



**CITY OF ALBANY  
LANDMARKS ADVISORY COMMISSION  
Council Chambers, 333 Broadalbin Street  
Wednesday, July 2, 2014  
6:00 p.m.**

**MINUTES**

Landmarks Commissioners Present: Bill Ryals, Jolene Thomson, Linsey Godwin, David Abarr, Larry Preston, Jessica Pankratz

Landmarks Commissioners Absent: Oscar Hult

Staff present: Anne Catlin, Lead Long Range Planner; Bob Richardson, Planning Manager; Edene Rice Administrative Assistant

Others present: Four others in the audience

**CALL TO ORDER**

In Commissioner Hult's absence Planner Catlin called the meeting of the Landmarks Advisory Commission (LAC) to order at 6:10 PM.

**ROLL CALL**

**ELECTION OF VICE CHAIR**

Commissioner Pankratz nominated Commissioner Thomson as Vice-chair, Commissioner Preston seconded the nomination. A vote was taken with 6 in favor, 0 opposed, 1 absent. Commissioner Thomson was elected as Vice-chair of the Landmarks Commission.

**PUBLIC HEARING**

HI-03-14 208 Second Avenue SW, Exterior alterations to restore storefront.

**EX-PARTE CONTACT**

Commissioner Ryals excused himself; he is the applicant for the hearing tonight.

**STAFF REPORT**

Planner Catlin reviewed the Staff Report (See Agenda File)

**QUESTIONS OF STAFF**

Commissioner Preston asked if the cow's head that was once installed on the front of the building will be able to be replaced and Planner Catlin said no, but a sunburst with a gable is being proposed.

**APPLICANTS TESTIMONY**

Bill Ryals, 935 Jones Avenue NW, Albany OR – Testified this is a large project; to restore an older building like this takes time and requires a lot of detail. He then reviewed how the façade will be

constructed and how the front of this building will be renovated. They will be trying to re-create the stained glass on the front of the building as close to original as possible. The windows below the stained glass will be insulated and the original look of folding doors will be mimicked. On the back of the building, the garage door will be replaced with stucco and a door will be put into place that will be practical for kitchen traffic. The roof will be replaced and some structural stabilization to the building next to it will occur. Mr. Ryals stated he hopes to find the original cow's head and place it on the front of the building.

Commissioner Preston suggested to the applicant that he might look to see if there are any signs of metal posts that may have been in the ground that might have supported a ramp. Since the building was a meat market they would have had to use a ramp to get the meat up and into the building. Looking for signs like this might give the applicant an idea on what the back of the building might have looked like originally.

Commissioner Godwin asked how the Novak's sign would be built. Ryals said that there has been a lot of discussion about how to construct the sign and how to have good lighting for it at night. As of tonight's meeting a decision has not been made.

Planner Catlin said the sign is a separate permit, and it is a staff level review, because normally signs are not permanent to the building. Catlin then asked about the door entrance and the side light and if the current drawing is close to what will be submitted for building permits. Ryals said yes it's very close to what they will be applying for to meet ADA requirements.

Commissioner Godwin then asked if there is a benefit to keeping the original Broders signage on the building and then add Novak's name elsewhere to the building. Ryals said that, at this time, the Broders sign and all remnants are gone and the name Novak's needs to be seen from the street in a prominent location of the building.

**HEARING CLOSED:** at 6:46 p.m.

**QUESTIONS OF STAFF:** None

**MOTION:** Commissioner Godwin moved to approve the application to rehabilitate the storefront and back side of the building at 208 2<sup>nd</sup> Ave SW as described in the application and staff report for planning file HI-03-14. This motion is based on the findings and conclusions of the staff report and testimony presented at the public hearing. Commissioner Pankratz seconded the motion. A vote was taken, 6 in favor, 0 opposed, 1 absent. The motion passed.

### **APPROVAL OF MINUTES**

Commissioner Pankratz moved to approve both the May 7, 2014 and June 4, 2014 minutes as submitted. Commissioner Ryals seconded the motion. A vote was taken, 6 in favor, 0 opposed and 1 absent. The motion passed.

### **RESIDENTIAL REHABILITATION GRANTS REVIEW**

Planner Catlin informed the Commission that one grant application had been received. Discussion took place about painting costs and it was clarified that painting is an activity that grant money cannot fund. Commissioner Preston said that he would like to see the grant money be used towards window replacement. Planner Catlin said that only one application was received in this round, but whatever money is not used now can be carried over to the next round. Commissioner Ryals asked if a grant can be

given with conditions and Planner Catlin said yes you can. More discussion took place about the window. Planning Manager Richardson reminded the Commission that the windows are not a part of the application that is before them tonight and suggested that they make a decision on the proposal as submitted.

Planner Catlin suggested that the Commission fund everything but painting costs. Commissioner Godwin confirmed that the Commission would be funding \$2100.

Commissioner Godwin made the motion to approve the grant for \$2100 with paint not being a part of that. Abarr seconded the motion. A vote was taken, 6 in favor, 0 opposed, 1 absent. The motion passed.

**NEXT MEETINGS:**

August 6, 2014 – Public Hearing

**OTHER BUSINESS:**

Commissioner Preston said that as a member of the Home Builders association he would like to see participation from the Landmarks Commission at their upcoming conference in the fall.

Commissioner Ryals asked about next month's Landmarks hearing and if the applicant followed the recommendations that the Commission gave during the site visit. Discussion followed regarding the possibility of allowing the Commission to provide preliminary review and advice to potential applicants.

**ADJOURN**

Hearing no further business Vice-chair Thomson adjourned the meeting at 7:20 p.m.

Submitted by

Reviewed by

*Signature on file*

*Signature on file*

for Edene Rice  
Administrative Assistant

Bob Richardson  
Planning Manager