

Field Exercise

Preliminary Building Evaluation



ONE WAY
→



ONE WAY
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Commercial St



SPEED
20

Oregon Main Street Workshop: Field Exercise

M & N Building
*904 - 906 Commercial Street
254 - 256 9th Street
Astoria, Oregon*



*The West side of the M & N Building, as seen in the late 1940s.
(Clatsop County Historical Society)*

Owners:
Marcus and Michelle Liotta

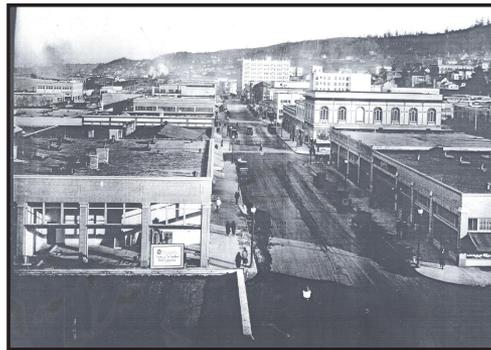
Early Building History

On June 26, 1924, Mary C. Flavel announced the construction of a brick faced one story building with basement that was to be 100 by 100 feet. The building was to be utilized for commercial purposes and would be divided into five shops. Mary was the wife of Captain George Flavel, a prominent Astoria business man and real estate investor. The building was named after Mary and her daughter Nellie.

Over the years, the shops were occupied by a variety of businesses. Some of those businesses included Pacific Power & Light Company, Pacific Finance and Loans, Charles L. Eskola Agency, Astoria Sign Company, and Sears. The building has been vacant since the late 1990s.



*The corner of 9th and Commercial Street, before the construction of the M & N Building, circa 1924.
(Clatsop County Historical Society)*



*The M & N Building nearing it's completion, circa 1924.
(Clatsop County Historical Society)*

**NEW STORE BUILDING
TO BE CONSTRUCTED
ON FLAVEL PROPERTY.**

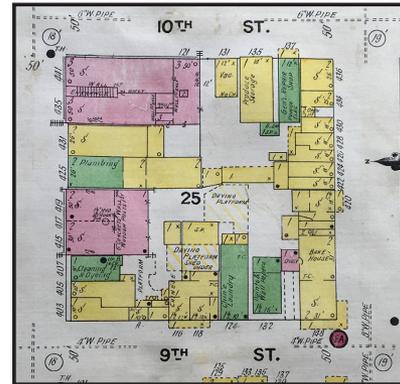
Mrs. Mary C. Flavel today announced the construction of a one-story and basement, face brick building 100 by 100 feet to be erected on the Flavel property at the northeast corner of Ninth and Commercial Streets, and that the Pacific Power & Light Co., has taken a five-year lease on 5400 square feet in the building facing on Commercial Street. The balance of the building will be utilized for other commercial purposes, the floor area being divided into five shops. Negotiations are pending for the balance of these shops to retail businesses.

The space leased to the Pacific Power & Light Co. will be fitted up for its business office and for retail sales of service and accessories. The floor area directly facing on Commercial Street will be developed as a retail store displaying the equipment and accessories utilizing electric power and gas, and in the rear of the quarters leased by the company will be located the business and administrative offices for the company's operations extending around Astoria.

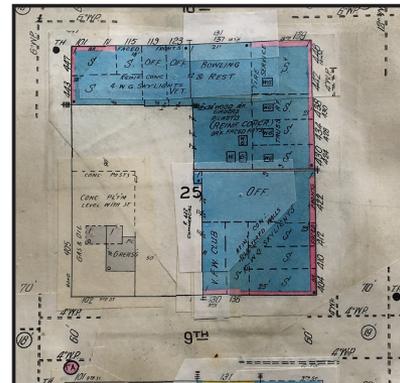
The building exterior will be finished in light face brick with terra cotta trimmings and will be developed as a first class modern store building with all the facilities for high speed retail merchandising. Construction will start July 15 and the work will be carried to completion by approximately October 15.

This development is being handled for the Flavel heirs by the Strong and MacNesselson Trust Company. If permitted, lease negotiations for the retail shops in the new building are being handled by H. M. Flavel, business manager of the Flavel properties.

*The Astoria Daily Budget,
June 26, 1924*



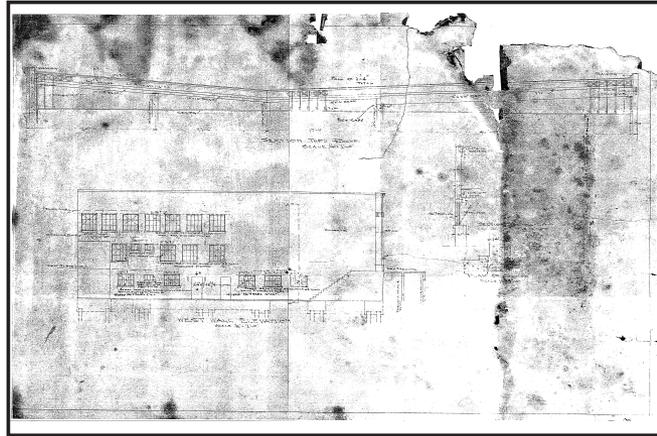
*The block taken from a Sanborn map before
the fire of 1922.
(Clatsop County Historical Society)*



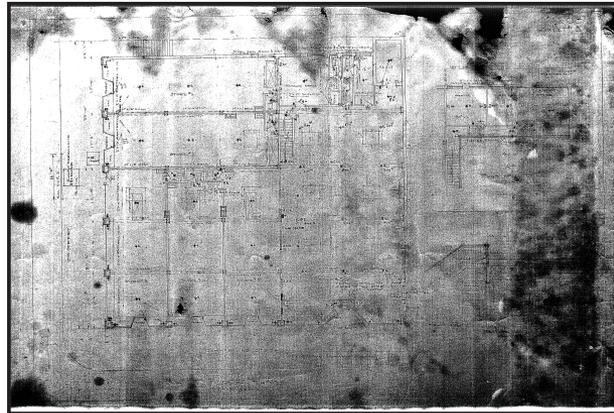
*The block after reconstruction, also from a
Sanborn map. Date unknown due to later
modifications.
(Clatsop County Historical Society)*

Original Drawings

Completed in 1924



*North elevation, and
wall section*



First floor plan



(Sara's Old Photos)

Exterior Alterations to the Building (design, windows, doors, materials, etc.)



Late 1940s
(Sara's Old Photos)



2016
(Jay Dickason)

Renovation Options (critical issues, secondary issues, and adaptive reuses)

**PRELIMINARY BUILDING EVALUATION FORM
FOR HISTORIC RESOURCES**

Instructions

Please complete all blanks and write neatly. Provide as much information about the interior and exterior as possible, such as the square footage, number of stories and rooms, and style under "General Description." Under "Building History," include any information about the architect, builder, original owners and subsequent occupants, and historic activities or events that occurred at the property. If available, attach historic photos, newspaper clippings, obituaries, and other documentation to help the reviewer better understand your property. Use additional sheets if necessary. Submit current color exterior (all sides) and interior photographs of main rooms (entry, living room, dining room, kitchen, master bedroom, hallway spaces, etc) etc.). If the property has outbuildings, include photos of these as well.

General Information

Name _____
Date _____
Notes _____

Property Information

Historic Name, if known _____
Date of Construction _____
Street Address _____
City/Town _____
County _____

Owner Information

Name/Institution _____
Contact Name _____
Mailing Address _____
City/State/Zip _____
Phone Number _____

Exterior Description

Siding material(s). Original or replacement?

Window type(s) & material(s). Original or replacement?

Exterior Description, Continued

General Description:

Significant Architectural Features: How does your building stand out?

Alterations and Approximate Dates:

Interior Description

Significant features: How does your building stand out?

Alterations and Approximate Dates:

Building History

Please explain what events and persons are associated with this property and if the resource's architecture or construction methods used to build it are noteworthy. Use additional pages if necessary.

Rapid Building and Site Condition Assessment

Inspection	Inspection date time _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	Page 1 of _____
Inspector _____	Area inspected	<input type="checkbox"/> Exterior Only	Attachments
Affiliation _____	<input type="checkbox"/> Exterior and Interior	<input type="checkbox"/> Boat	Sketches <input type="checkbox"/> Documents <input type="checkbox"/>
		<input type="checkbox"/> Other	Photographs <input type="checkbox"/> Other <input type="checkbox"/>

Property Description	Type of Construction	Occupied?
Building name _____	<input type="checkbox"/> Wood Frame <input type="checkbox"/> Brick <input type="checkbox"/> Boat	<input type="checkbox"/> Yes <input type="checkbox"/> No
Address _____	<input type="checkbox"/> Steel Frame <input type="checkbox"/> Stone <input type="checkbox"/> Other	Repairs begun?
	<input type="checkbox"/> Concrete <input type="checkbox"/> Manufactured	<input type="checkbox"/> Yes <input type="checkbox"/> No
Historic district name _____	Primary Occupancy	Owner/Contact Info
Number of stories above ground _____ below ground _____	<input type="checkbox"/> Dwelling <input type="checkbox"/> Government	_____
Approx footprint area (square feet) _____	<input type="checkbox"/> Other Residential <input type="checkbox"/> Museum	_____
Number of residential units _____	<input type="checkbox"/> Public Assembly <input type="checkbox"/> School	_____
	<input type="checkbox"/> Emergency Services <input type="checkbox"/> Religious	_____
	<input type="checkbox"/> Commercial <input type="checkbox"/> Cemetery	_____
	<input type="checkbox"/> Offices <input type="checkbox"/> Other	_____
	<input type="checkbox"/> Industrial	_____

Characteristics	
Building age	<input type="checkbox"/> 0-25 yr <input type="checkbox"/> 25-50 yr <input type="checkbox"/> 50-100 yr <input type="checkbox"/> 100+ yr <input type="checkbox"/> Verified <input type="checkbox"/> Reported <input type="checkbox"/> Estimated
Foundation	<input type="checkbox"/> Pier <input type="checkbox"/> Slab <input type="checkbox"/> Chain Wall <input type="checkbox"/> Basement <input type="checkbox"/> Other _____
Roof type	<input type="checkbox"/> Hipped <input type="checkbox"/> Gable <input type="checkbox"/> Mansard <input type="checkbox"/> Pyramid <input type="checkbox"/> Flat <input type="checkbox"/> Other _____
Roof covering	<input type="checkbox"/> Slate <input type="checkbox"/> Metal <input type="checkbox"/> Tile <input type="checkbox"/> Asphalt <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____
Wall finish	<input type="checkbox"/> Stucco <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Masonry <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____
Landscape features	<input type="checkbox"/> Walkway <input type="checkbox"/> Driveway <input type="checkbox"/> Fences <input type="checkbox"/> Sculpture/Fountains <input type="checkbox"/> Structures <input type="checkbox"/> Other _____
Archaeological site	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> On SHPO List <input type="checkbox"/> Unknown <input type="checkbox"/> Other _____
Visible artifacts	<input type="checkbox"/> Bone <input type="checkbox"/> Pottery <input type="checkbox"/> Metal <input type="checkbox"/> Stone <input type="checkbox"/> Glass <input type="checkbox"/> Unknown <input type="checkbox"/> Other _____
Interior condition	<input type="checkbox"/> Structural Damage <input type="checkbox"/> Mold/Mildew <input type="checkbox"/> Falling Plaster <input type="checkbox"/> Other _____
Interior contents	<input type="checkbox"/> Antiques <input type="checkbox"/> Archives <input type="checkbox"/> Art Work <input type="checkbox"/> Other _____
Appears historic?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know Is there a sign or plaque? <input type="checkbox"/> Yes <input type="checkbox"/> No _____
Historic designation	<input type="checkbox"/> Nat'l Hist. Landmark <input type="checkbox"/> Nat'l Reg/District <input type="checkbox"/> State/Local <input type="checkbox"/> Eligible <input type="checkbox"/> Other _____

Flood Data	Nature of water	<input type="checkbox"/> Standing <input type="checkbox"/> Flowing <input type="checkbox"/> Seepage <input type="checkbox"/> Water Marks <input type="checkbox"/> Other _____
	Space where water entered	<input type="checkbox"/> Basement/Crawl <input type="checkbox"/> First Floor <input type="checkbox"/> Second Floor
	Depth of water measured from main floor (+/-)	_____
	Sediment deposited	<input type="checkbox"/> On Site <input type="checkbox"/> In Structure <input type="checkbox"/> Site erosion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know

Evaluation	Estimated Building Damage
Investigate the building for the conditions and check the appropriate column.	<input type="checkbox"/> None
Collapsed or off foundation <input type="checkbox"/> Minor/None <input type="checkbox"/> Moderate <input type="checkbox"/> Severe	<input type="checkbox"/> 1-10%
Leaning, other structural damage <input type="checkbox"/> Minor/None <input type="checkbox"/> Moderate <input type="checkbox"/> Severe	<input type="checkbox"/> 10-30%
Damage to windows, doors <input type="checkbox"/> Minor/None <input type="checkbox"/> Moderate <input type="checkbox"/> Severe	<input type="checkbox"/> 30-60%
Chimney, parapet, or other falling hazard <input type="checkbox"/> Minor/None <input type="checkbox"/> Moderate <input type="checkbox"/> Severe	<input type="checkbox"/> 60-90%
Roof damage <input type="checkbox"/> Minor/None <input type="checkbox"/> Moderate <input type="checkbox"/> Severe	<input type="checkbox"/> 90-100%
Foundation damage <input type="checkbox"/> Minor/None <input type="checkbox"/> Moderate <input type="checkbox"/> Severe	
Siding damage <input type="checkbox"/> Minor/None <input type="checkbox"/> Moderate <input type="checkbox"/> Severe	
Damage to electrical, mechanical, AC systems <input type="checkbox"/> Minor/None <input type="checkbox"/> Moderate <input type="checkbox"/> Severe	
Landscape damage <input type="checkbox"/> Minor/None <input type="checkbox"/> Moderate <input type="checkbox"/> Severe	
Potential Hazards <input type="checkbox"/> Electrical <input type="checkbox"/> Lead <input type="checkbox"/> Asbestos <input type="checkbox"/> Mold <input type="checkbox"/> Other _____	

Further Actions	Recommendations <input type="checkbox"/> Add Temporary Roof Covering <input type="checkbox"/> Board <input type="checkbox"/> Shore <input type="checkbox"/> Other _____
Detailed evaluation recommended	<input type="checkbox"/> Structural <input type="checkbox"/> Environmental <input type="checkbox"/> Archaeological <input type="checkbox"/> Historic Significance <input type="checkbox"/> Collections
Other recommendations	_____
Barricades needed in the following areas	_____



Posting Inspected Restricted Use Unsafe Historic Designation Detailed Evaluation Needed



Example

Preliminary Building Evaluation

LINK'S
OUTDOOR

LINKS OUTDOOR LINKS OUTDOOR LINKS OUTDOOR

OPEN

LINKS OUTDOOR LINKS OUTDOOR LINKS OUTDOOR LINKS OUTDOOR LINKS OUTDOOR

MONDAY-FRIDAY
9:00-6:00
SATURDAY
9:00-5:00
SUNDAY
CLOSED

LINK'S
OUTDOOR
Socks
\$4.99
\$12.99
\$19.99
\$24.99
\$29.99
\$34.99
\$39.99
\$44.99
\$49.99
\$54.99
\$59.99
\$64.99
\$69.99
\$74.99
\$79.99
\$84.99
\$89.99
\$94.99
\$99.99

LINK'S
OUTDOOR

BIGGER FASTER
LINK'S OUTDOOR



PRELIMINARY BUILDING EVALUATION FORM
FOR HISTORIC RESOURCES

Instructions

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General Information

Name Charles Woodward
Date Apr. 20th
Notes 1024 Griffin Building

Property Information

Historic Name, if known 1024 Griffin Bldg
Date of Construction 1924
Street Address Commercial
City/Town Astoria, OR
County Clatsop

Owner Information

Name/Institution Links Outdoors
Contact Name Kyle & Julie Johnson
Mailing Address 1254 Commercial
City/State/Zip Astoria OR 97103
Phone Number ?

Exterior Description

Siding material(s). Original or replacement?
Replacement + siding covering original exterior. T&G T-111

Window type(s) & material(s). Original or replacement?
Aluminum framed windows replaced original storefront windows. Original windows behind siding

Original fixed wood windows

Exterior Description, Continued

General Description: Tongue and Groove siding; Windows to store front are metal framed not original to building

Significant Architectural Features: How does your building stand out?

Exposed columns show artistry of two blue herons on each end of building. Original windows with brick façade underneath bring back to its original style

Alterations and Approximate Dates: Plywood was added to fit over windows, 2x4 frames added on next to support secondary plywood then chicken wire and metal frame for stucco/mortar material with aggregate. Next concrete and bolts with 2x4 were added for tongue and groove siding. Dates unknown, stucco probably added in the 60's, tongue groove added in the 80's?

Interior Description

Significant features: How does your building stand out? Looking above present drop ceiling the building shows the beams that make the building being covered probably with plaster. This is common in many buildings throughout Astoria and some owners have done away with this look and gone back to exposing original wood beams.

Alterations and Approximate Dates: Drop ceiling probably added on in the 80's?

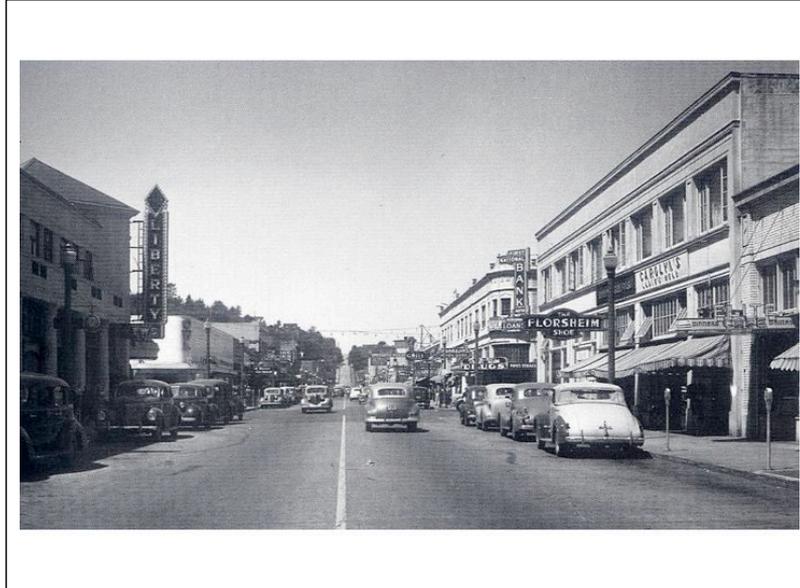
Building History

Please explain what events and persons are associated with this property and if the resource's architecture or construction methods used to build it are noteworthy. Use additional pages if necessary.

This building was designed by an architectural firm named Strong and McNaughton. This firm helped develop some of the buildings in the Historic Chinatown district of Portland, Oregon. The Griffin building was subject to a fire soon after being built, it was gutted from the fire but was quickly rebuilt and housed many businesses such as a grocery store, café and barbershop. It is now currently an outdoors department.

GRIFFIN BUILDING

1254 Commercial, Astoria, Oregon



The Griffin Building, in the right hand corner, as seen circa 1941

The activity that is the subject of this report has been financed with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the department of the Interior.

Owners:

Kyle and Julie Johnson
1254 Commercial
Astoria, Oregon 97103

Early Building History

On June 6, 1924, J.N. Griffin announced plans for the construction of a 50' x 90', concrete and brick-faced building to cost approximately \$15,000. Designed by the architectural firm Strong & McNaughton, the building contained three storefronts.

It was completed in fall, and on October 17, 1924, the Palace Barber Shop opened its doors. This barbershop had been located on the same site prior to the fire.

A fire of unknown origin started in the basement of the building the evening of October 23, 1934, gutting the entire structure, and destroying the fixtures and equipment of the Golden Eagle Restaurant, the Palace Barber Shop and the Len-Claire Beauty Shop. The structure was quickly rebuilt and the Palace Barber Shop continued to be a tenant until 1962.

Leon's Ladies Apparel was located in the storefront from 1935 until 1951, when it moved across the street. The Elite Cafe occupied the third storefront from 1935 through 1951. The building presently houses a sporting goods store, Link's Outdoors.



The Griffin Building, to the left, as seen in 1961 during the Astoria Sesquicentennial Parade.

Alterations to Building

Exterior alterations include vertical wood siding and aggregate panels attached to original front façade. The alterations obscure the frieze, transom windows, and kickplate, south; original copper-lined storefront windows replaced with aluminum frame of like size, south; T-111 siding, south; T-111 siding, north.

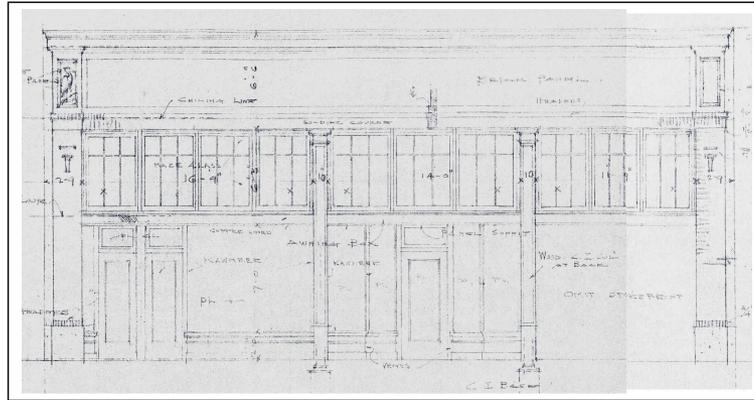


The Griffin Building as seen today.

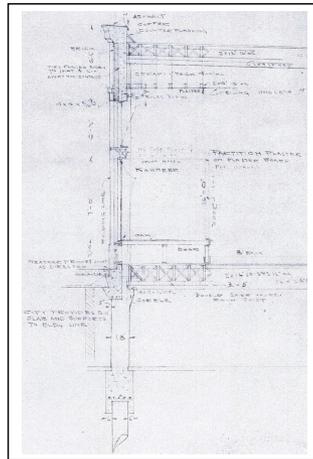


If restored, the building would take on its 1961 appearance.

Original Drawings



Commercial Street Façade, note brickwork and terra cotta features.



Section through Commercial Street façade

Renovation Options

- 1) Remove wood siding from front (Commercial St.) façade and expose original wood transoms. All transoms still exist, but are in need of reglazing and minor repair. Existing aggregate paneling—which obscures the original brick façade—could remain, but receive a coat of plaster to make it appear as if it were finished concrete.
- 2) Remove both wood siding and aggregate paneling to expose original brick façade. Repair or replace brick as necessary and reglaze and repair wood transoms as needed.



Detail of aggregate panel applied over original brick façade.



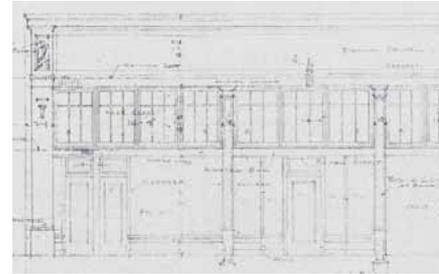
The Griffin Building's transoms are similar in design to those of its neighbor.

Griffin Building

The 1924 Griffin Building in downtown Astoria, rebuilt after a 1934 fire, subsequently had two facade alterations: in the 1950s aggregate panel was installed over the original brick and transom windows and in the 1970s vertical siding was placed over the panels.

Students worked with the building owner and City of Astoria to develop a plan and begin the restoration of the facade.

April 2012



M & N Building

Additional Photos



Exclusively
503 738-8522
Wickemere
Ric Paulsen
503 975-4670
SOLD













A

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C

D