



**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION**

**Municipal Court Chambers
Wednesday, May 3, 2006
6:30 p.m.**

MINUTES

Members present: Tom Hinckley, Oscar Hult, Heidi Overman and Dave Pinyerd
Members absent: Michele Harris, Linda Herd, Roz Keeney
Staff present: Community Development Planner II Anne Catlin
Others present: Larry and Judy Christophersen, Tim Smith, Joe Smith, Al Holman, Jeff Cosby

CALL TO ORDER

The meeting was called to order at 6:35 p.m. by Chair Heidi Overman.

APPROVAL OF MINUTES

Overman asked if there was a motion to approve the March 1, March 29, and April 5 minutes. Commissioner Oscar Hult motioned to approve the March 1 minutes as written. Commissioner Tom Hinckley seconded the motion. The motion passed unanimously.

Hult said that he was not at the March 29 meeting although the minutes indicate he was there. Commissioner Dave Pinyerd moved to approve the minutes, as amended by Hult. Hinckley seconded the motion and the motion passed unanimously.

Hinckley moved to approve the April 5 meeting minutes. Pinyerd seconded the motion. The motion passed unanimously.

QUASI-JUDICIAL PUBLIC HEARINGS

HI-07-06: The first public hearing is an application by owner Tim Smith to replace the foundation and raise the structure at 222 3rd Avenue SE approximately 18 inches.

Chair Overman asked if any Commissioners wished to report a site visit or *ex parte* contact. There were no visits or contacts reported.

Staff Report: Planner II Anne Catlin was asked to review the staff report on the request. Said that notices were mailed to surrounding property owners on April 20, 2006. At the time the staff report was completed, the Planning Division had not received any comments on the proposed exterior alterations.

Catlin noted that the Landmarks Advisory Commission (LAC) must find that one of the following criteria has been met in order to approve an alteration request (ADC 7.150):

- (1) The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure, or

- (2) The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

The Secretary of the Interior's Standards of Rehabilitation are also used as guidelines in determining whether the proposed alteration meets the review criteria.

Catlin reported that the building is a c.1910 Craftsman style, originally built as apartments. Most recently, the building has been home to the Labor Temple and used as offices. The building is two stories and roughly 25 feet tall. The foundation is about 3 feet tall currently. The applicant has not yet turned in exact measurements.

The new owners propose to replace and raise the foundation of the structure about 18 inches in order to make the basement usable. The foundation is currently finished with siding. There are window openings, however none are proposed to be modified. The applicant will finish the foundation with siding to match the existing siding.

Catlin concluded that distinctive or unique features of the building will not be altered or removed with the proposed alteration. Staff feels the proposed increase in height will not affect the scale of the building enough to alter the character of it.

Catlin suggested a condition of approval be that the foundation be finished with siding to match the current siding, starting at about one-foot from the ground and up.

Public Testimony

Owner Tim Smith said that he plans to re-roof and paint the building. The foundation of the building needs to be replaced. He is proposing to raise it by about 18 inches because of clearance requirements in the Building Code. He said the windows would be in the same location. He plans to take them out during construction.

Tim said the belt course would be about 3 to 4 feet above ground, and the two existing stories are about 20 feet tall.

Commissioner Oscar Hult asked if there was room to fit the additional stair steps (for the front stairs) on the property line. Smith said he has enough room for the two or three additional stairs needed.

Hult then asked what was going to happen to the lean-to covering the back stairs. Smith said he planned to remove it while the foundation work was underway, since it would be floating, otherwise. He wasn't sure if it had any historic significance or if it could be rebuilt the way it is currently constructed. The Commissioner reviewed pictures in the file and ones that Smith brought showing the wall and shed roof that cover the back second-story egress stairs.

Commission Deliberation and Decision

The Commissioners thought the age of the shed-roof stair covering would be a factor in/if and how it should be rebuilt. After some discussion about the back stair cover, the Landmarks agreed to let it be removed during construction and that research on its age should be completed before submitting a proposal to the Landmarks for rebuilding it.

Overman calculated the proposed increase in building height was about six percent. She thought this was in scale with the building. Commissioner Hinckley agreed.

Commissioner Dave Pinyerd assumed the front stairs would need to be rebuilt and asked what they would look like. Smith asked for input on a handrail design for the front stairs.

Catlin suggested that a "boxed" railing might be appropriate. Hult prefers the railing stay simple – such as the current pipe railing, unless there are historical photographs showing a different design.

The Commission asked for clarification of the location of the existing basement windows. Smith said that there will be a new six-inch beam for the rim joist. The windows would be located as close as possible to this beam, which would be about six inches from the belt course.

Commissioner Hult moved to approve the exterior alteration request with the following conditions:

1. The new foundation shall be finished with siding to match the current siding.
2. The basement windows shall be retained and located in the same location as they are currently, except that they may be 6-inches from the belt course to allow for new beams.
3. The front stairs may be rebuilt to look as they do now, or bull-nosed stair treads may be used. The handrail should be as simple as possible – similar in design to the current pipe handrail.
4. The shed roof and wall enclosing the back two-story staircase may be removed while the building is being raised and painted. The design of a new wall will require historic approval.

Commissioner Hinckley seconded the motion. The motion passed unanimously.

HI-08-06: Overman said the next public hearing application was from owner Larry Christophersen, with a request to construct a garage, 32 feet wide by 25 feet deep, behind the house at 519 5th Avenue SW, Albany, and combine two gable roofs in the back of the house.

Chair Overman asked if there were any site visits or *ex parte* contacts to report. Hult said he walked by the property daily. Overman said she had also been by the property lately. Overman called the public hearing to order at 6:37 p.m. and asked for the staff report:

Staff Report: Preservation Planner Catlin said notices were mailed to surrounding property owners on April 20, 2006. At the time the staff report was completed, no comments or calls had been received on the proposal.

Catlin said the alterations to the house had to be compatible with the house style and that the garage must meet the standards for new construction in the Monteith and Hackleman districts:

- (a) The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.
- (b) The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.
- (c) Building materials are reflective of and complementary to existing buildings within the district.

Catlin explained that the property contains a c.1869 Vernacular house. The front portion of the house is two-stories, with walls about 16 feet tall. There is a one-story portion in back with two small gable roofs. Beyond this, there is a one-story, shed-roof addition. The house has a front-facing gable roofline. There is a rear-facing multi-lite window on the two-story portion of the house just above the two gables. The lot is 47-feet wide and 100 feet deep. (Photographs and historic survey are attached to the staff report.)

The Christophersen's propose to remove the shed-roof addition and replace the two small gable roofs with one gable roof to improve the drainage. The roof pitch of the two small gable roofs and of the main house is 8 over 12. The multi-lite window would be retained. The new roof would have a 4-over-12 pitch. The proposed roof pitch is acceptable because it saves the unique window and the pitch is not visible from the street.

The owners also propose to construct a garage that is 32 feet wide by 25 feet deep behind the house. The house is only 21-feet wide, so 9 feet would extend beyond the house to the east, and 2 feet would extend beyond the house to the west. The garage walls are proposed to be 9 feet tall. The roof pitch is proposed to be 4 over 12. The garage would be three feet from the alley and 5 feet from the west property line.

The garage would be finished in siding to match the house. The owners propose either a carriage-style garage door or window on the south-façade that is proposed to extend beyond the width of the house. No windows are proposed along the east or west sides. The garage would have both a double and a single garage door facing the alley; no particular design is noted for the garage doors. The siding and proposed window would be complimentary to the house. The garage door design was not indicated.

Catlin explained that in order to be approved, the new structure needs to be of similar size and scale of surrounding buildings, and reflect the craftsmanship of those buildings as much as possible. The garage is out of scale with the house in width and roof pitch. In addition, she knows of no three-car garages in the historic districts. A two-car garage, 24 feet wide, with walls 14 feet tall, was constructed on a property nearby. The scale of this garage, while large, is more compatible with the neighborhood and its site because the property is twice as large as the existing property; there is a 10-foot separation between the house and garage; and the side of the garage faces the street. The garage directly east of this property is a small two-car garage that was rebuilt to its original width.

The roof pitch on the proposed garage is extremely low and is not compatible with the house or other houses in the historic districts. The pitch should be increased to be compatible with the house's roof pitch.

In summary, a taller two-car garage with a steeper roof pitch could be made compatible in scale with the house and the neighborhood.

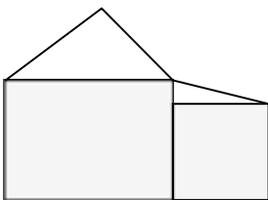
Public Testimony

Owner Larry Christophersen said the garage was the same size as proposed in a project consultation with the Landmarks earlier. He would be happy to increase the pitch of the roof, but he thought there was concern about the building height.

Christophersen also noted that total lot coverage with the new garage was less than the maximum allowed, which is 60%.

Landmarks Deliberation and Decision

Overman thought the roofs could be reconfigured to reduce the scale. She suggested that the third car bay (east end of the garage) have a shed roof coming off a taller, two-car portion. (See drawing below.)



Everyone supported Overman's proposal to offset the scale of the garage. The LAC suggested that the east side shed-roof portion be offset from the front of the two-story garage. Clerestory windows were also suggested on the sides of the garage to bring in light and to break up the depth of the garage. The LAC asked Christophersen to bring drawings back that incorporated the discussed design details.

Hult asked if the cover over the east side door would be retained. Christophersen said it would be.

Regarding the modifications to the back of the house, Overman moved to approve the exterior alterations to the rooflines in the back of the house with the following conditions. Pinyerd seconded the motion.

1. The two gable roofs on the one-story portion of the house may be combined to a single gable-roof as long as the roof does not cover up the multi-lite window on the north side.
2. The window and door openings and gable roof over the east door shall be retained.
3. New materials shall match the original materials.

HI-09-06: Overman said the final public hearing was an application by co-owner Al Holman to construct egress stairs on the back of the building at 1st Avenue NW, Albany.

Chair Overman asked Catlin to give the staff report. Catlin said that there was not enough time to prepare a staff report because the application was submitted the previous day, May 2, 2006.

Staff Report: In essence she said that the stairs are needed for egress from the back upper floor door. She said the owners propose a design that is as simple as possible, but that will meet Building Code requirements. The stairs are on the back of the building and visible from Ferry Street and the public alley.

Public Testimony

Co-owner Al Holman said his engineer has suggested an iron platform and steps with cable system for the railings would be the least noticeable, and hoped they would be accepted by the building division. There will be a platform midway down the stairs. He said the door also needs to be replaced as it is falling apart.

Landmarks Deliberation and Decision

Commissioner Hinckley asked if there were any pictures of the original staircase. Holman responded that he did not have any.

A square handrail, rather than a curved handrail, was suggested for the railing design at the base of the stairs.

A four-panel steel door was recommended by the Landmarks Commission.

Hinckley moved, and Hult seconded, that the second-story egress stairs be approved with the following conditions:

1. The back egress stairs in a cable system design with iron platforms and steel piping is approved, except that the handrail at the bottom of the stairs shall be "square" rather than "rounded." The stair system may be black.
2. The back second-story door may be replaced with a painted 4-panel steel door.

The motion passed unanimously.

REHABILITATION CONSULTATION

Jeff Cosby, owner of the Bungalow home at 620 Calapooia Street SW, came in to report that his detached garage collapsed over the weekend. He needs to rebuild it as soon as possible in order to store his belongings safely. Cosby said the garage does not appear in the 1920's photographs. Cosby would like to move the garage forward from its current location in order to make the back yard more usable. He plans to rebuild the garage and locate it 12 feet back from the edge of the front porch. He would also like to increase the length to 20 feet from 18 feet.

Hult asked if the garage door panels would be reused. Cosby said he planned to rebuild the doors using the existing materials. Pinyerd thought the doors looked like they dated to the 1950's.

Cosby would also like to add some windows down the side of the garage. Catlin said she wasn't sure that windows would be allowed on the north side adjacent to the property line, but to check with the Building Division.

The LAC members were not concerned with relocating the garage. Catlin said she would review the rebuilt garage at a staff level.

Cosby said that he also is rethinking his rehabilitation grant project. He had intended to restore the front porch back to the historical photographs, which included removing the bathroom that was built on the south end of the porch. His wife does not want to lose the downstairs bathroom and laundry space.

NEXT MEETING

The next meeting is scheduled for June 7, 2006.

ADJOURNMENT

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Signature on file

Anne Catlin

U:\Community Development\Planning\Historic\2006\minutes\may 3.doc