APPROVED: July 7, 2010

CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Municipal Court, 333 Broadalbin Street
Wednesday, June 2, 2010
6:30 p.m.

MINUTES

Landmarks Commissioners Present:	Oscar Hult, Linda Herd, Erin Johnson, Rosalind Keeney, Heidi Overman, Dave Pinyerd and Robyn van Rossmann
Landmarks Commissioners Absent:	None
Staff present:	Planner II Anne Catlin, Administrative Assistant Heather Gravelle
Others present:	7 others present

CALL TO ORDER

Chair Hult called the meeting to order at 6: 32 p.m.

APPROVAL OF the May 5, 2010 MINUTES

Motion: Commissioner Keeney moved to approve the May 5, 2010 meeting minutes. Commissioner Herd seconded. **Motion passed unanimously.**

CARNEGIE LIBRARY SCULPTURE

Catlin explained the City Council approved the placement of a sculpture at the corner of 3rd Avenue and Ferry Street. The sculpture will be paid for by the Wanita Robb Sculptural Trust, and is meant to commemorate the work of schoolteachers. Hult asked for clarification as to why the item is before the Landmarks Advisory Commission (LAC). Catlin answered the City Council forwarded it for the LAC to review and provide input.

Hult commented it would be nice if pieces of art in the style of the 1900s vintage era would have been considered. Keeney agreed and added she would like to meet with the trustee and artist to discuss options. Hult added it is hard to tell by the sketch how it will actually look. Keeney agreed and asked if the sculpture will be three dimensional. Hodney affirmed it would. Overman asked how tall it is. Hodney responded six to eight feet. Catlin stated she would facilitate a meeting date and time between the artist and trustee and forward to LAC members to attend.

PUBLIC HEARING (HI-05-10): 230 Washington Street SW

Hult called the public hearing on planning file HI-05-10, a request for an exterior alteration to replace a garage door with storefront windows, to order at 6:41 p.m.

Declarations

Hult, Herd, Overman, and van Rossmann declared a site visit, drive by, or walk by of the property.

Staff Report

Catlin summarized the written staff report and explained the proposal is for exterior alterations to the Meader Brothers Auto Service Station building to replace a garage door with storefront windows and panels to match the existing design. Catlin explained the modifications would not alter the original brick framing for the service bay opening and it will be compatible with other storefronts downtown.

Hult closed the public hearing at 6:45 p.m.

Commission Action

Motion: Commissioner Keeney moved to approve HI-05-10. Commissioner Herd seconded. **Motion passed unanimously.**

PUBLIC HEARING (HI-06-10): 231 Lyon Street SE

Hult called the public hearing on planning file HI-06-10, a request to remove metal windows on 3rd Avenue façade and install transom windows, to order at 6:47 p.m.

Declarations

van Rossmann declared a drive by; Hult declared ex-parte contact with owner Ruby Lewis, whom he met with regarding the window replacement. He created the sketch of the proposed alterations submitted with the application.

Staff Report

Catlin reviewed the staff report for HI-06-10 and explained the property is a circa 1910 commercial style building currently being utilized by Pizza King. The proposed alteration would be the south side fronting 3rd Avenue. The applicant proposes to remove incompatible metal windows and install transom windows, which would restore the historic character and is compatible with other transom windows within the Downtown Commercial Historic District.

Hult explained the applicant wants to replace the windows because the pizza assembly line is on the other side of the window, which is broken. The current window location poses possible safety issues. The proposed design will offer functionality in the kitchen and still allow light in. Catlin added below the transom windows will be filled in to match the stucco finish.

Applicant's Testimony

Ruby Lewis, 231 Lyon Street SW owner of Pizza King, stated the proposed alterations will make the building look nicer and will be historically compatible with the other buildings in the downtown area.

Pinyerd asked if the windows would be operable. Lewis responded no. Pinyerd inquired if the large panel will be stucco. Lewis affirmed it would. Keeney commented it is a good design, and certainly more appropriate than what is currently there. Lewis agreed and added it will be helpful to have natural light coming into the building.

Pinyerd expressed concern of the low height of the transom windows and extensive discussion ensued. Lewis explained she prefers them to be lower so staff can see customers as they arrive and for the takeout orders. Hult asked if the windows could be left at that height and to add another row of transom windows above. Lewis stated she would have to see if it would be possible.

Hult closed the public hearing at 7:15 p.m.

Commission Action

Motion: Commissioner Keeney moved to approve HI-06-10 with the condition that the applicant remove the metal windows and replace them with transom windows, and direct the applicant to work with LAC members to come up with a transom window that more historically fits in with the height issues. Commissioner Herd seconded. **Motion passed unanimously.**

Commission Discussion

Catlin clarified that a drawing or plan with dimensions would need to be developed that a contractor could install according to the specified plans. Hult affirmed and explained to Mrs. Lewis that Catlin would facilitate a meeting with specified LAC members to fine tune the proposal.

PUBLIC HEARING (HI-07-10): 206 7th Avenue SW

Hult called the public hearing on planning file HI-07-10, a request to remove a garage and install a handicapped access lift, to order at 7:20 p.m.

Declarations

Keeney, Herd, Hult, Overman and van Rossman declared a site visit, walk or drive by.

Staff Report

Catlin summarized the written staff report and explained the proposal is for exterior alterations to remove the garage and alterations to accommodate persons with disabilities to the Samuel Train house, built in 1886. The alterations will be simple and consistent with the historical home. Visible alterations include removal of the garage, handrails on the porches, a door removal is also proposed and two windows will be closed off and continue the decorative shingle on either side of the chimney. Catlin added the applicant's proposal is compatible and sensitive with the historical character of the house. Removing the garage will restore integrity to the house.

Applicant Testimony

Don Johnson, 2318 Heritage Way NW stated he is representing the owner and thanked Catlin for her thorough staff report and concurred with the findings in the staff report.

Hult asked when the garage was built. Catlin stated she thought it was in the 1940's and has been altered several times since. Catlin left the hearing to confirm the date of the garage. When she returned she noted that the garage was on the 1925 Sanborn Fire Insurance maps.

Hult asked if the door (on the back/west side) being replaced had been used as a fire escape. Johnson responded he is not sure, but believes it was.

Herd asked if the retaining wall would have a masonry cap. Johnson responded no, but it is a good idea. He added one of the advantages of this project is the Building Division is ensuring the work is all done up to current code and the team is removing and correcting the poorly constructed additions that did not meet minimum code requirements.

No one else wished to testify. Hult closed the public hearing at 7:45 p.m.

Commission Action

Motion: Commissioner Pinyerd moved to approve HI-07-10 with the following conditions:

1. The water table board should continue around the west and north sides where the garage shall match the existing board and molding dimensions and profiles;

2. The style of the entrance door to the lower level shall be compatible with the basement door on the Ellsworth Street side; and

3. A concrete cap added on the retaining wall. Commissioner Keeney seconded.

Motion passed unanimously.

PUBLIC HEARING (HI-08-10): 808 Elm Street SW

Hult called the public hearing on planning file HI-08-10 to order at 7:50 p.m., a request to replace the front stairs with concrete and new railing, and replace several windows with wood windows.

Declarations

Site visit by Keeney, Overman, Herd, van Rossmann and Hult declared a drive by.

Staff Report

Catlin summarized the written staff report. The Anderson Home is circa 1909 craftsman style, and is commonly known as the "Chamberlin House." She explained the proposed modifications include altering the front porch rail design to address safety issues and to replace bedroom windows with new wood windows with operable screens to meet egress. She noted that the original stairs appeared to be concrete and the proposed concrete stairs with a short wall and pillar at the landing was compatible with the character of the house. Catlin said that in general, the windows on the East, West and North sides were in reasonable condition. The windows on the south side had sustained some damage from the weather over time.

Applicant's Testimony

Jerry Boydston, 3381 Crestloop NW, Boydston Construction, explained he is the contractor hired to do the modification to the Chamberlin House and stated what the plans are for repair. He explained for the porch repairs they would utilize stucco concrete walls on the side. Keeney commented when she did a site visit it looked like the side of the porch needs repairs too. Boydston agreed. Herd asked if shingles would be replaced or repaired. Boydsten said they will be completely replaced and the structure will be rebuilt due to rot. Pinyerd asked if the stairs would be concrete. Boydston is proposing they be concrete because he believes the original stairs were concrete. Herd questioned if the railing going down the center of the porch is required by code. Boydsten explained it was a request by the owners. Hult expressed concern with the concrete wall coming half way up the wooden porch post. Herd agreed and added it may cause water infiltration. Boydsten commented they wanted to use concrete because it would be less maintenance; but added he is open to suggestions from the LAC.

Hult moved on to windows. Keeney suggested focusing the discussion on the visible portions of the house. Extensive discussion ensued on the windows to repair and which ones warranted replacement. Herd asked if the main reason they are being replaced is to find a system that comes with screens and storms, and asked if they had considered adding storm windows. Boydston stated the concern is the

people living there are handicapped, and may not be able to open the windows, remove the screen to get out in case they need to.

Catlin concurred that safety is one of the applicant's biggest concerns, concern of being able to get through two layers of windows to escape in case of an emergency. Herd asked if the new windows would have screens and storms. Boydsten responded they would not have storms and referred members to the example of the Davis Glass portable window he is hoping to install. He explained it is the type most commonly used on historic homes and they can make the window to match the design of the home. He added the windows meet energy code requirements.

Herd asked if they are not only replacing windows but also the exterior trim. Boydsten responded yes, and added they will flash the windows so they will not leak. He stated he is concerned about future water damage (from the current windows) to the insulation they plan to install.

Keeney stated it is apparent the lower windows on the South side are in poor condition, and asked about the upper windows. Boydsten explained on the south side the windows have significant water damage, and a few on the west side do as well. The north side looks clean and the east side under the porch is fine. He added the dormer window is in bad shape as well. Pinyerd asked if the north side upper windows would be replaced. Boydsten explained the clients originally asked to have all the windows replaced. They want the residents to be able to open the windows easily in case of an emergency so the clients can get out, and to have screens that work.

Hult asked the LAC to reach consensus on which windows to replace and what ones to repair. The two windows in the basement on the south side are good candidates for replacement, they are not very visible and in poor condition. Members agreed. Hult moved to the two windows next to the chimney and suggested they appear they can be repaired rather than replaced. Boydston said one of these windows may not be repairable. Hult reiterated both windows look repairable from the pictures presented in the staff report. LAC members agreed the windows in question need to be repaired if possible rather than replaced. Hult reminded the applicants there are standards and codes that need to be met. Catlin agreed and explained the requirements and design criteria of replacing or repairing the windows.

Other Testimony

Howard Rhoades, 1889 NW Meadow Wood DR, Volunteer Board Member of the Chamberlin House, asked LAC members if they knew the mission of Chamberlin House. Members affirmed they did. The program began in 1977 and in addition to the Chamberlin house they have several homes throughout the Albany area and an apartment complex. He explained the Chamberlin Home houses young women who have various disabilities. The goal of the proposed project is to restore as near to the original as possible and make the home energy efficient, and above all, safe. Rhoades explained they have $150,000 in the budget to make the repairs and modifications.

Hult closed the public hearing at 9:04 p.m.

Commission Action

Front Stairs Motion: by Commissioner Herd to grant approval for the front porch stairs replacement as proposed, with the concrete cap reflected in the drawing, and the bottom post matching the size of the post at the top and the metal handrail as proposed by the applicant for that portion only and with the condition that if the bottom stair needs to be re-poured it be in the same configuration. Commissioner Keeney seconded. **Motion passed unanimously.**

West Side Motion: by Commissioner Overman to approve the replacement of the west side windows in kind and the siding on the west side may be replaced in kind if the old siding cannot be salvaged and reused. Commissioner Herd Seconded. **Motion passed unanimously.**

South Side Motion: by Commissioner Herd to replace the two basement windows on the south side in kind; all other windows on the south side can be repaired. The larger window with the character-defining feature if it is beyond repair may be replaced in kind. The siding on the south side may be replaced in kind if necessary. Commissioner Overman Seconded. **Motion passed unanimously.**

East Side Motion: by Commissioner Herd to approve the repair or replacement of the attic dormer window on the east side, and efforts should be made to retain the shingle siding under the porch, only replacing what is necessary. Commissioner Pinyerd Seconded**. Motion passed unanimously.**

North Side Motion: by Commissioner Herd to not approve the replacement of windows as requested because they are in good condition; siding may be replaced if necessary. Commissioner Overman Second.

Discussion on the Motion: Hult commented the commission has essentially approved the replacement of the siding for the entire house. Herd responded repair first, replacement only if it is necessary. Keeney suggested approving replacement of the siding for the west and south sides only. Herd agreed and amended her motion.

Motion: by Commissioner Herd to approve the replacement of siding on the west and south side only and replacement of the dormer shingles on the east side bottom row. Commissioner Overman seconded. **Motion passed unanimously.**

NEXT MEETING DATE

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

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 9:32 p.m.

Submitted by	Reviewed by
Signature on file	*Signature on file*
Heather Gravelle Administrative Assistant	Anne Catlin Planner II

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