

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

June 21, 2016

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: Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Paul Caruana, Mac Burns, Kevin McHone, and Thomas Stanley.

Commissioners Excused: President LJ Gunderson

Staff Present: Community Development Director Kevin Cronin and Planner Nancy Ferber. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

APPROVAL OF MINUTES – ITEM 3:

Vice President Dieffenbach asked if there were any changes to the minutes. There were none.

Commissioner Stanley moved to approve the minutes of May 17, 2016 as presented; seconded by Commissioner Burns. Ayes: Vice President Dieffenbach, Commissioners Caruana, Osterberg, Burns, Stanley, and McHone. Nays: None.

PUBLIC HEARINGS:

Vice President Dieffenbach 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):

EX16-06 Exterior Alteration EX16-06 by Gail Duncan to remodel and expand the side porch and stairs on an existing single family dwelling at 136 W Grand in the R-1, Low Density Residential zone.

Vice President Dieffenbach asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. Vice President Dieffenbach asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. Vice President Dieffenbach requested a presentation of the Staff report.

Planner Ferber presented the Staff report and recommended approval with conditions.

Commissioner Caruana confirmed that the 6" X 6" posts supporting the porch would be pressure treated and asked if they would painted.

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

Gail Duncan, 136 W Grand, Astoria, said she had not planned on painting the pressure treated support beams, but she could if it were necessary to meet the criteria.

Commissioner Caruana said the approval criteria stated pressure treated incision marks could not be visible. This gives the Applicant the option of using a material without incision marks or painting the incision marks. He noted the scale drawings in the Staff report were a bit deceiving because they seem to indicate the support posts and newel posts will be the same size. However, the newel posts will actually be 3½ inches sitting on top of 5½-inch support posts.

Ms. Duncan confirmed she drew the scale drawings.

Commissioner Caruana said he preferred larger newel posts because they would receive the 2" X 4" handrail better and balance better with the structure underneath.

Vice President Dieffenbach 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 Commission discussion and deliberation.

Commissioner McHone noted that the pressure treated incision marks were addressed in the conditions of approval. Vice President Dieffenbach added that painting does not cover the marks well because the holes are so large. Therefore, the HLC typically requires no holes and no paint.

Commissioner Caruana said the drawings show pressure treated wood, even though the Staff report states visible wood must be free of incision marks. This could cause some confusion. Commissioner Osterberg explained that the conditions of approval always take precedence over what was proposed, including the drawings. He added that a condition could be added regarding the newel posts.

Commissioner Caruana clarified that he was just pointing out the differences between the drawings and the actual size of the newel posts. Vice President Dieffenbach said she did not have an issue with the larger newel posts because they would not line up with the support posts.

Commissioner Stanley moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX16-06 by Gail Duncan; seconded by Commissioner Burns. Motion passed unanimously.

Vice President Dieffenbach read the rules of appeal into the record.

ITEM 4(b):

NC16-02 New Construction NC16-02 by Clydene Paul, Sunset Presort to locate a Tuff Shed on the back area of the property near the retaining wall, adjacent to the historic property at 397 Marine in the C-3, General Commercial zone.

Vice President Dieffenbach asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. She asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. Vice President Dieffenbach requested a presentation of the Staff report.

Planner Ferber presented the Staff report and recommended approval with conditions.

Vice President Dieffenbach asked if the material on the shed would be similar to the material on the main building. She opened public testimony for the hearing and asked for the Applicant's presentation.

Clydene Paul, 33 SW 1st Street, Warrenton, said she had requested horizontal siding on the shed so that it would match the building, but she did not know what the siding would be made of. The shed will be painted to look like a smaller version of the main building, with the same color and style. However, the shed will not have trim or windows. It will have one door, two vents, and a reinforced floor. Also, the roofing on the shed will be the same as the roofing on the building.

Vice President Dieffenbach 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 Commission discussion and deliberation.

Commissioner Caruana believed the shed should have a small overhang with a barge and fascia to match the building. Otherwise, the shed will just look like a container painted to match the building. The proposal is not bad, but it could be better. He understood this was a prefabricated shed and the details would need to be fabricated on site, but noted the shed would be placed in a highly visible location.

Commissioner Burns noted that if the shed mirrored the building too much it might look more like a garage. He agreed matching details were appropriate on garages, but this is a shed. Sheds are not permanent structures, so it may be removed at some point.

Commissioner Stanley agreed the shed would be highly visible from a main street through the city. The Commission wants the town to be attractive to people who drive through. Therefore, he believed the shed should include more details that match the main building.

Vice President Dieffenbach said she supported the proposal because the shed would be on the back side of a commercial property and would still be painted to match the main building. Garages are permanent structures and are typically more closely associated with houses.

Commissioner Osterberg believed the points made about the appearance and design was good. However, those issues would be addressed best through a design review process. The HLC's review is limited to the buildings impact to the historic structure that sits near, but above and to the side of, this property. Staff has done a good job of addressing the size and placement of the shed. He believed the shed was reasonably compatible with the historic home. The HLC is not tasked with making larger comments about the appearance of the environment along Marine Drive. Therefore, he believed the request met the criteria for approval.

Commissioner McHone said he could support the request because no one testified against the proposal and because the shed is a temporary structure.

Commissioner Caruana asked if converting the shed to a permanent structure would trigger an additional review by the HLC. He was concerned that the shed could be grandfathered in as a temporary structure and then be made permanent. Staff explained that the shed is being treated as a permanent structure and moving the shed from one side of the parking lot to the other would require an amendment to the permit because the location is part of the criteria. Making a prefabricated shed conform to design standards that do not exist will be difficult.

Vice President Dieffenbach called for a straw poll, which confirmed a motion to approve the request would pass.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC16-02 by Clydene Paul; seconded by Commissioner Burns. Motion passed 4 to 0 to 2. Ayes: Vice President Dieffenbach, Commissioners Osterberg, Burns, and McHone; Nays: None; Abstentions: Commissioners Stanley and Caruana.

Vice President Dieffenbach read the rules of appeal into the record.

Ms. Paul said she was willing to add any designs the City wants. She just needs space to store large quantities of tubs and trays. Windows, shutters, and window boxes could be added to match the building. Commissioners recommended Ms. Paul speak with Planner Ferber and the building official. Anything done to make the shed look nicer for the community will be appreciated. They commented on how much they liked the changes Ms. Paul made to the main building. Ms. Paul confirmed she wanted the shed to fit in, so she would make it pretty.

ITEM 4(c):

EX16-04 Exterior Alteration EX16-04 by Tim Brizendine to install skylights, dormers, and a new front door on an existing historic single family dwelling at 435 Exchange in the R-2, Medium Density Residential zone.

Vice President Dieffenbach asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. She asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. She requested a presentation of the Staff report.

Planner Ferber presented the Staff report and confirmed the final proposal was to install wood clad windows. The application proposed large vents on top of the dormers. However, Staff has told the Applicant the vents will need to be installed below the rafters. This will be added to the final Staff report. Staff recommended approval with conditions.

Commissioner Caruana confirmed the windows would have a fiberglass exterior, like the Milgard Essence windows.

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

Emily Flaming, 435 Exchange St. Astoria, said she was the homeowner and her father was the contractor on this project.

Tim Brizendine, 902 Clydesdale Ln. Kelso, WA, explained the window is constructed of wood clad in fiberglass on the outside.

Commissioner Caruana noted the Essence window has been approved by the HLC many times, but he wanted to clarify that the wood would not be seen from the outside. Vice President Dieffenbach added that one cannot tell the difference between a fiberglass and painted wood window because they look so similar.

Vice President Dieffenbach 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 Commission discussion and deliberation.

Commissioner McHone said he supported the sky lights because they would not be installed on the visible side of the house and there was no testimony in opposition to the proposal.

Commissioner Caruana asked how the dormers would be finished.

Vice President Dieffenbach reopened the public hearing and asked the Applicant to come forward.

Mr. Brizendine said the finished barge board would match the existing gable.

Vice President Dieffenbach closed the public hearing.

Commissioner McHone moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX16-04 by Tim Brizendine, with the following addition:

6. "The proposed mechanical vents on top of the dormers are too large, and are not historically appropriate. As discussed at the HLC meeting held 6/21/16, vents to the attic space in the dormers shall be installed below the rafters such as eave vents or bird blocking vents. "

Motion seconded by Commissioner Caruana. Motion passed unanimously.

Vice President Dieffenbach read the rules of appeal into the record.

Director Cronin excused himself from the meeting at 6:03 pm.

ITEM 4(d):

NC16-03 New Construction NC16-03 by Peter Nevins to construct a 10' x 10' studio outbuilding on property adjacent to historic properties at 1233 Grand in the R-3, High Density Residential zone.

Vice President Dieffenbach asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. She asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. Vice President Dieffenbach requested a presentation of the Staff report.

Planner Ferber presented the Staff report and recommended approval with conditions. If the Applicant decides to use the outbuilding for a business, a home occupation form will need to be submitted to the Community Development Department to obtain a business license.

Commissioner Stanley confirmed the house had shingle siding on one side and lap siding on three sides.

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

Peter Nevins, 1233 Grand, Astoria, said he was not sure if he would use shingle or lap siding on the outbuilding. He originally proposed shingle siding, but the lap siding would match the character of the neighborhood. The green house on the hill across the street has lap siding. He confirmed he had no plans to change the siding on the house, but he would paint the existing siding to seal and protect it. The siding is in good enough condition to remain for the foreseeable future.

Commissioner Caruana believed it might be possible that the west wall still contained the original lap siding underneath the shingles.

Commissioner Osterberg understood that the criteria were asking that the outbuilding be considered compatible with the surrounding historic structures along the street. The four historic structures cited in the Staff report are a variety of styles. It will be difficult to choose one style that can be generally compatible with an entire street full of homes. However, he believed the Applicant had reasonably achieved that with a contemporary design that includes minor craftsman design influences.

Mr. Nevins said he preferred a pre-World War I style and designed the outbuilding in the arts and crafts style with a nod towards the modernist style.

Commissioner Stanley stated he was indifferent about the siding. He confirmed the outbuilding would have double pane glass windows, trimmed with ½-inch square trim and set in about 1 inch. Mr. Nevins added there would not be any exposed silicone. He wants to maximize the light coming in to the building, so the frame on all four windows will be 2X4s disguised with furring strips.

Vice President Dieffenbach 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 Commission discussion and deliberation.

Commissioner Stanley believed the Applicant would do a nice job and the outbuilding would look cute.

Commissioner Caruana said the design looked mid-century to him and he preferred that the outbuilding stay true to one style. He believed full lite doors would more appropriate than multi lite doors. Regardless of the siding, he believed the HLC needed to consider the spacing and exposure of the shingles. Old houses typically have four to five inches of exposure on the shingle siding, which gives a tight and more expensive look than wide spacing. Small spacing is important on small buildings like this one.

Vice President Dieffenbach agreed that a smaller lap on the siding and full lite doors would be better. She believed the outbuilding would look very modern, so she would prefer lap siding because shingles are more historic and rough.

Commissioner Osterberg suggested the HLC confirm the Applicant's intended design style.

Vice President Dieffenbach reopened the public hearing and asked the Applicant to come forward.

Mr. Nevins explained that he had a real bias towards pre-World War I architecture. He believed the goal of the arts and crafts style was to eliminate anything that is unnecessary or not useful. The outbuilding is based on plans made in 2006, so it does have a modernist aesthetic. He wanted the building to look like arts and crafts with some modern elements. He believed clapboard siding would look nice.

Commissioner Stanley confirmed that the HLC would not ask Mr. Nevins to redesign his outbuilding, but the Commissioners just wanted to help make sure it would look appropriate.

Mr. Nevins added the interior would be finished with insulation and drywall so that he could heat it quickly with an electric heater. He would get electrical permits, but the building would not have water. He will use the outbuilding for printmaking and his etching press will be visible through the window. The building will also have an inking table and drying racks.

Vice President Dieffenbach suggested the Applicant consider a more rustic style with rough sawn cedar trim boards.

Commissioner Caruana asked if the Applicant was willing to compromise on the door.

Mr. Nevins believed the mullions gave the building a more historic look. He has been looking for vintage doors and there are many designs available. However, he preferred a door with more mullions.

Commissioner Caruana said he would prefer painted lap siding with no more than a 5-inch exposure and he was fine the proposed door.

The Commission agreed the Applicant would be able to find the perfect door for the building at an antique hardware store.

Mr. Nevins agreed the lap siding would be better.

Commissioner Stanley believed the project should be approved as proposed even though the Commission and the Applicant have agreed on a different siding.

Mr. Nevins confirmed he was undecided on the siding prior to the hearing. Installing lap siding is not an issue.

Vice President Dieffenbach closed the public hearing.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC16-03 by Peter Nevins with the following addition:

- “6. Windows shall be set in with ½” trim.
7. The proposed cedar shingle siding is acceptable, however the Commission recommended smooth lap siding with reveal not to exceed 5” as more appropriate siding.
8. The proposed doors are acceptable. Some Commissioners recommended full lite doors which would also be appropriate. Doors that the applicant plans install that vary from the proposed doors shall be reviewed by the Community Development Department.”

Motion was seconded by Commissioner Burns. Motion passed unanimously.

Vice President Dieffenbach read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

Planner Ferber reported that Clatsop Community College just announced their historic preservation and restoration classes for Fall 2016. She noted the HLC did not have any applications to review in July, but did have two so far for August. She asked the HLC to consider a combined meeting with the Design Review Committee because one of the applications needs to be reviewed by both committees. The HLC discussed possible meeting dates. It was decided that the meetings would be separate as originally scheduled.

PUBLIC COMMENTS – ITEM 6:

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:37 pm.

APPROVED:



Community Development Director