

**CITY OF ALBANY  
LANDMARKS ADVISORY COMMISSION  
Council Chambers, 333 Broadalbin Street  
Wednesday, June 4, 2014  
6:00 p.m.**

**MINUTES**

Landmarks Commissioners Present: Bill Ryals, Jolene Thomson, Oscar Hult, Jessica Pankratz, David Abarr, Larry Preston, 1 Vacancy

Landmarks Commissioners Absent:

Staff present: Anne Catlin, Lead Long Range Planner; Karen Williams Administrative Assistant

Others present: Applicant and four others

**CALL TO ORDER**

Chair Hult called the meeting of the Landmarks Advisory Commission (LAC) to order at 6:02 p.m.

**ROLL CALL**

**PUBLIC HEARING: HI-01-14, 804 10<sup>th</sup> Avenue SW**

Chair Hult noted this was an application for exterior alterations to the historic contributing house located at 804 10<sup>th</sup> Avenue SW in the Monteith District.

**DECLARATIONS**

Preston made a site visit and met with the garage door company and the applicant on site. Preston said that the door is very old, altered and heavy. The springs on either side are supposed to help draw the door up, but the bolt no longer remains stationary and it shows signs of stripping. The door is also pulling to one side now and he feels that it is dangerous. The springs are old. The garage door company didn't want to repair it because of the liability.

Hult summarized the meeting procedures.

**STAFF REPORT**

The staff report was presented by Anne Catlin, Lead Long Range Planner. (See Agenda file.)

**TESTIMONY FOR/AGAINST/NEUTRAL**

**Applicant:** Susan Molthan, 804 10<sup>th</sup> Avenue SW, Albany – Testified that she has contacted several garage door companies and none of them would consider repairing the door. One contractor tried unsuccessfully to find new springs. She is concerned that the garage door is going to break and come down on her and that even if it could be repaired, that over time the same issues with the door bolts will arise.

Pankratz stated that she had a garage door just like this at one time and knows how heavy they are and how dangerous it can be.

**HEARING CLOSED** at 6:18 p.m.

## **COMMISSION DISCUSSION**

Preston said he looked at garage door designs on other Norman Farmhouses and found there was a big variety in style.

## **MOTION**

Thomson made the motion that the Landmarks Advisory Commission grant approval with conditions the application to make exterior alterations to replace the garage door on the house at 804 10<sup>th</sup> Avenue SW as described in the application and staff report for planning file HI-01-14. The motion was based on the findings and conclusions of the staff report and testimony and evidence presented at the hearing that show the project can satisfy the review criteria and the Secretary of Interior's Standards with the following conditions:

1. The garage door shall be painted to blend with the house paint colors.
2. No decorative hinges shall be included on the garage door.

Pankratz seconded the motion.

The applicant wished to ask a question.

**HEARING RE-OPENED** at 6:19 p.m.

Molthan readdressed the Commission with a question about the condition related to decorative brackets; she asked if she could have handles on the door in order to open the door and the Commission said yes those are needed. What the condition is referring to are the unnecessary decorative hinges on the side of the door.

**HEARING CLOSED** at 6:22 p.m.

Hult stated that the motion had been made and seconded. A vote was taken. The motion passed, 6 in favor, 0 opposed.

## **SITE VISIT – 420 3<sup>rd</sup> Avenue SW**

At 6:30 p.m. the Commission walked over to 420 3<sup>rd</sup> Avenue SW and met Scott and Spencer Lepman, Candace Ribera, Lori Stevens, and two interns. No one from the public was present.

The Commission walked around the back and front of the building. The owners wish to rehabilitate the building and were seeking feedback on their preliminary ideas. Scott Lepman provided a history of building use over time. It started as apartments in the 1920s, then became a funeral home in the 1930s. It was converted to offices in 1976 and modernized. There is a sketch of the building in a 1936 advertisement that shows some Spanish influence in the architectural details.

The building currently has aluminum siding that is not installed over existing siding. There was no evidence of plaster walls, so it is assumed the building had lap siding originally.

Stevens used an electronic 3-D model of the proposed finish look to walk through the proposed rehabilitation project:

- Siding would be smooth cement-board lap siding in dimensions consistent with 1920s Craftsman-style buildings
- Original windows will be retained
- Trim would be increased in width around the door openings
- The east side door and stairs will be removed
- Garage doors would be installed on the alley side; the back used to be garages, but only one remains
- A few new windows are proposed that would be the same style as the existing windows (one-over-one sash) one the west side and some on the east side
- The aggregate and concrete front stairs will be removed and new stairs are proposed with an iron railing to bring in some Spanish influence

The following suggestions or questions were raised by Commissioners:

- Incorporate the bracket detail in the east side door cover on the west side.
- On the front façade, incorporate the center medallion and the “eyebrows” over the top floor windows as shown in the 1937 photograph.

Hult reminded the Commissioners and potential applicants to refrain from communicating about the project until the public hearing.

**NEXT MEETING**

July 2, 2014

**ADJOURN**

Hearing no further business Hult adjourned the meeting at 6:54 p.m.

Submitted by

*Signature on File*

Edene Rice  
Administrative Assistant

Reviewed by

*Signature on File*

Anne Catlin  
Planner III