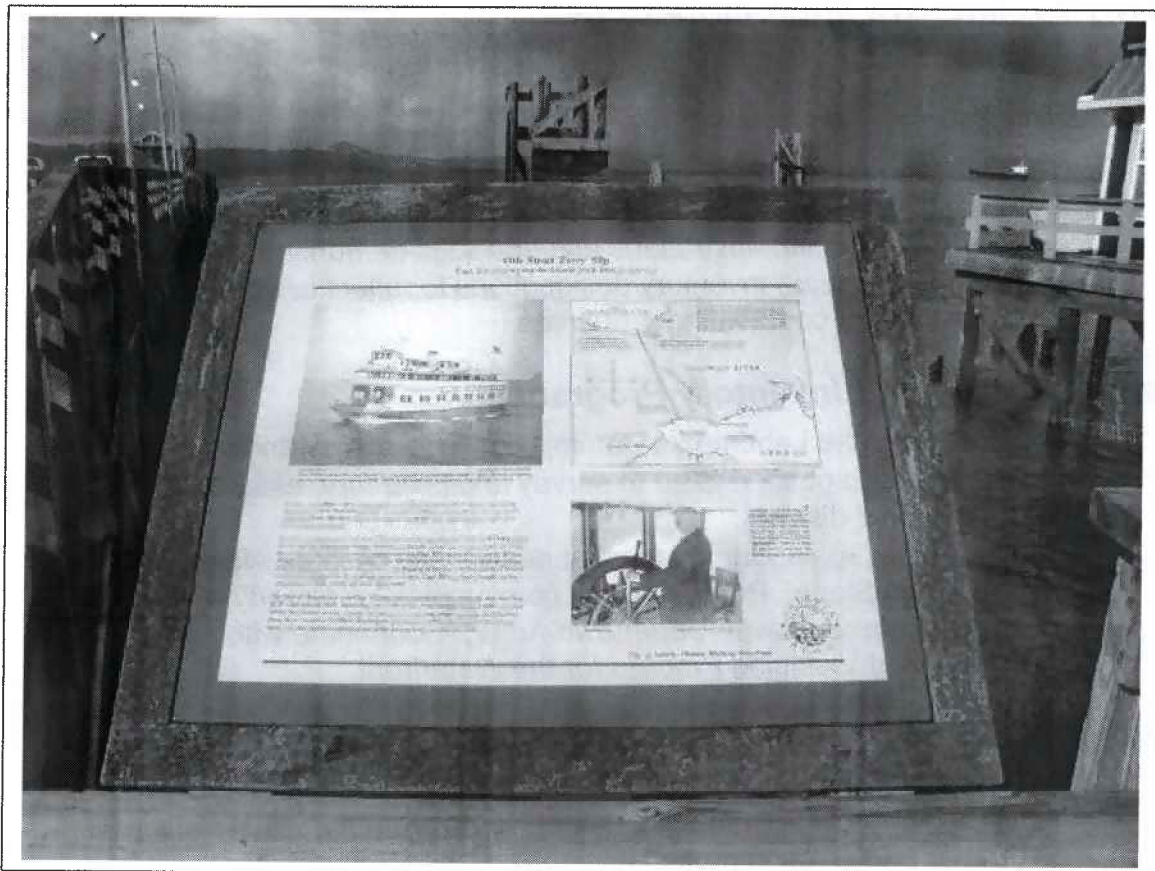
Priority #3: Economic Incentives Program

- Function of the Historic Landmarks Commission is pursuit of funding to provide grants/loans for historic property owners and historic preservation projects.
- Priorities and goals focused on developing partnerships and programs with financial institutions and other funding sources which will establish programs to benefit historic property owners.

- Immediate Goals: establishment of low interest loan program for residential historic structures; further developing facade improvement program in downtown; establish a local grant program.

Priority #4: Public Education Program

- Function of the Historic Landmarks Commission is neighborhood outreach and education.
- Priorities and goals related to increased education and outreach by HLC Members & staff through annual workshops, periodic mailings, and development of homeowner education program.
- Develop and install interpretive and historic identification markers and signs.
- Immediate Goals: Annual workshop; establishment of 'design expert' pool possibly in cooperation with LCPS or other historic design professional; historic markers program; education about the Special Assessment program; expand Dr. Harvey Award; periodic mailings; interpretive signage.



Recommended Development Code Revisions

Based on the responses of planning staff and the Historic Landmarks Commissioners, we recommend the following changes to the City of Astoria Development Code Article 6: Historic Properties.

The establishment of a three-tiered review process.

Staff and HLC Commissioners requested that staff have the ability to review more projects of limited scope to ease the burden of reviewing simple projects. In response to this request, we recommend a three-tiered review process by which staff can approve small projects administratively if they meet certain criteria, and the HLC performs discretionary review of the more complex projects. Both of these reviews would require public notification prior to any decision. The Certificate of Appropriateness process would be used for immediate “over-the-counter” approvals. This process would not involve any discretionary review and would not require public notification.

Recommended language

Type I (Certificate of Appropriateness): For projects that are limited in scope or minor alterations on the rear or interior side yard, not visible from the public right-of-way and no increase in building footprint or massing. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing nor public notice. Suggested projects include: skylights; mechanical equipment; reroofing; doors.

Type II (Administrative Review): For projects that are limited in scope or minor alterations on the rear or interior side yard, not visible from the public right-of-way and no increase in building footprint or massing. Historic Design review performed by the Historic Preservation Officer or designee shall be administrative and shall not require public hearing. These reviews shall be considered as a limited land use decision and shall require a public notice and opportunity for appeal in accordance with Article 9 of the Astoria Development Code. Suggested projects include: outbuildings (less than 200 square feet); awnings; wheelchair ramps reconfiguration of existing decks; reconstruction of stairs; etc.

Type III (Discretionary Review): For projects that do not meet the criteria for a Type I or II review. Historic Design review performed by the Historic Landmarks Commission based upon the standards in the Development Code shall be considered discretionary and shall require a public hearing, notice and opportunity for appeal in accordance with Article 9 of the Astoria Development Code.

Review Process: The Historic Landmarks Commission or Historic Preservation Officer shall approve, conditionally approve, or deny the application, based on the project's conformity with the standards. Conditions of approval, if any, shall be limited to project modifications required to enable the project to better meet the intent of the standards. All reviews by the HLC or Historic Preservation Officer shall be in conformance with current land use review regulations.

Clarification regarding acceptable building materials

Like staff and Historic Landmarks Commissioners in many jurisdictions, the issues of acceptable building materials and window replacement arise frequently. The existing Development Code Section 6.050(D) contains ten design standards. Unfortunately, some of this language is vague, confusing to applicants and requires significant interpretation by staff and commissioners. We recommend more specific language be inserted into the Development Code to make the determination of acceptable materials easier.

In order to best accommodate the specific conditions in Astoria, we recommend that the Historic Landmarks Commission hold a work session to discuss building materials. The goal of the work session should be to determine what materials the Commission finds acceptable for historic buildings. For example, do the Commissioners find vinyl, aluminum, or other window materials acceptable? In all situations or only under some conditions? Are alternative building materials allowed on new construction, or should traditional building materials found in the district be used?

Once the HLC determines what it finds acceptable, Development Code, Article 6 Section 6.050(D). *Historic Landmarks Commission Design Review Criteria* should be revised and updated. It is recommended that a list of "encouraged" and "discouraged" materials and design features with graphics similar to the City's Gateway Design Review Guidelines in Development Code Article 14 be developed to help guide both the applicant and the Commission. Below is some sample language for consideration:

New construction in a historic district may utilize contemporary materials (such as fiber cement board and shingle, or aluminum clad wood windows) if they are compatible with the historic buildings in the district. For example, fiber cement board may be used if the reveal of the clapboards matches that of the adjacent historic buildings.


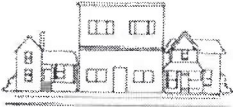

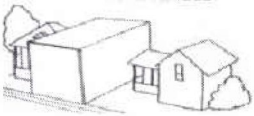


Windows on existing cultural resources shall be repaired rather than replaced whenever possible. In the event that replacement is necessary, in kind replacement is preferred with character defining features

replicated, such as the window profile and exterior dimensions, the placement (depth to the facade) as well as the distribution of lites and muntins. Lites should be true divided lites. Windows on secondary facades may have simulated divided lites with exterior muntins (internal muntins should be allowed only in conjunction with exterior muntins). The window frame should be paintable. In the event that in-kind replacement is not feasible, more flexibility of window replacement is allowed on secondary facades (side or rear facing), however original or in-kind window replacement is required on primary facades.

Clarification of “compatibility”

Many respondents to the questionnaires expressed frustration over determining what is “compatible”. The term “compatible” is used in several areas of the Development Code, and it is not clearly defined.

We recommend that the term “compatible” be defined in the Development Code. When defining “compatible,” Astoria will have its own unique definition based on the historic resources that exist in the City. To develop specific guidelines as to what is compatible, the HLC and City staff, perhaps facilitated by a historic preservation consultant, should meet and determine what it is that defines Astoria’s historic character. Based on this, a handbook can be developed with illustrations of what is and is not compatible. There are many examples of this type of handbook from other cities, and they are particularly helpful to the public. Below are some examples:

Compatible		Not Compatible
 <p>Construct buildings to the height of surrounding historic buildings.</p>	<p>HEIGHT</p>	 <p>Avoid construction that greatly varies in height (too high or too low) from historic buildings in the vicinity.</p>
<p>Relate the scale and proportion of new structures to the size of adjacent historic buildings</p>	<p>SCALE & PROPORTION</p>	<p>Avoid buildings that in overall size violate the scale of surrounding historic buildings.</p>
<p>Relate the roof shapes and building profiles, to those found on surrounding historic buildings.</p>	<p>ROOF SHAPES & PROFILES</p>	<p>Avoid roof shapes and building profiles not traditionally used in the area.</p>
 <p>Maintain the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings.</p>	<p>SETBACKS</p>	 <p>Avoid violating the existing setback pattern by placing new buildings in front or behind the historic facade line.</p>
 <p>Break up boxlike forms into smaller, varied masses which are common on most buildings from the historic period.</p>	<p>MASS</p>	 <p>Avoid single, monolithic forms that are not relieved by variations in mass.</p>
<p>Break up flat surfaces with window frames, door frames, and other design elements so as to relate the elevations of the structure to surrounding historic buildings.</p>	<p>DETAIL</p>	<p>Avoid unrelieved flat expanses by approximating the siding or textures of exterior walls on surrounding historic buildings and framing windows and doors in a manner consistent with surrounding buildings.</p>

Revision of inventory classifications to match SHPO

Astoria's system of survey and inventory of historic properties differs from the system used by the Oregon State Historic Preservation Office. For example, SHPO no longer uses the classifications "primary" and "secondary", instead classifying properties as either "contributing" or "non-contributing." We recommend that the City use the survey and inventory system established by SHPO, and change Development Code 6.040(C) to reflect that change. This will require some modification of the previously completed inventories, because these inventories use the terms "contributing" and "non-contributing" differently, but will ultimately make the inventories simpler and more useable. A second option would be to amend the Development Code 6.040(C) to specify the date of the inventory with the change in classifications. This would allow the existing inventories to remain as is and be changed to the new classification system as the inventories are updated.

Recommended language

If the current inventory classifications are updated:

"For the purposes of Historic Landmark designation, buildings, structures, appurtenances, objects, signs, sites and districts which are classified as "contributing" shall be automatically considered a Historic Landmark."

If the current inventory classifications are not updated at this time:

"For the purposes of Historic Landmark designation, buildings, structures, appurtenances, objects, signs, sites and districts which are classified as "contributing" in inventories after 2007 shall be automatically considered a Historic Landmark. For historic inventories completed prior to 2007, only buildings, structures, appurtenances, objects, signs, sites and districts classified as "Primary" or "Secondary" shall be automatically considered a Historic Landmark."



Additional Recommendations

In addition to the above recommended changes, we recommend two additional changes which staff and the HLC should discuss.

Design Review of all new construction and alterations within historic districts

Currently, the Development Code only allows for the review of new construction “adjacent to or across a public right-of-way from a Historic Landmark or a structure identified as Primary or Secondary.” It is typical in other cities to review all new construction in a historic district, because a district is considered a single resource, and any changes within it are considered to affect the entire district. The current Astoria Development Code only takes into account the affect on the historic properties closest to the proposed new construction. This leaves gaps in the review process within districts, which ultimately could adversely affect the integrity of the historic districts. We recommend that the City adopt the model followed by most other cities, in which all new construction within a district is reviewed. Likewise, alterations to non-contributing properties within a district should be reviewed if they are substantial. However, there would need to be additional discussion and a definition of what is considered “substantial” alterations before this is considered.

If the Historic Landmarks Commission does not feel comfortable with this type of code amendment, at a minimum, the term “adjacent” should be clarified in the Development Code specifically in Article 6.070(A). Current interpretation of the Development Code is that only those properties which touch the historic resource boundary or which are directly across the right-of-way from a historic resource are reviewed. Confusion arises when there is more than one right-of-way abutting a resource, or if a development is clearly visible from an identified resource, therefore impacting it. However, review is not required because there is additional undeveloped property between the resource and a right-of-way. For example, some development on properties along the waterfront would not be reviewed due to the location of the property relative to adjacent historic properties. A 50’ wide Trolley property separates some sites from a historic site. The City-owned trolley property is not a right-of-way and, while no structures will be constructed on this property to visually separate a proposed project from the adjacent historic properties, the design would not be reviewed for the potential impact to the cultural resources as it would not be “adjacent” to the historic resource.

Suggested language could be based upon a clearly defined distance, such as “No person, corporation, or other entity shall construct a new structure on a site if the outer property lines of the proposed property is within 200’ of the outer property lines of a historic resource”. This would eliminate the need to interpret the term “adjacent.” If the reference to “excluding rights-of-way” is eliminated,

the distance should be at least 200' since there are some rights-of-way that are 120' wide.

New construction on sites that are proposed to be developed with more than three structures within a certain time period such as two years should be reviewed as a total project. The cumulative impact of multiple new buildings in a historic streetscape should be considered. For development of one to three buildings, each building could continue to be reviewed as individual developments and not as a larger site development.



Preferred Preservation Program

At its August 21, 2007 meeting the Astoria Historic Landmarks Commission reviewed and discussed the Alternative Programs presented. After much discussion, there was consensus that the Commission did not want to select “alternatives” indicating that one program was preferred over another. There was general agreement that the Economic Incentives Program, Education, and additional surveys were all to be included as part of the plan.

There was also significant discussion regarding the recommended Development Code revisions. There was unanimous support for creating a tiered review system to allow staff to review more applications administratively. In addition there was unanimous support to clarify certain ambiguous language in the Development Code with the addition of clear examples and drawings.

There was disagreement within the Commission regarding the recommendation to expand the review of alterations and new construction within the National Register districts to include the review of all new construction, and to include the review of substantial alterations of non-contributing resources. It was decided that these revisions would be discussed again at some future date.

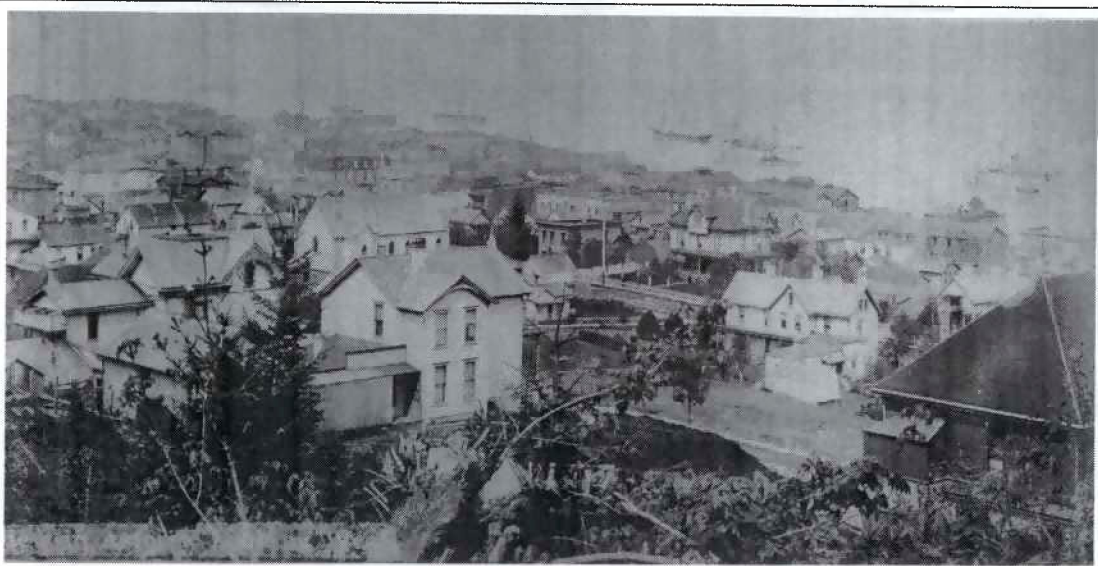


Implementation Plan

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

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

While not a specific goal for the City and Historic Landmarks Commission, the Commission noted that they support projects related to the education of Astoria residents and visitors. Projects such as local historic research, collection of historic property photographs, collection of oral history, walking tours, brochures, and interpretive markers are currently carried out by other historic preservation and civic organizations such as the Clatsop County Historical Society, Lower Columbia Preservation Society, Chamber of Commerce, and Clatsop Community College. The City supports efforts to accomplish these types of projects throughout Astoria and would provide assistance through co-application for grants and other services as is deemed appropriate.



Goal	2008	2009	2010	2011	2012
1. Improve and Clarify Development Code					
1.1 Amend Development Code	X	X			
1.2 Convert Primary & Secondary designations		X	X		
1.3 Produce descriptive brochures	X	X			
2. Survey & Inventory					
2.1 Establish additional historic districts				X	X
2.2 Survey Alderbrook			X		
2.3 Survey South Slope					X
2.4 Update existing inventories					X
3. Economic Incentives					
3.1 Low interest loan for residential properties	X	X			
3.2 Local grant program		X	X		
3.3 CDBG fund for historic properties			X	X	
4. Public Education Program					
4.1 Hour with a design professional	X	X	X	X	X
4.2 Mailing List/Mailing/Outreach		X			X
4.3 Annual Workshop	X	X	X	X	X
4.4 Interpretive & historic signs and markers		X	X	X	X



Goal 1: Improve and Clarify the Development Code and Design Standards

Action 1.1

Draft amendments to the existing Development Code, in particular Article 6. Include specific illustrations and drawings demonstrating clear examples.

- Lead Role: City Staff / Consultants
- Potential Partners: Historic Landmarks Commission; City Council
- Timeline: 2008-2009
- Potential Funding: CLG Funds; Preserve America Grant; City of Astoria

Action 1.2

Update Development Code to reflect current SHPO definitions for contributing properties within future historic inventory areas and districts with language identifying Primary and Secondary designations within existing historic inventories and districts as historic.

- Lead Role: City Staff / Consultants
- Potential Partners: SHPO
- Timeline: 2009-2010
- Potential Funding: CLG Funds

Action 1.3

Prepared updated handouts with specific illustrations and drawings demonstrating clear examples of Development Code design requirements for distribution to the public.

- Lead Role: City Staff / Consultants
- Potential Partners: Historic Landmarks Commission; City Council
- Timeline: 2008-2009
- Potential Funding: CLG Funds; Preserve America Grant; City of Astoria

Goal 2: Survey and Inventory Additional Resources within Astoria

Action 2.1:

Establish additional National Register Historic Districts for areas already surveyed within Astoria. (Specifically Hobson-Flavel; Uppertown-Adair).

- Lead Role: City Staff / Consultant
- Potential Partners: Historic Landmarks Commission
- Timeline: 2011-2012
- Potential Funding: CLG Grant; Preserve America Grant

Action 2.2

Survey Alderbrook Neighborhood, additional resources as necessary.

- Lead Role: City Staff / Consultant
- Potential Partners: Historic Landmarks Commission
- Timeline: 2010-2011
- Potential Funding: CLG Grant; Preserve America Grant

Action 2.3

Survey South Slope Neighborhood, additional resources as necessary.

- Lead Role: City Staff / Consultant
- Potential Partners: Historic Landmarks Commission
- Timeline: 2012-2013
- Potential Funding: CLG Grant; Preserve America Grant

Goal 3: Provide Economic Incentives to Historic Property Owners

Action 3.1

Establishment of a low interest loan program for historic residential properties through the Bank of Astoria or other local bank (based upon the existing program for Commercial properties with the Bank of Astoria).

- Lead Role: Historic Landmarks Commission, City Staff
- Potential Partners: Bank of Astoria or other local bank
- Timeline: 2008-2009
- Potential Funding: Private/local (bank)

Action 3.2

Establishment of a local grant program for historic properties.

- Lead Role: Historic Landmarks Commission, City Staff
- Potential Partners:
- Timeline: 2009-2010
- Potential Funding: City of Astoria; CLG and other grant funds; specialized local tax

Action 3.3

Establishment of CDBG fund for use specifically for historic properties within low income areas.

- Lead Role: Astoria City Staff
- Potential Partners: Chamber of Commerce, Community Action Team
- Timeline: 2010-2011
- Potential Funding: CDBG funds

Goal 4: Provide Education to Public and Historic Property Owners

Action 4.1

Offer an "hour with a design professional" for historic property owners who will be altering their cultural resources or completing new construction adjacent to existing cultural resources.

- Lead Role: Astoria City Staff / Consultants
- Potential Partners: Lower Columbia Preservation Society; Historic Landmarks Commission; local historic design professionals
- Timeline: 2008-2012
- Potential Funding: CLG Funds; Preserve America Grant; City of Astoria

Action 4.2

Provide annual workshop to educate homeowners about the benefits and responsibilities of owning a historic property within the City of Astoria

- Lead Role: City Staff
- Potential Partners: Lower Columbia Preservation Society (LCPS)
- Timeline: Ongoing
- Potential Funding: City funds (staff time); workshop promoted & sponsored by LCPS

Action 4.3

Create database of historic property owners in order to generate a mailing list for historic property owners in the City of Astoria. Provide outreach through mailings or by other means to community, historic property owners, and real estate agents educating them on the benefits, including the Special Assessment Program, and responsibilities of owning a historic property or being within a historic community.

- Lead Role: City Staff
- Potential Partners: Historic Landmarks Commission; Lower Columbia Preservation Society
- Timeline: 2009 and 2012
- Potential Funding: CLG Funds; Preserve America Grant

Action 4.4

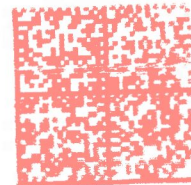
Develop and install interpretive signs at various locations in Astoria.

- Lead Role: Astoria City Staff / Consultants
- Potential Partners: Lower Columbia Preservation Society; Historic Landmarks Commission; Clatsop County Historical Society; adjacent property owners
- Timeline: 2009-2012
- Potential Funding: CLG Funds; Preserve America Grant; City of Astoria

Photographs

<u>Page</u>	<u>Description</u>
Cover	17th and Exchange Streets looking south
4	Flavel House Museum, Clatsop County Historical Society, 441 8th Street
7	National Register Historic Districts
8	Foot of 14th Street, River Pilots building
10	Elliott Hotel, 357 12th Street
11	Downtown looking northwest
13	Foot of 14th Street, historic ferry and tug boat interpretive sign
18	Residence, 682 34th Street
20	Residence, 687 12th Street
21	Residences, 600 block 15th Street
22	Residential area looking northwest toward Downtown, c late 1800's
23	Doughboy Monument, 215 West Marine Drive

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