



APPROVED: September 2, 2009

**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Santiam Rooms, 333 Broadalbin Street
Monday, June 22, 2009
6:30 p.m.**

MINUTES

Landmarks Commissioners Present: Linda Herd, Oscar Hult, Derryl James, Heidi Overman, Dave Pinyerd, and Robyn van Rossmann

Landmarks Commissioners Absent: Roz Keeney

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

Others present: 4 others present

CALL TO ORDER

Chair Oscar Hult called the meeting to order at 6:31 p.m.

INSULATING GLASS OPTIONS

Planner II Anne Catlin reviewed research she found on the internet (Exhibit A) on the different levels of e-glazing available for windows.

Applicant Bill Ryals discussed the variety of visual appearance of glass that are available and the different glazing treatments. He noted the front façade of the J.C. Penney building has 1,500 square feet of glass, so energy efficiency is a big concern.

PUBLIC HEARING (HI-09-09): 317 1st Avenue SW

Chair Hult called the public hearing on Planning File HI-09-09 to order at 6:42 p.m.

Declarations

Commissioner Heidi Overman had a site visit. Commissioner Derryl James and Dave Pinyerd had been by the building. Hult stated that he had walked by and had a conversation with Kate Porsche regarding the project.

Staff Report

Catlin apologized for not being able to mail the staff report out in advance due to the quick time frame of the meeting and receiving information from the applicant. She explained the request was to replace original windows with new wood windows and to specify glass and other details for remaining windows on the front façade. She noted that there are three levels of glass: the storefront, mezzanine, and top floor. She asked the Commission to provide specific direction on the glass for the other window openings being restored.

Catlin presented pictures of the downtown area to show different reflections of glass (Exhibit B). She noted that the Landmarks Advisory Commission (LAC) approved the applicant's preservation plan in November 2008 (planning file HI-09-08), which included removing the second floor windows on the front façade in order to repair and reglaze them with insulating glass, and then re-installed. Areas with rot will be replaced with like materials and profiles.

Catlin explained that additional damage occurred to the windows when they were removed. Rather than rebuilding and repairing the windows, the owners decided to order install new wood windows. They did not realize the wood windows needed historic review.

Catlin said that dimensions of the original and replacement windows were not specified in the application. Catlin compared photographs of the original windows with the new ones and it looks like the entire set of windows in each bay was replaced with one large "picture set" with narrow trim around each window, rather than replacing the sash parts individually. Catlin said the trim on the new window appears much narrower, and consequently, the windows are also not the same size as the originals. She also noted that the distance between the window and the trim appears to be more shallow, thus affecting the profile and shadow lines.

Catlin said that building's distinctive features include architect Charles Burggraf's use of sets of threes in the windows, storefront bays, and mezzanine level windows. The details of these windows are important to retain.

The standards state that when replacement is necessary, new features should match the old in all details.

Catlin felt that the proposed second story windows, while close in design, do not cause the structure to more closely approximate its historic character and appearance. She further added that the thin "trim" around the windows is not consistent or compatible with the size of trim used on other historic downtown buildings.

Catlin said the glass in the new windows has a lot of reflectivity to it, although some of it can be attributed to the "sunny south" exposure and empty building.

Catlin concluded that the new windows do not match the original windows in size and trim, and combined with the reflective glass, these changes alter the original visual qualities of the building.

Applicant Testimony

Bill Ryals, 935 Jones Avenue NW, Albany, said that he compared interior shots of the original windows with interior shots of the new windows and though the new windows were very close in size to the originals. He distributed drawings comparing the replacement windows with the original window (Exhibit C). He used photographs to estimate the size of the original windows and trim.

Ryals explained that the lack of maintenance to the building resulted in several of the casement windows falling out of their frames because the hinges failed.

Hult commented that the center piece did not look like it was the same shape. Catlin asked if the trim was on the inside or outside. Ryals commented that it was on the outside. There are no manufactured windows closer.

Hult asked if the new windows were operable. Ryals said they were not.

James referred to the R1.1 overlap comparison of the windows and concluded the width of the trim was about one and a half inches narrower. He was comfortable with the difference.

Pinyerd said the width of the large window appeared to be off by four courses of brick.

Ryals said the only way to match the original windows at this stage is to start over and rebuild the frames. He thought the windows were similar enough and met the intent.

James thought the black color of the new windows lost some of the detail, such as the distance in the reveal between the trim and the glass on the outside. Herd agreed noting a lighter paint color would help bring out the details. Others agreed.

Herd asked why Ryals didn't come in when they discovered the windows were more damaged. Ryals stated that it happened quickly, it was during a period of a week.

Ryals said the windows fell apart. They asked Davis Glass to restore them in the end. The owners thought that it made more sense to purchase new wood windows. They left the dimensions up to the glass company to match. This is the first preservation project for the owners and they are trying to do a good job. He also said that the original window design leaks.

Hult recommended having it built.

Rick Mikesell, building owner, said they were trying to use like materials, they are trying to do a good job, the paint color did change. They made a mistake and do not want to make the same mistake by not coming to the LAC for future issues.

Herd asked for suggestions on what could be written into the notice of decision to ensure compliance.

Urban Renewal Manager Kate Porsche commented that the applicants are trying to do the right thing. She said that the Central Albany Revitalization Agency (CARA) is supporting them financially. She thought the one and a half inch difference in the trim was a minor difference. She asked the Commission to consider the long view of the building being rehabilitated versus having a dilapidated building downtown.

Catlin read an email (Exhibit D) from Roz Keeney on the project. She feels the new windows were not compatible and did not meet the review criteria.

Chair Hult closed the public hearing at 7:31p.m.

Commission Discussion

James commented that there are two courses of action; one is to try and make the owner pursue a closer match and replace all to the windows completely or to modify the new windows. He does not see replacing the windows as feasible due to the scale of the replacement and recommended that the new windows be painted a lighter color.

Hult commented that the issue of reflectivity has not been addressed yet. James did not feel reflectivity was a big issue.

Herd thought the reflectivity of the glass drastically changed the appearance of the windows.

Pinyerd said that the reflectivity will change when the building is occupied.

Catlin said that reflectivity of the glass depends on where the windows are located and the time of day. She stated that low-e glass is not supposed to have color. She said that if the LAC would like to see examples of what low-e glass looks like she can find them.

Motion: James moved to approve the new windows that were installed with a condition that they be painted on the exterior a lighter color that matches the original sash color. Pinyerd seconded. The motion passed, 4 to 0, with Linda Herd abstaining.

Hult commented that all had learned from this experience.

Ryals asked for the LAC input on installing operable storefront windows and what type of glass should be used in the transom windows and the ground floor. The commissioners asked the applicant to submit an application for their review.

OTHER

Kate Porsche would like to meet with the LAC regarding the Broadalbin streetscape plan on July 7, 2009.

Catlin asked for a subcommittee for the windows workshop.

Catlin gave an update on the legislation to change the State's special assessment program.

NEXT MEETING DATE

The next meeting of the Landmarks Advisory Board is scheduled for Tuesday, July 7, 2009 at 6:30 p.m.

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 8:14 p.m.

Submitted by

Reviewed by

Signature on file

Signature on file

Sheena Dodson
Administrative Assistant

Anne Catlin
Planner II

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