

AGENDA
HISTORIC LANDMARKS COMMISSION

<i>Astoria City Hall Council Chambers, 1095 Duane Street, Astoria</i>

Tuesday, March 18, 2014, 5:15 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. February 18, 2014
4. PUBLIC HEARINGS
 - a. 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. Staff recommends approval of the request with conditions.
5. REPORT OF OFFICERS
6. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

February 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 5:18 p.m.

ROLL CALL – ITEM 2:

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

Commissioners Excused: Thomas Stanley

Staff and Others Present: City Attorney Blair Henningsgaard, Planner Rosemary Johnson, and Consultant John Goodenberger.

ELECTION OF OFFICERS – ITEM 3(a):

In accordance with Sections 1.110 and 1.115 of the Astoria Development code, the Historic Landmarks Commission needs to elect officers for 2014. The 2013 officers were President LJ Gunderson, Vice President Michelle Dieffenbach, and Secretary Sherri Williams.

Commissioner Caruana moved that the Historic Landmarks Commission re-elect Sherri Williams as Secretary, LJ Gunderson as President and Michelle Dieffenbach as Vice President of the Historic Landmarks Commission for 2014; seconded by Commissioner Burns. Motion passed unanimously.

APPROVAL OF MINUTES – ITEM 4(a):

President Gunderson asked if there were any changes to the December 17, 2013 meeting minutes. There were none.

Vice President Dieffenbach moved to approve the minutes of December 17, 2013 as noted; seconded by Commissioner Burns. Motion passed unanimously.

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 5(a):

EX 13-09 Exterior Alteration EX 13-09 by Karl F. Johnson to add a second story deck with a steel spiral staircase on the rear (east) elevation of an existing single-family dwelling. This application is a revised design of the previous application for EX 13-06 at 674 17th Street in the R-3, High 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.

Commissioner Osterberg declared, as he did during the public hearing for EX 13-06, that in 2013, the Applicant's neighbor, Mellissa Yowell, had begun to speak with him about the project. He immediately stopped the conversation and told Ms. Yowell he could not speak with her about this project and the issues would need to be addressed during a public hearing. Although this was a different application, he believed it was important to note.

President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Staff report. She noted Melissa Yowell had submitted a letter, which was distributed at the dais, stating she preferred the higher wall option because it reduced visibility of the spiral staircase. She also distributed copies of a statement from a structural engineer stating the structure has been built in compliance with Building Codes. When the Applicant applies for a building permit, he will submit the structural plans that show the structure was built to engineered standards. The HLC will need to determine which wall height meets the Code, and then she would edit the Findings and Conditions accordingly. She clarified that she would be changing Condition 2 to state, "The window on the west elevation is not required if it is determined by the building official that the approved structural plans will not accommodate the window." Staff recommended approval with the conditions listed in the Staff report.

Planner Johnson read Ms. Yowell's letter into the record.

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

Karl Johnson, 674 17th Street, Astoria, said he has lived in his home for 36 years. He had told Planner Johnson that Ms. Yowell wanted a higher wall on the south side, so he believed the project was getting close to making everyone happy, including himself. The project has been challenging, like reverse engineering. He thanked the HLC for their consideration.

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

President Gunderson believed this application was a huge improvement. The changes were more in keeping with the Queen Anne style architecture. She hoped the window would remain on the west side. She appreciated that the Applicant worked with the City, the HLC and John Goodenberger to move the process along. The changes have been nice and she believed it was something the HLC could work with.

Commissioner McHone said he did not have a problem with either proposed high wall height, but believed the property owner should decide which height would be best.

Mr. Johnson suggested splitting the difference.

Commissioner Caruana confirmed that the second floor deck had already been approved and the HLC is only reviewing the partial wall and spiral staircase. Planner Johnson confirmed the photos of the completed structure in the Staff report were photo simulations; the project has not been yet completed.

Commissioner McHone did not believe the staircase looked bad, and while he liked the shorter wall better, he did not have a preference on the wall height.

Commissioner Osterberg believed a lower height of 36 to 42 inches would be more appropriate because the mass of the structure would be reduced. Mass is an important issue. He acknowledged Ms. Yowell's letter in support of the higher wall blocking the view of the staircase, noting he did not see the issue the same way. However, Ms. Yowell is the neighbor. While his opinion was that the lower height was best, he could support the higher wall if the HLC supported Ms. Yowell.

Commissioner Burns said he liked the shorter wall in the photographs, but supported the taller wall since the homeowner and neighbor preferred it.

President Gunderson agreed, adding she believed compromises had been made by everyone.

Mr. Johnson stated he would compromise by building the wall about six feet tall, adding he just did not want it shortened to 36 inches.

Planner Johnson suggested the HLC proceed with the 36- to 42-inch or the 8-foot wall heights even though the Applicant has offered to build the wall lower than 8-feet. The neighbors have reviewed the application with the 8-foot height. If there are issues with building the wall 8 feet high, other options can be discussed.

Commissioner Osterberg agreed, noting that adding a third alternative at the last minute, while the neighbor is unaware of the third alternative, would not be appropriate.

Commissioner Caruana said he would vote to approve the shorter wall, because everyone seemed to prefer it. Mr. Johnson replied it was actually the taller wall on the south side that was preferred. He noted Ms. Yowell would like the wall as high as possible. Commissioner Caruana understood the HLC preferred the design of the lower wall.

President Gunderson said that while she liked the lower wall, she was considering the compromises that have been made throughout the process; she was okay with either wall height option.

Commissioner Burns agreed, noting the shorter wall was more aesthetically attractive, but functionally, the property owners and the neighbor have indicated the taller wall is preferred. He preferred a motion that supported the 8-foot wall.

Vice President Dieffenbach agreed the 8-foot wall would be acceptable.

Commissioner Caruana stated for the record that he did not like the 8-foot wall.

Commissioner Caruana moved that the Historic Landmarks Commission approve the 8-foot wall option proposed for Exterior Alteration EX 13-09; Commissioner Burns seconded his motion, which passed unanimously.

Commissioner McHone moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Exterior Alteration EX 13-09 by Karl F. Johnson, with the following changes to the Staff report:

- Page 9, second paragraph, amend the second sentence to state, "The HLC finds the wall height of approximate 8' maximum height would be sensitive to the character and features of the structure."
- Page 9, the caption at the bottom of the photos will be corrected to state 'Comparison of proposed heights as viewed from northwest.'
- Page 13, amend Condition 1 to state, "The height of the side walls of the second story deck shall be limited to approximately 8' maximum."
- Page 13, amend Condition 2 to state, "The window on the west elevation is not required if it is determined by the Building Official that the improved structural plans will not accommodate the window."

Motion seconded by Commissioner Osterberg. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 6: There was none.

NEW BUSINESS

ITEM 7(a): Design Review Guidelines

Planner Johnson explained that Astoria applies to the State Historic Preservation Office for grants every two years. Grant funds are used for projects like the Adair-Uppertown inventory and to pay John Goodenberger to assist with applications. Remaining grant funds have been used to develop design guidelines that include information typically provided to applicants by Staff and Mr. Goodenberger. The guidelines include identifying features, reasons for styles and features, graphic examples of good and bad alterations, the new mid-century historic style, and basic definitions of terminology. Staff would like the HLC to approve or accept the guidelines. These guidelines are not code and can be changed as needed.

John Goodenberger, 856 Harrison, Number 2, Astoria, said this type of document has been used in many cities, so he had quite a few different models from around the country to use when developing these guidelines. He used as many local materials as possible, as well as materials from the National Parks Service, the State Historic Preservation Office, individual cities, and a few architectural magazines. He worked with Planner Johnson to include the type of information that applicants would need to know. These guidelines will answer at least 60 percent of the questions asked by applicants, allowing Planner Johnson to spend more time dealing with bigger issues. He hopes the guidelines will help the applicants understand the process, as City Code does not indicate what the HLC is looking for.

President Gunderson said the guidelines were developed in a very user-friendly format. She supported the guidelines, which are professional and reflect well on the City.

Commissioner McHone said he was excited to read the guidelines and believed they were well done. He appreciated the visuals, which are helpful to non-architects.

Mr. Goodenberger confirmed that a digital copy would be available online.

Commissioner Osterberg believed the house pictured on Page 3 was a poor example of historic alterations. Planner Johnson suggested the bolded sentence be edited to state, "The house below has undergone extensive *inappropriate* alterations." Commissioner Osterberg suggested adding a thumbs down or sad face icon throughout the document to indicate examples of inappropriate work.

Mr. Goodenberger said he tried to eliminate negative graphics because the document is meant to encourage historic preservation. Commissioner Osterberg appreciated Mr. Goodenberger's efforts to avoid negativity in the document, but believed the community would benefit from clear explanations and labels of what is considered inappropriate and appropriate. He suggested adding text to simply state whether each picture was a good or bad example.

Commissioner Burns suggested adding information on Page 4 that would help homeowners find out if their property was historic. President Gunderson agreed, noting that some homeowners and at least one contractor have not been aware that review by the HLC was necessary. The HLC and Staff discussed possible wording of a suggestion to check with the City on historic significance prior to doing alterations. Planner Johnson added that historic information is being added to the Geographic Information System so property owners can read a property's historic inventory sheet online. The information should be available online soon.

Planner Johnson stated the Commissioner's suggestions would be added to the guidelines, which would be included in the Commissioners' information books.

ADJOURNMENT:

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

ATTEST:

APPROVED:

Secretary

Community Development Director/
Assistant City Manager

STAFF REPORT AND FINDINGS OF FACT

March 10, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER

SUBJECT: AMENDMENT TO EXISTING PERMIT (AEP14-02) FOR NEW CONSTRUCTION REQUEST (NC13-03) BY ELAINE SAUNDERS TO CONSTRUCT A GARAGE AT 2854 GRAND AVENUE

I. BACKGROUND SUMMARY

- A. Applicant: Elaine Saunders
7541 SW Capitol Hill Road
Portland OR 97219
- B. Owner: Elaine Marie Saunders
7541 SW Capitol Hill Road
Portland OR 97219-2633
- C. Location: 2854 Grand Avenue; Map T8N R9W Section 9CB, Tax Lot 3400; Lot 10, Block 4, Shively
- D. Classification: Eligible/Contributing in Adair-Uppertown Historic Inventory Area
- E. Proposal: To change the design and location of windows on the north, east, south, and west elevations of a proposed approximate 28' wide x 24' deep, two story garage with studio above in the front yard of an existing two-family dwelling. In addition, the applicant is requesting to off-set the first and second floors on the north elevation and to increase the width of the south dormer.
- F. Zone: R-2 (Medium Density Residential)

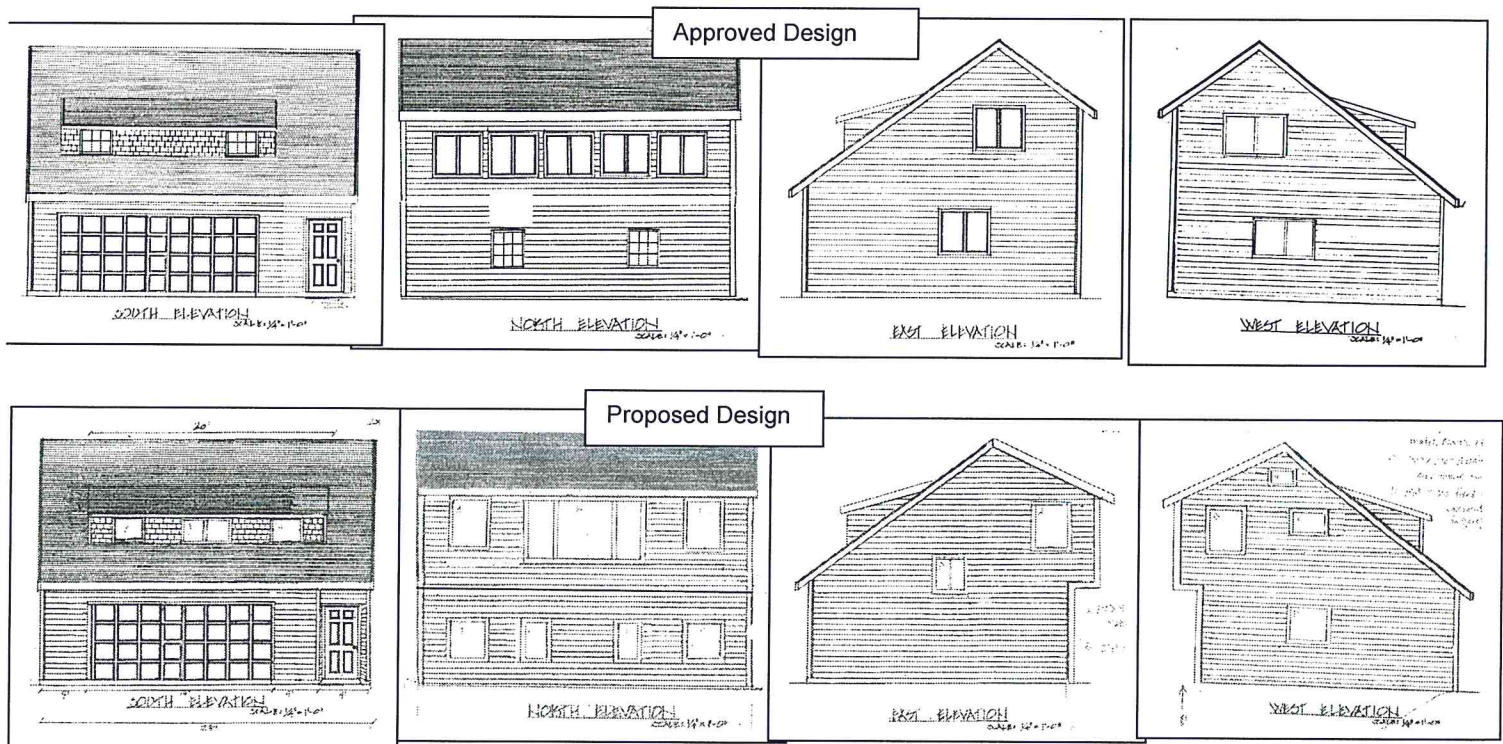
II. BACKGROUND

The two-family dwelling is a one and one-half story structure with gable roof built in 1908 and is a Craftsman style. The house has wood shingle and clapboard siding, broad eaves, wide fascia, exposed rafter ends, knee braces, and belcast shingles at the beltcourse. The lot is 50' x 150' which is larger than a standard lot. The house is situated on the rear, north portion of the lot. The lot slopes steeply down from Grand Avenue toward the River.



The original permit (NC13-03) was approved by the HLC on July 16, 2013 to construct a 28' wide x 24' deep, two story garage with a studio above on the front, south portion of the lot adjacent to Grand Avenue. The applicant proposes a 5' or 10' setback due to the steep topography of the site. The zone requires a 20' setback and the applicant obtained a variance (V13-12).

The proposed amendment to the approved construction is to change the design, size, and location of the windows on the north, east, south, and west elevations of the proposed garage. In addition, the applicant has indicated that the second floor would extend 2' beyond the first floor footprint on the north elevation, and the width of the south elevation dormer would increase to be centered on the roof. The applicant stated she was unaware that these changes would require historic review and did not include them on the amendment application. The applicant has stated that the proposed changes are necessitated by the final interior floor plan, and the desire to have more views from the studio windows to the north. Since this is an amendment to an approved plan, only the criteria relevant to the proposed changes are addressed in the Findings of Fact. Other elements of the application are not open for review as they have been approved by the HLC. New Construction Permit (NC13-03) is incorporated into this document by reference and all conditions of that permit are still valid and applicable to the request (Condition 1).



B. Adjacent Neighborhood and Historic Property

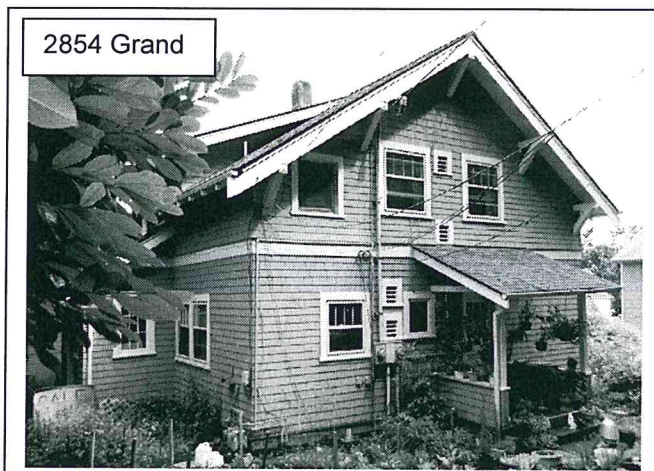
The site is larger than a standard lot at 50' x 150' (7,500 square feet) and is adjacent to a street right-of-way on the front and an improved alley on the rear property line. The rear yard is not visible from Franklin but is visible from the alley.

The residential neighborhood is primarily single-family dwellings except for Astor School which is one block to the west.



The subject property is designated as historic; review of the Amendment to Existing Permit for New Construction at this site is triggered by the following properties:

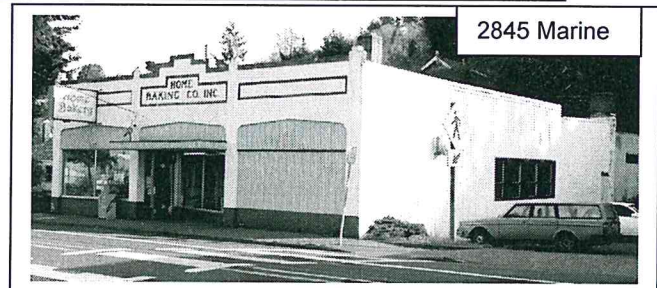
- 1) 2854 Grand, subject site:
Eligible/Contributing in Adair-Uppertown Historic Inventory Area
Craftsman, 1908
- 2) 2839 Grand Avenue to the west across right-of-way:
Eligible/Contributing in Adair-Uppertown Historic Inventory Area
Victorian Vernacular, 1896



- 3) 2859 Grand to the southeast across the right-of-way:
Eligible/Contributing in Adair-Uppertown Historic Inventory Area
Craftsman Bungalow, 1925
- 4) 2861 Grand to the southeast across the right-of-way:
Eligible/Contributing in Adair-Uppertown Historic Inventory Area
Colonial Revival, c. 1895



- 5) 2845 Marine to the north:
Eligible/Contributing in
Adair-Uppertown Historic
Inventory Area
Modern Commercial, c.
1929



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 and parties to the record on February 25, 2014. A notice of public hearing was published in the Daily Astorian on March 11, 2014. Comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Development Code Section 6.070(A) states that “no person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark or a structure identified as Primary or Secondary, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission.”

Finding: The structure is proposed to be located adjacent to structure(s) designated as historic in the Adair-Uppertown Historic Inventory Area. The proposed structure shall be reviewed by the Historic Landmarks Commission.

- B. Development Code Section 6.070(B.1) states that “In reviewing the request, the Historic Landmarks Commission **shall consider and weigh** the following criteria:

The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.”

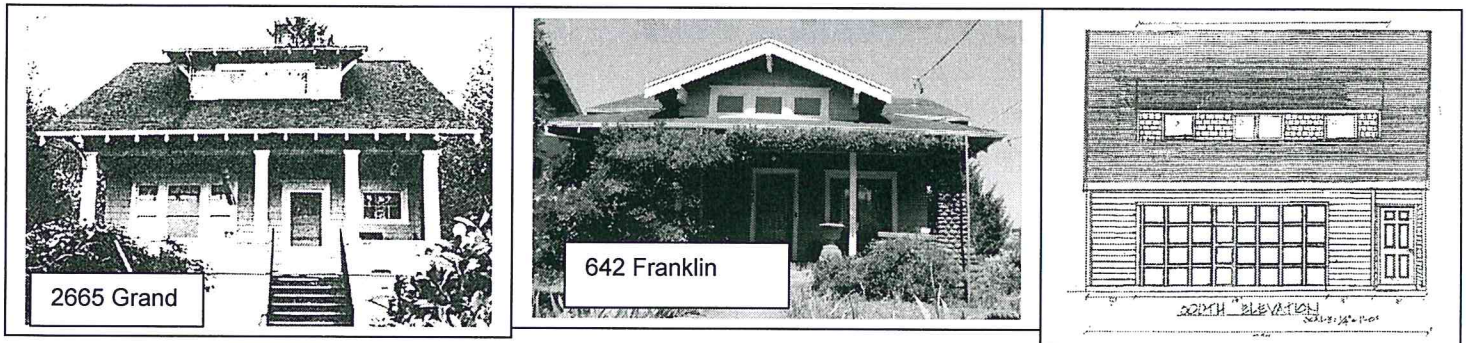
Finding: Windows would have simple casings similar to the house with no sills or crown moldings. Window operation would be fixed, awning, or casement and no muntins are proposed. Originally the windows were proposed to be wood. Due to the fact that the structure is new, the applicant is requesting to use a contemporary material. The applicant has suggested vinyl windows. Vinyl windows generally have different design dimensions that are not as detailed as wood windows. Any window material should be paintable so that it may match the other features of the structure (Condition 2). Some of the proposed windows will be larger (4.5' x 5' picture window flanked by two 2' x 5' casement windows) and the design of the window structure is important. Due to the proximity to the historic structures, and the difference in details between a vinyl and a wood window, staff is recommending that either wood or a vinyl clad wood window be used (Condition 2). The vinyl clad wood window would allow the applicant to use a less expensive contemporary material on the new construction while retaining some of the characteristic features of a wood window.

The windows on the adjacent historic structure also located on the subject property vary in size, location, and design/operation. There is also a variety of window styles on other adjacent historic properties including different sizes, a Palladian window, glass enclosure of a porch, and a larger historic multi-lite over one window. The proposed windows would be compatible with the variety of windows found on other structures in this neighborhood. While somewhat more contemporary, the styles of windows are generally typical of the features found on historic structures in the neighborhood.

The increase in the footprint of the second story adds a 2' overhang on the north elevation. Some historic structures in the Uppertown Area have second floors that extend beyond the first floor generally creating a front porch area but some create just a slight overhang. While not exactly the same as the historic, the contemporary extension is similar in concept to the larger footprints of the historic 2nd floors.



The enlargement of the dormer would allow for added natural light with additional windows on the south elevation and would result in the dormer centered on the roof which is a more traditional design. The historic structure associated with the proposed garage is a Craftsman style. This style would typically have low, centered dormers. The increased size of the dormer is compatible.



With the noted condition, the proposed alterations to the approved construction are compatible in scale, style, height and architectural detail with the existing historic house and with the adjacent historic homes.

V. CONCLUSION AND RECOMMENDATION

The request, in balance, meets all the applicable review criteria. Staff recommends approval of the request with the following conditions:

1. The conditions contained in New Construction Permit NC13-03 are applicable to this request.
2. The windows shall be wood or paintable vinyl clad wood.
3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

The applicant shall obtain all necessary City and building permits prior to the start of construction.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT

AEP 14-02

Fee: Same as Type of Permit

AMENDMENT TO AN EXISTING PERMIT

Property Address: 2854 Grand Avenue, Astoria, OR

Lot 10 Block 4 Subdivision Shirelys

Map 80909 CB 03400 Tax Lot 3400 Zone R-2

Permit to be Amended: 9CB NC 13-03

Applicant Name: Elaine Saunders

Mailing Address: 7541 S.W. Capitol Hill Rd. Portland, OR 97219

Phone: 503 452-8227 Business Phone: NA Email: 2854 Grand@gmail

Property Owner's Name: Same

Mailing Address: _____

Business Name (if applicable): _____

Signature of Applicant: Elaine Saunders Date: 2/7/14

Signature of Property Owner: _____ Date: _____

Proposed Amendment: to amend an existing New Construction Permit NC1303

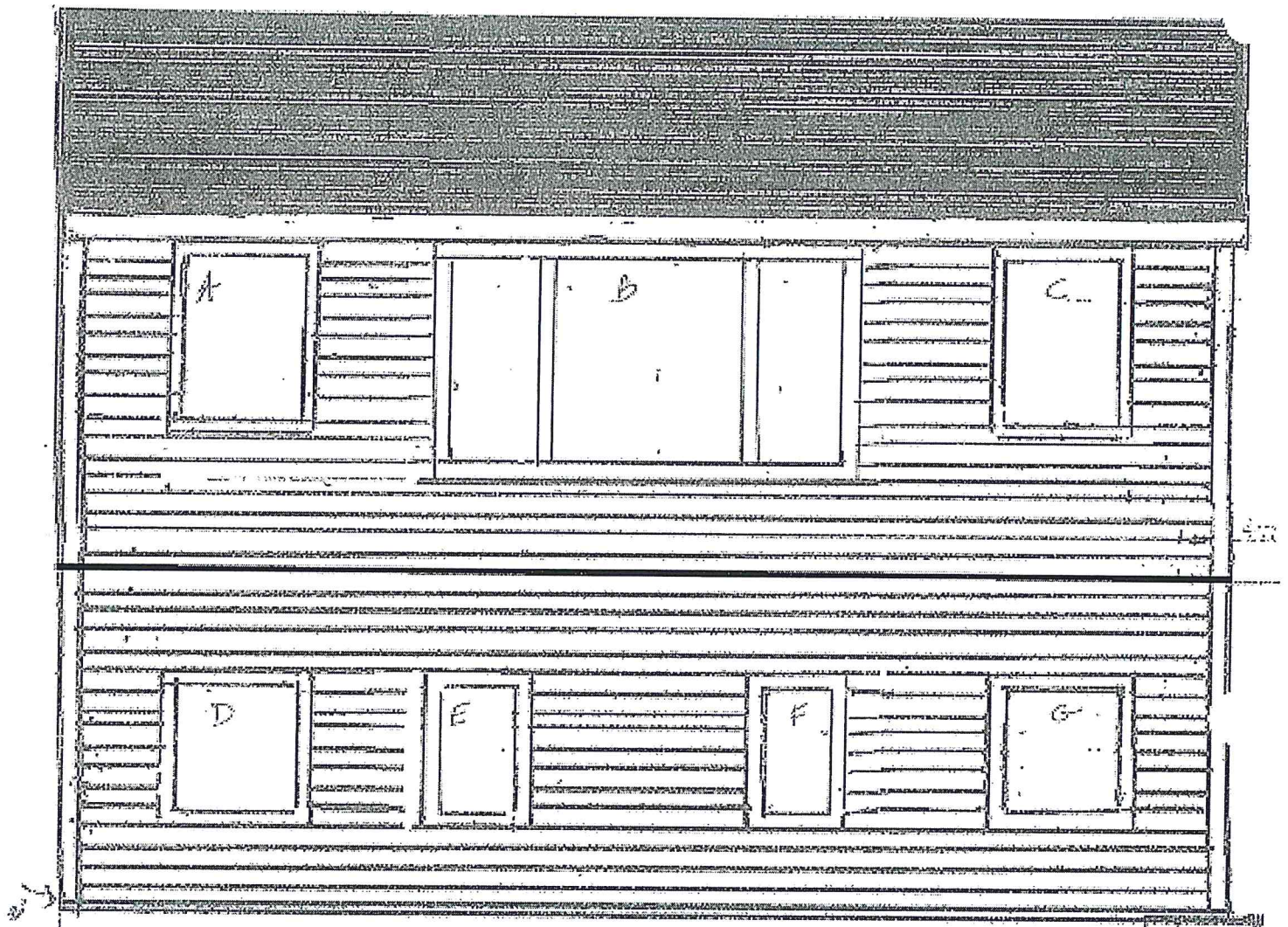
Size and number of windows
to change the design & location of windows on the N, E, W
elevations of a new garage, adjacent to structures designated

FILING INFORMATION: Planning Commission meets on the fourth Tuesday of each month. Historic Landmarks Commission meets on the third Tuesday of each month. Applications must be received by the 20th of the month to be on the next month's agenda. Design Review Committee meets on the first Thursday of each month and applications are due the first week of the previous month. A Pre-Application meeting with the Planner may be required prior to acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Commission meeting is recommended.

For office use only:			
Application Complete:	<u>2/20/14</u>	Permit Info Into D-Base:	<u>2/18/14</u>
Labels Prepared:	<u>2/20/14</u>	Tentative APC Meeting Date:	<u>3/18/14</u>
120 Days:	<u>HLC</u>		

SAUNDERS

2854 Grand



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

C+A 3'0" x 4'0" fixed

B 2'0 x 5'0 casement / 4'6" x 5'0 fixed / 2'0 x 5'0 casement

D+G 3'0" x 3'0" fixed to match width of A+C

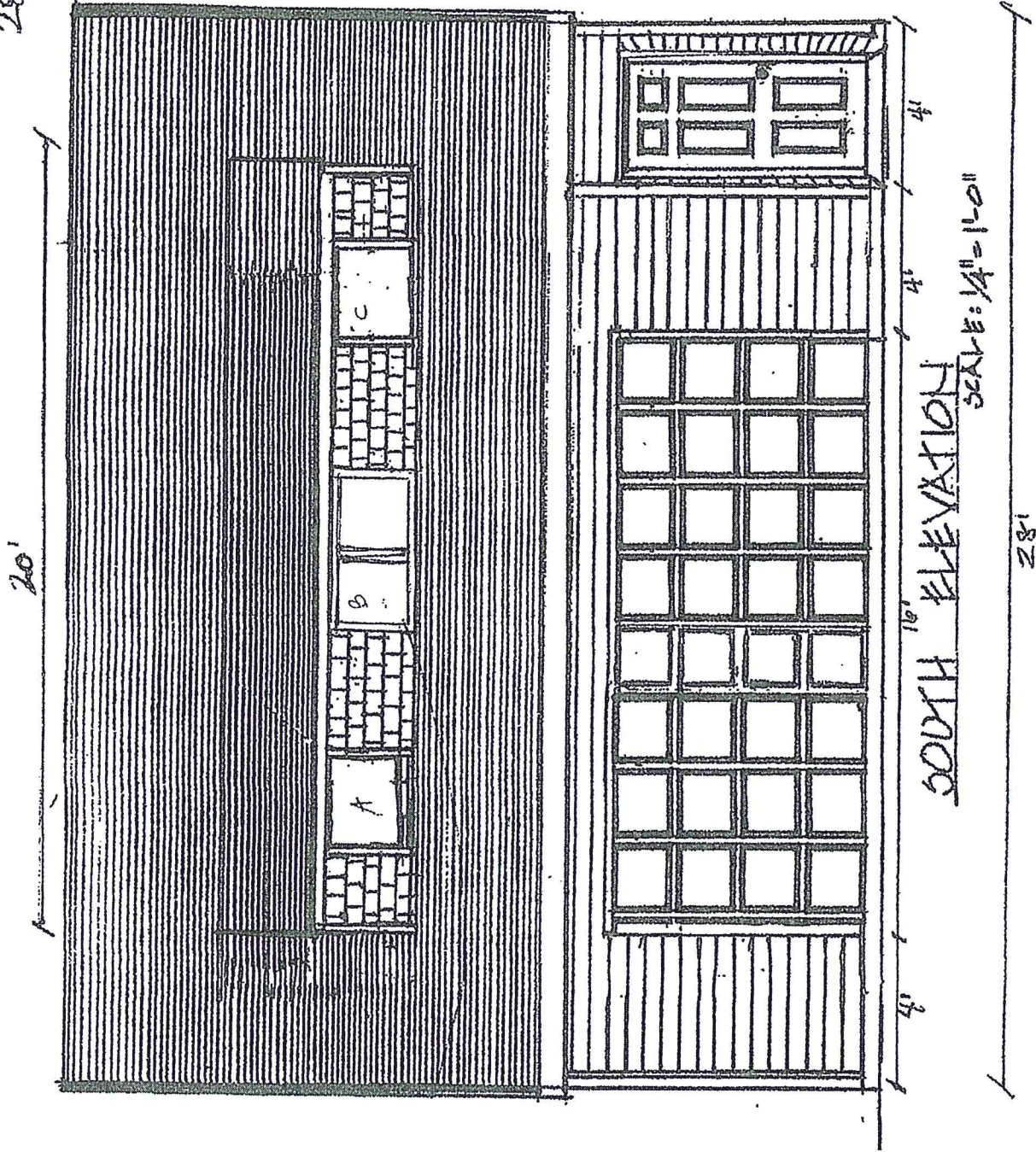
E+F 2'0 x 3'0" casement to match casements above in B

SAUNDERS
2854 Grand

SAUNDERS
2854 GRAND

- A 2'6" x 2'0" ANN
- B 4'0" x 2'0" fixed
- C. Same as A.

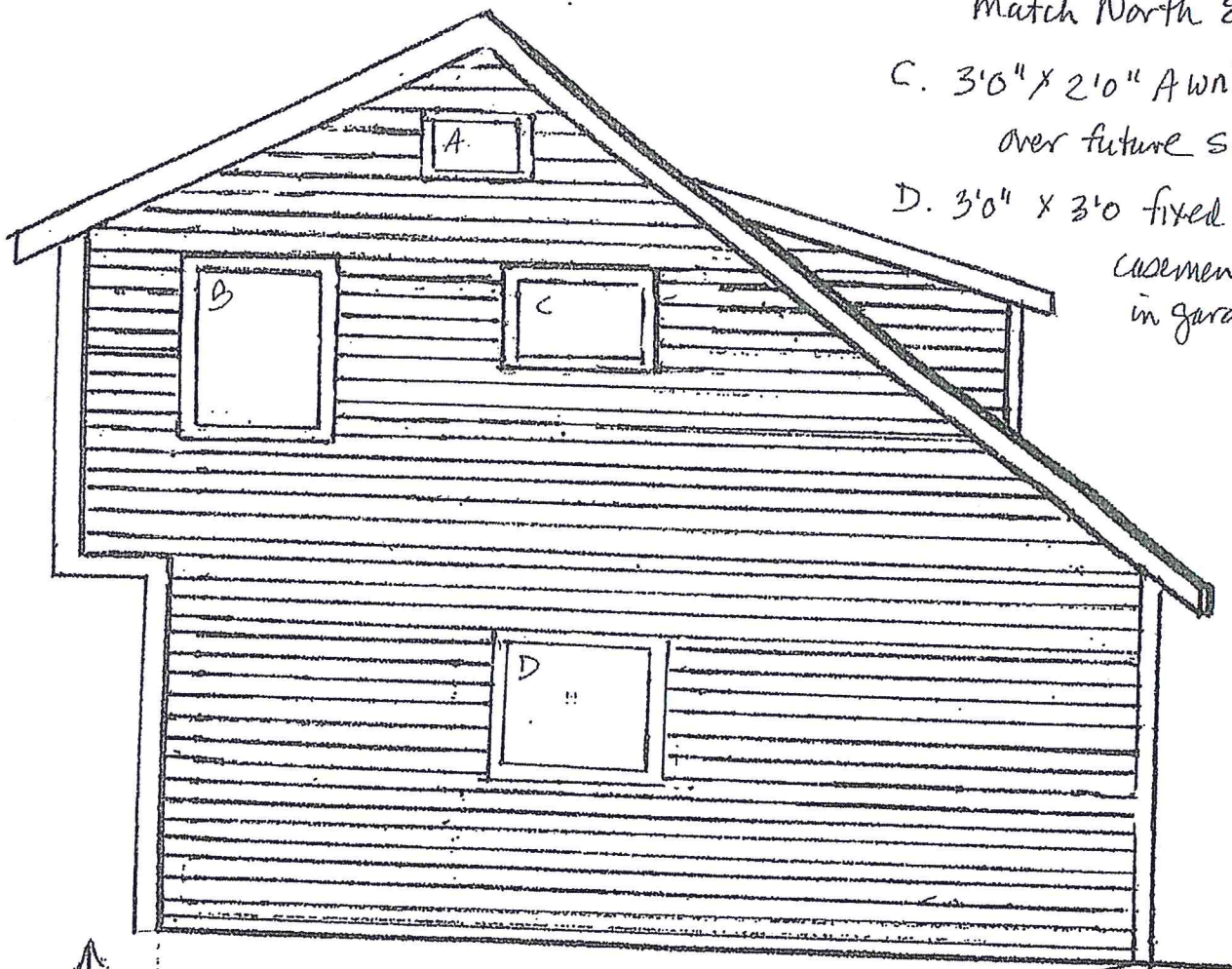
Door is recessed



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SAUNDERS
2854 Grand

- A 2'0" x 1'3" Awning
for ventilation
- B 3'0" x 4'0" fixed to
match North Elev
- C. 3'0" x 2'0" Awning
over future sink
- D. 3'0" x 3'0" fixed or
casement
in garage

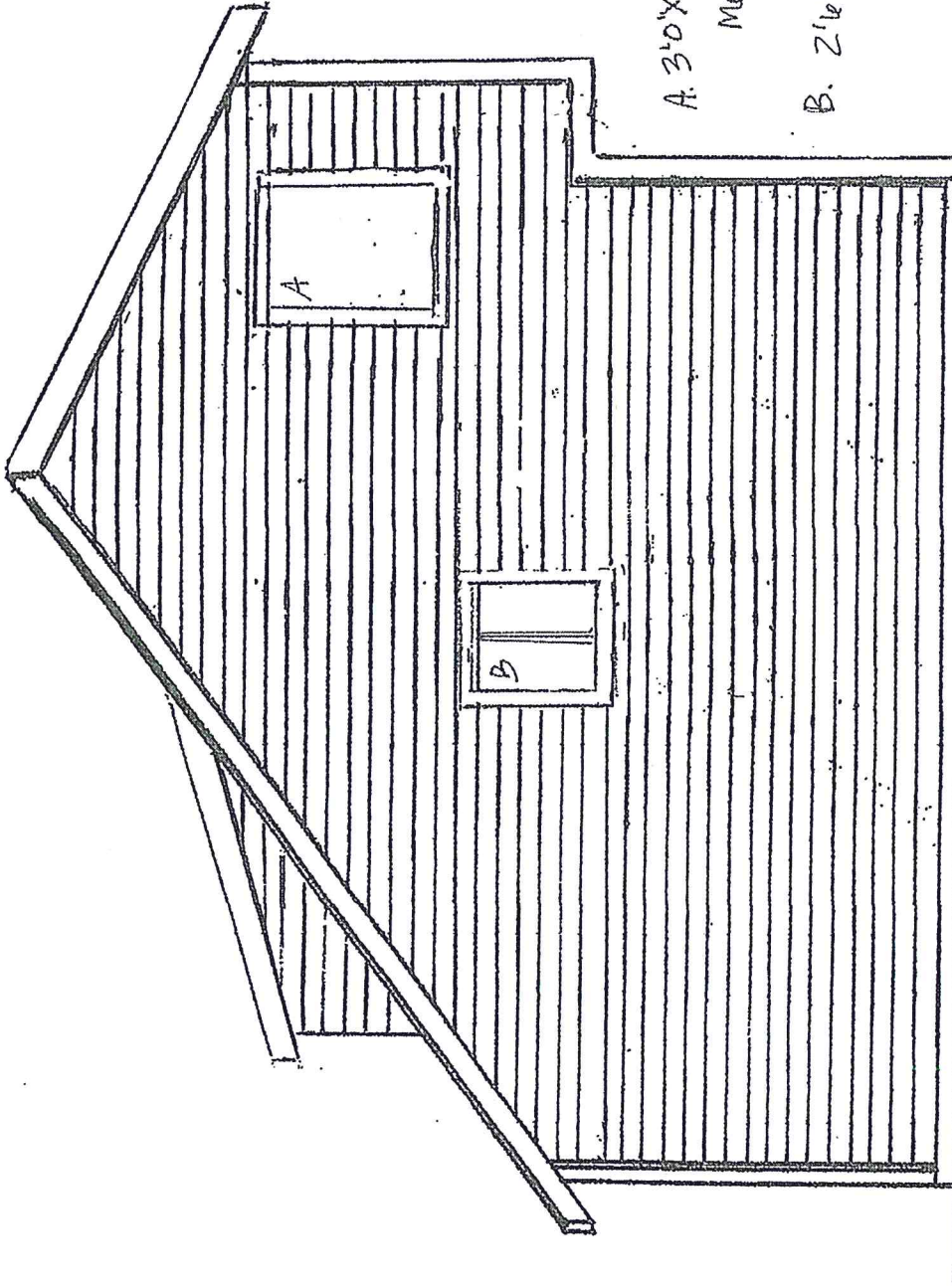


WEST ELEVATION

DATE: 1/10/01

2854

STAUDERS
2854 GRAND



- A. 3'0" x 4'0" fixed to
Match North Elev
- B. 2'6" x 3'0 casement

EAST ELEVATION

SCALE: 1/4" = 1'-0"