

**AGENDA**  
**HISTORIC LANDMARKS COMMISSION**

*Astoria City Hall Council Chambers, 1095 Duane Street, Astoria*

Tuesday, May 21, 2013

**7:00 p.m.**

1. CALL TO ORDER – Introduction of new member Mac Burns
2. ROLL CALL
3. MINUTES
  - a. April 16, 2013
4. PRESENTATIONS
  - a. The HLC will present the Dr. Edward Harvey Historic Preservation Honorable Mention Awards for 2013 to the following:  
David and Judith McElroy - 634 Grand  
Peter and Jan Hackett - 1188 Harrison
5. REPORT OF OFFICERS
6. NEW BUSINESS
  - a. Adair-Uppertown Historic Inventory – John Goodenberger will do a presentation on the history of the Adair-Uppertown area and the different styles of buildings in that area. Planner Rosemary Johnson will do a presentation on what it means to be designated historic and what benefits and restrictions would apply. There will be an open discussion with the public concerning the Inventory and historic designation process.
7. ADJOURNMENT

HISTORIC LANDMARKS COMMISSION MEETING  
City Council Chambers  
April 16, 2013

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, Thomas Stanley, and Paul Caruana.

Commissioners Excused: Kevin McHone, one vacant position

Staff Present: Planner Rosemary Johnson.

APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes. Commissioner Caruana noted that Page 3, paragraph 1 should read, "Commissioner Caruana Osterberg asked if additional roof vents would be added." Also on Page 3, paragraph 4 should read, "Commissioner Caruana Osterberg stated he was not in favor of cutting a hole in the roof." On Page 4, paragraph 6 reads, "Commissioner Caruana noted the proposed roof would have a 5:12 pitch." He clarified it was written as a 5:12 pitch; however, the drawing showed more of a 10:12 pitch. Commissioner Caruana explained he was trying to be clear that he was in favor of the roof pitch on the proposed garage matching the roof pitch of the house, and the 5:12 pitch was far from matching the house. The 10:12 pitch shown in the drawing the Applicant had was accurate. Planner Johnson confirmed it should be rewritten that Commissioner Caruana recommended that the roof pitch match the house.

Commissioner Osterberg stated he did not believe he commented on the skylight in the roof. He recalled commenting on the whether there should be a window or a vent on the garage. Commissioner Caruana stated there was a discussion about adding a skylight and a Commissioner raised a question about additional roof vents being cut in for ventilation, as there did not seem to be any vents on the roof. Commissioner Osterberg stated he did recall asking about roof vents, but not a skylight. Planner Johnson stated she would edit the minutes to reflect that "a Commissioner mentioned the skylight. Commissioner Osterberg believed that the Applicant, Mr. Holen, mentioned cutting a hole in the roof. Planner Johnson added that if the audio was unclear, the minutes would simply state that the question was raised.

President Gunderson stated that on Page 5 paragraph 3, lines 1 and 10, Commissioner Osterberg spoke, not Commissioner McHone. Commissioner Osterberg confirmed this was correct.

Commissioner Osterberg moved to approve the minutes of March 19, 2013 with the following changes: 1) Page 3, paragraph 1, Line 1 should read: "Commissioner Osterberg asked if additional roof vents would be added."; 2) Page 3, paragraph 4, Line 1 to read "A Commissioner stated he was not in favor of cutting a hole in a perfectly good roof. . . ."; 3) Page 4, paragraph 6, Line 2 should read, ". . . 10:12 pitch. The pitch of the garage roof should match the pitch of the house roof. Mr. Mills explained. . . ."; seconded by Commissioner Caruana. Motion unanimously approved.

PUBLIC HEARINGS:

President Gunderson explained the procedures governing the conduct of public hearings to the audience and advised that the significant criteria applicable to each application were listed in the Staff report.

ITEM 4(a):

EX 13-04 Exterior Alteration EX13-04 by William Kuehl to construct an 8' x 12' deck on the north rear elevation of an existing single family dwelling at 96 W. Commercial 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. None declared. President Gunderson requested a presentation of the Staff Report.

Planner Johnson presented the Findings and Conclusions contained in the Staff report and recommended approval with conditions. No correspondence has been received.

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

William Kuehl, 96 W. Commercial, stated that he has received positive comments on the building of the deck; many saying it is about time something were done with the house. He did not realize there were recent changes on the required spindle gap, which used to be 5 3/4" and now it was 4" maximum, but making updates to meet the criteria was not a problem. He explained that invasion of privacy is difficult for him, as he is a Vietnam Veteran with Post Traumatic Stress Disorder issues. What saved him from being extremely angry was that he only received one negative comment about this project. He added he would like to take advantage of the weather so that he can finish the work.

Seeing no one else in the audience, President Gunderson closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach believed this was a good resolution that will give the building a historic look.

Commissioner Osterberg stated it was good to see that Staff and the Applicant worked together to arrive at a suitable design compromise that is satisfactory for the house.

Commissioner Stanley moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX 13-04 by William Kuehl with conditions; seconded by Vice President Dieffenbach. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

Planner Johnson advised Mr. Kuehl that she would call him as soon as the permit was ready to issue. Mr. Kuehl noted the Staff report did not include completion of the vertical risers up the stairwell so it all matches.

Commissioner Stanley believed the HLC assumed this would be done. Mr. Kuehl thanked the Commission, adding that he prefers that things be done correctly and that his work had been interrupted, which made him uneasy. Mr. Kuehl believed he was going to have to redesign everything but he could not find the statement in the Staff Report that he wanted the balustrades to match, too.

President Gunderson stated the Applicant simply needed to meet with Planner Johnson and the building inspector. Planner Johnson confirmed that the Staff Report was being amended to include the balustrade on the stairs.

Commissioner Caruana moved that the Historic Landmarks Commission amend Exterior Alteration EX 13-04 by William Kuehl, to add the condition "4. The balustrade on the east side stairs may be reconstructed with a balustrade to match the proposed deck balustrade in design, dimension, and material."; seconded by Commissioner Stanley. Motion passed unanimously.

REPORTS OF OFFICERS There were none.

## NEW BUSINESS

ITEM 5(a): Dr. Harvey Historic Preservation Award Nominations — Planner Johnson noted the Dr. Edward Harvey Historic Preservation Award nominees in the residential category, which were included in the meeting packets, and briefly described the details of the preservation work done on the four residential properties as follows: 1) 225 Alameda – Bob & Nancy Ross; 2) 2961 Grand – Mike Covert, Covert Properties LLC; 3) 1188 Harrison – Peter & Jan Hackett; 4) 634 Grand – David & Judith McElroy.

She explained that the Mayor will award one property in each category and that the HLC can give as many Honorable Mentions as they want. She briefly described some background regarding the rules and awards to be presented, noting that this year's nominees can be nominated again next year because preservation work must have been completed within the last two years. All four residential properties have completed their work within the last year. In response to a question, she stated that properties that have received Honorable Mentions could be nominated again next year. She clarified that the property owners may not be aware they have been nominated. The City only notifies the nominees after a decision has been made.

Commissioner Caruana believed all the nominees should be recognized for being nominated. The three remaining properties should receive Honorable Mentions so they know they were nominated for the award and to encourage property owners to continue restoration work. Planner Johnson said the City could send a letter to let nominees know they were nominated or give an Honorable Mention. Commissioner Caruana preferred having one award winner and then letting the property owners know they were nominated. Commissioner Stanley added so much effort is made and money spent on restoration, he liked it when there were more awards. Honorable Mentions receive a plaque. It is important to encourage and reward people who do positive things for the community. Any support the HLC can give furthers the cause of historic preservation.

The Commissioners agreed all the remaining nominees should be honored with an Honorable Mention.

Vice President Dieffenbach stated that the HLC must choose the award recipient.

Commissioner Osterberg suggested that the HLC add categories, perhaps dividing the residential category into single-family and multi-family categories.

Commissioner Caruana nominated Mike Covert's property on Duane because it seems to have undergone the most physical transformation. The property on Harrison appears to be restoration of existing details, whereas the property on Duane looks as if details have been added that were previously removed. Vice President Dieffenbach agreed the property on Duane resulted in a greater contrast. It appears as if Mr. Covert tried to restore the property without changing it. The Ross's added some things that were not historic. There is a visual difference with the Covert's property as it was restored to its original condition compared to the other three properties.

President Gunderson stated she was undecided between 225 Alameda and 2961 Grand, but Vice President Dieffenbach's comments helped her make a decision.

Commissioner Stanley noted the house on Alameda was a disaster and he was shocked to see how lovely it turned out after the restoration work despite some non-historic additions. He does not agree that Mike Covert's house is completely historic. Both of the properties were done well. He was leaning toward the property on Alameda because that area needs more restoration work. This area is in the heart of the Alameda District in Uniontown. He prefers this property because of its location.

Commissioner Osterberg agreed with Commissioner Stanley's comments about the neighborhood surrounding the Alameda property. Although he believes the houses on 2961 Grand and 1188 Harrison were the best as they both exhibit the greatest amount of removal of non-historic features and restoration of historically accurate features. He is undecided between Mr. Covert's property and Mr. Hackett's property.

Commissioner Caruana stated that the dormers and porches on Mr. Hackett's house have been there for as long as he can remember. He had been reading to figure out what had been changed or what details had been restored that were previously removed. The restoration work on the Alameda property is nice, but the front porches probably would not have had solid walls, they would have had balustrades. Other details on the house are not historic. Mr. Covert's property looks more historic and had the most added to it that would have closely resembled the original structure.

Commissioner Osterberg agreed that Mr. Covert's property does seem to have undergone the greatest amount of change. Commissioner Caruana added the changes were historic; they were the right types of changes.

President Gunderson asked Planner Johnson if she had any input on the properties at 225 Alameda and 2961 Grand. Planner Johnson believed the majority of the HLC preferred the property at 2961 Grand. After noting some confusion about the addresses, Commissioner Stanley clarified that he preferred the two properties at 225 Alameda and 2961 Grand. All four property owners have done a wonderful job. Astoria is very fortunate that these houses have been restored.

Vice President Dieffenbach moved that the Historic Landmarks Commission grant the Dr. Edward Harvey Historic Preservation Award to the property at 2961 Grand and give Honorable Mentions to all other nominated properties for the residential category; seconded by Commissioner Caruana. Motion passed unanimously.

Planner Johnson stated that the HLC could recommend nominees to be nominated again next year. While this has never been done, it could be considered.

Commissioner Caruana believed the property at 225 Alameda should be renominated if the residential category were split into multi-family and single family categories. He noted that commercial and industrial were two different categories. Commissioner Osterberg encouraged the HLC to consider dividing residential into two categories, though he did not support splitting the category into owner-occupied and rental. Planner Johnson said she would ask the Mayor if he would agree to split the residential category into multi-family and single family.

Commissioner Caruana moved that the Historic Landmarks Commission grant the Dr. Edward Harvey Historic Preservation Award to the property at 225 Alameda in the multi-family residential category should this category be added by the Mayor; seconded by President Gunderson. Motion passed unanimously.

Planner Johnson stated only one property has been nominated for the commercial category at 1004-1008 Commercial Street owned by Ted Osborn. Staff recommends this nomination be held over until next year because the restoration work is not complete. Extensive remodeling and exterior restoration have been completed, which she briefly described, noting some brick work and painting has not been completed.

Planner Johnson continued, noting the Maritime Museum's train depot has been nominated for the Institutional category. She reviewed the details of the restoration work which has been completed, noting the applicant had complied with the HLC's recommendations. Commissioner Osterberg noted the awnings are free-standing and do not rely on the structure of the building. Planner Johnson recalled some previous award recipients in the Institutional category, briefly noting some of the work done on the projects.

Commissioner Stanley confirmed that there would be no award recipient in the commercial category this year. Planner Johnson added there was no residential award recipient last year. President Gunderson stated there have been several years when few residential properties were nominated. She was unsure about dividing the category. Commissioner Osterberg believed dividing the residential category would be helpful and appropriate. Commissioner Stanley noted it would encourage more owners of multi-family dwellings to do restoration work. Commissioner Osterberg believed it important to recognize the multi-family housing stock in the City.

Planner Johnson explained that apartment buildings are residential. The category definitions for the purpose of this award differ from the definitions in the building codes. Building codes state that a tri-plex or larger is considered a commercial property. For the purposes of the Dr. Harvey Award, if a building is used as a residence it is nominated in the residential category. One exception is the John Jacob Astor building because the ground floor contains commercial facilities. The Franklin Apartments would be considered residential.

Commissioner Caruana noted the apartment building would compete with the houses nominated in the residential category. Owners of the larger buildings should be encouraged to do restoration work. These buildings are different from houses and do not look residential. He suggested Planner Johnson pass these statements on to the Mayor. It was not just the difference between a duplex and a house. It would be great to see the eight-plex across from the Star of the Sea School restored, but it should be in its own category.

City Attorney Henningsgaard said he was speaking to the Mayor via text message and reported the Mayor said his issue with splitting the residential category was that too many awards with Dr. Harvey's name become meaningless. He did not mind adding multi-family, but believes the awards should be limited to two awards per year no matter the category. He continued reading the Mayor's message stating the Mayor prefers two awards, three is acceptable, but four awards are too many.

Commissioner Caruana believed the commercial category is unnecessary because businesses have an economic interest in renovating their properties. They receive a return on their investment and do not need the award. The award is more meaningful to an individual. The better a commercial or multi-family building looks, the more money the business will bring in and that is their reward.

Commissioner Stanley commented that businesses would take pride in being recognized. He stated there are three categories this year, so next year, the HLC can request four categories. Commissioner Caruana suggested having one commercial and two residential categories. Planner Johnson understood the Mayor to say that a multi-family residence, single-family residence and institutional property could receive awards this year.

Commissioner Caruana believed institutional and commercial categories seemed like the same thing. Planner Johnson stated a government entity doing the work versus a private citizen is very different. Commissioner Caruana did not believe anyone reading about the award in the newspaper would realize the difference between the categories. Planner Johnson clarified that a church and a bridge would both be considered institutional.

The HLC agreed that multi-family residential should remain a separate category should their current recommendation be approved. Commissioner Stanley added that if nominees are received in all four categories next year, the HLC can decide then how to proceed. Most commercial renovation projects in this area involve an individual or group of individuals who have received financing to improve a structure. Funding is limited and they do not always experience the economic success desired, so recognition is helpful.

Commissioner Caruana suggested publishing the list of nominees in the newspaper. He asked if the HLC must always specify categories. The HLC could choose which categories the award recipients go into depending on how compelling the project is. Planner Johnson stated she would ask the Mayor, because previously he wanted a maximum of three awards, one award for each of the three categories: commercial, industrial, and residential. Mr. Henningsgaard believed the Mayor did not care what the categories were as long as there were no more than two, maybe three awards.

Commissioner Caruana said it would be nice to have flexibility within the categories. A great multi-family property could be nominated along with a commercial property that the HLC is not really impressed with. All nominees will have to be considered before agreeing to approve any property in any individual category.

President Gunderson moved to award the Maritime Museum Train Depot the Dr. Edward Harvey Historic Preservation Award in the Institutional category; seconded by Commissioner Caruana. Motion passed unanimously.

## STATUS REPORTS

ITEM 6(a): Planner Johnson has included status report photographs of the following: EX11-04 for 637 14<sup>th</sup> Street and EX11-05 for 646 16<sup>th</sup> Street. The projects are complete and conditions have been met. This status report is for Commission information.

## MISCELLANEOUS

Planner Johnson announced that the Marine and Environmental Research and Training Station (MERTS) campus is hosting an open house on May 6, 2013 from 1 p.m. to 6 p.m. with a barbeque starting at 4:30 p.m. They asked the HLC to consider having a booth that promotes historic preservation at the event. City Staff is not able to work the booth due to other commitments. The event will offer interactive and vendor displays, and a rock-climbing wall. The Lower Columbia Preservation Society (LCPS) will have a booth. Planner Johnson suggested HLC and LCPS share a booth if a member of the HLC would be available. She asked the Commissioners to check their schedules and let Staff know if they are available. The booth attendant would need to answer questions about historic preservation in Astoria. The City has some brochures and information that can be handed out.

Planner Johnson recalled the Historic Preservation Fair where the HLC gave a presentation, displayed pictures, handed out brochures, and provided information to historic property owners. The booth attendant at this event could advise people about the historic process if they plan to renovate.

## ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:12 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Planner/Historic Preservation Officer



CITY OF ASTORIA  
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COMMUNITY DEVELOPMENT

May 15, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: SHERRI WILLIAMS, ADMINISTRATIVE ASSISTANT *SW*

SUBJECT: DR. EDWARD HARVEY HISTORIC PRESERVATION HONORABLE  
MENTION AWARDS FOR 2013

The Historic Landmarks Commission selected the 2013 recipients for the Dr. Edward Harvey Historic Preservation Award at its April 16, 2013 meeting. The awards are presented each year to recognize property owners who have completed exterior restoration or beautification of a building which exemplifies the historical attributes of the building or the architectural heritage of Astoria. The work must have been completed within the last two years.

Three Awards will be presented by Mayor Van Dusen at the May 20<sup>th</sup> City Council meeting. They are: Columbia River Maritime Museum for restoration of the Train Depot in the Institutional property category, Mike Covert of Covert Properties, Inc. for 2961 Grand in the Residential, Single Family category, and Bob and Nancy Ross for 225 Alameda in the Residential, Multi-Family category.

In addition, the HLC agreed two additional property owners deserved recognition for their restoration efforts: Peter and Jan Hackett for restoration of 1188 Harrison, and David and Judith McElroy for restoration of 634 Grand. These two property owners will be presented with a Dr. Edward Harvey Historic Preservation Honorable Mention Award at the May 21, 2013 HLC meeting. The recipients have been notified and will be present at the meeting to receive their Honorable Mention awards.



CITY OF ASTORIA  
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COMMUNITY DEVELOPMENT

May 16, 2013

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER/HISTORIC PRESERVATION OFFICER

SUBJECT: ADAIR-UPPERTOWN HISTORIC INVENTORY

At the Historic Landmarks Commission meeting on May 21, 2013, staff will make a presentation on the Adair-Uppertown Historic Inventory. The presentation will include information on the history of the area, architectural styles, explanation of the inventory process, and explanation of what it means to own a designated historic property. Property owners have been notified of this meeting.

Background

For FY 2012-2013, the City received a \$14,500 grant from the Certified Local Government (CLG) program of the State Historic Preservation Office (SHPO) to conduct a re-inventory of the Adair-Uppertown Area and to provide architectural design assistance for individuals rehabilitating their structures.

The re-inventory of the Adair-Uppertown Area is being completed due to the age of the Adair-Uppertown Area Inventory (1994) and the lack of public hearings for designation at the time of that Inventory. Last year, the Historic Landmarks Commission decertified a property in the Adair-Uppertown Historic Inventory Area at the request of the property owner. Generally, once properties are designated as historic, they cannot be decertified unless the property owner objected at the time of designation. However, in researching the request, staff discovered that while the Adair-Uppertown Area was inventoried in 1994, formal public hearings for historic designation of the properties never occurred. The inventory was taken to City Council for "acceptance". This may have been an acceptable way to designate properties at the time. Under current law, a formal public hearing process for adoption is needed to provide a formal designation. In response to this issue, the Historic Landmarks Commission expressed interest in redesignating this inventory area providing an official public hearing. In the meantime, historic review continues for the Adair-Uppertown Area. The re-inventory of the area would update the information, identify potential other properties to be designated, and formally designate the properties as historic.

Over the past few months, staff have completed the physical inventory of the properties in the Adair-Uppertown Historic Inventory Area. The field work is being completed by staff member, John Goodenberger, and volunteer, Rachael Jensen. The inventory area is

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generally located from Marine Drive to, and including the south side of, Irving Avenue, and 23rd Street to 41st Street; it also includes portions of the area between 29th and 32nd Street from the River to Marine Drive (a map is attached).

There are approximately 510 properties within this expanded area as opposed to the 358 in the original inventory area in 1994. The original inventory resulted in the designation of 111 properties as historic. The new inventory proposes to designate approximately 227 properties as historic. The increase is due partly to the expanded boundary of the inventory area, and the number of structures that were not eligible 19 years ago in 1994 but are now over 50 years old and can be considered as historic.

Staff sent a letter to every property owner within the area in April advising them of the historic inventory that is in progress. Each property has been photographed and information such as any alterations to the historic design has been noted. The properties have been classified as to whether they are "Contributing" to the historic character of the area or if they are "Non-Contributing" to the historic character.

The Historic Landmarks Commission meeting on May 21, 2013 will be a public informational meeting to present the information to the property owners for their initial review. A copy of the individual Historic Site Form on each property has been mailed to each property owner for review. It is anticipated that a public hearing before the Historic Landmarks Commission (HLC) will be held on June 18, 2013. Properties classified as "Eligible/Significant" or "Eligible/Contributing" would be designated as historic properties. The public will be advised several times of their right to withdraw from the historic designation prior to the HLC meeting. The designations would be individual historic designations which only require HLC review and would not be a National Register District which requires additional public hearings and review by the City Council and SHPO. A final report concerning the designations will subsequently be submitted to the City Council for information. Once the inventory and designation process is complete, the information on each property will be submitted to the State Historic Preservation Office for inclusion in the State data base of historic properties.