



NOTICE OF PUBLIC HEARING

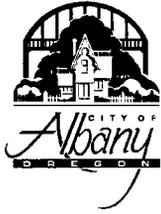
CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Municipal Court Chambers
Albany City Hall, 333 Broadalbin Street SW
Wednesday, September 2, 2009
6:30 p.m.

AGENDA

1. CALL TO ORDER (Chair Hult)
2. ROLL CALL
3. APPROVAL OF May 6, June 3, and June 22, 2009, MINUTES
4. PUBLIC HEARING (HI-13-09): 317 1st Avenue SW (Chair Hult)
Exterior Alterations: Install operable wood storefront windows.
5. PROJECT CONSULTATION: 231 Lyon Street SE (Chair Hult)
Exterior Alterations: New window and enlarged entrance on 3rd Avenue side.
6. OTHER BUSINESS
7. NEXT MEETING: October 7, 2009
8. ADJOURN (7:30 p.m.)

The location of the hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541- 917-7500.

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COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490; Albany, OR 97321

Phone: (541) 917-7550 Fax: (541) 917-7598
www.cityofalbany.net

STAFF REPORT **Historic Exterior Alterations**

<u>HEARING BODY</u>	LANDMARKS ADVISORY COMMISSION
<u>HEARING DATE</u>	Wednesday, September 2, 2009
<u>HEARING TIME</u>	6:30 p.m.
<u>HEARING LOCATION</u>	Albany City Hall Santiam Rooms, 333 Broadalbin Street SW

GENERAL INFORMATION

DATE OF REPORT:	August 27, 2009
FILE:	HI-13-09
TYPE OF APPLICATION:	Request to install operable wood storefront windows.
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER:	R3 Development; 3015 Salem Avenue SE; Albany, OR 97321
APPLICANT:	Bill Ryals, Modern Organic Architecture LLC; 460 SW Madison, Suite 15; Corvallis, OR 97333
ADDRESS/LOCATION:	317 1st Avenue SW
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-3W-6CC; Tax Lot 2100
HISTORIC DISTRICT:	Downtown Commercial
HISTORIC RATING:	Historic Contributing
ZONING:	HD (Historic Downtown)
HISTORY:	HI-08-09, HI-09-09

The Planning Division received an exterior alterations request to clarify details on and approved on a plan to rehabilitation the Wallace Building, which is in the Downtown Commercial National Register Historic District and has scheduled a public hearing before the Landmarks Advisory Commission to review exterior alterations and a request for substitute materials.

Notices were mailed to surrounding property owners on June 12, 2009. At the time the staff report was completed, the Planning Division had not received any comments on the proposed exterior alterations.

APPEALS

Within five days of the Landmarks Advisory Commission's final decision on this application, the Community Development Director will provide written notice of the decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Advisory Commission may be appealed to the City Council if a person with standing files a completed Notice of Appeal and the associated filing fee with the City within 10 days of the date the City mails the notice of decision.

STAFF ANALYSIS

File HI-13-09

The Albany Development Code (ADC), Article 7, contains the following review criteria in *italics* that must be met for this application to be approved. Findings and conclusions follow each set of Code criteria.

7.150 Exterior Alterations Criteria

(1) The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure, or

(2) The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

FINDINGS OF FACT

1. Architecture/Historical. The Wallace Building was designed by Albany architect Charles Burggraf and constructed in 1915. The style is Commercial, with American Renaissance details. The building was J.C. Penney's for most of its life.
2. Prior Alterations to the Storefront and Mezzanine Levels. The storefront level of the front façade has been changed overtime to include newer storefront windows with a marble bulkhead; a new doorway was added on the west corner; and the original awning has been altered. The mezzanine level windows were removed and sheet metal installed.



3. 2008 Preservation Plan Proposal. The original preservation plan, approved November 5, 2008, included replacing the non-original storefront windows with a wood window system that will more closely match the historic window size, proportion and construction. (Using historic photographs.) On either side of the door there will remain a section of elevated display case as an interpretation of the pre-existing display cases and the era in which window displays were of great importance. See attached elevation drawing, A4.0.

The plan included replacing the missing mezzanine windows with a new wooden window system that will closely match the historic window size, proportions and construction techniques of the original windows.

4. Current Proposal. The applicants propose to reconstruct the storefront and mezzanine level windows as originally proposed based on historical photographs, using wood windows and wood framing. They would like for the storefront windows to be operable installing an operable window system. (See narrative and drawings attached to the staff report.) They are designing a counter-weight system that would lift the storefront window up and behind the mezzanine level windows. There will be no track or any visible signs that these windows are operable from the outside. The counterweights will be visible from the interior.
5. Glazing. The applicants propose to use tempered glass with no added coatings or tints for the storefront windows. The same glazing used in the second floor windows is proposed for the mezzanine windows – so that they are compatible when viewed from the street. The second floor glazing has a low-e coating on it, but the glass is untinted.
6. The proposed new wood storefront and mezzanine windows will cause the structure to more closely approximate its historic character and appearance by removing the non-original materials and reconstructing the windows and frames per historic photographs.

7.160 APPLICABLE Secretary of the Interior's Standards of Rehabilitation

- (S2) The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*
7. The proposal to use operable storefront windows will not remove or alter any other character defining features on the front facade.
- (S5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
8. The building's distinctive features include Burggraf's use of sets of three windows/storefront bays, and horizontal elements, such as the cornice, frieze, windows, and brick detail. The new wood mezzanine and storefront windows will incorporate the craftsmanship and dimensions of other remaining original windows in the downtown.
- (S6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
9. The new windows will try to match the original (not existing) windows in dimensions, framing, and materials.
- (S9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. The new windows will return original details and character to the historic building, as seen in old photographs.

STAFF RECOMMENDATION

APPROVAL with CONDITIONS of the proposed operable wood storefront windows and mezzanine window system.

PROPOSED CONDITIONS OF APPROVAL

1. All new glass shall be non-tinted.

2. The low-e glazing proposed for the mezzanine level windows shall offer the lowest level of reflectivity and also be approved by the State Historic Preservation Office.

Attachments: Description of proposed windows (below) and architectural drawings (A4.0, A5.1 and A5.9)

Distribution

Applicant/Property Owner	2
LAC and staff	10
CARA (Porsche)	1
File HI-13-09	1

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JC Penney's Mezzanine/Clerestory and Storefront/Ground level window Proposal:

Dimensions: Total height: 17'-7"
Each Unit width: 7'-6"

Material: Finger-jointed Pine
Hem-Fir track

Glazing type: Mezzanine/Clerestory: To match glazing in second level windows
Storefront/ Ground: Tempered glazing with no added coatings or tints.

Operability: The mezzanine/clerestory and the storefront/ground windows will act as a counterweighted, single-hung window system. The ground level windows will be lifted up and will slide behind the mezzanine windows just as a lower pane would slide behind the upper pane of a standard single hung window. (Refer to page A5.1 drawing #5) The counterweights will be visible to the building occupants.

Profile: Mezzanine/Clerestory: Refer to page A5.1 drawing number 6
Storefront/Ground: Refer to page A5.1 drawing number 7

*****Also on page A5.1 you will see the profiles for the exterior column bas (drawing #8) and a profile of a section cut through the entire window system from the ground to the mezzanine windows*****

Finished Appearance: Please refer to A4.0. This will be the final elevation of the building.

Manufacturer: We are still working with several window manufacturers regarding the project and do not currently have one selected. The drawings submitted with this application are the same drawings we are giving the manufacturers to produce a project bid.



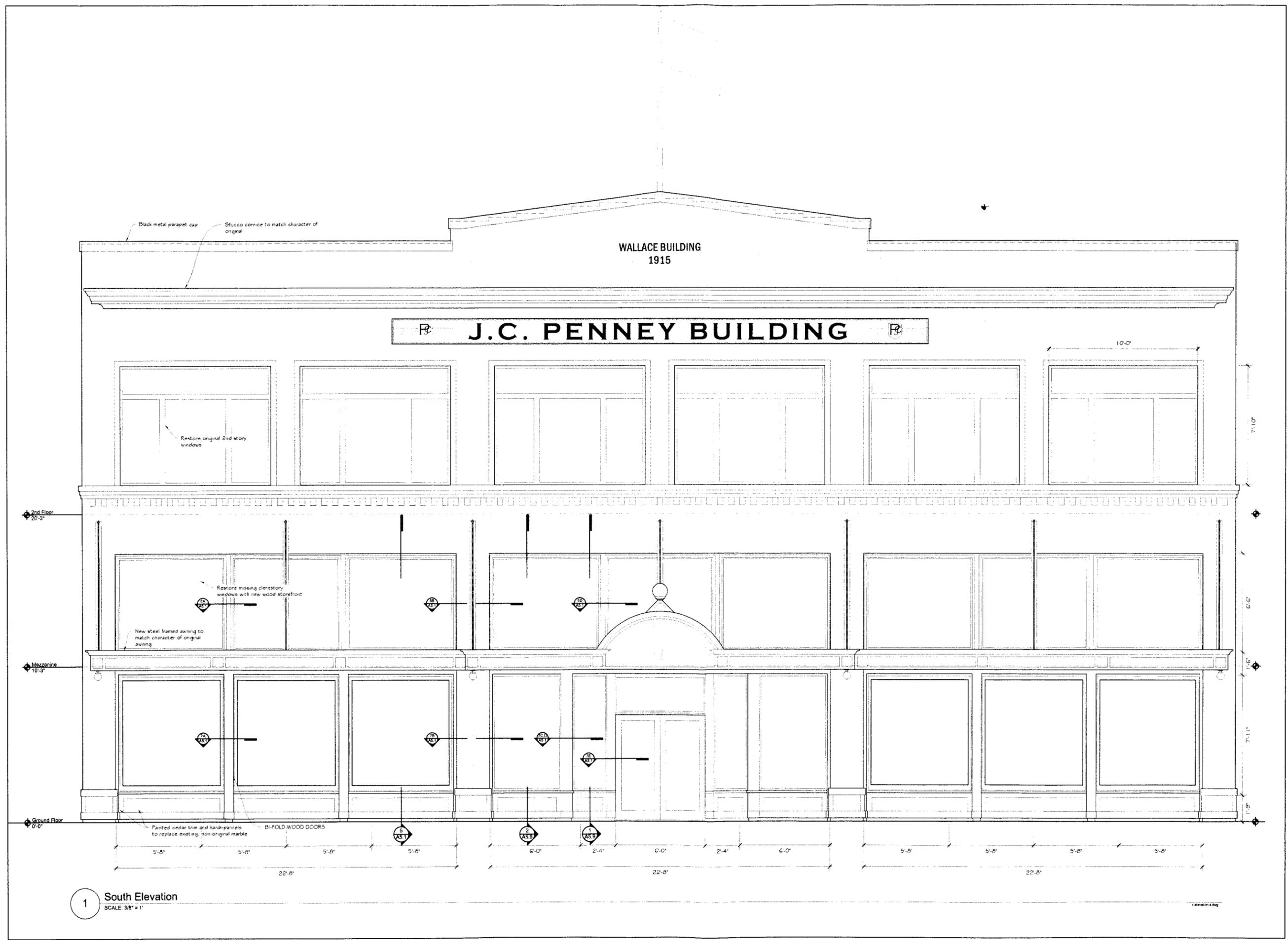
MOA
 460 MALDEN AVE. SUITE 1
 CORVALLIS, OREGON 97331

Issued to City of Albany for Seismic Upgrade and Structural Repair permit only, 2008-08-11
 Issued for City of Albany plan review 2009-01-14

JC Penney Building
 Restoration and Renovation
 317 1st Avenue NW - Albany, Oregon 97321

DATE: 8/5/2009
 DRAWN BY: CAL
 SHEET TITLE: South Elevation

A4.0



1 South Elevation
 SCALE: 3/8" = 1'



MOA
 160 MADISON AVE. SUITE 1
 CORVALLIS, OREGON 97330

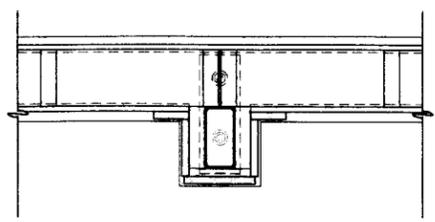
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JC Penney Building
 Restoration and Renovation
 317 1st Avenue NW - Albany, Oregon 97321

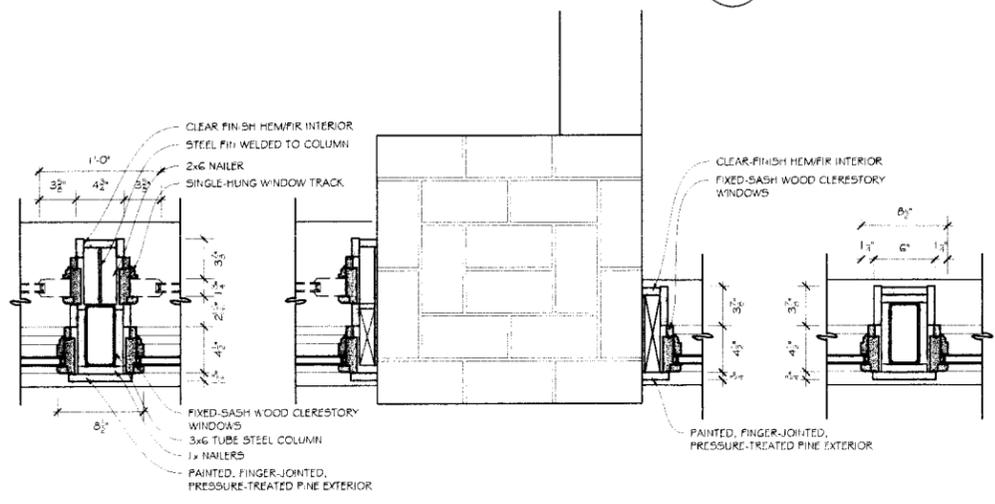
DATE: 8/12/2009
 DRAWN BY: CAL
 SHEET TITLE:

Window Sections

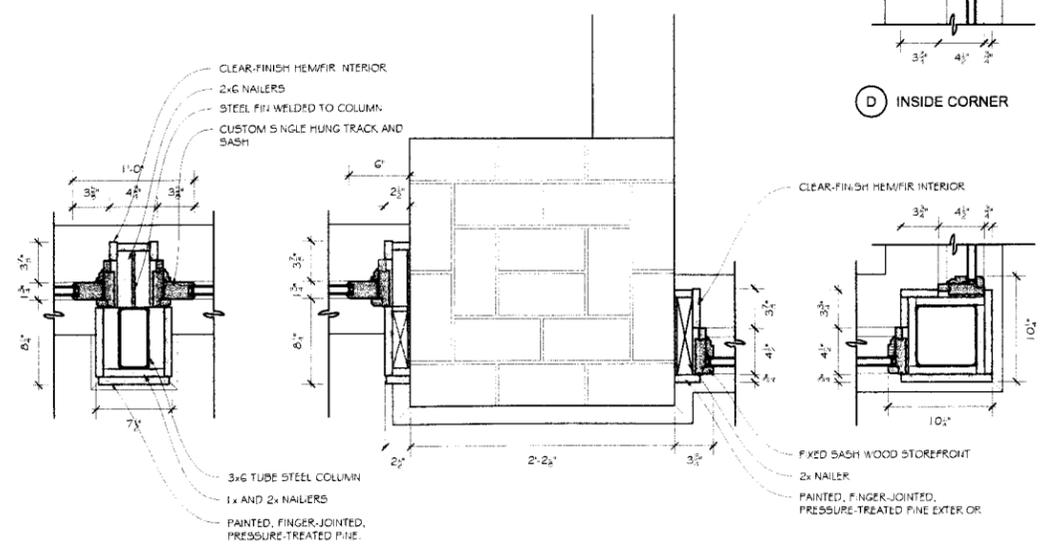
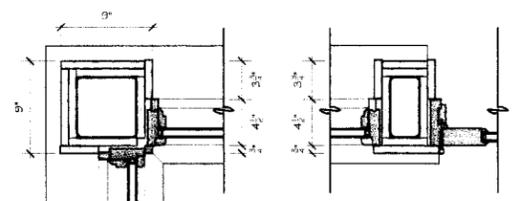
A5.1



8 Storefront Column Base
 SCALE: 1-1/2" = 1'

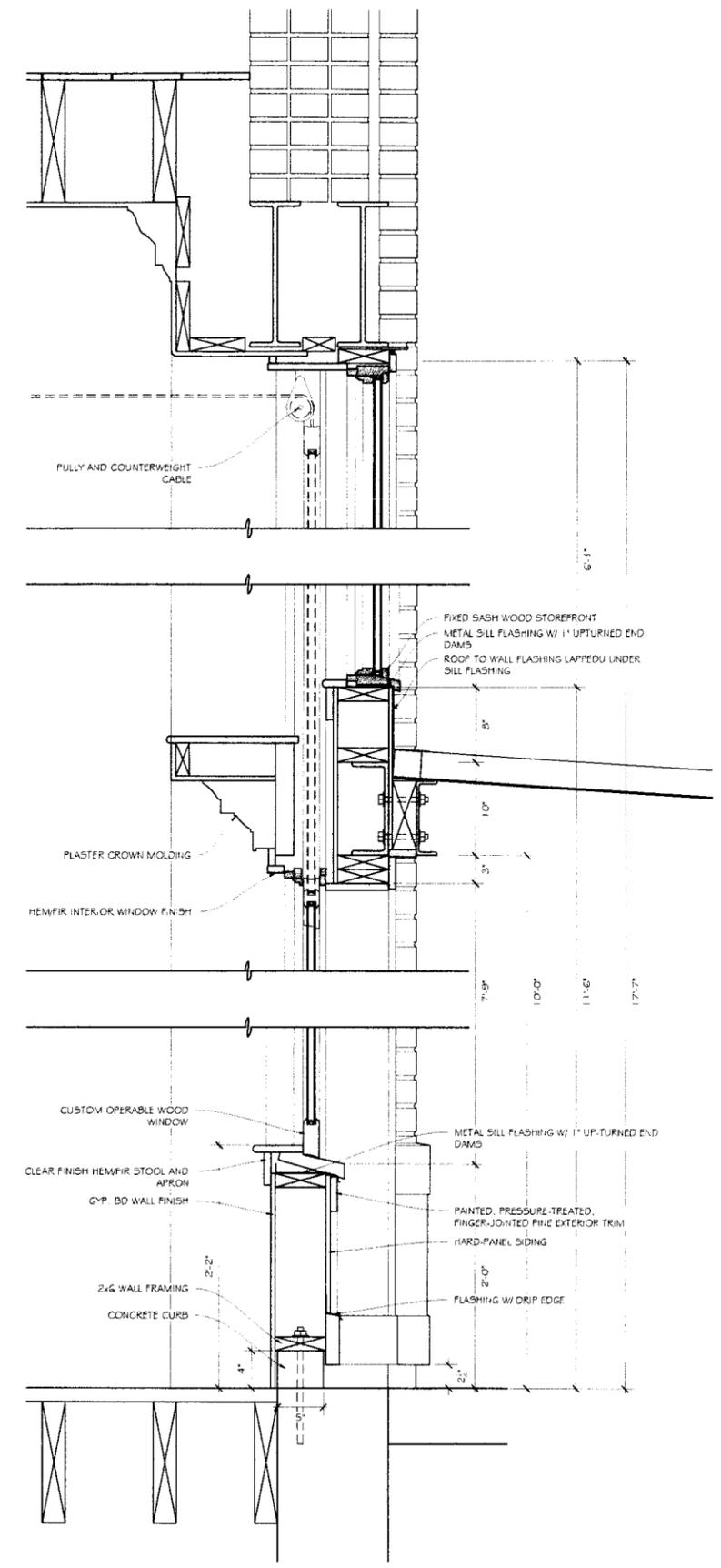


6 Clerestory Horizontal Sections
 SCALE: 1-1/2" = 1'

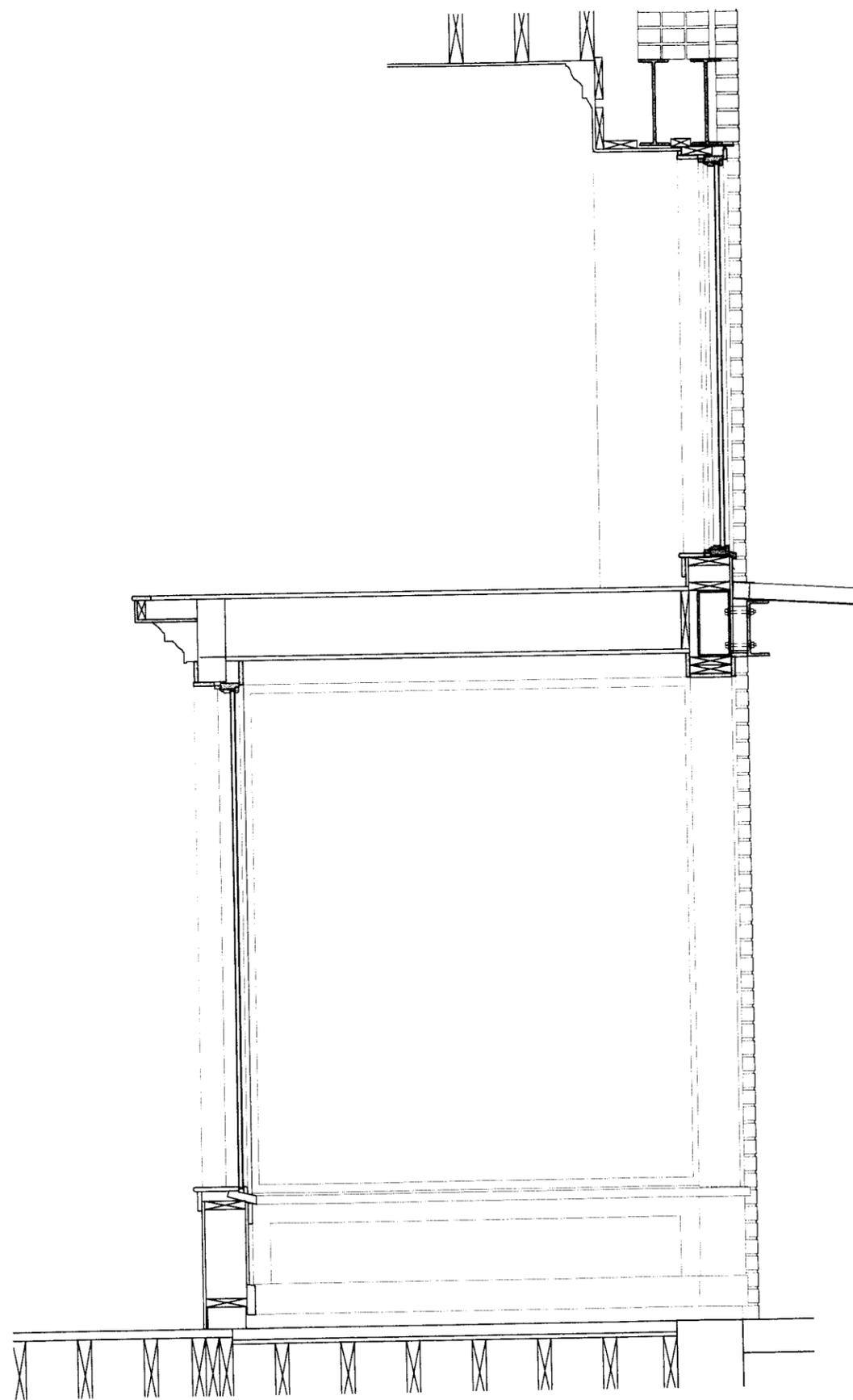


A OPERABLE MULLION **B BRICK COLUMN** **C OUTSIDE CORNER**

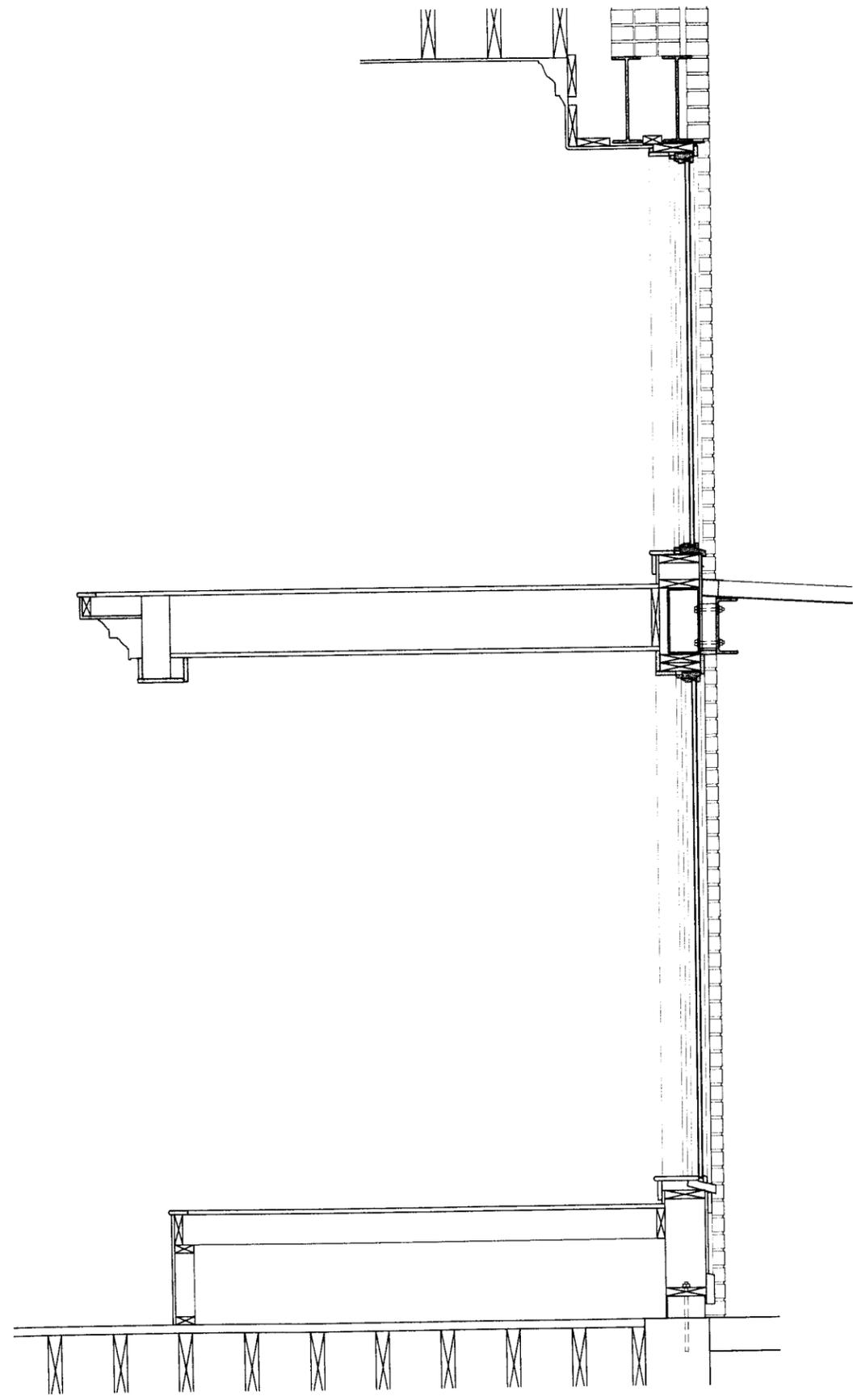
7 Storefront Horizontal Sections
 SCALE: 1-1/2" = 1'



5 Storefront Vertical Section
 SCALE: 1-1/2" = 1'



2 STOREFRONT ENTRY SECTION
SCALE: 1" = 1'



1 STOREFRONT DISPLAY WINDOW SECTION
SCALE: 1" = 1'



MOA
160 MALDEN AVE. SUITE 1
CONVALLIS, OREGON 97333

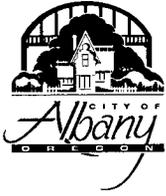
Issued to City of Albany for Seismic Upgrade and Structural
Repair permit only, 2008-08-11
Issued for City of Albany plan review, 2009-01-14

JC Penney Building
Restoration and Renovation
317 1st Avenue NW - Albany, Oregon 97321

DATE: 8/12/2009
DRAWN BY: CAL
SHEET TITLE:

STOREFRONT DETAIL

A5.9



APPROVED: _____

**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 comes 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.

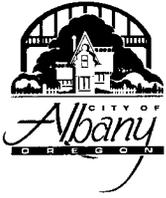
Submitted by

Reviewed by

Sheena Dodson
Administrative Assistant

Anne Catlin
Planner II

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APPROVED: _____

**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Santiam Rooms, 333 Broadalbin Street
Wednesday, June 3, 2009
6:30 p.m.**

MINUTES

Landmarks Commissioners Present: Oscar Hult, Roz Keeney, Heidi Overman, Dave Pinyerd, and Robyn van Rossmann

Landmarks Commissioners Absent: Linda Herd and Derryl James

Staff present: Planner II Anne Catlin

Others present: Cara Leach, Claus Sass

CALL TO ORDER

Chair Oscar Hult called the meeting to order at 6:35 p.m.

PUBLIC HEARING (HI-07-09): 806 5th Avenue SW

Chair Hult called the public hearing on Planning File HI-07-09 to order and explained that it was a request to use substitute materials.

Declarations

Commissioners Hult, Keeney, Overman, Pinyerd, and van Rossmann declared site visits. Hult also stated that he talked to the applicant when he was first considering the project.

Staff Report

Planner Anne Catlin summarized the written staff report. She said that she received a letter from neighbors Al and Sally Gaines in support of the application (Exhibit A).

Catlin said the house is a c.1878 Gothic Revival in the Monteith District that was moved to the current site and remodeled in 1902. The applicants would like approval to replace wood lap siding on a portion of the west side of the house with cement siding. Despite routine maintenance on this side of the house, the siding has expanded and contracted so much over the years that it will no longer hold paint or caulk. Moisture is getting inside the walls and the applicants would like to avoid any further water damage to the house.

Catlin said that the original siding on the other facades, including the front, will be retained and maintained. The cement board siding was selected for its durability and cost as wood siding was almost three times the price.

Catlin said the new siding will match the original six-inch lap siding in placement, profile and size. The trim and window sills will be reused if possible and wood materials matching the originals would be used if replacement is necessary.

The new siding will not be applied over any historic surface or existing trim. There are no decorative or unique features on the section of the house where the siding is proposed to be replaced. The existing lap siding is not an unusual style of siding for Albany.

Applicant Testimony: Owner Claus Sass did not have anything to add and offered to answer any questions.

Chair Hult closed the public hearing at 6:43 p.m.

Commission Deliberation

Pinyerd noted that installing the cement board siding would make it impossible for a future owner to restore the original siding. He added that the cement siding may look too perfect and look new.

Overman agreed that the new siding would be recognizable as a replacement material and suggested using Cedar.

Sass said he intends to remove a lot of the flaking and “alligatored” paint from the wood siding to achieve a smooth surface.

Pinyerd asked the applicant if using wood siding would be an economic hardship. Sass said no, adding that Hardie plank siding is a better product for durability. He said his research has found that most of the house and siding are not original to the house and the siding proposed to be replaced cannot be adequately repaired, despite more than 20 years of constant attention.

Hult noted the house was painted in the last six years and this side is looking bad and agreed with the applicant that the paint will not hold in the subject area. He also suggested sanding down as a possible way to get a surface that paint would adhere to.

Sass noted that in other areas of the house there is unique cove siding that will be retained. The siding proposed to be removed is lap siding that he believes is from the 1930s and not original to the house.

Overman said she could support the use of cement siding as a substitute material.

Keeney remarked on the uniqueness of the house and encouraged the applicant to consider using wood siding. She noted that there is not enough history with the use of Hardie plank siding.

Hult asked if the trim would be retained on the top of the windows.

Motion: Keeney made a motion to approve the application for the use of cement siding on the west side of the house with the condition that the new siding be smooth. Overman seconded the motion. The motion passed 4 to 1, with Pinyerd voting against it.

PUBLIC HEARING (HI-08-09): 817 Ferry Street SW

Chair Hult called the public hearing on Planning File HI-08-09, a request to reconstruct missing balusters on the front porch stairs, to order at 7:16 p.m.

Declarations

Hult, Pinyerd, and van Rossmann had driven by the house.

Staff Report

Catlin summarized the written staff report. She noted the house is a c.1895 Queen Anne Cottage. The front porch railing and stairs have been replaced. No historical photographs were found to determine the original design, but the original porch columns remain.

Catlin said the applicants propose to replace the missing handrail and balusters in a simple design based on another Queen Anne Cottage in Portland. The newel posts selected try to match the detail in the porch columns and posts found in a 1990s photograph.

Catlin concluded that the new stair and porch railing alterations would be compatible with the existing house in design and scale, and with other replacement handrails found on Queen Anne houses. The proposal will not remove or alter any remaining historic features of the house and will try to restore a missing feature to the front façade.

Applicant Testimony: Applicant Cara Leach was present but gave no testimony.

Chair Hult closed the public hearing at 7:23 p.m.

Commission Discussion

Hult asked if the porch baluster was the original. Leach said it was not.

Keeney thought the newel posts shown in the 1990s photograph might also be replacements.

Pinyerd asked about the handrail design and suggested that it be notched at the bottom to fit a hand.

Leach said they proposed a simple baluster and handrail design to complement the simple Queen Anne house.

Discussion focused on a simple baluster design and concluded that the proposed design would be more compatible if a half inch router was used on the corners.

Motion: Overman moved to approve the proposed stair and handrail design with the conditions that a half-inch router is used on the edges of the balusters and that the design of the handrail and foot rail be submitted for final approval. Keeney seconded. The motion **passed unanimously.**

PRESERVATION PLANNING

Catlin asked for input for a date for the window workshop. The Commission tentatively set Saturday, July 11, 2009 for the workshop from 10 a.m. to noon. Pinyerd volunteered to help with the workshop.

NEXT MEETING

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

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 8:00 p.m.

Submitted and Reviewed by

Anne Catlin
Planner II

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APPROVED: _____

**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

Sheena Dodson
Administrative Assistant

Anne Catlin
Planner II

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