



APPROVED: August 4, 2010

**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Municipal Court, 333 Broadalbin Street
Wednesday, July 7, 2010
6:30 p.m.**

MINUTES

Landmarks Commissioners Present: Oscar Hult, Linda Herd, Erin Johnson, Heidi Overman, and Dave Pinyerd

Landmarks Commissioners Absent: Robyn van Rossmann, Rosalind Keeney

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

Others present: 8 others present

CALL TO ORDER

Chair Hult called the meeting to order at 6:32 p.m.

APPROVAL OF the June 2, 2010 MINUTES

Motion: Commissioner Overman moved to approve the June 2, 2010 meeting minutes. Hult pointed out a correction on page 1, under Carnegie Library Sculpture, to add “in the style of the 1900’s” and remove “from the 1900’s.” Commissioner Pinyerd seconded. **Motion passed unanimously.**

CARNEGIE LIBRARY SCULPTURE

Chair Hult explained there was confusion the last time LAC met regarding the proposed library sculpture. Hult stated he met with Mayor Sharon Konopa and Ed Hodney, Director of Parks and Recreation, to review and determine a location for the sculpture. No actual changes were discussed of the sculpture, just options for the location. Hodney suggested redesigning the landscaping to accommodate the sculpture and presented two options: Option A is a geometric design and Option B is a modern landscape design. Hult read Commissioner Keeney’s email regarding the sculpture for the record, as she was unable to attend the meeting. Catlin added that when she spoke to Commissioner Keeney, she stated she thought the sculpture should be further than 10 feet away from the building. Hult feels the closer to the building the less dominant it would be. Members agreed.

Commission Action

Motion by Commissioner Pinyerd to choose Option A for the landscape design and location of the sculpture. Commissioner Overman seconded. **Motion passed unanimously.**

PUBLIC HEARING (HI-11-10): 827 Ferry Street SW

Hult called the public hearing on planning file HI-11-10, a request to construct a one-car garage to order at 6:40 p.m.

Declarations

Herd declared a site visit; Hult declared a drive-by.

Staff Report

Catlin summarized the written staff report and explained the home is a c. 1910 Bungalow. The proposal is to add a one-car detached garage, located at the back of the property in generally the same location as a former garage, except located to meet minimum property line setbacks. The garage would be 9 feet 6 inches wide and 24 feet deep, just wide enough to accommodate a standard one-car garage door. Lap siding will be used to match the house siding, and the garage door, back window and side “man” door will be trimmed to match the house trim. The garage door design would be a carriage style. Catlin added that the garage will touch the wall of the back stairs, but its location will keep the north side of the house visible and is consistent with garage setbacks in the neighborhood. Catlin said the application met the review criteria.

Applicant’s Testimony

Jeff Simon, 4060 NW Glenwood Avenue, Albany OR, 97321, stated he is the contractor hired for the job. Hult asked Simon about the post going through the roof of the garage. Simon explained the post goes all the way to the ground. Hult questioned if the garage roof was going to wrap around the back porch post. Simon responded yes, it would fit around the 6 x 6 and the gutter would be on the house side of the 6 x 6 post. Pinyerd expressed moisture issues may arise. Simon explained the flashing on the 6 x 6 gutter will be seamless and added it is better for gutter to be all one length. Herd questioned if the roof is going to look like it goes all the way around. Simon stated yes, you will not be able to see it from the street.

Hult stated he would like to see a garage door that reflects the character of the home. Simon shared a picture of the proposed door. Members preferred the wood door compared to the metal.

No one else wished to testify. Hult closed the public hearing at 6: 55 p.m.

Commission Action

Motion: Commissioner Herd moved to approve HI-11-10. With the following conditions:

1. The garage door design shall include divided lights on the top panel. The final door selection shall be approved by the preservation planner.
2. The east-facing window on the back side shall be a single or double-hung one-over-one window, rather than a “sliding” style window.
3. No shingles in the front gable.

Commissioner Pinyerd seconded. **Motion passed unanimously.**

PUBLIC HEARING (HI-9-10): 301-305 1st Avenue W

Hult called the public hearing on planning file HI-9-10, a request to remove non-compatible features on the building, to order at 6: 58 p.m.

Overman removed herself from the dais.

Declarations

Hult and Herd declared site visits.

Staff Report

Catlin reviewed the staff report for HI-09-10 and explained the proposal is for a request to rehabilitate the facade to bring back historic and architectural integrity to this building. The entire building, including the mural on the East wall, will be painted in historically appropriate color schemes. The applicants are requesting to remove the top row of the plywood facade, and repair the brick beneath and install missing moldings based on historical photographs. Additionally, awnings will be added to cover any remaining non-original materials. Regarding the front columns, the applicant proposes to remove the brick to match the width of the original pilasters and stucco the surface; if the brick cannot be removed, stucco will be applied to the brick and the stucco texture will match the existing. Catlin noted that according to historical photographs, the front roofline did not have a stepped parapet as shown on the plans and thought that element should be removed. On the back façade, Catlin thought the exposed original brick should remain exposed rather than be filled with stucco. Overall, she thought the application met the review criteria and recommended it be approved with conditions. She noted that Commissioner Keeney sent an email stating she supports this request as submitted.

Linda Poris, 35628 Oakville Road SW, Albany OR 97321, the property owner had no comment.

Heidi Overman, Artisan Design Works, 1120 12th Avenue SW, Albany OR 97321 explained that the stepped parapet/cornice was proposed to disguise any conditions with the brick or restoration work that may come up.

Hult asked if the stepped cornice was false. Overman confirmed.

Hult suggested the decorative brackets on the Albany Regional Museum building look similar to those in the historical photographs of the front facade.

Pinyerd asked if the cast iron was still there.

Larry Preston, 1152 12th Avenue SW, Albany OR 97321 explained there is no cast iron remaining. They have researched the columns to a great extent, and underneath there is a large stack of brick, which is two feet thick and goes all the way up and continuous up the sidewalk. When previous owners rebuilt the columns, they filled them with solid brick. Preston explained they had hoped to narrow the columns, but a lot of engineering work will be needed and new code requirements may not even allow it. For now, they plan to stucco over the brick columns.

Hult closed the public hearing at 7:24 p.m.

Commission Action

Motion: Commissioner Pinyerd moved to approve HI-09-10 with the following conditions:

1. The stepped parapet on the front facade not be implemented.
2. The brackets proposed on the front go through the cornice molding as depicted in historical photographs.
3. On the north side, keep the exposed brick.

Commissioner Herd seconded. **Motion passed unanimously.**

PUBLIC HEARING (HI-10-10):

Hult called the public hearing on planning file HI-10-10, a request to add a two-story addition to the southeast back corner of the house, to order at 7:30 p.m.

Declarations

Hult declared a drive by.

Staff Report

Catlin summarized the written staff report and explained the McDaniel house is a c. 1900 Queen Anne Cottage. The proposal is for an addition to the southeast back corner of the house. She added the home was completely remodeled in 1986. The purpose of the addition is to add a family room to the house on the upper level and a storage space on the lower level with garage doors. The current design looks like an attached garage. Attached garages are very uncommon in Albany historic districts, and it may be possible to modify the design so the addition appears to either be a detached garage or mask the garage door so they are not visible. Catlin read Keeney's comments on the issue for the record. Keeney suggested the roof be a gable roof to reflect the house roof style. Catlin expressed concern at setting precedence for attached garages and suggested to the LAC to consider asking the applicants to modify the design to a detached carriage style house.

Applicant Testimony

Heidi Overman, Architect, Artisan Design Works LLC; 1120 12th Ave SW; Albany OR 97321 directed members to a modified set of drawings for review and discussion. She said the design was modified to make the garage look detached. She tried to diminish the importance of the addition.

Other Testimony

Al Price, 5863 Woods Rd, Albany OR 97321 stated he owns the property on the south side of Walnut and 8th and believes the sewer line goes across their property and is concerned the contractors working on the addition may break the line. Hult asked if staff knew if the sewer was going through and could potentially be damaged. Catlin researched the sewer line locations and said that the addition would not go over the sewer lines.

Trent Jacobs, 820 8th Avenue SW, Albany OR 97321 said he supported the design as it will keep their boats off the street and make the house more visible. He noted his carriage house has a different roof style than the main house.

Hult closed the public hearing at 8:02 p.m.

Commission Discussion and Action

Hult thinks the second design is far better than the first because it separates the two structures. He noted that an addition was added to house when the basement was added for a garage at the basement level. He suggested using paint to make the separation between the garage and house appear deeper. He also noted that the hipped roof design for the addition does not detract from the main house.

Catlin questioned the height of the windows. Overman responded they are the same height as the adjacent windows. Herd commented the other windows seem to be at a lower sill height. Overman stated

matching the windows on the side was a challenge as there are a variety of heights. Catlin stated she is concerned the front windows not be situated in the eaves and be brought down a little lower, if possible. LAC members agreed.

Motion: Commissioner Johnson moved to approve HI-10-10 with the following conditions:

1. The walls connecting the house to the addition be painted in darker shades to minimize the connection.
2. Work with the preservation planner on an appropriate height for the west side windows.

Commissioner Pinyerd seconded. **Motion passed 3-1; with Herd voting no.**

OTHER BUSINESS

Catlin suggested the August meeting could be utilized as the LAC retreat.

Catlin stated with remaining funds LAC should start to consider events or workshops to attend, and also incorporate a mailing with different historic related activities on it. Hult stated he likes the window workshop concept in conjunction with the mailing. LAC members agreed. Pinyerd asked if doing both at the same time would cost too much. Catlin responded she does not think so. Members discussed the option of having the retreat at one of their homes. Johnson suggested the window workshop be at Smith Glass. LAC members agreed and added the option of holding it at Parr Lumber as well.

NEXT MEETING DATE

The next meeting of the Landmarks Advisory Commission is scheduled for August 4, 2010, at 6:30 p.m.

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 8:15 p.m.

Submitted by

Reviewed by

Signature on file

Signature on file

Heather Gravelle
Administrative Assistant

Anne Catlin
Planner II