

## **HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers

November 18, 2014

### CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission 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, Thomas Stanley, Paul Caruana, Mac Burns, and Kevin McHone.

Staff Present: Planner Rosemary Johnson.

### APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes of October 21, 2014. There were none.

Commissioner Stanley moved to approve the minutes of October 21, 2014 as presented; seconded by Commissioner Caruana. Ayes: President Gunderson, Vice President Dieffenbach, Commissioners Caruana, Osterberg, and McHone. 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.

### ITEM 4(a):

NC14-05 New Construction NC14-05 by Steve Hockman, Steele Associates Architects to construct an approximately 5,200 square foot, two-story commercial building adjacent to structures designed as historic at 1122 Duane in the C-4, Central Commercial zone. This issue was continued from the October 21, 2014 meeting.

President Gunderson asked if anyone objected to the jurisdiction of the Historic Landmarks Commission (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 declared that Rickenbach Construction has been consulting with the architect and owner of this property and has a conflict of interest. She stepped down from the dais.

Commissioner Burns declared that he banks at Columbia Bank, which has also been a long time member of the Clatsop County Historical Society. He has not discussed this issue with anyone and believed his judgment would not be affected.

President Gunderson declared that Columbia Bank was a client of the companies her family owns, Windermere Pacific Land Company and Easom Property Management. She did not declare this at the last meeting because she did not think of it. She did not believe this would have any bearing on whether or not the bank was built; therefore, she could vote impartially. She apologized for the oversight at the last meeting.

Planner Johnson said presentation of the Staff report and public input were given at the last meeting. She reviewed the issues raised and questions asked by the HLC during their deliberation, additional information about rooftop equipment submitted by the Applicant since that meeting, and a list of properties in Astoria that use standing seam metal and/or the color blue on awnings and roofs. She gave the HLC a supplemental memo that included additional information requested by one of the Commissioners and information that was brought to her



attention within the last day or two. She recently learned that standing seam metal roofs date back over 100 years, but were generally of a low profile rib height. She listed buildings in the downtown area and designated Historic District that had metal roofs or awnings, noting that none were designated as historic. She explained that both of the supplemental reports would be attached to the original Findings. The HLC must consider how the features relate to the historic criteria, which includes design, materials, styles, height, and details. She reminded that color is not a regulated element in Astoria's Code and is not mentioned in the National Register District nomination forms. Should the HLC approve the standing seam metal roof, Staff offered one option that the Applicant could be required to construct the roof under the metal so the pyramid could be removed, like a sign rather than an architectural feature. The metal roof be removed if the tenant changed or the branding of the bank changed. All conditions contained in the original Staff report would still apply. An additional condition to be considered has been included in the supplemental memorandum, which would require a standing seam metal roof to be of low profile rib height. Staff recommends approval with the proposed conditions.

Commissioner Osterberg asked if photos of the high and low profile metal roofing in the memo dated November 18<sup>th</sup> were of a specific manufacturer. Planner Johnson said the photos just showed an example of the height differences between the two types of profiles. She was not suggesting that the roofing material had to be of the same dimensions.

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

Steve Hockman, Steele Associates Architects, 760 Northwest York Drive, Suite 200, Bend OR 97701 thanked the HLC for allowing the continuance. During his presentation, he referred to several boards that showed photographs and diagrams of the proposed building. The blue color on the roof and the middle band was originally meant to be an accent on the building. Much of the roof cannot be seen from the street, but it is more visible from a flat elevation, as shown on one of the display boards. The intent was to avoid overemphasizing the color while maintaining the branding color that the bank really wants. He referred to a board that showed where blue is used as an accent color on buildings in and adjacent to the Historic District, noting that the bank wants to take a more reserved approach than some of the examples shown. He presented examples of veneer brick and field brick to be used on the facade. The bank originally wanted to use a jumbo size brick veneer, but decided to use a smaller brick of the same color because the manufacturer is not able to make the jumbo size without a lot of breakage. The field brick, which is a lighter earth tone than the veneer brick, would cover the majority of the building's facade. He showed an example of the stucco band in the middle and some accents that would be used here and there on the rest of the building. He showed the color of the precast header and sills on the windows, which would be a dark bronze. The colors generated by the computer can be different from the exact color to be used. The shade of blue might be a little bit darker than what is shown on the elevation board. He made handouts available that showed how diffused light and sunlight would change the look of the colors and materials. He hoped the HLC would reconsider the possibility of using blue on the roof for the branding because the bank holds the color dear to their corporate image. He also hoped that the building accents chosen would accent the corner of the street instead of overemphasize the roof. He showed how the rooftop equipment would look from four different locations. The bank is currently developing the design and beginning construction documents, so roof slopes and the height of the second floor are being considered as adjustments to the structure are worked out.

Commissioner Osterberg asked Mr. Hockman to respond to the new conditions of approval recommended by Staff.

Mr. Hockman said the low profile standing seam metal could easily be used. Various manufacturers can make different sizes and shapes, so this would not be a problem. He was concerned about how to handle wind loads if the blue metal roofing had to be installed as a temporary structure over a permanent roof. This would also be an extra expense. He asked the HLC to consider requiring the metal to be repainted instead of removed.

Commissioner Osterberg said repainting the metal roof would address the issue with the color, but not the material. He asked Mr. Hockman to keep this in mind, as he would like to hear Mr. Hockman's opinion of the condition during rebuttal.

Commissioner Caruana asked about the pitch of the roof, noting that in the Staff report, the roof looks much steeper than the examples given. Mr. Hockman agreed that the flat, straight on images were a little deceptive. He did not know the exact pitch of the roof, but believed it would be less than a 45-degree angle.



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. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner McHone believed the Applicant answered the HLC's questions satisfactorily. He appreciated the effort to consider minimizing the amount of the contentious color, as he understood the banks branding requirements. He believed the overall look of the building would make a good addition and he was not concerned about the height of the pyramid.

Commissioner Stanley said some of the examples shown were not historic buildings. He believed those non-historic buildings would likely have trouble trying to replace materials. However, he liked the proposed design and exterior of the bank building, which outweighs his concern about the color.

Commissioner Osterberg said after reviewing the list of other sites in the area that use standing seam metal or the color blue, he noticed that the letter dated November 12, 2014 did not include any examples of standing seam metal roofs within the Downtown Historic District. Metal used within the Historic District is almost entirely used on awnings or other features, not roofs. All of the metal roofs shown are outside of the Historic District. Therefore, he did not give these examples much merit. He was never concerned about the color, so he did not consider those examples either, but he respected that other Commissioners were concerned about the color. He believed the Commission could carefully consider the proposed standing seam metal as a roof, which he defined as a structure above the eave line or parapet line. The Applicant has not cited examples of any other such roofs in Downtown. Staff's memo dated November 18 indicates standing seam metal roofs have been used and can be appropriate, depending on the architecture or historic characteristics of the building. He appreciated the memo and believed Staff has concluded that a standing seam metal roof could potentially be approved. Therefore, the Commission should consider approving standing seam metal as a material. He believed the low profile material would be more appropriate. He did not support the requirement that the roof must be removed upon a change in tenant or owner, as this would be onerous. This requirement would only be warranted if the Commission approved standing seam metal even though it was considered objectionable. If the metal were that objectionable, the Commission probably would not approve it anyway. Therefore, the Commission should either approve or deny standing seam metal and not consider the requirement of the material to be removed in the future. He also believed the requirement would be difficult for Code enforcement and inappropriate for a land use action.

Commissioner Burns agreed the Commission should either deny or approve the standing seam metal without the additional condition of approval to remove the metal in the future. He believed the building would be fine. He appreciated seeing the colors even though he did not have an issue with them. He supported the project.

Commissioner Caruana also agreed that the proposed condition of approval should not be implemented. There is nothing special about the Applicant that would make him decide to grant the standing seam metal just for them. Therefore, if the Commission approves the metal roofing, it should do so without the requirement to have it removed in the future. The examples show roofs that look like they could be walked on, but the proposed bank roof seemed very steep. He was unsure how the steepness would affect anything, but noted that the proposed roof does not look like any of the examples given. He would rather see the roof be of a lower pitch and run out to the edge, like the Liberty Theatre, but this was just his personal opinion. Ultimately, he was fine with the request as long as there was no condition to remove the metal roofing by a future user.

The Commissioners discussed the difference between a low pitch roof and low profile standing seam metal, noting that each would change the look of the building.

Commissioner Stanley agreed that the requirement to remove the metal in the future did not make sense.

President Gunderson agreed with Commissioners Stanley and Osterberg that the examples given were not appropriate. Oregon Glass is not in business and when the building is to be used again, she would vote to have the standing seam metal replaced with the original material. She would be surprised if the metal were original to that building. The Commission is trying to get building owners in downtown to return their buildings to their original skins, which is not metal. Metal roofing does not reflect the flavor of downtown. U.S. Bank has the metal roofing on the back of the building and it is used as an element, not a prominent feature. Everyone in the



downtown area wants to see the building that Garbo's is located in (1161 Commercial) remove the metal and put its original skin back on the building. She had a hard time supporting the request. Approving this application could set a standard, as was done with Dutch Brothers (468 W Marine). She reminded that the Commission had some issues with the design proposed by Dutch Brothers. After approving their application, the Commission learned that Dutch Brothers used other designs in other towns, some of which would have better reflected the flavor of Astoria. She was not ready to set a precedent, but agreed that the requirement to make the roof removable was not appropriate. She loved the building, but not the metal. She and Commissioner Stanley believed tile would be appropriate, even if the tile were blue.

The Commission discussed the shade of blue. Mr. Hockman confirmed that the color proposed was the same color used on all of their other bank buildings. President Gunderson and Commissioner Caruana believed the shades varied among all of their buildings, noting that the color may fade or look different in different lights.

Commissioner Stanley agreed the Commission should not set a precedent. Planner Johnson explained that commissions do not set precedents in land use law. Each decision is based on its own merit and criteria. Land use law specifically prevents precedents from being set. The HLC could review this exact same building for another location and make a completely different decision. Commissioner Stanley concluded that other blue roofed buildings in the downtown area did not set a precedent for this building.

President Gunderson and Commissioner Stanley were still concerned. Even though no precedent would be set, a future applicant with a similar request could use the bank's blue roof as example of what had been approved in the past. The examples given did not convince them to go along with the bank's request. Commissioner Stanley said he did not like the metal, but agreed with Staff that the building would be ruled on its own merit. He suggested terra cotta be used instead because blue terra cotta would be beautiful.

Commissioner Osterberg said the buildings on Commercial have awnings, which is a different design issue than a roof feature. He hoped that as the buildings come before the HLC for review, the offending awnings, which are not historic, would be removed over time. These awnings have been cited by the Applicant, but are described as inappropriate in the historic inventory materials. Therefore, he did not believe approval of the bank's special roof feature would slow down or interfere with the removal of the awnings on Commercial Street. He did not believe awnings and roof features were strongly linked when making renovations.

The Commissioners looked at pictures of the Shallon Winery (1598 Duane) and discussed its roofing materials, which were a mixture of terra cotta tile and a metal material that looked like terra cotta tile. Commissioner Stanley did not believe people would be unable to recognize the bank building as a bank if it had a tile roof.

Mr. Hockman said he discussed this issue with the bank in October. The tile is more representative of a Mediterranean or Asian style, which is not the bank's style. All of the bank's buildings have blue standing seam metal roofs as part of their branding. A tile roof would be an anomaly for the bank.

President Gunderson said she had seen examples of corporate companies that were able to come up with designs that blended with the fabric of the local community while maintaining their identity. She would feel more comfortable with the building if the roof were tile. She wanted companies to work with the HLC to complement the downtown area, even if it meant keeping the blue, but using tile.

Commissioner Caruana suggested bringing the tiles all the way to the edge, like the Liberty.

Commissioner Stanley loved the color of the building and pitch of the roof, but did not like the color of the roof. There was just something about the color that was not attractive to the historic direction that the City is trying to go.

Tom Lewis, Construction Project Manager, Columbia Bank, c/o 1122 Duane, Astoria OR 97103 said he has worked on the bank's buildings in Newport, Gulfport, and Lincoln City. He has spoken to their marketing department about the branding and the importance of the metal seamed roof that has been proposed. The bank is not trying to compromise the integrity of the Historic District, but the proposed roof is the bank's corporate brand. The blue roof has been installed on several other projects this year in Oregon and Washington. He appreciated the HLC's consideration.



President Gunderson appreciated the branding issue, but did not believe the proposed roof was appropriate in downtown Astoria.

Commissioner Stanley agreed that other very recognizable brands have changed the look of their properties to fit the local area. He has seen McDonald's that were built as Brownstones. People were still able to find the restaurant and knew it was a McDonald's. The style of the building did not seem to hinder the marketing. The HLC wants the bank in downtown Astoria, but he did not see any reason the roof could not be tile.

Jenny Butension, Branch Manager, Columbia Bank, 1122 Duane, Astoria said the bank has looked at blue terra cotta tile samples. The tiles do not seem to fit with the style of the rest of the building. The bank is trying to fit in well with the architectural integrity of the downtown area and the Downtown Historic District. The bank believes the tiles mix a Mediterranean style in with a more classic historic style. This is why the bank is not in favor of using tile. She believed tile would make the building stick out. The bank really zoned in on the metal roof as an architectural feature, which she believes would be a nice highlight that would provide a bit of color and interest to the building. She believed people would agree that the tile looked out of place on the building. She thanked the HLC for their comments and the great care they were taking to consider the application. The bank and the HLC share the same goal of making a beautiful building.

Because comments were made after the public hearing had closed, President Gunderson called for additional testimony in favor of, impartial to, or opposed to the application. There was none.

Commissioner Caruana did not agree that the tile looked Mediterranean with the stucco siding. He believed the metal looked cheap and was disappointed that the bank could not understand the HLC's passion to keep things a certain way. He believed using tile would be a small concession. While metal roofs have been used for a long time, this combination of colors and materials would not be appropriate. Colored metal roofs do not look as nice as copper or stainless steel roofs.

Commissioner Osterberg said the Applicant had the opportunity to consider roofing materials other than tile or standing seam metal that might have been closer to the criteria for approval. However, the Applicant is so committed to the branding aspect that they are not willing to consider any alternatives. He believed the metal material that looked like tile, which is used on the Shallon Winery, is a compromise between standing seam and tile. However, the Applicant has indicated that they are not interested in anything other than standing seam metal. This leaves the HLC with a difficult decision.

Commissioner Burns said he did not prefer the metal roof, but it is a small part of an overall building that would otherwise be fine. He wished the Applicant would reconsider the metal roof. He has seen McDonald's in Santa Fe that were built as pueblo buildings so they could fit in with the local community. If the Applicant was not willing to fit in, he would still be okay with the request.

Commissioner McHone agreed with Commissioner Caruana that the metal roof is more of a design element than an actual roof. If this were a single story building, this would be a significant issue. He agreed that a compromise would be best. However, given the elemental nature of the roof, he was okay with the request.

Planner Johnson explained that the City Council would review this application if the HLC's decision were to deny the request and was appealed. She reminded that the HLC could approve or deny the request or add conditions. The Applicant would have the right to appeal either the entire decision or just the conditions of approval.

Commissioner Caruana said he would likely vote to approve the application, but was concerned that the pitch of the roof would make it a more prominent feature. He also wanted the Applicant to use a different material on the roof. If he were to add a condition, it would be to keep the roof within a certain pitch. Pictures of the proposed roof show what appear to be different pitches. The picture of the street view does make the roof look more diminished, but the straight on view makes the metal on the roof look much more predominant.

President Gunderson said she was disappointed that the Applicant was not willing to consider other branding concepts the way other corporations have; she wished the Applicant would consider a material other than metal.

Mr. Hockman apologized for not having information about the pitch of the roof. He said the bank would be willing to lower the pitch, if necessary. The photo of the roof from the straight on view was a bit deceptive and he was



pretty sure the roof would not be at a 45-degree angle. He believed the roof would be at about a 4:12 pitch. He confirmed for Commissioner Osterberg that both sets of elevation drawings were the same.

President Gunderson believed the blue on one set of drawings made it look different from the other set. Mr. Hockman added that the three dimensional drawings were from the same computer program base.

Commissioner McHone moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC14-05 by Steve Hockman, Steele Associates Architects, with the following changes to the Staff report:

Motion seconded by Commissioner Burns. Motion failed, as the vote was tied 3 to 3. Ayes: Commissioners McHone, Burns, and Caruana. Nays: President Gunderson, Commissioners Osterberg, and Stanley.

Planner Johnson explained that the Development Code states that a tied vote results in denial of the permit application.

President Gunderson said she did not want to deny the project, but she also did not want a metal roof in downtown Astoria. She offered to change her vote if the Applicant would consider a different material. She believed this would be a fair compromise. She has seen photos on the bank's website of buildings in other communities. While all of the buildings do use blue as an accent in some way, they do not all use standing seam metal. She believed the bank was great and she wanted the project in Astoria, but would only change her vote if the Applicant would consider tile or another alternative.

Planner Johnson said it would be up to the Applicant whether to come back to the HLC in December to propose other materials or to appeal the HLC's decision.

Commissioner Stanley agreed with President Gunderson that another material would be appropriate.

Commissioner Osterberg suggested the HLC could conduct a new vote with the condition of approval that required a material other than standing seam metal. The Applicant would have the right to appeal this decision. He believed this would be a limited condition of approval that would not require a vast redesign of the building. The condition would be limited to the material of one particular part of the roofing, which seemed appropriate.

Planner Johnson explained that as the vote currently stood, the HLC has denied the entire project and the Applicant would have to appeal to move forward. The HLC could vote to withdraw its decision, then add the condition that the roof be another material, and vote to approve the project with that condition. The Applicant could appeal that specific condition of the approval to City Council. This would indicate to City Council that the HLC approves of the project, but not the standing seam metal roof.

Commissioner McHone moved to withdraw the Historic Landmark Commission's decision on New Construction NC14-05 by Steve Hockman, Steele Associates Architects; seconded by Commissioner Burns. Motion passed unanimously.

Commissioner Osterberg moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC14-05 by Steve Hockman, Steele Associates Architects, with the following additional conditions and changes to the Staff report:

- Page 2, Paragraph 4, Sentences 4 & 5, delete in their entirety
- Page 2, Paragraph 4, Sentence 4, add: "However, the HLC finds that there are no standing seam metal roofs on historic buildings within the Downtown National Register Historic District and therefore it is not compatible with the historic buildings. The roof shall be a different material and the applicant shall submit the revised material for review and approval by the Planner (Condition 4). The pitch of the pyramid roof feature has not been indicated. It should be low as noted in the perspective elevations and not appear steep as shown in the plan elevation drawings (Condition 5)."
- Page 4, Conclusions and Recommendations, delete 1. & 2.

- Page 4, Conclusions and Recommendations, add:
  - “4. The pyramid roof shall be a material other than standing seam metal. The applicant shall submit a revised material to the Planner for review and approval.
  5. The pitch of the pyramid roof shall be low as indicated in the perspective elevations.
  6. All conditions in the New Construction (NC14-05) Findings of Fact shall apply.”

Motion seconded by Commissioner Burns. Motion passed unanimously.

Planner Johnson clarified for the Applicant that the building has been approved with a different material on the roof. The Applicant has the right to appeal the entire decision or just a condition of approval.

President Gunderson read the rules of appeal into the record.

Vice President Dieffenbach returned to the dais.

ITEM 4(b):

HD14-03      Historic Designation HD14-03 by Heather & Jason Davis to designate an existing single family dwelling as a local landmark in the Adair-Uppertown Historic Inventory Area at 3710 Grand Avenue in the R-2, Medium Density Residential zone. The applicant has requested this item be continued to December 16, 2014 at 5:00 p.m.

Planner Johnson explained that the Applicant has been doing research on the property and has found conflicting information. The continuance would allow the Applicant time to conduct more research.

Vice President Dieffenbach moved that the Historic Landmarks Commission continue Historic Designation HD14-03 by Heather & Jason Davis to December 16, 2014 at 5:00 pm; seconded by Commissioner Caruana. Motion passed unanimously.

ITEM 4(c):

NC14-06      New Construction NC14-06 by Tracy & Donna Black to construct an approximate 4,700 square foot, two story commercial building at 1619 Marine in the MH - Maritime Heritage zone. The structure would be adjacent to structures designated as historic.

President Gunderson asked if anyone objected to the jurisdiction of the Historic Landmarks Commission (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.

Commissioner Burns declared that he was the Executive Director of the Clatsop County Historical Society, who operates the Heritage Museum adjacent to the Applicant's property. He did not believe this would impact his decision.

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

Vice President Dieffenbach asked for details about the area to the east of the new building. Planner Johnson said the hillside on the southeast corner of the lot extends down toward Marine Drive on the east side of the building. The final design of this terrain would be worked out with the Applicant. The building would only encompass the west side of the lot. The other half of the lot would remain open space. If the open space were to be developed, a retaining wall would be necessary.

Planner Johnson added that the Applicant has been working with the City and Tongue Point Job Corps on issues with the bus stop. The City is in the process of redoing the sidewalk along Duane Street as part of its



improvements to the Coast Guard's parking area. The bus stop will be relocated so that it does not impact the front, main Duane Street entrance to the building. The bus stop will be moved a few feet east of its current location so that it remains accessible and in the same block.

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

Tracy Black, 2505 Mill Pond Lane, Astoria, said the building would likely be shifted to the east five or six feet to prevent the roof eave from hanging over the sidewalk. This would allow the dumpster to be placed on the outside of the building instead of on the east side. The door opening to the metal stairs will probably have a window.

Jason Palmberg, 1790 SE 3<sup>rd</sup>, Astoria, noted that the bottom of Page 3 of the Staff report states the east door would be solid with no glass. Mr. Palmberg added that he would also install an ADA ramp along the Duane Street side.

Commissioner Osterberg asked what would be in the area between the sidewalk along 16<sup>th</sup> Street and the building. He also wanted to know what material would be used in the upper gable.

Mr. Black said a hard surface would be on the 16<sup>th</sup> Street side of the building and landscaping would be on the Marine Drive side of the building between the sidewalk and parking lot. Board and batten siding would be used in the gable.

The Commissioners discussed the space that would be created by moving the building five or six feet to the east. Mr. Black explained that the sidewalk along 16<sup>th</sup> Street is raised and would have a handrail.

Commissioner Caruana asked for the dimensions of the fascia that would be used on the bands that run down the gables. Mr. Palmberg said this detail had not yet been discussed, but most of his projects in Mill Pond have used 2 by 10 inch bands. The architecture of this building has been modeled after some of what he has seen in Mill Pond and in Astoria. The larger boards look better than 2 by 6 inch boards.

Commissioner Caruana said simple designs like this could look great if the right windows and the right scale of trim are used. Mr. Palmberg said the engineer realized the overhang on the roof would extend past the property line, so the building was moved back two feet. However, this would not leave room to do maintenance work on the siding. Moving the building back six feet would accommodate the maintenance work as well as allow the recycling to be stored in the extra space, keeping the dumpsters below grade and out of sight.

President Gunderson asked what the building would be used for. Mr. Black said the use would be food related. He encouraged people to read the article published in the Columbia River Business Journal as they are doing a series on the project.

Vice President Dieffenbach asked if the gable end of the roof would be stepped back to accept the Dutch gable and make the roof look not as large. Mr. Palmberg said the roof would be stepped back, allowing the gable to protrude a little bit. Vice President Dieffenbach believed this helped the look of the building.

Commissioner Burns noted that adjacent buildings had straight rooflines. Initially, he believed the proposed sloped roof did not fit with the surrounding buildings, but after reading through the Staff report, he believed it would be okay. He asked why the Applicant chose a sloped roof instead of a straight-line flat roof. Mr. Palmberg replied he did not like flat roofs in the northwest, so he chose a Dutch gable. The original design called for a straight gable because the roof needed something different.

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.

Planner Johnson reminded that Code allows Staff to review the enclosure for the garbage. Staff will review the design of the enclosure and approve it with a Certificate of Appropriateness. Staff will also work with the Applicant on landscaping requirements.

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



All of the Commissioners supported the request, as all of the criteria in the Staff report had been met. The design and scale of the building was appropriate for its location and the building would be an improvement on the corner lot. Commissioner Caruana said he assumed mechanical equipment would not be on the roof. He was concerned about the use of the larger trim, but otherwise the building looked great.

Commissioner Caruana moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC14-06 by Tracy & Donna Black, with conditions and the following changes:

Page 3, Last line, Doors – should read “. . . be solid with single lite”

Page 4, First line, Other Features – should read “. . . east elevation; ADA ramp on south elevation”

Page 8, Paragraph 4, First sentence – should read “. . . The structure is proposed to be situated on the southwest corner of the lot adjacent to the sidewalk along Duane Street right-of-way with no setback and approximately 6’ from the 16th Street right-of-way.”

Motion seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

#### REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

##### ITEM 5(a): Update on Oregon Heritage All Star Community application

Commissioner McHone confirmed that he had volunteered to do the Heritage events. Most of the work is already complete and he would only need to make a few phone calls and send a few emails. As long as he receives responses appropriately, the rest of the work will be easy. Everyone he has talked to is excited and anxious to help. He will try to get all of the information to Planner Johnson by December 1<sup>st</sup>.

The HLC and Staff discussed the need for someone to work on historic cemeteries. The application requires contact information and two photographs of each historic cemetery. Planner Johnson said she would like the information by December 1<sup>st</sup>, but the following week would be fine. President Gunderson volunteered to take responsibility for the historic cemeteries, but would delegate the gathering of information to her husband Kent Easom, who was in the audience and agreed to help.

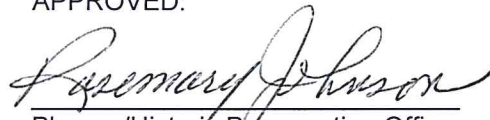
#### ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:10 p.m.

ATTEST:

  
Secretary

APPROVED:

  
Planner/Historic Preservation Officer