



APPROVED: June 6, 2012

CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION

Council Chambers, 333 Broadalbin Street

Wednesday, May 2, 2012

6:30 p.m.

MINUTES

Landmarks Commissioners Present: Kate Foster, Oscar Hult, Trent Jacobs, Jessica Pankratz, David Pinyerd, Larry Preston, and Camron Settlemier

Staff present: Anne Catlin, Planner II, Tari Hayes, Administrative Assistant

Others present: 2 others present

CALL TO ORDER

Chair Hult called the meeting of the Landmarks Advisory Commission (LAC) to order at 6:32 p.m.

APPROVAL OF THE April 4, 2012 MINUTES

Motion: Pankratz moved to approve the April 4, 2012 minutes with corrections noted. Settlemier seconded it.
Motion passed unanimously.

QUASI-JUDICIAL PUBLIC HEARING: HI-05-12. 618 Montgomery Street SE

Chair Oscar Hult called the quasi-judicial public hearing on HI-05-12, a request to replace front and side doors and restore back door opening, to order at 6:36 p.m. The applicant is David Pyke.

Declarations:

Pankratz has shown the property to three different parties, none of which purchased the property.

Staff Report: Catlin summarized the written staff report and shared the review criteria applicable for this request. The house was constructed circa 1920 in the Bungalow architectural style. Decorative features include knee braces, flared columns and a rectangular bay and chimney on the south side.

The applicant proposes to replace the front door with a period appropriate door. The panels in the door are severely warped plywood. The applicants determined repair was not possible.

The side door into the basement, which is not visible from the street, is proposed to be replaced with the same type of door as the front door. The existing door has a leaky dog door.

The original door to the back yard was removed and replaced with a window and siding. It is not visible from the street. The applicant proposes to restore this door opening and use the same one-panel 2/3 light door design proposed for the side door with clear glass in order to let in more light.

The applicants have looked at doors on many of Albany's bungalows and have also researched period appropriate doors for bungalows and cottage houses built in the same time period. They are proposing a new wood door that is very similar to one shown in a 1919 catalogue (Photo 5 in staff report) and in an image of a 1910 Bungalow (Photo 8). It will have three horizontal panels below the glass "light" panel and a horizontal panel above the glass. This door design can be found on several bungalows in the Monteith district. For privacy, they propose "Sable" glass that will allow light in, but distort the view.

Staff concludes:

1. The existing front door is damaged beyond repair and is not original to the house.
2. Both of the proposed horizontal panel doors are compatible with the Bungalow style. The designs are common in Albany's historic districts.
3. The side and back doors are not visible from the street. However, restoring the back door will improve the historic character and function.
4. The proposal will not alter the character defining features or craftsmanship of the Bungalow house.
5. The proposed new doors, while compatible in design to period doors, are easily differentiated so as not to be mistaken for original doors.
6. The proposed alterations satisfy the review criteria without need for conditions.

Staff recommends approval of the application as submitted.

Applicant Testimony - None

Hult closed the public hearing at 6:42 p.m.

Commission Discussion

Foster has a concern with the the door proposed for the side doggie door since the existing door style has more panels and less glass. Foster would like to see the applicant do something similar to the front door. Settlemier asked if restoring the doggie door would cost much more. Preston believes fixing the existing door would cost more than it is worth both in time and money.

Catlin stated that since the door is not visible from the street, the City has leeway. The applicant could have submitted all three doors separately and the ones not visible from the street would have been staff approved. She noted that the door is not a character defining feature; the proposed door is compatible in style and will let more light into the basement without other alterations.

Jacobs agreed that financial feasibility is a factor in decision making.

Pankratz knows from past showings that the basement is dark and adding that style of door would definitely let in much needed light.

Hult agreed with Catlin, it looks like repairing the door would not work because of the large hole for the doggie door. Foster clarified she didn't want to have them repair the existing, just closely match the original.

Commission Action

Motion: Pinyerd made a motion to approve. Jacobs seconded it. **The motion passed 5 to 2 with Settlemier and Foster against.**

OTHER BUSINESS

Housekeeping Updates:

- July 11 and August 8 are the rescheduled meeting dates for the summer.
- Foster and Settlemier would like meeting packets through the mail, the rest would like them emailed.
- Pankratz and Foster do not a phone call or email reminder. The rest of the Commission would like a reminder email on Monday afternoon.
- The group will try meeting at 6:00 pm.
- Foster would like to make sure that everyone can attend in June. Both Settlemier and Foster will be unable to attend. Everyone said they will be available for June and the Commission would have a quorum without them.

Preservation Month Activities:

- First event is Friday; the Commission confirmed the schedule for those participating and suggested a Frequently Asked Questions handout.
- Scavenger hunt application will be available soon.
- Anne's speaking to realtors in Corvallis in May.
- There will be a window preservation workshop at Trent's house. Christ Gustafson will present an introductory level repair workshop, including basic dry rot repair, removing the glass, basic glazing etc. Preston knows contractors who would attend depending on the level.
- Gustafson could develop a workshop at different skill levels for contractors and more advanced home owners. He would be willing to one each month.
- Preston would like to see a reference sheet that provides a materials list and where to get these locally. Catlin said the "Friends of Historic Albany" list provides contractors that may have a materials list. Catlin encouraged the Commission for suggestions on updates to the list.
- Hult gave an update on the Heritage Preservation conference.
 - Seismic retrofitting for base buildings: They are using some really interesting materials, foam sheathed with plywood. The presenter would be willing to come to Albany if there's enough interest.
 - There was a second workshop that was seeing a project from start to finish, geared for big projects. Albany could tailor one for homeowners here, how to work with a contractor, etc. We could have someone here do that, maybe Preston or Catlin.
- Hult shared the design for the carousel and noted the application he sent in for the St. Francis is not dead.
- The historic preservation website has been updated. The historic database could be put on the web; Pinyerd volunteered to assist with the web items.
- Emma Eaton, 1638 1st Ave, called about a replacing their carport with a garage. Because the home is on the National Historic Register, but not in the districts, the State Historic Preservation Office would review the request.

Action item: Anne will send out an updated FAQ sheet for handouts and to help engage participants of the wine walk in conversation.

NEXT MEETING DATE

The next meeting of the LAC is scheduled for June 6, 2012 at 6:00 p.m.

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 7:29 p.m.

Submitted by

Signature on file

Tari Hayes

Administrative Assistant

Reviewed by

Signature on file

Anne Catlin

Planner II