

## **HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers

December 16, 2014

### 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 5:16 pm.

### ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Commissioners Thomas Stanley, Paul Caruana, Mac Burns, and Kevin McHone.

Commissioners Absent: Vice President Dieffenbach and Commissioner Osterberg.

Staff Present: Planner Rosemary Johnson.

### APPROVAL OF MINUTES – ITEM 3(a):

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

Commissioner Stanley moved to approve the minutes of November 18, 2014 as presented; seconded by Commissioner Burns. Ayes: President Gunderson, Commissioners Caruana, Burns, Stanley, 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.

The Historic Landmarks Commission proceeded to Public Hearing Item 4(b): EX14-09 at this time.

### ITEM 4(a):

HD14-03 Historic Designation HD14-03 by Heather and 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.

This agenda item was addressed following Public Hearings Item 4(b).

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

Planner Johnson presented the Staff report and recommended approval with conditions. She noted that one additional score was received after the agenda packet had been sent out that raised the final rating to 30.25, which was still within the Adequate range. While the existing vinyl windows were not considered historically appropriate, they should not deter the building from the historic designation. Should the windows ever be replaced, vinyl windows would not be approved after the historic designation. The owners hope to replace the windows in the future but is not part of this application. If the request is approved, Staff will work with State Historic Preservation Office (SHPO) to correct the historical data recorded on the property.

Commissioner Caruana asked what advantages resulted from including this property in the Historic Inventory. Planner Johnson explained that the City and State have goals to designate as many historic properties as possible. Buildings over 50 years old, even if they are not designated historic, may have to undergo a historic review at the State level, depending on the permits required and any Federal funding. The goal is to preserve

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history, even if a building only represents a common person's house. Designating this building as historic prevents someone from replacing it with a three-story home, which would be more visible from the street and impact the neighborhood. The designation prevents the neighborhood and the house from losing historic value.

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

Heather Davis, 3710 Grand Avenue, Astoria, said Planner Johnson did an excellent job and she had nothing to add. She offered to answer questions.

President Gunderson appreciated the research Ms. Davis conducted on the property. Ms. Davis responded that she was a trained archeologist. She confirmed for Commissioner Burns that when the windows need replacing in the future, she would like to replace them with historically accurate windows. She has no immediate plans to replace the windows.

President Gunderson noted there was no one in the audience and called for closing remarks of Staff. Hearing none, she closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Stanley said he was pleased the building would be added to the inventory as a historic building. He was also pleased to know this historic designation would preserve the future of the building. The building would continue to become more historic each time work is done on it.

Commissioner Burns initially believed the building did not contribute to the neighborhood because it was so hidden. However, the owner wants the designation, which will protect the neighborhood. Therefore, he believed the designation was a great idea.

Commissioner Caruana said he struggled with the scores because the vinyl windows, door, deck, and the porch did not seem appropriate. He appreciated this type of house and approved of the way the designation would help preserve the home for future renovations. Unfortunately, the house has been modified quite a bit, but it is a charming little house.

President Gunderson noted that designation would protect the neighborhood and the Applicant took the time to research the history of the house.

Commissioner Stanley moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Historic Designation HD14-03 by Heather and Jason Davis; seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson excused Commissioner Burns from the meeting at 5:38 pm and read the rules of appeal into the record.

The Commission proceeded to Old Business Item 6(a): Update on the Star City Application.

ITEM 4(b):

EX14-09      Exterior Alteration EX14-09 by Daren Doss to add a walkway and door with awning on the south elevation; add and change window locations on north, east, and south elevations; install metal roof on west half; add gutters at 4910 Ash in the A-3, Aquatic Conservation and R-2, Medium Density Residential Zone. This issue was continued from the November 18, 2014 meeting.

This agenda item was addressed following Agenda Item 3 Approval of Minutes.

President Gunderson requested a presentation of the Staff report.

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



President Gunderson 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. There were none. She asked if the Commission had questions for Staff. Hearing none, she opened public testimony for the hearing and called for the Applicant's presentation.

Daren Doss, 4900 Ash Street, Astoria, said the walkway was originally intended as a means to paint the building because the building sits over the water. However, the walkway will also provide a second egress out of the building, improving safety. Since applying for this permit, older people have told him the building used to have a walkway. He did not have any photographs of the original walkway, but he wanted the Commission to consider this. In response to questions from Commissioner Caruana, he explained that he wanted to make the door out of wood, but the door would be tall and would likely need to be fiberglass to withstand the weather. The door would be painted to match the building and he would try to find a door with a grid pattern that matches the six-over-six single hung windows so it ties in with the building. The door would be either a 10-lite or 12-lite, similar to the Dutch door on the boathouse, which was made of wood. However, the door on this building will be exposed to the weather as it faces south, so it will likely need to be a single panel.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application. Seeing none, she called for closing comments of Staff. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioners McHone, Stanley, Burns, and President Gunderson said they had no objections to the request.

Planner Johnson confirmed for Commissioner Caruana that the casing on the door would match the casing on the windows.

Commissioner McHone moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Exterior Alteration EX14-09 by Daren Doss, with conditions; seconded by Commissioner Stanley. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

The HLC addressed Public Hearings Item 4(a) HD14-03 at this time.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5: There were no reports.

OLD BUSINESS – ITEM 6:

ITEM 6(a): Update on Star City Application

This agenda item was addressed immediately following Public Hearing Item 4(a).

Planner Johnson said Staff was waiting on one item from Fort Clatsop National Park. Once she receives the information, she will have everything she needs and will finish typing the application, package the information, and submit it.

She reported that Mayor Elect LaMear would begin working on new commission appointments in 2015. The HLC will need two appointments because President Gunderson and Commissioner McHone's appointments expire December 31, 2014. The HLC may receive reappointments or new Commissioners.

President Gunderson said the 15-day appeal period had passed for Columbia Bank. Planner Johnson confirmed that this should have been added to the agenda. Columbia Bank did file an appeal of the roofing material requirements. Their presentation to City Council emphasized that the metal roof would be a small element on a new building and included examples of other new buildings with similar elements in the downtown area. City Council will review their appeal on January 20, 2015. She confirmed that it would not be appropriate for any members of the HLC to speak about the appeal at the City Council meeting. City Council receives the application and the minutes of the HLC meetings which includes testimony about the application. In the past, City Council has specifically requested that Commissioners refrain from speaking about issues because they already have

the testimony given at the Commission's public hearings and the Commission's decision. The HLC and Staff discussed the differences between the Bank's presentation to the HLC and its presentation to City Council.

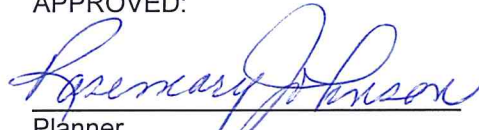
ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:45 p.m.

ATTEST:

  
Secretary

APPROVED:

  
Planner