

# ASTORIA HISTORIC PRESERVATION PLAN

2008-2012



Astoria Oregon

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## **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.

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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.<sup>1</sup> 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 Resources***<sup>2</sup>

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 district<sup>3</sup> are automatically considered a local historic

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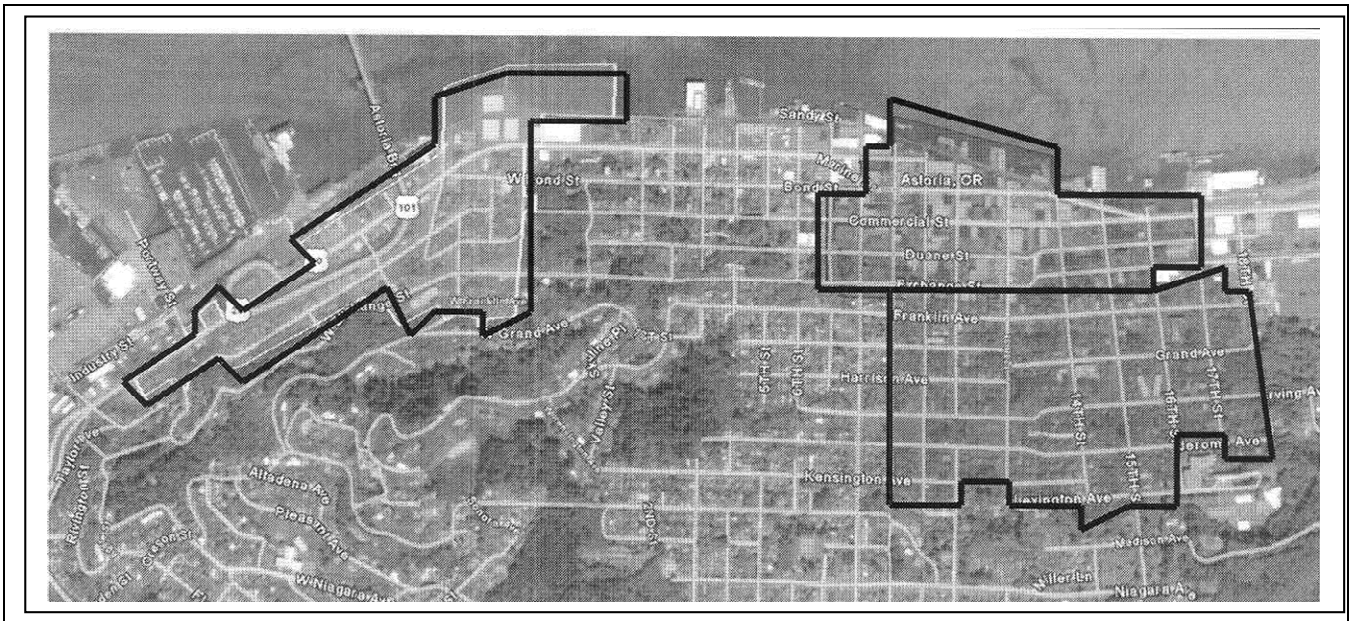
<sup>1</sup> From 2nd Street to 18th Street and from Bond Street to Niagara- excluding the central business district.

<sup>2</sup> 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.

<sup>3</sup> 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 2006<sup>4</sup>, 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.

<sup>4</sup> 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.<sup>5</sup> 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.



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<sup>5</sup> The other communities are Salem, Enterprise, and Jackson OR

## **Questionnaires for Staff and HLC Members**

### ***HLC Needs:***<sup>6</sup>

#### ***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***

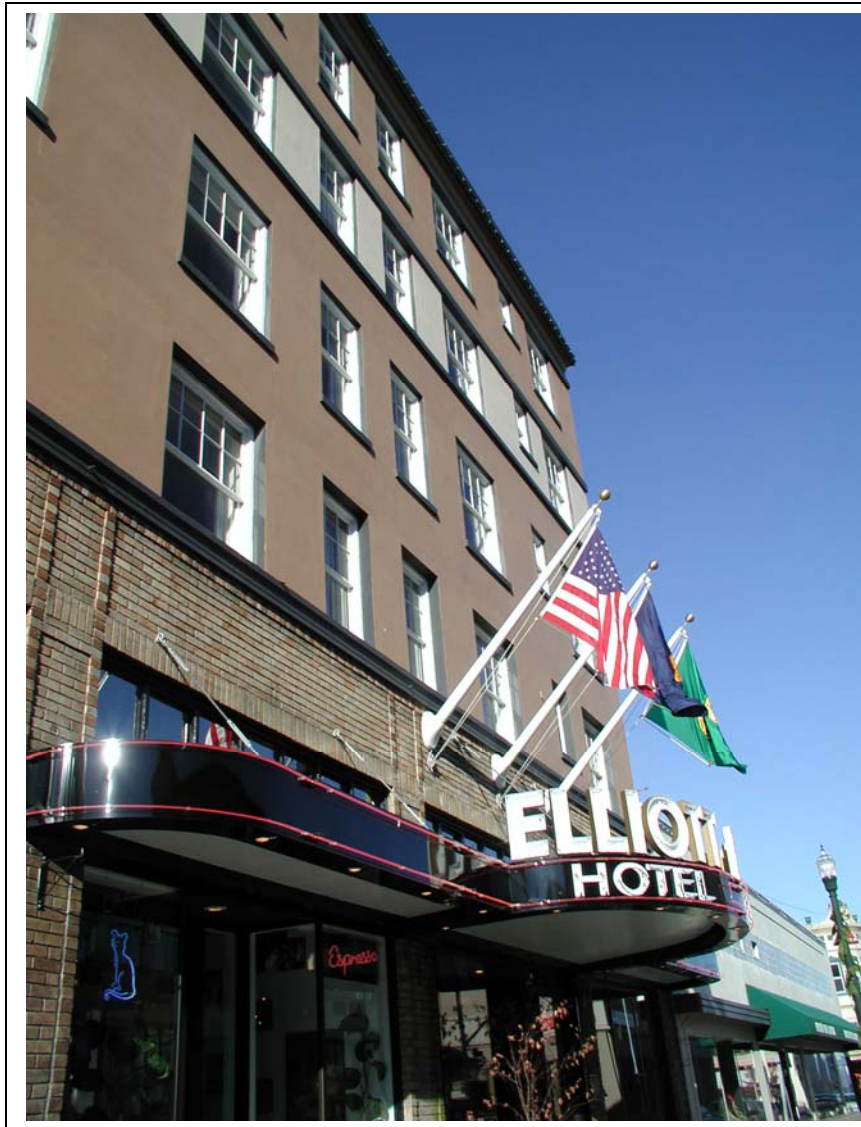
Staff expressed a need to clarify language and terms within the Development Code. Specifically, clarification of requirements for historic and non-historic buildings within a district is needed. Additionally, staff would like to offer a faster administrative review process for simpler types of projects.

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<sup>6</sup> 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.<sup>7</sup> 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.



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<sup>7</sup> 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

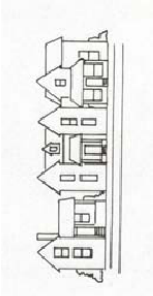
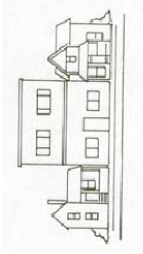

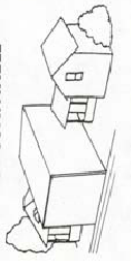

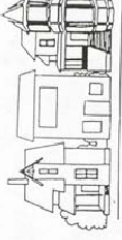


replicated, such as the window profile and exterior dimensions, the placement (depth to the facade) as well as the distribution of lites and muntins. Lites should be true divided lites. Windows on secondary facades may have simulated divided lites with exterior muntins (internal muntins should be allowed 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>	HEIGHT	 <p>Avoid construction that greatly varies in height (too high or too low) form historic buildings in the vicinity.</p>
<p>Relate the scale and proportion of new structures to the size of adjacent historic buildings.</p>	SCALE & PROPORTION	<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>	ROOF SHAPES & PROFILES	<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>	SETBACKS	 <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>	MASS	 <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>	DETAIL	<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.

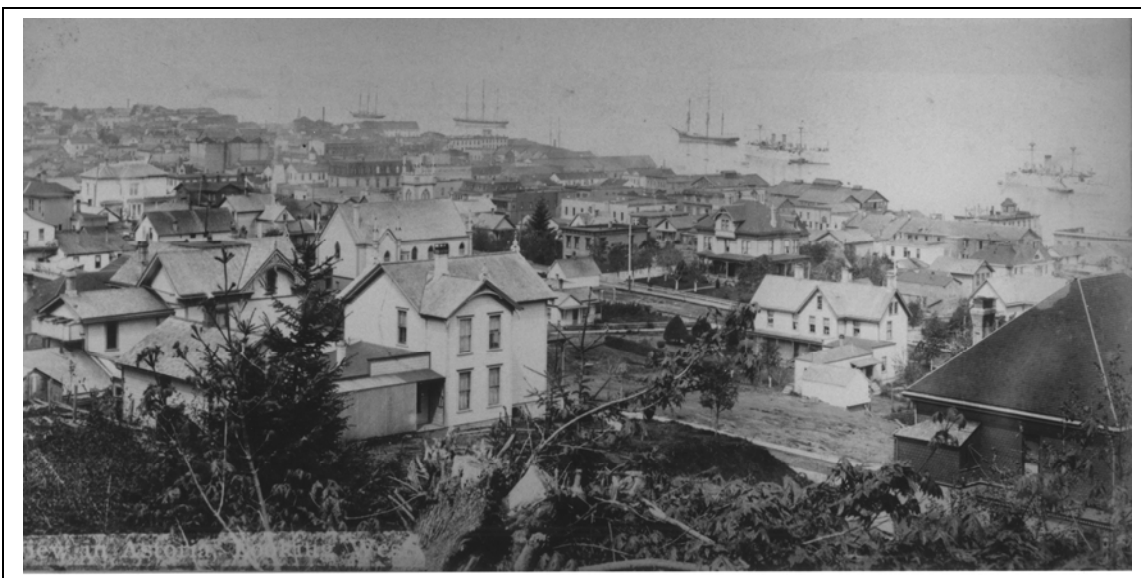


## **Implementation Plan**

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.



*Astoria Historic Preservation Plan*

<b>Goal</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
<b>1. Improve and Clarify Development Code</b>					
1.1 Amend Development Code	X	X			
1.2 Convert Primary & Secondary designations		X	X		
1.3 Produce descriptive brochures	X	X			
<b>2. Survey &amp; Inventory</b>					
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
<b>3. Economic Incentives</b>					
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	
<b>4. Public Education Program</b>					
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