



PLEASE JOIN US FOR OUR

# BOARDS & COMMISSIONS RECEPTION

## WHERE

City Hall Council Chambers  
1095 Duane Street  
Astoria, OR 97103

## WHEN

December 17th 2018  
6:00pm-7:00pm  
Just Prior to the City

## HOST

The Astoria City Council  
Cookies and Drinks  
Will be Served

*Join us as we thank the dedicated volunteers who serve on the  
City of Astoria Boards and Commissions.*

*And offer your well-wishes to our departing Mayor and Council Members.  
Mayor Arline LaMear, Cindy Price & Zetty Nemlowill.*





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# AGENDA

## ASTORIA DEVELOPMENT COMMISSION

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December 17, 2018  
Immediately Follows Council Meeting

1) CALL TO ORDER

2) ROLL CALL

3) CHANGES TO AGENDA

4) CONSENT

- a) Astoria Development Commission Minutes for November 19, 2018

5) REGULAR

The items on the Consent Calendar are considered routine and will be adopted by one motion unless a member of the Commission requests to have any item considered separately. Members of the community may have an item removed if they contact the City Manager by 5:00 p.m. the day of the meeting.

- a) Request for Authorization to Sign Grant Agreement for Storefront Improvement Program with the Owners of 171 W. Bond Street
- b) Request for Authorization to Sign Grant Agreement for Storefront Improvement Program with the Owners of 279 W. Marine Drive
- c) Request for Authorization to Sign Grant Agreement for Storefront Improvement Program with the Owners of 421 W. Marine Drive

5) NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS (NON-AGENDA)

THE MEETINGS ARE ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING THE CITY MANAGER'S OFFICE AT 503-325-5824.




## CITY OF ASTORIA

Founded 1811 • Incorporated 1856

### MEMORANDUM • CITY MANAGER

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**DATE:** DECEMBER 14, 2018  
**TO:** PRESIDENT AND COMMISSION  
**FROM:**  BRETT ESTES, CITY MANAGER  
**SUBJECT:** ASTORIA DEVELOPMENT COMMISSION (ADC) MEETING OF DECEMBER 17, 2018

#### CONSENT ITEMS

Item 4(a): **Astoria Development Commission Meeting Minutes for November 19, 2018.**

The minutes of the ADC meeting are enclosed for review. Unless there are any corrections, it is recommended that Commission approve these minutes.

#### REGULAR AGENDA ITEMS

The Astoria Development Commission has established a grant program for the renovation of commercial storefronts in the Uniontown/Alameda Historic District utilizing urban renewal funds. Recently, the ADC has awarded grants to Workers Tavern and the Uniontown Apartments. According to the guidelines, "Projects assisted by this program are to be exterior rehabilitation and renovation projects showing significant aesthetic improvement to the property and to be compatible with the Uniontown streetscape." The three regular agenda items are grant requests.

Item 5(a): **Request for Authorization to Sign Grant Agreement for Storefront Improvement Program with the Owners of 171 W. Bond Street**

171 West Bond is a mixed commercial and residential building located next to Wauna Credit Union and the Golden Luck Restaurant. The owners have begun renovation of the west façade, and are considering renovation of the north façade to be more compatible with the historical character of Uniontown. The project would involve the construction of a parapet façade with corbel supports, new lap siding and windows. The commercial storefront on the northwest corner would be renovated and made available for lease as a commercial space (it has previously been a residence). The interior space is also undergoing major restoration and contains four affordable housing units.

It should be noted that the owners initiated a renovation project on the west side, and then determined that renovation of the north side may be feasible with ADC assistance. Since a contractor was already engaged with the west façade project, it was decided by the applicant to seek ADC

funds and to utilize the same contractor for the north façade work and not seek further bids.

The work on the north façade is anticipated not to exceed \$49,999.00. If approved by the Commission, the estimated grant would total 25% of the cost, not to exceed \$12,500.00. The actual grant would be determined after the work is completed and invoices are submitted. A draft Grant Agreement is attached, which has been reviewed and approved as to form by the City Attorney.

It is recommended that the Development Commission consider the request and, if in agreement, authorize the City Manager to sign the grant agreement.

**Item 5(b): Request for Authorization to Sign Grant Agreement for Storefront Improvement Program with the Owners of 279 W. Marine Drive**

279 West Marine Drive is a commercial building located under the Astoria-Megler Bridge next to Workers Tavern. It was designed in 1923 by the prominent Astoria architect J.D. Wicks. Referred to as the Finnish Meat Market, it was extensively restored in 2008. It was then designated as Historic in the Uniontown National Historic District. The building is occupied by Columbia Coffee Roasters and the Three Cups Café. The owners propose restoration of the tile and brick work on the north and west facades of the building, and installation of historic light fixtures. Recently completed work includes painting and front door restoration but are not part of this project.

The work on the north and west façade is anticipated to cost \$36,988.00. If approved by the Commission, the estimated grant would total 25% of the cost of the work or \$9,247.00, whichever is more. However, no grant could exceed \$12,500.00 for work under \$50,000.00. The actual grant would be determined after the work is completed and invoices are submitted. A Grant Agreement is attached, which has been reviewed and approved as to form by the City Attorney.

It is recommended that the Development Commission consider the request and, if in agreement, authorize the City Manager to sign the Grant Agreement.

**Item 5(c): Request for Authorization to Sign Grant Agreement for Storefront Improvement Program with the Owners of 421 W. Marine Drive**

421 West Marine Drive is a Primary historic structure adjacent to Astoria Granite and across the street from Portway Tavern. The owners have been restoring the building for several years, including a new foundation, lap cedar siding, and roof repairs. The request for funds is to replace the 22 windows on the north, east and west sides with new “one over one” Milgard windows that meet historic guidelines.

The work is anticipated to cost \$23,328.00. If approved by the Commission, the estimated grant would total 25% or \$5,832.00,



whichever is more. However, no grant can exceed \$12,500.00. A Grant Agreement is attached, which has been reviewed and approved as to form by the City Attorney. After signing the Grant Agreement, the owners complete the project as proposed and submit invoices when complete. The actual grant would be determined based on the total of the invoices submitted.

It is recommended that the Development Commission consider the request and, if in agreement, authorize the City Manager to sign the Grant Agreement.

**ASTORIA DEVELOPMENT COMMISSION**

City Council Chambers  
November 19, 2018

**ADC JOURNAL OF PROCEEDINGS**

A regular meeting of the Astoria Development Commission was held at the above place at the hour of 8:04 pm.  
Commissioners Present: Price, Jones, Brownson, Nemlowill, Mayor LaMear

Commissioners Excused: None

Staff Present: City Manager Estes, City Engineer Crater, Interim Parks and Recreation Director Dart-McLean, Finance Director Brooks, Library Director Pearson, Interim Fire Chief Curtis, Police Chief Spalding, Public Works Director Harrington, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

**CHANGES TO AGENDA:**

No changes.

**CONSENT CALENDAR:**

The following items were presented on the Consent Calendar:

- 5(a) ADC Minutes of 11/8/18

City Manager Estes noted that approval of these minutes had been expedited because they included the Commission's decision on the loan to the Liberty Theatre and Craft3 could not move forward on the loan until the minutes had been approved.

**Commission Action:** Motion by Commissioner Price, seconded by Commissioner Brownson, to approve the Consent Calendar. Motion carried unanimously. Ayes: Commissioners Jones, Nemlowill, Brownson and Price, and Mayor LaMear. Nays: None.

**NEW BUSINESS, MISCELLANEOUS, PUBLIC COMMENTS:**

There were none.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:05 pm to reconvene the City Council meeting.

**ATTEST:**

\_\_\_\_\_  
Secretary

**APPROVED:**

\_\_\_\_\_  
City Manager



## CITY OF ASTORIA

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### MEMORANDUM • COMMUNITY DEVELOPMENT

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**DATE:** DECEMBER 12, 2018  
**TO:** ASTORIA DEVELOPMENT COMMISSION  
**FROM:**  BRETT ESTES, CITY MANAGER  
**SUBJECT:** REQUEST FOR AUTHORIZATION TO SIGN A GRANT AGREEMENT FOR STOREFRONT IMPROVEMENT PROGRAM WITH THE OWNERS OF 171 W. BOND

#### DISCUSSION/ANALYSIS

The Astoria Development Commission has established a grant program for the renovation of commercial storefronts in the Uniontown/Alameda Historic District utilizing urban renewal funds. Recently, the ADC has awarded grants to Workers Tavern and the Uniontown Apartments. According to the guidelines, "Projects assisted by this program are to be exterior rehabilitation and renovation projects showing significant aesthetic improvement to the property and to be compatible with the Uniontown streetscape."

171 West Bond is a mixed commercial and residential building located next to Wauna Credit Union and the Golden Luck Restaurant. The owners have begun renovation of the west façade, and are considering renovation of the north façade to be more compatible with the historical character of Uniontown. The project would involve the construction of a parapet façade with corbel supports, new lap siding and windows. The commercial storefront on the northwest corner would be renovated and made available for lease as a commercial space (it has previously been a residence). The interior space is also undergoing major restoration and contains four affordable housing units.

The building is considered noncontributing in the Uniontown Historic District. Attached photographs indicate the progression of buildings on the site. While it is not a reconstruction of a previous historic building, it is an approximation of the historic buildings in the area, including Suomi Hall.

It should be noted that the owners initiated a renovation project on the west side, and then determined that renovation of the north side may be feasible with ADC assistance. Since a contractor was already engaged with the west façade project, it was decided by the applicant to seek ADC funds and to utilize the same contractor for the north façade work and not seek further bids.

The work on the north façade is anticipated not to exceed \$49,999.00. If approved by the Commission, the estimated grant would total 25% of the cost, not to exceed \$12,500.00. The actual grant would be determined after the work is completed and invoices are submitted. A draft Grant Agreement is attached, which has been reviewed and approved as to form by the City Attorney. A Façade Agreement shall be recorded prior to reimbursement to ensure the building will be maintained as designed.

**RECOMMENDATION**

It is recommended that the Development Commission consider the request and, if in agreement, authorize the City Manager to sign the grant agreement.

By: 

Mike Morgan,  
Interim Planner

## GRANT AGREEMENT

This Grant Agreement is entered into by the Astoria Development Commission, the Urban Renewal Agency of the City of Astoria, Oregon (the “ADC”), and Kim Postlewaite and Al Tollefson, the “Applicant.”

### RECITALS:

The ADC has created a Storefront/Façade Grant/Loan Program for businesses in the Astoria-West Urban Renewal District designed to improve the appearance and exterior business facades in the Astoria-West Urban Renewal Area.

Grant applicants must submit a complete storefront improvement application, accompanied by digital photographs of the areas proposed for improvement, plans for the proposed improvement and bids from licensed contractors for each portion of the project. Two (2) bids must be submitted for any portion of the improvement costing less than \$5,000.00; and three (3) bids submitted for any portion of the improvement which is estimated to cost in excess of \$5,000.00.

Any improvement of the type described in Astoria Development Code §6.050 E (known as Type III Review) must be approved by the Historic Landmarks Commission prior to submission the ADC.

In view of the mutual covenants and promises of the parties in this Agreement, it is agreed as follows:

### **Grant Agreement:**

The ADC hereby approves a grant to Applicant for up to 25% of the total cost, not to exceed \$12,500.00, to assist in the façade improvements described in the application attached hereto (“the Improvements”).

Applicant agrees to comply with all laws of the State of Oregon, ordinances of the City of Astoria and the Astor-West Urban Renewal District Façade Grant/Loan Program Design Guidelines. Applicant further agrees that performance under this Agreement is at Applicant’s own sole expense and risk and that Applicant agrees to defend, indemnify and hold harmless the City of Astoria its officers, agents and employees from all claims arising out of the acts, errors or omissions of Applicant, its employees, agents and contractors.

Applicant may, from time to time, request changes in the scope of the Improvements to be performed hereunder. Such changes, including any increase or decrease in the amount of Applicant’s grant, which are mutually agreed upon by ADC and Applicant, shall be incorporated into written amendments to this Agreement prior to the effective date of such amendments.

Applicant must provide a Federal W-9 form and execute a Façade Covenant Agreement substantially in the form attached hereto. Payment of grant funds is contingent upon satisfactory completion of the Improvements as demonstrated by City Staff inspections and:

1. Receipts or paid invoices for items for which reimbursement is requested;
2. Copies of all permits issued for the Improvements;
3. Copies of all building inspection reports; and
4. Digital photographs of the finished work.

The Improvements must be completed within one year of the date of this Agreement.

If, through any cause, Applicant shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Applicant shall violate any of the covenants, agreements, or stipulations of this Agreement, the ADC shall thereupon have the right to terminate this Agreement by giving written notice to Applicant of such termination and specifying the effective date of such termination.

Unless otherwise provided in this Agreement, claims, counterclaims, disputes and other matters in question between the ADC and Applicant arising out of, or relating to, this Agreement or the breach of it will be decided, by arbitration, mediation, or other alternative dispute resolution mechanism, or in a court of competent jurisdiction within the Clatsop County.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

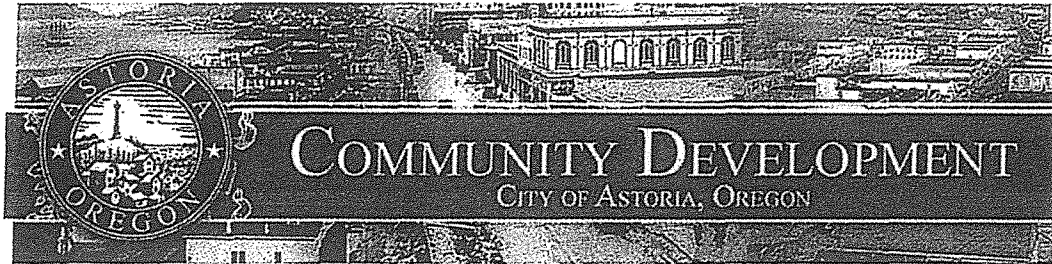
\_\_\_\_\_  
*Arline LaMear, Chair*  
*Astoria Development Commission*

\_\_\_\_\_  
*Kim Postlewaite, Applicant*

\_\_\_\_\_  
*Al Tollefson, Applicant*

Approved as to form:

\_\_\_\_\_  
*Attorney for City of Astoria*



"Where Preservation Meets Progress"

## Astor West Urban Renewal District Storefront Improvement Program Application

Please completely and accurately fill out the following form, follow all program guidelines found on the City's website, and attach two (2) competitive contractor bids for the proposed project and written proof of ownership of the building (or consent to act on behalf of the owner).

Project Property Address: _____ Do you <input checked="" type="checkbox"/> Own <input type="checkbox"/> Lease			
171 W Bond Astoria Oregon 97103			
Legal Description:			
Lot _____	Block _____ Subdivision _____		
Map _____	Tax Lot _____ Zone _____		
Applicant Name:	Date Submitted:		
Al Tollefson / Kim Postlewate	12-7-18		
Address:	Phone:		
1134 McCormick gardens <sup>gearhart</sup> or 97138	503-440-2153		
Mailing Address if different:	Email:		
same	nccutting@msn.com		
Business Name:	Tax ID Number:		
Bond st. Rentals			
Building Owner Contact Information (if different from applicant):	Phone:		
	Al 503-338-0539		
Address:	Email:		
Brief Description of Project/Use of Funds. Applicant should submit more complete project description on a separate page (include detailed project description, materials, detailed cost estimate, timing, photos, and drawings if appropriate.)			
restoration of north facing facade			
Total Project Cost	Estimated Start Date	Estimated Completion Date	Grant Request Amount
49,999	4,9,900	1-1-19	12,500.
The statements made herein are true and represent an accurate and full disclosure of all appropriate information as of this date. Applicant understands that the City will retain this application and any other credit information the City receives, whether or not this loan request is approved. Applicant understands this loan application can become public information; however, financial statements, tax returns, project pro formas, and business information documents will be kept confidential. Applicant agrees to enter into an agreement with the City and to work cooperatively with City and State officials on this project, if funded.			
Applicant Signature: _____			Date: 12-7-18

*Kim Postlewate*

Please complete the following sources and uses table that details your project's anticipated financing.

Financing Sources	Uses (Construction)	Total Amount
Cash	Restoration of	
Private Loans	North Facing	49,999-
Commercial Loans	Facade	
Urban Renewal Grant		
Other Sources		
Total Funding		

Thank you for your application!

We are excited at the opportunity to work with you and to help improve Astoria and Uniontown.

City of Astoria  
 Community Development Department Team  
 1095 Duane  
 Astoria OR 97103  
 503-338-5183

<b>For Office Use Only:</b>			
Date Application Received		Date Approved/Denied	
Total Amount Requested		Total Amount Granted	
Total Project Budget		Signature	
Materials Provided	Yes	No	Notes
Detailed Costs			
Bids			
Photos			
Drawings			
Owner Authorization			
Overlay Zone Design Review Required			
Historic Design Review Required			



## GRANT AGREEMENT

This Grant Agreement is entered into by the Astoria Development Commission, the Urban Renewal Agency of the City of Astoria, Oregon (the "ADC"), and Kim Postlewaite and Al Tollefson, the "Applicant."

### RECITALS:

The ADC has created a Storefront/Façade Grant/Loan Program for businesses in the Astoria-West Urban Renewal District designed to improve the appearance and exterior business facades in the Astoria-West Urban Renewal Area.

Grant applicants must submit a complete storefront improvement application, accompanied by digital photographs of the areas proposed for improvement, plans for the proposed improvement and bids from licensed contractors for each portion of the project. Two (2) bids must be submitted for any portion of the improvement costing less than \$5,000 and three (3) bids submitted for any portion of the improvement which is estimated to cost in excess of \$5,000.

Any improvement of the type described in Astoria Development Code §6.050 E (known as Type III Review) must be approved by the Historic Landmarks Commission prior to submission the ADC.

In view of the mutual covenants and promises of the parties in this Agreement, it is agreed as follows:

### Grant Agreement:

The ADC hereby approves a grant to Applicant for a total of \$12,500.00 to assist in the façade improvements described in the application attached hereto ("the Improvements").

*25% OF THE PROJECT COST  
NOT TO EXCEED*

Applicant agrees to comply with all laws of the State of Oregon, ordinances of the City of Astoria and the Astor-West Urban Renewal District Façade Grant/Loan Program Design Guidelines. Applicant further agrees that performance under this Agreement is at Applicant's own sole expense and risk and that Applicant agrees to defend, indemnify and hold harmless the City of Astoria its officers, agents and employees from all claims arising out of the acts, errors or omissions of Applicant, its employees, agents and contractors.

Applicant may, from time to time, request changes in the scope of the Improvements to be performed hereunder. Such changes, including any increase or decrease in the amount of Applicant's grant, which are mutually agreed upon by ADC and Applicant, shall be incorporated into written amendments to this Agreement prior to the effective date of such amendments.

Applicant must provide a Federal W-9 form and execute a Façade Covenant Agreement substantially in the form attached hereto. Payment of grant funds is contingent upon satisfactory completion of the Improvements as demonstrated by City Staff inspections and:

1. Receipts or paid invoices for items for which reimbursement is requested.
2. Copies of all permits issued for the Improvements.
3. Copies of all building inspection reports.
4. Digital photographs of the finished work.

The Improvements must be completed within one year of the date of this Agreement.

If, through any cause, Applicant shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Applicant shall violate any of the covenants, agreements, or stipulations of this Agreement, the ADC shall thereupon have the right to terminate this Agreement by giving written notice to Applicant of such termination and specifying the effective date of such termination

Unless otherwise provided in this Agreement, claims, counterclaims, disputes and other matters in question between the ADC and Applicant arising out of, or relating to, this Agreement or the breach of it will be decided, by arbitration, mediation, or other alternative dispute resolution mechanism, or in a court of competent jurisdiction within the Clatsop County.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

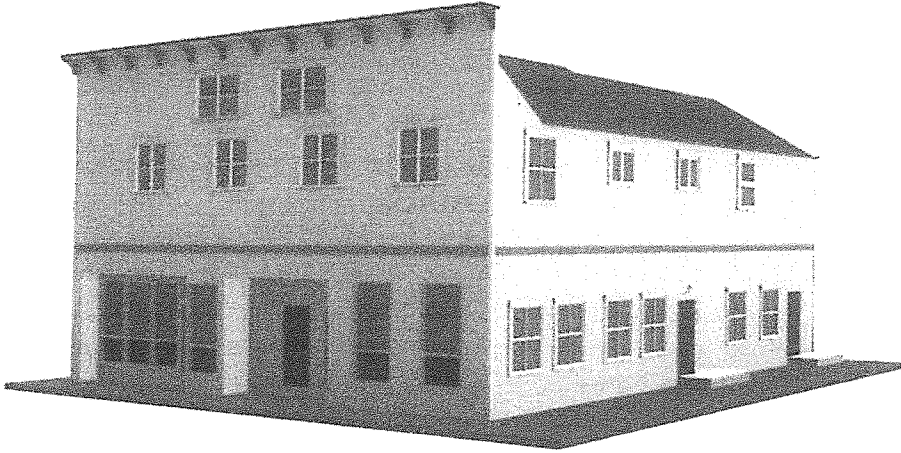
\_\_\_\_\_  
*Arline LaMear, Chair  
Astoria Development Commission*

\_\_\_\_\_  
*Kim Postlewaite, Applicant*

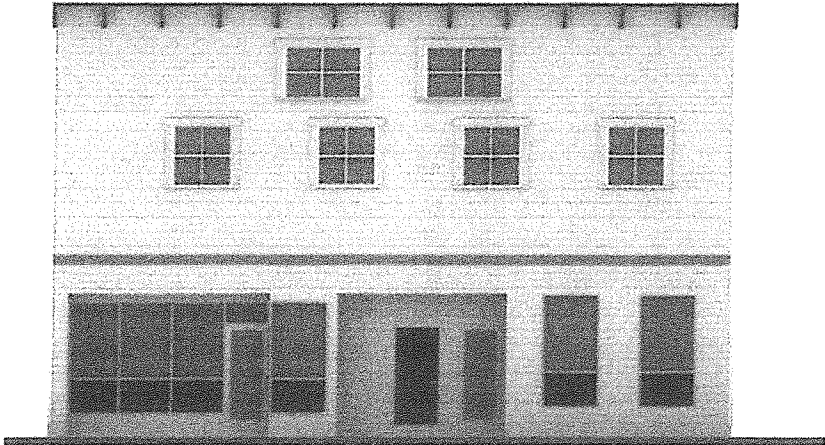
\_\_\_\_\_  
*Al Tollefson, Applicant*

Approved as to form:

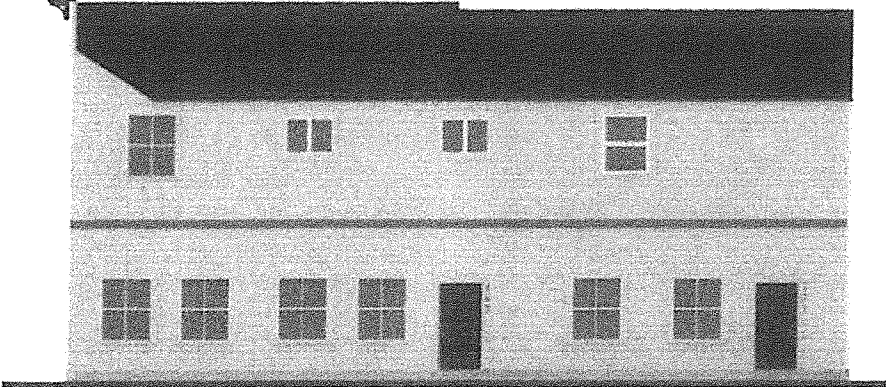
\_\_\_\_\_  
*Attorney for City of Astoria*



Perspective - North West



Front - North



Side - West

Hazen Construction LLC  
P.O Box 2522  
gearhart, OR 97138 US  
(503)995-3780  
jonmshelton@gmail.com

# Estimate



**ADDRESS**

Kim Postlewaite  
171 West Bond St  
Astoria, Or 97103

ESTIMATE #	DATE	EXPIRATION DATE
1033	12/05/2018	01/02/2019

CCB#  
210020

SERVICE	ACTIVITY	AMOUNT
	Job Location: 171 West Bond St. Astoria, Or	
	Estimated Costs for Facade Renovation Only	
1200	SITE WORK AND SAFETY	852.00
1300	DEMOLITION	4,416.00
1400	UTILITY CONNECTIONS: Move communication wires inside exterior walls.	1,242.99
3100	FRAMING Milling and Installing Corbles	1,562.33
3100	FRAMING Engineering and Installing Parapet.	9,050.23
3700	ROUGH ELECTRICAL:	3,287.25
4800	EXTERIOR TRIM: Smooth Cement Fiber Siding	15,751.24
4900	EXTERIOR PAINTING:	2,990.00
6000	BUILDING CLEAN-UP	1,523.25
6610	ROT REPAIR	1,500.00
4500	WINDOWS New Single Hung Windows. Removal and Install of New.	4,582.00
Dump Fees	Dump Fees	680.00
Contingency	Misc Job Costs	2,561.71

TOTAL

**\$49,999.00**

Astoria Urban Renewal

Façade Grant Program

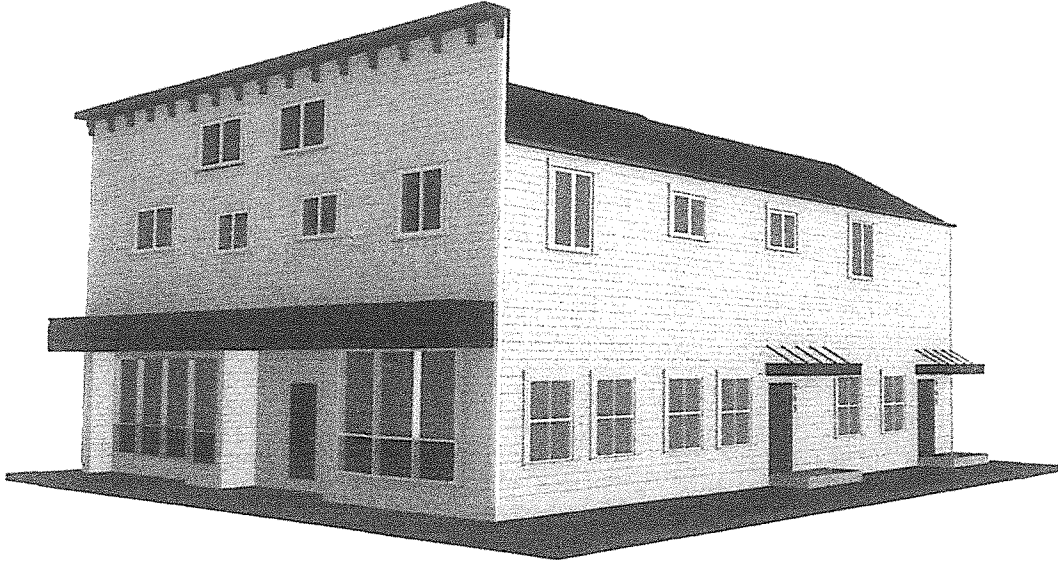
We are pleased with the plans and progress we are making towards improvement on the commercial Property at 171 W Bond within the Union Town section of Astoria. Please consider our request for reimbursement on improvements we have made to date. Initially back in August our business plan was to replace siding with hardy plank, remove an overhang put in place in the 70's, update the window trim and paint. Our original proposal for this work was \$24,399.24

When our builder applied for the permits to begin work it was brought to his attention grants available for commercial buildings with in the Union Town section of Astoria. We realized we had an opportunity to really invest in Astoria with the assistance of the Façade Grant Program. After special consideration of suggestions made by the City of Astoria we met with our builder Jon from Hazen Construction to come up with additional ideas to improve the storefront and exterior. We have replaced the windows that face Wauna Credit Union and upgraded the trim around the windows. We have involved both an architect and an engineer to assist with design and construction of a storefront that includes a parapet and adding corbels for historic character, a 20' steel awning, replacement of storefront windows and colors for paint. In addition we have made the commitment to upgrade the siding with a smooth hardy plank and an attractive window trim. We have used qualified local professionals and contractors with experience and local vendors at every opportunity.

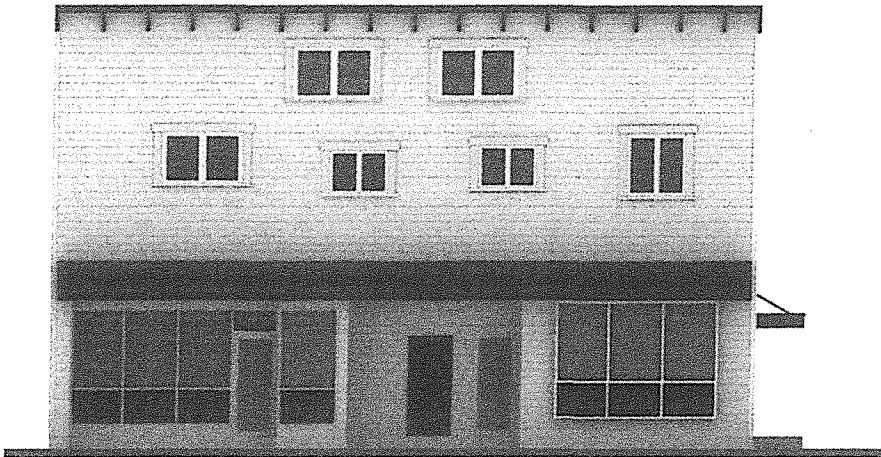
Thank you for your consideration!

Al Tollefson

Kim Postlewaite

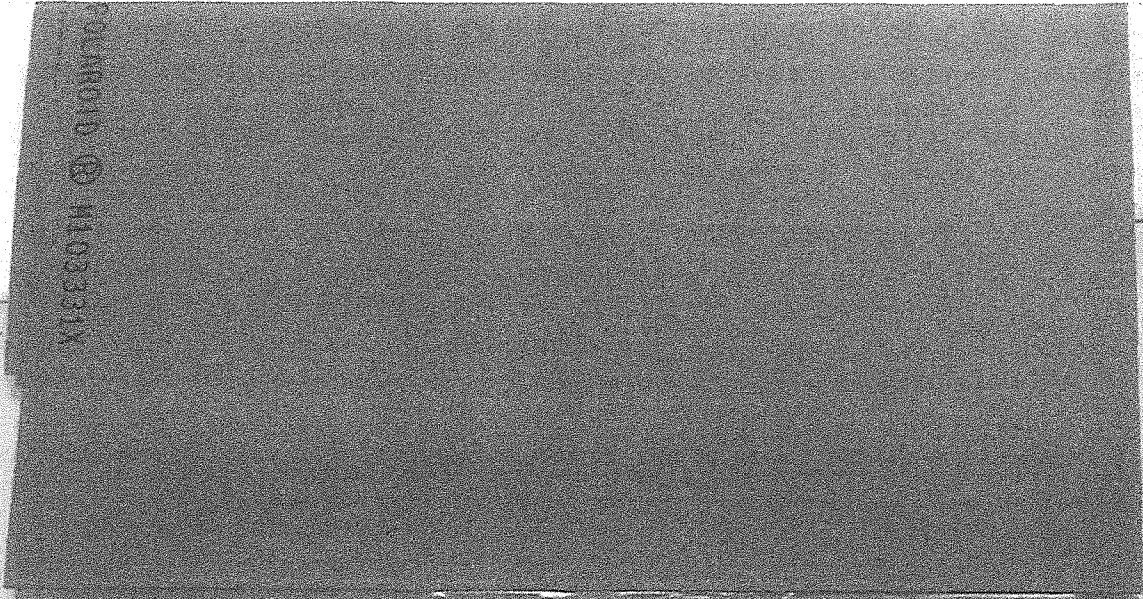


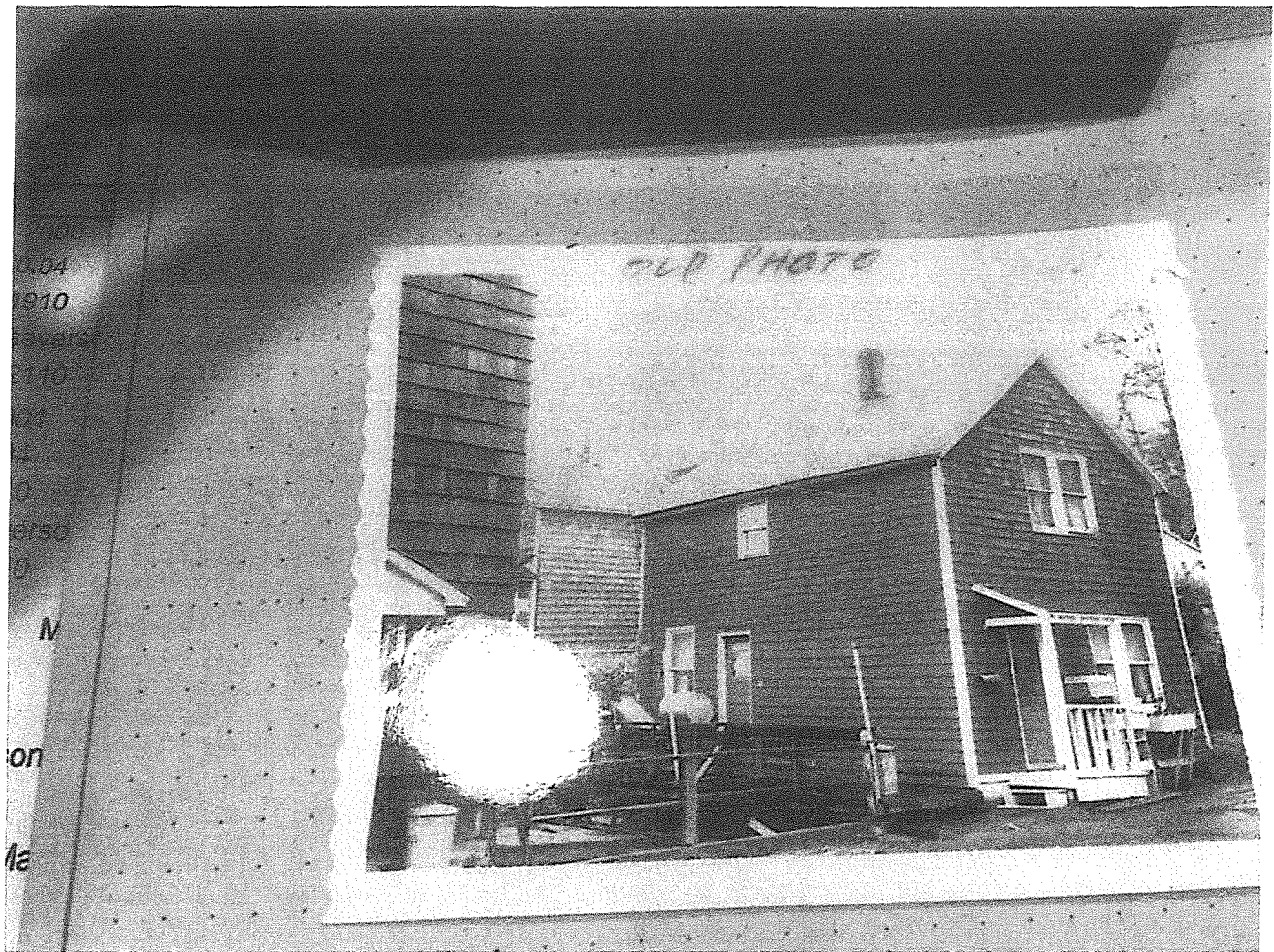
Perspective - North West (exist. 2nd story windows)



Front - North (exist. 2nd story windows)







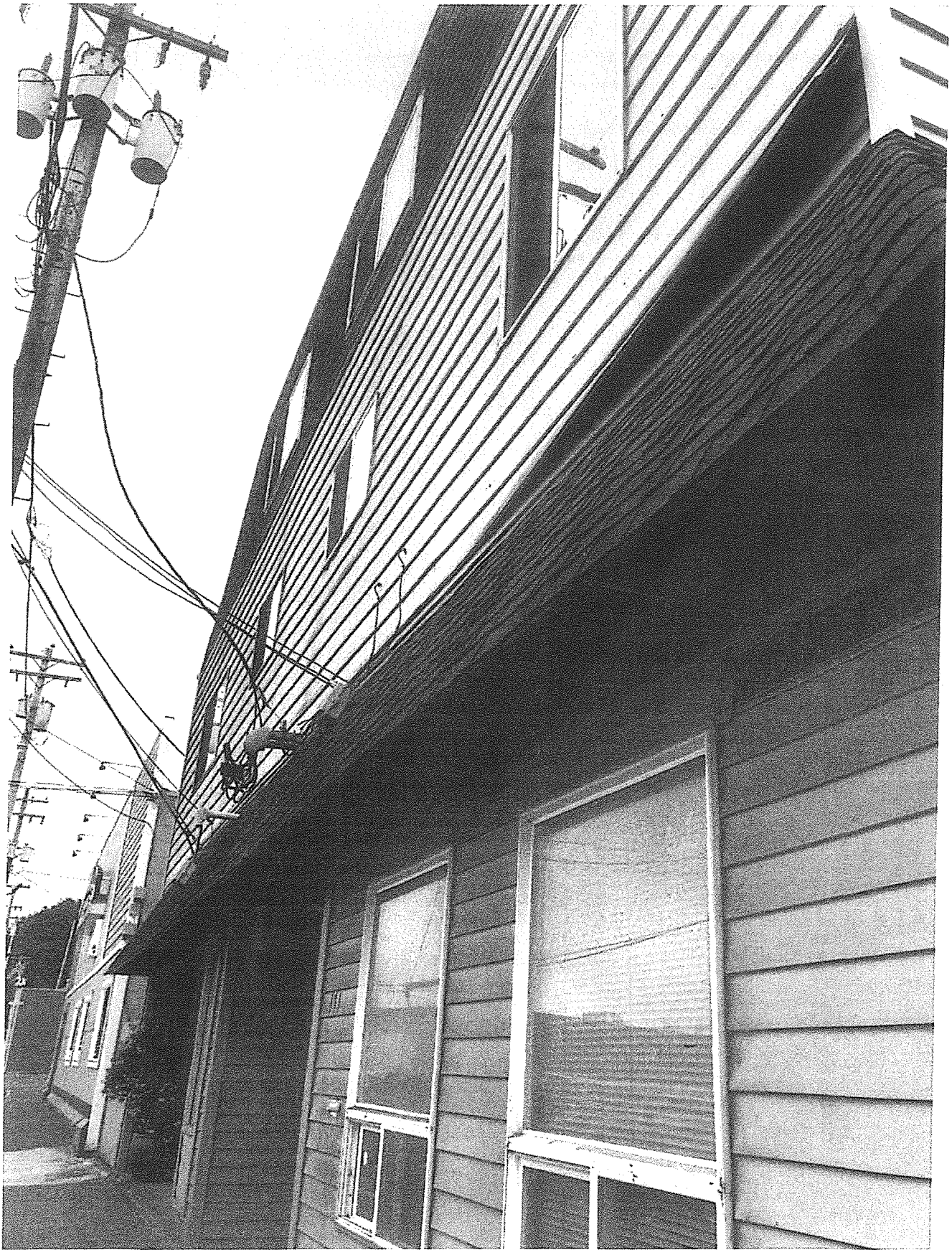
Sent from my iPhone





11/26/2018

Mail - KIM POSTLEWAITE - Outlook








## CITY OF ASTORIA

Founded 1811 • Incorporated 1856

### MEMORANDUM • COMMUNITY DEVELOPMENT

---

**DATE:** DECEMBER 12, 2018  
**TO:** ASTORIA DEVELOPMENT COMMISSION  
**FROM:**  BRETT ESTES, CITY MANAGER  
**SUBJECT:** REQUEST FOR AUTHORIZATION TO SIGN A GRANT AGREEMENT FOR STOREFRONT IMPROVEMENT PROGRAM WITH THE OWNERS OF 279 W. MARINE DRIVE

#### DISCUSSION/ANALYSIS

The Astoria Development Commission has established a grant program for the renovation of commercial storefronts in the Uniontown/Alameda Historic District utilizing urban renewal funds. Recently, the ADC has awarded grants to Workers Tavern and the Uniontown Apartments. According to the guidelines, "Projects assisted by this program are to be exterior rehabilitation and renovation projects showing significant aesthetic improvement to the property and to be compatible with the Uniontown streetscape."

279 West Marine Drive is a commercial building located under the Astoria-Megler Bridge next to Workers Tavern. It was designed in 1923 by the prominent Astoria architect J.D. Wicks. Referred to as the Finnish Meat Market, it was extensively restored in 2008. It was then designated as Historic in the Uniontown National Historic District. The building is occupied by Columbia Coffee Roasters and the Three Cups Café. The owners propose restoration of the tile and brick work on the north and west facades of the building, and installation of historic light fixtures. Recently completed work includes painting and front door restoration but are not part of this project. Two competitive bids were submitted for all work proposed. Because of the specialized nature of the work, only two bids were obtained for the masonry work. Due to time constraints only two electrical contract bids were obtained, but are minor in scope.

The work on the north and west façade is anticipated to cost \$36,988.00. If approved by the Commission, the estimated grant would total 25% of the cost of the work or \$9,247.00, whichever is more. However, no grant could exceed \$12,500.00 for work under \$50,000.00. The actual grant would be determined after the work is completed and invoices are submitted. A Grant Agreement is attached, which has been reviewed and approved as to form by the City Attorney. A Façade Agreement shall be recorded prior to reimbursement to ensure the building will be maintained as designed.

#### RECOMMENDATION

It is recommended that the Development Commission consider the request and, if in agreement, authorize the City Manager to sign the Grant Agreement.

By:   
Mike Morgan  
Interim Planner

## GRANT AGREEMENT

This Grant Agreement is entered into by the Astoria Development Commission, the Urban Renewal Agency of the City of Astoria, Oregon (the "ADC"), and Nancy Montgomery, the "Applicant."

### **RECITALS:**

The ADC has created a Storefront/Façade Grant/Loan Program for businesses in the Astoria-West Urban Renewal District designed to improve the appearance and exterior business facades in the Astoria-West Urban Renewal Area.

Grant applicants must submit a complete storefront improvement application, accompanied by digital photographs of the areas proposed for improvement, plans for the proposed improvement and bids from licensed contractors for each portion of the project. Two (2) bids must be submitted for any portion of the improvement costing less than \$5,000.00 and three (3) bids submitted for any portion of the improvement which is estimated to cost in excess of \$5,000.00.

Any improvement of the type described in Astoria Development Code §6.050 E (known as Type III Review) must be approved by the Historic Landmarks Commission prior to submission to the ADC.

In view of the mutual covenants and promises of the parties in this Agreement, it is agreed as follows:

### **Grant Agreement:**

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Applicant agrees to comply with all laws of the State of Oregon, ordinances of the City of Astoria and the Astoria-West Urban Renewal District Façade Grant/Loan Program Design Guidelines. Applicant further agrees that performance under this Agreement is at Applicant's own sole expense and risk and that Applicant agrees to defend, indemnify and hold harmless the City of Astoria, its officers, agents and employees from all claims arising out of the acts, errors or omissions of Applicant, its employees, agents and contractors.

Applicant may, from time to time, request changes in the scope of the Improvements to be performed hereunder. Such changes, including any increase or decrease in the amount of Applicant's grant, which are mutually agreed upon by ADC and Applicant, shall be incorporated into written amendments to this Agreement prior to the effective date of such amendments.

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1. Receipts or paid invoices for items for which reimbursement is requested;
2. Copies of all permits issued for the Improvements;
3. Copies of all building inspection reports; and
4. Digital photographs of the finished work.

The Improvements must be completed within one year of the date of this Agreement.

If, through any cause, Applicant shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Applicant shall violate any of the covenants, agreements, or stipulations of this Agreement, the ADC shall thereupon have the right to terminate this Agreement by giving written notice to Applicant of such termination and specifying the effective date of such termination.

Unless otherwise provided in this Agreement, claims, counterclaims, disputes and other matters in question between the ADC and Applicant arising out of, or relating to, this Agreement or the breach of it will be decided, by arbitration, mediation, or other alternative dispute resolution mechanism, or in a court of competent jurisdiction within the Clatsop County.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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*Arline LaMear, Chair*  
*Astoria Development Commission*

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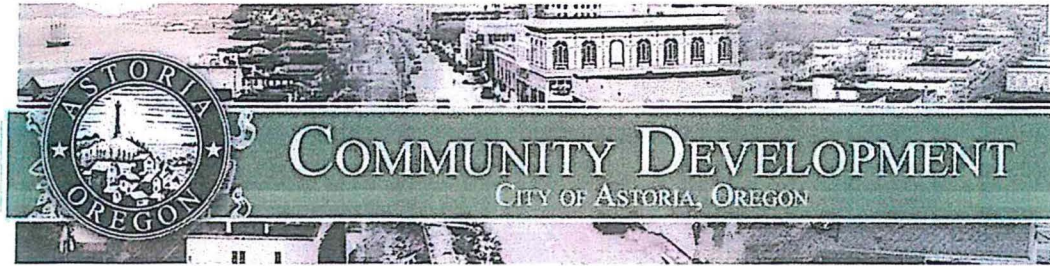
*Nancy Montgomery*  
*Caffeination Corp., dba Columbia River Coffee Roaster*

Approved as to form:

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*Blair Henningsgaard*  
*Attorney for City of Astoria*

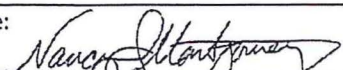




"Where Preservation Meets Progress"

## City of Astoria Storefront Improvement Program Application

Please completely and accurately fill out the following form, follow all program guidelines found on the City's website, and attach two (2) competitive contractor bids for the proposed project and written proof of ownership of the building (or consent to act on behalf of the owner).

Project Property Address: <u>279 W. Marine Dr, Astoria</u>		<input checked="" type="checkbox"/> Own	<input type="checkbox"/> Lease
Legal Description:			
Lot <u>Taylor's 8 &amp; 9</u>	Block <u>2, inc 20'vac of Taylor</u>	Subdivision <u>8-12</u>	
Map <u>8.9.7CA</u>	Tax Lot <u>3500, 3700</u>	Zone <u>C2 Tourist Commercial</u>	
Applicant Name: <b>Nancy Montgomery</b>		Date Submitted: <b>12/1/18</b>	
Address: <b>279 W. Marine Dr, Astoria, OR 97103</b>		Phone: <b>503-325-2755</b>	
Mailing Address if different:		Email: <b>nancy@thundermuck.com</b>	
Business Name: <b>Caffeination Corporation</b>		Tax ID Number: <b>74-3100958</b>	
Building Owner Contact Information (if different from applicant):		Phone: <b>503-791-4042</b>	
Address:		Email:	
Brief Description of Project/Use of Funds. Applicant should submit more complete project description on a separate page (include detailed project description, materials, detailed cost estimate, timing, photos, and drawings if appropriate.) <b>Facade restoration including tuck pointing, letter-tile repair and preservation, exterior lighting installed.</b>			
Total Project Cost <b>\$ 36,988.00</b>	Estimated Start Date <b>1/5/19</b>	Estimated Completion Date <b>1/31/19</b>	Grant Request Amount <b>\$ 9,247.00</b>
The statements made herein are true and represent an accurate and full disclosure of all appropriate information as of this date. Applicant understands that the City will retain this application and any other credit information the City receives, whether or not this loan request is approved. Applicant understands this loan application can become public information; however, financial statements, tax returns, project pro formas, and business information documents will be kept confidential. Applicant agrees to enter into an agreement with the City and to work cooperatively with City and State officials on this project, if funded.			
Applicant Signature: 		Date: <b>12/1/18</b>	

Please complete the following sources and uses table that details your project's anticipated financing.

Financing Sources	Uses (Construction)	Total Amount
Cash	\$ 27,741.00	\$ 27,741.00
Private Loans		\$ 0.00
Commercial Loans		\$ 0.00
Urban Renewal Grant	\$ 9,247.00	\$ 9,247.00
Other Sources		\$ 0.00
		\$ 0.00
<b>Total Funding</b>	<b>\$ 36,988.00</b>	<b>\$ 36,988.00</b>

Thank you for your application!

We are excited at the opportunity to work with you and to help improve Astoria and Uniontown.

City of Astoria  
Community Development Department Team

<b>For Office Use Only:</b>			
Date Application Received	12/7/18	Date Approved/Denied	
Total Amount Requested		Total Amount Granted	
Total Project Budget		Signature	
<b>Materials Provided</b>			
	<b>Yes</b>	<b>No</b>	<b>Notes</b>
Detailed Costs			
Bids	✓		D&R Masonry & Wadsworth Electric
Photos	✓		
Drawings			
Owner Authorization	✓		
Overlay Zone Design Review Required			
Historic Design Review Required			





## Columbia River Coffee Roaster

279 W. Marine Dr. • Astoria, Oregon 97103 • 800-239-9809 • info@thundermuck.com

---

December 1, 2018

To the Astoria Development Commission:

It is with high hopes that I submit this proposal for the Astor West Urban Renewal District Storefront Improvement Program. I'm grateful for the opportunity to apply for financial support for the final phase of restoration, which we first began in 2007: finishing up the street-front facade of our historic Finnish Meat Market building in Uniontown.

Our work to replace the sweeping arc of transom- and picture-windows, pop out the original west-facing arch that had been concrete-blocked-in, and renovate and occupy the interior, was completed in 2008. This last exterior phase to restore the brick/mortar and terra cotta tile work will be complete come February!

Initially constructed in 1924, this beautiful old building lends, I believe, an elegant anchor to the Uniontown District, the gateway to Astoria, with its original terra cotta tile work, sweetly-detailed cornice and parapet, the light-toned brick'n'mortar with corner bases of granite.

Unfortunately, the exterior still carries an essence of 'ruin' to it. While this does evoke a feeling of history, it also speaks of deterioration — a feeling I know we're seeking to dispel from this district, with this Storefront Improvement Program and the Uniontown Reborn project. Over this last decade, we've just about done it on our chunk of property!

The terra cotta tile, parapet, cornice and mortar restoration/rehabilitation will assure the viability and beauty of this historic structure for another couple of decades and perhaps encourage the rest of the district to follow suit? We also plan on some landscaping/planter boxes and a bike rack to complete the inviting nature, slated for spring.

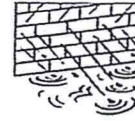
I have worked to ensure all the pieces required for the application are in place. Please alert me if you need to see anything else.

Thank you, the committee, for your time in reviewing our application, and you the individuals for your time given to our community. It takes a village to do...pretty much everything in a village.

Sincerely,

Nancy S. Montgomery  
Owner, Finnish Meat Market building  
& Columbia River Coffee Roaster





# D&R MASONRY RESTORATION, INC.

**CCB#99196 (WA) DRMASRI006BS**

---

Phone (503)353-1650  
Fax (503)654-1291

www.drmasonry.com

8890 SE McLoughlin Blvd.  
Milwaukie, Oregon 97222

October 24, 2018

Attention: Nancy  
Regarding: 279 West Marine Drive

Nancy,

The following is my proposal for the work that we discussed on site.

**Scope of Work**

- Provide access to perform the work that is detailed below. This will be achieved using a man lift from the sidewalk
- Remove all the sealant in the terra cotta at the top of the wall to prep for the new sealant. This will be the sky facing joints and the joints on the back of the terra cotta. This will be removed deep enough to install backer rod and sealant
- Install new backer rod and sealant all these joints. This will be a closed cell backer rod and a silicone sealant. The sealant will be Dow Corning 790
- Prep the areas on the terra cotta where the sign says Finnish Meat Market. There are several patches in this area. These patches will be squared off per the manufacture's specifications of the patching material.
- Install the patching material per the manufacture's specifications. We will carve the letters to match the original
- Paint the patches to match the existing in color
- Paint strip the granite panels at the base of the building on the corners
- Remove the mortar joints in the brick above the window on the West elevation where the main leak is to prep for new mortar
- Install new mortar in the joints that were removed. This will be installed using the hawk and tool method and not the squeeze bag method. We will match the mortar in strength color and texture as close as possible to the original
- Clean the entire structure to prep for the new water repellent
- Apply Prosoco WB Concentrate water repellent to all the masonry
- Install new sealant at the perimeter of all the windows on the brick portion of the structure
- Remove the access and clean all messes

\$27,780.00

- Add to tuckpoint all mortar joints      \$8,076.00

= \$ 35,856.<sup>00</sup>

If you have any questions, please feel free to contact me at any time on my cell at 503-577-9901.

Sincerely,

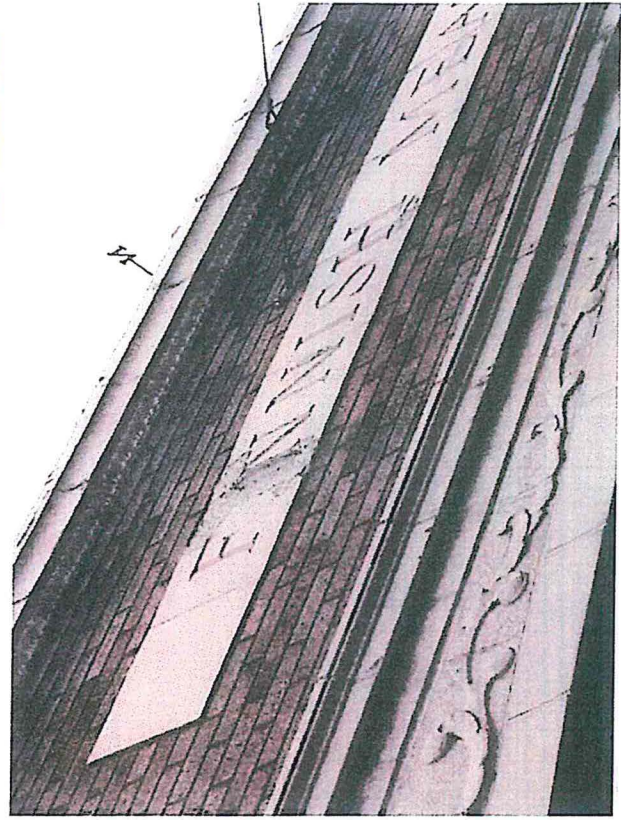
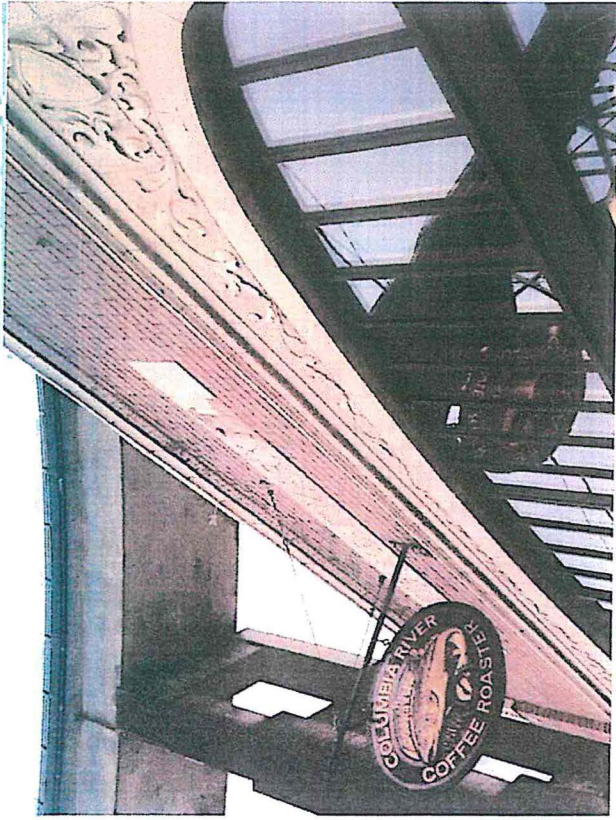
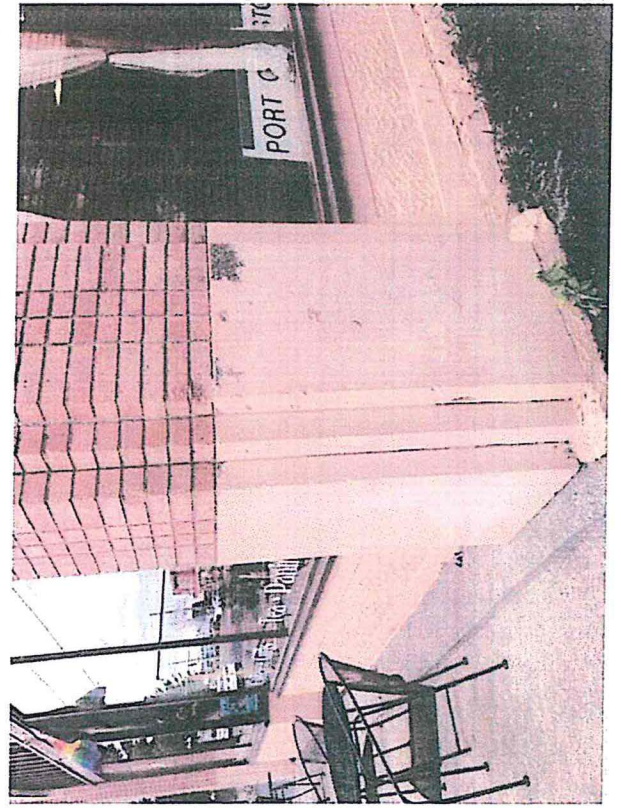
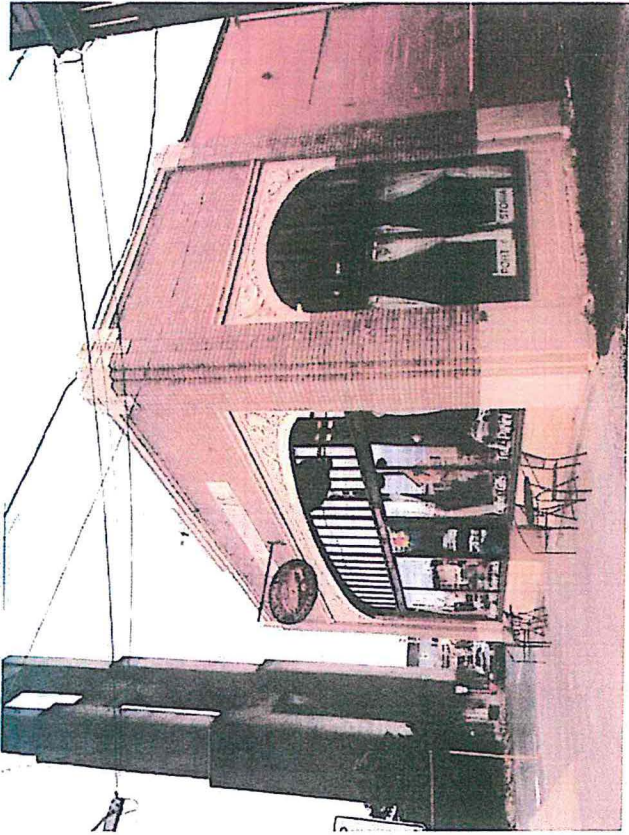
Dan Elkins





279 W. Marine Dr. \* Columbia River Coffee Roaster

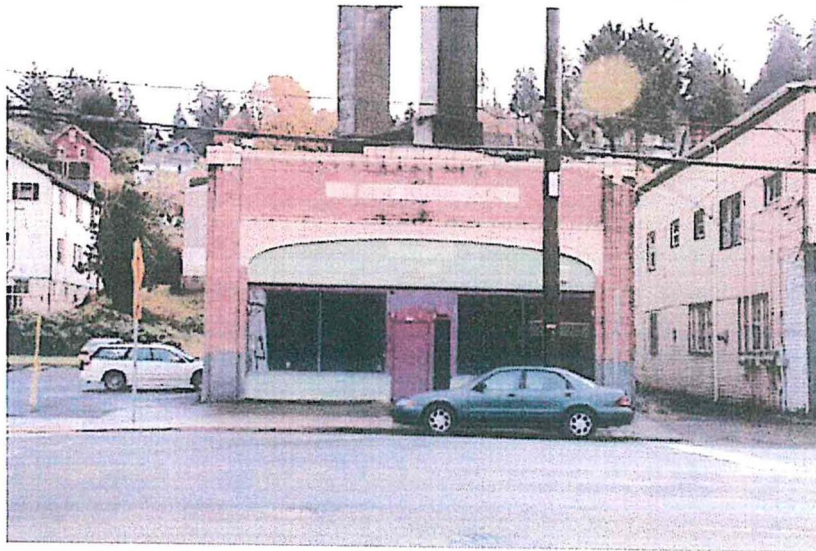
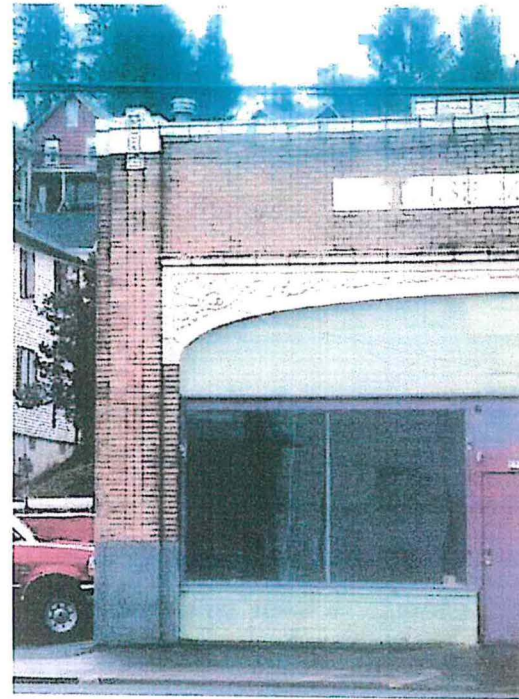
December 2018



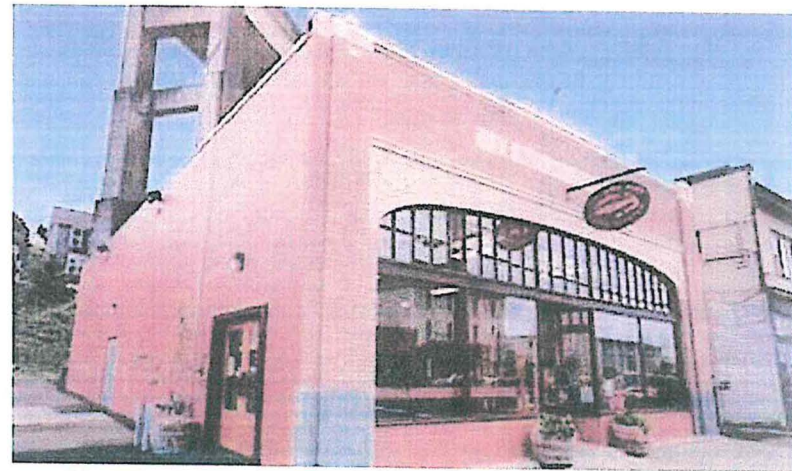


279 W. Marine Dr. \* Columbia River Coffee Roaster

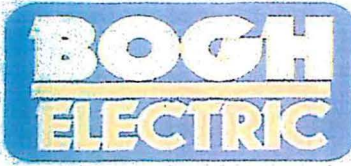
*June 2007 – BEFORE Restoration*



*June 2008 – AFTER Restoration*







PO BOX 1059  
Warrenton, OR 97146  
Office 503-325-5000  
CCB# 188326

November 8, 2018

Columbia Roasters  
[nancy@thundermuck.com](mailto:nancy@thundermuck.com)

RE: Exterior Sign Lighting

- Extend existing power from rooftop unit receptacle
- Run new conduit from receptacle to north parapet
- Provide and install tow (2) LED spot lights aimed at front Columbia Roasters sign
- Connect all conduit and make all wire connections
- Provide and install one (1) photo sensor (dusk to dawn) to control new sign lights
- Provide Minor label electrical permit

Total cost of the above project.....\$1,250.00

THANK YOU  
Tony Bogh

Please read, sign and return;  
I grant authorization to proceed with the above listed project and agree to pay 50% of the total project sum upon approval and acceptance of this bid, and the remaining 50% of the sum will be paid immediately upon completion.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



September 28, 2018



*Columbia River Coffee Roaster*

279 West Marine Drive • Astoria, Oregon 97103

Cell: 503-739-2470

[jon@thundermuck.com](mailto:jon@thundermuck.com)

**Attn: Jon Reimer**

**Re: Columbia River exterior masonry façade repairs**

Dear Jon,

The following is our proposal for above referenced project.

**Proposed Work:**

**(Immediate Repairs)**

- Start off by accessing north and west elevation by using a scissor lift.
- Remove all the sealant and mortar joint on street facing and roof facing sides of Terra-cotta cornice.
- Install new mortar to street facing Terra-cotta joints.
- Install Dow Corning 1-2-3 tape on roof and sky facing joints.
- Remove mortar joint in brick work above window on West elevation.
- Point in all removed brick mortar with new.
- Clean new mortar with a light detergent and seal with water repellent.

**Quote: \$15,800.00**



14830 S.W. 72nd Avenue / Tigard, Oregon 97224 / (503) 232-9020 / Fax (503) 234-4763

Tuckpointing • Caulking • Elastomeric Coatings • Waterproofing

[www.pioneerwaterproofing.com](http://www.pioneerwaterproofing.com)

CCB# 47820

***(Building masonry Restoration)***

- *Access both north and west elevation with scissor lift.*
- *Remove 100% of brick mortar joints that was not removed in first phase.*
- *Point in all removed brick mortar with new.*
- *Prep. and patch cast in belt cornice on north elevation.*
- *Paint strip at the base of columns on both north and west elevation to expose granite.*
- *Clean new mortar with a light detergent and seal with water repellant.*

**Quote: \$30,058.00**

**Clarifications:**

- *Pricing based on normal working hours.*
- *Pricing doesn't include any structural issues if discovered once we start conducting our work.*

*Sincerely,*



***Josh Jensen (Project Manager)***  
*Cell: 503-969-6635 Direct: 503-941-9829*



14830 S.W. 72nd Avenue / Tigard, Oregon 97224 / (503) 232-9020 / Fax (503) 234-4763

Tuckpointing • Caulking • Elastomeric Coatings • Waterproofing

[www.pioneerwaterproofing.com](http://www.pioneerwaterproofing.com)

CCB# 47820





## CITY OF ASTORIA

Founded 1811 • Incorporated 1856

### MEMORANDUM • COMMUNITY DEVELOPMENT

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**DATE:** DECEMBER 12, 2018  
**TO:** ASTORIA DEVELOPMENT COMMISSION  
**FROM:** BRETT ESTES, CITY MANAGER  
**SUBJECT:** REQUEST FOR AUTHORIZATION TO SIGN A GRANT AGREEMENT FOR STOREFRONT IMPROVEMENT PROGRAM WITH THE OWNER OF 421 W. MARINE DRIVE

#### DISCUSSION/ANALYSIS

The Astoria Development Commission has established a grant program for the renovation of commercial storefronts in the Uniontown/Alameda Historic District utilizing urban renewal funds. Recently, the ADC has awarded grants to Workers Tavern and the Uniontown Apartments. According to the guidelines, "Projects assisted by this program are to be exterior rehabilitation and renovation projects showing significant aesthetic improvement to the property and to be compatible with the Uniontown streetscape."

421 West Marine Drive is a Primary historic structure adjacent to Astoria Granite and across the street from Portway Tavern. The owners have been restoring the building for several years, including a new foundation, lap cedar siding, and roof repairs. The request for funds is to replace the 22 windows on the north, east and west sides with new "one over one" Milgard windows that meet historic guidelines. The owners have submitted two bids for the work, and have chosen the lowest bid.

The work is anticipated to cost \$23,328.00. If approved by the Commission, the estimated grant would total 25% or \$5,832.00, whichever is more. However, no grant can exceed \$12,500.00. A Grant Agreement is attached, which has been reviewed and approved as to form by the City Attorney. After signing the Grant Agreement, the owners complete the project as proposed and submit invoices when complete. The actual grant would be determined based on the total of the invoices submitted. A Façade Agreement shall be recorded prior to reimbursement to ensure the building will be maintained as designed.

#### RECOMMENDATION

It is recommended that the Development Commission consider the request and, if in agreement, authorize the City Manager to sign the Grant Agreement.

By: 

Mike Morgan  
Interim Planner



## GRANT AGREEMENT

This Grant Agreement is entered into by the Astoria Development Commission, the Urban Renewal Agency of the City of Astoria, Oregon (the "ADC"), and Gordon Treber and Nicole Treber, the "Applicant."

### **RECITALS:**

The ADC has created a Storefront/Façade Grant/Loan Program for businesses in the Astoria-West Urban Renewal District designed to improve the appearance and exterior business facades in the Astoria-West Urban Renewal Area.

Grant applicants must submit a complete storefront improvement application, accompanied by digital photographs of the areas proposed for improvement, plans for the proposed improvement and bids from licensed contractors for each portion of the project. Two (2) bids must be submitted for any portion of the improvement costing less than \$5,000.00 and three (3) bids submitted for any portion of the improvement which is estimated to cost in excess of \$5,000.00.

Any improvement of the type described in Astoria Development Code §6.050 E (known as Type III Review) must be approved by the Historic Landmarks Commission prior to submission to the ADC.

In view of the mutual covenants and promises of the parties in this Agreement, it is agreed as follows:

### **Grant Agreement:**

The ADC hereby approves a grant to Applicant for up to 25% of the total cost, not to exceed \$12,500.00, to assist in the façade improvements described in the application attached hereto ("the Improvements").

Applicant agrees to comply with all laws of the State of Oregon, ordinances of the City of Astoria and the Astor-West Urban Renewal District Façade Grant/Loan Program Design Guidelines. Applicant further agrees that performance under this Agreement is at Applicant's own sole expense and risk and that Applicant agrees to defend, indemnify and hold harmless the City of Astoria its officers, agents and employees from all claims arising out of the acts, errors or omissions of Applicant, its employees, agents and contractors.

Applicant may, from time to time, request changes in the scope of the Improvements to be performed hereunder. Such changes, including any increase or decrease in the amount of Applicant's grant, which are mutually agreed upon by ADC and Applicant, shall be incorporated into written amendments to this Agreement prior to the effective date of such amendments.

Applicant must provide a Federal W-9 form and execute a Façade Covenant Agreement substantially in the form attached hereto. Payment of grant funds is contingent upon satisfactory completion of the Improvements as demonstrated by City Staff inspections and:

1. Receipts or paid invoices for items for which reimbursement is requested;
2. Copies of all permits issued for the Improvements;
3. Copies of all building inspection reports; and
4. Digital photographs of the finished work.

The Improvements must be completed within one year of the date of this Agreement.

If, through any cause, Applicant shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Applicant shall violate any of the covenants, agreements, or stipulations of this Agreement, the ADC shall thereupon have the right to terminate this Agreement by giving written notice to Applicant of such termination and specifying the effective date of such termination

Unless otherwise provided in this Agreement, claims, counterclaims, disputes and other matters in question between the ADC and Applicant arising out of, or relating to, this Agreement or the breach of it will be decided, by arbitration, mediation, or other alternative dispute resolution mechanism, or in a court of competent jurisdiction within the Clatsop County.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

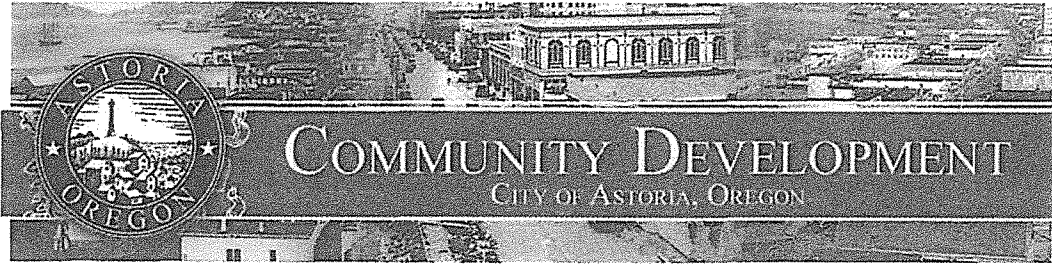
\_\_\_\_\_  
*Arline LaMear, Chair*  
*Astoria Development Commission*

\_\_\_\_\_  
*Gordon Treber, Applicant*

\_\_\_\_\_  
*Nicole Treber, Applicant*

Approved as to form:

\_\_\_\_\_  
*Blair Henningsgaard*  
*Attorney for City of Astoria*



"Where Preservation Meets Progress"

## Astor West Urban Renewal District Storefront Improvement Program Application

Please completely and accurately fill out the following form, follow all program guidelines found on the City's website, and attach two (2) competitive contractor bids for the proposed project and written proof of ownership of the building (or consent to act on behalf of the owner).

Project Property Address: <u>421 W. MARINE DR</u>		Do you <input checked="" type="checkbox"/> Own <input type="checkbox"/> Lease	
Legal Description:			
Lot <u>N 50' LOT 4</u>		Block <u>5</u> Subdivision <u>TAYLORS ADDITION</u>	
Map <u>8.9.7CC</u>		Tax Lot <u>6800</u> Zone _____	
Applicant Name:		Date Submitted:	
<u>GORDON TREBER, NICOLE TREBER</u>			
Address:		Phone:	
<u>2778 GRAND AVE</u>		<u>503 470 0400</u>	
Mailing Address if different:		Email:	
		<u>GORDONTREBER@GMAIL.COM</u>	
Business Name:		Tax ID Number:	
Building Owner Contact Information (if different from applicant):		Phone:	
Address:		Email:	
Brief Description of Project/Use of Funds. Applicant should submit more complete project description on a separate page (include detailed project description, materials, detailed cost estimate, timing, photos, and drawings if appropriate.)			
<u>REPLACE WINDOWS ON NORTH, EAST &amp; WEST</u>			
Total Project Cost	Estimated Start Date	Estimated Completion Date	Grant Request Amount
<u>25,000</u>	<u>15 OCT 2018</u>	<u>30 DEC 2018</u>	<u>25K</u>
The statements made herein are true and represent an accurate and full disclosure of all appropriate information as of this date. Applicant understands that the City will retain this application and any other credit information the City receives, whether or not this loan request is approved. Applicant understands this loan application can become public information; however, financial statements, tax returns, project pro formas, and business information documents will be kept confidential. Applicant agrees to enter into an agreement with the City and to work cooperatively with City and State officials on this project, if funded.			
Applicant Signature: <u>[Signature]</u>			Date: <u>14 AUG 18</u>

Please complete the following sources and uses table that details your project's anticipated financing.

Financing Sources	Uses (Construction)	Total Amount
Cash	Windows	17,496
Private Loans		
Commercial Loans		
Urban Renewal Grant	Windows	5,832
Other Sources		
Total Funding		23,328

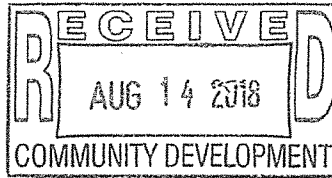
Thank you for your application!

We are excited at the opportunity to work with you and to help improve Astoria and Uniontown.

City of Astoria  
 Community Development Department Team  
 1095 Duane  
 Astoria OR 97103  
 503-338-5183

<b>For Office Use Only:</b>			
Date Application Received		Date Approved/Denied	
Total Amount Requested		Total Amount Granted	
Total Project Budget		Signature	
Materials Provided	Yes	No	Notes
Detailed Costs			
Bids			
Photos			
Drawings			
Owner Authorization			
Overlay Zone Design Review Required			
Historic Design Review Required			

DK Window Works, Inc.  
 35372 HWY 101 Business #11  
 Astoria, Oregon 97103



# PROPOSAL

DATE	PROPOSAL #
8/7/2018	9487

Phone #	503-325-4672
---------	--------------

NAME	
Treber, Gordon	Grand
421	
Astoria, Or 97103	

Fax #	E-mail
503-325-4830	DKWindowworks@hotmail.com

QTY	DESCRIPTION	RATE	TOTAL
22	Milgard, Essence, 92000, DH, Ext Black Bean / Int White Primed Pine, Net Frame: 31 x 59 3/4", U-Factor: .29, SHGC: .26, VT: .48,	668.73	14,712.06T
18	18 windows will have standard install price of 350.00 each	350.00	6,300.00T
3	3 windows will have new openings cut out 2nd floor East @ 750.00 each	750.00	2,250.00T
22	Disposal of old windows	3.00	66.00T 0.00

NOTE: PLEASE READ OVER CAREFULLY! This is a contract. Signing this proposal indicates that you have thoroughly read, understand and agree to the terms and conditions of this document. This order will not be placed until we receive this signed proposal . Thank you.

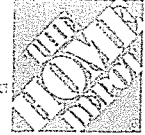
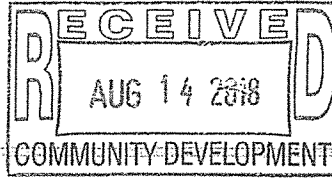
Acceptance of proposal: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_  
 Date \_\_\_\_\_

Authorized signature \_\_\_\_\_  
 NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

<b>TOTAL</b>	\$23,328.06
--------------	-------------

# CUSTOMER PRICE QUOTE



Purchaser's Name: Gordon Treber

Job#: 1-6DP8Y7J

## PROJECT SPECIFICATIONS

### 3 Andersen Double Hung (DH)

Double Hung (DH), Pine Int. Finish, Black Ext. Finish, With Grids Style - Sculptured, Colonial Pattern, Standard, Simulated Divided Light w/ Spacer, W- 37.62, H- 60.88, UI- 97

### 4 Andersen Double Hung (DH)

Double Hung (DH), Pine Int. Finish, Black Ext. Finish, With Grids Style - Flat, Colonial Pattern, Standard, Simulated Divided Light w/ Spacer, W- 35.62, H- 40.88, UI- 75

### 1 Andersen Double Hung (DH)

Double Hung (DH), Pine Int. Finish, Black Ext. Finish, With Grids Style - Sculptured, Colonial Pattern, Standard, Simulated Divided Light w/ Spacer, W- 37.62, H- 40.88, UI- 77

### 10 Andersen Double Hung (DH)

Double Hung (DH), Pine Int. Finish, Black Ext. Finish, With Grids Style - Sculptured, Colonial Pattern, Standard, Simulated Divided Light w/ Spacer, W- 37.62, H- 64.88, UI- 101

### 3 Andersen Double Hung (DH)

Double Hung (DH), Pine Int. Finish, Black Ext. Finish, With Grids Style - Sculptured, Colonial Pattern, Standard, Simulated Divided Light w/ Spacer, W- 37.62, H- 44.88, UI- 81

### 1 Andersen Tilt Wash Double Hung (Insert)

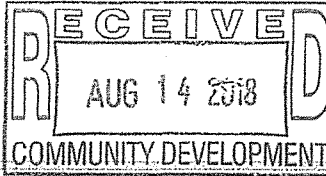
Tilt Wash Double Hung (Insert), Pine Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard, Simulated Divided Light w/ Spacer, W- 36.00, H- 64.00, UI- 100

### Job Level and Labor Options

20-New Exterior Casing / Replace Rotted Wood F&I



# CUSTOMER PRICE QUOTE



Date: 08/13/2018 Sales Consultant: Matthew Knight  Sales Consultant Phone #: (503) 320-9519	Branch: Seattle Customer Support Center: 1800 HOME-DEPOT  License(s):
--	--

INSTALLATION ADDRESS: 421 W Marine Dr  
 Astoria OR 97103  
 Job #: 1-6DP8Y7J

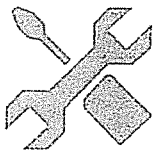
PURCHASER(S):	Work Phone	Home Phone	Cell Phone
Gordon Treber	(503) 470-0400		

Quote Name: Package A

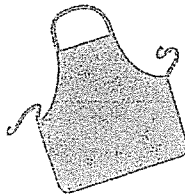
## Your Project Price

	Total	Monthly*
Home Depot Price:	\$49896.00	\$777.44
Current Promotion: Percent Off	-\$4989.60	
<b>Your Best Price:</b>	<b>\$44906.40</b>	<b>\$699.70</b>

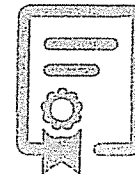
This is a price quote and does NOT constitute a Sales Contract  
 The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.  
 The Home Depot Price will expire on 09/12/2018



**PROFESSIONAL INSTALLATION**  
 Licensed, insured and trusted experts from measurement to installation to cleanup



**TOTAL PROJECT MANAGEMENT**  
 Team of dedicated professionals assigned to oversee every step of your project



**SUPERIOR WARRANTIES**  
 The Home Depot stands behind your job; labor, materials and your satisfaction guaranteed by The Home Depot

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41

ADDRESS:	421 W. Marine Drive	TAX LOT:	6800
CLASSIFICATION:	Primary	LOT:	N 50' Lt 4
OWNER:	Jane Albus 1176 Niagara Astoria, OR 97103	BLOCK:	5
ASSESSOR MAP:	89 7CC	STYLE:	Vernacular
PLAT:	Taylor's Addition	USE:	Commercial
YEAR BUILT:	Ca. 1915		
ALTERATIONS:	Moderate		

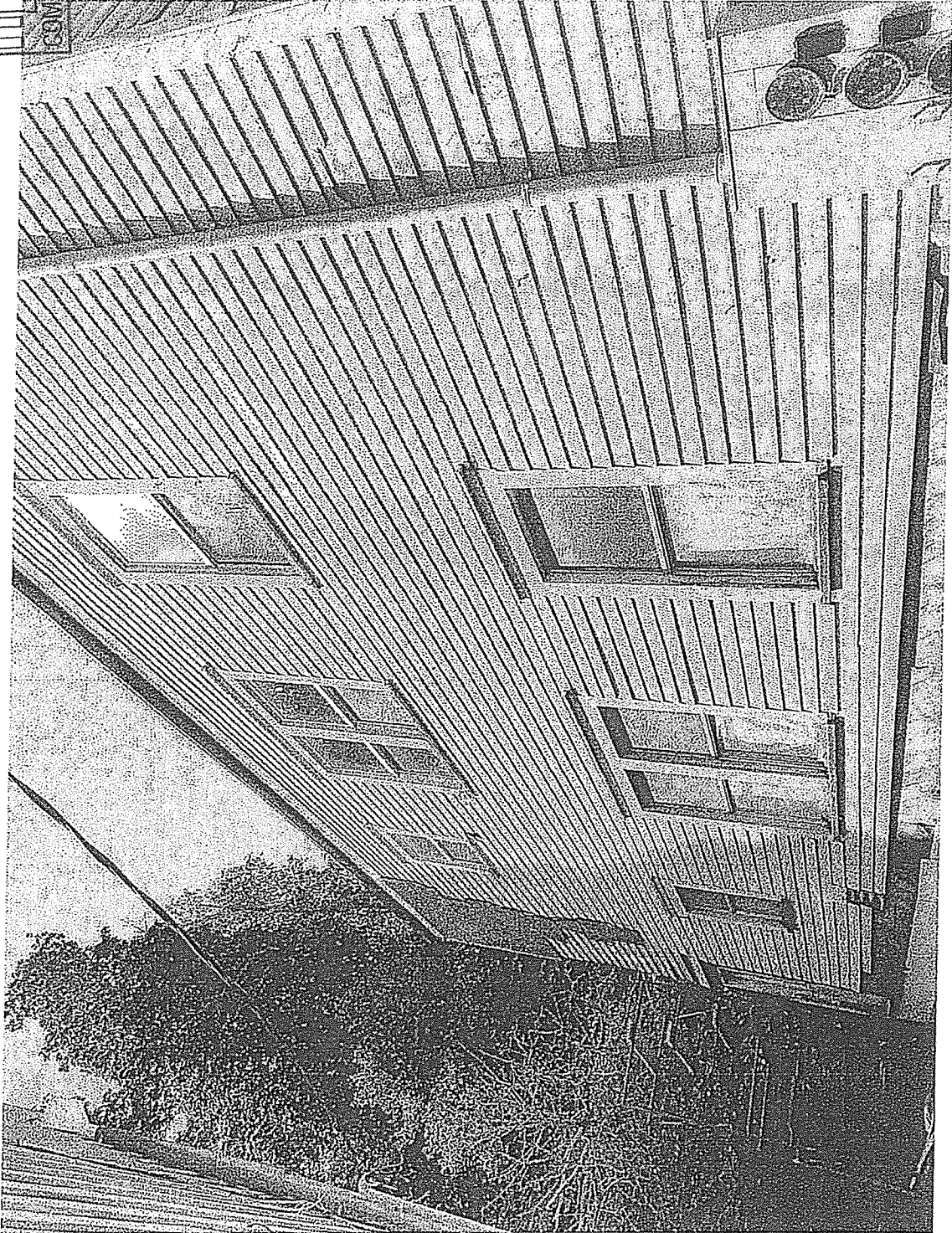
DESCRIPTION: This two story building is rectangular in plan and has a flat roof with a low front parapet. Rolled asphalt siding in a brick pattern covers the original siding. The foundation is clad with chipboard. Windows are a combination of original two over one and one over one double hung wood sash and more recent fixed pane. Entrance doors are located at both the east and west end of the front facade. The doors are covered by a low-pitched gable projection supported with square posts. The building, flush with the public right of way, faces northwest on W. Marine Drive and is in fair condition.

A two car, gabled garage clad with shiplap siding, is set back seventy-five feet from W. Marine Drive facing south.

According to Polk's Astoria's City and Clatsop County Directory, the building was occupied by Anna and Aldrick Frosteman, Alfred, a carpenter, Gidding and Alfred, grocer, Sorenson in 1915. Otto, fisherman, and Selma Erickson, J. H. Klatt, and Esther and Howard, inspector for the city engineer, McCallister occupied the building in ca. 1917-18. The Oregon Painting Co. was located in the building and was established ca. 1925 by Otto Kiiski. The business remained in the building until ca. 1934. Otto Kiiski was a gifted comic, composer and stage designer and was very active in the Finnish Socialist Hall and Suomi Hall productions. Ila and Sakri Teppola were residents from 1934 through the historic period.

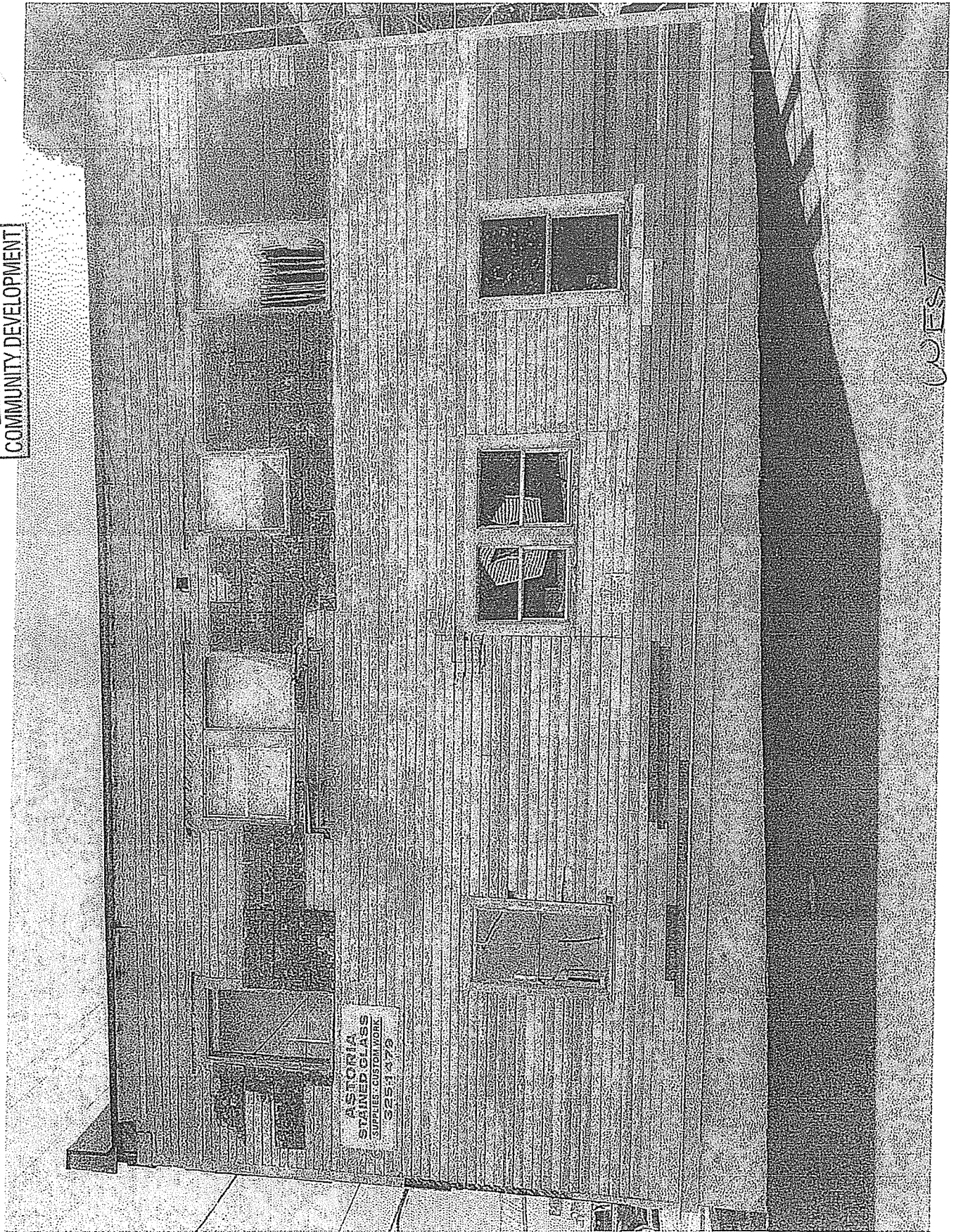


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EAST

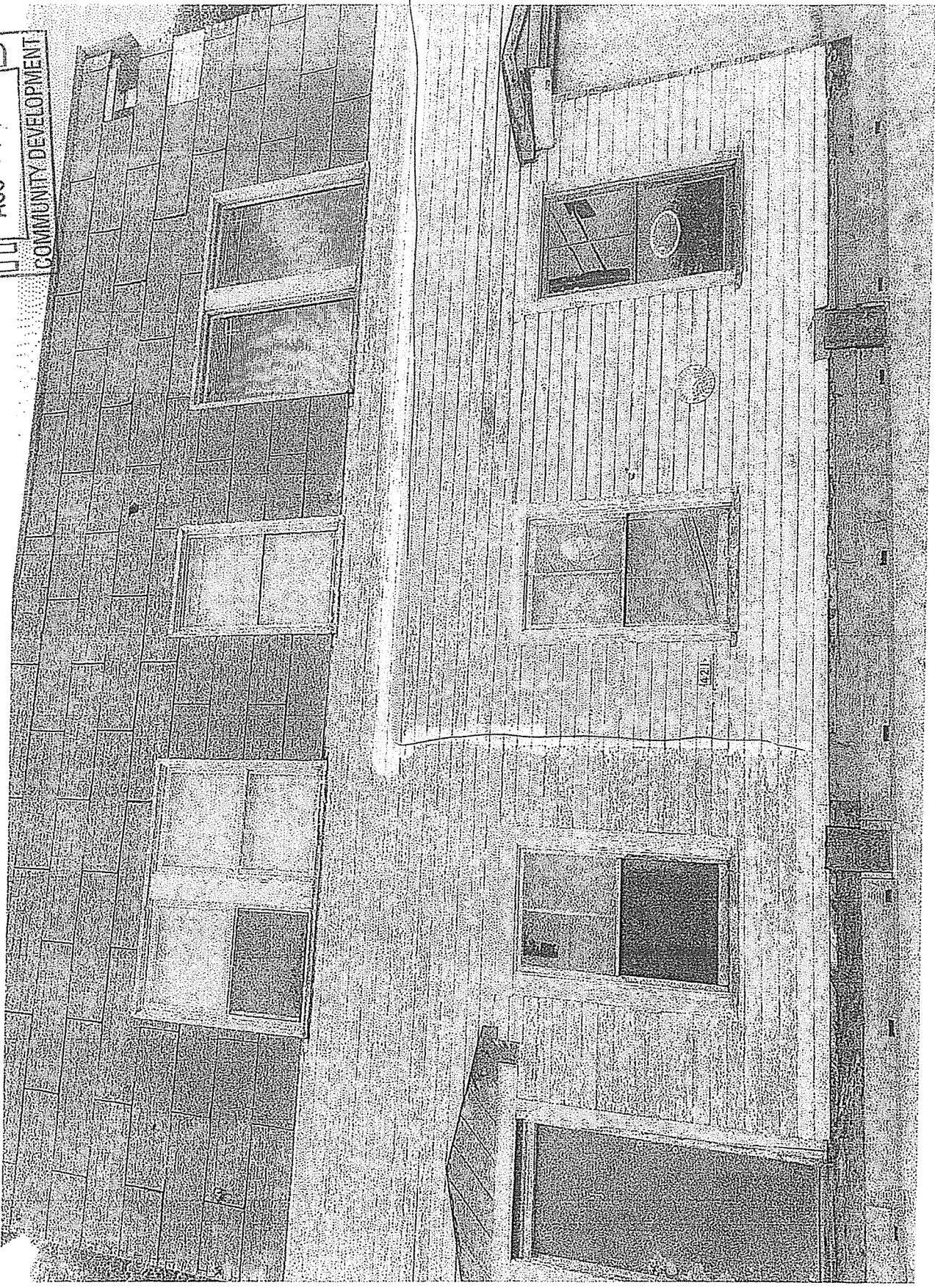
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WEST

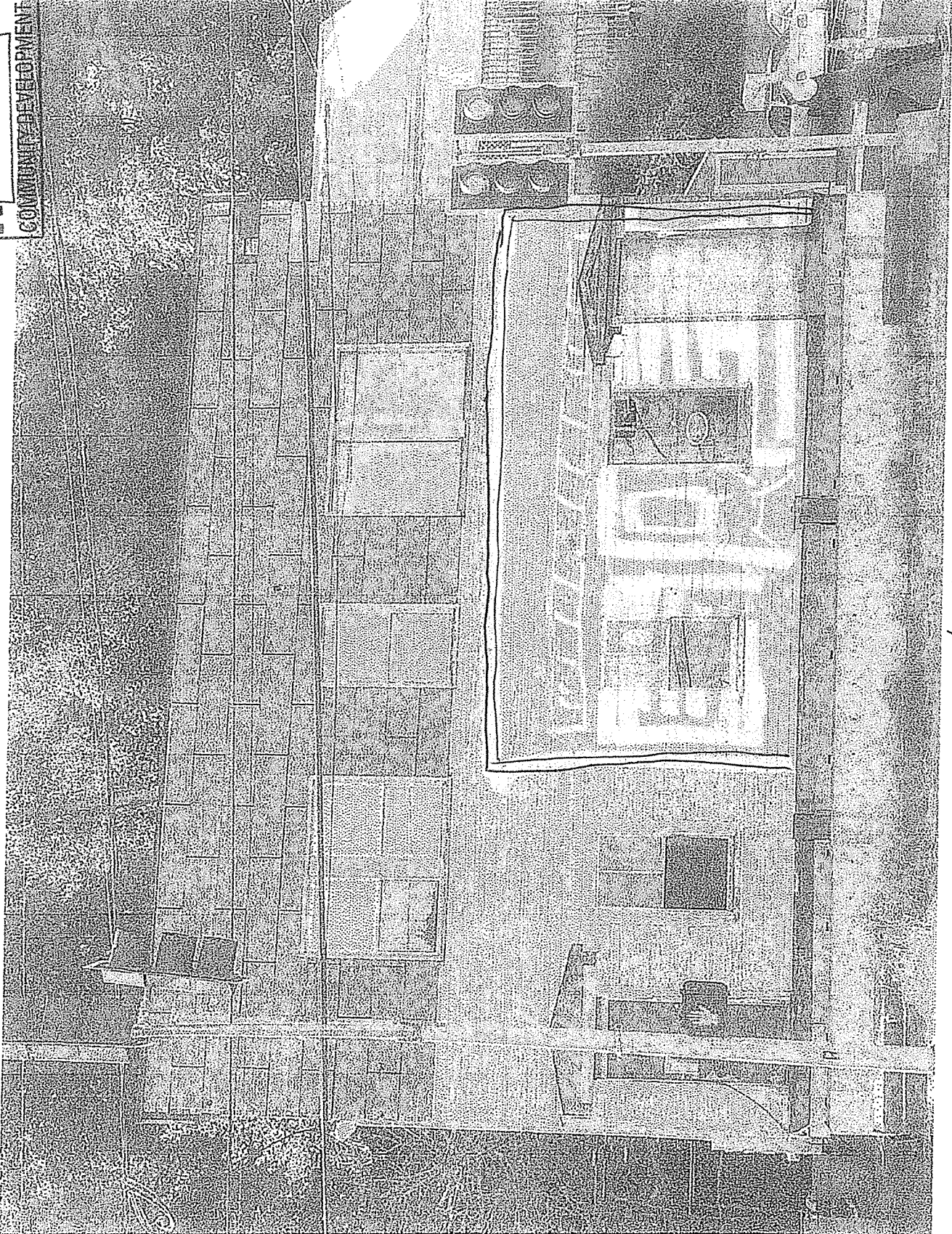


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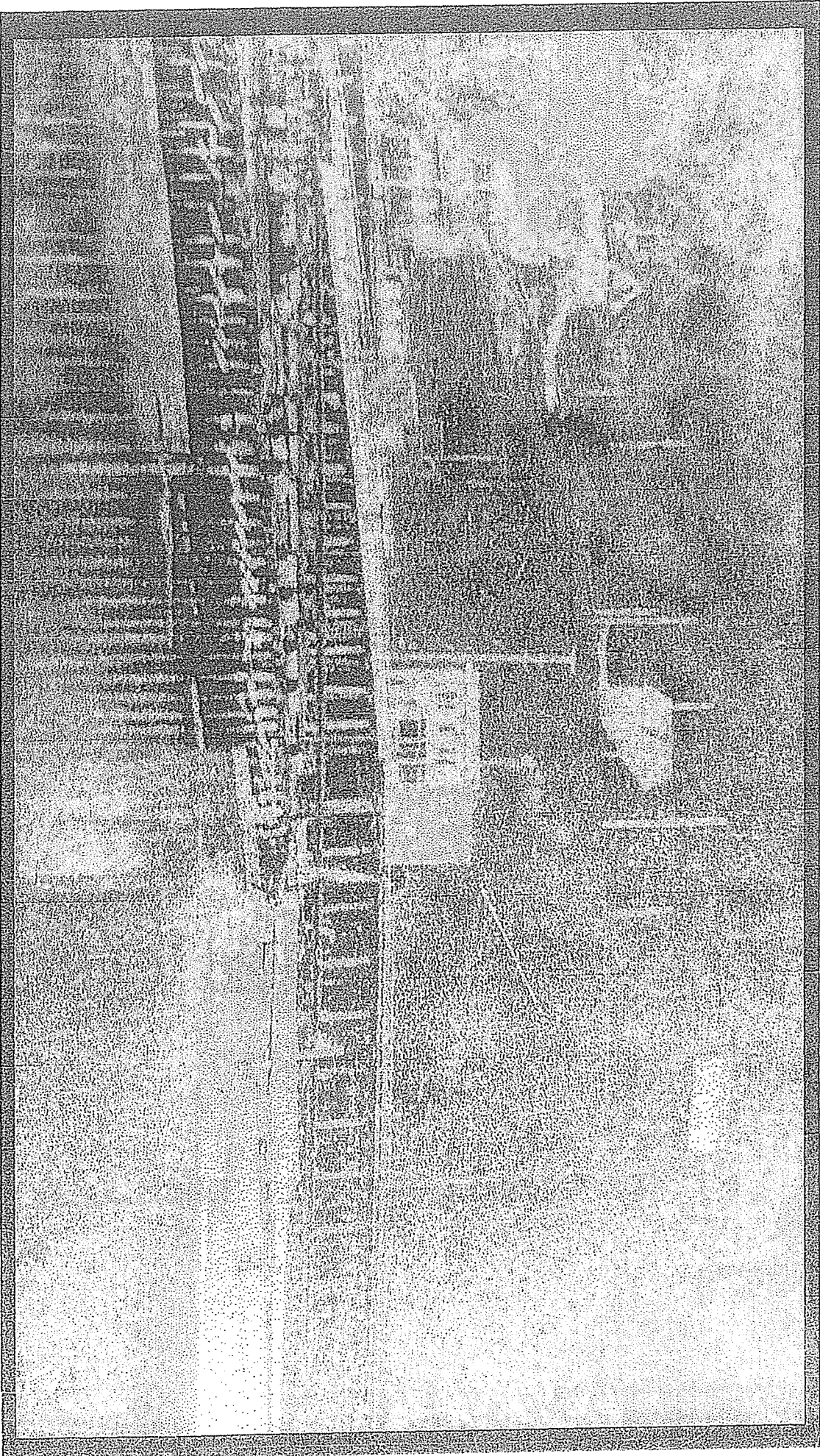
South North

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HIGHLIGHTED SECTION IS SEPARATE PLOT





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