

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

July 17, 2018

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 pm.

ROLL CALL – ITEM 2:

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

Commissioners Excused: President LJ Gunderson and Katie Rathmell.

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

APPROVAL OF MINUTES – ITEM 3(a):

Vice President Dieffenbach asked if there were any changes to the minutes of June 25, 2018.

Commissioner Burns noted he was excused from the meeting, but the minutes listed him as being present.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) approve the minutes of June 25, 2018 as corrected; seconded by Commissioner Osterberg. Motion passed 3 to 0 to 2, with Vice President Dieffenbach and Commissioner Burns abstaining.

PUBLIC HEARINGS:

Planner Ferber noted that NC17-04 by Zoe Fenton at 2609 Irving had originally been continued to this meeting. However, the application had been withdrawn, so it was not added to the agenda. The hearing would be re-noticed when the Applicant submits plans.

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):

NC18-02 New Construction NC18-02 by Shawn Helligso Construction for Mark and Patricia Breidenbach to construct a detached garage/accessory dwelling unit (ADU18-02) for an existing single-family dwelling at 500 Duane Street (Map T8N R9W Section 7DA, Tax Lot 9000; north 50' Lot 5, Block 31, and north 50' Lot 8, Block 30, McClure; and vacated portion of 5th Street) in the R-2 Medium Density Residential Zone. The garage will be adjacent to structures designated as historic in the Hobson-Flavel Historic Inventory Area. Development Code Standards 2.060 to 2.095, 3.020, 3.008.D.8, Articles 6, 9, and 12, and Comprehensive Plan Sections CP.005 to CP.028, CP.040 to CP.045, CP.215 to CP.230, CP.240 to CP.255, and CP.390 to CP.400 are applicable to the request.

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.

Vice President Dieffenbach declared that she had worked with the Applicant on a similar project in the past, but had not discussed this project with her. She believed she could be objective.

Vice President Dieffenbach requested a presentation of the Staff report.

Planner Ferber presented the Staff report. A three-dimensional model of the proposed structure was available at the dais. The ADU permit was still pending, but that would have no impact on the historic review. No correspondence has been received. Staff recommended approval with conditions.

Commissioner Osterberg noted a typographical error in the third sentence on Page 4 of the Staff report. He confirmed the sentence meant to indicate that the long slope of the roof was on the north side of the house and the long slope of the proposed garage would be on the south side.

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

Shawn Helligso, 34046 W. Campbell Loop, Seaside, stated the elongated rooves would be opposite so the man door would fit into the studio above the garage. The garage would have a six-foot wall on one end and a five-foot wall on the other end. He wanted to stay within the height restriction for garages. That is why the peak of the roof would be off center and higher in the back. The only place on the house with returns is above the covered porch. The rest of the house has standard eaves.

Commissioner Caruana confirmed the view from the street would be of the low eave on the garage above the roll up door.

Mr. Helligso said the only way to see the garage would be from the street or from down below. He confirmed that all of the facias and barge boards would be proportional to those on the house.

Commissioner Osterberg asked the Applicant to comment on Staff's recommended design changes.

Mr. Helligso stated he had already planned to inset the windows. The windows would be retrofitted into an inset wooden frame, so they would be about two inches back. It would be no problem to install eaves that were the same depth as those on the house. The eave returns would add a little bit of cost, but he would pass that cost on to the owners. The house dormers did not have eave returns, so he was not sure they should be added to the garage dormers. The design of the garage was subordinate to the house. Moving the elongated side of the roof would create height restriction issues that would require a variance. The six-foot roof line on the north side is necessary because otherwise, the roof line on south would need to be raised in order to make the garage look right proportionally. He also confirmed the eaves would be sloped.

Vice President Dieffenbach said it appeared as if the dimensions of some of the overhangs on the house were not the same as what was shown in the drawings. She asked if the house had corner trim.

Mr. Helligso explained that in order to match the overhangs of the dormers, it would not be an issue to shorten them to match the house. He confirmed that the house had corner trim and he wanted to do the same on the lower half of the garage where the lap siding would be. The upper half of the garage would have weaved shingles.

Vice President Dieffenbach said she was concerned about the size of the window trim. She believed that if the trim matched the house it would look too big and heavy on the smaller garage. She suggested that two of the windows be sashed together.

Mr. Helligso confirmed he could sash the windows together without any problems.

Commissioner Caruana believed it might be appropriate to use window trim that was between three and a half and five and a half because the scale is smaller on the garage.

Vice President Dieffenbach said the proportion of the windows on the right elevation seemed out of character because the windows on the house were a lot longer and narrower. She asked if three narrower windows could be installed on the garage so that they would not seem so square.

Mr. Helligso said yes, three windows would be fine.

Commissioner Osterberg agreed that three narrower windows would be an improvement and would add compatibility with the existing house windows. The square windows looked contemporary and looked as if they were windows that were added later to an older house.

Mr. Helligso asked how the Commission would feel about one large picture window.

Vice President Dieffenbach confirmed her concern was about the proportions of the verticals.

Mr. Helligso proposed a fixed window in the middle with two side windows that opened.

Vice President Dieffenbach, Commissioner Caruana and Commissioner Osterberg agreed that would look appropriate.

Mr. Helligso said he would rather have that for the clear glass.

Commissioner McHone stated he liked that option as well.

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

Commissioner Burns said he liked the project and believed the solutions provided were appropriate.

Commissioner Osterberg stated he supported the application and Staff report with a few exceptions to the Conditions of Approval. He did not believe it was necessary to reverse the roofline, so he recommended that Condition 5 be deleted. Reversing the garage roof would not be significant to the design or compatibility of the house.

Commissioner McHone noted that if the roof pitch were centered, the slopes would be equal lengths on each side.

Commissioner Osterberg believed the roof plan proposed by the Applicant was fine and did not need to be changed. He noted that the existing house did not have eave returns on the dormer roof, so it was unnecessary to require them on the garage's dormer roof.

Commissioner Caruana stated that as long as it was clear that the eave overhangs, fascia, barge board details matched the house, he believed his concerns had been addressed. He liked the triple window on the side. He did not see a need for the returns because the eave returns on the house were different and only returned far enough to capture the front porch. The dormer on the house had the same condition as most of the overhangs on the proposed structure.

Vice President Dieffenbach noted that the new and old structures would be of such different scales. She agreed with Commissioner Caruana that the old structure should be the grander scale and that the garage should borrow details from the house without duplicating the house.

Planner Ferber confirmed that Page 4 of the Staff report would be changed to reflect that the roofline was acceptable as proposed and that focus should be on the windows on the east side. She noted that she had recommended the eave returns to add more detailing on an otherwise plain façade because the dormer would be highly visible. She confirmed that the conditions would be amended to require three windows or one picture window flanked by two double hung windows, instead of the two proposed, to look more proportional and compatible with the single-family dwelling.

Commissioner Caruana referred to the three-dimensional model and said he could see how the dormer with no overhangs could look out of place. However, they could be installed just along the two sides.

Vice President Dieffenbach added that if there was a return where the wall met up with the roof, it would not match any place on the house.

Commissioner Osterberg said he did not have any opinion about the returns and would leave that level of detail up to the other Commissioners.

Commissioner Caruana noted that when looking at the model he could see the attractiveness of having returns on the sides, but not on the front or rear. It should look like the dormer cut through the overhang. On the house, the dormer sits on the roof.

Planner Ferber recommended Condition 7 be amended to require eave returns on the main roof of the east and west sides. She confirmed that Staff could review and approve the new window proposal.

Commissioner Caruana moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC18-02 by Shawn Helligso Construction, with conditions and the following changes to the Staff report:

- Delete Condition 5.
- Condition 6 – “The garage eaves shall be the same depth *with matching fascia and barge scale* as the main house.
- Condition 7 – Eave returns shall be added on the main house ~~and dormer~~ *on the left and right side, but not the front or rear.*
- Add Condition 9 – “Change to three windows on the right elevation subject to Staff review.”

Seconded by Commissioner Osterberg. Motion passed unanimously.

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

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

There were none.

STAFF UPDATES – ITEM 6:

Planner Ferber said the August meeting had been tentatively cancelled.

MISCELLANEOUS – ITEM 7:

There were none.

PUBLIC COMMENTS – ITEM 8:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:57 p.m.

APPROVED:



City Planner

9-20-18

Date