NOTICE OF PUBLIC HEARING

CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION

Albany City Hall, 333 Broadalbin Street SW
CITY COUNCIL CHAMBERS

Wednesday, March 7, 2012
6:30 p.m.

AGENDA

1. CALL TO ORDER — Chair Hult
2. ROLL CALL
3. APPROVAL OF THE February 1, 2012 MINUTES
4. PUBLIC HEARING: 436-456 Second Avenue SW (Planning File HI-01-12)

   Substitute Materials and Exterior Alterations request to replace front windows and remove window openings on back
5. PUBLIC HEARING: 404 Calapooia Street SW (Planning File HI-02-12)

   Exterior Alterations to extend an eave overhang over south side door and steps
6. PUBLIC HEARING: 336 Ninth Avenue SW (Planning File HI-03-12)

   Exterior Alterations to replace non-original side and rear stairs with new metal stairs
7. SOUTH ALBANY AREA PLAN PRESENTATION — Greg Byrne
8. OTHER BUSINESS
9. NEXT MEETING: April 4, 2012 (regularly scheduled)
10. ADJOURN

The location of the hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.

CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Council Chambers, 333 Broadalbin Street
Wednesday, February 1, 2012
6:30 p.m.

MINUTES

Landmarks Commissioners Present:	Kate Foster, Oscar Hult, Trent Jacobs, Jessica Pankratz, David Pinyerd, and Camron Settlemier
Staff present:	Anne Catlin, Planner II, David Martineau, Planner III, Bernadette Feyerherm, Administrative Assistant
Staff absent:	Keith Semmel
Others present:	3 others present

CALL TO ORDER

Chair Hult called the meeting of the Landmarks Advisory Commission (LAC) to order at 6:31 p.m.

INTRODUCTIONS

Chair Hult introduced our newest LAC Board member, Jessica Pankratz to the Board.

APPROVAL OF THE November 2, 2011 MINUTES

Motion: Foster moved to approve the November 2, 2011 minutes as written. Jacobs seconded it. **Motion passed unanimously.**

QUASI-JUDICIAL PUBLIC HEARING: HI-17-11. 424 Montgomery Street SE

Chair Oscar Hult called the public hearing on HI-17-11, a request for solar panels on the south-facing roof, to order at 6:34 p.m.

Declarations: None.

Staff Report: Planner III David Martineau summarized the written staff report. It is an application to install 14 solar panels on the south-facing side roof on a historic-contributing resource located within the Hackleman National Register Historic District. Notices were mailed to surrounding property owners on January 20, 2012. As of 5:00 p.m. on the day of the meeting, the Planning Division received one written comment from Marvin and Cheryl France supporting the proposed exterior alterations.

The subject dwelling was constructed circa 1903 in the Queen Anne Vernacular style. The character defining features are located on the front/east and north sides of the house. The application is for permission to place a solar panel array on the back portion of the south-facing roof of the main house. It is the only location on the property that gets enough sunlight due to shade from trees and other structures. A portion of the south side roof is visible from the street in the winter and from across the street for a short stretch when leaves are on trees. According to the applicant, the array will lay flat on the roof over the rear portion of the house. The panels will have limited visibility from the street and can be installed and

removed without altering the character defining features of the historic resource.

Originally, the panels were to be black with black frames, but these panels are now out of stock and no longer available, according to a memo from the applicant dated January 24, 2012. The applicants looked more closely at their roof color and found that it was a blend of colors, primarily grey and brown. Their solar panel contractor suggested a panel that was black with silver frame. This particular panel is illustrated in the January 24th memo, and labeled "Figure 2". If this panel is available, the applicants believe it would be more compatible with their roof than the black on black model.

The applicant developed findings of fact that were incorporated by reference and attached to the staff report. The first set of criteria from Section 7.150 of the Development Code address exterior alterations and look particularly at whether or not the proposed alteration will cause the structure to more closely approximate the historic nature of the original structure and if it is compatible with the historic characteristics of the neighborhood.

The second set of criteria contains a list of ten standards for rehabilitation developed by the Secretary of Interior and adopted in Section 7.160 of the Development Code. These are to be applied in a reasonable manner and not all will be relevant to this proposal. The applicant believes standards number 2, 5, 9, and 10 apply in this case and staff concurs.

Summing up the key findings, staff stated that there will be no removal or alteration of historical characteristics of the house. The features that define the historic character are located on the front and north sides of the house. There are no distinctive features on the roof where the panels are proposed to be installed; the panels will be mounted on the roof without requiring any alterations of the roof; they will be of proportionate scale to the roof and the house. Due to the height of the house and its location on the site, the side roof line is not visible from the sidewalk along the front of the house. The panel location is partially visible only if you cross the street for a short distance (see Page 3 of the applicant's submittal). A maple tree on the neighboring lot will further obscure the view for much of the year. Finally, as the applicants stated in their revision memo, their roof is more brown and grey in color, therefore black panels with silver frames will likely blend in more than if they were able to acquire the black on black ones.

In conclusion, staff concurred with the applicants on the following items:

1. The historic character of the property will be retained and preserved. The character defining features of the house will not be altered or removed.
2. The solar panels are proposed on a secondary facade, located away from the front of the house, and will have limited visibility.
3. The scale, design, and location of the solar panels make them compatible with the house.
4. The panels can be removed without altering or damaging the house or its character defining features.

Staff recommends approval of the exterior alteration of an historic structure to install solar panels on the south-facing roof with one condition: The placement of 14 solar panels, measuring 16 feet high by 16 feet wide, shall be located on the roof as shown on the applicant's preliminary diagrams.

Applicant Testimony

Rich Catlin, homeowner and applicant, 424 Montgomery Street SE – He explained they were trying to increase the sustainability of their house. The one feasible spot to place the panels was on the roof. The installer informed them that the panels they originally selected were no longer available (black on black) so they chose a panel whose appearance is close to the color of their roof.
He said the panels will be located to the back of the side roofline, and only visible from a few locations.

They selected the layout option that would allow the panels to be located furthest from the front of the house.

Foster asked if they had considered tiles that may become part of the roof. Catlin said these tiles have not been on the market long enough and testing is still being done. Additionally, they've reroofed their house six years ago and are hoping not to replace shingles.

Pinyerd referred to Figure 2 of the memo and asked if they're looking at silver on the whole unit or just silver lines on the edge that can be seen from the ground? Installation will have a silver edge per Catlin. Settlemeier asked if it is possible to paint the edges of the solar panels to closely match the color of the existing roof since he's concerned the silver edges will be visible. Catlin responded that the edging may not paint very well but will ask the contractor.

Foster asked if the black on black panels are available from another source. Catlin said it is available in the market, but not available from the program.

Hult made an observation that the silver is actually a 'gray' rather than silver. Jacobs added that over time, it will patina.

Jacobs made reference to the 16x16 foot panel array area asking if it would enable them to add another panel in the future. Catlin affirmed.

Laura LaFond, homeowner, 322 4th Avenue SE – She expressed interest in historic preservation. She is concerned about the future and the use of fossil fuels for energy. She questioned why this proposal is looked upon with magnification and satellite dishes are allowed. Let's be very careful with our decisions.

Anne Catlin, homeowner and co-applicant, 424 Montgomery Street SE – She also responded to some questions regarding the change in panel design. She stated that the company suggested the black on black design thinking it might fit in into the historical character of their home. They were not given a variety of panel designs to choose from. She had concerns about how the edge will look like, but feels the grey on black panel (the 240 model) will be more compatible with their roof colors. As the homeowner, she wants to limit the visibility of the panels. They have not heard from the contractor as to other panel options or solar contractors. She stated that they are willing to do what they can in order to make the panels fit in. Staff Rebuttal: Martineau said energy is a big issue for our future and anything people can do is a good thing.

Hult closed the public hearing at 7:02 p.m.

Commission Discussion

Jacobs said that the mass and scale of the panels fit with the house. They are a new feature on the house and the edge detail is part of the new feature. He said that the suggested condition of approval that specifies the 16-foot by 16-foot area may limit expansion in the future. It was noted that the request is only for panels in the specified area and not for future expansion.

Commission Action

Motion: Jacobs made a motion to approve the proposal as submitted, regarding the proposed exterior alterations. Pankratz seconded it. **The motion passed unanimously.**

OTHER BUSINESS

Election of Officers – Pinyerd was asked if he's interested to continue his post as co-chair of the LAC

Board; he stated in the affirmative. Hult is willing to chair the Board.

Motion: Jacobs moved that Hult and Pinyerd remain as chair and co-chair; Settlemeir seconded. **The motion passed unanimously.**

Catlin provided the following updates:

- New Commissioner - Catlin announced that Semmel is resigning. She asked for suggestions for a new LAC member. Catlin recommended Jeff Simon, a contractor. Hult suggested Larry Preston as a viable candidate.
- Meeting Time – She asked if a new meeting time is more preferable so as not to conflict with members' personal time. None of the LAC members at this point have any problems with the meeting schedule.
- 2751-2753 Salem Avenue SE (Planning File Hi-15-11): The applicants posted the house for relocation on Craigslist within 120 days from the notice of decision and the applicant has submitted an alternative design to develop the site without removing the house. A copy of the Craigslist advertisement was provided along with diagram. Nobody has been seriously interested in it as of yet.
- 409 1st Avenue SW: Thad Olivetti has removed the "cheese grater" to uncover the front façade. He will submit a historic review application for exterior alterations when he has the plan for the storefront.
- Heritage Excellence Award Nominations: Catlin submitted an award nomination for Roz Keeney. Oscar Hult submitted one on behalf of the Monteith Historical Society. Hult also submitted one for the Penneys Building.
- Settlemeier reported on the dwelling he was doing a research on 937 5th Avenue SW. He said a 1944 aerial survey shows a different house was previously on the property. This substantiates the owner's claim that the house was constructed in 1947. Catlin will contact the owners.
- Foster made a suggestion regarding the potential code changes about the demolition denial. She said that we might get more public support by rewording it to make it a conditional approval if the applicant finds a place to move the dwelling to.
- Strategic planning session – The group brainstormed on what they want to accomplish in the next 18 months in preparation for funding requests for the program. The discussion included ideas for education and outreach, incentives, and preservation planning.

NEXT MEETING DATE

The next meeting of the LAC will be scheduled in March 7, 2012.

ADJOURNMENT

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

Submitted by

Bernadette Feyerherm
Administrative Assistant

Reviewed by

Anne Catlin
Planner II

COMMUNITY DEVELOPMENT DEPARTMENT
333 Broadalbin Street SW, P.O. Box 490; Albany, OR 97321
Phone: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

STAFF REPORT

Historic Review of Substitute Materials and Exterior Alterations (HI-01-12)

HEARING BODY	LANDMARKS ADVISORY COMMISSION
HEARING DATE	Wednesday, March 7, 2012
HEARING TIME	6:30 p.m.
HEARING LOCATION	Albany City Hall, City Council Chambers, 333 Broadalbin Street SW

EXECUTIVE SUMMARY

This is an application to make alterations to the 1960s addition to the 1907 Dannals Blacksmith Shop building at 456 Second Avenue SW. The applicant is undertaking long overdue maintenance. The request includes replacing two metal storefront windows on the front façade with painted vinyl windows in the same dimension, removing the cornice band around the top of the addition and east edges of the original building, and removing two window openings on the back side of the building.

Staff recommends approval with the condition that the new windows be painted.

GENERAL INFORMATION

DATE OF REPORT:	Wednesday, February 29, 2011
FILE:	HI-01-12
TYPE OF APPLICATION:	Replace two metal windows in 1960s building addition with vinyl and replace wood band at cornice
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER:	Gini Christie; P.O. Box 990; Jefferson, OR 97352
APPLICANT:	Travis Klein; P.O. Box 549; Albany, OR 97321
ADDRESS/LOCATION:	436 and 456 Second Avenue SW
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-3W-06CC; Tax Lots 8500 and 8600
HISTORIC DISTRICT:	Downtown Commercial
HISTORIC RATING:	Historic Contributing
ZONING:	HD (Historic Downtown)

NOTICE INFORMATION

Notices were mailed to surrounding property owners on February 24, 2012. At the time the staff report was completed, the Planning Division had not received any comments on the proposed exterior alterations or use of substitute materials.

STAFF ANALYSIS

The Albany Development Code (ADC), Article 7, contains the following review criteria (in *italics*) that must be met for this application to be approved. The Secretary of the Interior's Standards of Rehabilitation are also used

to determine whether the proposed alteration meets the review criteria (relevant standards are listed in *italics*). Findings of fact and conclusions follow the applicable review criteria.

1. SUBSTITUTE MATERIALS ANALYSIS – Replace metal storefront windows with vinyl windows

7.200 Eligibility for the Use of Substitute Materials. The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

(1) The building or structure is rated historic non-contributing OR, in the case of historic contributing buildings or structures, the existing siding, windows or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

Any application for the use of substitute siding, windows and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

7.210 Design and Application Criteria for Substitute Materials. For buildings or structures rated historic contributing or historic non-contributing, the application for the use of substitute materials on siding, windows or trim must follow these guidelines:

(1) The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows or trim.

(2) Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

(3) The proposed material 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.

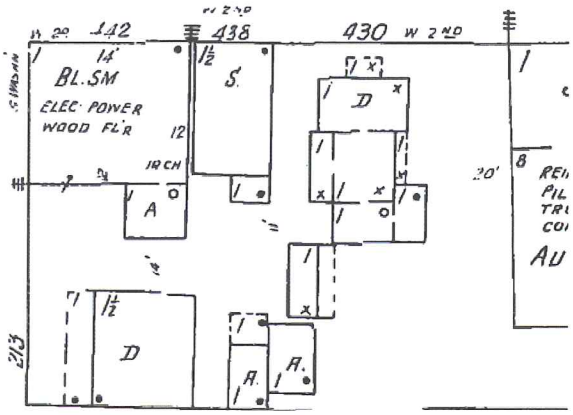
(4) The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.

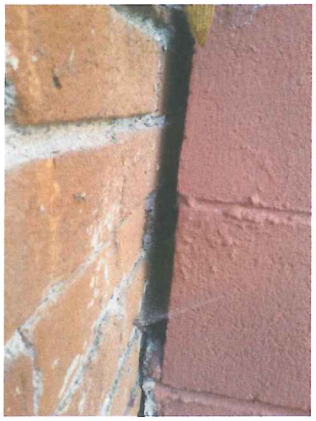
(5) The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.

FINDINGS OF FACT

1.1 The building at 456 2nd Avenue was constructed in 1907 and originally was Dannals Blacksmith Shop. The architectural style of this building is Commercial. It is a historic-contributing building in the Downtown Commercial Historic District. The National Register nomination notes 436 Second Avenue SW as a, "Smaller addition on the east side with 3 bays, 2 windows and a door, is compatible."

1.2 The building addition at 436 Second Avenue SW is a shorter and smaller building on a separate tax lot. It does not appear on the 1949 Sanborn Fire Insurance maps. The construction date is estimated to be c.1960, which is outside the time period of significance (post 1945) for the historic district. The building addition has a separate wall at the shared property line.





1.3 The windows proposed to be replaced are metal windows that appear to date to the 1960s. The thin metal frame design was used historically. The large "display window" size is compatible with historic commercial buildings. The glass in the metal windows was cracked and water was leaking into the building and security was compromised. The wood frame around the windows was dry rotted due to water damage. On the front façade, the applicant replaced the windows quickly due to water damage in the building and for building security. The cost to replace the glass was the same price as the proposed new windows. The applicant did not look at the price of new metal windows or metal-clad windows.

1.4 Proposal and Design Criteria for Substitute Materials. The applicant is proposing to replace the original metal picture windows with vinyl windows the same size and style, and utilizing the existing opening. The window stile and rail dimension are compatible with dimensions of wood windows in historic buildings.

1.5 The applicant will paint the windows to match the paint color of the windows on the main building (black). This will cover the vinyl material so they will resemble wood windows and be compatible with the materials and finishes on buildings in the Historic Downtown District.

1.6 The proposed windows will not damage, destroy, or affect character-defining features of the building.

1.7 The metal windows were not unusual or historically unique and do not warrant the cost to repair.

CONCLUSIONS

1.1 The existing metal windows date to the 1960s and they are damaged beyond reasonable repair.

1.2 The vinyl windows will be installed in the existing window opening size and will not alter or cover any unique features of the building addition.

1.3 The dimensions of the vinyl window rails are more compatible with the dimensions of a wood window.

1.4 The windows will be painted to match the wood windows in the main building.

1.5 The substitute materials criteria are satisfied.

2. EXTERIOR ALTERATIONS – Block in two back windows and replace cornice band

7.150 Exterior Alterations Criteria

The review body must find that one of the following criteria has been met in order to approve an alteration request. The review body will use the Secretary of Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alterations meet the review criteria.

(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.

7.1660 APPLICABLE Secretary of the Interior's Standards for Rehabilitation

(S2) The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

(S3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(S5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(S9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FINDINGS OF FACT

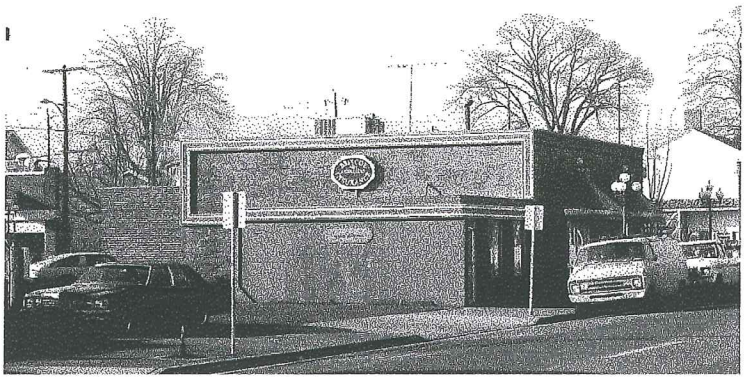
2.1 The 1960s building addition's character defining features include the CMU pilaster block and a cornice band that wrapped around the building and also around the east edges of 456 Second Avenue, per the photograph below.

FORMER

CURRENT

2.2 Cornice Band. A 14-inch by 4-inch wood board with a 2-inch by 4-inch board in the middle was wrapped around the top of the building and also around the edges of the east façade of the original building. The date of the band is unknown. The cornice band was not compatible with the 1907 building.

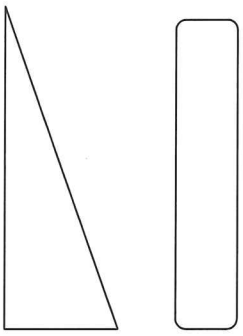
2.3 Due to deteriorated conditions and to repair water damage and paint the exterior, the band was removed from the addition and the main building. (See photos previous page and below.)



2.4 The applicant does not plan to put the cornice band on the east side of the original building to restore the original brick faced on the east side. The east side of the building addition is on the property line, and the cornice band cannot be installed without getting an easement.

2.5 The cornice board was functional on the front façade keeping water out of the CMU blocks. The objectives are to be compatible with the original building and features found in the district and to keep water away from the building and draining off the cornice band. The applicant's first choice is to install an A-frame "roof" on the front to cover the CMU block, finished with roof shingles, similar to that at Loafers. (See pictures below.) The mock frame in the picture is 14-inches tall and projects 12-inches. The second option is to provide a narrower A-frame design, extending only 6-inches with a smooth finish. The third option is to put the band back that was there or go with a recommendation of the Commission.

OPTION 1- Similar to Loafers



OPTION 2 OTHER

2.6 Option 1 may appear out of scale with the small building. The proposed roof shingles would not be compatible in features with the Commercial style.

2.7 Due to the small scale of the building, Option 2 or a flat design would be the most compatible in scale with the existing addition and would also complement the architecture of the original building.

2.8 Windows on South/Back Side. Two window openings on the back side are proposed to be bricked in to stop water damage and no light or egress is needed for the use. The windows were metal and the wood framing also had dry rot.

2.9 The back side has been altered over time. You can tell from the photograph (next page) that originally there were two small windows to the west and a door where the larger window was located. This proposed alteration is visible from the alley, but is on the back side.

2.10 The spacing and character of the original window openings was lost when the openings were previously modified.

2.11 The CMU block is a character defining material of the building addition. The window openings will be filled with matching CMU block.

2.12 The character defining features of the addition are on the front façade. The proposal is on the back façade..

2.13 The mortar lines will denote where the openings were located if there is interest in restoring the openings in the future.

CONCLUSIONS

2.1 The cornice band was not an original feature of the 1907 building. A simple cornice board or A-frame design on the front will be compatible with the style of the addition and with the original 1907 building.

2.2 Blocking in the windows on the back side of the building addition will be compatible with the CMU building material on the addition.

2.3 The proposed alterations satisfy the review criteria with the following condition of approval.

CONDITION OF APPROVAL

2.1 The cornice band design shall be decided by the Commission.

COMMUNITY DEVELOPMENT DEPARTMENT
333 Broadalbin Street SW, P.O. Box 490; Albany, OR 97321
Phone: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

STAFF REPORT
Historic Review Exterior Alterations (HI-02-12)

HEARING BODY	LANDMARKS ADVISORY COMMISSION
HEARING DATE	Wednesday, March 7, 2012
HEARING TIME	6:30 p.m.
HEARING LOCATION	Albany City Hall, City Council Chambers, 333 Broadalbin Street SW

EXECUTIVE SUMMARY

This is an application to extend the roof eave overhang over the south side door to provide cover over the side door landing.

Staff recommends approval.

GENERAL INFORMATION

DATE OF REPORT:	February 29, 2012
FILE:	HI-02-12
TYPE OF APPLICATION:	Request to extend roof eave to provide cover over the existing landing
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER/ APPLICANT:	Peggy and Erik Udolf; 404 Calapooia Street SW; Albany, OR 97321
ADDRESS/LOCATION:	404 Calapooia Street SW
MAP/TAX LOT:	County Assessor's Map No. 11S-4W-12AA; Tax Lot 4700
HISTORIC DISTRICT:	Monteith
PROPERTY RATING:	Historic-Contributing
ZONING:	HM (Hackleman Monteith)

NOTICE INFORMATION

Notices were mailed to surrounding property owners on February 24, 2012. At the time the staff report was completed, the Planning Division had not received any comments on the proposed exterior alterations.

STAFF ANALYSIS

The Albany Development Code (ADC), Article 7, contains the following review criteria (in *italics*) that must be met for this application to be approved. The Secretary of the Interior's Standards of Rehabilitation are also used to determine whether the proposed alteration meets the review criteria (relevant standards are listed in *italics*). Findings of fact follow each set of Code criteria.

7.150 Exterior Alterations Criteria

(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.

7.160 APPLICABLE Secretary of the Interior's Standards for Rehabilitation

(S2) The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

(S3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

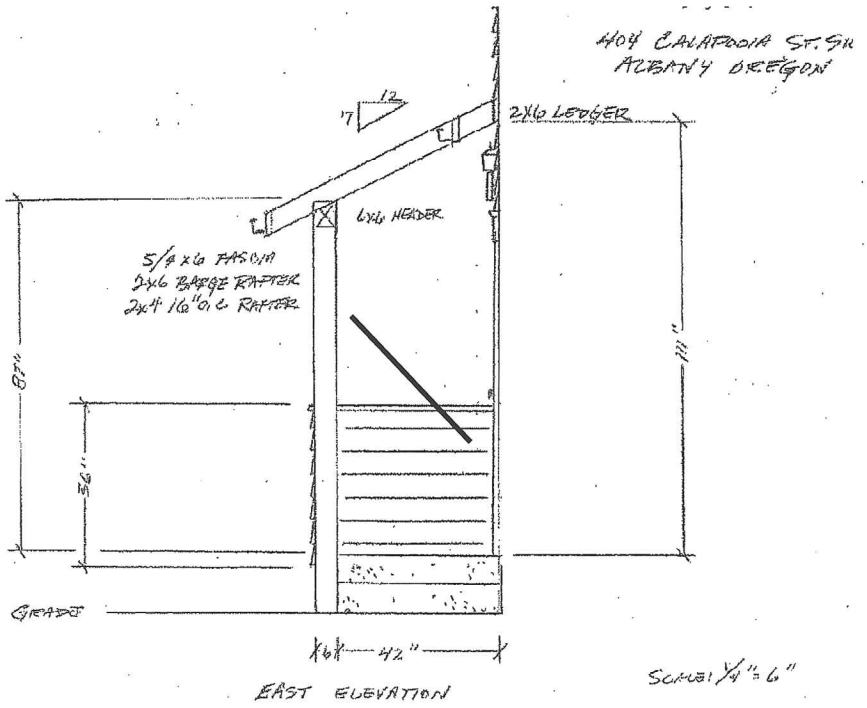
(S5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

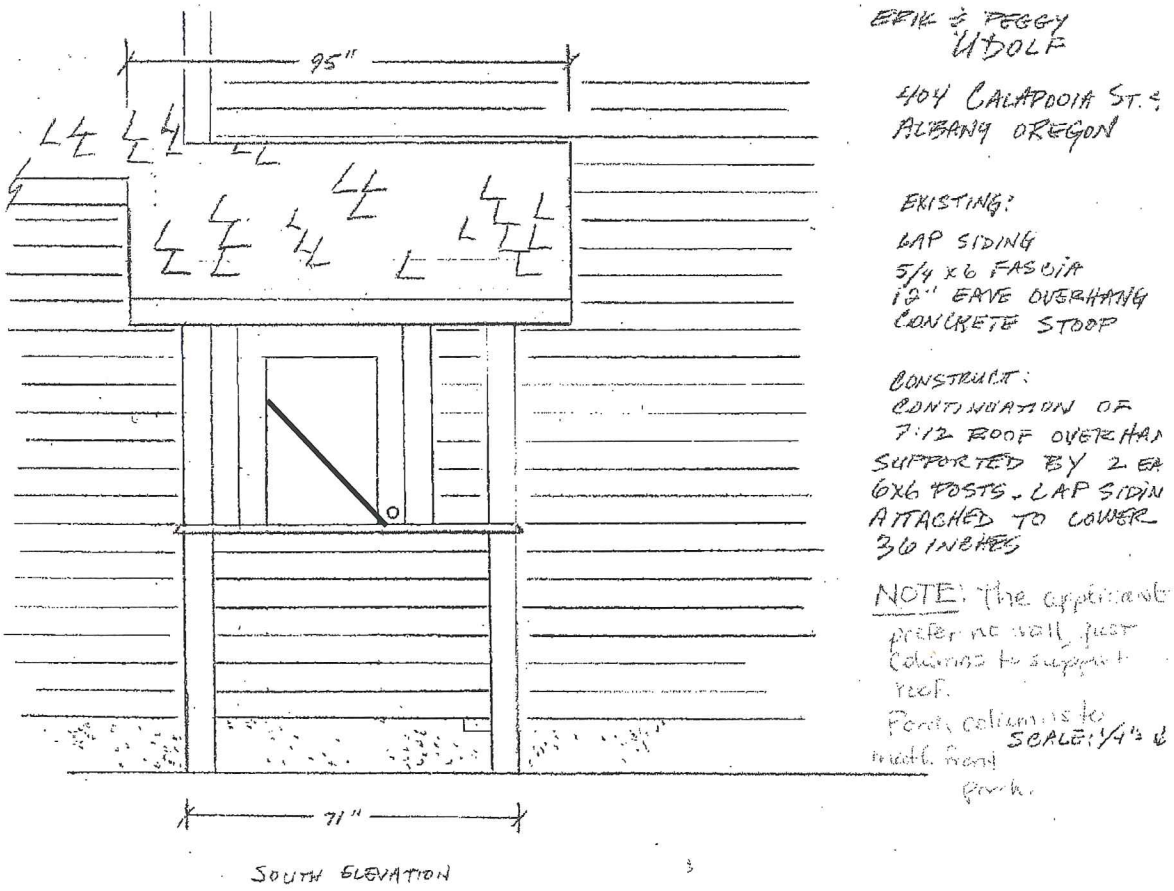
(S9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FINDINGS OF FACT

1. The subject house is a c.1879 Western Farmhouse. According to the National Register nomination information, the house has been altered many times. Decorative features include a wide frieze board. The front porch was replaced c.1920 with hipped roof and horizontal lap siding and simple square columns.

2. The applicant is proposing to extend the existing roof overhang over the door on the south side of the house. The overhang would extend out about three feet over the existing concrete landing. The slope of the overhang will match that of the existing overhang. The overhang would be supported with six-inch by six-inch posts that match the front porch post dimensions. The drawings show lap siding in the lower 36 inches to match the front porch. **The applicants prefer no wall** for easier accessibility to the side yard.





3. The proposed alterations are designed to be compatible with features on the house.

4. The proposed alterations will not remove or cover any character defining features or craftsmanship of the house.

5. The proposed alterations will have limited visibility from Calapooia Street.

6. The alteration could be removed in the future without affecting the character of the house.

CONCLUSIONS

1. The proposed extended roof overhang is compatible with the historic character of the house and of Albany's historic homes.

2. The proposed alterations could be undone without compromising the integrity or original features of the building.

3. The proposed alterations satisfy the review criteria.

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STAFF REPORT
Historic Review Exterior Alterations (HI-03-12)

HEARING BODY	LANDMARKS ADVISORY COMMISSION
HEARING DATE	Wednesday, March 7, 2012
HEARING TIME	6:30 p.m.
HEARING LOCATION	Albany City Hall, City Council Chambers, 333 Broadalbin Street SW

EXECUTIVE SUMMARY

This is an application to replace the existing egress stairs on the side and back sides of Central School with steel stairs that meet seismic and building code standards.

Staff recommends approval with one condition.

GENERAL INFORMATION

DATE OF REPORT:	February 29, 2012
FILE:	HI-03-12
TYPE OF APPLICATION:	Request to replace existing stairs on the side and rear of Central School
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER:	Doug Pigman; Greater Albany Public Schools; 718 Seventh Avenue SW; Albany, OR 97321
APPLICANT:	Walter Gresl; gLAs Architects, LLC; 1415 Pearl Street; Eugene, OR 97401
ADDRESS/LOCATION:	336 Ninth Avenue SW
MAP/TAX LOT:	County Assessor's Map No. 11S-3W-07BC; Tax Lot 2900
HISTORIC DISTRICT:	Monteith
PROPERTY RATING:	Historic-Contributing
ZONING:	HM (Hackleman Monteith)

NOTICE INFORMATION

Notices were mailed to surrounding property owners on February 24, 2012. At the time the staff report was completed, the Planning Division had not received any comments on the proposed exterior alterations.

STAFF ANALYSIS

The Albany Development Code (ADC), Article 7, contains the following review criteria (in *italics*) that must be met for this application to be approved. The Secretary of the Interior's Standards of Rehabilitation are also used to determine whether the proposed alteration meets the review criteria (relevant standards are listed in *italics*). Findings of fact follow each set of Code criteria.

7.150 Exterior Alterations Criteria

(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.

APPLICABLE Secretary of the Interior's Standards for Rehabilitation (ADC 7.160)

(S1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(S2) The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

(S3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

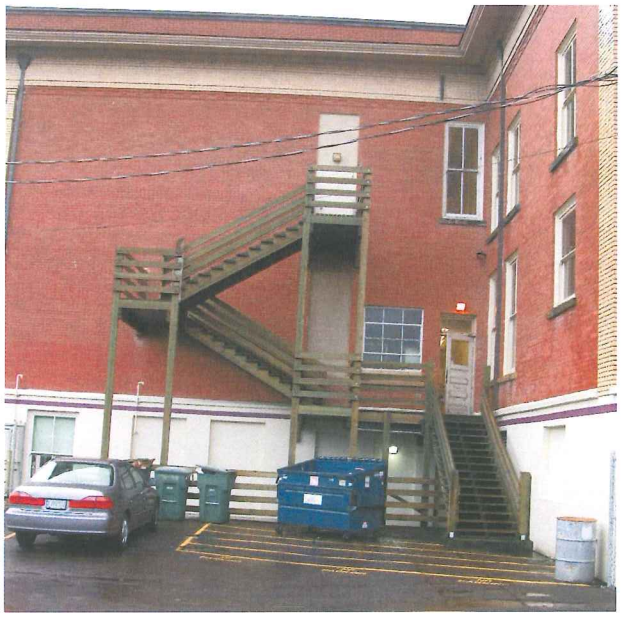
(S5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

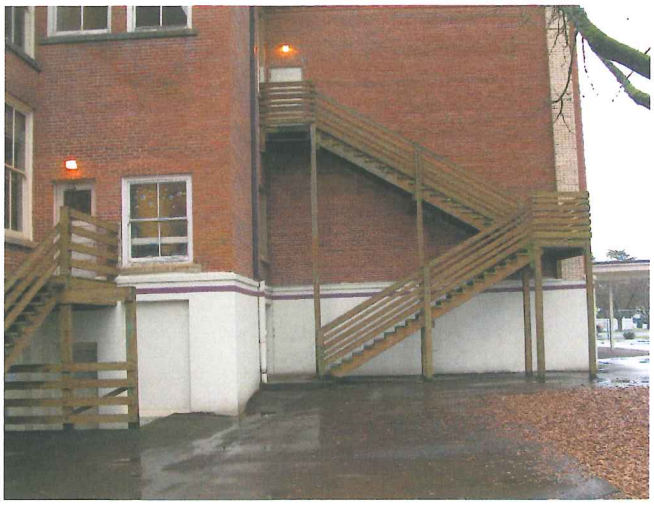
(S9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FINDINGS OF FACT

1. The subject property is Central School. The school was constructed in 1915 in the American Renaissance architectural style. Decorative features include a stepped parapet, ionic columns in the entrance pavilion, corner pavilions with pilasters, transom windows over the front doors, two over two windows, and ground level entrances on the east and west sides. There are egress exits and stairs on the east, south and west sides.

2. The original egress exit stairs were replaced long ago with pressure treated wood stairs as shown in the photographs.





3. Seismic improvements are being made to the school. The improvements include replacing the existing stairs with steel stairs that meet building codes and seismic standards.

4. The building has been used for educational purposes since it was constructed. There are minimum safety and egress standards for schools. The proposed alterations will bring the side and back egress stairs into compliance.

5. According to the applicant, the original stairs were metal. The proposed stairs include steel tube approximately 1-inch by 1-inch balusters/pickets spaced four inches on center and a simple column at the landings. The finish color is to be determined by the architect, but is likely to be medium to dark brown to complement the natural brick color. The architectural renderings are attached to the staff report.

6. The character defining features of the school will not be affected by the proposed alterations. The stairs could be removed without affecting the building.

7. The simple design proposed for the stairs will not detract from the historic character of the building and will not create a false sense of historical development.

8. The proposed alterations will be differentiated from original features in the height of the balustrade and the design.

CONCLUSIONS

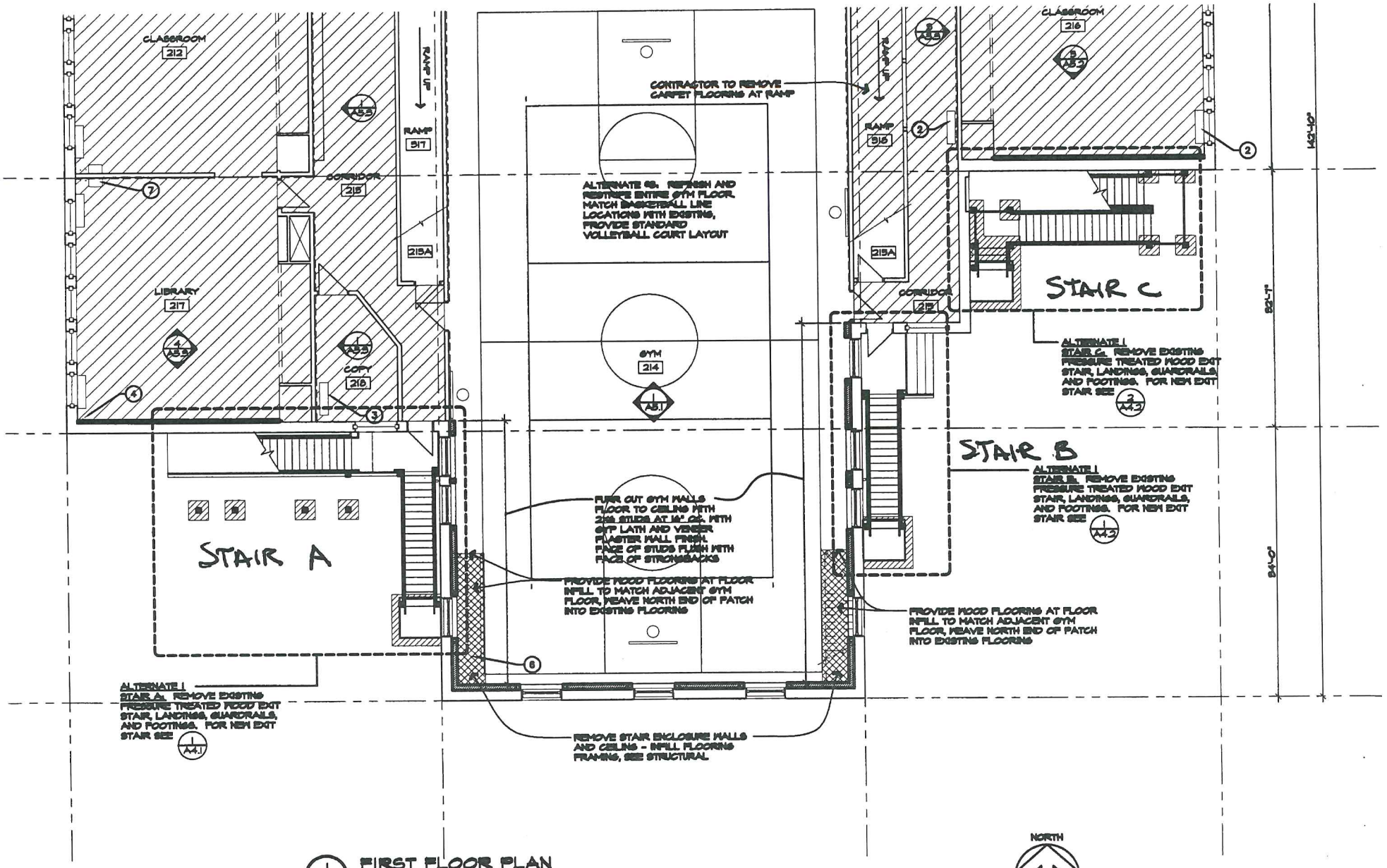
1. The stairs need to be replaced for safety reasons.

2. The proposed steel stairs will be compatible with the architecture of the building and with materials used historically.

3. The stairs will not alter, cover or remove any architectural features on the school building. They can be removed without affecting any architectural features.

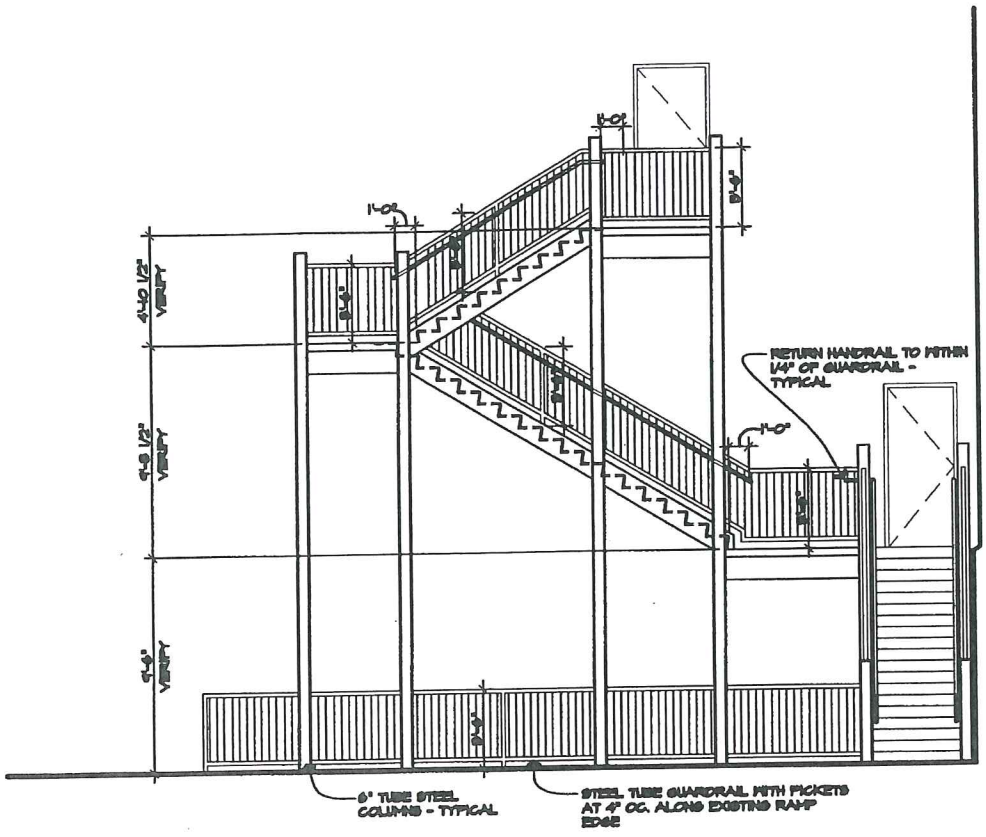
4. The proposed alterations satisfy the review criteria.

Attachments: Architectural renderings of proposed stairs



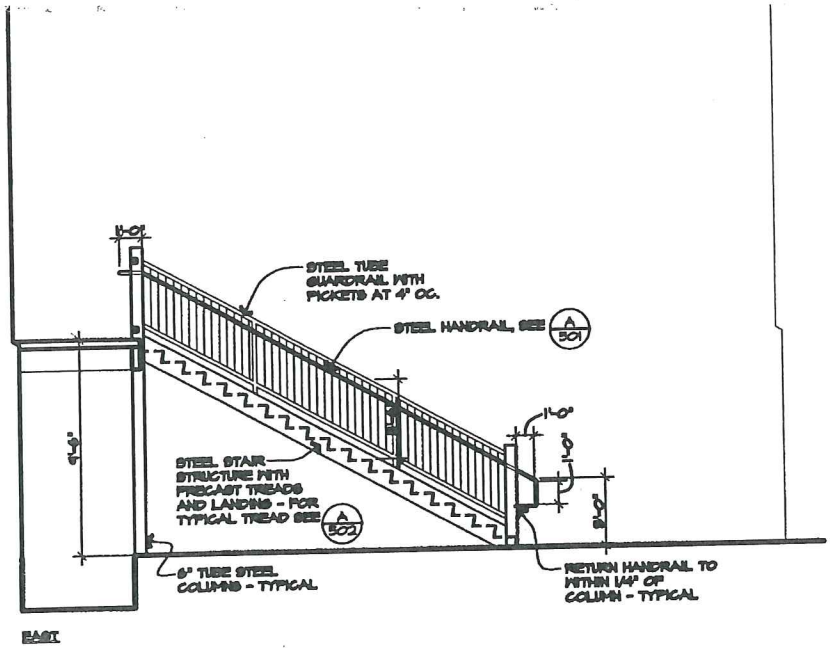
1/A2.1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

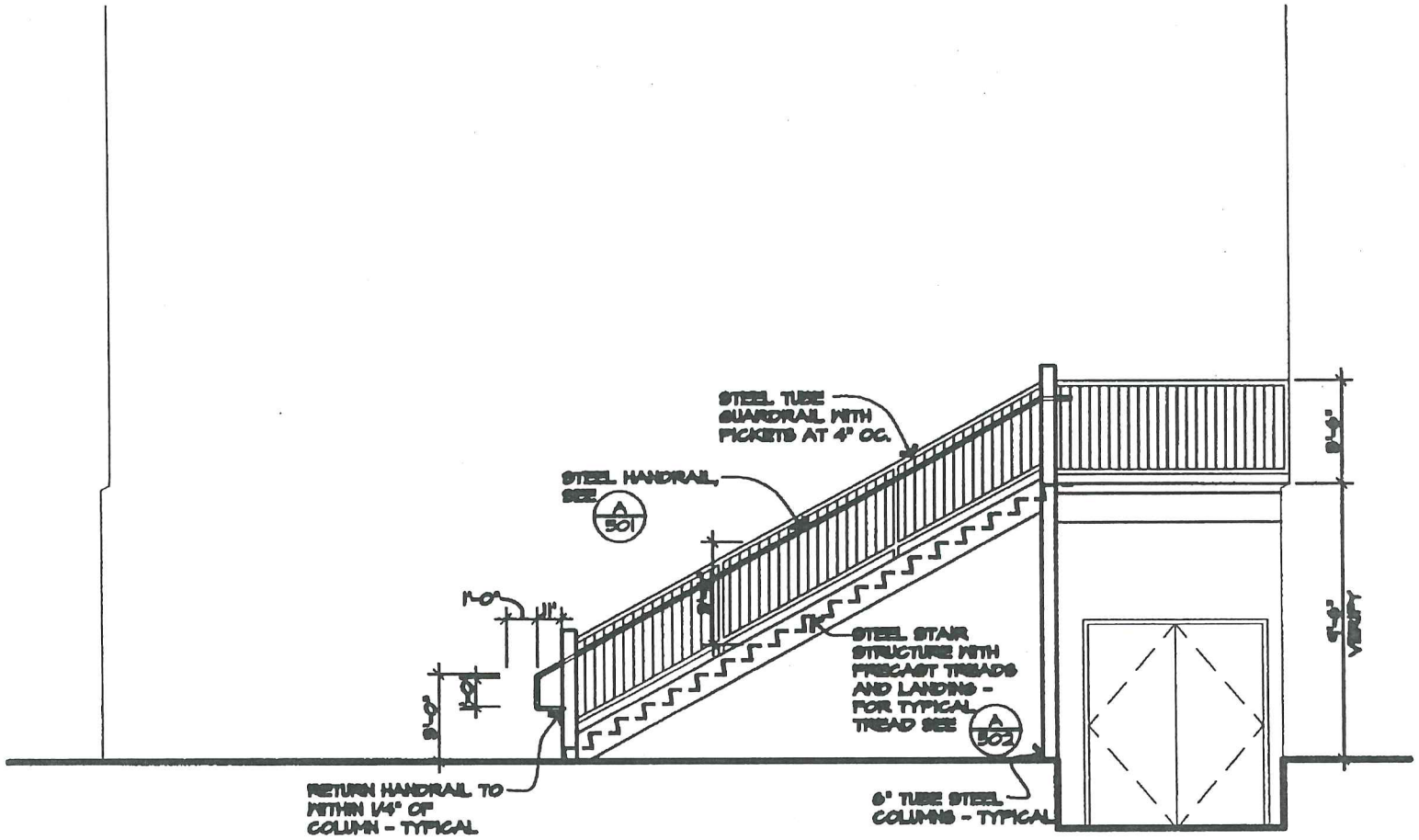


5 / A4.1 STAIR A ELEVATIONS

SCALE: 1/4" = 1'-0"



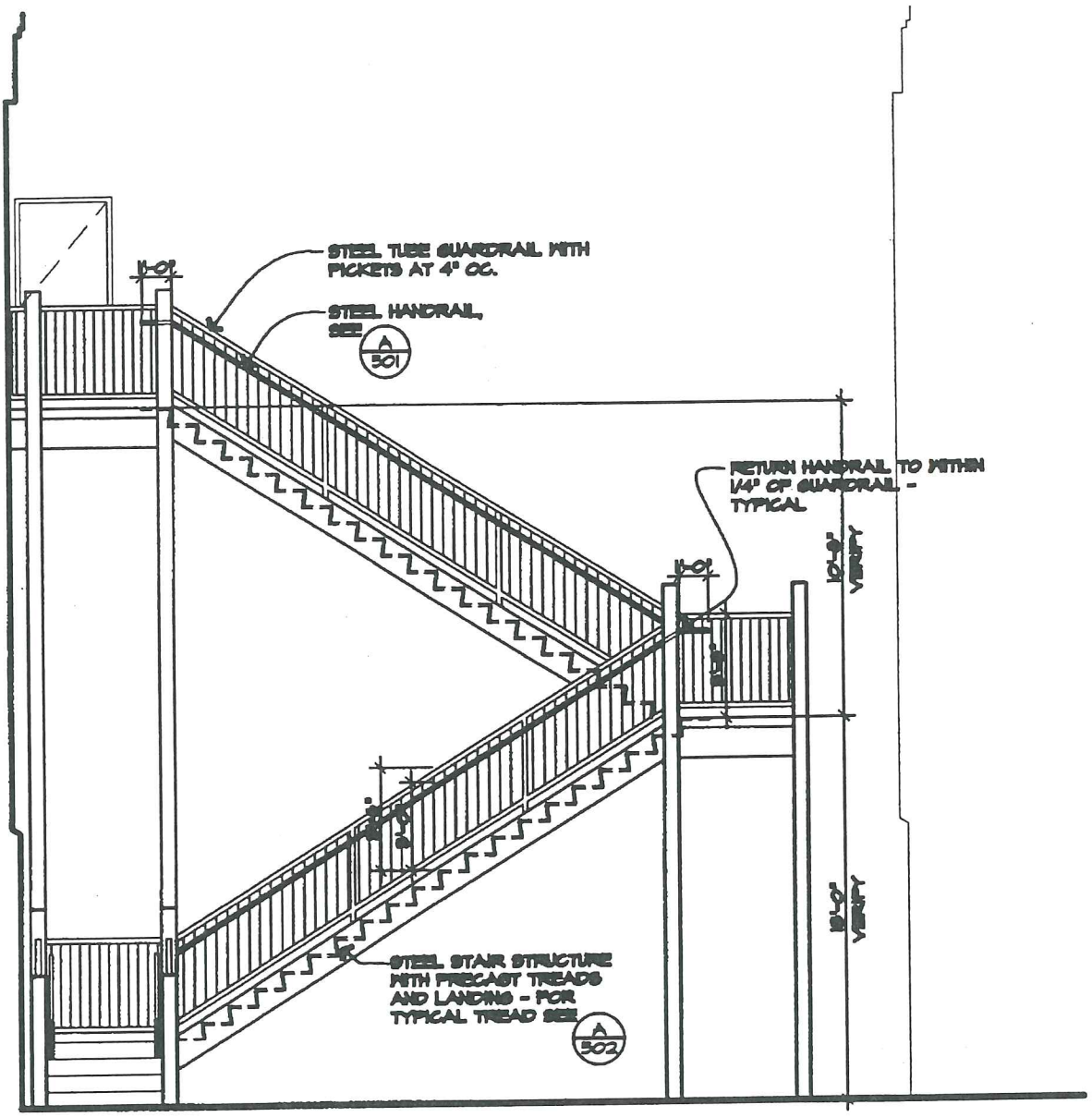
EAST



KEENE

4 / A4.2 STAIR B ELEVATION

SCALE: 1/4" = 1'-0"



5 / A4.2 STAIR C ELEVATION

SCALE: 1/4" = 1'-0"