

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

March 18, 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 5:15 p.m.

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Mac Burns, and Thomas Stanley

Commissioners Excused: Paul Caruana, Kevin McHone

Staff and Others Present: Community Development Director / Assistant City Manager Brett Estes and Historic Building Consultant John Goodenberger

APPROVAL OF MINUTES – 3(a):

President Gunderson asked if there were any changes to the February 18, 2014 meeting minutes. There were none.

Motion was made and seconded to approve the minutes of February 18, 2014. Motion approved.

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):

AEP14-02 Amendment to Existing Permit AEP14-02 by Elaine Saunders to amend an existing New Construction permit NC13-03 to change the design and location of windows on the north, east and west elevations of a new garage for an existing single family dwelling, adjacent to structures designated as historic at 2854 Grand in the R-2, Medium Density Residential 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 asked Director Estes to read the staff report for 2854 Grand Avenue for AEP14-02.

Director Estes noted the applicant was appearing before the Historic Landmarks Commission after significantly altering a previous plan for new construction. Director Estes reviewed the staff report, pointing out the changes between the two plans and recommended that the new plans be approved with conditions.

President Gunderson asked for clarification as to whether or not those items previously approved, but not altered, were still approved. Director Estes stated that "yes" all previously approved, but unchanged items, were still approved. He said the alterations before the Commission were largely changes to the windows.

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

Elaine Saunders, 7551 SW Capitol Hill Rd., Portland, spoke in favor of the application. She stated she started the process early, before she had finalized her plans. Ms. Saunders said she was unaware that the changes would

require additional approval. She said she is still waiting for drawings from her engineer and that there may be additional alterations once she meets with the building inspector.

Ms. Saunders presented photos taken from Marine Drive looking in the direction of her property. She said that the house and proposed garage would only be visible from one location; in front of Annie's Tavern. Ms. Saunders then expressed concern regarding the visual condition of the tavern and said the tavern's patrons are noisy and bother her tenants. Director Estes said these were not issues under the purview of the HLC, but that he could meet with her after the HLC meeting to discuss her concerns.

Ms. Saunders requested flexibility from the Commission to continue to refine her design. She stated she had not yet ordered windows; the window sizes listed in the staff report reflect her desire for glass size rather than the manufacturer's rough opening size. The dormer on the front, south elevation is not to scale and its height is better represented in east and west elevation drawings. She requested the option to "flip" the windows drawn on the east and west elevations. The window configuration will depend on where she ultimately places an interior staircase. Ms. Saunders also asked to use fiberglass clad wood windows rather than wood or vinyl clad wood as stated in the staff report.

Consultant Goodenberger responded that staff's concerns regarding new windows are proportions and relief. If fiberglass clad windows can be purchased in historic proportions and set at historic depths into the wall, he has no problem with them.

Ms. Saunders stated that she had never agreed to place wood siding on her building and that she wanted to use cement fiber board instead. Director Estes said that cement fiber board could be acceptable if it was painted and had the same exposure and relief of wood clapboard siding. The siding should be smooth and not have the false wood grain.

In addition to the above changes, Ms. Saunders said she was considering constructing a set of stairs on the West elevation of the garage. The stairs would provide access to her house below. After discussion, Director Estes and Mr. Goodenberger determined the stairs were not attached to the building, were not considered a "structure," and not a part of HLC review.

Commissioner Osterberg asked Ms. Saunders if she was planning to paint the windows on her house soon and if the sash would match those on the garage. He said the staff report indicated that the sash color on both should match. She said that she was planning to repaint her windows and that she could make them match the garage. She had not yet picked the sash color of her new windows, but said she was considering green. Ms. Saunders noted she wanted to see a larger paint sample of the manufacturer's green before she made a decision.

Commissioner Osterberg raised two questions regarding staff's window recommendation. First, staff recommended that the windows be "paintable"; it is his understanding that neither vinyl nor fiberglass windows can be painted. Second, he questioned the HLC's authority to review color of window sash when it says in the historic ordinance that the HLC does not review color.

Mr. Goodenberger stated that vinyl and fiberglass windows could be painted, though earlier models could not. He stated staff was less concerned about whether the applicant painted the sash and more concerned that the sashes not be "vinyl white." Although the HLC does not review color, staff has included the condition that window sashes be paintable to have the appearance of painted wood. The actual color is not reviewed and the windows could be painted by the manufacturer.

Commissioner Dieffenbach added that the sash on vinyl windows is frequently wider than that on wood and that it does not have a historic appearance.

Director Estes said that the HLC has used the recommendation for sash color for more than 10 years. If the HLC would like to have a work session on the issue, he would be happy to set one up.

Ms. Saunders requested the ability to place windows in her front garage door and front entry door. Director Estes said that was already approved in her previous application. She requested the ability to change a casement window

on the east elevation to a fixed with casement. Director Estes said that would not be a problem as long as she retained the same size and proportions.

In conclusion, Ms. Saunders stated that she wished there was a way for future applicants to get through the process easier. She said that had she understood that her original proposal was "in cement" she probably would not have submitted it as early in the process as she did.

For clarity, Mr. Goodenberger summarized Ms. Saunders' request for alteration. The front, south, elevation is drawn inaccurately. The dormer height should be more like that shown on the east and west elevation drawings. Dormer windows will be raised with a higher header, but will otherwise remain in their proposed locations. The east and west elevations window locations may be "flipped" according to where the interior stairs are placed. A window on the landing will be changed to a casement with fixed window. The back, north, elevation will essentially remain as proposed. Ultimate window size will be slightly larger to accommodate the applicant's misunderstanding between the difference of "rough opening" and glass size. The applicant will retain the window header alignment, will align windows above each other vertically, and will keep the variation of window size to a minimum. Windows will be of wood, clad in fiberglass, with a painted sash to match the house. Siding will be painted, smooth cement fiber of the same proportion and depth of the wood clapboard siding originally proposed.

Commissioner Dieffenbach said she was comfortable moving forward as long as the applicant worked with staff on any future minor changes. Director Estes stated that he would make sure that when Ms. Saunders met with the building inspector, both Planner Johnson and Mr. Goodenberger would be with them at the table.

Commissioner Dieffenbach moved to adopt the Findings of Fact and approve the request with the following changes:

Page 2, Section II.A, last paragraph, add: "At the HLC hearing, the applicant requested additional changes to the building design as follows:

1. Change wood or vinyl clad windows to fiberglass clad windows.
2. Window configuration on east and west elevations to be flipped to the other side elevation.
3. Window operation on east elevation to change to another design without divided lites.
4. Window sizes to be adjusted to accommodate actual size of windows.
5. Siding to be horizontal fiber cement siding rather than wood.
6. The height of the dormer may be increased."

Page 2, Section II.B, to read ". . . on the front. The residential neighborhood is primarily single-family dwellings."

Page 5, Paragraph 1, Line 12 to read ". . . staff is recommending that either wood, fiberglass clad wood, or a vinyl clad wood window be used (Condition 2). The fiberglass or vinyl clad wood window would allow the applicant to use a less expensive contemporary material on the new construction. With the condition that the material be paintable, the use of the contemporary material would retain some of the characteristic features of a wood window (Condition 2). The applicant will retain the window header alignment, will align windows above each other vertically, and will keep the variation of window size to a minimum.

The proposal to flip the east and west elevation window configurations would not change the design of the structure (Condition 5). Operation of windows including fixed, casement, or single hung, would be compatible with other window styles in the neighborhood. The change from a casement window configuration on the east elevation to another window style, possibly fixed with casement, without a divided lite would be compatible (Condition 6). Actual size of the windows may be adjusted to accommodate actual size and location of the various windows. The final dimensions shall be reviewed and approved by the Planner (Condition 8)."

Page 6, First Paragraph, add last sentence to read ". . . dormer is compatible. The dormer height may also need to be increased to allow for head room within the building. A pitched shed roof would be retained, but the actual height of the dormer may be taller. The final design of the dormer shall be reviewed and approved by the Planner (Condition 4)."

Page 6, add second paragraph to read "The original building material was proposed to be horizontal wood siding. The applicant has requested to use fiber cement siding. The dimensions of the siding should match the dimensions

of the siding proposed on the original plans. As new construction, the contemporary fiber cement siding is compatible. However, the material shall be smooth and shall not have false wood grain texture as it creates a false appearance to the siding (Condition 7)."

Page 6, Section V, Condition 2 to read "The windows shall be wood or paintable vinyl clad wood or paintable fiberglass clad wood."

Page 6, Section V, add Conditions to read

- "4. The dormer height may be increased but shall retain the pitched shed roof. The final design shall be reviewed and approved by the Planner.
5. The east and west side elevations design may flip at the direction of the applicant at the time of the building permit application.
6. Casement windows on the east elevation may be changed to another window configuration which does not have divided lites.
7. The siding may be horizontal, smooth, fiber cement board with the same dimension of siding material as shown on the approved plans.
8. The proposed window sizes may be adjusted to accommodate actual window designs. The window header shall align, windows shall align above each other vertically, and the variation of window size shall be kept to a minimum. Final dimensions and location shall be reviewed and approved by the Planner."

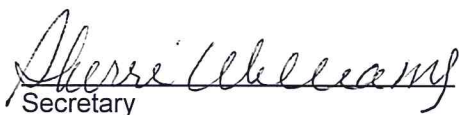
Commissioner Gunderson seconded. Motion approved unanimously.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5: There was none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:30 p.m.

ATTEST:


Secretary

APPROVED:


Community Development Director/
Assistant City Manager