



CITY OF ALBANY
LANDMARKS COMMISSION

MINUTES

Wednesday, July 1, 2020

6:00 p.m.

Remote Meeting

Approved: August 5, 2020

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

6:04 p.m.

Chair McQuillin called the meeting to order at 6:04 p.m.

ROLL CALL

Commissioners present: Kerry McQuillin, Claudia Dean (arrived at 6:10 p.m.), Bill Ryals, Cathy LeSuer, Keith Kolkow, Chad Robinson, Jolene Thomson

Commissioners absent: None

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

Others Present: Scott Lepman, Kip Allen, Candace Ribera, Jeff Blackford, Christina Knowles, Adrienne Gerig-Heyerly

SCHEDULED BUSINESS

6:04 p.m.

a. Business from the Public

6:05 p.m.

None

b. Business from the Commission

6:05 p.m.

None

c. Quasi-Judicial Public Hearing (1)

6:07 p.m.

- Scott and Spencer Lepman, dba Sable Drive LLC; 222 Third Avenue SE, Albany
 - ◆ HI-08-20: Historic Review of Exterior Alterations

d. Quasi-Judicial Public Hearing (2)

6:10 p.m.

- Jeff Blackford, Chance Recovery
 - ◆ HI-09-20/HI-10-20: Historic Review of Exterior Alterations (HI-09-20) and the Use of Substitute Materials (HI-10-20) applications for alterations to a commercial building located at 231 Lyon Street SE that is on the Local Historic Inventory.

Quasi-Judicial Public Hearing (1)

6:10 p.m.

- Scott and Spencer Lepman, dba Sable Drive LLC; 222 Third Avenue SE, Albany
 - ◆ HI-08-20: Historic Review of Exterior Alterations

No conflicts, no ex-parte contact. Site visits declared by McQuillin, Thomson, LeSuer, Dean

Meeting procedures read by Planning Manager David Martineau.

LaRoque presented the staff report, PowerPoint (see agenda materials) presentation, and overview of the review criteria.

Testimony from applicant Scott Lepman. Lepman said the current windows do not meet fire code and the new windows will. Candace Ribera also stated that the building code was not met and by lowering the windows they will meet the building code.

McQuillin asked for public testimony.

In favor: None

Opposition: None

Neutral: None

Applicant rebuttal of testimony: None

Staff response: None

McQuillin asked how siding will be finished around the windows below grade. The applicant said that windows that are below grade will be sealed. No other questions from commissioners.

Hearing Closed

6:22 p.m.

Commissioners did not wish to discuss the case or ask questions of the staff.

Thomson motioned to approve planning file no. HI-08-20 as proposed by the applicant. Seconded by Kolkow. A vote was taken and passed 7-0.

Quasi-Judicial Public Hearing (2)

6:25 p.m.

- Jeff Blackford, C.H.A.N.C.E. Recovery
 - ◆ HI-09-20/HI-10-20: Historic Review of Exterior Alterations (HI-09-20) and the Use of Substitute Materials (HI-10-20) applications for alterations to a commercial building located at 231 Lyon Street SE that is on the Local Historic Inventory.

No conflicts. Ex-parte contact declared by Bill Ryals who has known the applicant for many years and has visited and inspected the property before the applicant purchased it. Site visits declared by Ryals who stopped by June 30, saw the outside, and toured the inside (approximately 35 minutes spent at site). McQuillin, Kolkow, Dean, Thomson, and Robinson also declared site visits.

Meeting procedures read by Planning Manager David Martineau.

LaRoque presented the staff report and PowerPoint (see attached) presentation and provided a history of the property. The exterior alterations proposed to the west and south façades to replicate the original storefronts of the building were reviewed as well as the use of thermal pane windows and poly ash trim. LaRoque provided an overview of the review criteria and presented renderings provided by the applicant's architect to show what the completed project will look like.

The applicant's architect team provided an overview of the alterations being made and said taking the building back to its historic quality is the focus.

McQuillin asked for public testimony

In favor: None

Opposition: None

Neutral: None

Applicant rebuttal of testimony: None

Staff response: None

Ryals commented that the work being done to the building is exciting. Discussion about the exterior, façade, budget, cost, and non-profit work done by C.H.A.N.C.E. were all discussed. Additional discussion about the building and its preservation ensued. Ryals commended the design team and applicant for their work on the project and for working to preserve the historic structure. Ryals questioned the side entry and modifications being considered. The applicant's representative explained that the current entry is not ADA compliant and the applicant wanted to allow a secondary entry into the building. She also explained that the second entry was needed for their customer base and the design echoes the front entry and said the double doors next to the side entrance hide the refuse containers.

Hearing Closed

6:51 p.m.

Motion: Kolkow moved to approve planning files HI-09-20 and HI-10-20 as proposed by the applicant, seconded by Thomson. A vote was taken and passed 7-0.

BUSINESS FROM THE COMMISSION

McQuillin mentioned the need for the Landmarks Commission to be clear about where the historic district lies to ensure current and future homeowners are aware they own or are buying a historic home. Discussion ensued regarding the research and contacts made by commissioners in an effort to make sure people are aware the home they are buying is designated as historic.

STAFF UPDATES

LaRoque mentioned that the IT department recently added district boundaries on InfoHub (the City's mapping system) which is available to the public online.

NEXT MEETING DATE

The next Landmarks Commission meeting is scheduled for Wednesday, August 5, 2020.

7:01 p.m.

ADJOURNMENT

There being no other business, the meeting was adjourned at 7:01 p.m.

7:01 p.m.

Respectfully submitted,

Signature on file

David Martineau
Planning Manager