

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

March 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 STAFF – ITEM 2:

Commissioners welcomed Anna Stamper, the Community Development Department's new Administrative Assistant. Anna Stamper said she was excited to be of service to the HLC and the City.

ELECTION OF OFFICERS – ITEM 3:

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.

Planner Ferber noted for the record that elections were conducted at the previous meeting and Administrative Assistant Stamper had been elected the Secretary for 2017.

ROLL CALL – ITEM 4:

Commissioners Present: President LJ Gunderson, Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Kevin McHone, and Katie Rathmell.

Commissioners Excused: Mac Burns.

Commissioners Absent: Paul Caruana.

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

APPROVAL OF MINUTES – ITEM 5(a):

President Gunderson said the minutes of February 21, 2017 would be approved at the next meeting.

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):

NC17-01 New Construction NC17-01 by Jeff Schwietert to construct a trash enclosure at existing commercial building at 1210 Marine Drive 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 and her husband own a real estate property management company located across from the back door of the Applicant's property, but this would not affect her decision.

President Gunderson requested a presentation of the Staff report.

Planner Ferber presented the Staff report and recommended approval with conditions. No correspondence has been received.

Commissioner Osterberg asked for clarification on Conditional of Approval 5 on Page 8 of the Staff report. Planner Ferber explained that Staff recommended any visible wood be painted to match the stucco on the building or something else on the building so it would blend in. However, the HLC could change the requirement.

Commissioner Osterberg and President Gunderson briefly discussed other wood applications along the Riverwalk, noting that some are painted and some are not painted. Commissioner Osterberg said he wanted to hear from the Applicant and other Commissioners on this topic.

Commissioner Rathmell confirmed the timbers would be four inches thick by 12 inches high.

Commissioner McHone asked if the City required that a parking space be reserved for the building. Planner Ferber said she would have to check, but noted the use is changing from a vacant building to a retail sales building, which does require parking. She believed the Applicant would be leasing the space from the City.

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

Jeff Schwietert, P.O. Box 189, Cannon Beach, said he preferred natural wood instead of painted because he wanted to keep the enclosure as simple and straight forward as possible. He wished there was a more appropriate location than just out in the middle, but there are not many options. He believed natural wood would be in keeping with the rest of the area. He confirmed the enclosure would be built with large timbers, not slats.

President Gunderson noted for the record that the only people in the audience were the Applicant and his guests. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

President Gunderson said all of her concerns had been addressed and she supported the request.

Commissioner Osterberg said he did not have any issues with the proposal, but he believed it would be unfortunate for the Riverwalk pedestrian experience to have visual exposure of the enclosure, which extrudes out past the end of the sidewalk. It would be awesome if there was any way to mitigate this. The visuals would be greatly improved if only parking space could be consumed so that the enclosure could be oriented southwest to northeast at the same angle of the parked cars.

Vice President Dieffenbach noted that a garbage truck could not access the enclosure in that situation. She was fine with the proposal and did not have any issue with painted or natural wood. However, natural wood weathers better than paint, which looks distressed.

Commissioners Rathmell and Osterberg said they were fine with the application. Commissioner Osterberg said he had a slight preference towards non- painted wood.

Planner Ferber confirmed Condition of Approval 5 would be amended by striking the second sentence.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC17-01 by Jeff Schwietert, amending Condition of Approval 5 as follows, "Any visible wood shall be free of pressure treatment incision marks ~~and painted to match the building or garbage enclosure structure.~~" The motion was seconded by Commissioner McHone and passed unanimously.

President Gunderson read the rules of appeal into the record.

REPORT OF OFFICERS/COMMISSIONERS – ITEM 7:

Vice President Dieffenbach reported that she attended the City Council meeting to hear the discussion about accessory dwelling units (ADUs). The hearing was continued and she believed the ordinance would pass. She was surprised to learn that tiny houses would not be included in the ordinance and would be addressed as a separate issue. Tiny houses are not currently required to comply with the same fire safety codes as houses and the legislature is currently deciding on State requirements. Many people support ADUs because they could help provide affordable housing.

STAFF UPDATES – ITEM 8:

Planner Ferber updated the Commission on the following:

- Projects approved previously approved by the HLC:
 - 435 Exchange – Almost complete
 - Buoy Beer – Almost complete
 - 500 Duane – Applicant decided not to move forward but will likely return with amendments to the project.
- State Historic Preservation Office (SHPO) representatives will be in Astoria on April 5th at 6:30 pm in Council Chambers to gather input on a statewide historic preservation plan.
- Accessory Dwelling Units will be reviewed again by City Council on April 3rd. Staff is integrating changes recommended by the Lower Columbia Preservation Society (LCPS).
- No HLC meeting in April. The next meeting is scheduled for May 16th.
- Advance Astoria's next community forum will be on April 13th at Hampton Inn. Updates on the cluster analysis and next steps for the economic development plan will be presented.

President Gunderson reminded the Commissioners that the 2016 Ethics Commission Report's deadline is April 15th. The report can be completed online.

Planner Ferber said the Astoria Downtown Historic District Association (ADHDA) has applied for grant funding to do preservation work on the Merwyn and Columbian Theatre.

MISCELLANEOUS – ITEM 9:

PUBLIC COMMENT – ITEM 10:

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:45 p.m.

APPROVED:



Community Development Director