

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

October 18, 2016

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: President LJ Gunderson, Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, and Thomas Stanley. Commissioner Paul Caruana arrived at approximately 5:23 pm.

Commissioners Excused: Commissioners Mac Burns and Kevin McHone.

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

President Gunderson welcomed John Goodenberger and his students from the Historic Preservation program at Clatsop Community College. She announced that the public hearing for Item 4(b): NC16-05 would be held first. She explained that Vice President Dieffenbach would have to step down from the dais during Item 4(a): EX16-10 and so the Commission was still waiting for one more Commissioner to have a quorum.

APPROVAL OF MINUTES – ITEM 3(a):

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

Commissioner Stanley moved to approve the minutes of August 16, 2016 as presented; seconded by Commissioner Osterberg. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Osterberg, and Stanley. Nays: None.

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.

The Commission proceeded to Item 4(b): NC16-05 at this time.

ITEM 4(a):

EX16-10 Exterior Alteration EX16-10 by Michelle Dieffenbach, Rickenbach Construction Inc. for Buoy Beer to install two roll-up doors, install windows in various locations, replace decking, add solar roof panels, and restore original signage on an existing commercial building at 2^{7th} Street in the A-2, Aquatic Two Development zone.

This item was addressed immediately following Item 4(b): NC16-05.

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.

Vice President Dieffenbach stepped down from the dais.

President Gunderson requested a presentation of the Staff report.

Planner Ferber presented the Staff report. She noted the Staff report listed the wrong property owner, but she would correct the mistake. Staff recommended approval with conditions. No correspondence has been received.

Commissioner Osterberg understood public notices were required for solar energy applications so that the public could give testimony at a public hearing. However, the HLC does not review any solar energy criteria. He asked if the HLC could consider testimony about the appearance and design of solar panels. Planner Ferber explained that this type of solar installation requires a Type 2 review, which includes a public notice. For efficiency, she included the public notice for the solar application with the public notice for the rest of the project. The Commission will not review the solar panel structure.

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

Jared Rickenbach, 37804 Eagle Lane, Astoria, said he appreciated the Staff report and Staff, as well as the HLC for hearing this matter. He offered to answer any questions.

Commissioner Osterberg understood the new roofing would be designed to match the existing roof top pop up. He asked what materials would be used on the roof and what the roofing would look like. Mr. Rickenbach explained that standard 24-inch corrugated metal agricultural panels would be used. The existing pop up, which is about 10 feet taller than the building, is used for forklift access above the loading zone. There is another building of the same design on the far east side that acts as a third story to the main building, which used to be a mechanical shed.

Commissioner Osterberg asked what materials would be used on the deck additions proposed for the west and north sides. He was also concerned about the handrail requirements on the decks. Mr. Rickenbach confirmed the site already contains both wood and concrete and the decks would be used for access and maintenance. Wood will be used on the new deck on the west side, but the deck on the north side already exists. The north deck is used for maintenance and is not accessible to the public because it does not have railings. However, this would be addressed during construction. He confirmed the deck extended over the river. He explained the existing railing along 45 to 50 feet of the building prevents access to maintain the siding, windows, and gutters. He will be required to comply with OSHA's construction and maintenance safety standards. Handrails are not required on over water decks if preservation devices are present. Therefore, no railings have been proposed.

President Gunderson asked if the corrugated metal would be replaced after the sign is removed. Mr. Rickenbach said the existing material is T1-11 or plywood. Once the sign is removed, the old ship lap siding would be painted and restored.

President Gunderson called for any presentations by persons in favor of the application.

Luke Colvin, 42 7th Street, Suite 100, Astoria, said he is one of the founders and Chief Executive Officer of Buoy Beer. He is present to answer questions about the business' operations.

Commissioner Osterberg asked if Mr. Colvin would be concerned about the safety of employees working on a wooden over-water deck without handrails. Mr. Colvin replied probably not. He explained that all of the buildings in the area traditionally operated as fish processing plants that never had railings. Life jackets and personal protection equipment (PPEs) are required. The deck will be used to access the siding and windows, which will require employees to be on a substantial ladder. So, a railing would do very little to protect an employee.

Commissioner Stanley noted the HLC does not review railings or any other safety features and that Commissioner Osterberg was simply asking out of curiosity. Mr. Colvin said he was happy to discuss railings even if the conversation was arbitrary. He noted OSHA had assured him that railings were not needed.

President Gunderson called for any testimony impartial to or against the application. Seeing none, she confirmed Staff had no closing remarks and closed the public testimony portion of the hearing. She called for Commission discussion and deliberation.

Commissioner Stanley stated the last two applications by Buoy Beer were approved and resulted in tremendous outcomes. He was excited about the restoration of the sign because it would add a lot to the overall ambiance of the town. He was in favor of the project.

Commissioner Caruana said he was excited that the business was growing and supported the request.

Commissioner Osterberg agreed the proposal met all of the criteria for approval and he supported the application.

President Gunderson said everything Buoy Beer has done has made the town better. Buoy Beer does first class work without cutting corners and they should be proud of their growth.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX16-10 by Michelle Dieffenbach; seconded by Commissioner Stanley. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

Vice President Dieffenbach returned to the dais.

The Commission proceeded to Item 4(a) at this time.

ITEM 4(b):

NC16-05 New Construction NC16-05 by Jack E. Coffey, Jack E. Coffey Construction for Ken F. Thompson to construct an approximate 900 square foot detached garage adjacent to historic property at 3682 Franklin in the R-2, Medium Density Residential zone.

This Item was addressed immediately following Item 3: Approval of Minutes.

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 Ferber presented the Staff report and recommended approval with conditions. No correspondence has been received for this permit, but during review of the variance approved for this project, one person expressed concerns about the compatibility of the garage to surrounding structures. All other comments were from adjacent property owners who had concerns about the variance, which has already been approved.

Commissioner Caruana arrived at approximately 5:23 pm.

President Gunderson noted two different sizes were stated in the Staff report and asked which size was correct. She also asked if the Commission needed to review lighting. Planner Ferber confirmed the correct size of the garage was 22 feet by 40 feet. No lighting was proposed, but the Commission could require lighting.

President Gunderson noted the application said T1-11 siding would be used, but the Staff report indicated the siding would be lap siding. She believed the Commission would prefer lap siding. The rendering seems to indicate there would only be one door on the three-car garage, but the Staff report indicates there would be three doors, each a different size. Planner Ferber understood the Applicant had proposed one man door and one garage door.

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

Jack Coffey, 1447 8th Street, Astoria, stated the project is small and he was present to answer questions.

Commissioner Osterberg asked for clarification on the doors. Mr. Coffey said the garage would be a three-car garage. Ken Thompson is the only person living on the property, and the garage will not be used as a three-car garage. The garage will store two cars and only one car will be used. The small door on the right will be used for the vehicle driven daily. The man door will be on the south side. Very few windows have been proposed and most neighbors will not have a direct line of site to the garage. He was trying to keep the roofline low to minimize

the impact to people with a view from up on the hillside. The photograph in the Staff report does not do it justice. The garage will be tucked into the lower meadow at a lower elevation than the house. The roof of the garage will sit lower than the house and the property owner will be able to see all of the garage's entry doors from his kitchen. The garage will be secluded as he wanted to mitigate against break ins. The Code requires a light by the man door and possibly by the garage doors. He suggested the lights be put on a timer and aimed away from the neighbors. None of the neighbors will have a line of sight to the man door, and the garage door light would only be a concern if it were pointed straight forward. However, pointing the light straight forward would not light up anything useful for the property owner. There would likely be a single outlet between the two main garage doors with a flood light pointing sideways in each direction. The lights would be on a sensor and a timer, not lit up all the time. A 200-amp service panel in the house would provide electricity to the garage. An electrician has said it would provide more than enough power to feed a second building, so there will not be any overhead poles.

Commissioner Caruana asked if the lap siding would be smooth or wood grain. Mr. Coffey said the siding would be 5-inch concrete lap siding, which is the closest he can get to emulate the house. Standard Hardie plank lap siding would be used. He preferred to use wood grain, but would use smooth if the Commission required it because Mr. Thompson did not have a preference. The house has cedar lap siding of a unique size. The cedar siding is relatively smooth, but it also has rough patches. Additionally, the house has 80 years of paint covering the wood grain. Therefore, either finish would be fine.

Commissioner Caruana asked what sizes would be used on the fascia board, bargeboard, and garage door trim. Mr. Coffey stated he wanted to trim the garage with something similar to what is on the house. His pencil sketch did not depict this. He does not use computer aided drafting and does not usually sketch buildings.

Commissioner Caruana said the garage should match the house and the Commission usually prefers to see evidence of this. This house has substantial casings. Mr. Coffey explained that he does historic restoration work and any time the Commission is that interested in windows, doors, and everything else, he makes things match. He does not try to mix in modern designs. When trying to emulate a particular period, he does what was done in that period as much as possible.

Commissioner Caruana clarified that in the future, anyone who wants to challenge the HLC's vote must be able to come back to these documents and see what was approved. Personally, he trusted the great builders in the area. However, outsiders need to be able to see what the HLC approved. Mr. Coffey said a building like this would usually have a corner wrapping board. The house has a 1-inch by 6-inch corner board, so he would likely use the same on the garage. The house has been worked and reworked, but it would normally have 1 inch by 6 inch trim around the doors and windows as well. So, he planned to do this on the garage. He understood the Commission might object to the roof pitch, but he wanted to keep the roof low so as not to alarm the neighbor up the hill.

President Gunderson said the Commission usually prefers smooth siding and smooth garage doors without any wood grain. She asked if divided lites would be used at the top of the doors. Mr. Coffey confirmed he would use smooth siding and doors. He had listed divided lites as an option because he wanted to limit break-ins. He picked windows that are small and would be placed up high, making them more difficult to get into. He could install steel grids on the interior.

President Gunderson said she was concerned about the visibility of the structure if the trees were damaged in a storm. It is important that the garage is cohesive with the neighborhood. Mr. Coffey understood and added that the trees might not belong to Mr. Thompson, so they could be cut down by someone else. President Gunderson said she preferred windows so the garage did not look like a box. The windows could be covered from the inside. Mr. Coffey explained the lot is isolated and windows would increase the chances of someone getting in. Trees surround three sides of the lot. The only line of sight to the building will be from Mr. Thompson's house. He did not want windows that could not be seen from the main house.

President Gunderson called for any presentations by persons in favor of, impartial to, or against the application. Seeing none, she called for closing remarks of Staff.

President Gunderson asked if any of the Commissioners had ex parte contacts. Commissioner Osterberg confirmed he visited the site, but did not have any contact with anyone regarding this project. Commissioner Caruana confirmed he knew Mr. Coffey, but did not discuss this request.

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

Commissioner Stanley said without windows, the building is a box. He appreciated the concern for security, but he also believed the HLC was not tasked with deciding how windows should be secured. There is no way to predict what will happen to a property in the future. The doors need some kind of ornament, like windows, to make the garage look like it belongs in the neighborhood and because the garage will be more than half the size of the house.

Commissioner Osterberg stated that if the roof is not changed, the garage will need every bit of ornamentation that has been discussed, like the corner boards, trim, lites in the garage door, and smooth lap siding. All of these elements need to be added as conditions of approval in order to make the garage acceptable and meet the criteria for approval.

Commissioner Caruana said he preferred the garage match the house. A 5/12 pitch would only raise the roof by 11 inches, which he preferred. He also wanted casings on the doors, corner boards, and a smooth siding exposure that match the house as much as possible. He was not as concerned about the windows, especially on the garage doors. The house is a Craftsman, so the garage would need square windows to make it look like the house. An additional window would be nice, but he was more concerned about the trim, bargeboards, corner boards, roof pitch, and siding.

Vice President Dieffenbach said she agreed with Commissioner Caruana. Many garages do not have windows, but the detailing of the trim pieces and other components of the building needed to match the house.

President Gunderson said she preferred windows, but agreed the details that make the garage match the house were missing from the proposal.

Vice President Dieffenbach asked if the Commission needed to require lites on the garage doors.

Commissioner Caruana stated that would be an administrative decision. He explained that the drawings do not need to be fancy, but they usually lack all of the details the Commission wants to review. This requires the Commission to make approvals with all kinds of modifications. It would be nice to have an image or drawing that reflects what was approved. He added that this garage would be large and it would look like a manufactured home if the roof were too low and had few windows. However, if the roof were raised and the details matched the house, the structure would be tasteful.

President Gunderson confirmed she was comfortable with those conditions knowing that Planner Ferber would ensure compliance.

Commissioner Stanley believed windows would add a lot to the building.

Planner Ferber explained that she could add the Commission's conditions of approval. However, this would require a continuance so the HLC could adopt Findings of Fact. Alternatively, the Commission could require the Applicant to provide Staff with more details that could be approved administratively.

President Gunderson said she did not want to delay the project another month.

Commissioner Osterberg confirmed Condition 5 stated that if doors and windows had lites, they had to be true divided lites; however, the condition did not require doors and windows to have lites. He believed Condition 6 needed to be substantially revised. A condition describing how something is usually discouraged could not be used to approve this proposal. The condition must state that something shall be required or submitted to Staff for administrative review.

Planner Ferber confirmed she had additional conditions of approval for the Commission to discuss. Electrical permits would need to be obtained from the County, the Staff report would be clarified to clearly indicate that lap siding would be used, the Applicant would be required to add casings around the doors and windows to match the house and corner boards, flood lamps must not cast a glare into any adjacent properties, and change the

roof pitch to 5/12 or 6/12. She suggested the Commission ask the Applicant what type of lighting would be installed.

Vice President Dieffenbach believed the condition requiring trim must also require roof trim. She asked if Condition 6 would be omitted if the additional conditions were added. Planner Ferber said she could amend Condition 6 to say garage doors and siding shall have smooth siding.

Commissioner Caruana said he preferred a minimum 5/12 roof pitch. Additionally, window trim did not need to be required as long as the rest of the structure was trimmed well. President Gunderson and Vice President Dieffenbach agreed.

Commissioner Osterberg stated if the roof pitch were changed and trim elements were added, he would not be too concerned about the windows either. The Applicant could still choose to add trim to the windows, but the Commission did not need to require it.

Commissioner Stanley said he was outnumbered, so he would concede to the rest of the Commission.

Planner Ferber confirmed the 5/12 roof pitch was the minimum allowed by the Commission.

Vice President Dieffenbach believed the conditions in the Staff report should reflect that windows are not required in the doors. Planner Ferber noted the garage doors are a large design element, which she believed should be reviewed by the Commission. However, she would be happy to conduct an administrative review of the doors.

President Gunderson stated the windows would have to be square, but the windows shown in the Staff report were rounded. Commissioner Caruana believed if there were windows in the doors, there would be no windows in the walls. Commissioner Stanley clarified that he was not speaking about windows in the walls, only windows in the doors. He understood Mr. Coffey's safety concerns, but believed the doors and windows could be secured. The Commission agreed that if the doors have windows, they would have to be square and true divided because the structure would be a Craftsman-style building.

Vice President Dieffenbach moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report, with the following addition to the Conclusion and Recommendation:

"7. The applicant shall add corner boards, and ¼ or 1/5 casings around all doors and windows to match the house. The roof shall be trimmed and include fascia boards.

8. Per HLC discussion, no windows are required, however if they are included they shall be square in shape and any lites must be true divided.

9. The proposed roof pitch was deemed inappropriate for the design. The applicant shall construct roof with a minimum of 5:12 pitch.

10. The applicant proposed flood lamps during the HLC meeting. All exterior lighting shall be downcast and not glare into the neighbor's property. Prior to installation, lighting fixtures shall be submitted for review to the Community Development Department.

11. The garage door and garage siding shall be smooth and not have any faux texture.";

and approve New Construction NC16-05 by Jack E. Coffey. Motion seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

The Commission proceeded to Item 4(a): EX16-10 at this time.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

This item was addressed immediately following Item 4(a): EX16-10.

Director Cronin updated the HLC on the following:

- Accessory Dwelling Unit (ADU) Code Amendments – The definition of ADUs will be expanded to include tiny homes. A work session is scheduled for October 19th and the continuance of the public hearing is scheduled for October 25th.
- Astor West Urban Renewal District Expansion – An open house is scheduled for October 25th from 4:30 pm to 6:00 pm in Council Chambers. The Planning Commission will be tasked with reviewing the expansion's consistency with the Comprehensive Plan.
- National Park Service (NPS) Partnership – The City has volunteered to assist with studying and developing recommendations for continuing Astoria's relationship with the NPS. He has already participated in some conference calls and webinars, and he would provide more updates in the future.
- Building Official/Code Enforcement Officer – The new employee, Ben Small, began a few weeks ago and he will be in training for at least the next six months. Jim Byerley, City of Warrenton's Building Official, will be mentoring Ben during training and doing commercial inspections.

Planner Ferber reported on a State Historic Preservation Office (SHPO) workshop in Salem. More information was available on SHPO's website. She also noted she would be attending a CLG workshop in November to discuss the façade improvement program.

President Gunderson called for a recess at 6:20 pm. The HLC meeting reconvened at 6:28 pm. Commissioner Stanley was excused from the remainder of the meeting.

GUEST PRESENTATIONS:

Clatsop Community College Historic Preservation Course Design Review Process Questions and Answers

Following introductions of the HLC and students present from the Historic Preservation Class, John Goodenberger briefly noted how the _____ and its 14 categories were developed to assist Staff as they consider what buildings or structures to protect in Astoria.

Lecture by John Goodenberger "Overlooked Astoria" on Astoria's historic resources and heritage

John Goodenberger, Guest Lecturer, presented "Overlooked Astoria" via PowerPoint, which included a review of the history leading to and visual examples of the 14 categories in the _____. His presentation included highlights of development and redevelopment in the city as he recounted the history of Astoria, describing multiple external influences, which included new and evolving industries, various cultural and religious influences, and infrastructure that impacted Astoria's historic resources and heritage and resulted in the historic elements resources that currently exist in Astoria today. He emphasized the importance of context, noting oral history and urban legends are as important as actual history events, and shared several anecdotes related to some of Astoria's historic districts and structures. He cautioned that it was easy to justify demolition or removal of historic features or structures, especially small ones, and implored Astoria's citizens to be vigilant about maintaining the character and character defining elements of the city's homes, neighborhoods, and commercial areas.

President Gunderson thanked everyone for attending the presentation and invited them to attend the HLC's monthly meetings, noting the meeting agendas are posted on the City's website.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:51 pm.

APPROVED:

A handwritten signature in blue ink, appearing to be 'ICLC' followed by a stylized flourish.

Community Development Director