



**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Council Chambers, 333 Broadalbin Street
Wednesday, July 6, 2011
6:30 p.m.**

MINUTES

Landmarks Commissioners Present: Oscar Hult; Erin Johnson; Roz Keeney; Keith Semmel

Landmarks Commissioners Absent: Trent Jacobs; Heidi Overman; Dave Pinyerd

Staff present: Anne Catlin, Planner II; Bernadette Feyerherm; Administrative Assistant; and Sheena Dickerman, Administrative Assistant I

Others present: 11 others present

CALL TO ORDER

Chair Hult called the meeting of the Landmarks Advisory Commission (LAC) to order at 6: 33 p.m.

New staff member, Bernadette Feyerherm, was introduced.

APPROVAL OF THE MAY 4 AND JUNE 1, 2011 MINUTES

Motion: Commissioner Keeney moved to approve both minutes as written. Semmel seconded it. **Motion passed unanimously.**

PUBLIC HEARING: 739 Calapooia Street SW (HI-09-11)

Hult called the public hearing on file HI-09-11 to order at 6:35 p.m. The applicants would like to add a deck to the south side of the house which will be designed to match front porch; this request includes replacing a pair of existing windows with a door onto the deck.

Declarations: None.

Staff Report

Catlin summarized the written staff report. The house is located along the Eighth Avenue canal, on a property with no backyard. The applicants would like to have an outdoor area on the south side. This area is visible from the street, but the arborvitae hedge conceals it. The design would match the front porch, which is a wall design that is common for Craftsman-style homes.

The applicants propose a 36-inch tall wall around the deck. The deck will be accessed by replacing the existing two windows with a door that matches the front door. The windows are not character-defining features of the house. Removing the windows will not alter character of the house. As far as the Secretary of Interior Standards for Rehabilitation, character defining and distinctive features of the house will be retained and preserved. The scale and location of the deck is designed to be as invisible as possible. The new work will be differentiated by the 36-inch wall height. The addition could be removed in the future without altering the integrity of the building. Staff suggested one conditional approval – lowering the

deck one step down would make it less visible from the street. However, this would not make much of a difference with a 6-8 inch rise.

Testimony

Michael Quinn, 4455 Sunset Ridge Dr. NW, Albany, OR is the contractor representing the applicants. According to Quinn, the door will be made by a company that specializes with Craftsman-style doors. He raised his concern about the step down. His client (Jane Donovan) broke her leg two years ago and for safety reasons and age request it be level with the house.

Quinn said the stairs leading to the back yard will probably be left open because the property line is so close. He suggested doing an iron rail since it's totally hidden and he does not want to close it with a wall.

Catlin suggested a simple 2x2-inch rail with a 4x4-inch post at the bottom.

Chair Hult closed the public hearing at 6:55 p.m.

Commission Discussion: None.

Commission Action

Motion: Keeney moved to grant approval of the application as presented with no conditions. Johnson seconded. **Motion passed unanimously.**

QUASI JUDICIAL PUBLIC HEARING: 325 Sixth Avenue SE (HI-12-11),

Hult called the public hearing on HI-12-11 to order at 6:58 p.m. This is a request to modify front porch to add tapered, Bungalow-style columns on a base at porch corners and modify handrail design of stairs.

Declarations: None.

Staff Report

Catlin summarized the written staff report. The dwelling is a circa 1925 bungalow. Currently it has deep eaves, exposed rafters, and some knee braces; but the porch has simple columns. At some point, the current 2x2-inch handrail was installed for safety. The homeowner researched other Albany Bungalows porch columns resulting in a design that has a wide column at the base. In order to do that with the existing columns, wrapping those has to bump out on the corners. They will keep the current railing design; improve it with a handrail for the stairs, and newel posts at the bottom. Since the front porch is only seven (7) feet tall, the columns will come up about four (4) feet and will taper up to the top and three (3) feet of base.

The character and distinctive features of the house would be retained. The open hand rail design will compliment the house style. Staff recommends approval with conditions.

Testimony

Mike Reilly, 325 Sixth Avenue SE, is one of the applicants. The applicants decided to simplify things by not tapering the upper half of the columns. They will keep the 4x6-inch posts and have the lower box columns. Catlin said that they can wrap columns with 1x6-inch or 1x8-inch boards with mitered edges without tapering the columns. Reilly said they will install lap siding on the bases.

Caitlin confirmed that the siding will go to the ground. The finished project will look nearly identical to the picture presented on page 4 of their report. The columns will remain 38 inches.

Concerns were raised with the height of the column bases. Reilly explained that they will take about eight (8) inches off the top of what is there now. It will sit about an inch or two above the railing.

After discussion, the applicant agreed that adding an entablature, the section of the structure that lies between the columns and the roof, would be a good improvement. The columns could be boxed in proportionally and squared out on the top as well as being trimmed.

Testimony

Robert Wilson, 540 Railroad Street, is a property owner whose backyard abuts Reilly's backyard. They purchased a 1925 Craftsman very similar style to Reilly's in 1975. Wilson provided a photograph from 1977 (Exhibit A) that showed his house with tapered columns. He noted that their house had a very similar style and construction date to the houses in their neighborhood, including the Reilly's. Mr. Wilson supports the Reilly's project, adding it will fit well with the character of the area.

Mandy Tyson, 314 Sixth Avenue is a property owner who lives across the street. She said that before the Reilly's bought the property, it was an eyesore. What they've done so far has improved the neighborhood and they've done a good job.

Chair Hult closed the public hearing at 7:20 p.m.

Commission Discussion

Reilly agreed that the tapered columns would be great. However, he said it would make the project more complex and it would increase expenses beyond what they have budgeted.

After some discussion, the Commissioners and the applicant concluded that straight columns would be appropriate to the house style. They agreed against adding the trim board at the top after seeing the photograph of the house without it. The Commissioners recommended that the column bases start at the corner of the porch, rather than extend beyond the porch.

Commission Action

Motion: Semmel moved to grant approval with conditions of the application as described in planning file HI-12-11. This motion is based on the findings and conclusions of the staff report and testimony and evidence presented at the public hearing that show that the project can satisfy the reviewed criteria with the following conditions:

1. The front knee braces shall be retained.
2. The porch columns and the newel posts shall have mitered edges so that trim is not needed at the corners.
3. The base of the porch columns shall be finished with siding as shown in the photograph in the staff report.
4. The porch columns shall be square, preferably 8-inches by 8-inches.
5. Trim shall be added to the posts.

Keeney seconded it.

Catlin wanted to clarify the condition was for trim at the top and bottom of the porch column sitting on top of the base. Semmel affirmed. Hult suggested a couple of modifications to the motion. He would like to see it as an 8-inch square column; and that the applicants not add the trim above as in the drawing that he submitted. Semmel and Keeney agreed to the amendments. **The amended motion passed unanimously.**

Hult called the public hearing on HI-13-11 to order at 7:32 p.m. This request is to replace the front porch railing, add a shed-roof dormer to the east side, remove the center chimney, replace removed windows on the west side, back deck addition, and balcony extension.

Declarations: None.

Staff Report

Catlin summarized the written staff report. She noted a few changes on the front facade are in an effort to restore missing features, including the central columns and the wall-style railing. The applicants will use existing dimensions to create the columns and match the wall from the side around. Catlin noted the design should include cut outs for the rain to drain.

The proposal on the east side is to remove the middle chimney and small dormer and put a shed roof-style dormer that will accommodate a bathroom. It includes a series of three windows similar to the three windows on the first floor. Catlin recommended that they match the size of the windows below in order to be in scale with the other windows. They are proposing a metal roof for the dormer. Catlin said that due to the low pitch, the metal roof won't be readily visible as it will match the color of the composition shingles.

The back porch has been enclosed and currently has metal sliding windows. They would replace them with a double-hung style to compliment the rest of the house. All the windows are proposed to be aluminum clad on the exterior, which will distinguish them as new. They are planning to extend a deck from the back of the enclosed porch using the siding wall design. They would like to extend the small back balcony out by two (2) feet.

The west side had evidence of small windows on either side of the chimney. They propose windows the same size as the original.

Catlin concluded that the alterations on the east and back sides are not visible from the front and the proposals compliment the craftsmanship of the house. Catlin recommended approval with a few conditions.

Testimony

Paul Massara, 705 10th Avenue SW, homeowner. When they purchased the house about two years ago, they noticed a few modifications had been made to the house. The little dormer on the east side was also added to the house. It was evident that the northeast corner of the house was once an open porch but was now closed in. There is a rain drain on the back porch that can be replicated on the front. They proposed to enlarge the back area to make it more functional. The windows were changed and they would like to bring back details as much as possible. They would like to add a door to the left side of the chimney that will lead to the back yard. They also want to put the windows back by the chimney on the west side to bring in more sunlight.

Keeney asked if they can explore other roofing material that is not metal. Massara said that they have asked their architect to help them come up with an alternative. Massara said that the roof will look like the one found at the train station and they are flexible with the color of the roof. Johnson is amenable to the metal roofing because it is an addition, not a restoration. Hult agreed.

Massara said they will add two feet to extend the balcony for a total of four feet. Structurally, it is not sound. He will reuse siding and get matching siding where needed.

Chair Hult closed the public hearing at 8:08 p.m.

Commission Discussion

Johnson didn't agree that the dormer window proportion have a vertical emphasis. Catlin restated that the narrower windows will look proportionally more in scale with the others.

Commission Action

Motion: Johnson moved to grant approval with conditions of the application as described in planning file HI-13-11. This motion is based on the findings and conclusions of the staff report, testimony and evidence presented and can meet the criteria with the following conditions:

1. The roof of the new dormer be in a color that matches the current roof.
2. The addition overhang on the north elevation to match the addition overhang on the east elevation so it does not quite extend out as far.
3. Add rain drains to the front porch on the east and west elevations as discussed.

Semmel seconded it. **The motion passed unanimously.**

Massara asked what would happen if they changed the house shingles. Catlin said a new roof would be permitted. Hult recommended if the roof color changes, they match the color of the metal.

OTHER BUSINESS

Keeney announced that she is moving to Corvallis, although they still own property in the City of Albany. Catlin also announced that Overman will be resigning from her post due to her heavy workload. Both commissioners are willing to stay until suitable candidates are found and appointed.

Catlin asked for input on the newsletter. The new library was suggested as a location for the presentation of findings from the Ranch style project. Participants in the study and the public will be invited. Keeney suggested holding it the same date the LAC meets.

Regarding the rehabilitation grants, Catlin reported that most projects are underway, one was cancelled. Keeney reported that the nomination for the Andrus House to the National Register passed at the state unanimously with possible national approval in the fall.

NEXT MEETING DATE

The next meeting of the Landmarks Advisory Commission is scheduled for August 3, 2011, at 6:30 p.m.

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 8:30 p.m.

Submitted by

Reviewed by

(Signature on file)

(Signature on file)

Bernadette Feyerherm
Administrative Assistant

Anne Catlin
Planner II