

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

January 15, 2013

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission (HLC) was held at the above place at the hour of 7:00 p.m.

INTRODUCTION OF NEW MEMBER – ITEM 2:

Commissioner Jack Osterberg introduced himself and spoke about his career as a city planner for the City of Beaverton. He is now retired and lives in Astoria.

ELECTION OF OFFICERS – ITEM 3:

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the HLC needs to elect officers for 2013. The 2012 officers were President David Pearson, Vice President Michelle Dieffenbach, and Secretary Sherri Williams.

Vice President Dieffenbach opened nominations for President and Vice President of the HLC for 2013.

Michelle Dieffenbach moved to elect LJ Gunderson as the 2013 HLC President; seconded by Commissioner Caruana. Motion passed unanimously.

Commissioner Caruana moved to elect Michelle Dieffenbach as 2013 HLC Vice President; seconded by Commissioner McHone. Motion passed unanimously.

Vice President Dieffenbach moved to elect Sherri Williams as 2013 Secretary of the HLC; seconded by President Gunderson. Motion passed unanimously.

Vice President Dieffenbach passed the gavel to President Gunderson.

ROLL CALL – ITEM 4:

Commissioners Present: President LJ Gunderson, Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Paul Caruana, and Kevin McHone

Commissioners Excused: Commissioner Thomas Stanley

Staff Present: Community Development Director / Assistant City Manager Brett Estes and Planner Rosemary Johnson.

APPROVAL OF MINUTES – ITEM 5:

President Gunderson asked if there were any changes to the minutes. There were none.

Vice President Dieffenbach moved to approve the minutes of November 20, 2012 and December 18, 2012 as presented; seconded by Commissioner Caruana. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, and McHone. Nays: None. Abstentions: Commissioner Osterberg. Motion passed.

PUBLIC HEARINGS:

President Gunderson explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were listed in the Staff report.

ITEM 6(a):

AEP 12-21 Amendment to Existing Permit AEP12-21 for New Construction Permit NC03-03 by Brian Reichert to install a restaurant grade exhaust vent on the roof of an existing building adjacent to structures designated as historic at 230 - 37th in the S-1, Marine Industrial Shorelands zone.

President Gunderson asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Staff report and recommended approval with conditions. No correspondence has been received.

President Gunderson opened public testimony for the hearing and called for the Applicant's presentation.

Brian Reichert, 4743 Cedar Street, Astoria, believed Planner Johnson covered the details about the purpose of the fan unit and its physical location, which is about 300 feet from the closest historic building. The fan is approximately 2 feet by 2 feet. Prior to submitting his application, he planned the layout of the fan unit in relation to the surrounding historic buildings, and a 2-foot by 2-foot object 300 feet from a historic building is almost invisible from the historic building. The fan would not be noticed unless someone was looking for it.

President Gunderson asked if there were any presentations by persons in favor of, impartial to or against the application. There was none.

Commissioner Osterberg asked if the Applicant obtained a mechanical permit from the Building Department. Mr. Reichert replied he has not applied for mechanical permit because he first wants to determine whether the HLC would approve the project prior to paying for a permit. He has been working with Building Official Jack Applegate on the design of the unit and he is confident the unit will be approved by the Building Official. He noted many manufacturers produce the subject fan presented in the handout. If the specified unit is not available, three or four other brands almost identical in size and dimension could be used. He does not intend to deviate from the proposal unless absolutely necessary. He understands the conditions require the fan to remain within the size specifications noted and any changes, if made, would have to be resubmitted to the City.

Commissioner Osterberg asked if the Applicant planned to mount any wall or roof lighting fixtures to the structure. Mr. Reichert answered no other exterior alterations are planned for the building. Some light fixtures already exist on the building's exterior. Commissioner Osterberg asked what finish would be used on the exterior portion of the exhaust vent. Mr. Reichert replied the unit is finished in a brushed aluminum, which is not highly reflective. He avoided units with more reflective finishes because he did not want to draw attention to it. Painting the unit the same color as the roof could be explored. Commissioner Osterberg responded he was not sure he would pursue painting the vent.

Planner Johnson added that in working through the historic process with the Building Official, the vent proposed is the smallest vent possible for the Applicant to use for building codes.

President Gunderson closed the public testimony portion of the hearing and called for Commissioner discussion and deliberation.

Commissioner Caruana said he did not have any issues with the project. If someone does notice the vent, it would become invisible in a few days.

Vice President Dieffenbach believed this building was far enough off the road that it would remain low profile. She suggested not painting the vent because of the maintenance required. Commissioner Osterberg agreed with Staff's findings, noting the application met the criteria.

Commissioner McHone moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve AEP 12-21 by Brian Reichert; seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 7:

No Reports.

STATUS REPORTS – ITEM 8:

Planner Johnson has included status report photographs of the following: EX11-07 for 2961 Grand, EX10-06 for 3550 Franklin, NC12-03 for 3644 Franklin, EX10-11 for 634 Grand, EX12-04 for 190 W. Exchange. The projects are complete and conditions have been met.

Planner Johnson noted the property at 2961 Grand had been an ongoing enforcement issue for years and described the key problems. The new owner wanted to restore the building's historic character. She reviewed the improvements, displaying before and after pictures. She briefly described the projects at the other addresses, showing before and after pictures of each. The property at 2961 Grand has been nominated for the Dr. Ed Harvey Historic Preservation Award.

Vice President Dieffenbach asked if the detailing on the treads shown in the photograph of 190 W. Exchange is standard. Planner Johnson replied that Staff did not make any specific recommendations on this smaller detail, which is on the back porch. While she has not specifically seen this particular design, there are other stairs with decorative features similar to the one on this property. Carpenters often show off their work by adding such details.

Dr. Edward Harvey Historic Preservation Award


Planner Johnson explained that Staff, members of the HLC or any City resident can nominate any building for the Dr. Ed Harvey Historic Preservation Award. At a future meeting, the HLC will review all of the applicants, and then chose one residential, one commercial and/or one industrial/government property to receive the award. She encouraged the Commissioners to consider projects that have been completed in the last year. Nominees must have completed the historic preservation project within the last two years, and have obtained the required permits. She noted the property at 634 Grand may be another good property to nominate for the award.

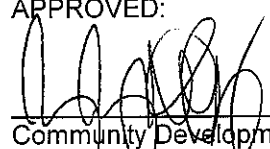
ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:25 p.m.

ATTEST:

APPROVED:


Secretary


Community Development Director /
Assistant City Manager