



AGENDA

HISTORIC LANDMARKS COMMISSION

December 18, 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) November 20, 2018
4. PUBLIC HEARINGS
 - a) New Construction request (NC18-05) by Peter and Elisabeth Crockett to construct a single family dwelling adjacent to historic structures at 752 33rd Street (Map T8N R9W Section 9CA, Tax Lot 5300; Lot 20 & 21, Block 41, Mary Leineweber Subdivision; in the R-2 Zone (Medium Density Residential). * *Applicant has requested a continuance to the Jan. 15, 2019 meeting.*
5. REPORT OF OFFICERS
6. STAFF UPDATES
 - a) Save the date: Next HLC meeting is scheduled for Tuesday, Jan. 15, 2019
7. PUBLIC COMMENT (Non-Agenda Items)
8. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

November 20, 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 5:15 pm.

ROLL CALL – ITEM 2:

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

Commissioners Excused: President LJ Gunderson.

Staff Present: Planner Nancy Ferber, Contract Planner Rosemary Johnson, Interim Parks Director Jonah Dart-McLean. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

APPROVAL OF MINUTES – ITEM 3(a):

Vice President Dieffenbach asked if there were any changes to the minutes of October 16, 2018. There was none.

Commissioner Caruana moved to approve the minutes of October 16, 2018 as presented; seconded by Commissioner Burns. Motion was approved unanimously. Ayes: Vice President Dieffenbach, Commissioners McHone, Osterberg, Caruana, Burns, and Rathmell. Nays: None.

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):

EX18-10 Exterior Alteration request (EX18-10) by Joseph Michael Fortier to construct a porch on the rear of an existing single-family dwelling at 193 W. Duane Street (Map T8N R9W Section 7DC, Tax Lot 2300; Lot 1 & 2, Block 4, Trullingers) in the R-1 Zone (Low Density Residential). **This application has been withdrawn by Staff and will be addressed administratively.*

Vice President Dieffenbach noted the application had been withdrawn and confirmed there were no public comments since the notice was sent out.

ITEM 4(b):

NC18-06 New Construction request (NC18-06) by Astoria Scandinavian Heritage Association for construction of a Scandinavian Heritage Park at 1590 Marine Drive (Map T8N R9W Section 8DB, Tax Lot 3200, 600 & 601; Footing of Block 134, Shively) in the S-2A Zone (Tourist Oriented Shoreland). The Park is proposed to consist of an open plaza, ADA ramp & stairs, landscaping, and Scandinavian designed features. The site is adjacent to properties designated as historic in the Downtown National Register Historic District.

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.

Commissioner Caruana declared that he owned property across the street, but that would not affect his decision.

Commissioner Burns declared he was a member of the Astoria Rotary Club, which has agreed to maintain the park and he had attended the Scandinavian Festival. However, that would not impact his opinion.

Vice President Dieffenbach requested a presentation of the Staff report.

Contract Planner Johnson presented the Staff report and recommended approval with no conditions. The project plan would be presented to the Parks Advisory Board on December 5th for a recommendation to City Council. City Council would review the final design in December.

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

Loran Matthews, 1820 7th Street, Astoria, President, Astoria Scandinavian Heritage Association (ASHA), introduced members of the project team who were present. They had been working on the project for a couple of years and now had the design and funds. He offered to answer any questions.

Judi Lampi, 605 Alt. Hwy. 101, Warrenton, said she was the chairperson for the park. She gave a PowerPoint presentation, which was included in the Staff report. ASHA began this process in Spring 2015 when the ASHA formed the special park committee. In August 2016, City Council recommended that the Parks and Recreation Department make arrangements with ASHA so the civic project could move forward. In September 2017, the Astoria Rotary Club voted to maintain the future park as a service project. ASHA is responsible for the maintenance of the park for the entirety of its life. If the Rotary Club chooses not to participate, it is ASHA's responsibility to maintain the park or find another organization to help. In December 2017, City Council approved the final version of the agreement for the park. In June 2018, ASHA hired the West Studio landscape architects from Seattle, WA and Herrera Environmental from Sherwood, OR to design the park. In September 2018, ASHA held an open house so the citizens of Astoria could provide feedback on the design of the park. It was well attended with 38 citizens. ASHA will meet with the Parks Advisory Board on December 5th for its approval and submit to City Council later in December for final approval. ASHA is fundraising and has already raised over \$250,000 so far. ASHA hopes to put the construction out for bids in March 2019 and begin construction in July 2019. Topographical and geotechnical surveys are complete and have been submitted to the City.

Marin Bjork, 950 Hiawatha Place S, Seattle, WA, The West Studio, continued the PowerPoint presentation. The priorities of the project were low maintenance, visibility, and accessibility. The goal was to maintain as much vegetation as possible as well as the ethos of nature while creating a park with enough space for people to gather, have celebrations, and have programming opportunities. The park's larger purpose is to help educate the public and visitors about the impact of Scandinavian's on Astoria's history. ASHA wants to open up the area and make sure people know there are opportunities to enjoy a little spot in Astoria at the eastern entry to town. There are many entrances into the park, but the primary entrance is off of Riverfront Park. There are three different components. For people who want to experience a linear path in the park, the park would be approached from the Riverwalk up and through a ramp to a large plaza. The concrete trunks replicate various forms and they would have decorative components. The midsummer pole is in the middle of the plaza with a number of metal bands embedded in the concrete to represent the five cultures coming together. The Scandinavian cultures that settled in Astoria found ways to support and celebrate with each other. At the back of the park, a series of pillars beyond the midsummer pole will hold seasonal flags that grace the Marine Drive side with maps showing the different neighborhoods each of the cultures descended into. This design recognizes the ethnic division, but the cultures still came together to support each other. The archway symbolizes the opportunity to be in Astoria and become an Astorian. The storyline will continue on the other side with stories about the various professions people had, the contributions they made to the area, and the impact of the Scandinavian settlers. She displayed images of the proposed design and explained that one of the entry paths would be extended through an adjacent property that allows people to have a longer path through the park and existing trees. A bench will allow people to sit and look back as they think about their ancestry.

Commissioner Caruana asked if all of the railings would be illuminated on the ramps.

Ms. Bjork said the lighting would focus on safety and basic illumination to create a bit of ambiance. Lighting would be integrated along the railing, stairs, and possibly the curb on the ramp. Bollard lights would be installed at the entry and near the benches. LED lights would lightly outline the arch.

Commissioner Osterberg said the landscaping drawing indicated a treatment of turf all the way down to the trolley tracks. However, the plan showed the turf would stop short of that. Currently, the area along the trolley that has turf is not in good condition. He asked what kind of transition would be made between the edge of the park site and the edge of the trolley tracks.

Audrey West said the goal was to keep the existing meadow and adding plantings along the street edge and ramp. The park would still have a combination of mowed areas and un-mowed meadow. She confirmed the lawn areas would be in compliance with the Parks Department maintenance plans.

Commissioner Osterberg asked if the Applicant's had any overhead light fixtures that would illuminate the site for night time security.

Ms. Bjork stated they had not planned to add any, but just to the right of the arch there was an existing street light on Marine Drive that would ensure the park was fairly well lit.

Ms. West added that the proposed lighting was in compliance with the Dark Skies Ordinance. There would be more wayfinding lighting and soft illumination on areas.

Commissioner Osterberg said the Dark Skies Ordinance could be addressed with fixtures, shielding, and other aspects. The ordinance does not preclude any overhead fixtures.

Ms. West added that because of some of the existing trees around the light fixture, more light will be coming into the park from Marine Drive than is currently.

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.

Planner Johnson said ASHA had been directed to design the park to be as vandal proof as possible and be lit enough to prevent hiding places.

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

Commissioner Burns said he liked the proposal and believed the park would fill a need, as did the Garden of Surging Waves. The design was tasteful and artistic. He believed it would complement the surrounding architecture and would fit into Astoria's story.

Commissioner Rathmell believed the project was very well done. It would be nice to have the area cleaned up and have a theme. She hoped ASHA would be able to raise the money it needed for the project because fundraising was sketchy at the moment. But, the park would be a nice addition to Astoria.

Commissioner Caruana stated he like the project and was not as worried about parks being compatible with the neighborhoods. Parks could stand alone as beautiful pieces of art. However, he was concerned about lighting. This time of year, it gets dark early and it would be nice to have some more illumination. When the sun goes down, it is impossible to tell that the Garden of Surging Waves is a park. There is a missed opportunity to showcase some of the things in the park. There is a way to illuminate and celebrate the park as the main entry into the city, so he was in favor of more lighting. He suggested up lighting on trees and down lighting on hardscapes.

Commissioner McHone believed the project would complement the entry to downtown. He suggested making the park dog friendly because it is located next to a dog walk area.

Commissioner Osterberg believed the project met the criteria and agreed it was consistent with historic architectural styles seen in the area. The designs echo themes found in the larger area. He hoped the Parks Department would study the need for adequate lighting.

Vice President Dieffenbach said the park would be beautiful and she was proud of the Scandinavian heritage in the community. It will be neat to see the heritage acknowledged and identified in a more solid way than just an annual festival.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC18-06 by Astoria Scandinavian Heritage Association; seconded by Commissioner Burns. Motion passed unanimously.

Vice President Dieffenbach read the rules of appeal into the record.

ITEM 4(c):

HD18-02 Historic Designation request (HD18-02) by Michael Josephson and Donald Anderson to designate the Josephson's Smokehouse commercial structure at 106 Marine Drive (Map T8N R9W Section 7DA, Tax Lot 12000; Lot 8, Block 1, McClure; and the east 10' of unplatted lot at the footing of Block 1, Hinmans) as historic in the C-3 Zone (General Commercial).

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

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

Michael Josephson, 475 8th Ave. Unit 102, Seaside, thanked Planner Johnson for all of the work she put into documenting and putting together the application. He wanted to get the building on the National Register of Historic Places. There is a lot of love in the community for the fishing industry and the canneries. This designation is representative of communities up and down the river and the people in the fishing industry.

Councilor Osterberg confirmed that Mr. Josephson had proposed the historic designation to honor the historic significance of Josephson's.

Mr. Josephson added that Planner Johnson outlined the history very well. In 1955, his father was the caretaker of the White Star cannery. His father had fished on the river for 45 years and started a fish buying business. He spent a lot of nights on the river sleeping and buying fish. He had a long list of the fisherman they did business with. He wanted to write a book, but was too busy smoking fish.

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 and called for Commission discussion and deliberation.

Commissioner Burns said he was shocked to find out it was not already designated as historic.

Commissioner Osterberg stated the request easily met all of the criteria.

Vice President Dieffenbach said she was glad another historic building would stay around instead of being purchased and torn down.

Commissioner McHone moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Historic Designation HD18-02 by Michael Josephson and Donald Anderson; seconded by Commissioner Burns. Motion passed unanimously.

Vice President Dieffenbach read the rules of appeal into the record.

ITEM 4(d):

EX18-06 Exterior Alteration request (EX18-06) by Mark Erickson on behalf of Dulcye Taylor for renovations to an attached garage at 856 11th Street to replace the door, add a staircase, add a sloped roof behind a parapet and install a skylight (Map T8N R9W Section 8CD, Tax Lot 8400, lot 14, Block 93, McClures) in R-3 (High Density Residential).

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.

Commissioner Burns stated he knew Dulcye Taylor, but had not discussed this project with her. He did not believe his decision would be impacted.

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 McHone confirmed that the renovation would allow for some of the trash bins to be concealed.

Vice President Dieffenbach opened public testimony for the hearing and confirmed that the Applicant did not have a presentation. Vice President Dieffenbach called for any presentations by persons in favor of, impartial to or against the application. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Caruana said the drawings made the garage look tall. He asked if the City had standards for stairs, overhangs, treads, and risers. Even though the staircase would be on the back of the house, he wanted it to have a classic look.

Commissioner Burns believed the garage looked strange, but the renovation would clean it up and make it look nicer.

Commissioner Caruana stated if the property were his, he would change the siding to break up the mass of the addition. Vice President Dieffenbach agreed. Commissioner Caruana. Vice President Dieffenbach added that even a change in material would help reduce the scale. She confirmed with Staff that the trim around the garage doors and parapet would match the trim around the windows on the house.

Commissioner Caruana said he preferred completely different vertical siding and shingles so that the garage looks like a separate structure abutting a historic home.

Vice President Dieffenbach reopened the public hearing and asked the Applicant to answer some questions.

Mark Erickson, 930 Gara Place, Astoria, confirmed that the front of the garage was on the same plane as the house, but the garage door was set back about one foot. After the renovation, the garage door would be set back 36 inches to accommodate the largest recycling bins. However, two of the recycling bins would still need to be moved to the back. The structure would be upgraded so that it could be used, but there is no intention at this time to access the garage from inside the house.

Vice President Dieffenbach closed the public hearing. She believed the garage would look odd with a break in the material and the garage sitting flush with the house.

Commissioner Caruana stated the existing corner board would remain, so that would provide a vertical break.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX18-06 by Mark Erickson; seconded by Commissioner Burns. Motion passed unanimously.

Vice President Dieffenbach read the rules of appeal into the record.

ITEM 4(e):

NC18-05 New Construction request (NC18-05) by Peter and Elisabeth Crockett to construct a single-family dwelling adjacent to historic structures at 752 33rd Street (Map T8N R9W Section 9CA, Tax Lot 5300; Lot 20 & 21, Block 41, Mary Leineweber Subdivision; in the R-2 Zone (Medium Density Residential).

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 Osterberg asked if the most recent colored drawings addressed any of the concerns noted in the Staff report. Planner Ferber said the drawings addressed some of the styling issues, but not the architectural detailing and material choices.

Commissioner Burns confirmed the location of the alley way immediately adjacent to the vacant lot. Planner Ferber added that the driveway would access the house on 33rd Street, but the house would face the north.

Commissioner McHone stated the new information submitted showed multipaned windows on several structures. He asked for the locations of those structures. Planner Ferber recommended the Applicant confirm the location of those structures.

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

Peter Crockett, PO Box 817, Carlton, said he owned the lot, designed the building, and would be building the house on 33rd. The west face along 33rd Street is the front of the house. The family would use whichever door was the most convenient, but the mail man and trick-or-treaters would use the arched door. The lot is adjacent to two historic structures. Anytime a design question came up, he looked at the grey Model house on the corner and his wife would look at the Tudor house next door. The Tudor house has an arched front door. Otherwise, most of the body of the house, the roof slope, rafter details, siding, windows, trim detail around the windows was taken using measurements from the Model house. He displayed images on the screen showing the east facing back of the house and the south side of the house. The glazing would be on passive solar features, not windows. Behind the glazed glass, inside the house, there would be large tubes of water and a masonry wall. The passive solar structure is designed to catch warmth during the day and release it during the night. He currently lives in a passive solar home in Carlton and gets about two-thirds of his winter heat from the solar features of the house. He displayed photos of the frosted panels that would be visible from the outside of the house. The basement was not counted in the square footage of the house, but it was possible to put a bedroom in the basement. On the main floor, the living room, bedroom, and loft would take up two-thirds of the house. The front gable on the west façade would have a large field of glass. He hoped the windows on the west and north facades could be multipaneled windows that slide open and disappear, which would open up the corner of the house. He had not decided on the details of the staircase on the north side. However, the stairs on the Gimre House were white, steel, wrought iron, 1950s stair rail that is bolted to concrete stairs. Therefore, he was considering a fabricated steel staircase that was powder coated and bolted to the side of the house. He displayed a picture of the window trim. There are only two original windows in the Gimre House visible from the street and both are double hung wood windows. He designed a trim package and framing plan for his house using measurements from the setback and surround of the Gimre House. He hoped he could install single-hung, vinyl windows that are set back from the surface of the house by two inches to accommodate the trim package and mirror the Gimre House. He believed the rest of the windows in the Gimre House were modern surface mounted vinyl replacement windows. The porch and entry area would be covered by a flat 6-foot by 12-foot roof. He was working with a structural engineer on the foundation, support structure, and carport breezeway.

Commissioner Osterberg asked if the Applicant planned to install single-hung windows or sliding windows.

Mr. Crockett stated he submitted new materials within the last week after reading the Staff report. He displayed his most recent proposal on the screen and explained that the small window by the front door was single-hung. The giant window would be the sliding window. He confirmed that the window panels would slide one behind another to stack as they were opened. The kitchen window would be an awning and the three windows in the basement would be sliding windows. The east side of the house would have three small horizontal windows placed up high since they look into the bathroom. He chose sliding windows because they would be horizontal rectangles.

Commissioner Osterberg confirmed with Mr. Crockett that all of the windows would be recessed two inches.

Mr. Crockett said he had a question about that. All of the movable windows will be recessed to two inches, but it would be more difficult to flash, frame, and trim the picture windows if they were recessed. The picture windows on the Gimre House were surface mounted and trimmed, and he asked if he could do the same with his picture windows.

Commissioner Osterberg said he was trying to compare how the Applicant's proposal compared to Staff's findings. He confirmed that the frosted glass would only be on the solar features.

Vice President Dieffenbach asked if the solar feature would have grids.

Mr. Crockett explained that the manufacturer he was currently looking at had two-foot by two-foot aluminum grid with translucent fiberglass.

Commissioner McHone asked if the multi-panel door system on the west side of the house was meant to open up the room to the outside. He also asked if the panels would open up to a deck.

Mr. Crockett confirmed the windows were meant to open up the house, but there would not be a deck. He would not need a rail system because the bottom of the windows would be 26 inches off the floor.

Commissioner Caruana asked how the concrete basement walls would be treated.

Mr. Crockett stated he wanted to use a textured mat inside the concrete form when building the walls. He preferred a geometric design. The north side might be a wood framed wall, depending on the structural engineer's recommendation.

Commissioner Caruana asked how far from the roof extension was the window over the entry door on the west side.

Mr. Crockett said the roof extension wrapped around the front, 36 inches back from the face of the house. He believed it was 12 feet back to the window. The solar feature would be located between the roof and the window.

Commissioner Caruana asked what kind of railing system the Applicant wanted on the staircase.

Mr. Crockett displayed a photograph showing the type of stairs he wanted. He preferred a simple wrought iron rail. The columns could be made out of any material, but he planned to use concrete. The columns would be square and fluted with vertical texture like stripes.

Commissioner Rathmell asked if the house would have shutters, noting that shutters were shown on the schematic.

Mr. Crockett clarified the schematic showed Venetian blinds, not shutters. He confirmed the house would not have shutters.

Commissioner Rathmell asked if the Applicant had proposed to use shake mold and flat sills on the windows.

Mr. Crockett said the trim would be one by two and a half inches up against the siding and the window frame would be two inches by two inches. In the corner, where the trim and frame meet, there would be a strip of quarter round. The sloped sill would mimic the trim on the Gimre house as much as possible.

Commissioner Rathmell stated the drawing looked different from typical trim packages. There was no space between the window and the door on the front of the house.

Mr. Crockett stated there would probably be some space between the window and the door.

Commissioner Rathmell said there would be no door where the car would be parked. She added this type of application was not common in Astoria. She confirmed the carport would be an open breezeway.

Vice President Dieffenbach called for any presentations by persons in favor of the application. There were none. She called for testimony impartial to the application.

Tim Kennedy, 3708 Irving, Astoria, said the proposed house would be mid-century and the house at the corner was built in 1958. He wanted to know why the house down the hill with the wrap around porch was not part of the consideration with regard to influencing what is built.

Planner Ferber explained that with new construction, only houses adjacent to the property trigger a review by the HLC. None of the other houses are designated as historic even though they may have architectural features that are significant or important to the area.

Mr. Kennedy asked why the two houses were not designated as historic.

Planner Ferber said when the inventory was completed, the homeowners either opted out or the homes were not yet 50 years old, or the houses had too many alterations to be considered historic. The Applicant has done a nice job pulling in some of the architectural features of the neighborhood.

Paul Benito, 3326 Harrison, Astoria, said the photograph of his house was 10 years old. He displayed a photo of what his house currently looked like. His property is in the slide zone and he was concerned about major excavation in a lot below his. The Gimre House lot is like a roller coaster. From the garage, the hill slopes sharply and drops about 15 feet to the flat surface where the Applicant's lot is buildable. Ten or twelve feet from his back door are 13 steps that descend down a steep slope to another flat surface. His house is moving and when he walks into his house he walks uphill. The Gimre House has cracks in the floor that are up to four inches wide. His foundation also had cracks. His neighbor to the east has a retaining wall, which saved his house when there was movement. A small knee wall was built by his neighbor after the slide, and now 10 years later there is a two-and-a-half-inch gap. The sidewalks are also in continuous movement. The City has had to repair the road because of the settling and constant movement. He was not here during the slide but chose to buy the house because of his view. He took the responsibility that the house would continue to move, but he was not about to dig at the base of yard with heavy equipment to unsettle the land again. Part of the slide issues are caused by the natural underground springs in the area that fill up when it rains. The filling and receding creates even more movement.

Vice President Dieffenbach confirmed that Mr. Benito was concerned with the stability of the site and explained that stability is not one of the criteria that the HLC can review. She referred Mr. Benito to the building department.

Mr. Benito added that one reason he purchased his property was for the view. He can see the river up to Tongue Point and down to the bridge. The new structure will be right below his property. He had spoken to the Applicants about where the height of their house would impact the neighborhood's views. He wanted to know how that would be addressed and asked if the view was under the HLC's jurisdiction.

Vice President Dieffenbach explained that views are not protected in Astoria.

Planner Ferber added that height was considered with regard to the aesthetics of the building.

Mr. Benito stated losing the view would impact the value of his house. His neighbors would also be impacted.

Vice President Dieffenbach explained that views are brought up often and that is why the City enforces building height limits. He asked if the site could be excavated a foot or two lower so the house would sit lower.

Planner Ferber said that would depend on the geological reports and the structural engineering of the site, which is beyond the purview of the HLC. She referred Mr. Benito to the Public Works Department.

Vice President Dieffenbach called for any presentations by persons against the application. Seeing none, she called for closing remarks of Staff.

Planner Ferber asked for clarification on the openings on the west façade. She was not sure if the building official would have issues with the stacking doors. There will be no balcony or awning over the stacking doors, but there would be a very large awning over the doorway. There was a lost opportunity to add a column that would ground the west façade as an opening and the front entrance.

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

Vice President Dieffenbach said she was concerned about the house. There were a lot of historic details, a lot of modern details, and a lot of things pulled off adjacent houses all put together. The house looked mismatched. She believed a modern house would look better than a historic home. The glass openings are beautiful, but the character is completely out of whack with the style of the trim, the fascia, and a number of other things. The windows are confusing because there are three different types of windows. The house has no style. She asked the Commission to share their ideas about what could be done, but reminded the Commissioners were not there to be architects or designers or give advice. Additionally, there were a lot of details on the house that had not been figured out yet. She wanted more information about the house because the HLC needs documentation

showing what they approved. This project was not developed enough to determine whether the house would be compatible with the neighborhood.

Planner Ferber asked Vice President Dieffenbach to be more specific about which details she was speaking about.

Vice President Dieffenbach said there was no information about the overhangs on the roof, the size of the fascia, the big white horizontal and vertical components around the glass windows, the little corner shapes on either side of the round door, and how narrow the window beside the door would be. The Applicant said the columns would be square, but there was nothing in the packet to indicate that the house would have square columns made of concrete. She wanted those details prior to making a decision on the project.

Commissioner Caruana stated he could not support the proposal as is. He did not want to give design advice, but there were not enough details identified for this project to even pass as a concept. When people are designing, they often see the contributing homes in the neighborhood and pull details from them. However, a home in a historic neighborhood does not have to borrow from the detailing of other historic homes. A home designed and built today can celebrate a style of this era. It is a mistake to try to fit a house in by borrowing from other homes because doing so detracts from the historic value of the other homes and makes for a home that does not have its own identity and character. The Applicant seemed to like the mid-century style and there are not a lot of mid-century homes being built. A lot of things could be done with more glass and more details that the Applicant would probably appreciate.

Commissioner Rathmell agreed and said she could not approve the project in the state it was in. She wanted to see more details on the trim packages, railing, columns, doors and windows, so she could understand exactly what the house would look like as a finished product.

Commissioner Burns stated he wanted to see this hearing continued because he did not have enough information to make a decision.

Commissioner Osterberg said it was important to come up with a specific architectural plan and an overall more holistic design for the home. The Applicant should do less to borrow from specific elements of different houses. There are too many window sizes and dimensions and designs, as well as an excessive number. He recommended changing the round columns and making the house either more or less mid-century and come up with a particular style. He agreed a continuance would be appropriate.

Commissioner McHone said he focused on the large window system, which made the house stick out from the other houses in the neighborhood. If the weight of the house would be supported by columns, there should be some seismic support structure added.

Commissioner Osterberg noted that seismic support could change the design of the house.

Planner Ferber understood that the HLC wanted to see additional information before making a decision. In order to avoid another public notice, the Commission must specify a date and time certain. She recommended December 18th so a decision could be made before the new Commissioners start in 2019.

Vice President Dieffenbach reopened the public hearing and asked if the Applicant would agree to December 18th.

Mr. Crockett said the design process was a struggle because he believed the new house had to be like the houses next door because of the use of the word "compatible." Peanut butter and jelly are compatible, but they are not at all the same. He would like another opportunity if he was freer to design what he wanted. He did not want to build anything crazy or have any negative impact on the people around him. He was used to doing what the county needed him to do to get plans approved and making decisions on the fly as he went along. So, the architectural details are different for him and he appreciated the HLC's patience.

Vice President Dieffenbach closed the public testimony.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) continue the public hearing for New Construction NC18-05 by Peter and Elisabeth Crockett to December 18, 2018 at 5:15 pm in City Hall Council Chambers; seconded by Commissioner Burns. Motion passed unanimously.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

Planner Ferber announced that John Goodenberger's Historic Preservation Class was in the audience and thanked them for attending.

STAFF UPDATES – ITEM 6:

Item 6 (a): Save the Date – Next HLC meeting Tuesday, December 18, 2018

PUBLIC COMMENTS – ITEM 7:

John Goodenberger spoke about two house museum tours he went on when he and Lucien attended the National Trust Historic Preservation meeting in San Francisco. One of the museums had struggled to stay open but ended up partnering with some unconventional groups that held events to help the museum keep going. The other museum had been owned by an artist. The house was part of his work and the installations in the house were his work. In order to save the house, conservators were hired to make the building seismically sound. The artist had removed all of the woodwork in the house and varnished the plaster walls. When the house was raised, the only cracks filled were those that occurred during the raising of the house to preserve the artist's work. Most of the homes he saw on the tour were quite eccentric. He explained how he planned to use this meeting in his class to educate his students on the legal basis for historic preservation and designating historic districts.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:39 p.m.

APPROVED:

Community Development Director