



CITY OF ALBANY  
LANDMARKS ADVISORY COMMISSION  
Municipal Court Chambers  
Wednesday, January 10, 2007  
6:30 p.m.

MINUTES

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

**CALL TO ORDER**

The Landmarks Advisory Commission meeting was called to order at 6:34 p.m. by Chair Heidi Overman.

**PUBLIC HEARING**

HI-21-06, 528 2nd Avenue SW. Chair Heidi Overman opened the public hearing at 6:35 p.m. and asked if any of the commissioners had site visits or ex-parte contacts to report.

Commissioners Oscar Hult, Dave Pinyerd, Tom Hinckley and Overman noted they had all been by the house but none had gone behind the house to look at the subject window.

*Staff Report*

Planner II Anne Catlin explained the request was to replace an original window located on the back side of the house with a brown vinyl window. The use of substitute materials is only considered on historic-contributing buildings if the original window is deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

The application for the use of substitute materials on siding, windows or trim must also follow guidelines outlined in the Albany Development Code (7.210):

- (1) *The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows or trim.*
- (2) *Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.*
- (3) *The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district.*
- (4) *The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.*

Commissioner Roz Keeney arrived at 6:38 p.m.

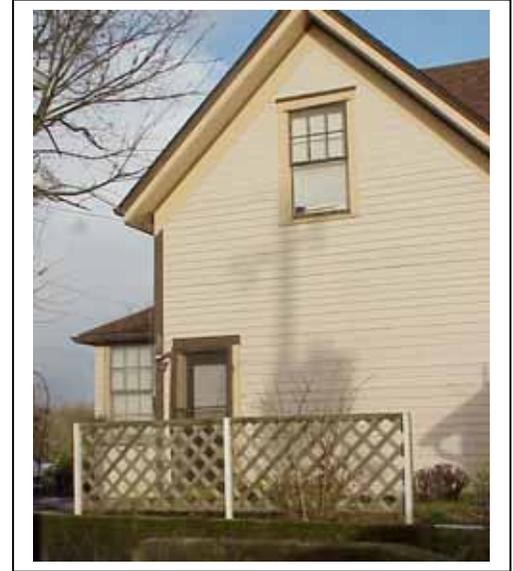
Catlin said the house is a historic-contributing building in the Monteith National Register Historic District. The original portion of the house on the west side has Classic Revival elements, including six-over-six double-hung windows and was believed to be constructed in the 1860s. A Gothic Revival addition to the east dates to the

1870s. The Gothic Revival portion of the house has a lancet window and steeply-pitched gable. The front porch has chamfered columns with capitals. The east wing has typical four-over-four double hung windows.

Looking at the windows from the street, it appears that many of the windows are in need of muntin repair and glazing.

Rather than repairing the windows, the owner would like to replace all of the wood windows with vinyl windows as his budget allows for easier long-term maintenance. He currently wishes to replace one window on the back (south) side that is a six-over-one double-hung window. The window proposed to be replaced is not visible from the front façade. The window is visible from the back alley.

Based on photographs of the window, it looks repairable, although it is on the south side of the house and the owner says it is in bad shape. No estimate was received for repairing the window. If we assume that it is cost prohibitive to repair the windows, the vinyl windows are more affordable than a new wood window. (According to the window distributor working with the owner, the estimate for wood windows is almost four times the cost of the vinyl windows that the owner wishes to purchase, however staff knows new wood windows or window parts could be purchased for less.)



The new window would be the same size as the existing window. Existing trim would not be replaced. The vinyl windows are unable to create divided lights or a “snap on grill” on the exterior of the glass made to look like the muntins. The proposed vinyl window would have an internal “grill” to try to match the six-over-six window design. While it makes the windows look like divided light windows from a distance, the internal grill system is noticeable, especially when next to existing original windows.

The proposed brown color would match the current paint color used on the window sashes. If a future owner wished to repaint the window sashes, the brown color will be “set” if vinyl windows are approved.

## CONCLUSIONS

1. The window proposed to be replaced is not visible from the front of the house or the street.
2. The proposed vinyl window will not exactly match the existing six-over-six window due to the internal “grill” system.

### *Public Testimony*

Mr. Boyd Moline, owner of the house at 528 2nd Avenue SW, said he wants to replace all of the second-floor windows with vinyl double-glazed windows to help decrease tenant heating costs. He said the windows need repair and the muntins from the lower sash are missing. He found a brown vinyl window that looks like the six-over-six windows and would like to install one on the back of the house so the LAC can see that the window matches the existing windows.

Mr. Moline said that no two windows are the same size and you can see daylight through the windows.

*Commission Deliberation*

Hult said he had resigned himself to allowing the one vinyl window on the back of the house until he read the standards for use of substitute materials. Standard number four states, "Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials." He said that the profile of the muntins is different than any other he has seen, as it is very narrow. Hult thought there were very few houses with six-over-six windows due to very few houses from the time period when the window style was common. Therefore, Hult feels the window is unusual and the Code says that unusual windows may not be replaced with substitute materials.

Commissioner Linda Herd asked if Mr. Moline had considered storm windows. Mr. Moline responded that he thought that storm windows would not do much to improve the heating costs.

Overman noted that storm windows do not require historic review, even in a vinyl material, because the original window is protected.

Hinckley said the wood muntins could be reproduced, but that new vinyl windows do not offer muntins on the exterior of the glass.

Keeney said that at the last meeting, in which Moline attended before turning in an application, she was willing to consider the vinyl window in the one location, due to its back location. However, she noted that the six-over-six windows are unusual because there are not many houses left that date to the 1860s and 1870s in Albany when the six-over-six windows were used.

Keeney then asked Moline if any of the glass was wavy (which would indicate old and possibly original glass).

Moline said most of the glass has been replaced; there may be one or two pieces of wavy glass in the top sash.

Herd thought the internal grid used in the proposed vinyl window would look strange.

Hinckley said that you cannot get the exterior muntin grid for a vinyl window to simulate the original window.

Keeney said she was concerned that Moline mentioned he wanted to replace all of the windows.

Moline asked if he would have to turn in an application and pay the fee each time he wanted to replace a window. Catlin said he could ask for all of the windows to be replaced at one time in one application and the LAC would evaluate each individually.

Moline would like for all of the windows to be reviewed for replacement with vinyl windows in the same application. Catlin said that more research would have to be collected on the condition of the existing windows and prices for different replacement windows in order for the Landmarks to review additional windows. She suggested the request be tabled until March.

Moline then said that he wanted a decision tonight on the window in the current application so he could place the window order.

There was some discussion about businesses that might be able to recreate the window in wood and replicate the unique muntin design. Moline said he talked to a company in Canada but they said they would not do insulated glass.

Catlin said she suspected Moline talked to Hoffmeyers, a Canadian window maker. The company makes windows and ships them without glass. It may be possible to have the windows made to accommodate double-paned glass. She asked if the house attic and walls were insulated, because there are many ways to improve energy efficiency of a home. New windows will not necessarily result in energy savings.

Moline responded that the attic was insulated, but not the walls.

Keeney said she was concerned that if the LAC was to approve one vinyl window that it may indicate the LAC would be willing to approve additional windows, despite each circumstance being unique. She would prefer to see the window onsite to get a better feel for the condition of the window and the others on the house before making a decision to allow replacement of the window.

Catlin asked what information would be helpful for the LAC to make a decision.

Keeney would like to know how many buildings were constructed between 1860 and 1880 in Albany's historic districts with the six-over-six window style, and the four-over-four style if a request was going to be made to replace the windows on the east side of the house.

All agreed that a site visit was necessary to assess the condition of the windows up close and that a query of the historic inventory database was needed to determine if the six-over-six window was indeed unusual as suspected.

Herd asked Moline what maintenance had been done on the windows. Moline responded that he had put linseed oil on the windows, puttied and painted the windows when he bought the house.

The LAC decided to meet at noon on Monday, January 15, 2007, at the house location at 528 2nd Avenue SW. Catlin said she would have to double check public meeting laws regarding notice requirements since the date was less than a week away and on a holiday.

Catlin asked if anyone would have time to research the costs of replacement windows in wood and other materials before the holiday Monday. Hinckley offered to do this research if he was given the dimension of the window sash.

Overman tabled the deliberation to the special meeting date of January 15, 2007.

### **APPROVAL OF THE DECEMBER 6, 2006, MINUTES**

In reference to the brief discussion of the suggestion to ask the owner of 615 4<sup>th</sup> Avenue SW to put lattice up under the porch, Hult recommended the word "others" on page 3 be changed to some.

Catlin said that the final decision to not suggest lattice actually was through email and not at the meeting. No one objected to the suggestion to put lattice under the porch at the Landmarks meeting.

Pinyerd motioned to approve the December 6, 2006 minutes of the Landmarks meeting as written. Hinckley seconded that motion. The motion passed 5:1, with Herd voting against the motion.

### **ELECTION OF OFFICERS**

The following nominations were made for the offices of Secretary and Chair:

- Pinyerd nominated himself for Secretary;
- Herd nominated Hult for Chair;
- Hult nominated Pinyerd for the position of Chair; and
- Overman supported the nomination of Hult for Chair.

Overman made a motion to elect Hult as Chair and Pinyerd as Secretary of the Commission. Hinckley seconded the motion. There being no discussion, the motion passed unanimously.

Catlin said that as Chair, Hult may want to consider how he wants to conduct the meetings.

## **OTHER BUSINESS**

Catlin noted that the next Certified Local Government application was due in the middle of February. She asked for suggestions for grant requests that would be sensitive to her time, as she is uncertain how much time she will have to manage the grant.

Pinyerd said he wanted to get the historic inventory database on the City's Web site. Pictures still need to be taken for most of the properties. He then noted that he would like to get this done before the next grant cycle would be under way. Keeney and Overman volunteered to take digital pictures.

Keeney recommended money to produce and copy nice brochures on helpful topics – such as the “Say No to Vinyl” pamphlet, created by Dave Pinyerd.

Herd suggested grant money to attend a national preservation conference and then report to Council on conference proceedings.

Money for regional workshops or lecture series was also suggested.

Pinyerd suggested funding for evaluation of a new historic district. Catlin wants to finish the potential expansion of the Monteith district to see what the results are before pursuing another National Register district nomination.

## **NEXT MEETING**

The next meeting is scheduled for noon on Monday, January 15, 2007, at 528 2nd Avenue SW.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

*Signature on file*

Anne Catlin  
Planner II