

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers
October 17, 2017

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 5:15 p.m.

ROLL CALL – ITEM 2:

Commissioners Present: Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Mac Burns, Kevin McHone, and Katie Rathmell.

Commissioners Excused: President LJ Gunderson and Paul Caruana

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

APPROVAL OF MINUTES – ITEM 3:

Item 3(a): August 15, 2017

Vice President Dieffenbach asked if there were any changes to the minutes. There were no changes.

Vice President Dieffenbach moved to approve the minutes of August 15, 2017 as presented; seconded by Commissioner Rathmell. Ayes: ~~President Gunderson~~, Vice President Dieffenbach, Commissioners Rathmell, and McHone. Nays: None. Abstentions: Commissioners Osterberg and Burns.

Item 3(b): September 19, 2017

Planner Ferber noted that Staff just received the minutes of the September meeting so the HLC would approve them at the next meeting.

PUBLIC HEARINGS:

Vice President Dieffenbach 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):

NC 17-05 New Construction NC 17-05 by Brian and Terri Osken for new construction of a 2,079 square foot single-family dwelling and a 338 square foot garage adjacent to historic structures at 910 Grand Ave. in the R-3, High Density Residential zone. This hearing was continued from the September 19, 2017 meeting.

Planner Ferber stated the Applicants had chosen to withdraw their application. She confirmed the withdrawal had been submitted to Staff in writing.

Vice President Dieffenbach opened public testimony.

Anne Bronson, 959 Franklin Ave., Astoria, stated she was concerned about the Applicants removing trees to improve their view of the river. The trees provide some shade on her house during the summer and she could see the entire hillside ending up on Franklin Avenue if the trees were removed.

Vice President Dieffenbach explained that landscaping and tree removal were not under the HLC's jurisdiction. Planner Ferber recommended that Ms. Bronson discuss her concerns with the Planning Office, so Staff could research any potential geological hazards on the property.

Vice President Dieffenbach closed the public hearing.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) close the public hearing for New Construction NC 17-05 by Brian and Terri Osken; seconded by Commissioner Rathmell. Motion passed unanimously.

ITEM 4(b):

NC 17-04 New Construction NC 17-04 by Zoe Fenton to construct a new single-family dwelling adjacent to historic structures at 2609 Irving Ave. in the R-2, Medium Density Residential zone.

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

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

Commissioner Burns asked what options the HLC would have if the Applicant was unable to provide all of the necessary information. Planner Ferber confirmed the Commission could approve parts of the project, continue the hearing to a later date, or approve the application pending compliance with conditions of approval.

Vice President Dieffenbach opened public testimony for the hearing and asked for the Applicant's presentation.

Zoe Fenton, 90599 Peter Johnson Rd., Astoria, said the prefabricated home company asked him to sign a contract and then make decisions. He has been doing his best to obtain details from the company about what his options were. He believed he had most of the missing information about overall height, the reveal of the lap siding, the possibility for double hung windows, and photographs of the garage door, entry door, and light sconces. He was fine with submitting the information to Staff and continuing the hearing next month.

Commissioner McHone asked if Mr. Fenton had to sign a contract prior to deciding what would be on the house.

Mr. Fenton confirmed that the company had a standard list of available items. This list is on their website. Nothing is final because the company might change brands next month. He had photographs of what the company currently offers. He presented the photographs at the dais. The lap siding would be **Handi Plank** with a seven-inch reveal. He believed the company would be willing to work with the HLC on all of the design details. The photographs just show standard options, so any deviation would cost more money. Therefore, he wanted to stick with the standards options as much as possible.

Commissioner Burns asked for more details on the oil spill that occurred on the property.

Mr. Fenton explained that there was an above ground tank inside the basement, which he had decommissioned even though that was not required. The tank sat in front of the house for almost a month before someone could come do the decommissioning work. Two days after the tank was decommissioned, Wilcox and Flegel arrived, unaware that the work had already been completed. The bung was capped, but they opened it up anyway and ran the pump until they saw oil running out of the far end of basement. There were many cracks in the cement and 95 gallons seeped beneath the basement. In the end, the situation worked out for the best.

He requested double hung windows without divided lites, but offered to find out if divided lites were an option.

Vice President Dieffenbach noted that the conditions of approval allowed for true divided, simulated divided or no divides at all. Therefore, the Applicant's preference would be an acceptable option.

Mr. Fenton stated he was open to either the traditional or the carriage style garage door, but would prefer the traditional door without windows.

Commissioner Rathmell stated she would prefer a five-inch reveal on the lap siding because historic homes typically have smaller reveals. Vice President Dieffenbach agreed and added that the smaller reveal would look better on this home because it was a smaller home.

Mr. Fenton said okay and asked for the Commission's feedback on a belly band.

Commissioner Rathmell stated they were common and noted that the neighboring house had one.

Mr. Fenton explained that the Commission's feedback would allow him to tell the company exactly what he needed.

Commissioner Rathmell reiterated that she preferred a smaller reveal on the lap siding, no simulated divided lites, and no vinyl windows. Vice President Dieffenbach said the HLC typically allowed vinyl windows on new construction as long as they had true divided or simulated divided lites. Planner Ferber confirmed that vinyl windows were allowed on new construction but not exterior alterations.

Mr. Fenton said he understood the look of the windows was important. His windows would be single hung.

Vice President Dieffenbach said she preferred the garage door had some articulated depth instead of solid smooth panels. Either bead board or panel insets would be acceptable. She asked for details about window trim options.

Mr. Fenton said the only information he had was the photograph.

Vice President Dieffenbach stated the elevation drawing appeared to indicate five quarter trim on the corners and window surrounds. Traditionally, cottage style houses do not have a lot of ornamentation but do have trim on the corners, windows, and where the wall meets the roof. She believed what was shown in the drawing would be acceptable. A window sill would look good as well.

Commissioner Rathmell believed a sill would be important because it would give the house shadow lines and details. A flat-sided house with flat windows would look like a prefabricated house, which would not match the character of the neighborhood.

Mr. Fenton agreed.

Vice President Dieffenbach explained that the fascia board should be as big as or bigger than the window and corner trim to give the house a cap with the roof.

Mr. Fenton stated he would make sure the fascia board was an acceptable size.

Commissioner Osterberg asked if the details provided should be considered minimums. He also wanted to know if the Applicant was presenting extra cost options as part of his proposal that should be considered part of the amended application.

Mr. Fenton stated definitely and explained that he presented the only photographs the company could provide of an existing example of his house plans. He believed the photographs showed the most basic way to build the house and he would build his house per the HLC's suggestions.

Vice President Dieffenbach suggested the hearing be continued to give the Applicant an opportunity to look at the available options and prices, and put together a package to present to the HLC next month.

Mr. Fenton explained that he would not be able to discuss design details with the company until he starts paying them. Now he knows the HLC is amenable, so he can move forward with the company and then come back to the HLC with more definite answers. He confirmed that a continuance would not interrupt his time frame. He did not plan on building until the beginning of spring.

Vice President Dieffenbach noted the home would be built on a corner lot. The side view should also be considered a front view, so the details should be carried all the way around the house.

Mr. Fenton agreed. He confirmed the standard roof pitch was 5:12 and he had the option of 6:12.

Commissioner Rathmell said the porch looked enclosed.

Mr. Fenton noted that the corner with the post was open and the porch would have a four-foot overhang. He explained that the lot had a large elevation gain, so the view of one side of the house would be blocked by the hillside. However, he still planned to add the belly band to this side of the house. He confirmed that the HLC had given him all the direction he needed and he would come back next month with details.

The Commissioners discussed the simulated shake siding shown on the gable ends and agreed it would be appropriate.

Planner Ferber said if the front stairs will require handrails details shall be submitted.

Mr. Fenton said if the builder did not provide options for railings, that would be easy to take care of elsewhere. He understood the style would be important.

Vice President Dieffenbach called for any presentations by persons in favor of, impartial to or against the application. Seeing none, she called for closing remarks of Staff. There were none. She closed the public testimony portion of the hearing.

Commissioner McHone moved that the Historic Landmarks Commission (HLC) continue the hearing for New Construction NC 17-04 by Zoe Fenton; seconded by Commissioner Burns. Motion passed unanimously.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

There were none.

STAFF UPDATES – ITEM 6:

Planner Ferber said iron work was installed on some of the windows on the YMCA building. She expected an application for exterior alterations to the maker space building.

MISCELLANEOUS – ITEM 7:

PUBLIC COMMENTS – ITEM 8:

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:09 pm.

APPROVED:



City Planner