



## NOTICE OF PUBLIC HEARING

### CITY OF ALBANY LANDMARKS ADVISORY COMMISSION

Albany City Hall, 333 Broadalbin Street SW  
MUNICIPAL COURT CHAMBERS

Wednesday, June 6, 2012  
6:00 p.m.

## AGENDA

1. CALL TO ORDER Chair Hult
2. ROLL CALL
3. APPROVAL OF THE May 2, 2012 MINUTES
4. PUBLIC HEARING: 730 Washington Street SW (Planning File HI-06-12)  
Replace front porch flooring with substitute materials
5. PUBLIC HEARING: 714 Broadalbin Street SW (Planning File HI-07-12)  
Extend existing dormer 2.5 feet to the north
6. REHABILITATION GRANT REVIEW
7. OTHER BUSINESS
8. NEXT MEETING: July 11, 2012 (regularly scheduled)
9. 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, 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 1<sup>st</sup> 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

Reviewed by

Tari Hayes

Anne Catlin

Administrative Assistant

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 (HI-06-12)

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<b><u>HEARING BODY</u></b>	LANDMARKS ADVISORY COMMISSION
<b><u>HEARING DATE</u></b>	Wednesday, June 6, 2012
<b><u>HEARING TIME</u></b>	6:00 p.m.
<b><u>HEARING LOCATION</u></b>	Albany City Hall, Municipal Court Chambers, 333 Broadalbin Street SW

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### **EXECUTIVE SUMMARY**

This is a request to use a substitute porch flooring material on the front porch of the Cathey House. The house's unique architectural style and expansive front porch cause it to be exposed to the weather all year resulting in relatively frequent replacement of the porch flooring.

Staff recommends approval with the following conditions:

1. The new porch flooring shall be painted.
2. The flooring shall have a "bull-nosed" finish on the exposed ends.

### **GENERAL INFORMATION**

DATE OF REPORT:	May 30, 2012
FILE:	HI-06-12
TYPE OF APPLICATION:	Request to use Aeratis PVC tongue and groove porch flooring for the front porch
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER:	Doug & Karen Engel, 730 Washington Street SW; Albany, OR 97321
APPLICANT:	Rick Pyburn; P.O. Box 986; Albany, OR 97321
ADDRESS/LOCATION:	730 Washington Street SW
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-4W-12AA; Tax Lot 300
HISTORIC DISTRICT:	Monteith
PROPERTY RATING:	Historic-Contributing
ZONING:	HM (Hackleman Monteith)

### **NOTICE INFORMATION**

Notices were mailed to surrounding property owners on May 25, 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.

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.*

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 must follow the guidelines below. **Note: The standards were drafted over ten years ago in response to the use of vinyl "siding, windows, and trim." Staff replaced "siding, windows and trim" with "substitute materials".**

- (1) *The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows or trim.*
- (2) *Substitute materials 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. The proposed siding or trim must not be grained to resemble wood.*
- (4) *The proposed substitute materials 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) *N/A.*
- (6) *Substitute materials may not be applied over historic brick, stone, stucco, or other masonry surfaces.*

#### FINDINGS OF FACT

1. The Cathey house was constructed in 1906 in the Colonial Revival architectural style. Primary decorative features include a two-story portico with tapered columns and ionic capitals on a stone base, full entablature with dentil cornice and modillions, and a semi-circular second story porch with curved iron rail.
2. The house is a historic-contributing resource in the Monteith district. With historic-contributing resources, the existing materials need to be deteriorated beyond reasonable repair and that matching the original materials would be cost prohibitive.



3. The front porch extends north and south almost the full width of the house. The porch roof does not extend over the entire porch, and the roof is two stories, which is unique to this house and architectural style, and

unusual for Albany's historic homes. Most of the porch is exposed to the weather all year, requiring ongoing maintenance. The applicant says the flooring lays against the stone pillars and concrete steps, likely causing wicking into the wood.

4. Condition. The owners replaced the porch flooring eight years ago, and despite routine maintenance, a large portion of it needs to be replaced again. The porch flooring is warping, which is hard to show in the photographs. The support framing has deteriorated beyond repair and needs to be replaced. Since the entire porch will be rebuilt, it makes sense to consider new porch flooring at this time.



5. Due to the ongoing maintenance issues with the exposed porch floor, the applicant proposes Aeratis porch flooring, a non-wood product that has been used on historic buildings in other areas of the country. The material costs more than new wood, but they hope to save money over the long-term by limiting the frequency of porch floor replacement required due to the exposed porch.
6. Substitute Material Qualities. The PVC product matches the tongue and groove porch flooring in dimension and style. It can have a rounded edge, and is paintable. (See the attached brochure on the product.)
7. The standards indicate siding should not be grained to resemble wood. The porch flooring material is smooth and has a very light graining, which will not be noticeable when painted. The pictures below show a light graining to the product to look like wood, but the product line is not noted with the picture. The product comes in "cedar", designed to match the visual qualities of a cedar board.



8. The applicant provided a letter from the Tax Credit Coordinator for the Louisiana Division of Historic Preservation that approved the product, **when painted**, as a suitable replacement material for wood boards. The applicant indicates they are willing to paint the flooring.
9. The porch flooring would only be installed on the front porch to replace the existing flooring in the same manner that the current flooring was installed. No decorative features, stone or masonry will be covered, removed, or altered in any way.

### CONCLUSIONS

1. The front porch flooring is exposed to the weather year round. This is a situation unique to this house and is not common in Albany.
2. The front porch framing needs to be replaced and most of the porch flooring warrants replacement.
3. The proposed porch flooring material will match the dimensions of the existing wood flooring, it approximates the qualities of wood flooring, and is paintable.
4. The proposal will not alter the character defining features of the Colonial Revival and will not cover any original materials.
5. The proposed use of substitute materials can satisfy the review criteria with the following conditions of approval.

### CONDITIONS OF APPROVAL

1. The new porch flooring shall be painted.
2. The flooring shall have a “bull-nosed” finish on the exposed ends.

Attachments: Application Letter, Aeratis Flooring Information, State of Louisiana Letter, Porch Framing Plan

# Pyburn & Sons, Inc.

## **QUALITY BUILDING and REMODELING**

P.O. Box 986 • Albany, Oregon 97321 • Ph: (541) 926-9616 • Fax: (541) 917-8979  
www.pyburnandsons.com • CCB# 44599

This is a letter of proposal regarding the Kathy House in Albany built in 1906.

We are asking for consideration in using a PVC decking product to replace the existing wood decking on the front porch.

The deck has very little protection from the weather and requires considerable maintenance to maintain a decent appearance. A good portion of it was replaced just 8 years ago by the owner, and is in need of replacement again.

The existing fir decking lays against concrete steps, and fits around the stone pillars in several places on the porch. This causes wicking and breaks down the fiber in the wood leading to dry rot.

The product we are recommending is called Aeritis porch flooring. It can be painted and is identical in shape and size to the fir decking it would replace. It is designed to be in the weather and will not breakdown or rot. I have enclosed a brochure for your review.

The Aeritis Porch flooring has been accepted for use on historic structures in other parts of the country. I have enclosed a letter from the state of Louisiana talking about the Aeritis flooring that was chosen to be used at the Oak Alley Plantation.

In closing, I would like to add that maintaining a large historic structure is a never ending task. And given the fact this porch is exposed to weather year around, the decking abuts stone and concrete, and the many visitors each year to the Cathy House, the Aeritis porch decking is a good fit, and a burden lifted in saved maintenance.

Thank you for your consideration.



Rick Pyburn

# ÆRATIS

( Æ r - u h - t i s )  
PVC PORCH FLOORING



**Aeratis Porch Flooring** is made with PVC, organic, and inorganic materials. Aeratis uses the latest emerging PVC technology to provide a beautiful product with performance far superior to wood or other composite materials. Coupled with a great appreciation for historic, traditional design, Aeratis strives to make products for the building industry that stand up to the scrutiny of the most discerning traditional architects, builders, and consumers. Aeratis PVC porch flooring carries a Class "A" fire rating and can be used on covered and uncovered porch applications.

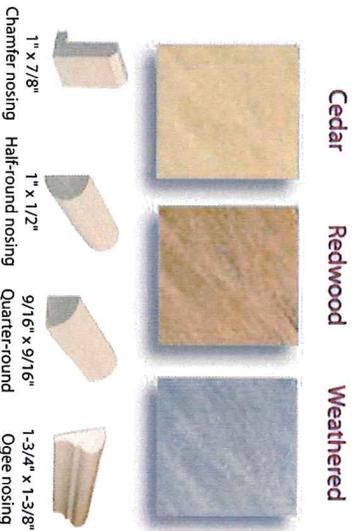


7/8" x 3-1/8"  
Porch Flooring

**Aeratis** porch flooring and trim is designed to look like the traditional wood products it meant to replace. **Aeratis** products have the workability of wood and are installed using the same methods and techniques as traditional materials. Each product is designed to help achieve the look of the traditional front porch and the feel of our American building heritage. **Aeratis** is focused on texture, grain, workability, reducing expansion and contraction, as well as paintability. **Aeratis** products may be painted, but is not required.

## Aeratis Porch Flooring

**Aeratis Porch Flooring** has a traditional 7/8" x 3-1/8" tongue-and-groove profile, and it is available in 10', 12', and 16' lengths. **Aeratis** also offers traditional trim profiles to finish the edge of the porch including quarter-round, half-round nosing, ogee nosing, and Chamfer nosing in 8' lengths.



## Performance Characteristics

Performance Characteristics	ASTM Method	Results
Flame Spread	ASTM E84	25 - Class 1 or A
ADA Slip Test	ASTM F1679	.82 dry/.72 wet
Coefficient of Expansion	ASTM D696	1.91 x 10-5 in/in/°F
Compression Parallel	ASTM D198	2605 psi
Shear	ASTM 143	2939 psi
Screw Withdrawal	ASTM D1761	806 lbs
Decay Resistance	ASTM D1413	No Decay
Termite Resistance	ASTM D3345	10 - Highest Rating
Weatherability - 2000 hours	ASTM D2565	91% of Baseline MOR
50 Cycle Freeze Thaw	AC 174	93% of Baseline MOR
Water Absorption	ASTM 570	1.21%
Modulus of Rupture	ASTM D6109	16" O.C. - 3149
Modulus of Elasticity	ASTM D6109	16" O.C. - 372,000



State of Louisiana

OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT  
DIVISION OF HISTORIC PRESERVATION  
September 14, 2007

MITCHELL J. LANDRIEU  
LIEUTENANT GOVERNOR

ANGÈLE DAVIS  
SECRETARY

FAM BREAUX  
ASSISTANT SECRETARY

Mr. Zeb Mayhew Jr.  
Oak Alley Plantation  
3645 Hwy 18  
Vacherie, LA 70090

Re: Oak Alley Plantation  
Replacement Gallery Flooring

Dear Mr. Mayhew. — Zeb

Thank you very much for inviting us to visit Oak Alley on September 12 to view such an innovative replacement product for the gallery.

As you know, Oak Alley is a National Historic Landmark and one of the most important architectural assets in our state. Changes to the historic material are not considered lightly. With that being said, we believe that the Aeratis Flooring Product that you showed to the staff would, *when painted*, be a suitable replacement material for the wood boards.

Standard 6 of the Secretary of the Interior's Standards for Rehabilitation states: *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.* We believe that the product as proposed will meet this standard. Thankfully, tens of thousands of people visit Oak Alley every year, causing an extreme amount of wear and tear on traditional wood gallery floors. This plastic composite product will be able to withstand that amount of stress while maintaining a historically accurate appearance.

Thank you again for inviting us to such a lovely and important property, and know that we remain at your disposal. Please do not hesitate to contact me at (225) 342-8160 with any further questions.

Sincerely,

Alison F. Saunders  
Tax Credit Coordinator  
Division of Historic Preservation

Cc: Jessica Cleaver, Project Officer  
Historic Buildings Recovery Grant Program





## 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

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### STAFF REPORT

#### Historic Review Exterior Alterations (HI-07-12)

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<b><u>HEARING BODY</u></b>	LANDMARKS ADVISORY COMMISSION
<b><u>HEARING DATE</u></b>	Wednesday, June 6, 2012
<b><u>HEARING TIME</u></b>	6:00 p.m.
<b><u>HEARING LOCATION</u></b>	Albany City Hall, Municipal Court Chambers, 333 Broadalbin Street SW

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#### **EXECUTIVE SUMMARY**

This is a request to extend the existing north side dormer 2.5 feet in order to add a tub to a bathroom. The deeper dormer will incorporate the boxed eave returns and architectural details and will match a new dormer on the south side of the house.

Staff recommends approval without conditions.

#### **GENERAL INFORMATION**

DATE OF REPORT:	May 30, 2012
FILE:	HI-07-12
TYPE OF APPLICATION:	Request to extend the north dormer to the north a few feet
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER/ APPLICANT:	Dave Kullowatz, 714 Broadalbin Street SW; Albany, OR 97321
ADDRESS/LOCATION:	714 Broadalbin Street SW
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-3W-07BB; Tax Lot 1800
HISTORIC DISTRICT:	Monteith
PROPERTY RATING:	Historic-Contributing
ZONING:	HM (Hackleman Monteith)

#### **NOTICE INFORMATION**

Notices were mailed to surrounding property owners on May 25, 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. This Queen Anne Cottage style house was constructed in 1905. Decorative features include the two front-facing gable dormers with fan light windows, a slanted front bay window, a gable dormer with eave returns on the south side and a new gable dormer on the north side with eave returns. The house faces east. The north side dormer is on the right.



SOUTH SIDE



NORTH SIDE

2. The applicant is doing interior remodeling to add a claw foot tub to the upstairs bathroom. They propose extending the gable dormer to the north 2.5 feet so that it is flush with the wall on the main level of the house. The gable would be the same width and height, use the same siding, and incorporate the eave returns. The existing windows would be reused.



The dormer would be extended north towards the wall of the first floor by 2.5 feet. →

NORTH

3. The north side dormer is visible from the street when on the street or sidewalk north of the house.
4. The proposed alteration would make the south side dormer match the new one on the south side.



5. The proposed reconfigured dormer will be compatible in style to the front gable dormers and the existing dormer in design, craftsmanship and finish details.
6. The date of the south side dormer is unknown. The proposed reconfigured dormer will remove existing material, but it will be rebuilt with materials in the same dimensions and profiles.
7. The additional depth to the north will not greatly affect the scale of the dormer. It will result in more exposed rows of siding and the roof will be more visible. The slightly larger size of the dormer will distinguish it as newer construction.

## CONCLUSIONS

1. The proposed alteration is to a dormer on the side of the house.
2. The proposal will not alter the character defining features or craftsmanship of the Queen Anne Cottage on the front of the house.
3. The new dormer will incorporate all of the architectural features of the existing dormer and is compatible with the existing house.
4. The proposal satisfies the review criteria.