

**HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers  
February 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 p.m.

INTRODUCTION OF NEW MEMBER – ITEM 2:

President Gunderson welcomed Katie Rathmell to the Commission. Commissioner Rathmell briefly introduced herself, noting her professional background and expertise.

ELECTION OF OFFICERS – ITEM 3:

This Item was addressed immediately following Item 6: Public Hearings.

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the HLC needs to elect officers for 2017. The 2016 officers were President LJ Gunderson, Vice President Michelle Dieffenbach, and Secretary Sherri Williams.

Commissioner Burns moved to re-elect President LJ Gunderson, Vice President Michelle Dieffenbach, and Secretary Sherri Williams as the officers for 2017, seconded by Commissioner Caruana. Motion approved unanimously.

Staff confirmed that after Ms. Williams retired, her replacement would serve as HLC Secretary.

The HLC proceeded to Item 7: Reports of Officers at this time.

ROLL CALL – ITEM 4:

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

Commissioners Excused: Kevin McHone

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

Director Kevin Cronin

APPROVAL OF MINUTES – ITEM 5:

President Gunderson asked if there were any changes to the minutes of December 20, 2016. There were none.

Commissioner Burns moved to approve the minutes of December 20, 2016 as presented; seconded by Vice President Dieffenbach. Motion passed 4 to 0 to 2. Ayes: Vice President Dieffenbach, Commissioners Caruana, Osterberg, and Burns. Nays: None. Abstentions: President Gunderson and Commissioner Rathmell.

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 6(a):

EX16-13 Exterior Alteration EX16-13 by Jeff Schwietert to expand the staircase and door entry on the north elevation of an existing commercial building, and add an awning and trash enclosure at 1210 Marine in the S-2A, Tourist Oriented Shorelands 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 she works in real estate and property management and her business is located on the backside of and facing the Applicant's property. She did not believe this would affect her decision. She requested a presentation of the Staff report.

Planner Ferber presented the Staff report and distributed notes from the Public Works Department. The notes recommended design improvements and cited issues with rights-of-ways and the License to Occupy. The conditions of approval reflected the recommendations made by Public Works. Last week, Staff learned the Applicant was considering changes, but Staff did not have any details. No correspondence had been received and Staff recommended approval with conditions.

Commissioner Osterberg clarified that the Applicant would give more details about the trash enclosure and confirmed that the HLC may or may not need to review the trash enclosure depending on what the Applicant proposes during his testimony. Planner Ferber stated she was only able to lay out the information she received from the Applicant, and any new information could change the way the project must be reviewed. After the Applicant provides more design details, Staff will determine what level of review is necessary.

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

Jeff Schwietert, PO Box 189, Cannon Beach, said he owns Schwietert's Cones and Candy. The company is purchasing the building and renovating the first floor for a candy store. The second floor will be used for candy production. He wants to change the door on the back side of the building. The garbage containers are sitting out in the open, so he is open to suggestions as long as the enclosure is easy to use.

David Vonada, P.O. Box 648, Tolovana Park, Tolovana Architects, provided several copies of a revised design of the garbage enclosure to the Commission and Staff. He confirmed Staff had not yet seen the new design being proposed. He explained that the original design was for a stacked 4 X 12-inch pressure treated surround for the refuse and cardboard containers. The new design uses landscaping to create the refuse enclosure. He presented cut sheets of native grasses that could be planted in whiskey barrel planters that would surround the refuse enclosure. Bollards and bumper rails would still need to be installed. This design would allow the refuse company to service the containers while softening the appearance. The area where the garbage containers are located is not very wide, which limits the type of gate they can install. If they installed a sliding gate, like Baked Alaska's, it would slide out into the right-of-way. Therefore, the gates are negotiable. He spoke with Planner Ferber, who was not crazy about vinyl slats in a cyclone fence. The design could call for no gates at all or they could fabricate some swinging gates made of galvanized steel with expanded metal, similar to the design of the stairs on the building.

Commissioner Osterberg understood the landscaping was being proposed as screening and confirmed the grasses would grow tall. If Staff agreed that the HLC should review the enclosure made of landscaping, then he wanted more details about the types of grasses. Planner Ferber stated the proposed design requires a Type 2 review because the enclosure would be detached, less than 200 square feet, and visible from 12<sup>th</sup> Street. Type 2 reviews require public notice, but do not require review by the HLC. However, the HLC could still amend the conditions of approval requiring Staff to review the newly submitted garbage enclosure design.

President Gunderson noted her office is across the street and she looks at the garbage containers every day. She did not want a cyclone fence and believed the natural screening should not be left open. The wind has blown the garbage containers down the Riverwalk and into parked vehicles. Having been in the wine business, she knows that a whiskey or wine barrel will not last long in the weather. And if the dumpsters are banging against the barrels, they will fall apart. She proposed an enclosure with doors because that would hide the garbage and prevent people from digging through the garbage. The garbage enclosure for her office has hinged doors and the garbage company has keys to the locks.

Mr. Vonada replied he would be fine with that.

Mr. Schwietert confirmed President Gunderson would be okay with an enclosure like Baked Alaska's.

President Gunderson noted that an enclosure with hinged doors and locks would require a Type 3 review by the HLC. Planner Ferber added that if the Applicant submitted the design by Friday, Staff would have enough time to publish the public notice and schedule the review for March.

Vice President Dieffenbach agreed the dumpsters should be enclosed and not visible from the streets. She liked the proposal to make the enclosure match the metal on the stairs.

Mr. Vonada said the gates and stairs could be fabricated at the same time and by the same company. He could submit a drawing by Friday.

Commissioner Osterberg stated the newly proposed design addressed every one of his concerns and more. He viewed landscaping in whiskey barrels as a temporary improvement.

All of the Commissioners agreed to allow the Applicant to submit the new garbage enclosure design for HLC review at the March 21<sup>st</sup> meeting.

Commissioner Osterberg confirmed the Applicant proposed to remove the transom windows above the door and install a door with frosted glass.

President Gunderson stated the door could not have frosted glass, but clear or tinted glass would be allowed.

Mr. Schwietert confirmed this would not be a problem.

Mr. Vonada stated the original design submitted showed the elevation of the rear entry. The original door, side lite, and transom would be cut out and replaced with a new assembly. He believed it would be problematic to try to save the original transom when installing the new door.

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 Ferber confirmed the following changes to the Staff report:

- Conditions of Approval 6 and 7 - Delete
- Condition of Approval 8
- Condition of Approval 9 – The Applicant shall remove the transom window above the existing door.

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

Commissioner Caruana stated he supported the request because the improvements to the back of the building would outweigh the loss of the original transom above the door.

Commissioner Rathmell said she was fine with the clear glass door. She confirmed the new door assembly would be framed with metal sashes.

Vice President Dieffenbach said she supported the proposal.

Commissioner Burns stated the project met the criteria and he believed it would make the building look nicer.

Commissioner Osterberg and President Gunderson agreed the project would meet the criteria with the revised conditions of approval.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX16-13 by Jeff Schwietert with the following changes to the Staff report:

- Delete Conditions of Approval 6 and 7
- Amend Condition of Approval 8 to include a statement indicating that the enclosure, as referenced in the Staff report, is not approved.
- Amend Condition of Approval 9 to approve the new transom window, as proposed.

Motion seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

#### REPORTS OF OFFICERS – ITEM 7:

There were none.

#### STATUS REPORTS – ITEM 8:

This Item was addressed immediately following Item 3: Election of Officers.

##### **Item 8(a): CLG Restoration Grant Roll-Out**

Planner Ferber updated the Commission on implementation of the \$11,000 CLG Restoration Grant from the State Historic Preservation Office (SHPO), noting eligibility and project completion requirements. She showed before and after photographs of restoration projects in Astoria that were completed with grant funds in previous years. Staff added that while the CLG grant is only for residential properties, the Storefront Improvement Program is for commercial properties. These funds have been targeted for the Uniontown neighborhood, but any funds not used by Uniontown property owners would be made available to the rest of the City. The City would not be awarding the Dr. Edward Harvey Historic Preservation award this year, but hoped these funds would spur projects that could be nominated for the award next year. Staff would be working with the *Daily Astorian* to promote events and contests for Historic Preservation Month in May.

Director Cronin noted Staff would participate in the ribbon cutting for the new sign at Mill Pond, which will recognize Art DeMuro's work. He asked Commissioners to forward their ideas for celebrating Historic Preservation Month.

##### **Item 8(b): City Projects Update**

Director Cronin updated the Commission on the following projects:

- City Council Goals for FY2017-18 and Annual Reports for each Department – Published on the City's website
- Affordable Housing Strategy – Public Hearing on March 20<sup>th</sup>
- Fee Schedule Amendments – To be reviewed by City Council in March
- Flavel Buildings – The north building is being cleaned up for reoccupancy and the north building will be sold.
- J P Plumbing Building – Staff spoke to Paul about removing the stone that was recently applied to the bottom of the building, but he may appeal to the HLC.
- Sherri Williams Retirement – Her last day will be February 28<sup>th</sup>, with a party from 4:30 pm to 6:00 pm. Staff expects to receive over 100 applications for her position by the time the application period closes on Friday, February 24<sup>th</sup>.

##### **Item 8(c): Advance Astoria Update**

Director Cronin updated the Commission on the Advance Astoria project, noting work done to date and next steps. He invited Commissioners to share their ideas for promoting growth at upcoming events. He explained that the project would lead to the creation of a 5-year economic development strategy.

Commissioner Osterberg said he recently read an article stressing the economic benefits of and need for training and apprenticeship programs in small manufacturing. Director Cronin noted that Advance Astoria is working with the college and intends to complement the college's new strategic plan. He described the new trend towards maker spaces, which helps to fill the need for technical training.

#### MISCELLANEOUS – ITEM 9:

New HLC Member List – The updated Member List is attached to the Agenda Packet. It is suggested this be included in Commissioner training notebooks. This is included for Commissioner information only. No action required.

PUBLIC COMMENTS – ITEM 10:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:11 p.m.

**APPROVED:**



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Community Development Director