

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

May 15, 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: President LJ Gunderson, Vice President Michelle Dieffenbach, Commissioners Jack Osterberg, Paul Caruana, Mac Burns, Kevin McHone, and Katie Rathmell.

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

ELECTION OF OFFICERS – ITEM 3:

In accordance with Section 1.115 of the Astoria Development Code, the HLC needs to elect officers; update Sherri Williams to Tiffany Taylor

President Gunderson announced Tiffany Taylor was the new administrative assistant for the Community Development Department.

Commissioner Burns moved that Tiffany Taylor be elected Secretary for 2018; seconded by Vice President Dieffenbach. The motion was approved unanimously.

APPROVAL OF MINUTES – ITEM 4:

President Gunderson asked if there were any changes to the minutes of April 17, 2018. There was none.

Commissioner Burns moved that to approve the minutes of the April 17, 2018 meeting as presented. Commissioner Osterberg seconded. The motion was passed 6 to 0 to 1 with President Gunderson abstaining.

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):

NC17-04 New Construction NC17-04 by Tiffany Booth and Zoe Fenton to reconstruct a single-family dwelling with a one car attached garage at 2609 Irving Avenue. (Continued from October 17, 2017. applicant requested a continuance to July 17, 2018.)

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. Hearing none, she requested a presentation of the Staff report and recommendation.

Planner Ferber stated the Applicant had requested a continuance to July to wrap up final design details. If the application is not ready to be reviewed by the HLC by July, the Applicant would need to withdraw the application and resubmit the project as a new application.

President Gunderson called for public testimony. There was none.

Commissioner Burns moved that the Historic Landmarks Commission (HLC) continue New Construction NC17-04 by Tiffany Booth and Zoe Fenton to July 17, 2018; seconded by Vice President Dieffenbach. Motion passed unanimously.

ITEM 5(b):

EX18-03 Exterior Alteration EX18-03 by Michael Bissell to replace a window, door, and contemporary window with a bank of four wood 1/1 windows on the second floor, rear (north) elevation of an existing single-family dwelling at 3712 Franklin Avenue.

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. Hearing none, she requested a presentation of the Staff report and recommendation.

Planner Ferber presented the Staff report, which recommended approval of the application. No correspondence has been received.

Commissioner Osterberg confirmed the window being removed was not aluminum and that there was no proposal to save or reuse the aluminum window.

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

Michael Bissell, 3712 Franklin Ave, Astoria, said he was getting rid of the aluminum window and the door. He had to get rid of the door for insurance and mortgage purposes. He was pleased with Ms. Johnson's work on the Staff report, adding she had suggested the bank of windows, which was better than what he had come up with. He had looked into replacing the stairs that had originally led to the door, but a previous remodel prevented putting the stairs back. He confirmed that the original window being replaced was impossible to match. He would store the window, but the wood is damaged. The window would require being rebuilt, so it made more sense to just get four matching windows all from the same manufacturer.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application. Seeing none, she called for closing remarks of Staff. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Vice President Dieffenbach believed the project would be a great improvement.

Commissioner Osterberg moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX18-03 by Michael Bissell; seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

ITEM 4(c):

EX18-06 Exterior Alteration EX18-06 by Noel Weber to add a new entryway with door and stairs on the west elevation, and restore existing doors on the north and west elevations of an existing commercial building at 514 12th Street.

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 Ferber presented the Staff report and noted that the Applicant would be presenting additional photographs. No correspondence has been received and Staff recommended approval of the request.

Vice President Dieffenbach confirmed the double door was on the west elevation.

Commissioner Osterberg said he appreciated the good work in the Staff report, especially the information from the historic inventory and the details about distinctive stylistic feature of the American Renaissance style.

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

Noel Weber, 514 12th Street, Astoria, showed photographs of the restoration work done since acquiring the building about three years ago. He described each photograph and said he was doing all of the work himself. The lintels on the back side of the building were reproduced and installed below the second story windows. A lot of the information they collected for the restoration project came from historic photographs. The iron work above the main entrance on 12th Street was reproduced. The building was an old YMCA building and their first logo was a triangle representing the trinity of mind, body, and spirit. He believed the logo was scrapped in about 1980 and it was nice to add it back to the building. Currently, he was working on the first story windows. He was able to restore the old transoms that were buried behind plywood. Wooden picture windows were built by Wooddale Windows in Portland. Three had already been installed. The aluminum doors currently had tinted glass, but he would be replacing that with clear glass. The west elevation had a single door on the main entrance and he if he could fit double doors in the space, he would do so. The single door was installed to accommodate ADA access. The stairwell would be a steel structure with concrete treads. The iron work on the staircase would mimic the iron work above the main entrance. He wanted to identify the building as two different buildings because it would be used by two different entities.

President Gunderson thanked Mr. Weber for changing out the tinted glass to clear glass on the aluminum doors.

Mr. Weber noted he wanted clear glass so that he could add gold leaf at some point. Gold leaf does not show well on tinted windows.

Commissioner Osterberg asked if the Applicant was proposing to paint the aluminum doors.

Mr. Weber explained that there was some concern about the look of the aluminum compared to the building. Painting the doors a darker color would be a compromise. All of the exterior wood doors on the building would be painted a dark color to match the second story windows. Therefore, if the aluminum doors were not acceptable, he would paint them.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application. Seeing none, she called for closing remarks of Staff. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

President Gunderson said she had been watching the restoration and believed it was a wonderful project. The Applicant was doing a beautiful job.

Vice President Dieffenbach believed replacing the single door with double doors will be great if they can be installed.

Commissioner Osterberg said he was in favor of the proposals and was satisfied with the aluminum finish on the doors. He believed metal was appropriate for this style of architecture.

Planner Ferber suggested the HLC add conditions allowing the aluminum doors to be left unpainted, stating the tinted glass would be changed to clear, and that double doors were preferred on the main entrance.

Vice President Dieffenbach moved that the Historic Landmarks Commission (HLC) adopt the Findings and Conclusions contained in the Staff report and approve Exterior Alteration EX18-06 by Noel Weber, with the additional following conditions:

- Aluminum or paint would be an acceptable finish on the doors
- Double doors were preferred on the main entrance facing 12th Street, but if not possible, a single door would be acceptable
- All of the doors shall have clear glass.

The motion was seconded by Commissioner Burns. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

SPECIAL ASSESSMENT APPLICATIONS ITEM 6:

Planner Ferber stated Special Assessment applications, which were included in the agenda packet, had been received for the following properties:

- Francis Apartments, 1030 Franklin Avenue
- YMCA, 514 12th Street
- Gustavus Holmes House, 682 34th Street

Vice President Dieffenbach moved that the Historic Landmarks Commission (HLC) recommend that the State Historic Preservation Office approve the Special Assessment applications for all three properties; seconded by Commissioner Burns. Motion passed unanimously.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 7:

President Gunderson thanked Planner Ferber for carrying the Planning Department over the last several months.

STAFF UPDATES – ITEM 8:

There were none.

MISCELLANEOUS – ITEM 9:

There were none.

PUBLIC COMMENTS – ITEM 10:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:49 pm.

APPROVED:



City Planner