



CITY OF ALBANY
LANDMARKS COMMISSION

MINUTES

Wednesday, June 3, 2020

6:00 p.m.

Virtual Meeting

Approved: August 5, 2020

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

6:02 p.m.

Chair McQuillin called the meeting to order at 6:02 p.m.

ROLL CALL

Commissioners present: Kerry McQuillin; Claudia Dean; Bill Ryals; Cathy LeSuer; Keith Kolkow; Chad Robinson; Jolene Thomson

Commissioners absent: None

Staff present: Laura LaRoque, planner III; David Martineau, planning manager; Tony Mills, planner; Jennifer Sullivan, administrative assistant I

Others Present: See Sign-up sheet.

SCHEDULED BUSINESS

6:03 p.m.

a. Business from the Public

6:03 p.m.

None

b. Quasi-Judicial Public Hearing

6:04 p.m.

- Spies Real Estate Group; 739 6th Avenue SE
 - HI-05-20: Historic Review of the Use of Substitute Materials: 1) Replace siding of enclosed front porch and stair railings as well as siding along the trim of the entire house. 2) Replace and repair all windows including the exterior fascia and trim.

Commissioner McQuillin opened the public hearing at 6:07 p.m.

No conflict of interest or ex parte contact reported. Site visits reported by Kolkow, Robinson, and LeSuer.

Meeting procedures read by Planning Manager David Martineau.

Staff report presented by Tony Mills with PowerPoint presentation. Mills explained that this is a compliance case and some of the work has already been completed. Mills provided an overview of the review criteria and hearing process (see PowerPoint) and explained that notice of the hearing was posted on the site as of May 9, 2020. Mills noted that some of the work and alterations were made to the house prior to the applicant owning it.

The applicant testified that they are trying to get the house water-tight and did not know that the house was in a historic district.

McQuillin asked for public testimony.

In favor: None

Opposition: Written comment provided by Friends of Historic Albany in opposition was read into the record by staff. Additionally, Cameron Settlemier spoke against the application.

Neutral: None

Applicant rebuttal of testimony: The applicant said that all of the windows were measured to match the same size as was previously there. The siding is Hardie-shingle and was selected to more closely match the existing material.

Public hearing closed 6:51 p.m.

Staff response: Discussion ensued among staff about building specifications and basing decisions on review criteria and code requirements.

Commissioner McQuillin re-opened the public hearing at 7:58 p.m. for additional testimony from applicant.

Applicant: provided additional testimony for clarification of proposed work and answered questions from commission.

Testimony from public: none

Staff response: none

Public hearing was again closed at 8:14 p.m.

Commissioners and staff discussed additional details related to the project and options for approval.

Motions: Ryals moved to approve with conditions as indicated in the following motions; Robinson seconded the motion and it passed 6 – 1, with Thompson opposed.

Robinson made motion to allow Condition 1, siding and trim, and further add modifications to the basement wall, ground floor wall siding, is carried out with either cedar shake, cedar shingle, or Hardi-straight shingle; Ryals seconded the motion. LaRoque asked for clarification on the application of Hardi-straight shingles and was told that either application (as prescribed by manufacturer or flipped over as proposed by applicant) is acceptable with this motion; motion was defeated 4 – 3.

After additional discussion, Robinson re-stated the motion to approve Condition 1 with the caveat that the siding will be either cedar shake, cedar shingle, or Hardi-straight shingle. Ryals seconded the motion, it passed 6 – 1, with McQuillin opposed.

Robinson made motion to approve window trim in Condition 2 as specified on page 45 of the Staff Report, Attachment E; LeSuer seconded, motion passed 7 – 0.

McQuillin made motion to approve Condition 3 as written in Staff Report. Robinson seconded, motion passed 6 – 1, with Thomson opposed.

Robinson made motion to approve porch siding as described in Condition 4, stating that this review is limited to the use of substitute material; any permanent changes to the exterior of the structure such as screening will require a separate review process following the criteria in ADC Section 7.100, with the additional condition that we reject the use of substitute materials on the staircase and porch wall. The porch either be returned to its 2018 condition and construction type or a better alternative is reached, provided that safety issues are addressed and building codes are followed. It was seconded by LeSuer. A vote was taken, and the motion passed 7 - 0.

LaRoque recapped the motion regarding Condition 4, porch siding, the review is limited to the use of substitute material; any permanent changes to the exterior of the structure, such as framing, will require a separate review under the criteria found in ADC 7.100, Historic Review of Exterior Alterations, with the additional provision that states that the porch is either returned to its 2018 condition and construction type or a new proposal is submitted for review.

LeSuer made a motion that the vinyl windows that have already been installed be retained, except for the one large bump-out window on the east side, which shall be replaced with two double-hung vinyl windows with appropriate matching window trim. Robinson seconded. Robinson specified that the window should be either two single-hung or a double-hung windows mulled together or framed together, either wood or vinyl. LaRoque clarified that this referred to the bay window on the east side of the structure. Motion passed 5 – 2, with McQuillin and Thomson opposed.

c. Business from the Commission 9:17 p.m.
None

NEXT MEETING DATE 9:17 p.m.

The next Landmarks Commission Meeting is scheduled for **Wednesday, July 1, 2020.**

Commission discussed concerns about notifying new homeowners about the responsibilities of owning historic properties. Several options were discussed, including adding language to the property title advising of the property being within the Historic Register. This topic should be added to a future meeting agenda, and perhaps FOHA could offer input as well.

ADJOURNMENT 9:34 p.m.

There being no other business, the meeting was adjourned at 9:34 p.m.

Respectfully submitted,

Reviewed by,

Signature on file

Signature on file

Shelley Shultz
Contracting Assistant

David Martineau
Planning Manager