



AGENDA

HISTORIC LANDMARKS COMMISSION

December 19, 2017
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 21, 2017 Minutes
4. PUBLIC HEARINGS
 - a. New Construction NC17-04 by Zoe Fenton to construct a new single family dwelling adjacent to historic structures at 2609 Irving Ave in the R-2 Medium Density Residential zone.
(Continued from November 21, 2017 meeting)
5. REPORT OF OFFICERS
6. STAFF UPDATES
7. MISCELLANEOUS
8. PUBLIC COMMENT (Non-Agenda Items)
9. ADJOURNMENT

<p>THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING COMMUNITY DEVELOPMENT DEPARTMENT, 503-338-5183.</p>

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers
November 21, 2017

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission (HLC) was held at the above place at the hour of 5:15 pm.

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Commissioners Jack Osterberg, Paul Caruana, Mac Burns, and Katie Rathmell.

Commissioners Excused: Vice President Michelle Dieffenbach and Commissioner Kevin McHone.

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

APPROVAL OF MINUTES – ITEM 3:

Item 3(a): October 17, 2017

President Gunderson noted the following corrections to the minutes of the October 17, 2017 meeting:

- Page 1, Approval of August 15, 2017 minutes – Remove President Gunderson from the vote as she was excused from the meeting.

Commissioner Burns moved that the Historic Landmarks Commission (HLC) adopt the minutes of October 17, 2017 meetings as corrected; seconded by Commissioner Rathmell. Motion passed unanimously. Ayes: President Gunderson, Commissioners Osterberg, Caruana, Burns, and Rathmell. Nays: None.

Item 3(b): September 19, 2017

President Gunderson and Commissioner Caruana noted the following corrections to the minutes of September 19, 2017:

- Page 3, Paragraph 2 – “Commissioner ~~Caruana~~ **Burns** asked why Mr. Forrester chose not to apply for a permit prior to starting the project.”
- Page 9, Paragraph 13 – “President Gunderson reiterated that Ms. Clat’s concerns did **not** fall within the realm of the HLC and suggested she speak with Staff.”

Commissioner Osterberg stated he had prepared written corrections to the minutes of September 19, 2017, which were emailed to the Commission and Staff. Planner Ferber confirmed the written material was adequate for Staff to make the necessary corrections.

Commissioner Burns moved that the Historic Landmarks Commission (HLC) adopt the minutes of September 19, 2017 meetings as corrected; seconded by Commissioner Caruana. Motion passed unanimously. Ayes: President Gunderson, Commissioners Osterberg, Caruana, Burns, and Rathmell. 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):

NC17-04 New Construction NC17-04 by Zoe Fenton to construct a new single family dwelling adjacent to historic structures at 2609 Irving Avenue in the R-2 Medium Density Zone. (Continued from the October 17, 2017 meeting.)

President Gunderson stated the Applicant has requested the hearing be continued to the December 19, 2017 meeting.

Planner Ferber confirmed the Applicant has signed a 120-day waiver.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) continue the public hearing for New Construction NC17-04 by Zoe Fenton to December 19, 2017; seconded by Commissioner Burns. Motion passed unanimously.

ITEM 4(b):

EX17-12 Exterior Alteration EX17-12 by Stephan Eiter, WWHJ Holdings, LLC to alter windows and replace a window with a roll up garage door on an existing historic building at 1010 Duane Street in the C-4 Central Commercial Zone.

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.

President Gunderson declared that one of her tenants was involved in this project, but she has not discussed the application with this person; therefore, she could vote without any bias.

President Gunderson requested a presentation of the Staff report.

Planner Ferber presented the Staff report. The public notice erroneously indicated a bay window instead of a window bay and this has been corrected. She recommended approval and confirmed no correspondence has been received.

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

Steff Eiter, 1684 Franklin Ave. Astoria, said he was one of two owners of the building and their holding company would run all of the tenancy. A maker space will be created in the building, which will be the main tenant. The alteration will help the maker space facilitate material movements and allow artists and creators to build things that are larger in scale and move them out.

Lucy Barna, 1684 Franklin Ave. Astoria, stated she was part of a team at Astoria Makers, the main tenant in the new building that is bringing in a maker space. Maker spaces exist all over the world in different scales. Some are very small and they are often associated with libraries, housed in libraries, or have programs that work closely with libraries. They are also known as hacker spaces. The smaller maker spaces are usually more technology driven with computers, laser printers, and three-dimensional (3-D) engravers or printers. Her maker space will be of a larger scale because Astoria is more arts driven than technological. The main floor and basement will be dedicated to workshop areas that will include a wood shop, a small welding studio, a jewelry studio, small metals, screen printing, sewing, digital design and fabrication, a laser printer, a 3-D printer, and a computer numerical control (CNC) router. On the southwest corner of the main floor, where the windows will be replaced, there will be a small retail and gallery space for members to sell their goods. The space will also serve as a business incubator for artists to bring what they have made into the retail sector. There will also be a ceramic studio and finishing room in the basement. The upstairs level will be dedicated to studio rentals for artists and office space. The studio rentals will include access to the maker space, a lounge, kitchenette, and a community room. The community room will also be used during the Art Walk, for event rentals, and for summer camps. The garage door is essential for getting equipment into the building, allowing people to bring in large materials, and encouraging people to think outside the box to create something bigger than a doorframe. When the garage door is open on a nice day, people can come by and see work in action. The maker space will be open to members or to those who purchase a day pass. The public will not be able to come in due to safety reasons. However, people will be able to see from the street what is going on. She appreciated the HLC taking the time to review the application.

Mr. Eiter said his goal is to make the building a hub. The library is going through a transition and trying to do upgrades. The front of his building has been given a facelift, was painted, and the corrugated material over the transoms was removed. This application is for the last part of the project. He offered to answer any questions.

Commissioner Osterberg reviewed the design options offered by the garage door manufacturer, listed on Exhibit 5 in the Staff report. He asked which options the Applicant planned to choose.

Mr. Eiter stated that Coastal Garage in Seaside would provide garage doors with a thin frame. He planned to have three solid metal panels at the bottom to keep the line of the building that extends across all five bays. He confirmed that he understood all of the glass needed to be clear. The garage door will be black anodized aluminum. All of the transoms and trim have been painted in a Dutch color scheme with slate blue, white, black, and grey. The transoms and doors will also be black.

President Gunderson clarified that the HLC cannot consider color.

Commissioner Caruana asked what the width of glass frames would be.

Mr. Eiter said he believed the exterior trim on the heavy frame would be six inches and the light frame would be three inches. The lighter frame looks less like a six-lite window and more like the entire door is a big glass piece.

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

Sarah Lu Heath, 854 Glasgow Ave. Astoria, Executive Director, Astoria Downtown Historic District Association (ADHDA), said she was in favor of the project. The ADHDA began talking with Glen Herman, an owner of the building, in December about moving downtown where she believes the business will have more vitality. She is very excited that the owners found this building and they have already done an amazing amount of work. The owners are being sensitive to the building and the area. She is excited about the entrepreneurial opportunities that will be offered to the community.

Kevin Cronin, 726 7th Street, Astoria, said he wanted to congratulate Mr. Eiter and his team for a job well done. Staff had been working with the Applicants for most of the year. He continued to work with them in an informal way to help find a space in downtown that would work long-term for their business plan. It was good to see the building transformed. He believed the roll-up garage door fit very well in Astoria and fit the building. He was glad color was mentioned because the black ties the design together and fits well. The garage door makes the building more functional and the maker space is an adaptive reuse of a wonderful building. Even though Advance Astoria is not under the HLC's jurisdiction, the plan calls out maker spaces as a specific action item in the City's 5-Year Economic Development Strategy.

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

Planner Ferber added that the door was being moved to the far right side for better accessibility to interior fire escapes, not just for aesthetics or increasing pedestrian engagement. This changes of location was recommended by the Building Official.

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

President Gunderson stated she was excited about this project, especially after touring the maker space on Mississippi Street in Portland. She suggested the Applicants consider a loading zone near the garage door.

President Gunderson re-opened the public hearing.

Mr. Eiter stated the garage door would just be used for moving materials and pedestrian use. It will not be set up like a driveway or used for vehicles. He confirmed that no curb cut or driveway was being proposed. There is already a loading zone at the end where the parking lot starts and it will be extended about 10 feet.

Commissioner Burns said he loved what he had seen and the building is already coming back to life. He believed the request met the criteria.

Commissioner Rathmell congratulated the Applicants on their plans. She had no problems with the proposal.

Commissioner Caruana said he was glad to see big buildings being improved. It is difficult to find uses for large spaces sometimes.

Commissioner Osterberg agreed with the rest of the Commission. He supported the application.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX17-12 by Stephan Eiter, WWHJ Holdings, LLC; seconded by Commissioner Osterberg. Motion passed unanimously.

President Gunderson said it was nice to see colors other than beige or grey.

Mr. Eiter noted that they found a Van Dusen blue when looking at colors.

President Gunderson read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

No reports.

STAFF UPDATES – ITEM 6:

Planner Ferber updated the Commission on the following:

- She and Sarah Lu Heath gave a presentation on their roles in historic preservation to John Goodenberger's class at Clatsop Community College.
- The next HLC meeting is scheduled for December 19, 2017 at 5:15 pm. The only item on the agenda will be the continued public hearing on NC17-04.
- The January 16, 2018 HLC meeting might have to be held at the library because City Council will meet at 7:00 pm.
- She provided before and after photographs of the projects completed with the help of the CLG pass through grant from the State Historic Preservation Office (SHPO). She reviewed the details of the grant and the City's criteria for use of grant funds. She thanked Anna Stamper for completing all of the financial reports for the grant.
- The City's annual Board and Commission party is scheduled for December 18, 2017. Invitations would be sent out within the next week.

MISCELLANEOUS – ITEM 7:

PUBLIC COMMENTS – ITEM 8:

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:55 p.m.

APPROVED:

City Planner