



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

# Staff Report

## Historic Review of Exterior Alterations

HI-05-24

April 24, 2024

### Summary

This staff report evaluates a Historic Review of Exterior Alterations for an institutional structure (Central Elementary School) on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant proposes installing HVAC louvers in the operable portions of existing windows.

### Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner:	Greater Albany Public Schools (GAPS)
Applicant:	Lorin Stanley on behalf of GAPS
Address/Location:	336 9th Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07BC; Tax Lot 02900
Zoning:	Hackleman Monteith (HM) District (Monteith National Register Historic District)
Total Land Area:	6.99 acres
Existing Land Use:	Elementary School
Neighborhood:	Central Albany
Surrounding Zoning:	North: Hackleman Monteith (HM) East: Lyons Ellsworth (LE), Pacific Boulevard (PB) South: Hackleman Monteith (HM), Pacific Boulevard (PB) West: Hackleman Monteith (HM)
Surrounding Uses:	North: Residential, Single Unit, Church East: Commercial; Car repair South: Residential, Single Unit; Commercial, vehicle repair and mattress store West: Residential, Single Unit & Apartment Complex
Prior History:	HI-03-12: Seismic Upgrades

### Notice Information

On April 10, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On April 18, 2024, notice of public hearing was posted on the subject site. As of April 22, 2024, no public testimony has been received.

## Analysis of Development Code Criteria

### Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

### Exterior Alteration Criteria (ADC 7.100-7.165)

Section 7.150 of the ADC, Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

- 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.**

ADC 7.150 further provides the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria.

### *Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)*

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. 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.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
- 6. 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.**
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
- 9. 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. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The analysis includes findings related to the Exterior Alterations review criteria in ADC 7.150, followed by the evaluation of the applicable Secretary of Interior Standards in ADC 7.160. Staff conclusions are presented after the findings.

## Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 336 9th Avenue SW in the Hackleman Monteith (HM) zoning district within the Monteith National Register Historic District. The surrounding properties are in the HM zoning district, the Lyons Ellsworth (LE) zoning district, and the Pacific Boulevard (PB) zoning district. Surrounding properties are developed with single dwelling unit residences, an apartment complex, a church, and several commercial businesses.
- 1.2 Historic Rating. The subject building is rated as a Historic Contributing resource in the Monteith National Register Historic District.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of the building as American Renaissance (Attachment B).
- 1.4 Prior Alterations. The building received seismic upgrades in 2012.
- 1.5 Proposed Exterior Alterations. The applicant proposes to install HVAC unit louvers into the operable portion of the existing window frames. The proposed installation allows the louver/HVAC frame and connection boot to rest in the window frame without permanently altering it. The window rests in a partially open position in order to accommodate the louver.

The applicant states that the HVAC units are critical to improving the inadequate ventilation and thermal comfort of the students, with the current boiler-fed wall heaters no longer working. The proposed louvers can be removed at a future date if desired and the original windows and building architecture would be intact and unaffected. The applicant further states that the proposed louvers are a “similar and compatible type, style and proportion to the original louvers”.

Based on the facts provided, the addition of the louvers will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features. Based on these facts, criterion ADC 7.150(2) is met.

- 1.6 Building Use (ADC 7.160(1)). The building’s original use was a school. The building is still used as a school and the applicant does not propose changing the building’s use.

Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).

- 1.7 Historic Character (ADC 7.160(2)). The school was constructed in 1915 in the American Renaissance style. Distinctive features of the school include a stepped parapet, ionic engaged columns in central entrance pavilion, corner pavilions with pilasters, “1915” in parapet, gold leaf “Central School” in Transom above the front doors, and additional entrances on the east and west.

The applicant states that because the installation of the proposed louvers occurs within the existing window frames, sans any significant fastening or connections to the original window frames, there is no removal or alteration of the historic materials or features that would occur. Based on these facts, criterion ADC 7.160(2) is met.

- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The school is designed in the American Renaissance style. The applicant proposes installing louvers into the existing window openings. No conjectural features or architectural elements are proposed in addition to the louvers. Based on these facts, criterion ADC 7.160(3) and (4) are met.

- 1.9 Distinctive Characteristics (ADC 7.160(5)). The applicant states that there will be no changes to any features, finishes, construction techniques, or examples of craftsmanship with the addition of the louvers. No changes are proposed to the existing single-pane windows. Based on these facts, criterion ADC 7.160(5) is met.

- 1.10 Deteriorated Features (ADC 7.160(6)). The applicant states that there are no existing deteriorated historic features. Since there are no deteriorated historic features and the applicant is proposing to add louvers and not change any existing features, criterion ADC 7.160(6) is satisfied.
- 1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose any chemical or physical treatments in relation to the installation of the louvers. Based on these facts, criterion ADC 7.160(7) is met.
- 1.12 Significant Archaeological Resources (ADC 7.160(8)). The applicant states that no ground disturbing work is proposed with this application. Based on these facts, this criterion appears to be met.
- 1.13 Historic Materials (ADC 7.160(9)). The applicant states the proposed addition of the HVAC louvers does not destroy nor affect the historic windows or façade, rather “they allow for and respect it to remain in its original character and state”. The louvers are clearly distinguished from the windows in which they are set yet demonstrate compatibility and historic integrity in matching the adjacent window color and blade type as the other original louvers. The original louvers still exist in the façade, however they are approximately 6-8 inches tall and are painted to match the surrounding materials. Based on these facts, the criterion in ADC 7.160(9) is met.
- 1.14 New Additions (ADC 7.160(10)). The applicant states the proposed louvers installation does not destroy nor affect the historic windows or façade. Should the HVAC units be removed, or the system changed in the future, the proposed louvers can simply be removed and the original windows and building architecture will be unimpaired. Based on these facts, the criterion in ADC 7.160(10) is met.

## Conclusions

- 1.1 The proposed exterior alterations will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.
- 1.2 The proposed alteration is consistent with the Secretary of the Interior’s Standards in ADC 7.160.

## Overall Conclusions

This proposal seeks to complete exterior alterations to HVAC louvers in the operable portions of existing windows.

Staff finds all applicable criteria are met for the exterior alterations.

## Options and Recommendations

The Landmarks Commission has three options with respect to the subject application:

- Option 1: Approve the request as proposed;
- Option 2: Approve the request with conditions of approval;
- Option 3: Deny the request.

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 2 and approve the Exterior Alteration request with conditions. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

## Motion

*I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-05-24. This motion is based on the findings and conclusions in the April 24, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

## Conditions of Approval

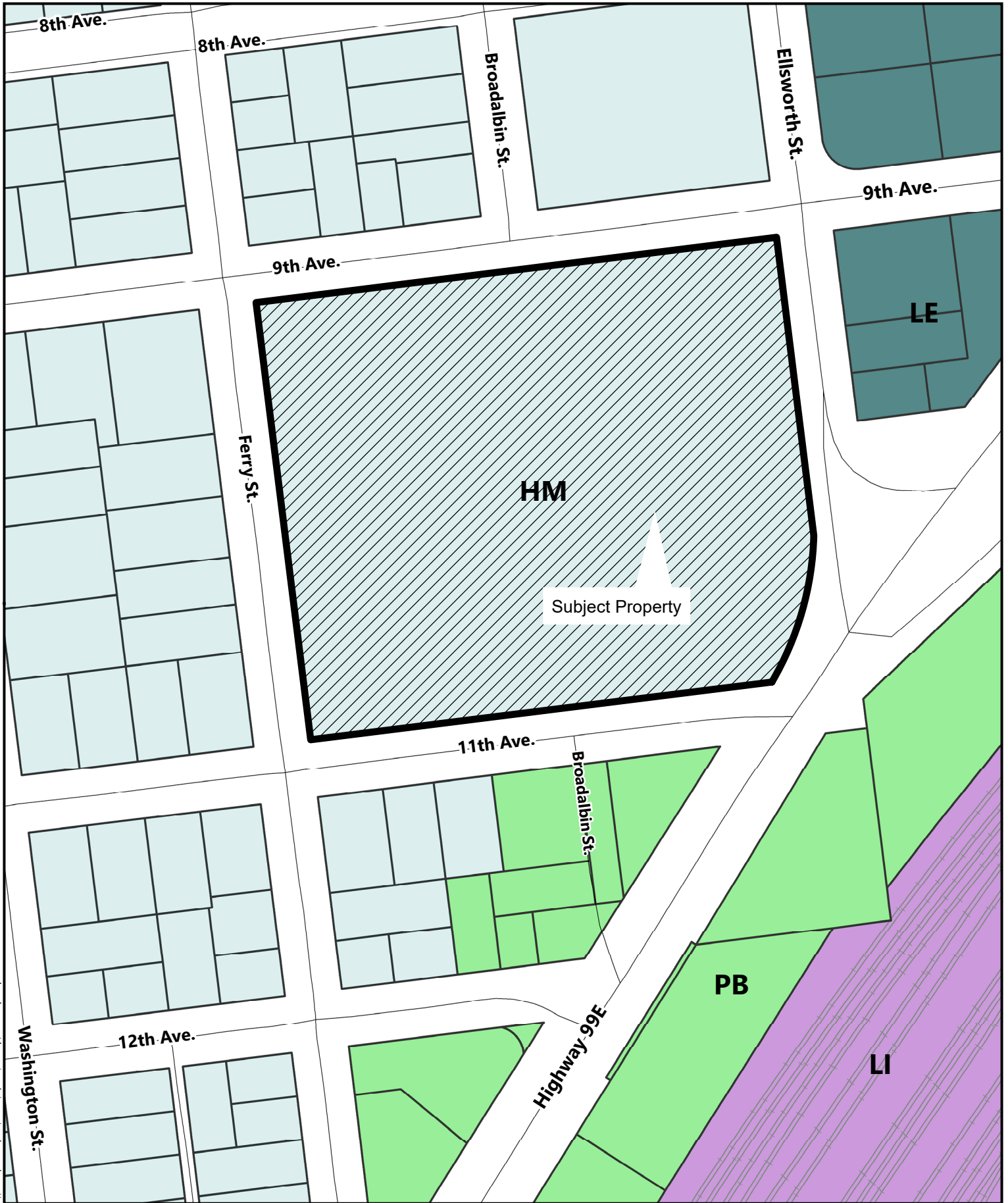
- Condition 1 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.

## Attachments

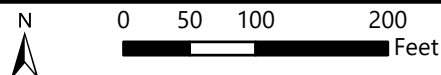
- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal:
  - 1. Historic Review of Exterior Alterations Form
  - 2. Findings of Fact
  - 3. Construction Drawings

## Acronyms

ADC	Albany Development Code
HM	Hackleman Monteith District
HVAC	Heating, Ventilation, and Air Conditioning
LE	Lyons Ellsworth District
PB	Pacific Boulevard



\\con.cityofalbany.net\homes\analysis\Desktop\Notice Map Template.mxd



Date: 4/9/2024 Map Source: City of Albany

**336 9th Ave SW**

Location Map

OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY - ALBANY  
HISTORIC DISTRICT

Attachment B.1

COUNTY: Linn

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<b>HISTORIC NAME:</b> Central School	<b>ORIGINAL USE:</b> High School
<b>COMMON NAME:</b> Central School	<b>CURRENT USE:</b> Elementary School
<b>ADDRESS:</b> 336 9th Ave. SW	<b>CONDITION:</b> Good
<b>ADDITIONAL ADDRESS:</b> None	<b>INTEGRITY:</b> Good <b>MOVED?</b> N
<b>CITY:</b> Albany	<b>DATE OF CONSTRUCTION:</b> 1915
<b>OWNER:</b> Greater Albany Public School Dist.	<b>THEME</b> 20th Century Architecture
<b>CATAGORY:</b> Building	<b>STYLE:</b> American Renaissance
<b>LOCATION</b> Monteith Historic District	<b>ARCHITECT</b> Charles Burggraf
<b>MAP NO:</b> 11S03W07BC <b>TAX LOT:</b> 02900	<b>BUILDER:</b> UNKNOWN
<b>BLOCK:</b> N/A <b>LOT</b> N/A	<b>QUADRANGLE</b> Albany <b>ASSESSMENT:</b> N
<b>ADDITION NAME:</b> Monteith Southern Addition	<b>ORIGINAL RATING:</b> Primary
<b>PIN NO:</b> 11S03W07BC02900 <b>ZONING</b> HM	<b>CURRENT RATING:</b> Historic Contributing

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<b>PLAN TYPE/SHAPE:</b> Irregular	<b>NO. OF STORIES:</b> 3
<b>FOUNDATION MAT.:</b> Concrete	<b>BASEMENT</b> Y
<b>ROOF FORM/MAT.:</b> Hipped	<b>PORCH:</b> No
<b>STRUCTURAL FRAMING:</b> Wood	
<b>PRIMARY WINDOW TYPE:</b> 2/2 double hung	

**EXTERIOR SURFACING MATERIALS:** Brick: red and buff

**DECORATIVE FEATURES:**

Stepped parapet, Ionic engaged columns in central entrance pavilion, corner pavilions with pilasters, "1915" in parapet, gold leaf 'Central School' in Transom above front doors, additional entrances on E&W

**EXTERIOR ALTERATIONS/ADDITIONS:**

None

*2012 - replacement of stairs, E, S, W sides w/ steel*

**NOTEWORTHY LANDSCAPE FEATURES:**

Large mature trees, large play ground and field behind building

**ADDITIONAL INFO:**

Originally used as High School, also original site of Albany College

**INTERIOR FEATURES:**

None

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**LOCAL INVENTORY NO.:** M.169

**SHPO INVENTORY NO.:** None

**CASE FILE NUMBER:** HI-07-99 , HI-03-12

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY -ALBANY  
MONTEITH HISTORIC DISTRICT -PAGE TWO**

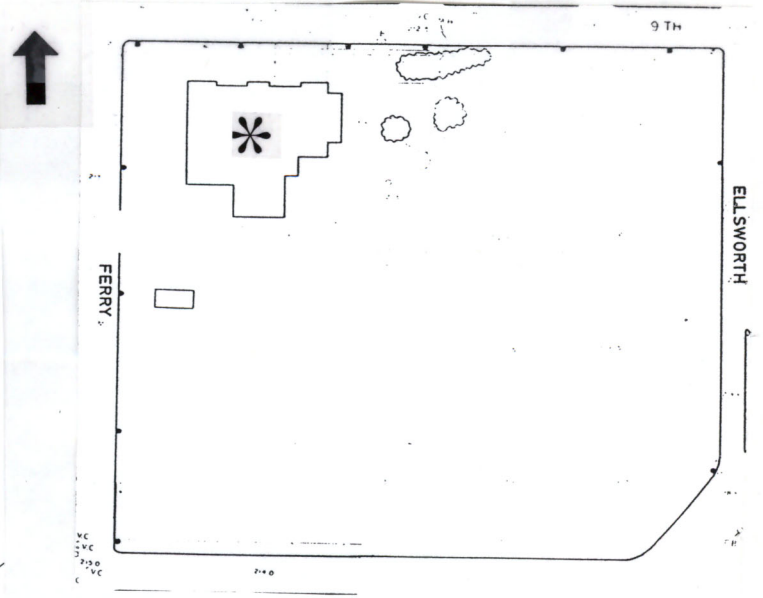
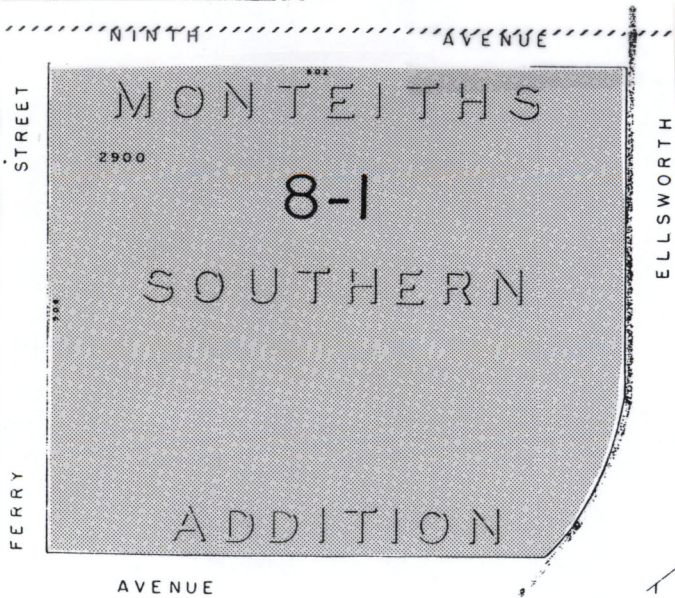
**NAME:** Greater Albany Public School Dist.  
**ADDRESS:** 336 Ninth Ave. S.W.  
**QUADRANGLE:** Albany

**T/R/S:** T11-R3W-S07  
**MAP NO.:** 11-3W-7BC  
**TAX LOT:** 2900



**NEGATIVE NO.:** DD-14

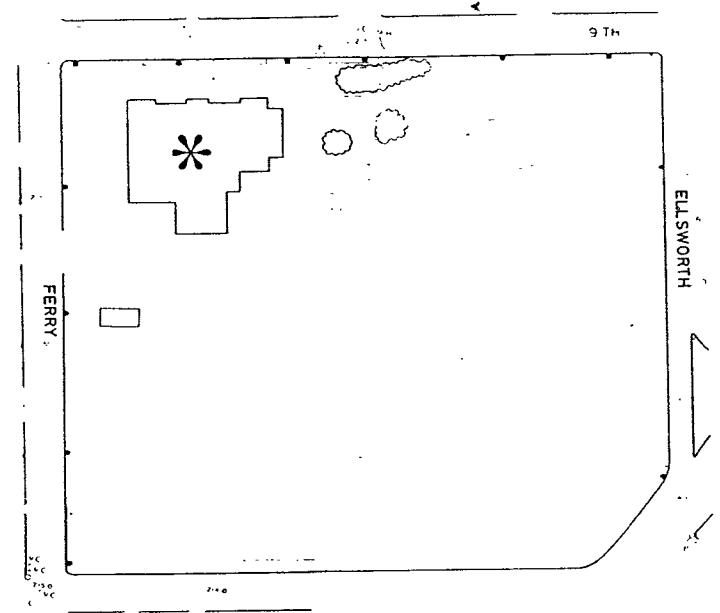
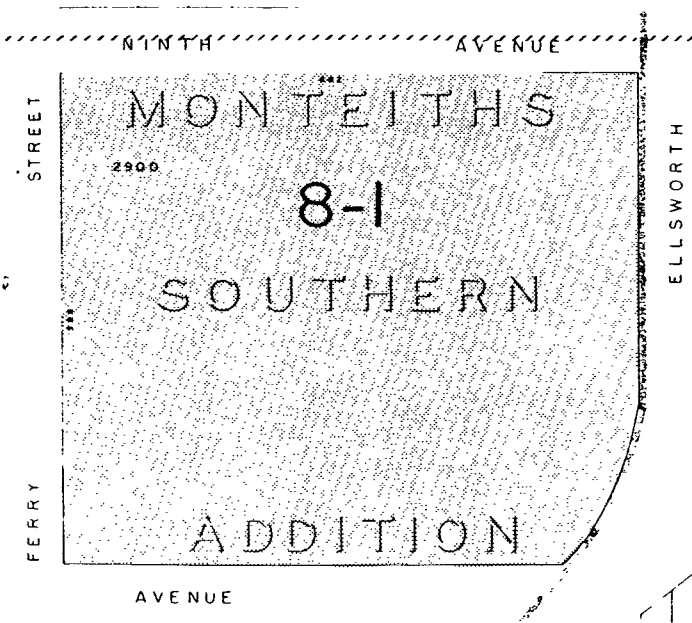
**SLIDE NO.:** MS.169



**GRAPHIC & PHOTO SOURCES:** Albany Community Development Planning Division & Tanya Neel.



336  
9th



**Giffen, Anne**

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**From:** Glenn Harrison [harrison@cmug.com]  
**Sent:** Monday, April 09, 2001 8:57 PM  
**To:** Anne Giffen; Rebecca Bond  
**Subject:** Central School

Mildred Warner-Blake interviewed Maudie Inman Govro. <sup>3</sup>When Halley's comet passed over in 1910, we were living in Tangent, Oregon. Everyone was speculating about what was going to happen to the world, predicting disastrous things. I think I was more anxious than afraid. I lived to see it again 75 years later!

<sup>3</sup>We moved to Albany and I started my first year in school but was soon advanced to 2nd grade. I attended Central School when it was located where the east lawn of our courthouse is today. On my first day there, Ianthe Smilh, who was a grade or so ahead of me, decided to initiate me by pushing me off the bench at recess. I came up fighting and was saved by the school bell. Ianthe's dad was the Sheriff and they lived up over the jail. Ianthe invited me over after school to settle the argument. I had NO desire to continue the feud. As a matter of fact, I was afraid of her so never showed up. We finally became friends.

<sup>3</sup>What is now known as Central School on 9th Street was built in 1915 for a Jr. Hi School. I attended the first year it was opened. It had inclines instead of stairways, the first of its kind in Albany.

<sup>3</sup>I was in class at Albany High Nov. 11, 1918, the day the Armistice was called. All classes were dismissed for the day. There was a cold rain falling but everyone started for town and there was laughing and crying and everyone shouting THE WAR IS OVER.<sup>2</sup>

Re: SP-3100  
 12/22/02  
 4:10 AZ

313. 336 Ninth SW  
 Significance: Primary  
 Use: School  
 Date: 1915

*School District #15*

Present Owner: ~~Central School~~  
 336 Ninth SW  
 Tax Lot: 11-3W-7BC-2900

Description:

Two story with basement; brick walls, concrete foundation and flat roof. The symmetrical front facade has corner pavillions framed by buff brick two story pilasters (body of the building is red brick), a central entrance pavillion with Ionic engaged columns inset at the second story window panel, a buff brick frieze, projecting cornice, and a red brick parapet with an ornamental date panel, "1915", at the center. The parapet is capped with a metal cornice.

Typical windows are double-hung, wood-sash, two lights over two.

The building is on the site of the original Albany Collegiate Institute.

Alterations - a second floor exit door and stairway have been added at the rear (south).

Remarks: Style is Neo-Classical Révival.

Historical Comments: This school is on the former site of Albany College; the seven acres were donated by Thomas Monteith. It was first established in 1854 as Albany Academy, and in 1892 changed to Albany College. Central School building was the former administration building of Albany College. The architect was Charles Burgraff.

Central school was designed by Charles Burggraf Albany's most famous and prolific architect. He designed school buildings all over the state of Oregon and designed most of the buildings in Albany's downtown that were built after 1910.

This used to be the site of Albany College. The College opened its doors in 1867 on this seven acre campus donated by Thomas Monteith. It was operated by the Presbyterian Church. In 1925 it moved its campus to the Bureau of Mines at Queen and Broadway and the moved to Portland in 1938 and became Lewis and Clark College.

In 1927, one of Albany College buildings was moved to the Bureau of Mines site or the new campus. In 1938 the school moved to Portland.

In 1891 the students of Albany College voted to adopt the Oxford cap and the orange and black colors of Princeton, the alma mater of the president of the college at that year (E.N. Condit). In the early 1890s football was just beginning to be introduced into Oregon. In 1894, several Willamette Valley colleges

organized teams, although they had no coaches, no definite knowledge of rules, and a faculty hesitant about the desirability of so rough a game. In March 1894 Albany College played the University of Oregon. They lost 20 to 6. The report of the game said "with an average of 20 pounds of more weight the U of O. team swept the field with strength more than skill. The Albany team was described as "a gentlemanly set of fellows" ~~that~~ but "lacked both weight and staying qualities.

Note: Pilaster: ( a representation of a column, projecting from a wall)  
Parapet (a wall that extends above the roof line).

P E R M I T S Id: ASSR105 Keyword: UASSR User: PLANA  
 Assessor Parcel File Maintenance

07/27/94

Enter Option: I

Parcel No: 11S03W-07-BC-02900

Account No: 0092763

Status: A Active Retired(Y/N): N

Street Address: 336 Dir: SW St: 9TH AVENUE

City:

Situs Location: 336 9TH AVENUE SW

Legal Desc:

Acres: .00

X-COORD:

Y-COORD:

Tax Rate Area: 420

Assr Use Code: 1018 Assessed/Exempt: A

Pub Owned(Y/N): N

Primary Owner: GREATER ALBANY PUBLIC SCHOOL DIS Phone:

Mailing Addr: 718 7TH AVE SW

ALBANY, OR

Zip: 973212320

Contract Owner: Percent/Ownership: .00

\*\*\* Press any key to continue \*\*\*

P E R M I T S Id: ASSR105 Keyword: UASSR User: PLANA  
 Assessor Parcel File Maintenance

07/27/94

Enter Option: I

Parcel No: 11S03W-07-BC-02900

Account No: 0092763

Status: A Active Retired(Y/N): N

Street Address: 336 Dir: SW St: 9TH AVENUE

City:

Situs Location: 336 9TH AVENUE SW

Legal Desc:

Acres: .00

X-COORD:

Y-COORD:

Tax Rate Area: 420

Assr Use Code: 1018 Assessed/Exempt: A

Pub Owned(Y/N): N

Primary Owner: GREATER ALBANY PUBLIC SCHOOL DIS Phone:

Mailing Addr: 718 7TH AVE SW

ALBANY, OR

Zip: 973212320

Contract Owner: Percent/Ownership: .00

\*\*\* Press any key to continue \*\*\*

## Federal 2001 Historic Preservation Fund Grants Application

- 1: Submitted by: Jay Thompson  
Principal  
541 967-4561
2. Property Name: Central School
3. Property Address 336 9th Ave. SW  
Albany, OR 97321  
Linn County
4. Current Property Use: Elementary School for Grades K-5

Central School was built in 1915 and during the past 85 years it has been a high school, junior high and now an elementary school. It is a three story brick building that is recognized throughout the community for its unique architecture and the "service" it has provided to the citizens of Albany. It is located in the historic Monteith neighborhood and is only six blocks from Albany's downtown center.

The District and parents have been active in the past decade in their efforts to keep the building up both structurally and cosmetically. The parents have undertaken two significant projects. A landscaping project involved planting over 40 shrubs and 15 cherry and maple trees. They also replaced unsafe playground equipment including swings and a climbing apparatus. The district has put significant resources into the building including painting, electrical work, alarm systems, repaving of the playground and refinement of the heat system.

The current area of significant need is the gym windows. The majority of the windows face the south and west and they are in serious disrepair. The sashes are rotting and much of the window glazing needs to be reapplied. As the attached photos demonstrate, the need is beyond routine maintenance.

Because the windows easily break, the inside of the gym windows are covered with wire screens. Not only are these unsightly, the screens themselves are in disrepair. In addition, this hasn't prevented breakage from the outside. At least five of the windows have been broken in the past few years.

The district considered replacing the windows with new vinyl windows, but not only are they much too costly in a time of financial tightening, they would also detract from the architecture and appearance of the building.

Our grant request is to rebuild the twenty gym windows using the frame elements that are structurally sound and to replace the frame and sashes as appropriate. The glass would be replaced with tempered glass.

The result of the rebuilding is that our windows would retain their original look and also allow us to remove the screens from the inside of the gym. The windows would be structurally sound, safer, historically correct, and much more attractive, both from the inside and the outside!

Our grant request amount is \$7,1750.00. Attached are two bids for the work from Allen Nelson ReConstruction Inc. The \$12,150.00 bid would reuse the glass currently in place and the \$14350.00 bid is for the same work with tempered glass installed. Because so many of the windows have been broken and no longer have the original glass, our grant application is for the use of tempered glass. As previously mentioned, the safety factor is also of significant importance. A copy of the \$12150.00 bid is provided because it provides more information about the exact work to be done.

Allen has done extensive remodeling work throughout the historic neighborhood and even presents seminars on historic construction. He is very committed to the historic aspects of Central School and the Albany community. The bids were submitted in 1999, but Allen is still willing to complete the project for the same amount.

The Greater Albany Public School District is completely supportive of this request. The district's greatest concern is the safety of students and this would be addressed. They are aware of the grant requirement of matching funds and have committed the necessary funds to the project.

The project time line is June 15th to August 25th of this year.



OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY - ALBANY  
HISTORIC DISTRICT

Attachment B.11

COUNTY: Linn

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HISTORIC NAME: Central School	ORIGINAL USE: High School		
COMMON NAME: Central School	CURRENT USE: Elementary School		
ADDRESS: 336 9th Ave. SW	CONDITION: Good		
ADDITIONAL ADDRESS: None	INTEGRITY: Good	MOVED? N	
CITY: Albany	DATE OF CONSTRUCTION: 1915		
OWNER: Greater Albany Public School Dist.	THEME 20th Century Architecture		
CATAGORY: Building	STYLE: American Renaissance		
LOCATION: Monteith Historic District	ARCHITECT: Charles Burggraf		
MAP NO: 11S03W07BC	TAX LOT: 02900	BUILDER: UNKNOWN	
BLOCK: N/A	LOT N/A	QUADRANGLE Albany	ASSESSMENT: N
ADDITION NAME: Monteith Southern Addition	ORIGINAL RATING: Primary		
PIN NO: 11S03W07BC02900	ZONING HM	CURRENT RATING: Historic Contributing	

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PLAN TYPE/SHAPE: Irregular	NO. OF STORIES: 3
FOUNDATION MAT.: Concrete	BASEMENT Y
ROOF FORM/MAT.: Hipped	PORCH: No
STRUCTURAL FRAMING: Wood	
PRIMARY WINDOW TYPE: 2/2 double hung	
EXTERIOR SURFACING MATERIALS: Brick: red and buff	
DECORATIVE FEATURES: Stepped parapet, Ionic engaged columns in central entrance pavilion, corner pavilions with pilasters, "1915" in parapet, gold leaf 'Central School' in Transom above front doors, additional entrances on E&W	

EXTERIOR ALTERATIONS/ADDITIONS:  
None

NOTEWORTHY LANDSCAPE FEATURES:  
Large mature trees, large play ground and field behind building

ADDITIONAL INFO:  
Originally used as High School, also original site of Albany College

INTERIOR FEATURES:  
None

OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY -ALBANY  
MONTEITH HISTORIC DISTRICT -PAGE TWO

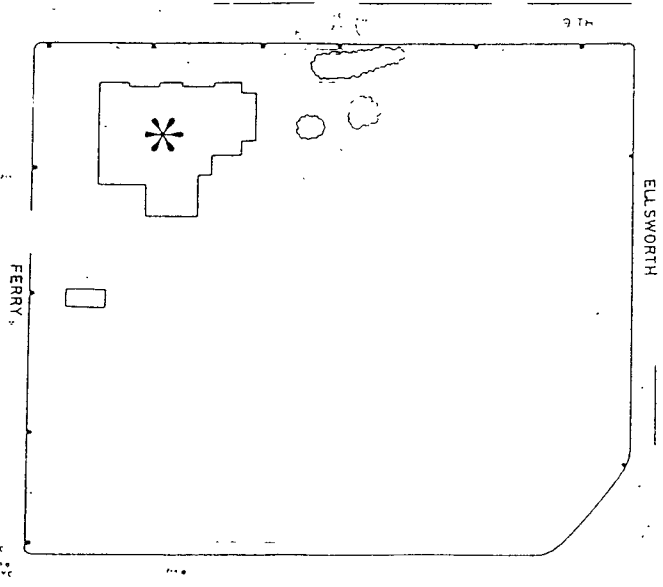
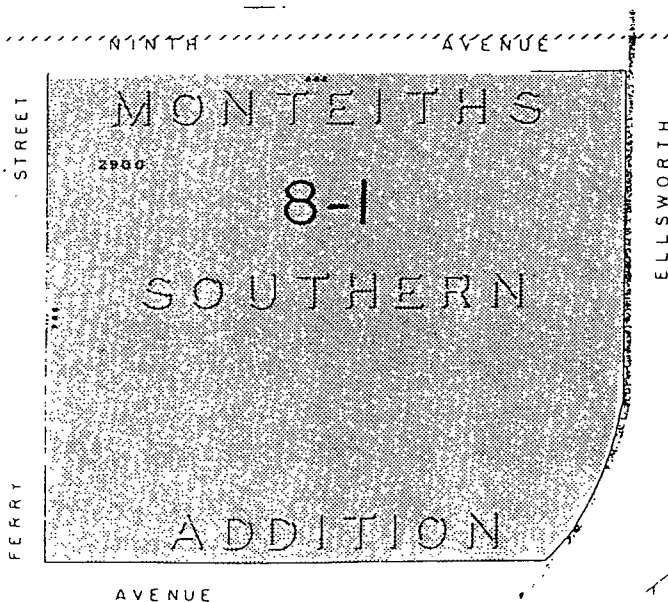
NAME: Greater Albany Public School Dist.  
ADDRESS: 336 Ninth Ave. S.W.  
QUADRANGLE: Albany

T/R/S: T11-R3W-S07  
MAP NO.: 11-3W-7BC  
TAX LOT: 2900



NEGATIVE NO.: DD-14

SLIDE NO.: MS.169



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & Tanya Neel.

Allen Nelson ReConstruction Inc.  
 832 SW Broadalbin  
 Albany, OR 97321  
 541-926-3681

# Estimate

DATE

02/12/99

## NAME / ADDRESS

Central School  
  
 Window Restoration  
 Gymnasium Wing (20 windows)  
 Plan A

DESCRIPTION	TOTAL
Sash repairs; bottom rail and/or muntin replacement to 4 sash	2,000.00
Frame repairs; sand & prime heavily weathered sills w/ epoxy	300.00
Stucco; patch missing or damaged stucco on sills, new overlay on top 3 windows S. facade	400.00
Glazing putty; remove cracked or damaged glazing compound, prime bare wood before re glazing	700.00
Glazing; replace broken or missing glazing with 1/8" tempered, appx. 5 pcs.	600.00
Scaffolding	750.00
Painting; scrape, sand to feather edge, prime, 2 top coats, (sash black, frames cream)	5,500.00
Restore; center window S. facade, paint plywood behind sash to give illusion of depth	300.00
Interior; remove black paint from upper windows	600.00
Overhead & Profit	1,000.00
<b>Total</b>	<b>\$12,150.00</b>

Allen Nelson ReConstruction Inc.  
 832 SW Broadalbin  
 Albany, OR 97321  
 541-926-3681

# Estimate

DATE

02/12/99

## NAME / ADDRESS

Central School

Window Rehabilitation  
 Gymnasium Wing ( 20 windows)  
 Plan B

DESCRIPTION	TOTAL
Sash repairs	2,000.00
Frame repairs	300.00
Stucco	400.00
Glazing: replace all glazing with 1/8" tempered glazing	3,500.00
Scaffolding	750.00
Painting	5,500.00
Restore; center window S. facade	300.00
Interior; remove screen frames	300.00
Overhead & Profit	1,300.00
<b>Total</b>	<b>\$14,350.00</b>

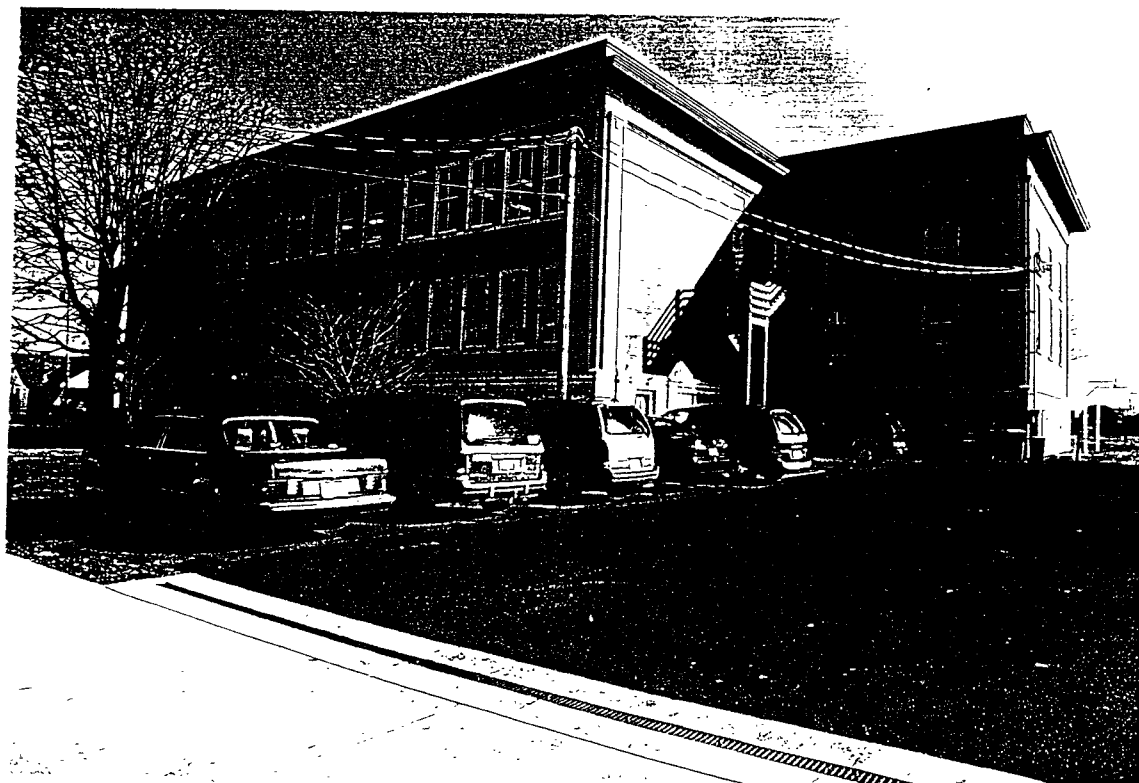
## Photograph Descriptions of Central School and the Proposed Work Area

- 1) The frontal view of Central School.
- 2) The view of the gym as seen from the street. The gym is the rear section (right side of the photograph).
- 3) A closeup of one of the gym windows showing the extensive damage to the frame and glazing.
- 4) A view of one of the gym windows from the inside of the gym showing the wire screen used to prevent breakage from the inside.
- 5) Four of the gym windows from the west side of the gym.

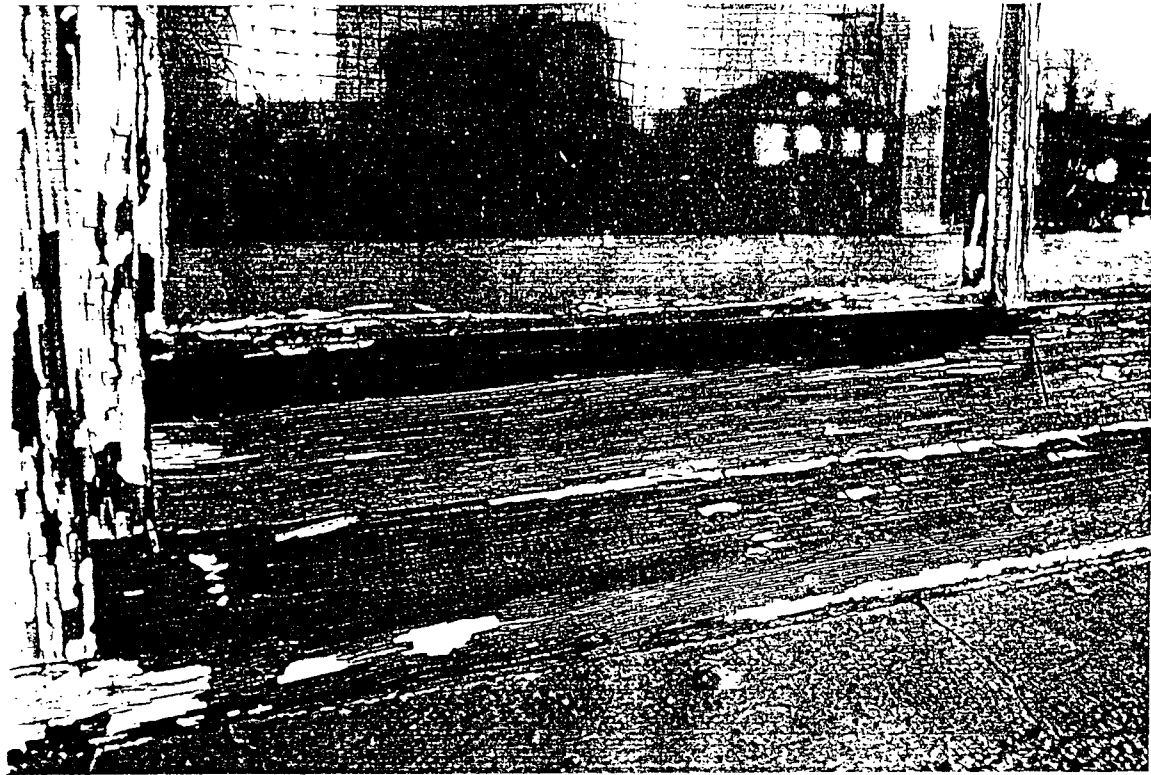
1



2

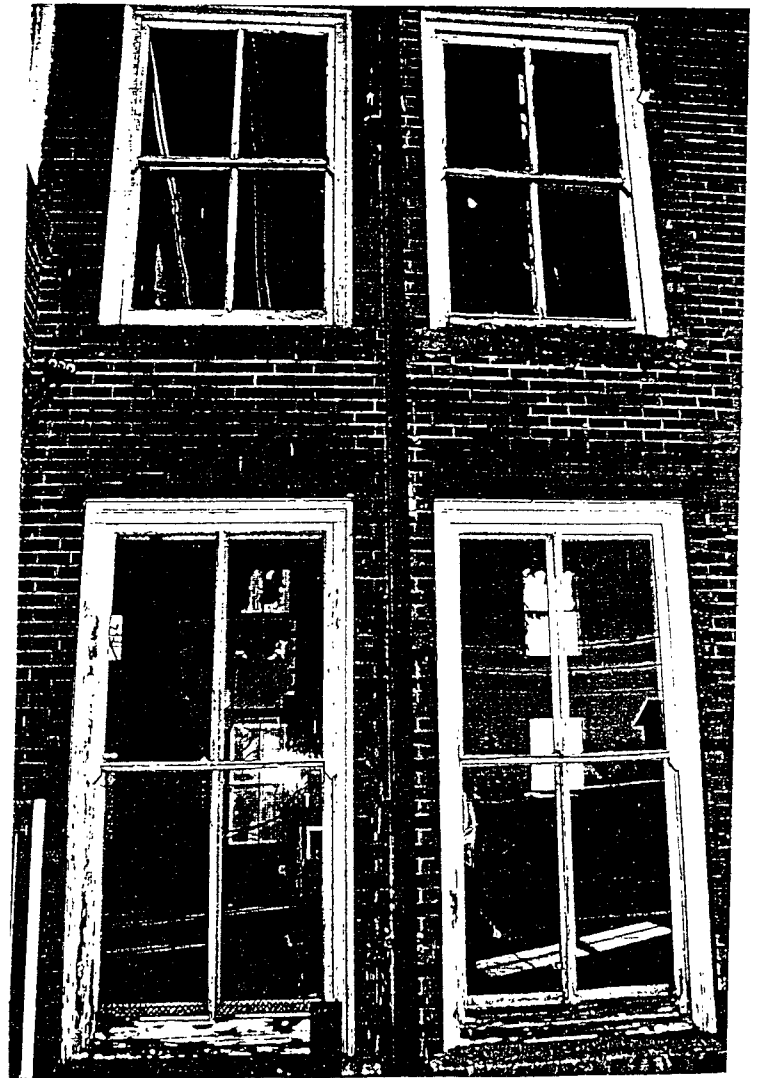
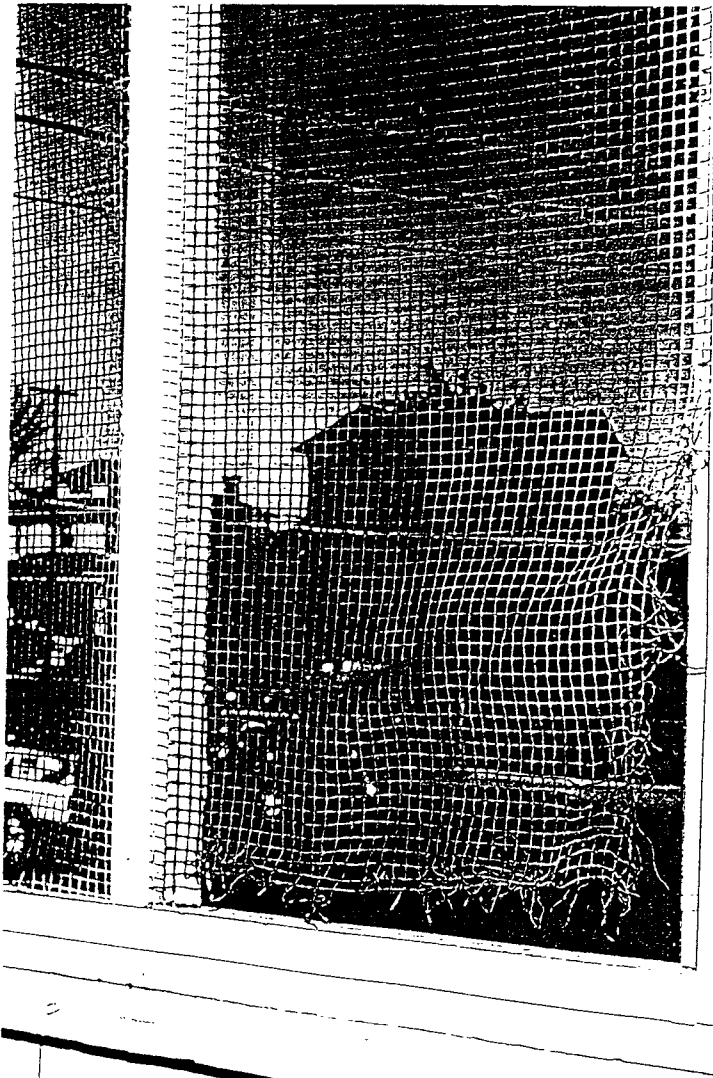


3



4

5









1/8 scale.

East side of Public School for District No. 5 - Albany N.Y.  
"Rugggraf" architect. Albany 8/4 - 14

|||

|||

||

||

## **CENTRAL ELEMENTARY SCHOOL UPGRADES**

Built in 1915, Central Elementary School is one of the Crown Jewels in the historic buildings inventory of this community. Baldwin General was selected to renovate and seismically upgrade the building with the design intent of preserving the historic wood windows and brick façade and restoring the interior finishes to original pre-construction condition. A full demolition of the interior plaster and lath walls and selective demolition of roof, attic, and floor framing components was performed to prepare the structure for new sheer walls, reinforcing steel columns and shapes, new domestic water piping, and electrical improvements. Extensive restorative finish carpentry, performed after installation of new veneer plaster, left the appearance of the building's interior unchanged. Additional work included a new roof, exterior stair systems, and new data wiring in all the classrooms and installation of Smart Boards.

**Catlin, Anne**

---

**From:** Maria Delapoer [Maria.Delapoer@albany.k12.or.us]  
**Sent:** Tuesday, May 14, 2013 8:45 AM  
**To:** Catlin, Anne  
**Subject:** Preservation award

Anne,

We have a few people coming to the council meeting next week to accept the award for Central School. I have a conflicting meeting so won't be able to join you.

- ✓ Chris Equinoa-principal
- ✓ Micah Smith-Board member
- ✓ Gary Dahlquist-Foreman and grant applicant
- Doug Pigman-Facilities Director

Thanks for recognizing this effort.

Maria

**Maria Delapoer**  
Superintendent  
Greater Albany Public Schools  
(541) 967-4511  
[maria.delapoer@albany.k12.or.us](mailto:maria.delapoer@albany.k12.or.us)

# DAVIS GLASS

230 E. 2nd  
 Albany, OR 97321  
 (541) 926-1962 Fax: (541) 926-0275  
 CCB #13180

995999

Quote  
 QUOTE

03-06-2006

BEGFF

93-6654566

ALBANY HISTORIC INTERIOR TOURS  
 C/O JUDY CRAIG  
 ALBANY, OR 97321

CENTRAL ELEM SCHOOL  
 9TH ST SW  
 ALBANY

Wk:928-0582 Hz:FX 924-3625

JUDY

**Qty Description**

1 87 1/4 x 25 5/8 -- 1/4 CLEAR GLASS  
 1 87 3/4 x 25 5/8 -- 1/4 CLEAR GLASS

List	Disc %	Sell	Total
68.00	0.00	68.00	68.00
68.00	0.00	68.00	68.00

**Qty Description**

10 LABOR TO REMOVE/REINSTALL

List	Disc %	Sell	Total
65.00	0.00	65.00	650.00

**Comments**

BID TO PROVIDE NEW GLASS, DELIVER TO HAVE LETTERING DONE, AND PICK UP. IT WILL THEN BE INSTALLED INTO THE EXISTING OPENINGS ABOVE THE FRONT DOORS. WE CANNOT GUARANTEE AGAINST BREAKAGE IN TRANSPORTATION OR THE REINSTALLATION OF THE LETTERED GLASS. THERE SEEMS TO BE A FALSE WALL BEHIND THE GLASS, REQUIRING ALL WORK TO BE DONE FROM THE OUTSIDE. IF ANY WORK NEEDS TO BE DONE BEHIND THE GLASS, WE SHOULD COORDINATE AT REMOVAL TIME.... PLEASE CALL WITH ANY QUESTIONS  
 THANK YOU!

\*\*WE CAN ATTEMPT TO SAVE THE CURRENT GLASS THAT IS NOT BROKEN, BUT CANNOT GUARANTEE\*\*

\*\* THIS IS NOT A RECEIPT. DO NOT PAY. \*\*

## Snapshot



**A WORKER** from Davis Glass installs a new sign Thursday at Central School. According to Barb Villaruel, office manager at Central who sent in the photo, the print is done in gold leaf like the original, which is at Albany's Downtown Museum. The new sign was funded in part by the Albany Historic Interior Tour Committee, she said, and teacher Judy Craig did the legwork and "is much appreciated." The school was originally built in 1915. (You may submit your favorite snapshot taken since July 1 to [news@dhonline.com](mailto:news@dhonline.com). Please include your name, address, daytime phone number and a brief description.)

Davis Glass 9/26/1962  
A5.5  
gold leaf -  
recently  
painted  
Central school  
- floor - and carpet  
what kind of floor

1948-50s  
jr h  
7-9

## Interesting Facts About Central Elementary School

- The first Central School was located where the present Linn County Court House now stands.
- When our current Central School was built, 1915, there was a three-story, wooden Central School on this same location. It was torn down in 1919.
- The current Central School was built for students 1<sup>st</sup> through 9<sup>th</sup> grade.
- Our present cafeteria was a small motors classroom.
- The school was built originally without a cafeteria.
- The current music, art and CAP daycare rooms were for home economics class, sewing and cooking.
- The original "horseshoe-shaped balcony in the gym with its three entrances was removed in the 1960's.
- The current re-model was completed in the summer of 2012 by Baldwin Construction, a local company. 800 lb. steel beams now reinforce the interior structure of the gym walls.

26



Central School

c. 1915 American Renaissance Style

Central school was built on the site of Albany College which was started in 1867 by the Presbyterian church. The college moved to a new site in the 1920's (where the Bureau of Mines is now) and then moved to Portland in 1938, changing its name to Lewis and Clark College. Central was designed by Charles Burggraf, Albany's main architect. (More on back if time allows)

104 7/15

24

In 1980 the school district tried to close the school because of earthquake danger because of the fear caused by the eruption of Mt. St. Helens on May 18th. However the parents found that Burggraf was way ahead of his time and designed the building to be earthquake proof. This is the only building in Albany that has been proven to be earthquake proof and the school district allowed it to remain open.



## Quake retrofit: Kids learn how Central Elementary has been made safer



APRIL 25, 2013 8:45 AM • BY JENNIFER MOODY, ALBANY  
DEMOCRAT-HERALD

Architect Jesse Grant stepped in front of the assembled students at Central Elementary School on Wednesday and laid five wooden blocks on a table, stacked lengthwise like firewood.

He nudged the bottom block an inch or so to one side. The stack collapsed.

That, Grant told the students, is what could have happened at Central before a \$1.5 million seismic retrofit last year anchored the building from top to

bottom to make it safer in case of an earthquake.

“We basically put a skin on everything,” Grant explained, wrapping a strip of tape around the blocks on the table.

As the students craned their heads to watch, he poked the bottom block again. The structure shifted, but didn’t come apart.

“The whole building acts as one big piece, instead of a bunch of little pieces that fall down,” he summarized.

Grant was among about a dozen dignitaries visiting Central on Wednesday to celebrate last year’s retrofit, which was funded through a grant from the state’s Office of Emergency Management, and to encourage state lawmakers to fund more such grants. Funding decisions will be made later this spring.

According to a 2007 study by the Oregon Department of Geology and Mineral Industries, more than 1,000 Oregon school buildings were considered to be at risk of collapsing during a major earthquake.

At Central, Ryan McGoldrick of the Red Cross handed out bags to each student to be used for emergency starter kits. The bags, provided by the Oregon Office of Emergency Management, each contained lists of 10 necessities to pack for an emergency.

Christopher Goldfinger, an earthquake specialist with Oregon State University, gave a short presentation on earthquakes. He reminded students that Oregon is due for a quake of the magnitude that struck off the coast of Japan in 2011, causing a powerful tsunami and widespread destruction. Scientists are putting the chances at about 40 percent in the next 50 years.

“You guys may not be here when it happens. I may not be here when it happens,” he said. “But there will be one, for sure.”

336 9<sup>th</sup>  
E Ball L  
DD-12



336 gm  
front  
DD-13



336 9<sup>th</sup>  
W. face R  
DD75





## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING &amp; PLANNING 541-917-7550

# Historic Review of Exterior Alterations

## Checklist and Review Criteria

### INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (*subject to change every July 1*): staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net). Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

### HISTORIC REVIEW OF EXTERIOR ALTERATIONS SUBMITTAL CHECKLIST:

**PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**

**PROPERTY AND PROJECT INFORMATION.**

Submit the following information (separately or on this page):

1. Historic District:

Monteith     Hackleman     Downtown     Local Historic     Commercial/Airport

2. Historic rating:

Historic Contributing     Historic Non-Contributing     Non-Historic (post 1945)

3. Year Built: 1915 Architectural Style(s): American Renaissance

4. Years of exterior alterations, if any: Replacement of exter stairs S, W, & E replaced with steel for seismic retrofit

5. Please describe the proposed alteration(s) and the purpose of the alterations: \_\_\_\_\_

Classrooms are in need of HVAC improvements for adequate occupant comfort and focus.  
The mechanical units occur on the interior of the building but require access to exterior air via the proposed louvers installed within operable window frames.

**PHOTOGRAPHS.** Provide photographs that show the current condition of the area you intend to alter.

**CONSTRUCTION PLANS/ELEVATION DRAWINGS.** Provide construction plans, architectural drawings or schematics showing detailed building elevations and exterior plans, and dimensions of all altered or new elements, including foundation, windows, and the setbacks to the property lines, materials proposed, profile/design, etc. If construction plans or drawings are not applicable to your project, then submit an accurate alteration description, including photographs, or other information that describes the project.

[cd.cityofalbany.net](http://cd.cityofalbany.net)



**Note:** Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City’s land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

**REVIEW CRITERIA RESPONSES.**

On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact starting on last page.)

1. The Community Development Director will approve **residential** alteration applications if one of the following criteria is met:
  - a. There is no change in historic character, appearance, or material composition from the existing structure.
  - b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
  - c. The proposed alteration is not visible from the street.
2. For all other exterior alteration requests, except for the use of substitute materials\*, and including all **non-residential** requests, the review body must find that one of the following criteria has been met to approve an alteration request:
  - a. 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
  - b. 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.

*\*There is a different application for the use of substitute materials. The review criteria for the use of substitute siding, windows, and trim shall be as found in ADC Sections 7.170-7.225.*

The review body will use the Secretary of the Interior’s Standards of Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria [ADC Section 7.160].

The Secretary of the Interior’s Standards for Rehabilitation. The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. 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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. 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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. 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. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired [ADC Section 7.160].

## HISTORIC REVIEW OF EXTERIOR ALTERATIONS – PROCESS AND PROCEDURE

**Purpose (ADC 7.100).** The purpose of reviewing alterations to historic landmarks is to encourage the preservation of characteristics that led to their designation as historic landmarks. Review is required for exterior alterations or additions to buildings or structures classified as historic contributing and historic non-contributing within the historic districts, and to landmarks outside the districts.

**Exemption from Review (ADC 7.110).** Historic review is not required for buildings or structures originally constructed after 1945 or for changes to paint color to any home or structure.

**Procedure (ADC 7.120).** A request for an exterior alteration is reviewed and processed by either the Community Development Director or the Landmarks Commission. The Landmarks Commission replaces the Hearings Board or Planning Commission as the review body. Any exterior or interior alteration to buildings participating in Oregon’s Special Assessment of Historic Property Program will also require review and approval by the State Historic Preservation Office.

1. The Director will approve residential alteration requests if one of the following criteria is met:
  - a. There is no change in historic character, appearance, or material composition from the existing structure.
  - b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
  - c. The proposed alteration is not visible from the street.
2. For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decision will be forwarded to the State Historic Preservation Office.

## EXAMPLE OF FINDINGS OF FACT

### Criteria for Findings of Fact

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the

applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

### Format for Findings of Fact

Statements addressing individual criteria must be in a "finding of fact" format. A finding of fact consists of two parts:

1. Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
2. An explanation of how those facts result in a conclusion supporting the criterion.

### Example:

**Criterion:** 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.

**Facts:** The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected "sawn" design (rather than turned) that was typical in the late 19<sup>th</sup> century. (SEE ATTACHED DRAWING.)

**Conclusion:** Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.



# Soderstrom Architects

## GAPS Central Elementary School – HVAC Louvers Installation

ALBANY COMMUNITY DEVELOPMENT

### HISTORIC REVIEW OF EXTERIOR ALTERATIONS - REVIEW CRITERIA RESPONSES

Historic Review of Exterior Alterations (ADC 7.100-7.165)

Section 7.150 of the Albany Development Code (ADC), Article 7, establishes the following review criteria in bold for Historic Review of Exterior Alterations applications.

\*\*\*Findings of fact are statements that show how the criteria are met by providing details that support a conclusion. For example, when answering how distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved, you would provide examples of the distinctive features etc and explain how they will remain preserved through the alteration process. This is especially important if you are doing renovations on a distinctive feature.\*\*\*

For all exterior alteration requests, except for the use of substitute materials, and including all non-residential requests, the review body must find that one of the following criteria has been met to approve an alteration request:

- a. **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**
- b. **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.**

Proposed findings:

The existing building has original horizontal blade louvers punched within the masonry façade in select areas. These proposed HVAC unit louvers are a similar and compatible type, style and proportion to the original louvers. Furthermore, as the proposed louvers are placed within the operable portion of existing window frames, it is not a permanently altering condition. The single-hung window vent in its partially open position, rests on the louver/HVAC frame and connection boot which is attached on the interior of the building and does not penetrate or degrade the existing window frame. While these HVAC units are critical to improving the inadequate ventilation and thermal comfort of the students (the current boiler-fed wall heaters are defunct), the proposed louvers could be removed at a future date (if/when alternate mechanical solution / system can be afforded) and the original windows and building architecture is intact and unaffected.

ADC 7.150 further provides that the review body will use the **Secretary of the Interior's Standards for Rehabilitation** as guidelines in determining whether the proposed alteration meets the review criteria.

Proposed Findings of Fact ADC 7.160:

- 1) **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

March 25, 2024

Proposed findings:

All original use of the building, as an elementary school, continues unchanged with the installation of the proposed louvers. A consistent louver language is introduced within the windows, occurring at consistent and repeating intervals around the three facades. The louvers proposed yield a minimal change to the appearance of the building – it essentially reflects the appearance of the original windows in a partially/open position serving their original purpose to provide fresh air and ventilation to the interior.

- 2) **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.**

Proposed findings:

Because the installation of the proposed louvers occurs within the existing window frames, sans any significant fastening or connections to the original window frames, particularly as none are visible from the exterior, there is no removal or alteration of the historic materials or features.

- 3) **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

Proposed Findings:

The type and style of louvers proposed relate directly to those of the original building. There are not any additional elements or features from other buildings or miscellaneous architectural styles proposed.

- 4) **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

Proposed Findings:

Wood-framed single-pane windows contribute significantly to the historic significance of the building. In respecting this character, the proposed louvers are sensitively fit within the existing window frames. Rather than modifying or removing the window frames to be replaced by louvers, the proposed solution allows these historic windows to remain physically unaltered, only placed in a partially open position.

- 5) **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

Proposed Findings:

With the proposed installation of HVAC louvers, all applicable features, finishes, and construction techniques are unaffected and remain preserved.

- 6) **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, 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.**

Proposed Findings:

The proposed louvers are not installed in response to any such deteriorate features, and in that regard are not applicable. However, the proposed louvers are of the same style and type as other existing louvers on the façade and they are painted in color and sheen to match the existing window frames.

- 7) **Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Proposed Findings:

The proposed conditions do not include any such treatments and are not applicable in this manner.

- 8) **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Proposed Findings:

The proposed conditions are not applicable in this manner.

- 9) **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.**

Proposed Findings:


The proposed exterior alteration of HVAC louvers does not destroy nor affect the historic windows or façade – they allow for and respect it to remain in its original character and state. The louvers are clearly distinguished from the windows in which they are set, yet, demonstrate compatibility and historic integrity in matching the adjacent window color and blade type as the other original louvers.

- 10) **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Proposed Findings:

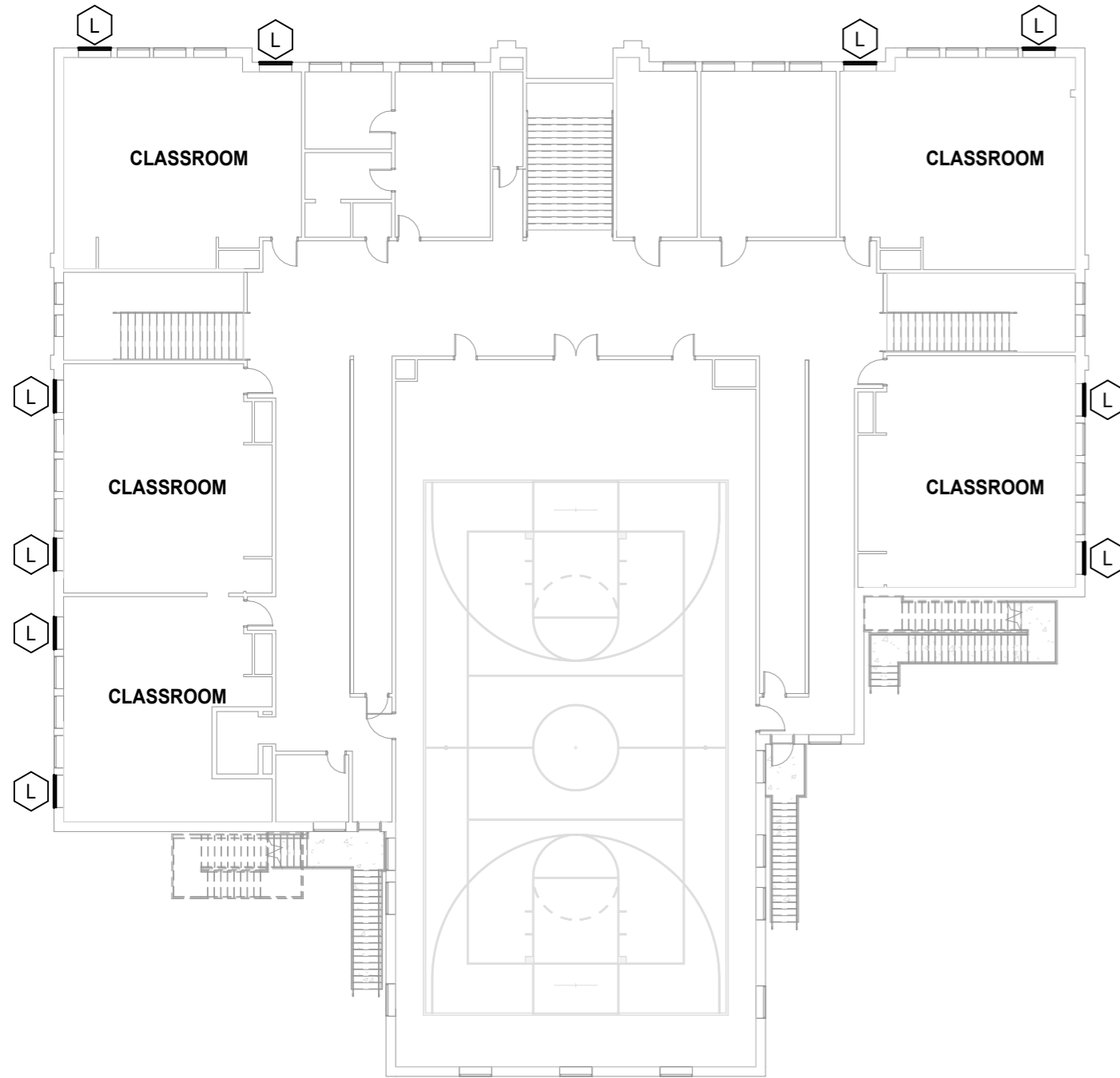
The proposed louvers installation does not destroy nor affect the historic windows or façade – they allow for and respect it to remain in its original character and state. Should the HVAC units be removed or system changed in the future, the proposed louvers can simply be removed and the original windows and building architecture will be unimpaired.

# LEGEND

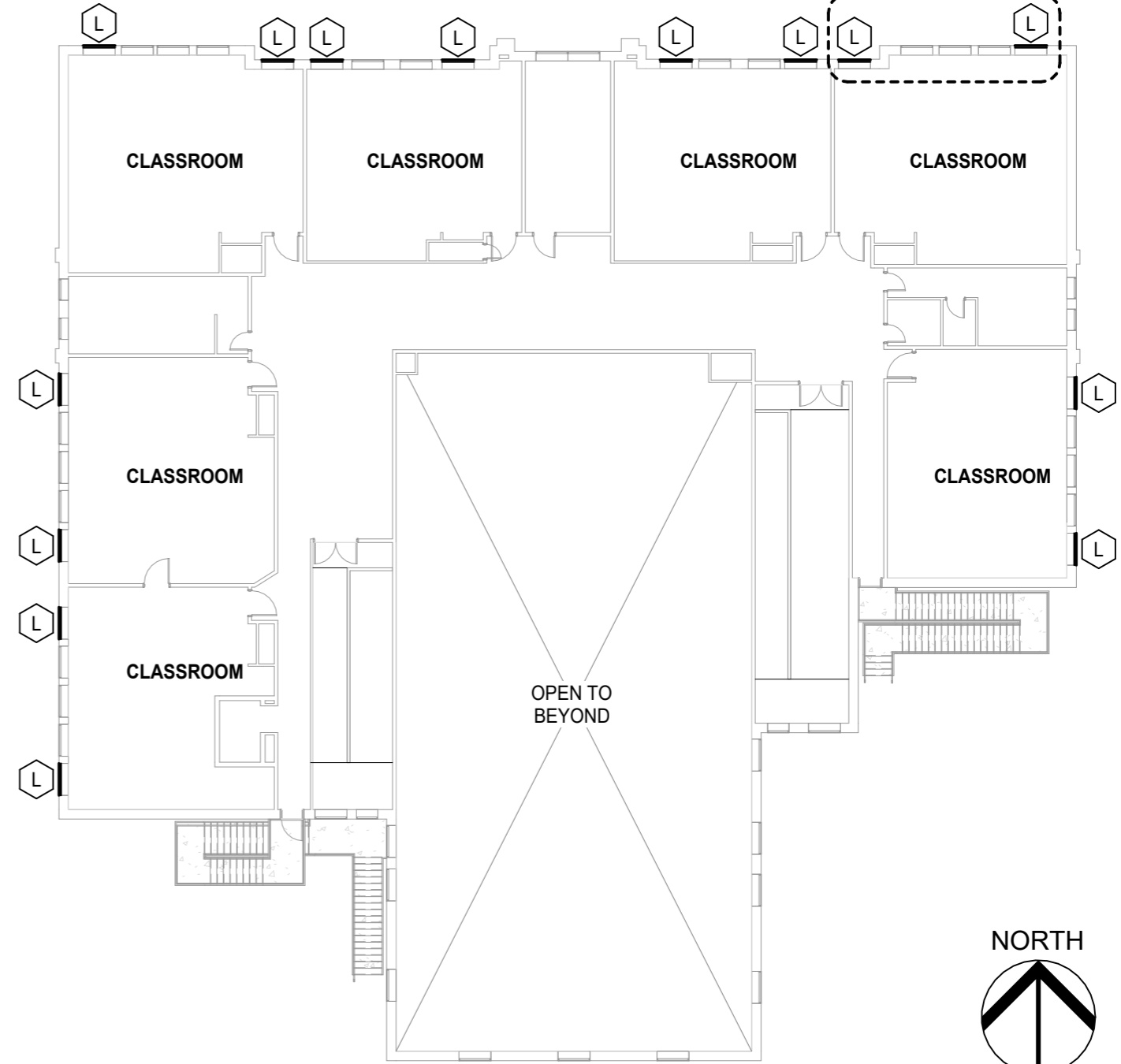
 NEW LOUVER TO BE INSTALLED  
IN EXISTING WINDOW

# SHEET NOTES

1. REFER TO SHEET A2.22 FOR BUILDING ELEVATION PHOTOS



## 1 FIRST LEVEL FLOOR PLAN



## 2 SECOND LEVEL FLOOR PLAN





LOUVER TO BE INSTALLED IN EXISTING WINDOW, TYPICAL

**1** NORTH ELEVATION



**2** EAST ELEVATION



**3** WEST ELEVATION



**4** ENLARGED WINDOW ELEVATION, TYPICAL