

## **HISTORIC LANDMARKS COMMISSION MEETING**

City Council Chambers  
June 16, 2015

### 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, Commissioners Jack Osterberg, Thomas Stanley, Paul Caruana, Mac Burns, and Kevin McHone.

Commissioners Excused: Vice President Michelle Dieffenbach

Staff Present: Interim Planner Mike Morgan.

### PRESENTATIONS – ITEM 3(a):

Dr. Harvey Historic Preservation Honorable Mention Award: 1196 Marine, Astoria Brewing Company Inc. (formerly Andrew & Steve's) – Owners, Allen & Huber Real Estate LLC.

President Gunderson gave a brief history of Dr. Harvey and the award. She thanked the property owners for their restoration work, which added to the overall historic character of Astoria. The HLC presented property owners Karen and Steve Allen with a plaque.

### APPROVAL OF MINUTES – ITEM 4(a):

President Gunderson asked if there were any changes to the minutes.

Commissioner Caruana noted he was listed as present; however, he did not attend that meeting.

Commissioner Osterberg noted the following correction to the third paragraph of Page 5, "Commissioner Caruana **Burns** understood..."

Commissioner Stanley moved to approve the minutes of May 19, 2015 as corrected; seconded by Commissioner Burns. Ayes: President Gunderson, Commissioners Caruana, Osterberg, Burns, Stanley, and McHone. Nays: None.

### 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):

HD15-02 Historic Designation HD15-02 by Pier 11, LLC to designate a property as a local landmark at 77 11<sup>th</sup> Street in the A-2, Aquatic Two Development Zone. Staff requests this item be continued to the July 21, 2015 meeting at 5:15 pm.

Interim Planner Morgan confirmed the Commissioners had not yet received the evaluation forms for this application. The Applicant is in the process of hiring an architect or historical researcher. Once the Applicant completes an information packet, the packet will be sent to Commissioners with the evaluation form. Staff will complete their report after receiving the completed evaluation forms from Commissioners. If the information packet is not submitted to Staff by July, the public hearing will have to be continued to the August meeting.

Commissioner Stanley moved that the Historic Landmarks Commission (HLC) continue the public hearing for Historic Designation HD15-02 by Pier 11, LLC to July 21, 2015 at 5:15 pm; seconded by Commissioner McHone. Motion passed unanimously.

ITEM 5(b):

NC15-06            New Construction NC15-06 by Keane Randall to construct a 672 square foot garage adjacent to historic properties at 3426 Harrison 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. None declared. President Gunderson requested a presentation of the Staff report.

Interim Planner Morgan presented the Staff report and recommended approval with conditions.

Commissioner Osterberg asked for details about how the variance would affect the placement of the garage on the property. Interim Planner Morgan explained that the variance from the 20-foot setback would allow the garage to be placed 10 feet from the street along the front of the property. The variance had already been granted administratively.

President Gunderson asked what type of windows would be installed in the garage. Interim Planner Morgan said the Applicant proposed vinyl one-over-one single-hung windows trimmed in wood. He confirmed the garage would be painted to match the house.

Commissioner Burns asked what material the garage door would be made of. Interim Planner Morgan believed the garage door would be fiberglass.

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

Keane Randall, 3426 Harrison Avenue, Astoria, confirmed the garage door would be fiberglass. In the future, he would like to build a wooden garage door, but plans to use an off-the-shelf fiberglass garage door for now. He confirmed the pitch of the garage roof would be 6:12, which is pretty close to the pitch of the roof on the house. The house is only 20-feet wide, which is not quite as wide as the garage. Therefore, he estimates the pitch of its roof is about 6:10.

Commissioner Caruana believed the location and size of the garage seemed straight forward. However, the details are important, so he wanted to know the size of the trim. He had no problems with the project, but wanted to make sure the garage door would have casing so it did not end up looking like a track house garage. Mr. Randall said he intended to use 1-inch by 4-inch trim for the corner boards and 1-inch by 6-inch trim around the windows and the front of the garage door. His house does not have corner boards, but all of the windows and doors have 1-inch by 6-inch trim.

Commissioner Caruana noted that the garage is a nice addition, but it should look original to the house. He just wanted to make sure the trim and details would match the house, and suggested this be added as a condition of approval. Mr. Randall noted that the house needs to be painted, but the garage will be built before the house is painted.

President Gunderson confirmed the HLC does not review paint color, but preferred the garage match the house. Mr. Randall said he wanted the entire garage to match the house. He believed that in Astoria, there was more value in improving real estate than saving money on building the garage.

President Gunderson stated for the record that there was no one else in the audience. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC15-06 by Keane Randall, with an additional condition of approval stating, "All windows and doors and soffits shall be trimmed out to match the

existing house, including the roll up garage door.” Motion seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

The Commission and Interim Planner Morgan briefly discussed how the order would be enacted as amended with the new condition, which was the historical practice of the HLC. Interim Planner Morgan agreed to send the revised findings to Commissioner Caruana for review.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 6: None.

ADJOURNMENT:

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

ATTEST:

  
Secretary

APPROVED:

  
Interim Planner