CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT DEPARTMENT
1095 Duane Street • Astoria OR 97103 • Phone 503-338-5183 • www.astoria.gov • planning@astoria.gov

STAFF REPORT AND FINDINGS OF FACT

Exterior Alterations Request EX26-04

To: Historic Landmarks Commission ("HLC")

From: Tiffany Taylor, City Planner

Report Date: August 11, 2026

Hearing Date: August 18, 2026

I. Applicant and Property Information

Applicant/Property Owner:
Mark Utti
TM Development LLC
PO Box 23
Seaside, OR 97138
[redacted]

Location:
1152 Marine Dr.
(Map T8N R9W Sec 8CA, Tax Lot 1700; Lots 11 & 12, Block 56 ½, McClures)

Historic Classification:
c. 1936 / Secondary – Downtown National Register Historic District

Zoning:
C-4 (Central Commercial) and UCO (Urban Core Overlay)

120-Day Deadline:
November 10, 2026 (Application deemed complete July 13, 2026)

Proposal:
To make exterior alterations to the north façade: remove sliding door and fill in with concrete to add a window; add storefront doors, replace windows above and add an awning; change two overhead garage doors to folding garage doors; add lighting; and repaint a structure designated as historic within the Downtown National Register Historic District.

Staff Recommendation:
Staff recommends approval of Exterior Alterations Request EX26-04, subject to the Conditions of Approval contained in this report.

II. Background Information

Site:

The subject property is located on the north side of Marine Drive between 11th and 12th Streets. The building is 13,400 SF and encompasses the entire lot. It is in a prominent location and highly visible from both Marine Drive and the River Trail. The site is designated as historic and is located within the C-4 and Urban Core Overlay Zones.



Neighborhood:

The site is surrounded by commercial development in the core of the downtown business district. It is bounded to the north by the River Trail, Pier 12, and the Columbia River; to the east by a mixed-use commercial building and Astoria Brewing Co; to the south by Marine Drive and downtown commercial buildings; and to the west by Astoria Brewing Co (former Wet Dog Cafe). Many of the structures in this neighborhood are designated as historic in the Downtown National Register Historic District.

Associated Permits:

A Design Review Request application for new construction and major renovation within the UCO Zone is required (see DR26-01).

Review Body:

The HLC is charged with reviewing the "historic compatibility" criteria of the overlay zones when a proposed project is adjacent to a historic structure and requires HLC review in accordance with Article 6, Historic Properties Ordinance. If a project does not require HLC review, then the Design Review Commission (DRC) would review the historic compatibility criteria of Article 14 (Overlay Zones) with the "neighborhood."

III. Historic Information

The Mason-Ehrman & Company Building was constructed in 1936 in the Art Deco style. The building is located on the north side of Marine Drive mid-block between the Columbian Theater to the west and Astoria Brewing to the east. The building was originally constructed as a wholesale grocery and was remodeled for the Sears operation in 1996. The National Register nomination states that the historic significance of the building is "its rarity of style and quality of design by John Wicks."



The Historic Inventory Sheet describes the structure as having reinforced concrete walls with multi- and single-paned fixed windows in steel frames. Other features include multi-paned garage doors with lights with some alterations over the years, such as a roll-up door, and window with transom.

Art Deco architecture in the Astoria Downtown Historic District served as the visual language of rebirth following the catastrophic Great Fire of 1922. The disaster completely leveled the commercial core, prompting the city to rebuild an entire cityscape out of concrete and masonry. This blank slate coincided with the rise of early 20th-century modernism, embedding clean lines, geometric details and industrial pragmatism directly into the city's architectural identity.

IV. Proposal

The applicant purchased the property in 2024 and started a phased construction project to renovate the interior, as well as propose some exterior changes to the north (rear) elevation. As such, the applicant requests approval of a Certificate of Appropriateness for exterior alterations.

As described in the application, the north concrete wall currently has windows, two garage doors and one sliding door. It also originally had an additional doorway at the east end of the wall and the window between this area and the first garage door was much taller. The original garage door was also wider. These areas had been closed in over the years with concrete and brick. The area under both garage doors was also filled in with bricks from the original roadway.

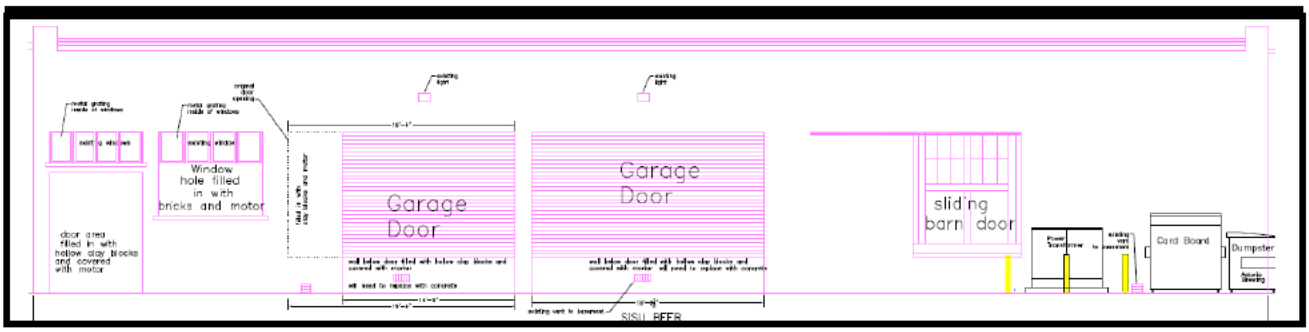
The proposal is to:

- **Doors:** Install a pair of black aluminum man doors into the old opening towards the east corner.
- **Windows:** Change the style of windows to black aluminum frames with clear glass. Replace the windows above the new door with divided windows. Install windows between the new man doors and garage doors (original window opening; since filled in with concrete). Install fold-up window to the west of the paired garage doors; widen from its existing 8 ft width to its original 18 ft opening.
- **Awning:** Install a metal awning above this area with two downcast LED lights under the awning.
- **Garage Doors:** Of the two garage door areas, the east door opening would be widened from its existing width to create space for matching, paired garage doors. Both would have clear glass folding garage doors from Renlita Overhead Door Company with black metal frames to match the man doors and adjacent windows.
- **Remove:** Sliding barn door and fill-in with concrete up to 42" above the inside floor area.
- **Lighting:** Install two LED lights under the awning. Install three wall-mounted, gooseneck light fixtures; dark green finish above each folding door/window.
- **Paint:** Re-paint the exterior concrete north-facing wall in flat black with some red and blue. The proposed color scheme will be the same as the existing colors on the Times Theater building in Seaside (also an existing SISU Brewery). The top historic building name, "Mason, Ehrman & Co." is proposed to remain. The existing mural is proposed to be removed as is not identified as a historic character-defining feature of the building.
- **Mechanical Equipment.**
  - Rooftop mechanical equipment will be installed back from the existing parapets, to ensure they are not visible from either the Marine Drive or River Trail right-of-way.
  - Small grill vents on the north wall.
  - Piping to the grain silo; cooking oil fill; CO_2 fill.

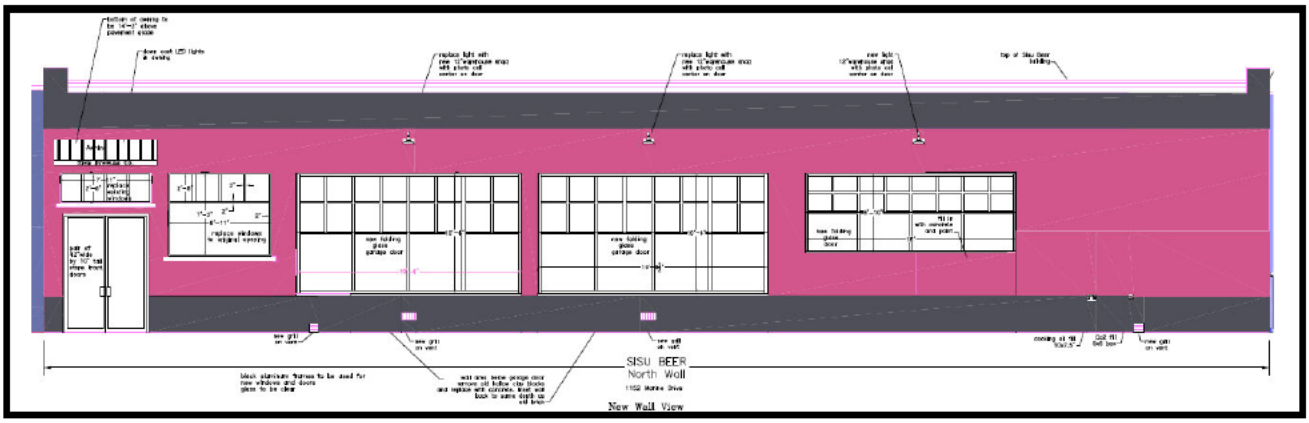
Existing



Existing



Proposed



V. Applicable Review Criteria and Findings of Fact

A. ADC §6.050.A, Certificate of Appropriateness for Exterior Alteration

"Unless otherwise exempted, no person, corporation, or other entity shall change, add to, or modify a structure or site in such a way as to affect its exterior appearance, if such structure is listed or identified as a Historic Landmark … without first obtaining a Certificate of Appropriateness."

Finding: The subject property is designated as Secondary within the Downtown National Register Historic District. The proposed alterations will affect the exterior appearance of the structure and therefore require a Certificate of Appropriateness. The City received an "Exterior Alteration for Historic Property" application on June 24, 2026. The criterion is met.

B. **ADC §6.050.B, C and D, Type I, Type II and Type III Requests**
ADC §6.050.B and C establishes criteria for administrative approval by the Historic Preservation Officer. Requests that do not meet the criteria for administrative approval are reviewed by the Historic Landmarks Commission pursuant to ADC §6.050.D.

Finding: The proposal involves alterations to historic exterior features and materials on an elevation adjacent to a public right-of-way. The application is therefore properly before the Historic Landmarks Commission for review under ADC §6.050.D.

C. ADC §6.050.E, Exterior Alteration, Historic Design Review Criteria states that, *"The following standards, shall be used to review Type II and Type III exterior alteration requests. The standards summarized below involve the balancing of competing and conflicting interests. The standards are intended to be used as a guide in the Historic Landmark Commission's deliberations and/or the Historic Preservation Officer's decision."*

1. ADC §6.050.E.1, states that *"Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose."*

   Finding: The property was constructed in 1936 as a commercial building and will continue to be used as a commercial building. It was originally built for a wholesale grocer, which operated at the property from 1936 to 1956. It was then converted to warehousing for City Transfer and Storage in 1961 and was still operating at this location at the time the property was inventoried as a historic resource in 1990. Sears Hometown franchise store operated at this location from 1996 to 2020. Astoria Food Hub purchased the building in 2022 but later abandoned its plans and leased the space to Buoy Beer for their temporary restaurant and bar operations. The current owner has been working on a multi-phased construction project since they acquired the property in 2024, primarily to open an eating and drinking establishment in the front (south) portion as they work towards converting the rear (north) portion to a restaurant and brewery. The basement will also be converted from storage in order to install equipment for their brewery operations.

   The proposed work retains the existing building footprint and overall form while improving access from the River Trail and rehabilitating portions of the north façade. The proposal is therefore consistent with the property's longstanding commercial use and represents a reasonable effort to rehabilitate the building while minimizing alteration. The criterion is met.

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

   Finding: The north façade was once the "rear" of the building; however, with the development of the River Trail, the north façade is now highly visible. The proposed

alterations will improve access between the River Trail and the building. The proposal will alter some existing historic materials, such as the north-facing windows and doors. However, the building's overall form, concrete construction and significant Art Deco character will be retained. Where existing openings are modified, the proposed work generally follows historic openings or documented historic conditions. As conditioned, the proposal will preserve significant character-defining features to the greatest extent possible. The criterion is met.

3. ADC §6.050.E.3 states *"All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged."*

   Finding: The proposed alterations recognize that the property has experienced changes over time. Available historic information indicates that the north elevation primarily serviced commercial businesses along the waterfront for deliveries. Access doors changed to accommodate the working railroad and commercial traffic. The proposal does not seek to remove all evidence of later alterations or recreate the building solely as it appeared at one point in time. The criterion is met.

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

   Finding: The proposed folding garage doors support adaptive reuse of the building and allow the north elevation to function as an active commercial frontage. Weather permitting, these doors are opened and create an inviting environment for pedestrian engagement and active streetscapes. The proposal acknowledges the building's history of adaptation to changing commercial uses. The project does not require removal of all later alterations or attempt to return the north façade to a single historic period. The proposed alterations are compatible with the building's existing character while allowing continued adaptation for commercial use. The criterion is met.

5. ADC §6.050.E.5, states that *"distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity."*

   Finding: The building is an example of Art Deco architecture and is identified in the National Register nomination as significant for the rarity of its style and quality of design. The south side is the primary façade of the site and features the building's most prominent historic architectural features. The proposed north-facing alterations will be sensitive to the historic design by retaining the building's overall form and concrete character and incorporating the existing grid pattern of the windows and doors. The proposed, black-framed doors and windows, contemporary folding garage doors, and awning are compatible in scale and material with the existing commercial character of the building. As conditioned, the proposal treats the building's distinctive architectural features with appropriate sensitivity. The criterion is met.

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

   Finding: The proposal includes replacement and modification of existing windows and doors and reconstruction of portions of the north façade. Available historic information provides evidence of former openings and the historic configuration of portions of the north elevation. The proposed work incorporates those documented conditions where feasible while using compatible contemporary materials for new elements. As conditioned, replacement materials and finishes shall be compatible with the existing historic building. The criterion is met.

7. ADC §6.050.E.7, states that "*the surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.*"

   Finding: No sandblasting or other invasive or destructive cleaning methods have been proposed. If cleaning of historic materials is undertaken as part of the project, the applicant shall use the gentlest means reasonably necessary to accomplish the work. The criterion is met.

8. ADC §6.050.E.8, states that "*every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*"

   Finding: The proposal consists primarily of exterior rehabilitation of an existing structure and does not identify disturbance to a known archaeological resource. No archaeological resources are known to be affected by the proposed work based on the information available to staff. If archaeological resources are discovered during construction or excavation, work shall cease in the affected area, and the applicant shall immediately contact the City for direction regarding appropriate measures to protect the resource. The criterion is met.

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

   Finding: The proposal incorporates contemporary aluminum-framed doors and windows, folding garage doors, an awning, and exterior lighting. These elements are concentrated on the north elevation and are compatible with the building's commercial and industrial character. Rooftop mechanical equipment is proposed to be located behind the existing parapets and is not expected to be visible from the adjacent public rights-of-way. The proposed alterations retain the building's overall

scale, form, and concrete construction while providing functional access and improved usability. As conditioned, the proposed materials, colors, and lighting will be compatible with the historic resource and surrounding waterfront environment. The criterion is met.

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

Finding: Although the proposal modifies several existing openings in the north façade, it does not alter the building's overall footprint, height, massing, or essential form. The proposed doors, windows, awning, and lighting are applied to the existing façade and could be removed in the future without substantially affecting the building's overall architectural form. The criterion is met.

VI. Comprehensive Plan Findings

A. General Policies (CP.005-CP.028)

The Comprehensive Plan establishes goals and policies intended to maintain Astoria's existing character, encourage compact urban development, protect historic resources, and recognize the City's relationship to the Columbia River and waterfront.

Finding: The proposed exterior alterations rehabilitate an existing commercial building in the Downtown area while retaining its historic character and existing building footprint. The project supports continued use of an existing developed property and incorporates materials and architectural elements compatible with the historic resource and surrounding area. The City finds that the proposal is consistent with the applicable General Policies.

B. Downtown Area (CP.050-CP.055)

The Comprehensive Plan recognizes Downtown as the City's central commercial district and encourages the continued vitality and appropriate development of Downtown and its waterfront.

Finding: The proposed alterations support continued commercial use of an existing Downtown building and improve access between the building and the River Trail. The work is concentrated on the north elevation and does not substantially alter the established Marine Drive commercial frontage. The City finds that the proposal supports continued commercial activity in Downtown and is consistent with the applicable Downtown Area policies.

C. Riverfront Vision Overlay (CP.067-CP.068)

The Comprehensive Plan recognizes the importance of the Columbia River waterfront to Astoria's identity and establishes policies addressing public access, scenic and visual resources, open space, and the continued economic and recreational use of the waterfront.

Finding: The property is adjacent to the existing River Trail and Columbia River waterfront. The proposed alterations will not eliminate or substantially interfere with public access to the River Trail. The north façade improvements will enhance the appearance and functionality of the building as viewed from the waterfront while retaining the building's historic character. The City finds that the proposal is consistent with the applicable Riverfront Vision policies.

D. Historic Preservation (CP.240-CP.255)

The Comprehensive Plan identifies preservation of Astoria's historic buildings, structures, sites, and neighborhoods as an important City objective and encourages consideration of historic resources in development decisions.

Finding: The property is identified as a historic resource within the Downtown National Register Historic District. The proposal retains the building's overall form, historic concrete construction, and significant architectural character while allowing reasonable adaptation for continued commercial use. As conditioned, the proposed alterations are compatible with the historic resource and are consistent with the applicable Historic Preservation policies.

E. Economic Element (CP.190-CP.210)

The Comprehensive Plan recognizes the importance of Downtown, the waterfront, and existing commercial activities to Astoria's economy and encourages development that supports the City's economic vitality while maintaining Astoria's unique character.

Finding: The proposal supports the continued commercial use and rehabilitation of an existing Downtown property. Continued productive use of the historic building contributes to the economic vitality of the Downtown and waterfront areas while retaining an existing developed site and historic resource. The City finds that the proposal is consistent with the applicable Economic policies.

VII. Public Noticing, Agency Review, and Comments

A. Public Notice and Comment

All public noticing requirements were met pursuant to ADC §9.020. No comments have been received as of the date of this report. Any comments received thereafter will be made available at the Historic Landmarks Commission meeting. Testimony received prior to the close of the public hearing will become part of the record.

B. City Historian Review

The City Historian reviewed the proposal at an in-person meeting with the City Planner. No specific comments were offered.

VIII. Procedural Information

A. Appeals

ADC §9.040.B, Appeals, Commission or Committee Decision, states *"A decision of the Commission or Committee concerning a quasi-judicial land use matter may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing an appeal within 15 days of the mailing of the Order. The notice of appeal filed with the City shall contain the information outlined in Section 9.040(D)."*

B. Time Limits

ADC §9.100.A.1, Time Limit on Permits, Duration of Land Use Approval, states: *"1. Except as otherwise provided in this Code, a Land Use Approval shall expire two years from the date of Final Decision unless substantial construction has taken place or use has begun."*

The remaining provisions of ADC §9.100 concerning extensions and work performed after expiration also apply.

IX. Staff Conclusion and Recommendation

Staff finds that the proposal represents the rehabilitation of an identified historic resource and is consistent with the historic character of the property and the surrounding neighborhood. The proposal maintains the property's longstanding commercial use and seeks to rehabilitate and, where supported by historic evidence, re-establish former architectural openings. With the conditions listed below, the proposal will preserve significant historic materials and architectural features while allowing reasonable rehabilitation of the building. Staff therefore recommends that the Historic Landmarks Commission **APPROVE Exterior Alteration Request EX26-04, subject to the following Conditions of Approval:**

1. **Windows.**
   Replacement windows shall be installed to the same historic depth from the exterior façade as the existing windows. Window frames shall be black, and glazing shall be clear, consistent with the approved plans.

2. **Doors.**
   The proposed man doors and folding garage doors shall be installed within the approved openings and shall be black-framed with clear glazing, consistent with the approved plans. Any modification to the size or location of the approved openings shall require additional review and approval.

3. **Materials and Paint.**
   Exterior materials, finishes, and paint colors shall be consistent with the approved plans.

4. **Lighting.**
   Any new exterior lighting associated with the approved project shall be shielded and directed downward to prevent glare onto adjacent properties or the public right-of-way as per ADC §3.128.

5. **Signs.**
   No signage, logos, graphics, murals, advertising, or other visual displays shall be installed on the building, awning, waste enclosure or silo unless separately reviewed and approved in accordance with Article 8 (Sign Regulations) of the Astoria Development Code.

6. **Planning Permits.**
   The applicant shall obtain an approved Design Review permit for the proposal as shown in the application materials prior to the issuance of building permits.

7. **Building Permits.**
   The applicant shall obtain any required permits and/or inspections from the Building Division.

8. **Public Works/Engineering Permits.**
   The applicant shall obtain any required permits and/or inspections from the Public Works/Engineering Department for proposals within their purview, such as access or work within the public right-of-way.

9. **Approved Plans, Materials and Substantial Modifications.**
   The exterior alterations shall be constructed as shown in the application materials and as modified by these Conditions of Approval. Any substantial modification to the approved exterior alterations, materials, site plan, or project scope that may materially affect the exterior appearance or historic character of the property may require additional review and approval in accordance with the Astoria Development Code.

NOTE: The applicant should be aware of the following:

- The Exterior Alteration Permit is a Land Use Approval and shall expire two years from the date of Final Decision unless substantial construction has taken place or use has begun. Refer to ADC Article 9.
- Any features indicated on the submitted plans NOT associated with this application shall obtain separate approvals as required.
- The applicant shall obtain all necessary City permits and licenses prior to the start of construction. Other City departments may require separate applications and/or approvals for areas under their purview.
- System Development Charges (SDCs) may apply.

Attachments:

1) Site Photos – provided by City Staff
2) Historic Inventory Sheet for 1152 Marine Drive
3) Application Submittals

Front elevation (1152 Marine Drive)



Rear elevation (adjacent to River Trail)










HIGH WIRE ARTISTS
Astoria Brewing Company
ASTORIA OREGON
503-325-6975


Astoria Brewing Company
HIGH WIRE ARTISTS
TACOMA


Astoria Brewing Company

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

HIST. NAME: Mason-Ehrman & Company
COMMON NAME: City Transfer
ADDRESS: 1136, 1156 Marine Drive
CITY: Astoria, 97103
OWNER: Vaughn, Forrest E / L Sylvia

T/R/S: T8N/R9W/S8
MAP NO.: 80908CB TAX LOT: 1700, 300
ADDITION: McClure's Astoria
BLOCK: 56 1/2 LOT: 11 & 12; FTG to BLK 56 1/2, S of R/W, LT 11 & 12
QUAD: Astoria

DATE OF CONSTRUCTION: 1936
ORIGINAL USE: retail
PRESENT USE: transfer & storage
ARCHITECT: John E. Wicks
BUILDER:
THEME: industry & manufacturing
STYLE: art deco

xBLDG STRUC DIST SITE OBJ

PLAN TYPE/SHAPE: trapezoidal
FOUNDATION MATERIAL: conc/wood post
ROOF FORM & MATERIALS: flat/built up
WALL CONSTRUCTION: reinforced conc
NO. OF STORIES: one
BASEMENT: yes
STRUCTURAL FRAME: reinf conc
PRIMARY WINDOW TYPE: multi and single-paned fixed in steel frame
EXTERIOR SURFACING MATERIALS: unfinished concrete
DECORATIVE FEATURES: fluted pilasters pierce cornice
OTHER: multi paneled garage doors with lights

CLASSIFICATION: secondary
STRUCTURAL STATUS: GOOD xFAIR POOR MOVED (DATE)
HISTORICAL INTEGRITY: slightly altered
EXTERIOR ALTERATIONS/ADDITIONS: one bay altered to include small roll-up door, entry door, window and transom; bay may have originaly housed one large roll-up door

NOTEWORTHY LANDSCAPE FEATURES: none
ASSOCIATED STRUCTURES: none
KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: north side of Marine Drive, near 11th Street; north and south elevations exposed

STATEMENT OF SIGNIFICANCE: This building was occupied by Mason-Ehrman & Company, wholesale grocers, from 1936 through 1956. The present occupants are City Transfer & Storage Company, and they have been there since 1961.

SOURCES: Sanborn Fire Insurance Maps; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

NEGATIVE NO: R2 N4

RECORDED BY: NCLC
DATE: 12/26/89
6/13/90

SHPO INVENTORY NO.: 1021

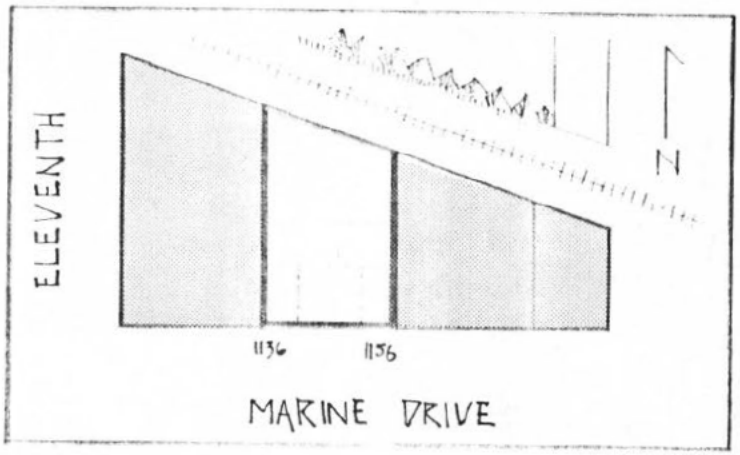
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

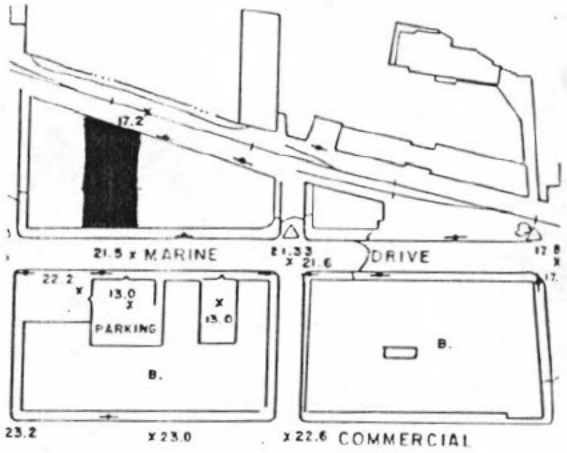
PROPERTY: City Transfer
ADDRESS: 1136 Marine Drive
TAX I.D.: 51010, 51024

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



NEGATIVE NO.: R2 N4





TOPOG. DATE: 1967

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

1021

Attachment 3: Application Submittals

CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT

RECEIVED
JUN 24 2026

EX 26-04

☑ Fee Paid Date 6/26/26 Method CK # 941
FEE:$350.00

EXTERIOR ALTERATION FOR HISTORIC PROPERTY
<25,000 Project Value

Property Address: 1152 Marine Drive

Lot 11 & 12 Block 56 1/2 Subdivision McClures Addition

Map 8-09-08CA Tax Lot 1700 Zone C-4

For office use only
Adjacent Historic Properties:

Classification: c.1936 Secondary Inventory Area: Downtown NRHD

Applicant's Name: TM Development LLC

Mailing Address: PO Box 23, Seaside, OR. 97138

Phone: [redacted] Business Phone: [redacted] Email: [redacted]

Signature of Applicant: [signature] Date: 6/22

Property Owner's Name: Same as above

Mailing Address:

Phone: Business Phone: Email:

Signature of Property Owner: Date:

Business Name (if applicable): Sisa Brewing Co.

Describe the existing USE of the property and existing CONDITIONS *(attach exterior photos of all elevations)*:

Existing use is restaurant & storage. The exterior use on Marine Drive is not changing, the rear north side of the building has multiple old openings for windows & doors some of which have been closed in over the years and will be re-opened.

For office use only:			
Application Complete:	7-13-2026	Accela ePermitting #:	
120 Days:	11-10-2026	Type II or Type III:	
Planner:	LE	Tentative HLC Meeting Date:	Aug. 18, 2026

FILING INFORMATION: A pre-application meeting with a planner may be required prior to the acceptance of the application. A planner will review your submittals and determine if your proposal will be reviewed by Staff, or by the Historic Landmarks Commission (HLC), as outlined in Development Code Sections §6.010-6.090.
For proposals triggering HLC review, meetings are typically held at 5:30 p.m. on the third Tuesday of each month. Complete applications must be received by the 13th of the month to be considered for the following month's HLC agenda (allowing for public noticing period). Your attendance at the HLC meeting is recommended. Application submittal gives permission to City Staff to access the property for necessary site visits, i.e., posting of public hearing notices; photos; etc.

Did you have a Pre-App meeting for this project? ☐ **No** ☑ **Yes** *(provide date)* 02/2025

Attach responses to the following...

PROPOSAL: Describe the proposed USE of the property as well as the proposed CHANGES.

Please address each of the Exterior Alteration Criteria. Provide as much detail as possible to support why the request should be approved.

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

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

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

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

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

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

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. Any cleaning proposed? If yes, explain.

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

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and addition do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment. Is a contemporary design proposed? If yes, explain how your proposal meets this criterion.

Mead Engineering
89643 Ocean Drive, Warrenton, Oregon 97146
Ph. 503-738-2538
[redacted]

27 February 2026
Revised 6/16/2026



TM Development LLC
PO Box 23
Seaside, Oregon 97138

Re: SISU Beer Astoria
1152 Marine Drive
Astoria, Oregon 97103

Land Zoning: C-4

This building was originally the Mason-Ehrman & Company building built in 1936 and used for industry & manufacturing. It covers lots 11 & 12 of block 56 ½ located at 1152 Marine Drive. It has concrete exterior walls and a wood frame main floor, concrete basement, and wood roof structure. The interior has been used for storage, retail, manufacturing, and restaurant. The current use of restaurant in the front (south half) of the building will be maintained with the rear of the building (north half) being converted from storage to restaurant and brewery. The basement is being converted from storage to brewery and storage.

As part of the Bouy Beer, Astoria Food Hub use of the building they obtained approval in May 2022 to construct a trash encloser at the northwest corner of the building. This encloser was never constructed. This encloser was to house a cardboard recycle holder shared with the adjoining businesses, a 2-yard trash dumpster, three recycle cans and a waste grease container. See attached sheet L-2. This trash area is being requested to be modifies to house the cardboard recycle holder, a grain silo and three recycle cans. The waste grease has been moved into the basement of the building. The trash containers are currently being contained inside the basement area of the building. The exterior fence boards would be changed for the Bouy Beer proposal of Juniper wood to Cedar to match the local area woods. See details on sht 4 of the attached trash enclosure drawings.

The north concrete wall of the building currently has two windows, two garage doors and one sliding door. The original building also had an additional doorway on the east end of the wall and the window between this area and the first garage door was much taller. The first garage door area was also wider. These areas have been closed in over the years with concrete and brick. The area under both garage doors was also filled in with bricks from the original roadway surface up

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Geotechnical Engineer Oregon 12181
Professional Land Surveyor Oregon 2259
Oregon Structural Inspector #2555SIA
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Mead Engineering
89643 Ocean Drive, Warrenton, Oregon 97146
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xxxx@xxxxxxxxxx.xxx

to the existing main floor. See attached photo of area below garage doors from inside of the building.

This proposal is to install a new pair of black aluminum man doors into the old opening and replace the window above with an aluminum frame divided store front type window. A new metal awing would be installed above this area with two LED lights under the awning to provide exit lighting for this door area.

The two garage door areas would have the crumbling brick area below the doors replaced with concrete. The easterly door opening would be widened back to its original width by removing the infilled area on the eastside of the doorway. Both new doors would be replaced with glass folding garage doors from Renlita Overhead Door Company. The metal frame work would be black to match the man doors and adjacent windows, the glass would also be clear to match. This black metal color and clear glass would match the buildings on either side of this building. The existing wall pack lights located above the doors would be replaced with 12” round warehouse type lights with LED bulbs.

The existing sliding door would be removed with the bottom of the opening filled with concrete up to 42” above the inside floor area. This opening would be widened from its existing 8’ width to a total width of 18 feet. This opening window would also be a folding door from Renlita Overhead Door Company to match the adjacent two doors. A 12” warehouse light would also be installed above this folding door.

The exterior of the concrete wall has a mural that was painted on it in 2001. This entire wall would be painted over with two contrasting colors. The colors will be the same as the existing Times Theater building in Seaside (this also houses the existing SISU Beer brewery) The top decorative facade area shall be maintained and repainted.

Any new roof top mechanical equipment shall be located back from the existing parapets to not be seen from the street ground level of Marine drive or the River Walk Trolley track area. There are existing small vents into the basement that maybe re-used for basement equipment along the north wall.

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OIC-OR Inspector Certification #OIC2587


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ASTORIA BREWING



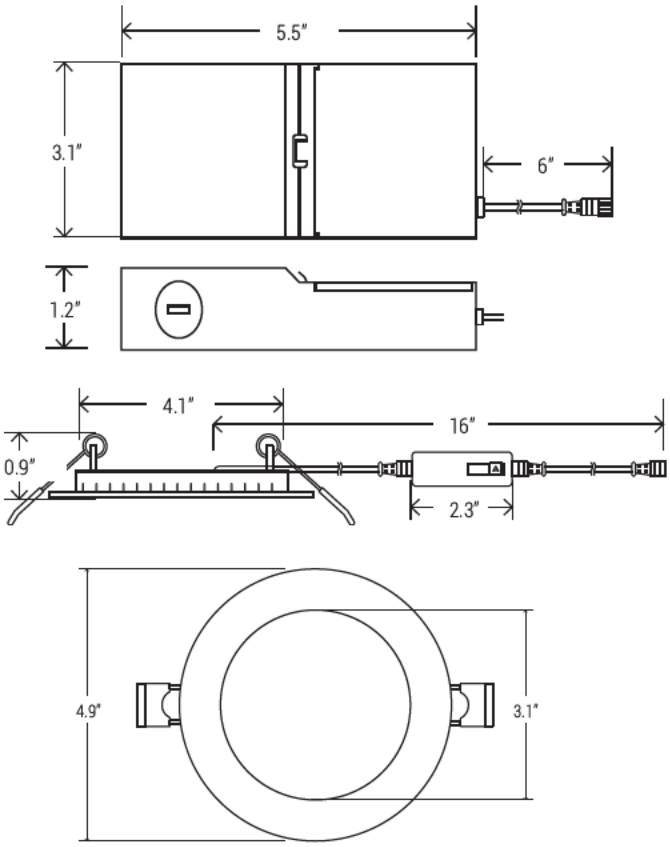


RL475
4 Inch Round Slim Multi CCT LED

4"







NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
550	605	9W
850	940	12W

Based on 4000K, 90+ CRI. Actual wattage may vary +/- 5%

INSTALLATION

Cut hole in ceiling. Insert luminaire into opening by squeezing spring clips on both sides of luminaire. The width in ceiling needed for the driver to fit is 3".

FEATURES

4" round multi-CCT LED "Slim Disk" engineered for new construction, remodel, or retrofit to accommodate insulated or dropped ceilings. Easily access field-adjustable 5-Color SeleCCTor switch by lowering the luminaire from the opening. Recessed housing not required, especially with limited plenum applications. Remote driver allows easy installation and maintenance. Small aperture and shallow depth are ideal for unlimited applications.

LUMENS	550, 850
CCT	27K/30K/35K/40K/50K
CRI	90+
COLOR QUALITY	3-Step MacAdam Ellipse
CONSTRUCTION	Aluminum die-cast body and trim
TRIM OPTION	Round Flat Lens
TRIM COLORS	WH (White), BK (Black), BZ (Bronze), SN (Satin Nickel), CP (Copper), CH (Chrome)
DIMMING	DIMTR (Triac)
EMERGENCY	16W high voltage inverter
LIFETIME	L70 at 50,000 Hours
PHOTOMETRIC TESTS	In Accordance with IES LM79-08, LM80 and TM-30, TM-21

- IC-rated and Air-Tight ready and may be in direct contact with insulation.
- Can be installed in shallow plenum spaces.
- May be installed in drywall or suspended ceilings.
- Flicker-free 120V forward-phase Triac dimming down to 5%.
- Even illumination achieved with patent-pending optics and edge-lit LED technology.
- Ideal where ceiling or top access is unavailable.

SLIM TRIM



TRIM RINGS



RL475-RT-BK
(Black)



RL475-RT-BZ
(Bronze)



RL475-RT-CH
(Chrome



RL475-RT-CP
(Copper)



RL475-RT-SN
(Satin Nickel)

ACCESSORIES

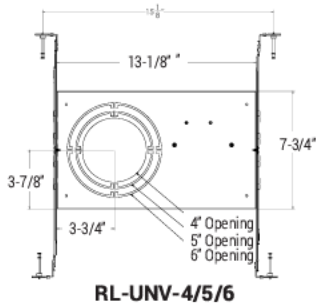


RL-ACC-SLIM-1-10F
10-ft long extension



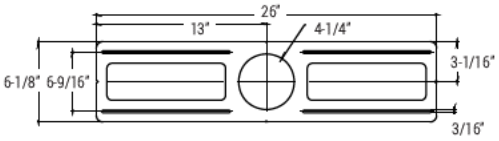
RL-ACC-SLIM-1-20F
20-ft long extension





RL-UNV-4/5/6
For use with: 4", 5", 6"
Universal mounting plate





RL-ACC-SLIM-4-ROUGHPLATE
Rough-in plate for use with 4" downlights

EXAMPLE:
RL475-550L-DIMTR-120-27K/30K/35K/40K/50K-90-WH

	TYPE	LUMEN	CCT	CRI	FINISH
	RL475	❑ 550L-DIMTR-120 ❑ 850L-DIMTR-120	❑ 27K/30K/35K/40K/50K	❑ 90+	❑ WH - White

RL475-RT-BZ

ACCESSORIES
❑ **RL475-RT-BZ**-Bronze
❑ **RL475-RT-BK**-Black
❑ **RL475-RT-CH**-Chrome
❑ **RL475-RT-CP**-Copper
❑ **RL475-RT-SN**-Satin Nickel

RL-ACC-SLIM-1-10F

OPTIONS
❑ **RL-ACC-SLIM-1-10F** - 10ft Long Extension
❑ **RL-ACC-SLIM-1-20F** - 20ft Long Extension
❑ **RL-UNV-4/5/6** - Universal Mounting Plate for 4",5" and 6"
❑ **RL-ACC-SLIM-4-ROUGHPLATE** - 4" Mounting Plate

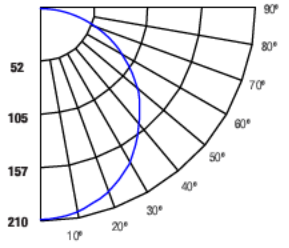
Due to the changes of constant improvement in LED tec
subject to change without notice. Consult factory for u

RL475-550L-DIMTR-120-27K-30K-35K-40K-50K-90-WH

TEST NO.: **EL05281984**

INPUT WATTS: **9.4** LUMENS: **605** CRI: **90** EFFICACY: **64** CCT: **4000K** SPACING CRITERIA: **1.38**

Candle Power Distribution (Candelas)



Cone of Light			
2	52.4	6.1	5.8
4	13.1	12.2	11.7
6	5.83	18.3	17.5
8	3.28	24.4	23.3
10	2.1	30.6	29.2
12	1.46	36.7	35
(FT.)Distance to Plane	(FC.) Initial Footcandle at Nadir	(FT.) Beam Vert. Spread	(FT.) Beam Horiz. Spread

BEAM DIA. MEASURED AT 50% OF NADIR F.C.

Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixt
0-20	76.44	12.60	12.60
0-30	162.14	26.80	26.80
0-40	265.19	43.90	43.90
0-60	468.75	77.50	77.50
0-80	589.71	97.50	97.50
0-90	604.69	100.00	100.00

Luminance (Average candela/M²)

Angle in Degrees	Average 0°	Average 45°	Average 90°
45	30281	29941	29713
55	29850	29142	28487
65	29216	28180	26567
75	28897	27033	24012
85	28889	26602	2793

Lumens Per Zone

Zone	Lumens
0-10	19.81
10-20	56.63
20-30	85.71
30-40	103.05
40-50	106.63
50-60	96.92
60-70	75.12
70-80	45.84
80-90	14.98

Candela Tabulation

Ω	
0	209.70
5	208.52
15	200.61
25	186.82
35	165.74
45	140.74
55	112.54
65	81.16
75	49.16
85	16.55
90	0.24

Coefficients of Utilization - Zonal Cavity Method
Effective Floor Cavity Reflectance 0.20

	RC	80%				70%				50%			30%			10%			0%
	RW	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
ROOM CAVITY RATIO	0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
	1	108	103	99	95	106	101	97	93	97	94	90	93	90	88	89	87	85	83
	2	98	90	83	77	96	88	82	76	84	79	74	81	77	73	78	74	71	69
	3	90	79	70	64	87	77	69	63	74	68	62	71	66	61	69	64	60	58
	4	82	70	61	54	80	68	60	54	66	59	53	63	57	52	61	56	51	49
	5	75	62	53	46	73	61	52	46	59	51	46	57	50	45	55	49	45	42
	6	69	56	47	40	68	55	46	40	53	46	40	51	45	39	50	44	39	37
	7	64	51	42	36	63	50	41	36	48	41	35	47	40	35	46	39	35	33
	8	60	46	38	32	58	46	37	32	44	37	31	43	36	31	42	36	31	29
	9	56	42	34	29	55	42	34	28	41	33	28	40	33	28	39	32	28	26
	10	53	39	31	26	51	39	31	26	38	31	26	37	30	26	36	30	25	24

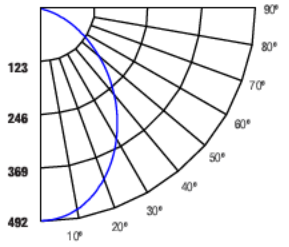
RC - Ceiling Cavity Reflectance *RW - Wall Reflectance*

RL475-850L-DIMTR-120-27K-30K-35K-40K-50K-90-WH

TEST NO.: **EL11181952**

INPUT WATTS: **11.9431** LUMENS: **940** CRI: **90** EFFICACY: **79** CCT: **4000K** SPACING CRITERIA: **1.18**

Candle Power Distribution (Candelas)



Cone of Light			
2	123	3.7	3.7
4	30.7	7.4	7.4
6	13.7	11.1	11.1
8	7.69	14.8	14.8
10	4.92	18.5	18.4
12	3.42	22.2	22.1
(FT.)Distance to Plane	(FC.) Initial Footcandle at Nadir	(FT.) Beam Vert. Spread	(FT.) Beam Horiz. Spread

BEAM DIA. MEASURED AT 50% OF NADIR F.C.

Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixt
0-20	173.36	18.40	18.40
0-30	352.69	37.50	37.50
0-40	547.03	58.20	58.20
0-60	849.91	90.40	90.40
0-80	939.04	99.90	99.90
0-90	939.07	99.90	99.90

Luminance (Average candela/M²)

Angle in Degrees	Average 0°	Average 45°	Average 90°
45	107875	108664	110852
55	83282	84750	87663
65	54567	56730	60245
75	17392	20037	24679
85	118	118	79

Lumens Per Zone

Zone	Lumens
0-10	46.12
10-20	127.24
20-30	179.33
30-40	194.35
40-50	174.34
50-60	128.54
60-70	71.01
70-80	18.11
80-90	0.03

Candela Tabulation

Ω	
0	491.96
5	487.33
15	451.64
25	388.42
35	308.76
45	222.84
55	139.55
65	67.37
75	13.15
85	0.03
90	0.03

Coefficients of Utilization - Zonal Cavity Method
Effective Floor Cavity Reflectance 0.20

	RC	80%				70%				50%			30%			10%			0%
	RW	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
ROOM CAVITY RATIO	0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
	1	111	107	104	101	108	105	102	99	101	98	96	97	95	93	93	92	90	88
	2	103	96	90	85	100	94	89	84	91	86	82	87	84	81	84	81	79	77
	3	95	86	79	73	92	84	78	73	81	76	71	79	74	70	76	72	69	67
	4	88	77	70	64	86	76	69	63	74	67	62	71	66	62	69	65	61	59
	5	81	70	62	56	79	69	61	56	67	60	55	65	59	55	63	58	54	52
	6	75	64	55	50	74	63	55	49	61	54	49	59	53	49	58	52	48	46
	7	70	58	50	45	69	57	50	44	56	49	44	54	48	44	53	48	43	42
	8	66	53	46	40	64	53	45	40	51	45	40	50	44	40	49	44	39	38
	9	62	49	42	37	60	49	41	36	48	41	36	47	41	36	46	40	36	34
	10	58	46	38	33	57	45	38	33	44	38	33	43	37	33	43	37	33	31

RC - Ceiling Cavity Reflectance *RW - Wall Reflectance*

HI-LITE MFG. CO., INC.

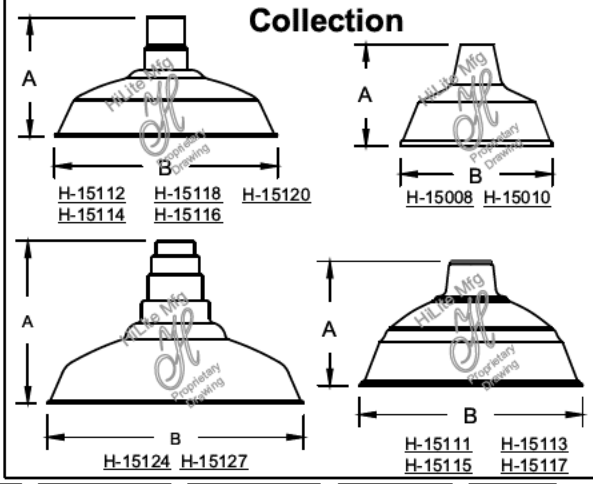
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name:

Type:

Quantity:

Warehouse Shade Collection



Item Number	Height (A)	Width (B)
H-15008	5 1/2"	8"
H-15010	7"	10"
H-15111	8"	11"
H-15112	8"	12"
H-15113	8"	13"
H-15114	8 1/2"	14"
H-15115	7"	15"

Item Number	Height (A)	Width (B)
H-15116	8 3/4"	16"
H-15117	8 1/2"	17"
H-15118	10"	18"
H-15120	10 3/4"	20"
H-15124	16"	24"
H-15127	17 1/2"	27"

Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/ Lamp options	LED Color Temp	Driver
H-15008 (1) H-15010 (1) H-15111 (1) H-15112 H-15113 H-15114 H-15115 H-15116 H-15117 H-15118 H-15120 H-15124 H-15127	Standard (2) **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) **BK01, GN20.** Upgraded (2) Finishes **01,11,14, 22,24,25,26, 29, 33,41,44, 48,49,66,74, 77,82,89,92, 94,97,98,100, 101,102,112, 117,118,119, 121,122,123, 124,127,128, 130,133,134, 135,136,137, 139,140,141, 145,146,147, 148,150,151, 152,153,154, 155,156,157, 158,165,991** For finish specs see pages 344-348.	Mounting Options **1/2"** **3/4"** Cord Options (3) **CB8** (8' Blk Cord) **CW8** (8' Wht Cord) **CG8** (8' Gray Mesh Cord) Custom Cord (3) Options **CB___** (Black) **CW___** (White) **CG___** (Gray Mesh) Specify length. Stem Options (Must Pick Stem & Canopy) **___ST2 (1/2" NPT)** **___ST3 (3/4" NPT)** Specify length and canopy. **HSC** (Swivel Canopy) **SMC** (Flat Ceiling Canopy) **HDSMC** (Heavy Duty Flat Ceiling Canopy) Flush Mount Options **FHSC** (Swivel Canopy) **FSMC** (Flat Ceiling Canopy) **FHDSMC** (Heavy Duty Flat Ceiling Canopy) Arm Options (Not All Arms Are Listed) **B-1** **HL-K** **HL-A** **HL-U** **HL-H** **P-1** **HL-C** **P-3** **HL-D** For all arms and specs see pages 321-344	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) **BK01, GN20.** Upgraded Finishes **01,11,14, 22,24,25,26, 29, 33,41,44, 48,49,66,74, 77,82,89,92, 94,97,98,100, 101,102,112, 117,118,119, 121,122,123, 124,127,128, 130,133,134, 135,136,137, 139,140,141, 145,146,147, 148,150,151, 152,153,154, 155,156,157, 158,165,991** For finish specs see pages 344-348.	**CGU** (4) (Cast guard & glass) **LCGU** (4) (Large cast guard & glass) **WGU** (4) (Wire guard & glass) **LWGU** (4) (Large wire guard & glass) **ARN** (4) (Acorn globe) **LARN** (4) (Large acorn globe) **WGR** (4) (Wire guard) **SK** (Swivel knuckle) **FX** (Flexible tubing for cord mounted fixture only) For specs and glass color see pages 321-344.	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) **BK01, GN20.** Upgraded Finishes **29, 33,66, 77,82,89,92, 94,97,98,100, 101,102,112, 117,118,119, 121,122,123, 124,127,128, 130,133,134, 136,137,139, 140,141,145, 146,147,148, 152,153,154, 155,156,157, 165,991** For finish specs see pages 344-348.	Incandescent **INC** (6) (Fixture is standard 100W or 200W Medium Base.) **GU24** (6) (2-Pin Twist Lock Socket) LED4 series (5)(6) (Not available with glass enclosures) **6LED4** (850 Lumens) **10LED4** (1250 Lumens) **14LED4** (1650 Lumens) **18LED4** (2000 Lumens) **20LED4** (2500 Lumens) **23LED4** (3000 Lumens) **29LED4** (3500 Lumens) **34LED4** (4000 Lumens) LED3 Series (6) (Requires glass enclosure) **12LED3** 1400 (Lumens) For specs see LED Spec Sheet online **CFL/MH/HPS** (Compact Fluorescent) (Metal Halide & High Pressure Sodium) **Contact Factory for availability**	LED Color Temp not available for INC or GU24. **27** (2700K) **30** (3000K) **35** (3500K) **40** (4000K) For specs See LED Spec Sheet Online	Driver not available for INC or GU24. **CBCM** (Cord Driver Housing) **SBCM** (Stem Driver Housing) **WBCM** (Wall Driver Housing) **LPLB** Post Driver Housing) (LED4 (6) Dimming Specs: ELV, Triac, 0/1-10V Standard) (LED3 (6) Dimming Specs: ELV, Triac, 0/1-10V Standard) For specs See LED Spec Sheet Online

H-15117 - 91 / 1/2" - 91 / CGU-CLR - 91 / 12LED3 - 27 - CBCM

ORDER EXAMPLE
(USE THIS FORMAT TO PLACE ORDER)

Notes

(1) H-15008, H-15010,H-15111,H-15113 & 15115 available for 100W Max INC, 6LED4 & 10LED4 & 12WLED3. H-15008 and H-15010 not available with glass enclosures.

(2) For interior finish of fixture refer to color chart on pages 344-348. H-15124 and H-15127 not available in copper or brass finish.

(3) Cord Mounting wattage not to exceed 100 for HID. Gray Mesh Cord not available for HID.

(4) Requires Globe Option. (See pages 339-341 for Globe Options) LED3 Dimming Specs: Driver is Standard 0/1-10V Dim) Max Wattages for CGU and WGU are 100W INC, 12W LED3, 32W CFL and 100W HID Max Wattages for LWGU, LCGU, ARN and LARN are 200W INC, 12W LED3, 57W CFL, 175W HID and no changes.

INC,GU24,CFL & HID are UL Listed
LED is ETL Listed

(5) CGU, LCGU, SGU & LSGU Glass Options : CLR(Clear), Fr(Frost),RIB(Ribbed),AM(Amber), BL(Blue), GRN(Green), RD(Red), AMC(Amber Crackle)
ARN & LARN Glass Options: RN(Rain Glass) & RNFR(Rain Frost Glass)

(6) LED4 Series in not available with Glass Enclosures.
LED4 Dimming Specs:Driver is Standard Tri Dim, ELV, Triac,0/1-10V.
LED3 Dimming Specs:ELV, Triac,0/1-10V, standard-ordered after 2-21-2024, 0/1-10v ordered prior to 2-20-2024.

(7) Socket Bases: INC and HID are medium base. CFL is GX24Q.,GU24 is 2-pin Twist lock, LED is Dedicated with a driver and Module INC & GU24 are standard 120 Volt & LED is standard 120/277 Volts.

Cord-hung fixtures: suitable for dry location only.
Stem-hung fixtures: suitable for damp & dry location.
Gooseneck, post mount & wall bracket fixtures: suitable for wet, damp & dry location.

Finish	Interior of Shade Finish	Finish Rating
01-Polished Brass	Satin Brass	Dry Rated
14-Satin Steel/ Satin Copper	Satin Steel	Dry Rated
15-Burnt Copper	Burnt Copper	Wet Rated
16-Burnt Steel	Burnt Steel	Dry Rated
22-Weathered Brass	Weathered Brass	Wet Rated
24-Satin Copper	Satin Copper	Wet Rated
25-Satin Brass	Satin Brass	Wet Rated
26-Natural Brass W/Clear Coat	Natural Brass W/Clear Coat	Wet Rated
29-French Green	White	Wet Rated
33-Patina	Patina	Wet Rated
41-Polished Brass/Polished Copper	Satin Brass	Dry Rated
44-Polished Brass	Satin Brass	Damp Rated
48-Raw Copper	Raw Copper	Wet Rated
49-Weathered Copper	Weathered Copper	Wet Rated
55-Chrome	Satin Chrome	Dry Rated
66-Navajo White	Navajo White	Dry Rated
74-Rosewood/Raw Copper accent	Rosewood	Wet Rated
77-Rosewood	Rosewood	Wet Rated
82-Sierra Wash	White	Wet Rated
89-Aged Brass	Aged Brass	Wet Rated
91-Black	White	Wet Rated
92-Yellow	White	Wet Rated
93-White	White	Wet Rated
94-Cruiser Green	White	Wet Rated
95-Dark Green	White	Wet Rated
96-Galvanized	Galvanized	Wet Rated
98-Polished Aluminum	Brushed Aluminum	Damp Rated
100-Dark Brown	White	Wet Rated
101-Brushed Aluminum	Brushed Aluminum	Wet Rated
102-Raw Aluminum	Raw Aluminum	Wet Rated
112-Tuscany	White	Wet Rated
117-Gun Metal Grey	White	Wet Rated
118-Painted Aluminum	Painted Aluminum	Wet Rated
119-Bronze	White	Wet Rated
121-Café	Café	Wet Rated
122-Transparent Green	Transparent Green	Wet Rated
123-Transparent Blue	Transparent Blue	Wet Rated
124-Transparent Red	Transparent Red	Wet Rated
127-Vanilla Cream	Vanilla Cream	Wet Rated
128-Painted Gold	Painted Gold	Wet Rated
130-Painted Natural Copper	Painted Natural Copper	Wet Rated
133-BK01/Brushed Gold	White	Dry Rated
134-BK01/Brushed Silver	White	Dry Rated
135-BK01/Brushed Copper	White	Dry Rated
136-BK01/Brushed Gold	White	Dry Rated
139-Cranberry	White	Wet Rated
140-Mallard Green	White	Wet Rated
141-Orange	White	Wet Rated
145-Oil Rubbed Bronze	White	Wet Rated
146-Navy Blue	White	Wet Rated
147-BattleShip Gray	White	Wet Rated
148-Caribbean Blue	White	Wet Rated
151-Old Copper	Old Copper	Wet Rated
152-Old Nickel	Old Nickel	Wet Rated
153-Bright Yellow	White	Wet Rated
154-Bright Red	White	Wet Rated
155-Bright Blue	White	Wet Rated
156-Bright Orange	White	Wet Rated
157-White w/Black Trim line	White	Wet Rated
158-Black Polished Copper	Polished Copper	Wet Rated
159-Gold Foil(For use with Interior of shade only)	Gold Foil	Dry Rated
160-Polished Nickel	Satin Nickel	Dry Rated
161-Copper Foil(For use with Interior of shade only)	Copper Foil	Dry Rated
162-Silver Foil(For use with Interior of shade only)	Silver Foil	Dry Rated
165-Powder Coat Brass	Powder Coat Brass	Wet Rated
991-High Gloss Black	White	Wet Rated
BK01-Black Texture	White	Wet Rated
BR47-Rust	White	Wet Rated
GN20-Powder Coat Patina	White	Wet Rated
COP/BLK-Copper/Black	White	Dry Rated
GLD/BLK-Gold/Black	White	Dry Rated
SIL/BLK-Silver/Black	White	Dry Rated

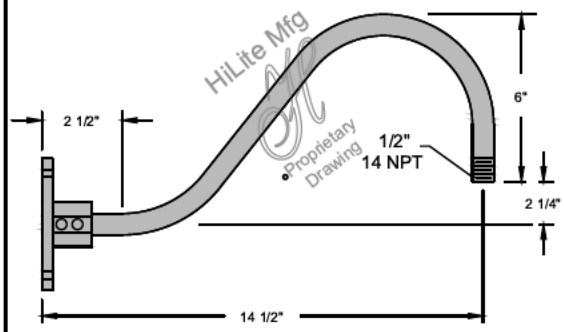
HI–LITE MFG. CO., INC.
13450 Monte Vista Avenue Telephone: (909) 465-1999
Chino, California 91710 Toll Free: (800) 465-0211
Fax: (909) 465-0907
www.hilitemfg.com

Gooseneck Wall Brackets

For Incandescent, E26 Medium Base & GU24 Fixtures
(Includes Mounting Plate and Hardware)

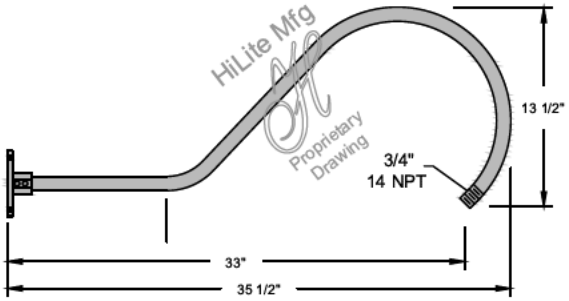
B-1

Not available in steel or specialty finishes.



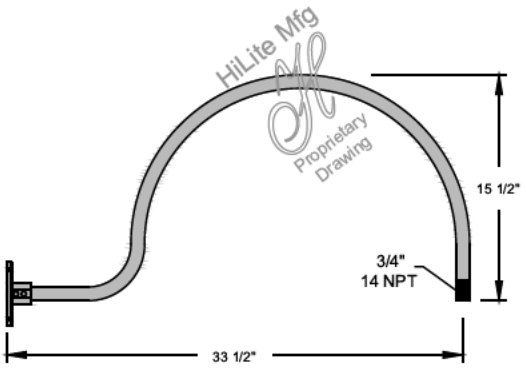
B-2

Not available in steel or specialty finishes.



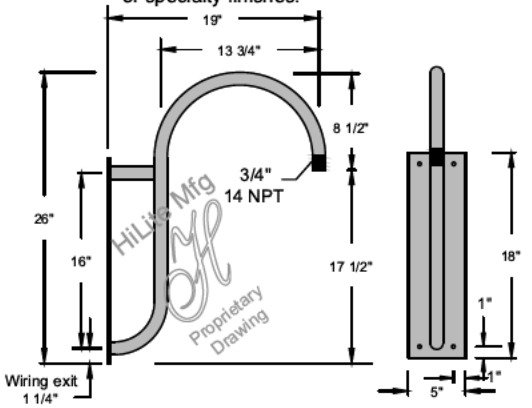
B-3

Not available in steel or specialty finishes.

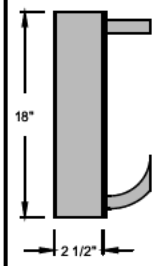


B-4

Not available in steel, brass or specialty finishes.



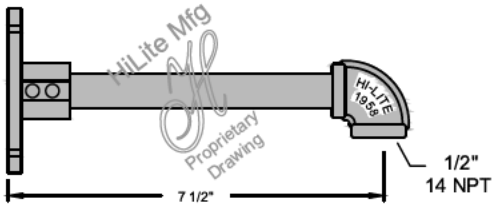
LED HOUSING



Side View

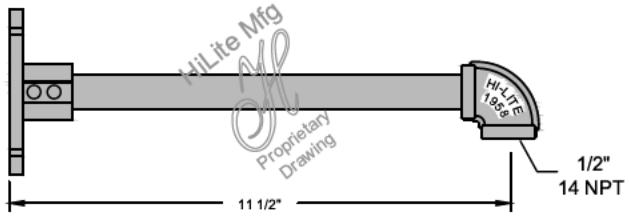
B-5

Not available in steel or specialty finishes.



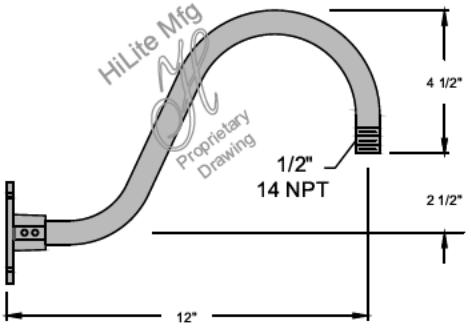
B-6

Not available in steel or specialty finishes.



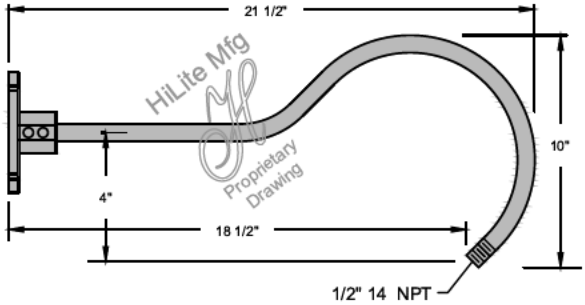
B-7

Not available in steel or specialty finishes.



B-8

Not available in steel or specialty finishes.

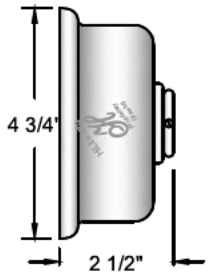


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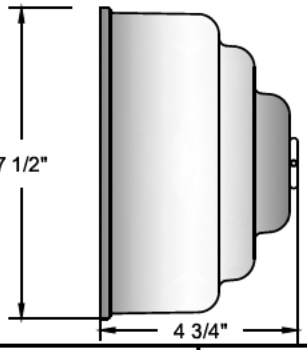
HI–LITE MFG. CO., INC.
13450 Monte Vista Avenue Telephone: (909) 465-1999
Chino, California 91710 Toll Free: (800) 465-0211
Fax: (909) 465-0907
www.hilitemfg.com

Gooseneck Arm Mounting Accessories

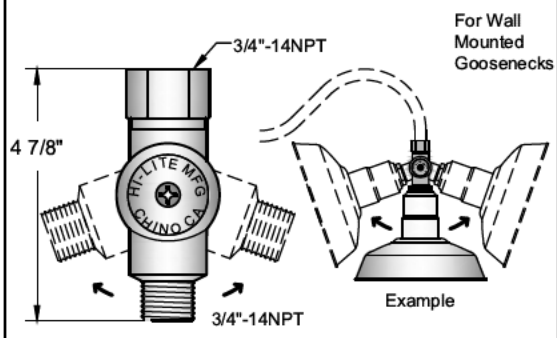
DCC-
Decorative Canopy Cover
(For INC Fixtures)



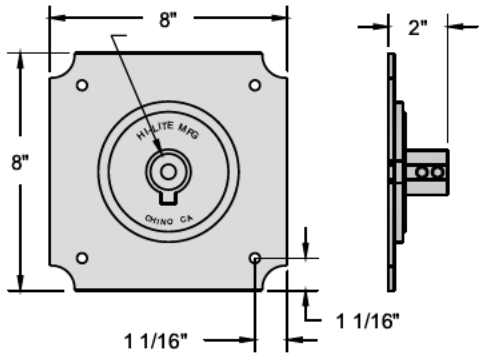
DCC-LED
Decorative Canopy Cover
(For LED Fixtures)



SK-Swivel Knuckle

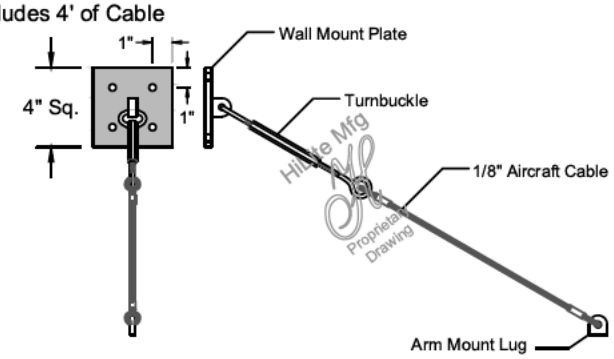


H-SQBP-Heavy Duty Mounting Plate

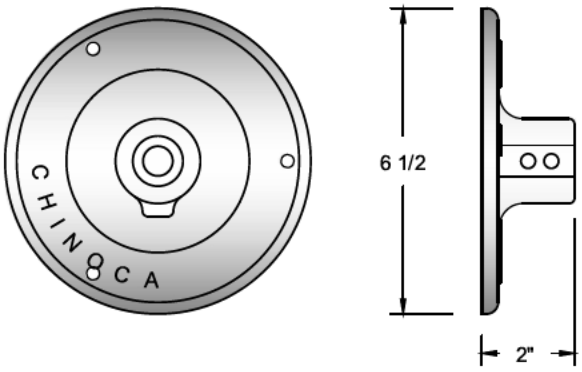


TBAS (Turnbuckle Arm Support)

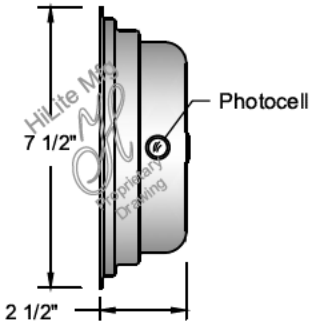
Includes 4' of Cable



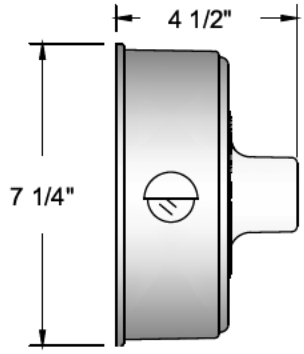
H-MBLG-Large Mounting Plate



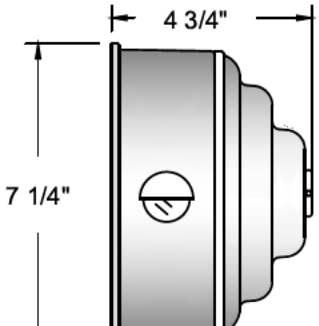
PHCL/BCM-Photocell Canopy Mount
(Dusk to Dawn Photo Sensor for INC Fixtures)



LED-PHCL/BCM-Photocell Canopy Mount
(Dusk to Dawn Photo Sensor for LED Fixtures)



LED-PHCL/DCC-Photocell Canopy Mount W/Decorative Canopy Cover
(Dusk to Dawn Photo Sensor W/DCC for LED Fixtures)



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STOREFRONTS

United States ALUMINUM COMMERCIAL PRODUCTS GROUP

Technical Data

Center Glazed

- Series 400 & 400-S
- Series 450 & 450-S
- Series 451 & 451-S
- Series IT451

EXPANSION MULLIONS



- In large openings locate expansion mullions approximately every 20' (6.1 m) or as required per job conditions and project specifications.
- Maximum distance between expansion members should be:

$$\text{In feet: } = \frac{2422.5}{\text{temperature difference °F}} \qquad \text{In meters: } = \frac{410.21}{\text{temperature difference °C}}$$

- Two piece mullions allow for 3/8" (9.52 mm) maximum movement.
- Gap between half members should be based on the temperature at the time of installation.

NOTE: Expansion mullions are not required for Series 400-S, 450-S and 451-S elevations without intermediate horizontals.

EXAMPLE

	Units		Units	
Temperature difference	°F	120° (from 30° to 150°)	°C	66.7° (from – 1.1° to 65.6°)
Intermediate vertical spacing	feet	4'	meters	1.22m
Maximum distance between expansion mullions	feet	$\frac{2422.5}{120}$ = **20.18'**	meters	$\frac{410.21}{66.7}$ = **6.15m**

USE ONE EXPANSION MULLION EVERY FIVE BAYS

GAP AT THE TIME OF INSTALLATION SHOULD BE BASED ON THE FOLLOWING RATIO:

$$\frac{\text{Maximum temperature - Actual temperature}}{\text{Maximum temperature - Minimum temperature}}$$

If installed at	°F	70°	°C	21.11°
Gap at time of installation	inches	$\left(\frac{150° - 70°}{150° - 30°}\right)$ x .375" = **.25"**	mm.	$\left(\frac{65.6° - 21.1°}{65.6° + 1.1°}\right)$ x 9.52 mm = **6.4 mm**

United States ALUMINUM COMMERCIAL PRODUCTS GROUP

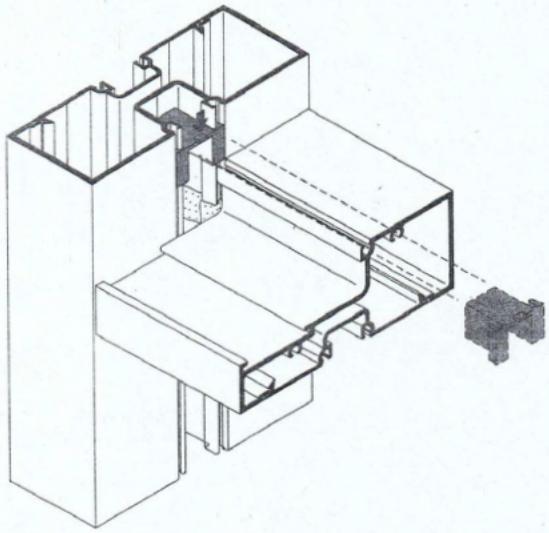
STOREFRONTS

Special Features

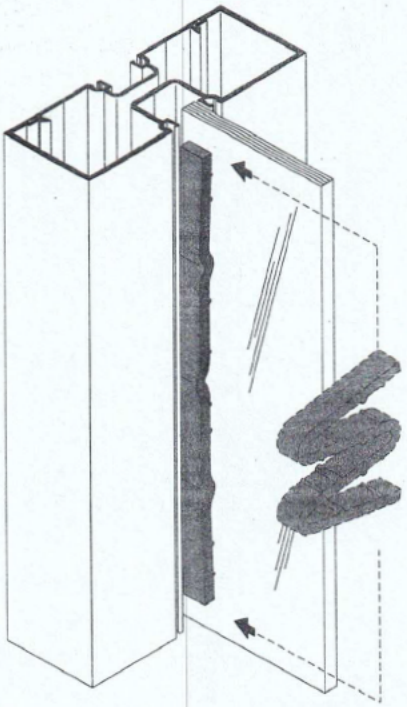
Center Glazed

- **Series 400 & 400-S**
- **Series 450 & 450-S**
- **Series 451 & 451-S**
- **Series IT451**

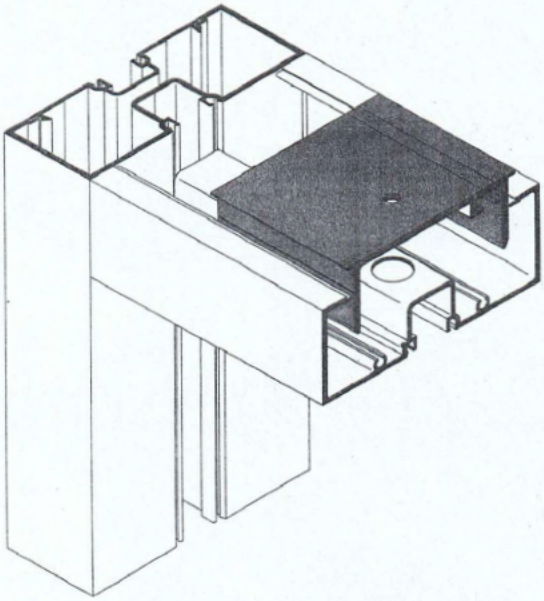
Details show Series 450 members. Other Series are similar



Apply silicone to two sides of glazing pocket at vertical/horizontal joint and glazing reglets. Slide water deflector down into position. Seal over top edges of water deflector leaving a gap on outside edge allowing water to drain into subsill.



Stretch "W" block and slide it between glass and mullion into deep glazing pocket. Push it all the way until it clears glass and locks into place. These blocks are used to prevent glass from "walking" out of the pocket caused by extreme vibration or minor earthquakes.



When optional head anchors are used, fasten them to structure through head member access hole. Anchors may be shimmed as required. Use AF400 or FF400 subsill when using option head anchor.

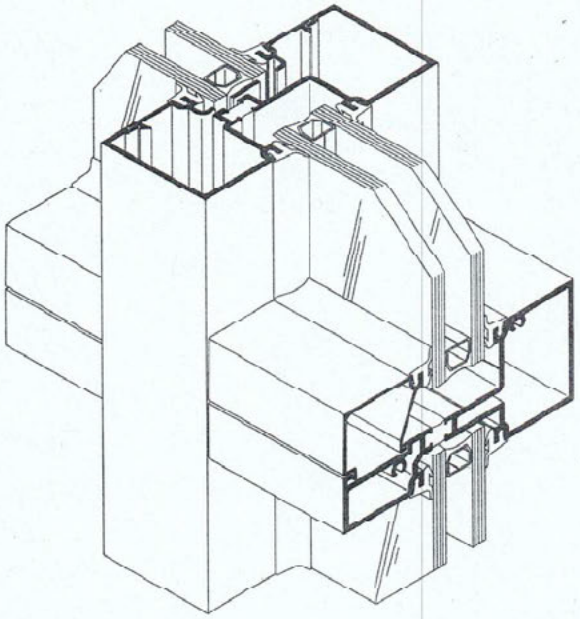
United States ALUMINUM COMMERCIAL PRODUCTS GROUP

STOREFRONTS

Thermal Center Glazed • Series IT451

Technical Data

Series IT451 Thermal Center Glazed System offers an outstanding value by combining increased thermal performance with low cost conventional flush glazing. This system features the Poly-Aluminizer™ and Struct-Link™ thermal bread technology and ten year warranty as described in the Warranty For Thermally Broken Framing Systems. It was especially engineered to satisfy the increasing demands for energy conservation. Series IT451 may be glazed from the interior or exterior and is well suited for storefront applications requiring increased thermal performance.



SERIES	WIDTH	DEPTH	GLAZING INFILLS	APPLICATION
IT451	2" (50.8)	4 1/2" (114.3)	1" (25)	Storefronts in geographic areas requiring thermal performance

GLASS SIZES*

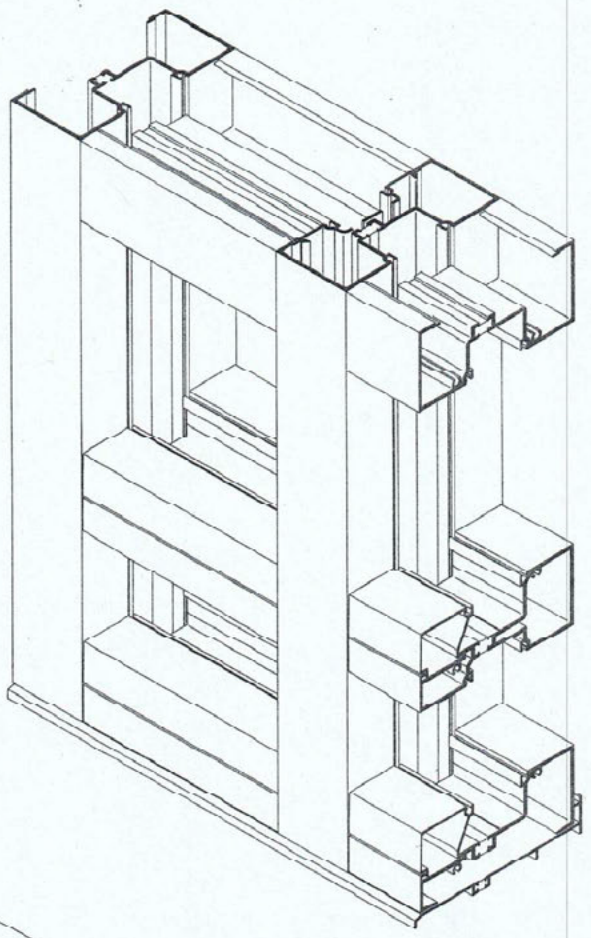
Glass Width and Glass Height = Daylite Opening + 7/8" (22.2)

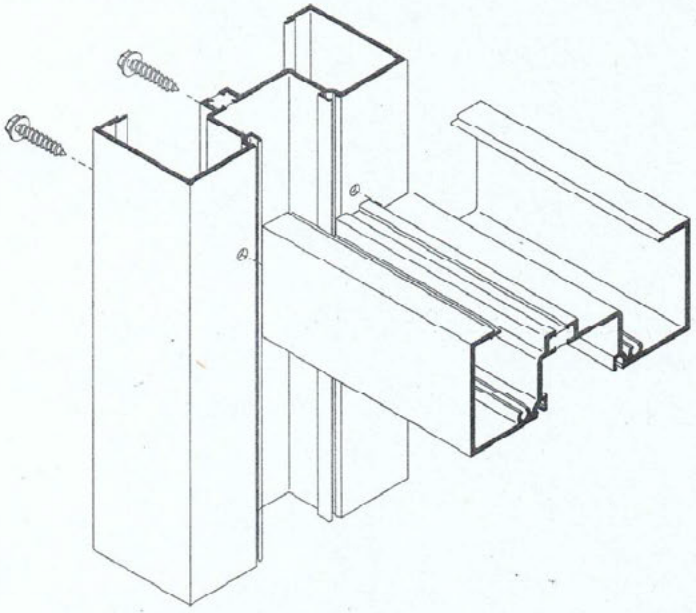
** These formulae do not take into account glass tolerances. Consult glass manufacturer before ordering glass.*

STOREFRONTS

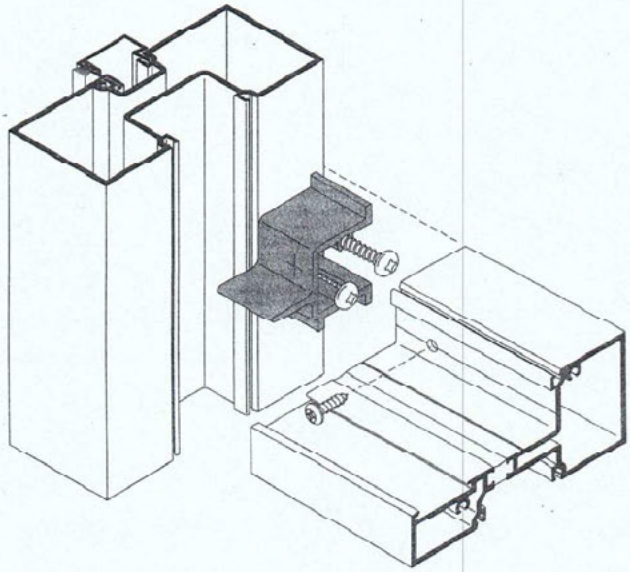
Special Features

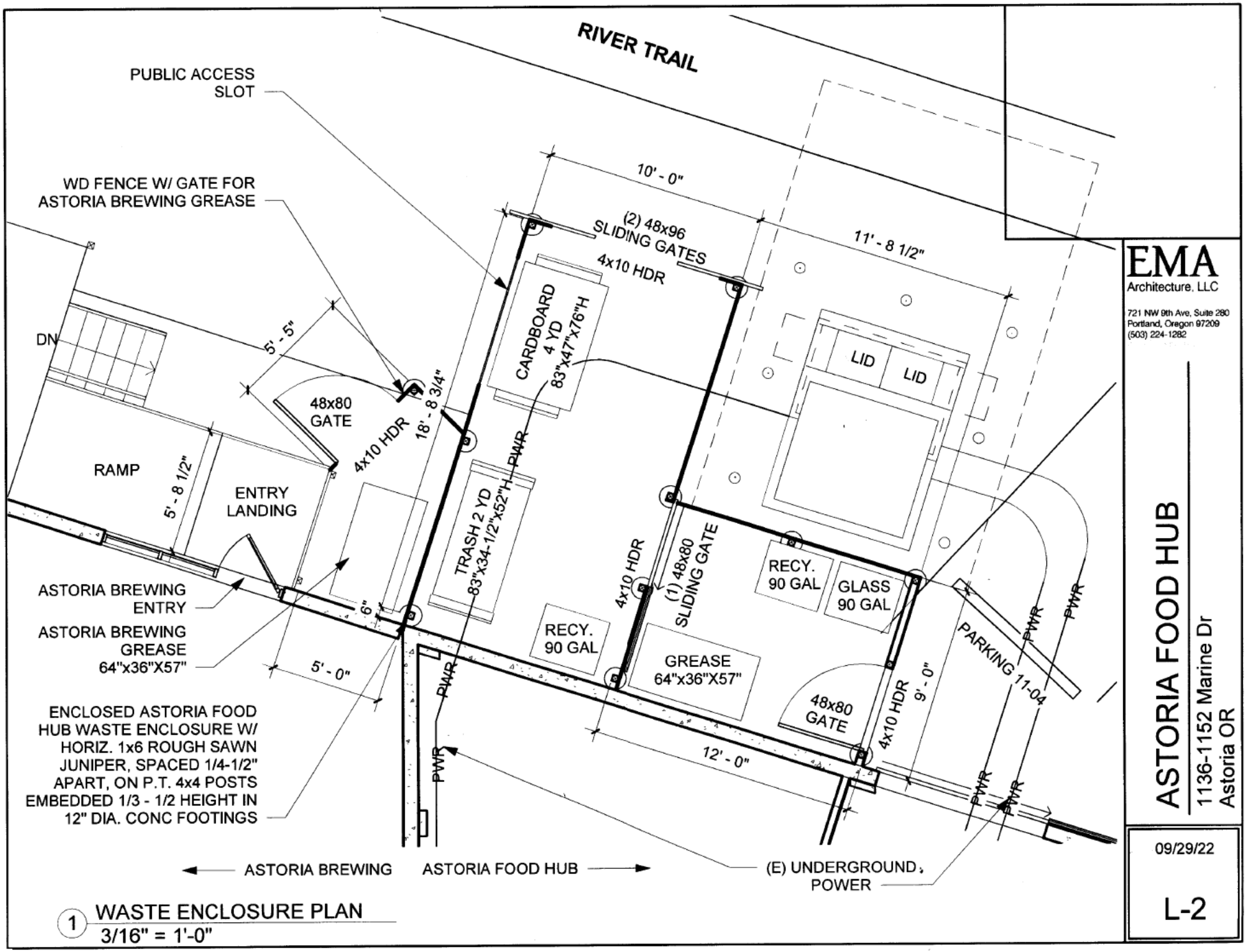
Two piece (split) vertical mullions and horizontals are joined together with screws driven through back of vertical members into the extruded screw splines in the horizontals as shown below. The panels are then snapped together in the field to create long runs. Extruded subsill flashing must be used with this type installation.





Anchor clips are available for attaching horizontal members to tubular vertical members when required or selected.





1 WASTE ENCLOSURE PLAN
3/16" = 1'-0"

EMA
Architecture, LLC
721 NW 9th Ave, Suite 280
Portland, Oregon 97209
(503) 224-1282

ASTORIA FOOD HUB
1136-1152 Marine Dr
Astoria OR

09/29/22

L-2

Oregon Historic Site Record

LOCATION AND PROPERTY NAME

address:	1136-1156 Marine Dr Astoria, Clatsop County	**historic name:**	Mason-Ehrman & Company
		current/other names:	Sears
assoc addresses:		**block/lot/tax lot:**	
location descr:		**twnshp/rng/sect/qtr sect:**	8N 9W 8

PROPERTY CHARACTERISTICS

resource type:	Building	**height (stories):**	1.0	**total elig resources:**	**total inelig resources:**
elig evaluation:	eligible/contributing			**NR Status:**	Listed in Historic District
prim constr date:	1936	**second date:**		**date indiv listed:**	

primary orig use:	Business	**orig use comments:**	
second orig use:	Department Store		
primary style:	Art Deco	**prim style comments:**	
secondary style:		**sec style comments:**	
primary siding:	Concrete: Other/Undefined	**siding comments:**	
secondary siding:			
plan type:		**architect:**	Wicks, John E
		builder:	

comments/notes:

GROUPINGS / ASSOCIATIONS

Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Astoria Downtown Historic District (1883-1947)	Listed Historic District	06/22/1998	

SHPO INFORMATION FOR THIS PROPERTY

NR date listed:	N/A	Special Assessment			**106 Project(s):**	None
ILS survey date:		**Status**	**Term**	**End Yr**	**Federal Tax Project(s):**	None
RLS survey date:		Closed	1st	2033		

ARCHITECTURAL / PROPERTY DESCRIPTION

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

Refer to scanned documents links.

HISTORY

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

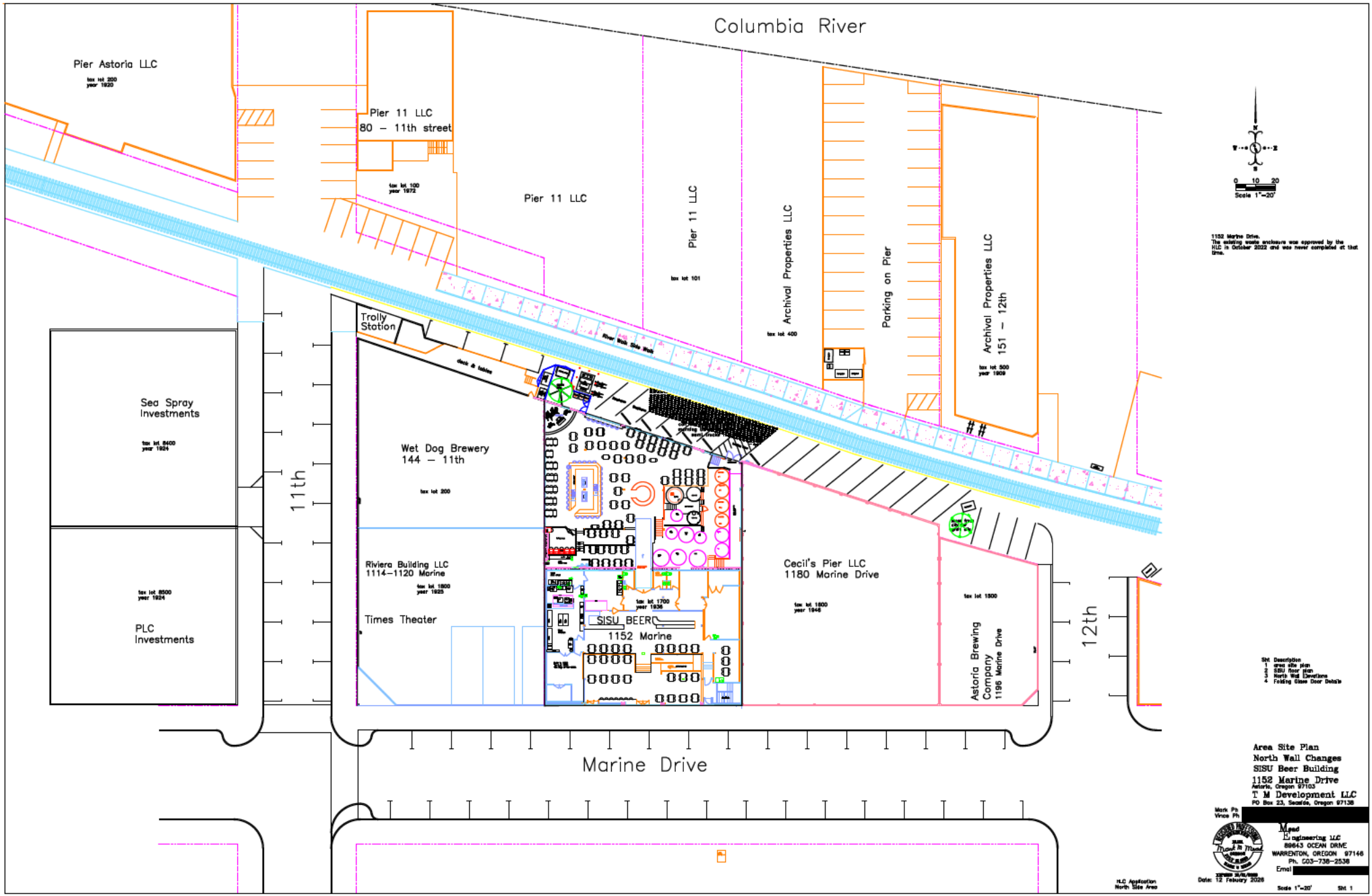
Refer to scanned documents links.

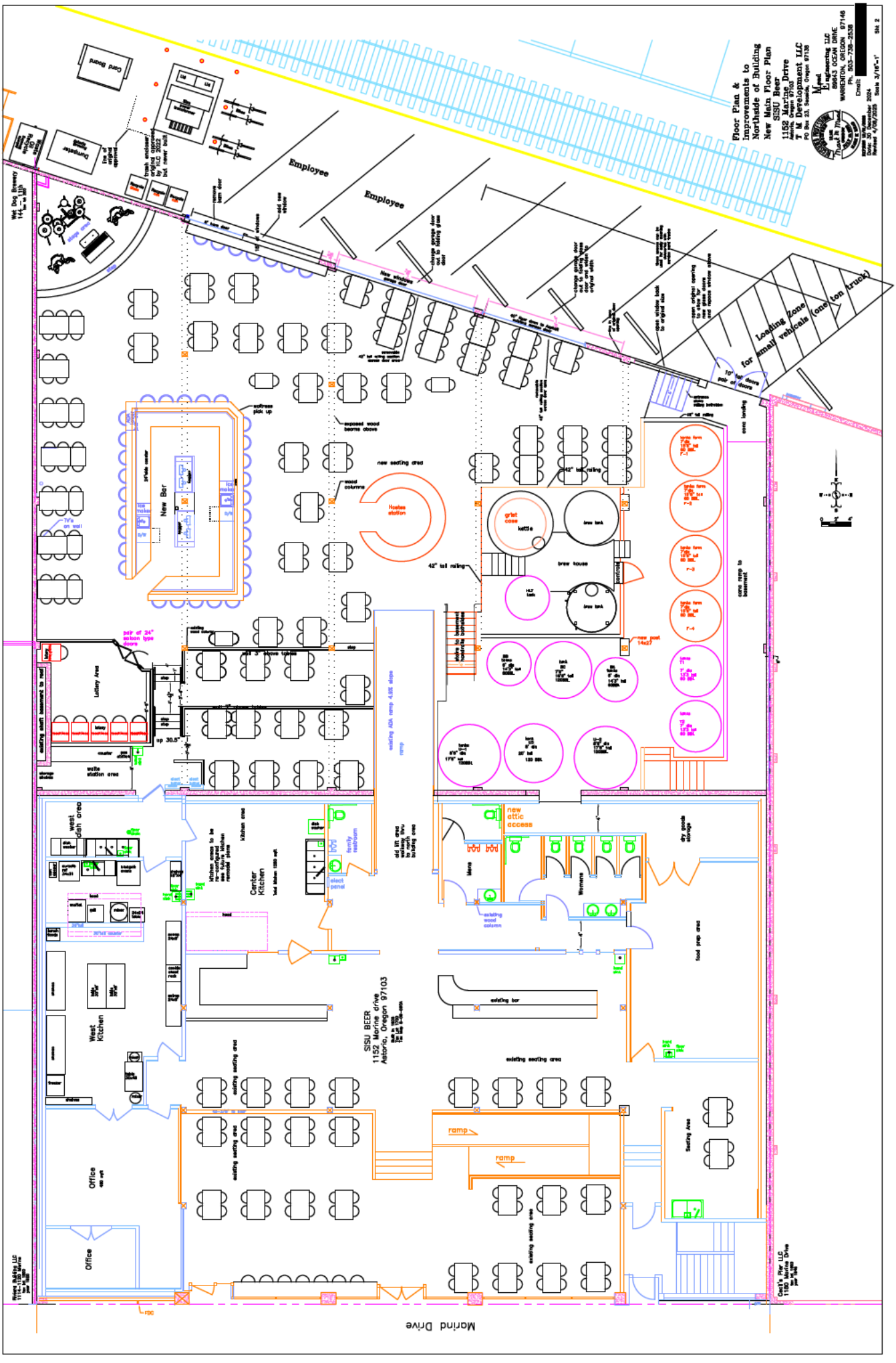
RESEARCH INFORMATION

Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	

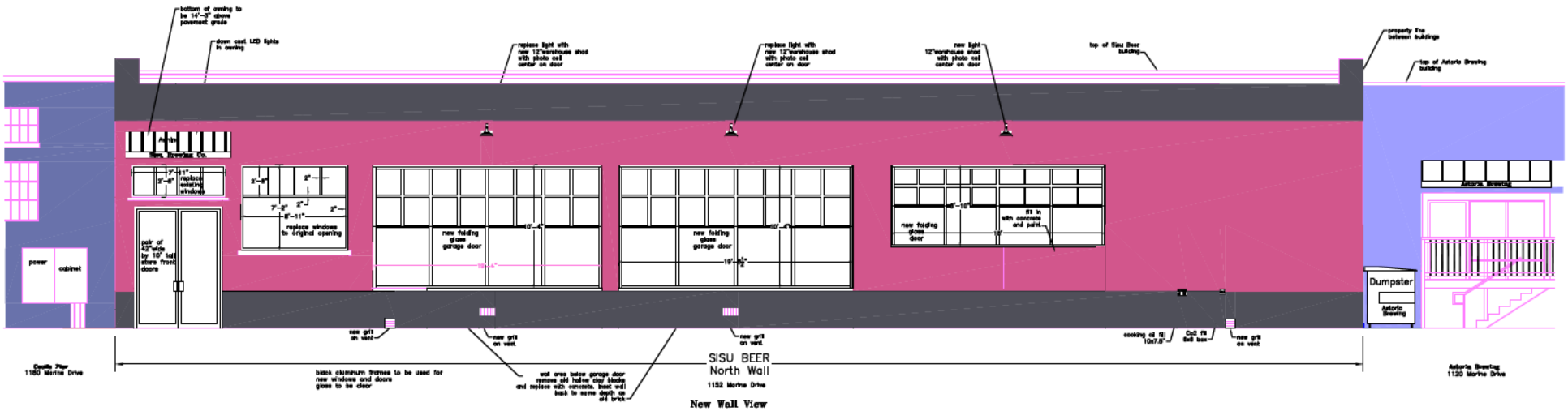
Local Library:		**University Library:**	
Historical Society:		**Other Respository:**	

Bibliography:

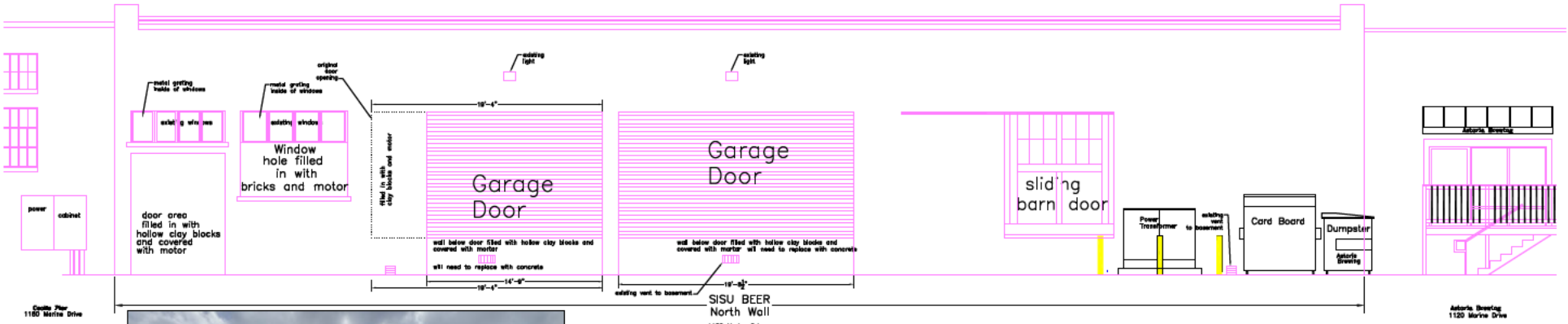

Columbia River
Pier Astoria LLC
tax lot 200
year 1920
Pier 11 LLC
80 – 11th street
tax lot 100
year 1972
Pier 11 LLC
Pier 11 LLC
tax lot 101
Archival Properties LLC
tax lot 400
Parking on Pier
Archival Properties LLC
151 – 12th
tax lot 500
year 1909
Trolly Station
River Walk Site Walk
Sea Spray Investments
tax lot 8400
year 1924
PLC Investments
tax lot 8500
year 1924
11th
Wet Dog Brewery
144 – 11th
tax lot 200
Riviera Building LLC
1114–1120 Marine
tax lot 1800
year 1925
Times Theater
SISU BEER
1152 Marine
tax lot 1700
year 1935
Cecil's Pier LLC
1180 Marine Drive
tax lot 1800
year 1948
Astoria Brewing Company
1196 Marine Drive
tax lot 1500
12th
Marine Drive
0 10 20
Scale 1"=20'
1152 Marine Drive.
The existing smoke enclosure was approved by the HLC in October 2022 and was never completed at that time.
Sht Description
1 area site plan
2 SISU floor plan
3 North Wall Elevations
4 Folding Glass Door Details
Area Site Plan
North Wall Changes
SISU Beer Building
1152 Marine Drive
Astoria, Oregon 97103
T M Development LLC
PO Box 23, Seaside, Oregon 97138
Work Ph
Voice Ph
Mead Engineering LLC
88643 OCEAN DRIVE
WARRENTON, OREGON 97146
Ph. 503-738-2538
Email
Date: 12 Febuary 2026
Scale 1"=20'
Sht 1
HLC Application
North Side Area


Floor Plan &
Improvements to
Northside of Building
New Main Floor Plan
SISU Beer
1152 Marine Drive
Astoria, Oregon 97103
For M. Development LLC
PO Box 23, Westport, Oregon 97016
Mead
Mead Engineering LLC
BRAD OGDEN DMHE
WARRENTON, OREGON 97146
Ph. 503-738-3538
Email:
Date: 30 December 2024
Revised 4/08/2025
Scale 3/16"=1'
Sht 2
Employee
Employee
Loading Zone
for small vehicals (one ton truck)
New Bar
Lottery Area
Center Kitchen
West Kitchen
Office
Office
SISU BEER
1152 Marine drive
Astoria, Oregon 97103
ramp
ramp
existing seating area
existing bar
Marine Drive

Code OSSC 2022

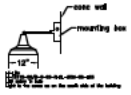


New Wall View

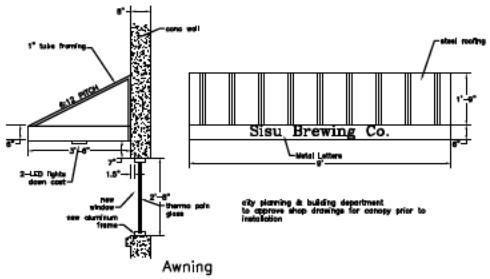


Existing Wall View

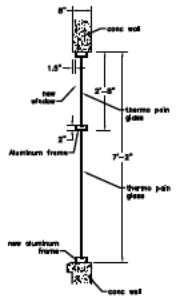




New Warehouse syle light



Awning



North Wall Changes
SISU Beer Building
1152 Marine Drive
Astoria, Oregon 97103

T M Development LLC
PO Box 23, Seaside, Oregon 97138

Mead Engineering LLC
88643 OCEAN DRIVE
WARRENTON, OREGON 97146
Ph. 503-738-2538
Email: [redacted]

HLC Application
North Side Area

Date: 12 February 2026
Rev: 3/11/2026
Rev: 6/15/2026

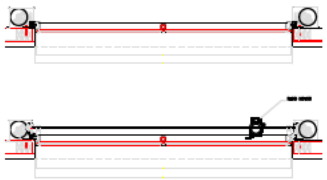
Scale 1/4"=1'

Sht 3

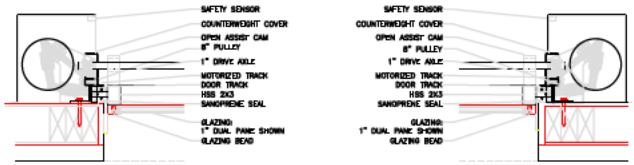
Door to be custom built to existing openings and meet State of Oregon Building Codes and 120 mph Exposure 'D' wind loading

Framework to be black to match rest of building door and window frames
glass to be clear

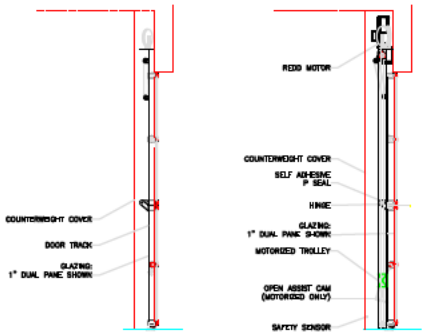
Code OSSC 2022

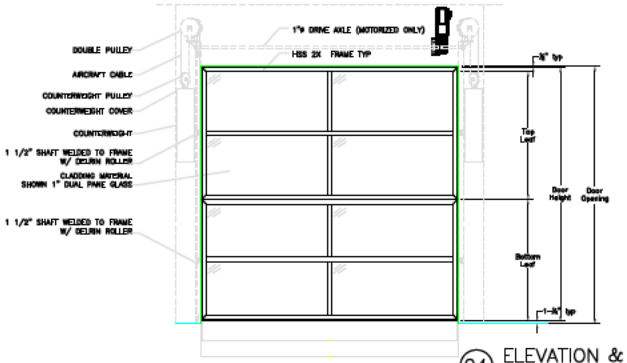


02 DOOR PLAN MOTORIZED & NON
SCALE: 1/2" = 1'



01 DOOR JAMB MOTORIZED
SCALE: 1-1/2" = 1'





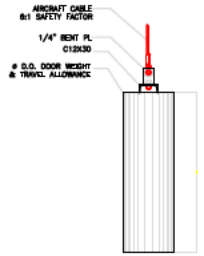
04 ELEVATION & SECTIONS MOTORIZED & NON
SCALE: 1/2" = 1'

GLAZING OPTIONS:

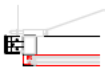
1/4" to 1" POLYCARBONATE
1/4" to 1" LAMINATED
1/4" to 1" TEMPERED
1" INSULATED

COLOR / FINISH OPTIONS:

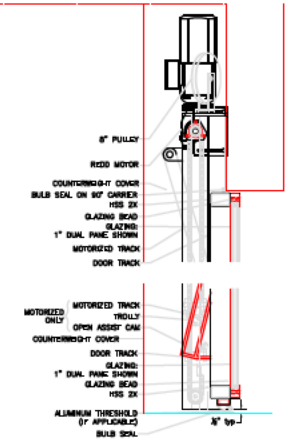
CUSTOM COLOR MATCHING
CUSTOM CLADDING
POWDER COATING
GALVANIZED



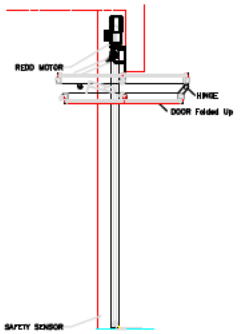
08 COUNTERWEIGHT TYP
SCALE: 1-1/2" = 1'



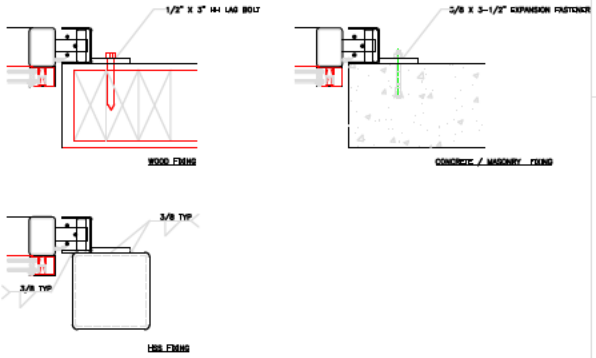
09 LOCK TYP (MANUAL ONLY)
SCALE: 1-1/2" = 1'



06 DOOR HEAD – SILL TYP
SCALE: 1-1/2"=1'



03 OPEN
SCALE: N/A



07 FIXING DETAILS TYP
SCALE: 3"=1'

DISCLAIMER
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RENLITA OVERHEAD DOORS
P.O.Box B
200 E. First Street
Bonham, Texas 75418
Phone: 903-583-7500 Fax: 903-583-7544
www.renlitadoors.com

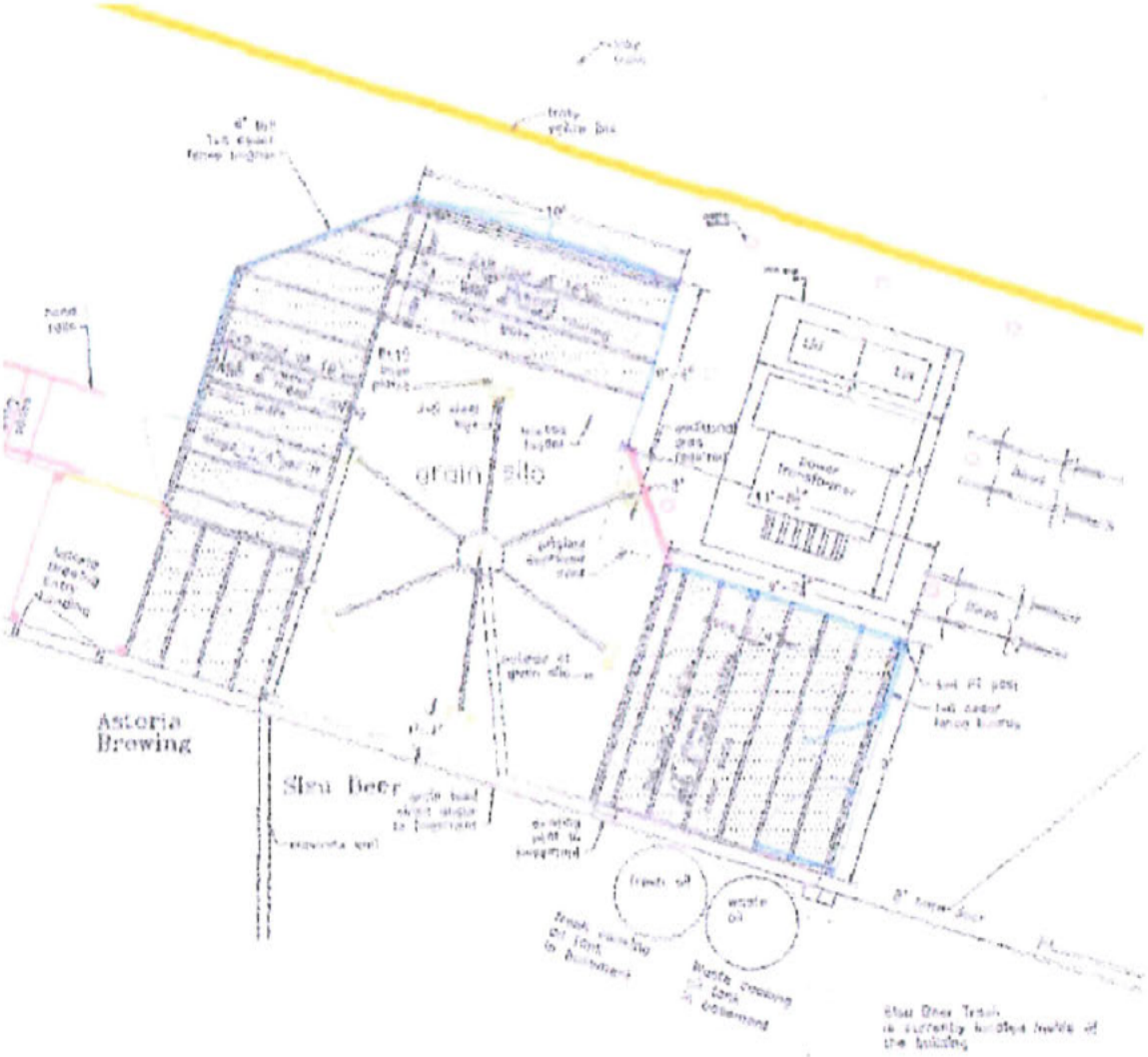
Project: SERIES 3000 TYPICAL
Project No.:
Client: SISU BEER
Issue Date:
Latest Rev. Date:
Drawn By: CW
Drawing No. 3K of

Folding Glass Door Details
North Wall Changes
SISU Beer Building
1152 Marine Drive
Astoria, Oregon 97103
T M Development LLC
PO Box 23, Seaside, Oregon 97138

Mead Engineering LLC
86843 OCEAN DRIVE
WARRENTON, OREGON 97146
[redacted]

EXPIRES: 06/30/2026
Date: 12 February 2026
Rev 4/27/2026
Rev 5/28/2026

Scale 1/4"=1' Sht 4



Confirm exterior color scheme of Sisu Brewing building in Astoria.

