



**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
City Council Chambers, 333 Broadalbin Street
Wednesday, January 2, 2013
6:00 p.m.**

MINUTES

Landmarks Commissioners Present: Oscar Hult, Jessica Pankratz, Larry Preston, and Bill Ryals

Staff present: Anne Catlin, Lead Long Range Planner, Mary Gaeta, Senior Code Compliance Inspector

Others present: 3 others present

CALL TO ORDER

Chair Oscar Hult called the meeting of the Landmarks Advisory Commission (LAC) to order at 6:01 p.m.

QUASI-JUDICIAL PUBLIC HEARING: HI-12-12, 338 Sixth Ave SE

Chair Oscar Hult called the quasi-judicial public hearing on HI-12-12 for modifications to a previous request to save and repair an Italianate-style home in the Hackleman District to order at 5:59 p.m. The applicants are David and Barbara Sullivan.

Declarations: Larry Preston made a site visit previous to the last public hearing regarding this address (for HI-10-12, heard on August 8, 2012).

Staff Report

Planner Anne Catlin summarized the written staff report and shared the review criteria applicable for this request.

The current request includes refined details to the Sullivan's original exterior alterations request (see Planning File HI-10-12) related to rehabilitating the c.1880 Italianate home in the Hackleman District.

Since work has begun on the house, the applicants have discovered more historical details and additional evidence about how the house looked originally. They are requesting refinement to their original proposal to include specific dimensions of windows and how they will be trimmed, the use of salvaged front and side porch doors, the removal of two non-original doors, and replacement of previously removed windows.

The first request is to restore the windows to the original size throughout the house. The original window size was determined based on the openings revealed inside the house. The previous request was to have windows match the *existing* windows. Study of trim details pointed to an area where a window had been removed from the west side of the house at some point. Approval is requested for a possible addition of a window to this location. Windows would be trimmed in a manner similar to the Italianate located at 9th and Broadalbin, shown in the application on page 3.

The applicants also request removal of another door not visible from the street. It is at the bottom of a walk-down and was cut into the side of the house to provide access to a basement apartment. Approval was granted through HI-10-12 to remove the second entrance on the front facade.

Two matching salvage doors of the same period were acquired from a farmhouse facing demolition. The applicants would like to use these in the front doorway and the side doorway facing east.

Catlin stated the proposed alterations cause the structure to more closely approximate its historical character. The applicants are using evidence present on the house to make these decisions and adjustments in their proposal, and they satisfy the Secretary of Interior's standards.

Staff recommends approval as submitted.

Applicant Testimony

David Sullivan, 208 Sixth Ave. SE, Albany – Applicant clarified that the two doors he obtained from the farmhouse match and would both go on the side porch (facing east). The main/front door, as far as he can tell, is original and has a transom that is not visible from the street due to carport. Once the carport and some excess siding are removed, the transom of original front door should be revealed. A second door that was added next to it for access to one of the first floor apartments will be removed and replaced with siding.

He reported that licensed contractor Chris Braswell and he have removed over 20,000 pounds of material/junk from the house so far, and it's looking pretty torn up at this point.

His stated that his greatest interest right now is hearing commissioners' ideas and suggestions about how the house should present itself overall – as opposed to simply what doors and windows to use.

Audience Testimony: None.

Chair Hult closed the public hearing at 6:08 p.m.

Commission Discussion

Preston asked what would happen to the outside doorway that will be removed from the bottom of the walk-down to one of the basement apartments. Sullivan replied that concrete blocks will be used to make the foundation continuous. He will then water-proof the blocks and back-fill the cavity with dirt. Preston advised that care be taken in this so as not to end up with a sink-hole later on.

Commission Action

Pankratz made a motion for approval as submitted and described in the staff report. Ryals seconded. **The motion passed unanimously.**

OTHER BUSINESS

- (1) The owners of 338 6th Ave. SE had requested input on some possible porch and carport replacement ideas. Catlin discussed the modifications to the porch and the addition of a porte-cochere that David Sullivan included at the end of his current proposal as ideas that might be pursued if supported by LAC. The proposed porch would wrap around the northwest corner of the house and connect to a porte-cochere. She stated the proposal is compatible in style and design - generally as shown the landscape architect's design drawing - with modifications seen in other Italianates. She would recommend approval of something like this design as it is compatible and meets Secretary of the Interior Standards, but she would like the input of the Commission. Hult praised the design, but noted concerns over potential issues such as draining the flat roof and how it would be attached to the house. Preston noted that there are several flat roofs around town and emphasized the importance of a good strategy and design from the start, as an addition of this sort will affect everything on that side of the house. Potential support, drainage, railing, and access issues along with more specifics regarding the

proposed design, possible materials, and setbacks were discussed. Commissioners indicated they liked the ideas, but requested that details be included when applicant brings in a formal proposal for this alteration.

- (2) Catlin talked about the Lehigh Acres neighborhood meeting that Commissioners Settlemier and Pinyerd attended at the library after Thanksgiving. There was a good turnout, and after a lot of discussion, more people were supportive of moving forward with more research in the neighborhood than were against. More research does not mean that a historic district must be created or additional regulations added. She will hire a consultant to do more research.
- (3) Catlin discussed the December home tour. Settlemier and Pinyerd were both at Central School during the second half of the tour, and she reported they felt it was worth the effort to be there.
- (4) The next newsletter will air the upcoming round of rehabilitation grants. Catlin will email LAC members the current criteria to be published in newsletter. She requested input on specific story ideas so that the issue can be mailed out in early to mid February. This would allow grant applications to be received in March for review and awards by early April.
- (5) Hult inquired whether anyone had ideas for places potentially eligible for the "Preserving Oregon" grant. It is meant to support mostly public or non-profit places that need repairs to stabilize or save the buildings. Grants of up to \$20,000 are awarded. Catlin added that owners of private residences may still apply, but the competition could be such that public places and spaces may score higher. She will try to put out a press release and get the information into the newsletter. Some discussion followed about several properties that might be eligible for this grant.
- (6) Preston inquired about the status of the old church on Main Street. Catlin replied that the bell has been removed for safety. The City is still working on their study for the road design and is looking at solutions for how it will impact the church, but she had not been advised of any updates.
- (7) Next month, there will be a preservation workshop in the City Council chambers on February 6 at 5:30 p.m., (just prior to the LAC meeting) on how to save a historic building. LAC members are encouraged to attend.

NEXT MEETING DATE

The next meeting of the LAC is scheduled for February 6, 2013 at 6:30 p.m.

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 6:32 p.m.

Submitted by

Reviewed by

Signature on file

Signature on file

Mary Gaeta
Senior Code Compliance Inspector

Anne Catlin
Planner III