



AGENDA

HISTORIC LANDMARKS COMMISSION

October 16, 2018

5:15 p.m.

**2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103**

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a) September 18, 2018
4. PUBLIC HEARINGS
 - a) Demolition Request (DM18-01) by Tim Janchar to demolish an existing garage at 1440 Irving Avenue in the R-3 Zone (High Density Residential). The structure is designated as historic in the Shively-McClure National Register Historic District and is associated with the single-family dwelling at 828 14th Street. Continued from 9/18/18 HLC meeting.
 - b) New Construction Request (NC18-04) by Tim Janchar to construct an accessory structure at 1440 Irving Avenue associated with an existing single-family dwelling at 828 14th Street in the R-3 Zone (High Density Residential). The site is adjacent to structures designated as historic in the Shively-McClure National Register Historic District. Continued from 9/18/18 HLC meeting.
5. REPORT OF OFFICERS
6. STAFF UPDATES
 - a) Save the date: Next HLC meeting is scheduled for Tuesday, Nov. 20, 2018
7. PUBLIC COMMENT (Non-Agenda Items)
8. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

September 18, 2018

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 5:18 pm.

ROLL CALL – ITEM 2:

Commissioners Present: Commissioners Jack Osterberg, Paul Caruana, Mac Burns, and Katie Rathmell.

Commissioners Excused: President LJ Gunderson, Vice President Michelle Dieffenbach and Commissioner Kevin McHone.

Staff Present: Planner Mike Morgan. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

In the absence of the President and Vice President, the HLC elected a chair for this meeting.

Commissioner Osterberg moved to elect Commission Mac Burns as Chair for the September 18, 2018 meeting. Seconded by Commissioner Rathmell. Motion passed 3 to 0 to 1 with Commissioner Burns abstaining.

APPROVAL OF MINUTES – ITEM 3:

Item 3(a): July 10, 2018

Commissioner Caruana moved to approve the minutes of the July 10, 2018 meeting as presented; seconded by Commissioner Osterberg. Motion passed 3 to 0 to 1 with Commissioner Rathmell abstaining.

Item 3(b): July 17, 2018

Commissioner Osterberg moved to approve the minutes of the July 17, 2018 meeting as presented; seconded by Commissioner Caruana. Motion passed 3 to 0 to 1 with Commissioner Rathmell abstaining.

PUBLIC HEARINGS:

Chair Burns 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 4(a):

DM18-01 Demolition Request DM18-01 by Tim Janchar to demolish an existing garage at 1440 Irving Avenue (Map T8N R9W Section 8CD, Tax Lot 12100; Lot 9 and north 50' Lot 7 and 8, Block 20, Shively) in the R-3 High Density Residential Zone. The structure is designated as historic in the Shively-McClure National Historic Register Historic District and is associated with the single-family dwelling at 828 14th Street.

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

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

Chair Burns opened the public testimony for the hearing and asked for the Applicant's presentation.

Tim Janchar, 300 NW 8th Ave # 401 Portland OR 97209, said he had been in Oregon for 15 years and had started picking up shifts at Columbia Memorial Hospital (CMH) as an emergency room (ER) doctor about five years ago. He bought this house about a month after his first shift in Astoria. In addition to working at the ER, he is an artist and musician and the barn has the potential for activity space for family, his art, and inclusion in the art walk in the future. He intends to keep it looking the same. The structure is listed as having a cement foundation, but it is sitting on the dirt and is rotted. An estimate stated 90 percent of the wood is not salvageable. He wanted to demolish the existing structure because it is unsafe, salvage light fixtures, and construct a new building that is sound and safe.

Commissioner Osterberg asked if the Applicant had any opinions or objections to the conditions of approval.

Mr. Janchar said the picket fence shown in the photograph from 2002 was not on the property when he purchased it from the Arch Diocese of Portland five years ago. Everything else seemed very reasonable.

Commissioner Rathmell said the building had been part of the neighborhood for a long time and was loved by people all over town. The Comprehensive Plan states that every possible effort will be made to relocate structures as an alternative to demolition and to excavate archeological sites prior to alteration. She asked if the Applicant considered moving the structure or keeping it intact.

Mr. Janchar confirmed he had spoken to two contractors about the building. The Staff report contains photographs showing the sides of the building bowing, especially on the west side. Contractors said they could lift it, but could not guarantee the building could sustain being lifted. He did not want to pay \$75,000 to lift it when it might fall apart. His initial plan was to save the building, but he discovered that not very much of the original building would last.

Commissioner Caruana asked if the windows would be used in the new structure.

Mr. Janchar stated any of the wood and windows that could be saved would be salvaged. His intent was to save the wood, windows, light fixtures, and plaque. He would use the old windows in the new building if possible.

Commissioner Caruana asked what percentage of the siding could be salvaged and reused.

Mr. Janchar said the estimate was that 90 percent of the building was not reusable.

Commissioner Caruana stated that the pictures seemed to indicate that more than 10 percent of the building would be reusable because buildings do not usually rot from the floor to the ceiling.

Mr. Janchar explained that the entire interior of the building is moist. The photograph in the Staff report is from 2002, but the building is open and people are welcome to come by any time to see its current condition.

Chair Burns called for any presentations by persons in favor of the application.

Justin Bargaen Jack + Mare, 8048 SE Martin Street, Portland, said he had been working with Mr. Janchar. His concern with the siding was that it was contaminated with lead paint, which is very difficult to clean up. He had proposed using the same type of wood siding, Douglas fir milled to the same specifications. That way the building would have the same aesthetic without the contamination.

Chair Burns called for any presentations impartial to the application. There were none. He called for any testimony against the application.

Rachel Jensen, Lower Columbia Preservation Society (LCPS), 389 12th Street, Astoria, requested a continuance since the Staff who prepared this Staff report, Rosemary Johnson and Nancy Ferber, were not available. If the intention was to reuse the building, she wanted to know what was done to halt deterioration in the four years that the Applicant had owned the property. Specifically, has water been diverted away from the foundation and has there been interest in the character of what was there when they purchased it? That would dramatically increase the cost that the Applicants are facing now. She was concerned about the estimates that Staff used for

the value of the property. The Staff report used assessor values and stated the real market value of the improvements on the property was \$124,000. That value does not include the land, but the Applicants purchased the property four and a half years ago for \$199,000. Housing prices in Astoria have skyrocketed and this property is highly marketable. She would like the economic feasibility flushed out a little bit more. She was concerned about the demonstrated public need for a new use. She did not believe there was a need to demolish the structure.

Linda Oldenkamp, 1676 Jerome, Astoria, said she hated to see the building torn down because she believed it could be rehabilitated. It would be expensive, but it would also be expensive to rebuild another structure. If it is torn down, every effort should be made to use the old windows and siding. Even if the new building is built to look like the existing building, it would not be like the original. New buildings shout new buildings and old buildings shout historic buildings. There is a big difference. If the building could be rehabilitated as apartments, that would be a wonderful way to meet a need in the community and would more than pay for the costs of rehabilitation.

Chair Burns called for the Applicant's rebuttal.

Mr. Janchar invited everyone to stop by and look at the building even though it has been determined that it is unsafe to go inside. When he purchased the house from the Catholic Church, the building was not included in the cost, they just threw it in with the purchase. So, the church did not value the building or believe it was worth anything. He could not afford to salvage the building and he did not want it to just sit there for 10 or 15 years before it finally fell down.

Chair Burns called for closing remarks of Staff.

Planner Morgan stated the request for a continuance must be granted under Oregon land use laws. The Staff report speaks for itself and he did not believe Planners Johnson or Ferber would have anything to elaborate on.

Chair Burns closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) continue the public hearing on Demolition Request DM18-01 by Tim Janchar to the next regular Historic Landmarks Commission meeting on October 16, 2018; seconded by Commissioner Rathmell. Motion passed unanimously.

ITEM 4(b):

NC18-04 New Construction NC18-04 by Tim Janchar to construct an accessory structure at 1440 Irving Avenue associated with an existing single-family dwelling at 828 14th Street (Map T8N R9W Section 8CD, Tax Lot 12100; Lot 9 and north 50' Lot 7 and 8, Block 20, Shively) in the R-3 High Density Residential Zone. The site is adjacent to structures designated as historic in the Shively-McClure National Register Historic District.

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

Planner Morgan noted this application was dependent upon the approval of DM18-01 and confirmed that the Applicant wanted to continue this hearing to the next meeting.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) continue the public hearing on New Construction NC18-04 by Tim Janchar to the next regular Historic Landmarks Commission meeting on October 16, 2018; seconded by Commissioner Caruana. Motion passed unanimously.

ITEM 4(c):

HD18-01 Historic Designation HD18-01 by Joan Herman and John Gaasland to designate a single-family dwelling as historic with the building condition/configuration as proposed in the application plans at 996 12th Street (Map T8N-R9W Section 17BA, Tax Lot 1100; south 50' Lots 7 & 8, Block 115, McClure) in the R-1 Zone (Low Density Residential). The building may also then be considered as Eligible Contributing within the Shively-McClure National Register Historic District.

Chair Burns asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. Chair Burns asked if any member of the HLC had a conflict of interest or any ex parte contacts to declare.

Commissioner Rathmell declared that she had worked for the Applicants but had not discussed this project. She confirmed she could be impartial.

Chair Burns requested a presentation of the Staff report.

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

Commissioner Osterberg asked if the HLC was to review the window design.

Planner Morgan explained that if a property owner brings a building back to its original design, the building can be designated as historic. The Applicant plans to replace and recreate the original window style that was in the building originally. Astoria issues Certificates of Appropriateness for this type of work over the counter through a Type 1 Review.

Chair Burns opened public testimony for the hearing and asked for the Applicant's presentation.

Joan Herman, 996 12th Street, Astoria, said she and her husband bought the house two and a half years ago and it is in very good condition for being 101 years old. When they bought the house, their goal was to restore it to its original condition as much as they were able. The biggest thing is to restore the windows because they impact the appearance of the home. They just restored two of the windows. Before and after photographs were included in the Staff report. The new windows have lites matching those that were used when the house was constructed. There are a total of 17 windows that need to be replaced. They would like the historic designation so that they can apply for City grant funds to help fund the restoration. The home was originally lived in by Hiram Leinenweber, a descendant of one of Astoria's founders, Truman Powers.

Chair Burns called for any presentations by persons in favor of the application.

Rachel Jensen, 389 12th Street, Astoria, said LCPS supported this historic designation. The Applicants are caring for a historic home and are voluntarily asking to be designated as a historic landmark.

Linda Oldenkamp, 1676 Jerome, Astoria, said the Applicants have done more work on their house than most people in the few years they have been in Astoria. She was in favor of the request.

Chair Burns called for any testimony impartial to or against the application. Seeing none, he called for closing remarks of Staff. There were none. He closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Caruana said the more homes designated as historic, the more effort will be made to maintain those homes. People buying homes designated as historic should be aware certain standards are expected when the home is maintained.

Commissioner Osterberg added that when the HLC reviewed the original inventory, the integrity of the structure was listed at the time as very altered. However, the reasons it was given that designation were because of the windows. Now, with the windows being restored, nothing would stand in the way of this building being approved for a historic designation.

Commissioner Rathmell stated the Applicants had done a beautiful job on the windows and the home has been well maintained. She believed the home would be of great significance to the characteristic of the neighborhood.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Historic Designation HD18-01 by Joan Herman and John Gaasland; seconded by Commissioner Rathmell. Motion passed unanimously.

Chair Burns read the rules of appeal into the record.

ITEM 4(d):

NC18-03 New Construction NC18-03 by Zoe Fenton to construct a single family dwelling adjacent to historic structures at 2609 Irving Ave (Map T8N-R9W Section 9CC, Tax Lot(s) 8000; Lot(s) N 70' of Lot 6, Shively) in the R-2 (Medium Density Residential) Zone.

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

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

Commissioner Osterberg noted that the conditions of approval do not state when additional design details are to be submitted and who would be approving them.

Planner Morgan confirmed that the additional details had been submitted and were included in the supplemental materials made available to Commissioners at the dais.

Chair Burns opened public testimony for the hearing and asked for the Applicant's presentation.

Zoe Fenton, 90599 Peter Johnson Road, Astoria, said about a year ago, the HLC reviewed a request with certain conditions. He hired a geological engineer who had done a lot of work for the Port because he wanted to make sure that a house could be built on the weird lot. The lot is 50 feet from a slide zone on either side, so the land is more secure with a house on it. He did not want his property to impact anyone else out of negligence. He fought tooth and nail to prevent the house from being demolished, but the insurance company would not allow them to lift the house. The whole reason they got lawyers involved was to try and save the house. When it was demolished, several piles were driven to secure the lot. However, no records were kept on the location of the pilings. The house that was conditionally approved would have required that he take three feet away from the hillside, which could be done because there was not much load impacting the hill. However, the pilings might be impacted. Therefore, he chose to start fresh on a house that would not affect the pilings. That is the house being proposed now, which is very similar in design to the original house. He believed this design went further to fit in with the neighborhood. The neighborhood has historic homes, but also has an eclectic mix of homes. There is a 1980s style house across the street and a manufactured home up the hill. He believed his house looked quite a bit like the three next to it. He worked extensively with City Staff and whatever they say goes. There is a six-inch reveal on the siding, single hung windows, a 5/12 pitch, and simulated shakes. Because of the hillside and the nature of the lot, he wanted to pour a foundation before the rains begin. This was on the record a year ago and he extended it 12 times, but it took longer to get to this design. Extending this request another month will create more danger for the houses around it.

Commissioner Caruana said the photographs showed windows with sills and aprons, but the drawings show windows with a 5/4" by 4" wrap.

Mr. Fenton confirmed the photographs were accurate and the designer simply does not include the details in their drawings. The photograph shows what would be on the front façade and bottom level. One issue is that he is at his budget's maximum, so a couple of the upper level windows on the sides and back of the house would not have the details unless the Commission required it.

Commissioner Rathmell said she was on the Commission when the Applicant made his original proposal and she believed the new proposal had a lot of nice design improvements. She asked why the front window over the entrance would be different.

Mr. Fenton explained that Planner Ferber did not update the photographs in the Staff report with copies of his plans for that window. The supplemental information shows a picture window. The original home had a picture window in the exact same spot. He loved the window and it was what led him to the house. If the window is deemed unacceptable he could do something different, but he really wanted the picture window.

Chair Burns confirmed that the Applicant would have electric heat this time.

Commissioner Caruana said the rest of the homes in the neighborhood have windows that are vertical in nature and rectangular. Some of the proposed windows are wide.

Mr. Fenton said the windows above the kitchen counter could not be much taller, but they are single hung. He had proposed what he thought the Commission wanted him to do.

Chair Burns asked if Mr. Fenton was happy with the design.

Mr. Fenton stated he was very happy with it, but he would be much happier if he could have the picture window; that was his favorite thing about the last home.

Chair Burns called for any presentations by persons in favor of, impartial to or against the application. Seeing none, he called for closing remarks of Staff. There were none. He closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Rathmell said she believed the design had been greatly improved and the one-over-ones were consistent with windows normally seen. This is new construction, so the HLC was not trying to remake history. She believed the Applicant had gone through a lot of trouble to make the house fit in. She supported the request.

Commissioner Osterberg stated he also supported the application as proposed, particularly because the details had been clarified by the Applicant.

Commissioner Caruana said he was mostly in favor of the request. However, Mill Pond has a lot of homes similar to this one, but they have a lot more details that make them more charming. He wishes this house were more charming. The updates do address most of those details. A lot of new homes end up looking remarkably flat and there is not a lot of relief from corbels and knee braces. Interest in a home comes from varying depths. A box with a four-square roof can look gorgeous with the right details. He was inclined to vote in favor of the request, but he wished some of the new homes had more details.

Chair Burns understood that as long as the Applicant could have a picture window, he would be willing to build what had been proposed with the help of Staff. He supported the request.

Commissioner Rathmell agreed with Commissioner Caruana and said she believed the new home designs had a lot to do with materials being used now. Synthetic materials do not have as much texture as real wood and real wood windows make a big difference. However, the cost and design that has gone into this project was sufficient for the type of home and for new construction.

Commissioner Caruana believed the 5/4" by 6" barge boards were a very small scale. The belly band would be eight inches, which is twice the size of the siding. The belly band might stand out too much. He believed barge boards two inches larger would be more appropriate.

Commissioner Osterberg noted that the public hearing could be reopened so the Applicant could respond to the Commissioner Caruana's suggestions. He asked if changing the reveal of the siding would really accomplish the change that Commissioner Caruana wanted.

Commissioner Caruana believed it would look quite a bit different. The drawings are not to scale. They show an eight-inch belly band that looks to be the same size as the six-inch barge board. He believed that with the right detailing, the house would be charming.

Chair Burns and Commissioner Rathmell agreed the Applicant should have the opportunity to respond to the recommended changes. The Applicants have worked on this for quite some time and have made a lot of effort to incorporate all of the City's suggestions.

Commissioner Caruana clarified he did not want to make his recommendations part of the conditions of approval. He just wanted his suggestions to be part of the record. Since Staff was in favor of the proposal as presented, he agreed.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC18-03 by Zoe Fenton, with the addition of Condition of Approval 9 as follows:

- The Applicant may consider minor revisions to the details shown on the elevation and detail drawings to add greater width to the barge boards to eight inches, belly band, and decrease the lap siding exposure to five inches, and have those changes approved with this land use decision.

The motion was seconded by Commissioner Rathmell and passed unanimously.

Chair Burns read the rules of appeal into the record.

Chair Burns called for a recess at 6:43 pm. The meeting reconvened at 6:46 pm.

ITEM 4(e):

EX18-11 Exterior Alteration EX18-11 by Sarah Jane Bardy to convert and expand an existing garage into an Accessory Dwelling Unit at 1659 Irving (Map T8N R9W Section 8DC, Tax Lot 11200; Lot 3, Block 53, Shively's) in the R-1 Zone (Low Density Residential).

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

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

Chair Burns opened public testimony for the hearing and asked for the Applicant's presentation.

Sarah Jane Bardy, 1661 Irving Avenue, Astoria, said the Staff report erroneously stated her house has seven-inch reveal siding, but it is actually four inches. The doors on the garage have not been removed, they are just unusable. The previous owners had a tall vehicle so they raised the garage off of the foundation and set it back down on stacks of 2' by 4's. When the garage doors are pulled down, there is an eight-inch gap. She bought the house about four and a half years ago and has been slowly restoring it. The house sat vacant for a few years and much of the interior details were pilfered and presumably sold. After four years of looking, she just found the right French doors to put back into a room. She is a preservationist and a perfectionist. She could do things faster and cheaper, but that would bother her. Her plan for the building is to make it beautiful. The trim around the windows and the molding will be identical to what is on her house. The only difference is that wood is not as good as it used to be. She wanted to do the best things possible even though the garage is not terribly visible from the street. She wanted it to be beautiful for herself and for anyone walking by. Currently, it is embarrassing.

Commissioner Osterberg asked if the reveal would match the house.

Ms. Bardy said yes, the house has four-inch lap siding and the original siding is easily replicated.

Commissioner Caruana asked if the entire garage would come down to the foundation and would then be rebuilt.

Ms. Bardy confirmed the garage would be rebuilt. The siding is old, the roof is gone, and the foundation is a stack of 2' by 4's.

Chair Burns called for any presentations by persons in favor of the application. There were none. He called for any testimony impartial to the application.

Linda Oldenkamp, 1676 Jerome, Astoria, said she was the Applicant's neighbor. Ms. Bardy has done an incredible job on her property and it is beautiful. She was glad the Applicant was not planning on a full accessory dwelling unit (ADU), which would have required the house to be turned into a residential house. She believed it would be a travesty to take a beautiful historic duplex and turn it into a family dwelling. We need housing. She was sad that garages were a premium in Astoria, so she hated to see the space not be used as a garage. She believed a garage would add value to the house. She asked if the garage would be converted into a bedroom and if it would have a bathroom. If it was just going to be a bedroom, she asked why it would need to be expanded. She was concerned about ADUs and Airbnbs. She did not like them. She saw them as little hotels sprouting up all over in the residential areas. She understood it would be part of the deed that would not happen. She did not understand why the garage would need to be expanded if it was just a bedroom. Nothing was mentioned about bathroom facilities.

Dave Pollard 1676 Jerome, Astoria, said that Ms. Bardy has been an excellent neighbor and the work she has done on her house has really improved the neighborhood. He was initially concerned because his house was built so that their dining room looks right down on Ms. Bardy's garage. The streetscape below his house is extremely dense. There are eight structures along the street and at least four of them could not be rebuilt on their existing lots. The proposed garage would not be invisible from the streets and other houses. He supported the proposal but was concerned that the details would be visible from several directions. There are several garages in the area. His garage was added 40 years ago on the side lot. He was also concerned about parking because the college floods his street with cars.

Chair Burns called for any testimony against the application. Seeing none, he called for closing remarks of Staff. There were none. He called for the Applicant's rebuttal, noting that the HLC does not review the interior of the structure.

Ms. Bardy explained that a few years ago she had tenants in the downstairs of her duplex. When their lease expired she moved her mother into the space because she is going blind. There are a lot of stairs going into the unit and it is a very dark unit with a weird layout. So, she planned to build a single level, accessible unit with an open floor plan and bright light. It will not be a full ADU because she is not allowed to have one. The space will be a bedroom, a bathroom, and a partial kitchen.

She has agreed to amend her deed to say that only her mother, Ruth Bardy, can ever inhabit that space because of special conditions. If she sells the building or her mother no longer lives there, the space can be used for another purpose, but it will never be rentable as living space.

Planner Morgan noted that a bedroom and bathroom does not have to be restricted to one individual person. It is considered an extra room for one of the units and cannot be rented out as an Airbnb. An ADU or another unit is not allowed on the property and that would require a full kitchen.

Chair Burns closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Osterberg said he supported the application with the conditions of approval.

Commissioner Rathmell stated she supported the application. She knew Ms. Bardy would do a good job with the design because she has seen what was done to the home.

Commissioner Caruana stated the project was low impact and low visibility. The Staff report states the garage would match the house, but there is no eave or barge board detail. The house has a unique style. He hoped the garage would have zero overhangs on the gable ends. Also, the roof is different from the house. He wanted more details about the roof.

Chair Burns reopened the public hearing and asked the Applicant to respond to Commissioner Caruana's concerns.

Ms. Bardy confirmed that the new roof would match the existing roof, but all of the details, windows, doors, and trim would match the house.

Chair Burns called for any testimony on the roof and details. There was none. He closed the public hearing.

Chair Burns confirmed he could support the application. He had seen changes in the house and was confident that future changes would be positive.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX18-11 by Sarah Jane Bardy; seconded by Commissioner Caruana. Motion passed unanimously.

Chair Burns read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

There were none.

STAFF UPDATES – ITEM 6:

There were none.

MISCELLANEOUS – ITEM 7:

There were none.

PUBLIC COMMENTS – ITEM 8:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:15 p.m.

APPROVED:

City Planner