



APPROVED: September 2, 2009

**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Santiam Rooms, 333 Broadalbin Street
Wednesday, May 6, 2009
6:30 p.m.**

MINUTES

Landmarks Commissioners Present: Oscar Hult, Derryl James, Roz Keeney, Heidi Overman and Dave Pinyerd

Landmarks Commissioners Absent: Linda Herd and Robyn van Rossmann

Staff present: Planner II Anne Catlin, Administrative Assistant I Sheena Dodson, Urban Renewal Manager Kate Porsche

Others present: other present

CALL TO ORDER

Chair Oscar Hult called the meeting to order at 6:30 p.m.

APPROVAL OF THE March 11, 2009 MINUTES

Motion: Commissioner Derryl James moved to approve the March 11, 2009, minutes as amended. Commissioner Pinyerd seconded it. The **motion passed unanimously.**

Commissioner Overman arrived at 6:33 p.m.

PUBLIC HEARING (HI-04-09): 1638 1st Avenue SE

Chair Hult called the public hearing on Planning File HI-04-09 request to replace a one-story addition with a two-story addition, to order.

Declarations

Commissioners Keeney, Overman, and Pinyerd declared site visits.

Staff Report

Planner Anne Catlin summarized the written staff report. She said that she received a letter in support of the application (Exhibit A). This is a request for full restoration of the “keyhole” house, which has been poorly maintained for decades. The house is a Queen Anne/Eastlake style with unique Moorish decorative details. Gerald Andrus was a long-time and most recent resident of this house, and was a well known magician and illusionist. This house is potentially eligible for the National Register as an individual resource due to its unique architecture and as the home of several important people.

The applicants’ goals are to restore as much of the original detailing remaining on the house and also make a few interior modifications to make it livable. Alterations include removing a one-story back addition and replacing it with a two-story addition. The new addition would not be visible from the front but it will be visible from Denver Street since the property is a corner lot.

Another alteration is a minor change to the brick work under the front porch (see pictures in the staff report). They would like to put one arch to match the arches on the other side of the porch.

Catlin said that the review criteria requires that alterations cause the structure to more closely approximate its historic character or that they be compatible with the historic character of the house and the neighborhood.

Regarding the addition, Catlin said the applicants propose to match the size, scale and materials used on the original one-story addition, except they would like to use James Hardie (cement) siding. She noted the roof line will come in lower than the existing house and not be visible from 1st Avenue. The entrance from Denver Street will have a gable roof and incorporate design details from the front porch. The plans show the addition is flush with the house, but Catlin asked the applicants to offset it by at least six inches and they agreed.

Catlin said that the proposed restoration and alterations meet the review criteria and will restore historic character to this unique house. The addition will be differentiated from the house, yet compatible in scale and style, and will not destroy historic materials that characterize the property.

Applicant Testimony: Owner Emma Eaton said they hired the best professionals to take care of the project and they want to honor the home.

Owner Jacho Eaton said the foundation has to be replaced, removing and replacing the addition will make the foundation work easier. They have a \$25,000 matching grant from the Central Albany Revitalization Area (CARA) agency to replace the foundation.

Testimony in favor: Neighbor George Andrus was heartened that someone was salvaging the house.

Chair Hult closed the public hearing at 6:47 p.m.

Commission Deliberation

Overman said that pushing the addition back from the edge of the house is her only concern. She thinks doing that would be an excellent way to delineate it. She is in favor of the project. She has been on the site and walked through the house.

James asked about the elevator tower. Mr. Eaton said they plan to construct the tower now and add the elevator later.

James wanted to confirm that the addition could be setback from the house by 6 inches. Eaton affirmed. James asked if the brick arches under the porch would be retained when the foundation is replaced. Eaton will have the porch rebuilt to look like the original.

Keeney asked if the new foundation would be brick. Eaton said it will be continuous concrete. It is currently brick with a stucco finish. Eaton noted that the brick exterior walls are problematic and it will be complex to raise and repair them. Mrs. Eaton explained that the house will be jacked up and then plywood will be installed to reinforce the weight-bearing walls.

Pinyerd asked if the chimney will stay. Mrs. Eaton said the chimney on the main house would be rebuilt but that there would be no chimney on the addition.

Hult asked if the back window in the addition would be salvaged. Mrs. Eaton said she plans on salvaging all the windows.

Pinyerd stated that the elevator tower was incongruous design element.

Overman thought the design of the tower balanced out the east facade.

Motion: Commissioner Overman made a motion to approve the application with the condition to push the east façade of the addition back six inches from the house wall. James seconded. The **motion passed unanimously.**

PUBLIC HEARING (HI-06-09): 823 4th Avenue SW

Chair Hult called the public hearing on Planning File HI-06-09, request to construct a fence over four feet tall in the front yard, to order.

Declarations

Hult, Keeney, Overman, and Pinyerd had driven by the house.

Staff Report

Catlin summarized the written staff report. She noted some additional pictures were included in the LAC folders (Exhibit B). The application is for a front yard fence over four feet tall. The house is a two-story Queen Anne with a basement and is about 33 feet tall.

Catlin explained that the applicants want to provide a secure and safe place for their family and don't have a back yard to do so. They are proposing a wall for privacy along the front of the side yard, but not continuing in front of the house.

The proposed height of 4 feet 6 inches comes to the porch floor, where the wall ends. The concrete wall would be finished to look like some kind of stone material that was used in the past in gardens.

Catlin said that due to the tall height of the house, the proposed height is in scale with the house height and it matches the height of the porch floor.

She said that often the front yard fence is an extension of the architecture of the house, and the porch railing gives clues to an appropriate fence design. However, the wall is designed to blend with the landscape rather than the house.

Applicant Testimony: Jeff McCalou, 823 4th Avenue, is halfway through construction and provided a drawing of what it would look like (Exhibit C). The wall design is more European than Queen Anne to emphasize the Gothic roots of the Victorian style. He said the goal of the design was to reflect the timelessness of the home. He then submitted another photo to show the materials.

Other Testimony: None

Pinyerd asked if they would paint the wall. McCalou said they might seal it.

Keeney suggested growing ivy or other plant material.

Staff comment: Catlin sad that the Gothic gate design (shown on Exhibit C) could be modified to be more compatible with the house style.

Chair Hult closed the public hearing at 7:17 p.m.

Commission Discussion

James asked if the wall would look like stucco, and connected with the house.

Pinyerd was concerned with mixing styles, an English Cottage gate and fence design with a Queen Anne house.

Hult suggested a panel door (gate) design would be more compatible.

McCalou asked if they wanted him to come up with more designs for the gate

Overman suggested a simple design for the gate. Hult suggested a small iron crest along the top to be in keeping with the Queen Anne style. Overman liked the idea. McCalou commented that he doesn't want it to look like a fortress.

Keeney recommended that McCalou come up with a gate design and bring it to Catlin.

Pinyerd asked the Commissioners if they were okay with the wall height. The other Commissioners did not feel the wall height was incompatible.

Catlin said landscaping the plants would soften the wall and help it blend with the landscape.

Motion: James moved to accept the proposed wall in the application with Catlin's approval of the gate design. Overman seconded. Motion passed unanimously.

PUBLIC HEARING (HI-05-09): 524 Baker Street SE, exterior alterations to replace non-original door and garage.

Chair Hult called the public hearing on Planning File HI-05-09 request to replace non-original front door and garage door, to order.

Declarations

Keeney reminded everyone that the project was discussed when the LAC reviewed the grant applications. Keeney, Hult and Overman drove by.

Overman left at 7:30 p.m.

Staff Report

Planner Anne Catlin summarized the written staff report. She did not receive any comments or concerns. She reviewed the review criteria. The house is a Bungalow in the Hackelman District that has been altered over time. It has asbestos siding and some windows have been replaced. The new owners want to restore the house and make the garage accessible and secure.

The applicant is proposing to replace the non-original front door with a Craftsman style door. The existing garage doors are proposed to be replaced with carriage-style doors that will compliment the front

door. These two alterations will restore integrity to the house. The owners also hope to get started on removing the asbestos siding.

Catlin said the project meets the review criteria.

Applicant's Testimony: Natalie Harry explained the front door opening and her plans to restore the house. She said the current garage door doesn't work and you have to climb in through a window.

Other Testimony: None

Chair Hult closed the public hearing at 7:39 p.m.

Commission Discussion

Pinyerd said that often on Bungalows, the one unpainted feature is the front door. The applicant said the wood door was ordered to be painted.

Motion: James moved to approve the application as submitted. Pinyerd seconded it. The **motion passed unanimously.**

PRESERVATION MONTH PLANNING

Catlin asked for volunteers to staff the Farmer's Market booth. Keeney, Hult and Pinyerd volunteered. Catlin will bring brochures, items to hand out, and a window. Hult suggested bringing a list of the worksheets that are available online. Rebecca Bond said she will bring a flyer with the preservation month activities and the new walking tour brochures.

OTHER BUSINESS

Regarding preservation month activities, Catlin announced that the trolley tour of the Monteith District was the next day. She will be submitting a press release on the "greening" your historic building lecture.

Catlin had not received any nominations for preservation awards. Commissioners suggested a few. Keeney suggested that they announce the new grants at the awards celebration. Hult agreed.

REHABILITATION GRANT AWARDS

Catlin stated that the LAC needed to finalize the grant awards. Catlin said there was \$200 left. Keeney suggested giving the funds to 516 Elm Street. James agreed. The LAC scored the project under the criteria of the grant proposal table.

Catlin suggested picking one or two projects to award additional money if other projects come in under budget or don't get completed. Catlin suggested 707 Broadalbin because she thought the applicants underestimated their bid for materials. She also suggested 418 7th Avenue, and splitting any extra funds between the two projects. James agreed.

Catlin stated that she has 14 people willing to host the windows repair workshop. Hult liked the idea of holding the workshop at 418 7th Avenue since the LAC was unable to fund the repairs to their windows. Catlin suggested doing two workshops. She needs volunteers. Hult said that June 27, 2009, would be a good day for him.

Keeney asked what was being proposed for demolition at the Bureau of Mines site. Catlin explained that a metal building built after 1950 containing toxic chemicals is proposed to be removed. It is on the local inventory. The State Historic Preservation Office (SHPO) approved removal of the building and building official Melanie Adams concurred that due to the chemical contamination and the rust in the metal that it was over 70 percent damaged. It will not go through a historic review. Catlin will email a picture of the building to the LAC.

NEXT MEETING DATE

The next meeting of the Landmarks Advisory Board is scheduled for Wednesday, June 3, 2009 at 6:30 p.m.

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 8:36 p.m.

Submitted by

Reviewed by

Signature on file

Signature on file

Sheena Dodson
Administrative Assistant

Anne Catlin
Planner II

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