



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

**MINUTES**

Members present: Linda Herd, Tom Hinckley, Oscar Hult, Roz Keeney and Dave Pinyerd  
Members absent: Michele Harris and Heidi Overman  
Staff present: Community Development Planner II Anne Catlin  
Others present: Ken Richardson and Boyd Moline

**CALL TO ORDER**

The Landmarks Advisory Commission meeting was called to order at 6:33 p.m. by Vice Chair Tom Hinckley.

**APPROVAL OF THE MINUTES**

Commissioner Linda Herd moved to approve the minutes of the November 1 meeting, as written. The motion was seconded by Commissioner Dave Pinyerd, and passed unanimously.

**PUBLIC HEARING**

HI-20-06, 2002 Waverly Drive SE. Hinckley asked if there were any ex parte contacts or site visits to report. Hinckley said he drives by the house daily. Commissioners Roz Keeney, Linda Herd and Oscar Hult said they have driven by the house.

Planner II Anne Catlin said that the DuMond House, located at 2002 Waverly Drive SE on the southwest corner of the intersection of 20th Avenue and Waverly Drive, is a good example of a Craftsman-style house. The house was constructed circa 1910. The front of the house has a hipped roof and the back portion has a gable roof (possibly original portion of the house or an addition). The porch was enclosed a while back and a garage was located behind the house on the west side.

The owner proposes to replace and move some of the windows on the north, south and west sides of the house and add new exterior doors on the south and west sides. The applicant is not proposing any alterations to the enclosed front porch at this time. (See pictures incorporated into the staff report and elevation drawings attached to the staff report.)

On the north side, the applicant proposes to replace three non-original windows to the left of the door and install one one-over-one double-hung wood window that would be trimmed to match other windows on the house on the north side of the house facing 20th Avenue.

On the south side of the house, the applicant proposed to remove an existing one-over-one window and add a pair of sliding wood doors to an accessory apartment and a pair of double-hung one-over-one wood windows on the first floor. On the second floor a second window is proposed to match the existing window. The application indicates all new windows will be wood and trimmed to match other windows on the house. While the new doors will not be that noticeable from the street, the sliding glass style doors are not characteristic of historic homes. A pair of French doors with a large piece of glass or multi-lights would be more compatible with the house style.

The drawing of the west (back) elevation indicates a window will be replaced with a door.

In general, the applicant proposes to remove incompatible windows and a door and add one-over-one windows that match other windows, doors and the general craftsmanship of the house.

The proposed alterations are not removing any historic material or character-defining features or make any changes that are historically significant.

The applicant proposes to repair deteriorated historic features first and replace severely deteriorated or missing features in kind.

In summary, the proposed alterations with conditions will be compatible to the existing house. Catlin recommended approval of the proposed application with conditions.

#### *Public Testimony*

Owner Ken Richardson said that he would prefer that the new doors on the south side be sliding doors so that the hinges are not on the outside where they could be removed. He was willing, however to look for French doors.

#### *Commission Deliberation and Decision*

Hinckley said that hinges on the outside are no longer removable. He would guess that French style doors are slightly cheaper than sliding doors. They also have blots that lock in place and taller "kick plates."

Herd has heard from others that sliding glass doors are not as secure as regular doors and they make it easier to move furniture in and out. Herd asked what style door is proposed for the west (back) elevation. Richardson said he envisions doors with glass and panels below, however the north side door, he would like the glass to be at the top of the door for safety reasons.

Hult said he has no problem with the new south side doors being sliding doors, given the location.

Keeney said she would prefer to see the south side doors be French doors. She feels the owners will be happy with them.

Hult asked if Richardson was going to find salvage doors for the north and west sides. Richardson said he was.

Commissioner Dave Pinyerd motioned to approve the historic exterior alteration application with the following conditions of approval:

1. The proposed exterior restoration work shall be completed as drawn and described by the applicant in the attached drawings, to include the use of wood windows (on the interior and exterior) and trim;
2. The new doors on the south side shall be French-style doors that swing open, rather than slide to open and shall be wood; and
3. The doors on the north and west side of the house shall be paneled doors with glass lights in the top portion of the door. (Note: The doors do not have to be the same and may have different amounts of glass.)

Keeney wanted to make sure that the north side door condition allowed the glass to be at the top of the door.

Herd seconded the motion and conditions. The motion passed unanimously.

## **HISTORIC CONSULTATION**

Catlin indicated that Mr. Boyd Moline, owner of the house to the west of the Monteith House, was present and wanted to show the Landmarks Commission a sample of the brown vinyl windows he would like to install on the house at 528 2nd Avenue SW. Catlin said he wants to replace a window on the back side of the house and thought a sample of the brown vinyl would be helpful for the Commission to see.

Hinckley said that they used to make brown vinyl windows many years ago but stopped making them because the vinyl buckled with the heat. He added that his friend who works for Riverside Window and Doors said that vinyl window sales have dropped by at least 30 percent due to industry-wide problems with vinyl. Wood and fiberglass window sales have increased.

Catlin asked Moline if he was familiar with the fiberglass material, because the muntins can be made on the outside of the glass. Mr. Moline was familiar with the product, but said they were too expensive.

Keeney said she would be okay with a new vinyl window that was not visible from the street and on the back side, but would prefer the window be wood.

## **JORDAN JEWELERS SIGN**

Catlin wanted the Commission to be aware of a sign permit for a new projecting sign at the corner of 1st and Ellsworth streets for Jordan Jewelers. She feels the sign is slightly large for the building. (A picture of the sign is attached as Exhibit A.) Catlin wants to ensure that the sign does not project above the cornice at the top of the building or below the belt cornice separating the first and second floors.

Hult suggested removing “Jordan” at the top of the sign and putting it in place of the word “Jeweler.” He also suggested the bottom of the sign line up with the bottom of the second-story windows.

Keeney would like to see the sign look more like historic signs.

Catlin said she would talk to owner Brad Jordan about the sign’s size and bring forward the suggestions.

## **COMPLIANCE CASE UPDATES**

Catlin distributed a compliance report to the Commission that gives updates on the current compliance cases (attached as Exhibit B). She asked for input from the Landmarks members on a front rail stair design for 615 4th Avenue and on internally lit plastic signs in the historic district (230 Lyon Street sign).

Regarding 615 4th Avenue SW, Hult thought that a Craftsman style handrail with siding would be too much “wall” if the front porch is eventually restored to its original appearance.

Catlin suggested the stair rail look like the one in the mid-1990s photographs then. She asked for thought on whether or not lattice under the porch would help make the porch more compatible to the house and neighborhood. Others thought lattice under the porch would be an improvement.

Catlin said she had talked with the State Historic Preservation Office (SHPO) staff about the internally-lit plastic sign at 230 Lyon Street SW. SHPO thought the scale was acceptable, but would defer to the local code regarding the use of plastic or internal illumination. Catlin said that the Design Guidelines for Signs in the Historic Commercial District (attached as Exhibit C) say not to use plastic or internally-lit awnings. Catlin says she has not previously approved an internally-lit plastic sign in the downtown district.

The Commission supported requiring the sign at 230 Lyon Street SW be removed.

Lastly, Catlin said a letter she had received from the property owner at 626 5th Avenue SE. Catlin said that staff would be responding to issues in the letter. Due to the late hour, she welcomed any suggestions from Commissioners and asked that anyone phone or email her feedback.

#### **MONTEITH EXPANSION**

Catlin distributed a timeline on the remaining work to be completed by the consultants (Exhibit D). She asked the Commissioners to review the timeline. She said she was going to develop a timeline for things on the City's "to-do" list to make sure the project is completed by the grant deadline.

#### **NEXT MEETING**

The next meeting is Wednesday, January 10, 2007.

#### **ADJOURNMENT**

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

*Signature on file*

Anne Catlin  
Planner II

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