

APPROVED: November 1, 2006



**CITY OF ALBANY  
LANDMARKS ADVISORY COMMISSION  
Municipal Court Chambers  
Wednesday, September 6, 2006  
6:30 p.m.**

**MINUTES**

Members present: Chair Heidi Overman, Linda Herd, Oscar Hult, Roz Keeney, Dave Pinyerd and Michele Harris

Members absent: Tom Hinckley

Staff present: Community Development Planner II Anne Catlin and Administrative Assistant Shirley Lindsey

Others present: Kimberli Fitzgerald, Renee Born, Rebecca Bond (Albany Visitors Association) and Mark Ellidge

**CALL TO ORDER**

The Landmarks Advisory Commission meeting was called to order at 6:39 p.m. by Chair Heidi Overman.

**APPROVAL OF THE MINUTES**

The minutes of May 3, June 7, and July 12, 2006, meetings were presented for approval.

Commissioner Dave Pinyerd moved to approve the minutes of May 3, as written, seconded by Commissioner Oscar Hult. The motion was approved unanimously.

Commissioner Linda Herd moved to approve the minutes of June 7, as written, seconded by Hult. The motion was approved unanimously.

Hult moved to approve the minutes of July 12, as written, seconded by Commissioner Michele Harris. The motion was approved unanimously.

**MONTEITH DISTRICT EXPANSION – REVIEW OF CONSULTANT PROPOSALS**

Kimberly Fitzgerald, the consultant contracted to work on the proposed expansion of the Monteith Historic District and update the nomination, reviewed the work that had been done with the Landmarks Commission. Planner II Anne Catlin referenced a memo from Fitzgerald that was emailed to Commissioners with a spreadsheet of the properties and three maps (Exhibits A, B and C1, C2 and C3).

Fitzgerald and sub-contractor Tama Tochihara have been busy collecting data, verifying data, preparing the State Historic Preservation Office (SHPO) Access database and field forms, reviewing Sanborn maps and original plats for the proposed expansion area, and establishing a website. They went out into the field to verify integrity and historic status of the properties proposed for inclusion in the expansion area. Data was collected for 65 properties and SHPO codes assigned to each property, as noted in the spreadsheet that was distributed (Exhibit B).

Fitzgerald said that the initial period of significance for the Monteith Historic District was identified as ending in 1915. In 2000, it was expanded to 1945 in order to include buildings that were constructed between 1915 and 1945.

Fitzgerald noted that the Sanborn maps indicate there was not much development prior to 1925 in the areas proposed for expansion.

Fitzgerald met with the State Historic Preservation Office's (SHPO) Survey Coordinator, Kirk Ranzetta, to go over initial survey findings. SHPO's biggest concern is justifying boundaries of an expansion area. They want to see boundaries that are easily justifiable, along right-of-ways, if possible, and/or that follow historic plat maps or development patterns indicated by the Sanborn fire insurance maps. SHPO feels that the area south of 12th and east of Calapooia Street might be more justifiable as a separate (new) district, which they referred to as the "Central Addition District" after the plat name.

Color maps were distributed outlining the following three alternatives for the Landmarks to discuss (Exhibits C1, C2 and C3):

1. The first alternative shown in red (Exhibit C1) is the boundary recommendation proposed by Historic Preservation Northwest. It would include 58 properties along the edges selected for integrity.
2. The second alternative tries to establish straight boundary lines at streets, where possible, based upon general development patterns as reflected in Sanborn maps. This alternative is shown in yellow on Exhibit C2. It shows the district line moving to Elm on the west edge and including properties to 10th between Elm and Maple, then capturing properties on the west side of Calapooia, between 10th and 12th. This captures blocks that developed primarily before 1925. Blocks developed primarily after 1925, south of 10th Avenue, would be recommended for a new district called "Central Addition."
3. The last alternative proposed, shown in blue on Exhibit C3, is to have the district boundaries based on the Monteith historic plat map. The boundaries would be adjusted as necessary to account for loss of historic integrity at the edges of proposed expansion area, and removal of properties south of 12th would be proposed. Properties south of 12th (Central Addition plat) might be recommended for a new district.

Ranzetta feels it acceptable to consider expansion areas that primarily developed before 1915 that should have been included in the original district. He indicated he might not have supported the expansion to 1945 if he had reviewed the request.

Commissioner Roz Keeney asked if the expansion area can be based on the extended time period to 1945. Fitzgerald said SHPO is concerned with the expansion area being based primarily on dates between 1915 and 1945.

Keeney noted that since the district's period of significance was extended to 1945, adding more resources that were built before 1945 supports the extension of the period of significance to 1945, rather than to pretend the resources are not there. She asked if a case can be made to include resources to 1945 by looking at the 1949 Sanborn maps.

Hult suggested combining the yellow and blue areas shown in Alternatives 1 and 2. Catlin stated that proposed expansion area boundaries need support within the neighborhood and with the City Council. Dick Olsen and Doug Killin currently are the Council members residing in the affected areas.

Fitzgerald said that while they were walking around the neighborhood, they ran into an individual who was upset that they were there. They also found that the term "historic contributing" worried some people who thought they were going to be asked for money. A resident thought they were wasting money doing these kinds of activities.

Catlin said that they need to determine the next steps to work with residents in the expansion area and hold more neighborhood meetings. Fitzgerald suggested appointing a subcommittee (as they just did in Salem) of two Landmarks members and two people from the neighborhood, to work on public involvement and education. Catlin liked the idea and suggested Landmarks members think about volunteering.

Catlin said she heard the Commission endorsing a combination of the blue and the yellow areas for the district expansion. She will work with Fitzgerald and SHPO to outline boundaries that are a variation of the blue and yellow combination.

## **PROJECT CONSULTATIONS**

Renee Born, 623 9th Ave SW. Catlin explained that the Code compliance staff received a call earlier this summer that the Borns were replacing their stairs. Catlin contacted them and found they were new owners and did not realize they needed historic review. Catlin introduced herself to owner Renee Born, who came to discuss appropriate handrail designs for the front stairs, and then determine if historic review is needed. Pictures were distributed representing various stages of the house and the current status. The house was modified in the 1920s to make it look like a Bungalow. Catlin said she was mostly concerned with the location of the handrail because it is above the porch wall and its design.

Born said that their realtor told them if they were not on special assessment, they did not have to worry about the historic rules. Born submitted a written statement about the project, which is attached as Exhibit D.

Born indicated that they have not installed decorative caps on the newel posts, but the question seems to be about the width and design of the handrail.

Hult feels the simple handrail as constructed is fine, other than it not meeting the porch wall correctly. He suggested that the stairs may not have had a handrail originally. Discussion about the handrail included a recommendation to modify the handrail to meet the porch wall. It was suggested that they keep the rail at the current height, and finish it off at both ends with the posts having a cap. It was also suggested that the handrail be rounded off, preferably made of a 2x4, with a 4x4 post to stabilize the railing. Catlin suggested that the Borns take the feedback from this group and do a little more research, then come back with a final suggestion for approval.

729 7th Avenue SW. Trillium Family Services Facilities Director Mark Ellidge came for input regarding a needed handicap ramp and an outside stairwell to the second floor of the building. The house used to be called the Albany Youth Care Center. It has been owned by Trillium Family Services and the Children's Farm Home for the past 32 years. Ellidge indicated that the residence is to be used as a youth residential center for 18-21 year olds. They plan to have four residents with a one-to-one staff ratio. The youth to be housed there will be coming primarily from the Children's Farm Home.

There was discussion about possible ways to accommodate the needed additions. The ramp must be built with a one-inch-per-foot lift and include a handrail at three feet from the ground. Ellidge said the space between the house and the back lot line is only three feet; it is 10 feet from the building to the sidewalk; and five feet is needed for turnaround and landing. He proposed that the ramp be cement instead of wood for durability and safety, with landscaping along the visible side to hide it from view. He feels the best location for the ramp is along the west side of the house up to the west side of the front porch.

There was extensive discussion about the best way to place both the ramp and the stairwell given the limitations that exist at the site. A suggestion of an outdoor lift was discussed, but Ellidge expressed concerns about the cost involved.

A discussion ensued of the stairwell needed for a second-floor fire exit, the landing space required, and other criteria. Ellidge is working with the fire marshall on egress requirements. He said that Trillium is waiting to hear about being awarded a contract with the State for a new experimental pilot program for after-care youth to be housed in the residence, and once the contract is signed, they will need to be in compliance with all the handicap requirements throughout the house (bathroom/ bedroom/doorways, etc.).

A number of suggestions were made and discussed at length by the LAC. The LAC indicated they would rather see the ramp at the side of the house near the garage or behind the garage, but the members had varying ideas. Ellidge noted concerns about losing parking spaces. He said kids may also come from other programs than the Farm Home. He estimates at least four cars will need to park each shift.

Catlin clarified that when a building changes use to one that provides services to the public, it has to be ADA accessible. She also indicated that they were talking primarily about the Maple Street side that will be affected. It was agreed that Ellidge will work with Building Inspector Gary Stutzman and with Catlin to come up with a design for approval.

## **PUBLIC HEARING**

HI-13-06, 328 Ferry Street SW. Overman called the public hearing to order at 8:21 p.m. and asked about *ex parte* contacts or site visits. Two members reported site visits. Overman called for the staff report.

Catlin the request was to replace an original window on the second floor facing 4th Avenue, located in a shower stall with a painted fiberglass window. Catlin noted that she had not received any comments from any neighbors about the request and noted that the request was brought to the LAC informally last month.

The building is a c.1940 building and classified as a modified Colonial Revival. The exterior is intact. Decorative features of the building include: corner windows, wide 12-pane horizontal windows, and small double-hung windows in projecting bays. There are side lights and a transom window around the front door.

The window has dry rot from the shower moisture and was not repairable. The whole shower area is being replaced with a new shower unit. Catlin said the apartment complex is technically rated non-contributing due to a circa date of 1945. She feels the rating is an error due to the building's style and the owner said it was built in the early 1940s.

Catlin recommends approval with the following conditions:

1. The new window must approximate in placement, profile, size, proportion, and general appearance the original window and trim.
2. The window must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district.

After brief discussion, Overman declared the public hearing closed at 8:24 p.m.

### *Commission Discussion & Deliberation*

Keeney moved that the Landmarks Advisory Commission to approve the substitute materials request to replace an original window with a fiberglass window and with the conditions of approval as outlined in the staff report. Hult seconded the motion, which passed unanimously.

## **OTHER BUSINESS**

SHPO Grant Expenses. Catlin provided an update on grants and grant funding. The grant paperwork has to be completed by next Friday. Catlin noted that Jeff Cosby is not going to use his rehabilitation grant award, so that \$1,000 is available to be redistributed; and the Monteith Historical Society has not used their allocation for the

chimney. Catlin proposed giving more money to the Carnegie Library for the new front doors and also increase the rehabilitation grant to Tyler Clark to \$2,000 for his restoration work. Community Development Director Helen Burns Sharp wanted Catlin to be sure the LAC was agreeable with giving more money to Tyler Clark than had been originally agreed to. The Commission supported the reallocation of remaining grant funds.

Catlin also reported that it had been determined that all of the grant recipients will be provided 1099 forms for taxes. She will make sure grant recipients know about this upfront next year along with a new contract approved by City Attorney Jim Delapoer.

Council Report. Catlin said that all appointed Commissions are being asked to give a report to the City Council once a year. She will work on content for a report with input from the Commission.

519 5th Avenue SW. Catlin reported that Larry Christophersen, owner of 519 5th Avenue SW asked if he could do a little hip on the edges of the shed roof. The members agreed that would be fine.

Mid-Valley Forum. Keeney reported that she is proposing a mid-valley Landmarks forum with Benton County, Albany, Corvallis, and others to pool resources and bring in top-quality people to present and work with everyone. The forums would not be open to the public, but to landmarks and historic preservation members. The kinds of topics and groups that could be involved were discussed. Catlin thought it would be good to know about difficult decisions and enforcement cases from other communities, noting that equivalent levels of preservation decisions and enforcement might be desirable.

Kitchen Workshop. The kitchen workshop was very successful. About 60 people registered and visited the five kitchens on the tour. The homeowners were very welcoming and informative.

On a final note, Catlin reported that unfortunately Melissa Stoller's internship is over, but she is still working for Dave Pinyerd.

#### **NEXT MEETING**

The next meeting is October 4, 2006.

#### **ADJOURNMENT**

The meeting adjourned at 8:58 p.m.

Respectfully submitted,

*Signature on file*

Anne Catlin  
Planner II