



**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Municipal Court Chambers
Wednesday, November 1, 2006
6:30 p.m.**

MINUTES

Members present: Chair Heidi Overman, Linda Herd, Oscar Hult and Dave Pinyerd

Members absent: Michele Harris, Tom Hinckley and Roz Keeney

Staff present: Community Development Planner II Anne Catlin and Urban Renewal Coordinator Kate Porsche

Others present: Rebecca Bond (Albany Visitors Association), Ken Richardson, and Thad Olivetti

CALL TO ORDER

The Landmarks Advisory Commission meeting was called to order at 6:35 p.m. by Chair Heidi Overman.

APPROVAL OF THE MINUTES

Commissioner Oscar Hult moved to approve the minutes of the September 6 and October 4 meetings, as written. The motion was seconded by Commissioner Linda Herd and passed unanimously.

PUBLIC HEARING

HI-19-06, 236 1st Avenue SW. Overman opened the public hearing at 6:36 p.m. and asked about ex parte contacts or site visits. All four members reported driving or walking by the property. Overman called for the staff report.

Planner Anne Catlin said the request was to rehabilitate the front façade of the Cusick Bank building to include replacing three second-story windows, including plaster surrounds and recessed arches above the windows; and replace a non-original angled storefront on the first floor with straight storefront walls and a recessed entry.

This portion of the building was constructed around 1900 as an addition to the J. W. Cusick & Co. Bank, which was built circa 1895 in the Queen Anne style. Catlin referenced a historic photograph that showed the upper floor windows originally had recessed arches over the windows and plaster fans. The second floor windows have been replaced with nine light-steel windows and the recessed arches were filled. The first floor façade has also been significantly altered.

Owners Thad and Shannon Olivetti would like to replace the second floor steel windows with pairs of double-hung windows and recessed plaster arches in all three second-floor window bays. (See staff report, in agenda packet). On the first floor, they propose to remove the existing aluminum storefront window and brick wall (and angle) of the café space. A new wall with "squared corners" and a recessed entry and transom window are proposed. The entrance will be recessed approximately three feet, similar to the existing door. Concrete paving is proposed for the flooring.

Catlin said the owners were considering metal-clad wood windows but said they would use wood if required.

Catlin summarized her staff report by recommending approval of the proposed alterations since they would cause the structure to more closely approximate its historic character as shown in the attached historic photograph (see staff report, in agenda packet).

Public Testimony

Owner Thad Olivetti said he was looking forward to starting the project but was having a hard time finding a contractor. He said he thought metal-clad wood windows would be good for maintenance but if the Commission would rather see wood windows, he was willing to use them.

Urban Renewal Coordinator Kate Porsche asked if there was a significant cost difference between the aluminum-clad wood windows and unclad wood windows.

Olivetti said that he had not received final prices on the windows. Catlin thought the cost difference was minimal and thought that wood windows were a little cheaper than aluminum-clad windows.

The hearing was closed at 6:43 p.m.

Commission Deliberation and Decision

Commissioner Dave Pinyerd asked Olivetti would be used under the plaster. Olivetti responded that the walls are concrete block and that Styrofoam would likely be used to build out the window features.

Pinyerd voiced a concern that creatures attack foam. Olivetti said the wall would be wrapped with fiberglass mesh, "brown" coated, and finished.

Hult said the civic theater used Styrofoam in their restoration project and the technology has improved the product so it is almost impervious.

Overman noted she had not heard of any problems in projects that used foam under stucco.

Hult really liked the proposed restoration project and wished more historic details were going to be restored such as the fans in the recessed arches. He asked Olivetti if he would consider adding some of additional details, like the projections on the window molding and corbels at the top of the building, as seen in the historic photograph.

Olivetti said he would be willing to add additional historic features, such as the corbels at the top of the building, and may add the fans at a later date.

Hult motioned to approve the proposed project as submitted with a recommendation that if time and money permit, more details from the historic photograph be added to the building. Pinyerd seconded the motion. The motion passed unanimously.

FLINN BUILDING HISTORIC REVIEW, HI-18-06

Catlin said she had not received any comments or questions from any Commissioners after mailing the detailed drawings by Robert Dortignacq showing the door to the second floor and the restaurant storefront restoration project proposed by owner Marc Manley. She said if there were no questions about the drawings, she would mail out the notice of decision.

Hult said he thought the drawings were fine, except he thought that the transom window glass above the door to the second floor was too wide. Herd agreed. They suggested trimming the window so the glass was about the size of the glass in the door.

Pinyerd had a question about the leaded specialty glass proposed for the transom windows above the storefront.

Catlin suggested she email these questions to Dortignacq and then email his response to all.

JORDAN JEWELERS HISTORIC REVIEW, HI-12-06

Catlin said that before Porsche left, she wanted to clarify a condition of approval for the exterior alterations to the Jordan Jewelers building.

Porsche said when meeting with owner Brad Jordan he did not mention restoring the transom windows over the storefront windows on the front and side facades. When she returned to the office and reviewed his contract for Central Albany Revitalization Area (CARA) funds, she noticed that restoring the transom windows was a condition of approval and was not sure if it was the result of cutting and pasting from an earlier version of the contract. Porsche then talked to Jordan and he said he did not think restoring the transom windows were a requirement because they were going to be under (new) awnings.

Catlin distributed a copy of the conditions of approval of Jordan's historic review (Exhibit A, attached).

Porsche asked the Commission if they recollected their decision and if they would be willing to reconsider the condition to restore the transom windows.

Hult said he remembered the discussion about the transom windows and resulting condition of approval. Herd also recollected the decision and the suggestion that the glass need not be transparent in response to Jordan's concern with the drop ceiling and duct work that might show through the glass.

Catlin remembered Jordan saying the exterior would be like the historic Hurley's Drugstore photograph. She said that intern Melissa Stoller worked with Jordan on his special assessment application and was able to get him to reconsider some original design ideas on drawings by Don Johnson and encourage him to restore the building to the Hurley's time period. Catlin thinks the transom windows are likely part of the special assessment application. She thought the transom window requirement in the CARA contract and historic condition was likely from an early version of a contract prepared by Pam Silbernagel.

Catlin added that the transom windows did not have to be restored immediately, noting that the historic review was valid for three years. Porsche said she would talk with Jordan.

PROJECT CONSULTATION – 2002 WAVERLY ST SE

Catlin introduced the owner of the house at 2002 Waverly Street SE, Ken Richardson, who was present to receive consultation on restoration of the house, which is on the Local Historic Inventory.

Richardson distributed elevation drawings of his house and project ideas (Exhibits B-1 through B-6, attached). He would like to replace a non-original aluminum window and move a few window openings on the north side of the house facing 20th Avenue.

Pinyerd and Herd noted they would prefer to see small double-hung windows instead of clerestory windows, but all were flexible about the location of the windows so that they worked with the interior layout. (A bathroom and utility room are along the north wall.)

Despite the excellent drawings submitted by Richardson, Herd suggested the Commission make a site visit to have a better understanding of the house style and restoration project.

On the south side of the house, Richardson proposes a pair of doors to the outside at the back of the house. Herd prefers the doors be French-style doors rather than sliding doors.

The east elevation is of the front porch. The porch is enclosed with a variety of window types. Richardson would like the windows to match and add more wall space between windows.

Catlin asked if the porch was going to be incorporated into the home living area or if it was going to stay a porch. Richardson responded that the porch would be a porch.

Pinyerd feels the windows are appropriate for a sun porch. Hult agreed. Richardson would like the windows to be the same. The commission agreed the porch windows should be the same and supported replacing some of the windows to achieve this.

CONTINUED PUBLIC HEARING, HI-15-06

HI-15-06, 615 4th Avenue SW. Catlin said the Commission needed to adopt findings for denial of the request for six vinyl windows to make the decision final. She explained that Community Development Director Helen Burns Sharp suggested including the staff report findings in addition to findings for denial. Catlin asked if there was any discussion or if someone was ready to make a motion.

Hult motioned to adopt the findings for denial and deny the request with the findings for denial (included in the agenda packet). Herd seconded the motion.

Overman said that the more she thought about the situation, she thought denying the request was the right thing to do noting that buyers need to take responsibility to find out any rules related to their house. Not knowing about the historic regulations is not a reason for approving a request for vinyl windows.

The motion to adopt the findings for denial and to deny the request for vinyl windows passed unanimously.

PRESERVATION AWARDS

Catlin distributed a list of properties nominated for preservation awards, attached as Exhibit C. She said it may be hard to hold the awards ceremony in December because the Council is holding fewer meetings.

The Commission decided to try for an awards ceremony in January.

Hult said he would like to have an awards ceremony during preservation month in May and suggested that those projects completed a while back be given awards in January and the rest be given awards in May.

MONTEITH EXPANSION

Catlin said she had time to review the expansion boundaries and thought the boundaries shown in the blue shaded area (Exhibit D, attached) seemed to be the most reasonable in trying to follow historic plat maps, but excluded the non-contributing properties along Elm Street. She said the next step was to identify residents within the proposed expansion area that would be willing to be on an outreach sub-committee.

Herd said she would ask Donna Houston if she would be willing to be on the committee.

Catlin said she would ask for a volunteer from Friends of Historic Albany to serve on the committee.

NEXT MEETING

The next meeting is Wednesday, December 6, 2006.

ADJOURNMENT

The meeting adjourned at 8:30 p.m.

Landmarks Advisory Commission
November 1, 2006

Respectfully submitted,

Anne Catlin
Planner II

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