



APPROVED: March 3, 2010

**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Municipal Court, 333 Broadalbin Street
Wednesday, February 3, 2010
6:30 p.m.**

MINUTES

Landmarks Commissioners Present: Oscar Hult, Erin Johnson, Roz Keeney, Dave Pinyerd and Robyn van Rossmann

Landmarks Commissioners Absent: Linda Herd and Heidi Overman

Staff present: Planner II Anne Catlin, Administrative Assistant Heather Gravelle

Others present: 2 others present

CALL TO ORDER

Chair Oscar Hult called the meeting to order at 6:33 p.m.

APPROVAL OF January 6, 2010 MINUTES

Motion: Commissioner Pinyerd moved to approve the January 6, 2010 minutes. Commissioner van Rossmann seconded. **Motion passed unanimously.**

Chair Hult introduced Erin Johnson, the new LAC member. Johnson is currently working at Modern Organic Architecture and has been involved in the JC Penney building renovation downtown. Catlin informed the LAC that Johnson now has experience submitting tax credit applications to the State. She added her knowledge and experience will provide the LAC with a new and fresh perspective. LAC members provided self introductions and briefly explained their work backgrounds, knowledge and interests in the historic process.

PROJECT CONSULTATION (HI-04-08): 409 Montgomery Street SE

Catlin explained this case originally came before the LAC back in 2008 (HI-04-08). At that time, the LAC approved the removal of fake shingles on the front gable, addition of brackets with finials into the gable, and a new front door compatible with the current style of the home. Catlin added that the front porch is missing the simple lattice work at the top. A new owner has purchased the home and he is eager to correct the items the previous owner neglected to fix. In addition, there are other items in the home that aren't up to code and not what the LAC mandated. Catlin stated the applicant is also looking to redesign the back porch so it's more compatible with the front porch. LAC input is needed on the back porch design and on choosing the front door.

Brian Ryblum, 409 Montgomery Street SE, Albany OR, 97321, commented he is the current owner of the home, and would like to follow the instructions of what the LAC originally mandated. He added he is flexible on the back porch, and just wants to ensure he is following the current rules and laws and any historical standards.

Commission Discussion

Catlin showed members options for the front door from a brochure. She suggests a simple design would be compatible with the current home and historic districts. After review and discussion, the LAC directed Ryblum to choose a door that has a plain glass panel on top with two vertical or horizontal panels on the bottom.

Chair Hult asked for clarification on the back porch modifications; specifically, would the current porch come completely off, and a new one rebuilt, or will it be alterations on existing only? Ryblum responded he is open to suggestions, and will follow whatever the LAC recommends. Currently the pitch is steep, so if it has to be changed it will all be torn out and one will be rebuilt. If the Commission prefers no porch, then it will be torn down, and won't be rebuilt.

After review and discussion, the LAC instructed Ryblum to modify the existing porch by modeling the design of the front porch and decreasing the pitch to match the front porch so it's consistent all the way around. Ryblum thanked the commission for their support and guidance and added he will stay in touch with Catlin to ensure he has made the modifications to the home correctly.

PROJECT CONSULTATION: 318 Washington Ave SW

Catlin explained this is a small house fronting an alley and the prospective buyer would like to make a three foot addition to the back of the home in order to make the desired alterations to the interior. She would like LAC input so she can share it with the potential homeowner. Hult expressed concern with making potential modifications to this house because it's an exact mirror to the one next door. Catlin agreed. She explained the buyer would like to construct a three foot addition to the back of the house, replace the rear windows with smaller same style windows, close off the side door and the side windows in the living room and the den to accommodate a new kitchen and a new smaller den.

Commissioner Pinyerd questioned why the prospective owner needs the three foot addition. Catlin responded the house is currently 22 x 24 and she would like it to be 22 x 27 so she has a more open floor plan and the home seems larger. Hult recommended just simply taking out the wall between the kitchen and the living room to extend it out. Catlin agreed and said she would present that option to the potential new homeowner. She asked if the LAC would agree to the three foot addition to the back.

Hult reiterated that the current proposal, as submitted, he would be hesitant to approve and asked Catlin to present her with the LAC recommendation of taking out the wall between the kitchen and the living room to see if that would solve her space issues. If not, she can come back to the LAC to discuss other possibilities. Catlin agreed.

OTHER BUSINESS

Catlin distributed the draft Certified Local Government (CLG) grant budgets for the LAC to review and provide their input. Catlin suggested putting money in for continuing the Residential Rehabilitation Program. LAC members agreed. Hult suggested purchasing some books from the Preservation Nation. Catlin provided the titles to several of the books available to choose from: Regulating New Construction in Historic Districts, Making Good Design Happen, Signs of Successful Main Street Storefronts, and Basic Preservation - What Every Board Member Needs to Know. The books also come with a power point presentation on a CD with a script.

Keeney questioned how much the books and materials would cost. Catlin responded around \$120. Commission members agreed to move forward with the purchase. Catlin added if any of the members see

something else they would like to purchase for this cycle, to let her know by April. Keeney asked how much money they have left to spend. Catlin stated \$1,760 and reminded the LAC that a newsletter still needs to be mailed out by April. Members asked for an overview of costs for the newsletters. Catlin provided a summary of the potential costs.

Catlin referred members to the breakdown for the budget for the next CLG cycle, which spans 18 months, and is limited to \$17,000. In regards to initial input on doing survey work of ranch neighborhoods, she asked members if they want to focus more on intensive level surveys or reconnaissance level surveys. Members agreed to keep it general in the grant request and state it will be a mix of intensive and reconnaissance so they can have the option. Catlin agreed and added depending on the bids that come in, the LAC can choose which neighborhoods to survey.

Catlin asked for LAC input on workshops and/or lectures they may be interested in attending, or having a speaker come to an LAC meeting that would be open to the public. LAC members felt it would be a great educational tool to do a lecture on mid-century modern styles for those who are currently living in historic districts and those who may be considering moving into a historic home. Catlin agreed and recommended a presentation in May 2010 on the mid-century modern style historical homes before doing survey work. Members agreed it would be a wonderful learning opportunity for everyone.

Catlin referred members to a draft of the City of Albany 2010 residential Rehabilitation Matching Grant handout, which outlines eligibility requirements, eligible projects and funding priorities. Catlin recommended utilizing a large portion of the CLG grant funds go to the rehabilitation grant program - \$8,000 spread over two years, breaks down to \$4,000 per year. She added at some point over an 18 month period she would like to mail out at least three newsletters. If there is money left over from mailings, it can be put into the funds for the rehabilitation grant program. Keeney questioned if the LAC will be receiving help from CARA. Catlin stated she hasn't spoken to the Urban Renewal Manager, Kate Porsche yet, but plans on meeting with her on the possibility. She added as long as it fits into the urban renewal criteria, she thought the LAC should consider applying for money to support rehabilitation projects. She asked that LAC members think of ways to spend the money so she can present the ideas to Porsche when they meet, and she will report back to the Commission on the outcome.

OLD BUSINESS

None.

NEXT MEETING DATE

The next meeting of the Landmarks Advisory Board is scheduled for March 3, 2010 at 6:30 p.m.

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 7:55 p.m.

Submitted by

Reviewed by

Signature on file

Signature on file

Heather Gravelle
Administrative Assistant

Anne Catlin
Planner II