



APPROVED: April 7, 2010

**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Monday, March 8, 2010
206 4th Avenue SE - 4:30 p.m.
&
Council Chambers, 333 Broadalbin Street
Monday, March 8, 2010
5:00 p.m.**

MINUTES

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

Landmarks Commissioners Absent: Linda Herd, Erin Johnson, and Roz Keeney

Staff present: Planner II Anne Catlin, and Administrative Assistant I Sheena Dickerman.

Others present: 1 other present

ON SITE VISIT – 206 4TH AVENUE – NO QUORUM.

CALL TO ORDER

Chair Oscar Hult called the meeting to order at 5:18 p.m.

CONTINUED PUBLIC HEARING (HI-01-10): 206 4th Avenue SE

Chair Hult called the public hearing on Planning File HI-01-10, 206 4th Avenue SE, request to replace existing windows, many that are fire damaged, with vinyl windows, and asbestos siding with Hardie shake siding

Staff Report

Catlin read the review criteria. If the building is rated a historic contributing building, existing siding, window or trim is deteriorated or damaged that it cannot be repaired repair and finding materials to match the original siding, windows or trim is cost prohibitive. She read review criteria #4. Her understanding is that the windows could not be replaced with substitute materials but could be replaced with matching materials. Staff feels that not every window needs to be repaired, some may warrant replacement. She had contacted Stayton Windows and confirmed that his estimate for the whole house including windows that do not warrant replacement was approximately \$6,500. It would be \$125 per sash and \$40 for the hardware, the fixed windows including a new jamb frame would be \$200 and the window itself would be \$125. She did not have a price for a wood slider.

Catlin mentioned that she had talked to Bontrager about Hardie shake siding from Parr Lumber as it is not an appropriate match. She recommends that a GAF product (Exhibit A) would be a good match for the siding replacement. Bontrager has not indicated what he plans to do for the back porch.

Commission Action:

Motion: Commissioner Pinyerd moved to approve the request to replace all the windows with vinyl windows. Motion failed, there was no second.

Commissioner Overman moved to deny the vinyl windows and that the LAC makes recommendations for each window on how it should be repaired or replaced. Commissioner van Rossmann seconded it. Motion **passed** unanimously.

Commission Discussion and Conditions:

Administrative Assistant I Sheena Dickerman listed the recommendations made from the onsite visit.

Windows #10, #11, #12, #13, #14, #18, #26 – were all to be repaired.

Windows #17, #20, to be replaced.

Window #19 – was inappropriate

Window #21 – was a hopper to be made operable.

Window #27 – was to match window #1.

Window #1 – to replace in kind, wood two-over-two.

Window #2 - replace in kind, wood two-over-two.

Window #3 - replace with a fixed window as small as possible.

Catlin noted that it does not have to meet egress.

Catlin asked what style the LAC felt appropriate. Overman stated that because of the condition of the house a wood slider would be acceptable. Pinyerd asked if she wanted it smaller and a hopper. Catlin asked Bontrager his preferences. Bontrager replied that he would like something that matched. Catlin noted that it would be more affordable to be fixed and smaller. Hult said that the slider would cost twice as much. Catlin said a small fixed window would cost \$200.

Catlin suggested centering it over the arch. Overman thought that lining the opening up with the door would look nice. Overman said that if the window opening was going to be smaller it would be more appropriate for a hopper or an awning. She suggested leaving the decision if the window would be operable or fixed up to Bontrager.

Window #3 decision - Hult summarized the window be a single window either fixed or operable. Overman suggested he make it the same width as the door below and lined up, and the height be the same as existing.

Window #4 & #5 – the City's building code requires them to be enlarged. They have rail extensions and are one-over-one in style. Catlin said that they would need to be a little bit taller to meet the minimum egress.

Windows #6, #7, #8, #9 are all repairable.

Catlin asked about window #17. She said that it was a metal slider and the LAC had said to replace. She said it was a bathroom window and asked Bontrager if he wanted an operable window there. Bontrager affirmed.

Catlin asked the LAC for the design. Hult replied either a wood slider or a hopper window.

Overman asked if it was acceptable to eliminate the window, since it was not an original window. Bontrager said it was a bathroom window, he would prefer a window there. Hult said if there is no fan in the bathroom it has to have an operable window. Catlin summarized that a small one-over-one wood window, that could be slightly increased in size would be compatible. She asked if Bontrager changed his mind, was it acceptable to the LAC for the window to be fixed or operable. The LAC affirmed.

Catlin asked if window # 22 was to be a wood slider. Hult affirmed.

Catlin asked Bontrager if the door leading to the upstairs on the north side was ok. Bontrager replied yes. She asked him if they had a door that matched that door design. Bontrager said that it was pretty close but that the doors were not safe. The fire-damaged door had been broken into at least 50 times. Catlin suggested putting in tempered glass that does not break.

Catlin recommended that the door on the Baker Street side be put on the north side so the doors would match. The LAC could let staff approve other new or salvage doors that would fit the period.

Pinyerd asked what Bontrager was proposing for door replacement. Bontrager said he would prefer a solid door. Catlin asked Bontrager if there were pictures of the salvaged doors that he has. Bontrager has a bunch of different doors; he would look to find ones that were close.

Catlin had not measured the width of the door and the door width may need to be 36 inches. She would ask the Building Official (BO) Melanie Adams if only one door needed to be 36 inches wide.

Hult assumed that the two Gothic doors upstairs would be restored. Catlin affirmed.

Catlin asked Bontrager if he had decided about the siding and the back porch. The LAC asked Bontrager to bring back his plan for the back porch at a later date.

Catlin reminded Bontrager that they would have to meet before he bought replacement materials.

Hult reviewed the motions and the recommendation with Bontrager.

OTHER BUSINESS

Catlin has not mailed the newsletter. She will assume at this time that there is only \$4,000 for the rehabilitation grants but will not add the numbers in the newsletter. Review of the grant applications would be at the May meeting. Final planning for preservation month will take place at the April meeting.

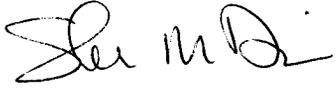
NEXT MEETING DATE

The next meeting of the Landmarks Advisory Board is scheduled for April 7, 2010 at 6:30 p.m.

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 5:55 p.m.

Submitted by



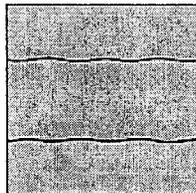
Sheena Dickerman
Administrative Assistant I

Reviewed by



Anne Catlin
Planner II

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Repairing Asbestos Siding"

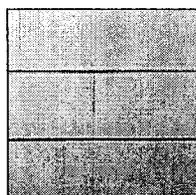


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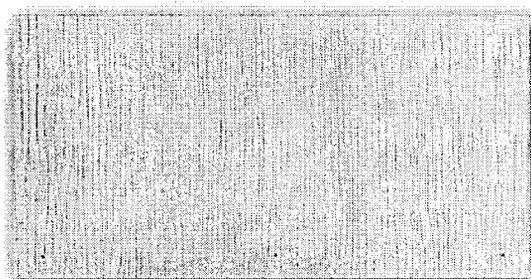
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Purity(TM) Shingle - Straight Edge w/ Textured Surface - 12" x 24"
18 pcs. (1 bundle)



Profile Shingles
Striated Surface



DESCRIPTION:

Size: 12" x 24"
Surface: Primed & Ready to Paint
Exposure: 11"
Thickness: 11/64"
Pcs./Bundle: 18
Bundles / Square: 3
Square Ft. Coverage: 33 sq. feet
Lbs. Per Bundle: 57 lbs.

PRICE:

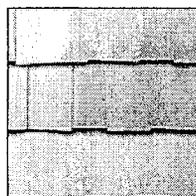
148.00 / 18 pcs. (1 bundle)

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Application Instructions: Purity Straight

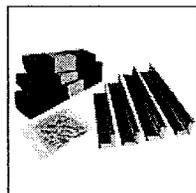
Product Information Sheet: [Click Here to Download](#)

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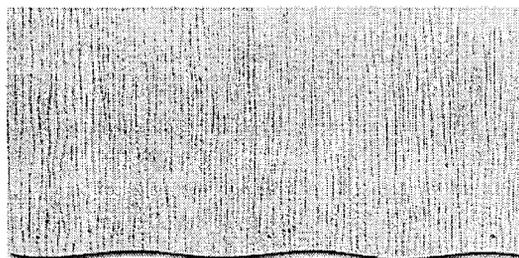


Emphasis™ Shingles
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Accessories



DESCRIPTION:

Size: 12" x 24"
Surface: Primed & Ready to Paint
Exposure: 11"
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Pcs./Bundle: 18
Bundles / Square: 3
Square Ft. Coverage: 33 sq. feet
Lbs. Per Bundle: 57 lbs.

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148.00 / 18 pcs. (1 bundle)

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