



TO: Landmarks Advisory Commission
FROM: Anne Catlin, Planner *alc*
DATE: April 30, 2008
SUBJECT: May 7 Meeting

We have one public hearing for alterations to the alley-side of the Sears building (223 2nd Avenue SW). The staff report and sketch from Rob Dortignacq are attached. I asked Thad Olivetti to come back to talk about the large structural beam that they have encountered in their rehabilitation work and attached a sketch from Rob and information he gave me in an email exchange about the issue and its challenges.

I would like to go over several items under planning projects/other business, including preservation awards. So far we have the Olivettis, the Manleys, and Whitespires (Berean congregation). So please look around and bring any ideas. This is our last chance to come up with awards. I'd like to talk about the design guidelines and RFP and a few other things.

Before our meeting, please remember that we have a booth at the Farmer's Market THIS SATURDAY, May 3rd. Here are my notes from who is manning the booth. We are supposed to be demonstrating how to repair windows. I will provide hadnouts on window repair and other topical information. I'll arrange to get the buttons and preservation month flyers. I will also try to find any window repair supplies and windows to work on. Can you all look for windows and scrapers, etc. to bring with you, too. We need a tarp to put down on the ground. Does anyone have a tarp readily available first-thing in the morning?

7:30-8 – Set-up help – ANNE, anyone else? (The Farmer's market staff has offered to do this, but I thought we could help.)

9 to 11 – OSCAR and ROZ.

11- 1 – DAVE /ROBYN– If it's slow, I'm sure we can pack up early.

12:45/1 - Take down – I can come back to collect anything I brought and help with take down.

Reminders – please put the Robert Kraft lecture May 8th on your calendars. We really need to have a good turn out and promote this event. I'm hoping to get a good article in the paper, and then might be able to send out a flyer or postcard.

See you soon.

alc

Attachment

c: Rebecca Bond, Kate Porsche



NOTICE OF PUBLIC MEETING

**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Municipal Court Chambers
Albany City Hall, 333 Broadalbin Street SW
Wednesday, May 7, 2008
6:30 p.m.**

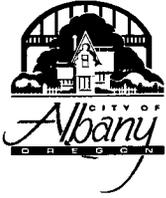
AGENDA

1. CALL TO ORDER (Chair Hult)
2. APPROVAL OF THE MINUTES: April 2, 2008
3. PUBLIC HEARING (HI-02-08): 223 2nd Ave SW (Sears Building), Alterations to Alley Facade
4. PROJECT CHANGES (HI-01-08): 240 1st Ave SW (Cusick Bank Building), Façade Restoration
5. PRESEVATION PLANNING ACTIVITIES (7:15 p.m.)
 - Signs in Downtown
 - Canvas Carports
 - Preservation Awards
 - Design Standards RFP
6. OTHER BUSINESS
7. NEXT MEETING: Tentatively Scheduled for June 4, 2008
8. ADJOURN (8:00 p.m.)

LAC: Please leave a message for Anne Catlin at (541) 917-7560, or send an e-mail to anne.catlin@cityofalbany.net if you cannot attend.

City of Albany Web site: www.cityofalbany.net

The location of the hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling (541) 917-7500.



APPROVED: _____

**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
City Hall Municipal Court Chambers, 333 Broadalbin Street
Wednesday, April 2, 2008
6:30 p.m.**

MINUTES

Landmarks Commissioners Present: Oscar Hult, Derryl James, Roz Keeney, Dave Pinyerd and Robyn van Rossmann

Landmarks Commissioners Absent: Linda Herd & Heidi Overman

Staff present: Planner II Anne Catlin, Administrative Assistant Sheena Dodson

Others present: Rebecca Bond (Albany Visitors Association) and 2 others were in the audience

CALL TO ORDER

Chair Oscar Hult called the meeting to order at 6:33 p.m.

APPROVAL OF THE MINUTES

Commissioner Derryl James made a motion to approve the March 5, 2008 minutes. Commissioner Dave Pinyerd seconded the motion. The motion passed 4:0.

Commissioner Roz Keeney arrived at 6:34 p.m.

QUASI-JUDICIAL PUBLIC HEARING

Hult called to order a public hearing on Planning file Hi-01-08, an exterior alteration to restore the front façades of the Cusick Bank building located at 240 1st Avenue SW.

Declarations:

Hult asked if any members of the Landmarks Advisory Commission (LAC) wished to declare a conflict of interest, or report any significant *ex parte* contact or a site visit. Commissioners Roz Keeney and Robyn van Rossmann stated that they had walked by the building.

Staff Report:

Planner II Anne Catlin summarized the staff report. She stated that the building is a historic contributing building in the Downtown Commercial District. She reported that she had not received any public comment during the review period. She summed up the review criteria for the application.

Catlin said that Thad Olivetti and his wife, Shannon, would like to restore the Cusick Bank building to the pre-1920's look which includes the arched windows and the corner entrance. She stated that the Olivetti's were doing as much as possible to match the available historic photographs. She commented that they

would close the two entrances, one on 1st Avenue SW and the other one on Broadalbin Street SW and were restoring the corner entrance. She stated that the entrance up to the second story on Broadalbin Street SW would remain.

Catlin noted that the Olivetti's would try and recreate the size and location of arches as much as possible. She added that Olivetti may not need to do restoration of the south end façade on Broadalbin Street, but hopes to restore the transom windows.

Catlin said Olivetti was proposing all wood windows, the same façade treatment and fans and cornice details recreated on the adjacent building would be done on the second floor. She commented that an area of concern with recreating some of the original details is meeting Americans with Disabilities Act (ADA) requirements at the corner entrance. She said originally there were two doors but it may end up being one door depending on ADA requirements.

Catlin stated that the Olivetti's are working with Robert Dortignacq and received some Central Albany Revitalization Area (CARA) funding. She said the current look of the building has no historic significance and there is no need to save the metal windows on the second floor or any other features. She stated that the application meets the review criteria by causing the structure to more closely approximate its historic character. Her recommendation is to approve the application.

Testimony in favor:

Thad Olivetti commented he would like the corner entrance to be a replica of the 1920s version with the two doors but would follow ADA requirements. He added that he was not planning on replicating the awning on the windows as seen in the photographs. Commissioner Hult suggested doing the awnings in another phase.

Opposing Testimony: None

Public Hearing closed at 6:43 p.m.

Commission Discussion:

Hult commented that the decorative details looked simplified in the drawings and he hoped that it would match more closely with the photographs. Olivetti said it was his goal. Pinyerd asked if the cut corner projected out. Olivetti said that some if it is actually already there; they took some of the detail off and it still protrudes out but the architectural detail would be restored.

Hult stated that he did not see an attempt to restore the stone work at the bottom. James said it is natural stone veneer and looked like split face. Hult said that applied veneer would be suitable. Olivetti stated he was concerned with using real stone where others could be injured. Rebecca Bond said that it looked like the same stone work as on the Presbyterian Church and the Train House Inn. Hult believed the stone would help the entrance stand out. Olivetti was concerned about the cost and getting it to look right. He also pointed to the drawing (Exhibit A) and stated that how it looks in the picture is how he wants to make it. He plans on recreating the cornice details.

Catlin expressed concern that the stone work on the bottom may have been there originally but has changed over time. She was unsure how it would look having one building with stone and one without. Hult said that if they had the stone work on this part it would be acceptable and not to worry about the addition. Keeney expressed concern about the look of fake stone.

Keeney also noted that the windows looked shorter. Olivetti affirmed. He said the reason being that it is designed for storefront retail instead of a bank. He said the windows would be for displays, rather than the original height which would have been up to mid-waist. Keeney did not see a problem with the height of the windows proposed.

James commented that the scope of the work is impressive. He stated that the stone is an important feature but if it is not now maybe it can be done in a future phase. He supports doing the proposed work without the stone.

Catlin stated that the LAC needed to evaluate the application that was before them. She stated that they couldn't change the project unless it did not meet the review criteria and the changes were needed to do so. She stated that they didn't have an application before them with regards to stone. If Olivetti was willing to consider the stone he would have to voluntarily add that to the application.

Keeney did not think the stonework could be done at a later date because of the window size. Olivetti said cost is an issue. Every detail that is added is time and money.

Pinyerd asked about the entrances on the west façade (Broadalbin Street SW). He commented that looking at the 1920's photo, looking north to south, it showed two windows and a door and on Olivetti's drawing showed five windows and then a door. Olivetti said that the door currently does not exist. He didn't see a need for a door because there were four already.

Pinyerd commented that at the north elevation (1st Avenue), where the stairs are to the second floor, there was a void shown on the drawing. He asked if that was intentional. Olivetti affirmed. He said that is offices. He said he hadn't drawn in the arch because he wants to go up as high as he can but is still determining that height. Pinyerd asked if that was because of the restroom above it. Olivetti affirmed.

Keeney asked Olivetti if the building would stay divided into bays. Olivetti affirmed.

Pinyerd asked if the north side door would be recessed to open to the street. Olivetti stated that there was not enough room to do that. He was also unsure about handicap accessibility because the door is to a stairwell. He stated that once the project is started, the fire department will come and give input.

Hult asked if there was any more discussion.

Hult asked if Olivetti was not able to do two front doors if he was going to do a single door that looked like the two. Olivetti stated that if he could not do the two front doors he would make a nice single door. Catlin asked Olivetti if he wanted the door to have some glass.

Olivetti said he wants a grand door and something that fits with the style. He said if it is a single door he wants a big door. He said that these type of doors cost \$5,000 to \$6,000. Keeney stated that the doors would need to be specially made. Hult thought the doors should have the level of detail as the photos even if it wasn't the exact detail. He recommended looking at doors in Salem that are of the same scale. Hult suggested that Olivetti bring back the doors to the LAC before a final decision is made.

Olivetti asked what the next step was. Catlin recommended he talk to the building department and see what is possible to do, one or two doors.

Oscar asked if there was more discussion or any motions.

Motion: James moved to approve the application with the following conditions:

1. The detail and design of the doors to be located in the restored corner entrance shall be brought back to the Landmarks Advisory Commission for final approval.
2. The applicants shall restore details of the molding around and over the corner entrance as close as possible, to the best of their ability.

Keeney seconded it.

Motion **passed** unanimously.

PROJECT CONSULTATION

Catlin introduced Gayle Parrish, the new owner of 640 4th Avenue SW. She explained that Parrish met with her concerning some questions regarding restoring the house and windows. She said Parrish needs some direction from the LAC before submitting an application.

Catlin, pointed to a photograph (Exhibit B), which showed the second-story windows come to the floor and are currently boarded up. Parrish expressed concerns that the windows are part of a child's bedroom and go all the way to the floor. Catlin said they were trying to figure out how to have safer windows without bars going across, and meet egress standards. Parrish suggested moving the windows up or finding smaller windows that would still meet egress regulations. Catlin stated that there might be a little room to move them up in order for them not to be a hazard.

Catlin suggested another idea was to use safety glass in the bottom sash. Hult liked the suggestion. James and Hult expressed concerns of moving the window up. James stated it was possible to put safety glass in the sash. He said it may need to be altered by a carpenter to get more depth. Catlin said it was also possible to make the window a fixed window where only the top sash moves down. She stated that the only other problem was that the window had to be a certain distance from the ground for safety reasons. Discussion followed with regards to the estimated height and the need to contact the building department.

Hult clarified that the LAC's ideas did not constitute automatic approval. Parrish said she understood.

Another idea Parrish had was to put a fireplace on the front and add clerestory windows on either side. She was trying to limit her view of the power station across the street. Keeney did not think it was common for that period to have had a fireplace. Catlin commented that there have likely been changes to the house and a fire place would have been in the kitchen. Parrish said there is a chimney in the kitchen area. Hult stated his house was built in 1876 and did not have a fire place. Discussion followed on fireplaces.

Catlin drew attention to the large front window that is not original to the house. This is where Parrish would like to add the fireplace and small windows. Catlin and Keeney noted that the large window should be replaced one or two with a double hung window that match the one to the left of the front door.

Keeney asked what the entry to the sleeping porch area looked like. Parrish gave a brief description. Catlin said that according to the Sanborn maps, the porch stayed the same until 1949. She said it didn't become 2 stories until 1925.

REVIEW REHABILITATION GRANT PROJECTS

Catlin handed out a spreadsheet with the grant projects (Exhibit C) and copies of the applications. Catlin suggested the LAC review all of the grant applications first before making a decision on amounts. Keeney asked for clarification of the amounts in each column and their meaning. Catlin clarified that one was the grant request and the other is the estimated total budget for the project.

James said painting projects is a maintenance issue and suggested considering the first priority projects first. Hult agreed. He had reservations dividing the money too "thin" between the projects and applicants not being able to accomplish their projects.

825 10th Avenue SW – Application to replace vinyl windows with appropriate wood windows, replace concrete stairs, remove carport, and add carriage style garage doors. Catlin did not know exactly what the applicant was proposing for the windows project needs. Hult suggested awarding the project \$1,800. Catlin will tell the applicant the project needs historic review and could have wood stairs.

237 6th Avenue SE – Application to replace metal windows in the basement with wood windows, five windows on the "front facades", two are on the back side of the house, but slightly visible from Montgomery. The applicant has submitted his proposal with two bids but one bid does not include installation. Hult stated he didn't think the basement windows were there originally. James suggested not funding this application at this time. Hult agreed. Catlin said she feels that the request falls into the first priority for funding because it removes the incompatible metal windows. She then acknowledged that the windows were in the basement and would not make a large visual impact. Keeney thought the project warranted funding if the faux stone was removed. Discussion followed. No funds were committed to the project.

640 4th Avenue SW – Application to remove asbestos shingles, restore siding and windows, and paint house. James thought this would be good application to give funding. Keeney agreed. She stated it is a high priority and this is one of the older houses. James expressed his desire to help the asbestos be removed and recommended the full amount of \$3,000.

519 5th Avenue SW – Application to recreate full-length front porch previously, approved by the LAC. Keeney asked if applicant was going to put siding on the house. Catlin gave a description of what the applicant desired to accomplish. Pinyerd asked if money had been given before. Catlin said yes, a couple hundred. James commented that to help him finish the project would be great. Hult stated the applicant had done a lot of work on the house already.

532 Jackson Street SE – Application to replace existing porch columns with wider columns, already approved by the LAC. James asked what the porch is going to look like. Catlin described it. The LAC thought \$500 is reasonable for the project.

606 5th Avenue SE – Application to replace front door with period door, and repair the door frame. Hult asked if there was glass in the door. Catlin said that there is a transom window. Catlin said the applicant wanted a door with glass that looks more historical like others in the neighborhood. Pinyerd suggested a peephole. Hult stated that it looked like work was needed on the door frame. Catlin said that the house is older than she realized and is a Gothic Period style. Panel doors were common for these older houses. She said the applicant would have to go through historic review and have the LAC help her pick out the right door. Discussion followed and concluded that the existing door was compatible to the house. van Rossmann suggested funding for the frame. Catlin suggested someone do a site visit. After some discussion they decided to come back to the application later.

118 5th Avenue SE – Application to replace deteriorated front porch decking. Keeney felt this house is a high priority because it is one of Albany's oldest houses. Catlin said the applicant is a contractor and the request includes his hourly rate to install the porch flooring. She said that current request was maintenance and did not need to go through historic review, but the LAC can ask for conditions. Bond said the work doesn't require a contractor. Hult stated funding materials is good. Keeney asked if applicant had received money last year. Hult said yes. After discussion the consensus was to fund the project \$250.

617 6th Avenue SW – Application to replace stair treads on front and side porches. Catlin stated that both stairs are visible from the street. James assumed he is going to mill them. Catlin wondered if he could get them cheaper. After discussion the consensus was to fund \$350.

1039 12th Avenue SW – Application to replace front and back porches and porch foundation, and paint the house. Catlin said the applicant is concerned if they don't do this, it will get worse noting the damage to the interior. After discussion the consensus was to fund \$1,500.

606 3rd Avenue SE – Application to paint the exterior. Catlin stated that this house needs maintenance badly. Hult asked if the applicant had the exterior scraped and sanded last year. Catlin didn't know. Keeney asked if the applicant was painting it herself. Catlin said no. Keeney asked if the LAC gave her a lesser amount would she be able to complete the project. Catlin said that the applicant has been saving money for the project. Hult said he would like to see it get done. James asked if the house is going to be stripped and oiled primed. Catlin suggested putting conditions on the grant so it would be done right. Hult restated the importance of prepping. James suggested \$1,500 with conditions to use an oil-based primer. Keeney agreed. Hult suggested recommending it be professionally prepped. Bond said that Monteith house was painted two years ago professionally and needs to be done again.

316 6th Avenue SW – Application to repoint the chimney in need of repair. James affirmed that the chimney needed some work. Hult was concerned that the project would not be completed by the deadline, noting it took him a long time to find and get a mason to do his chimney work. Catlin said the application includes a contractor and estimate. Others were also concerned about ability to complete the project and what the actual cost would be.

899 Calapooia Street SW – Application to paint exterior. Hult asked if there were photos. Catlin had not received any yet. Bond stated the paint was peeling. Keeney said she supported the application. She said it is a visible house. She suggested keeping the project as a possibility for funding.

There was continued discussion of amounts to be awarded but there was no consensus for final award amounts. James asked when the deadline was to be awarded. Catlin responded that there was not a set deadline, but quickly. She said she would draft the tentative decisions and email them for review

PRESEVATION MONTH ACTIVITIES

Catlin asked if there was going to be a Robert's Potts Memorial Day. Hult asked if someone had taken the lead. Bond said the museum is too overwhelmed at this time to take the lead. Bond suggested doing a memorial next year.

Catlin said that there is a Preservation Alliance Award nomination deadline coming up. Discussion followed with regards to suggested ideas, such as the Cusick Bank building and adaptive reuse of the Flinn block. Catlin was unsure if she would have time to get the applications in by the deadline.

Hult recommended that they come up with nominations for the preservation awards. The Olivetti's and Marc and Anni Manley for work on the Flinn buildings and painting of Whitespires Church was suggested for an award.

Catlin said that she talked with Robert Kraft who did a windows workshop in Portland and would be happy to do something here. She suggested a Saturday morning or an evening to have him come and do a presentation on a subject the LAC desired. Hult suggested a mid-week evening, possibly May 8, 2008. Catlin said that if Robert Kraft was doing a presentation on windows he would need 2 hours. Pinyerd suggested doing one on weatherization. Keeney recommended doing "greening" your house. Catlin said she would talk to them and see if a Thursday was good from 6:30 p.m. to 8:30 p.m. Keeney suggested doing it closer to the end of the month. Keeney suggested doing a mid-century modern style lecture. Hult suggested doing a Saturday market both. Keeney volunteered to do a few hours. Bond recommended May 3rd as there were a lot of other activities on other Saturday's of the month.

OTHER BUSINESS

Catlin said if there was extra workshop and conference money, it could be put toward the rehabilitation grant.

Catlin then asked for confirmation on who would attend conferences. Bond, Keeney and Pinyerd asked to be signed up for the Oregon Heritage conference. Hult wanted to go to it on Sunday. Hult and his wife wanted to go to the kitchen workshop. Van Rossmann and her husband wanted to attend the kitchen workshop April 19, 2008. Catlin asked for someone to take a camera. She said she would register Hult and van Rossmann.

Overman and van Rossmann are considering the National Alliance of Preservation Commissions conference in New Orleans. Catlin said she only had money for one person. James suggested that Catlin attend if Overman and van Rossmann cannot attend.

NEXT MEETING DATE

The next meeting of the Landmarks Advisory Board is scheduled for Wednesday, May 7, 2008, at 6:30 p.m.

ADJOURNMENT

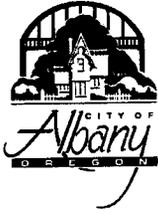
Chair Hult adjourned the meeting at approximately 9:06 p.m.

Submitted by

Reviewed by

Sheena Dodson
Administrative Assistant

Anne Catlin
Planner II



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490; Albany, OR 97321

Phone: (541) 917-7550 Fax: (541) 917-7598
www.cityofalbany.net

STAFF REPORT **Historic Exterior Alteration**

<u>HEARING BODY</u>	LANDMARKS ADVISORY COMMISSION
<u>HEARING DATE</u>	Wednesday, May 7, 2008
<u>HEARING TIME</u>	6:30 p.m.
<u>HEARING LOCATION</u>	Albany City Hall Municipal Court Chambers, 333 Broadalbin Street SW

GENERAL INFORMATION

DATE OF REPORT:	April 30, 2008
FILE:	HI-02-08
TYPE OF APPLICATION:	Exterior alteration to the alley side of the Sears building
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER/APPLICANT:	Shawn Phillips; PO Box 233; Corvallis, OR 97339
ADDRESS/LOCATION:	223 2nd Avenue SW
MAP/TAX LOT:	Linn County Assessor's Map No.11S-3W-6CC; Tax Lot 5600
HISTORIC DISTRICT:	Downtown Commercial
HISTORIC RATING:	Historic Contributing
ZONING:	HD (Historic Downtown)

The Planning Division has received a request to rehabilitate the exterior facade of a historic-contributing resource in the Downtown Commercial National Register Historic District and has scheduled a public hearing before the Landmarks Advisory Commission.

Notices were mailed to surrounding property owners on April 30, 2008. There has not been time for the Planning Division to have received any comments on the proposed exterior alterations.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS of the proposed exterior alterations.

APPEALS

Within five days of the Landmarks Advisory Commission's final decision on this application, the Community Development Director will provide written notice of the decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Advisory Commission may be appealed to the City Council if a person with standing files a completed Notice of Appeal and the associated filing fee with the City within 10 days of the date the City mails the notice of decision.

STAFF ANALYSIS

File HI-02-08

The Albany Development Code (ADC), Article 7, contains the following review criteria for exterior alterations. The review body must find that one of the criteria has been met in order to approve an alteration request (ADC 7.150). Findings and conclusions follow the Code criteria and standards.

- (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.

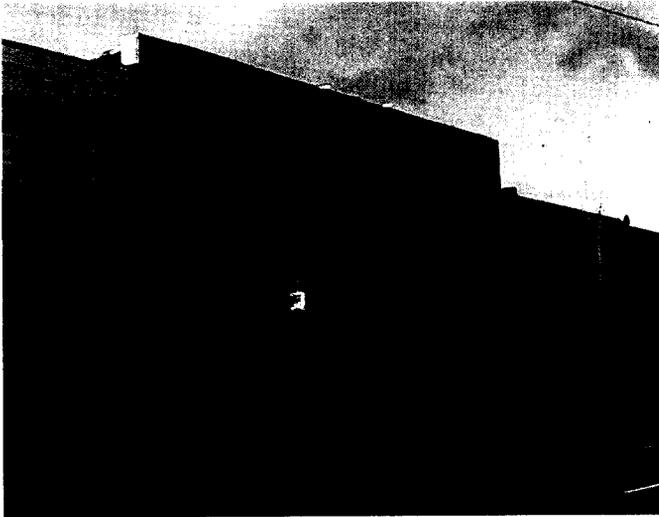
The review body will use the applicable Secretary of the Interior's Standards of Rehabilitation (listed below) as guidelines in determining whether the proposed alteration meets the review criteria.

- (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.

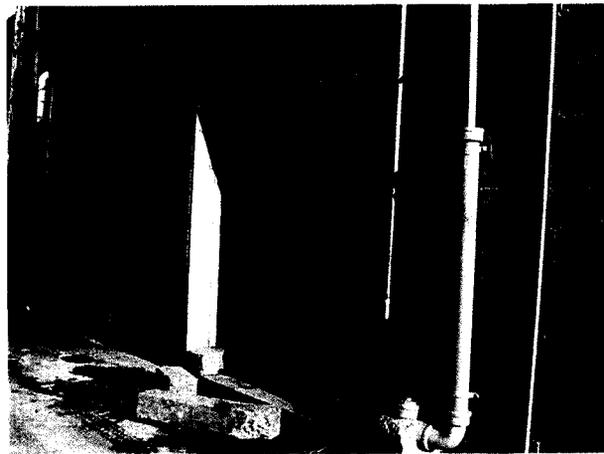
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FINDINGS

1. The building was constructed c.1940 as the Sears building. The building style is International. Decorative features include the metal canopy across the street level façade, recessed entry in the central bay and banding around the top to suggest a cornice.



2. Owner Shawn Phillips would like to remove the roll-up door facing the alley, which is a public right-of-way. The project has received CARA funding and Phillips has worked with architect Robert Dortignacq on the plans to fill in the roll-up door. The opening would be framed and finished with a door, same size as the other door on the alley side. The structure is board formed concrete. Dortignacq suggests a slight recess of the new frame wall to the concrete. The wall would be a smooth finish. For safety and security reasons, the door would be solid.



3. The proposed alterations will be compatible with the simple historic character of the building.
4. The proposed alterations are compatible with the other alley-facades in this alley. Other doors fronting this alley are a mix of solid and half-light.
5. The project will not destroy existing architectural features.
6. New work will be differentiated from the original work by using wood framed walls rather than concrete block.

CONCLUSIONS

1. The proposed exterior alterations meet the review criteria and the Secretary of Interior's Standards.

Staff recommends the proposed exterior restoration project be approved as submitted as described in the attached Dortignacq drawing, using wood materials for the windows and doors.

Attachments: Historic Resource Survey, Dortignacq drawing and specification notes.

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

COUNTY: Linn

HISTORIC NAME: Sears

COMMON NAME: B & E Antiques

ADDRESS: 223 2nd Ave SW

ADDITIONAL ADDRESS

CITY: Albany

OWNER: Ritchie, Maurie

CATAGORY: Building

LOCATION: Downtown Historic District

MAP NO: 11S 3W 6CC

TAX LOT: 05600

BLOCK: 8

LOT: 6

ADDITION NAME:

PIN NO: 11S03W06CC05600

ZONING: HD

ORIGINAL USE: Retail

CURRENT USE: Retail

CONDITION: Fair

INTEGRITY: Good

MOVED? N

DATE OF CONSTRUCTION: c. 1940

THEME: Commercial

STYLE: International

ARCHITECT:

BUILDER:

QUADRANGLE: Albany

LOCAL RANKING: Secondary

SPECIAL ASSESSMENT: N YR:

PLAN TYPE/SHAPE: Rectangle

FOUNDATION MAT.: Concrete

ROOF FORM/MAT.: Flat

STRUCTURAL FRAMING: Concrete block

PRIMARY WINDOW TYPE: Large storefront display windows

EXTERIOR SURFACING MATERIALS: Concrete block and stucco

DECORATIVE FEATURES:

Metal canopy across street level facade. Thin metal frame between windows creating a window-wall at street level. Recessed entry in central bay. Dark banding around top to suggest a cornice.

Horizontal fluted belt course

EXTERIOR ALTERATIONS/ADDITIONS:

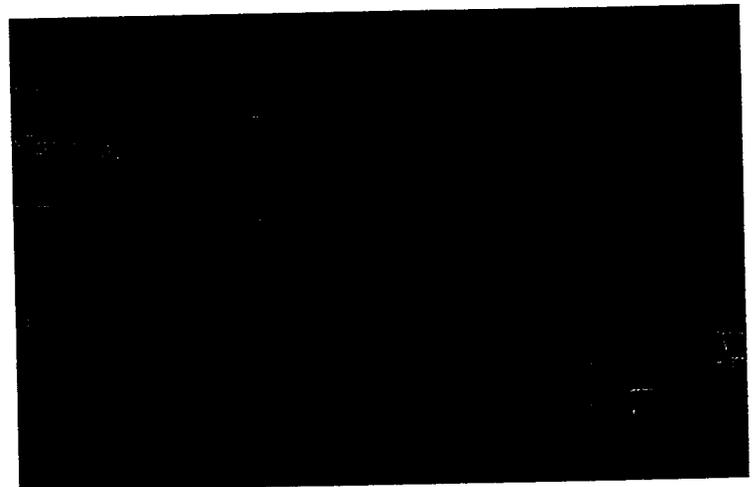
Storefront windows.

NOTEWORTHY LANDSCAPE FEATURES:

ADDITIONAL INFO:

INTERIOR FEATURES:

Mezzanine



*THE OFFICE OF
ROBERT DORTIGNACQ, AIA ARCHITECT*

1915 NW 26TH AVENUE PORTLAND, OR 97210
FAX (503) 228-1585 • PHONE (503) 228-5154

FAX / SKETCH TRANSMITTAL

ATTN: SHAWN PHILLIPS

DATE: APRIL 30, 2008

COMPANY:

PROJECT: SEARS BLDG

FAX NUMBER:

JOB NO.: 07-11

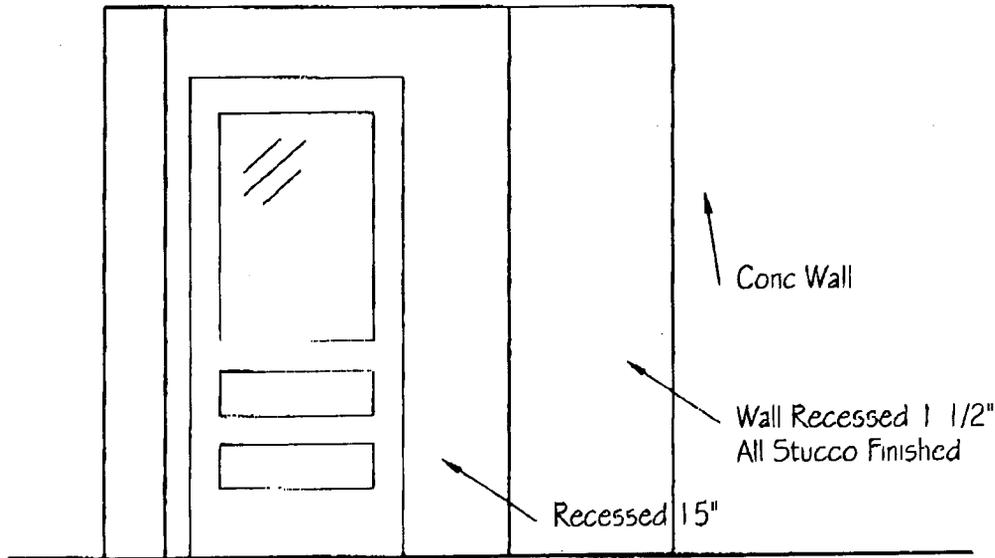
PAGES TO FOLLOW: 0

BY: ROBERT DORTIGNACQ

COPIES: ANNE CATLIN

COMMENTS / SKETCH:

Attached is a partial rear elevation of the infill at the existing loading door opening; the half light door is a traditional styled one with two panels below, typically found in wood; alternatively the door could be metal or solid.



Partial Rear Elevation

SPECIFICATION NOTES

PROJECT: SEARS BUILDING TENANT IMPROVEMENTS
223 2nd AVE, ALBANY, OR

OWNER: INNOVATIVE INVESTMENTS INT.
Contact: SHAWN PHILLIPS
P.O. BOX 233 CORVALLIS, OR 97339
541-223-5449 Fax: 541-223-5450

ARCHITECT: ROBERT DORTIGNACQ, AIA
1915 NW 26th, PORTLAND, OR
503-228-5154, 503-228-1585 Fax

- Building Data** Concrete frame with wood floor and roof system, Type III-B
One story with partial mezzanine and full basement;
Main level: M occupancy
East Retail space 1,440 sf @ 1:30 = 48 people
West Retail space 1,360 sf @ 1:30 = 45 people
Basement: B occupancy, 3,100 sf @ 1:100 = 31 people.
2nd Level (Mezzanine): B occupancy: 170 sf @ 1:100 = 2 people
New fire protection sprinkler system and ADA exit to alley, ADA unisex restroom at main level
- Scope** Project includes structural and non structural interior lobby and public space improvements, rehabilitation; new improvements to the basement level, new exit stair, fire sprinkler system, mechanical and electrical systems, new ADA unisex restroom and north ramp exit. Tenant lease areas are defined, but specific improvements are not included
- Demolition** Remove existing non structural members, finishes, and unused systems not scheduled to remain or as noted. Remove completely to gypsum or plaster substrate. Cut existing structural members as indicated by structural engineering documents and as authorized by engineer.
- Sitework** Minor concrete cutting, patching, transitions necessary at new lowered alley entry, and as necessary for utility work.
- Concrete** Paving: Normal strength, mix design, 2-4 inch slump, 3000 psi at 28 days;
Finish: match to City standards, broom over edging trowel mark to eliminate troweled border appearance.
- Carpentry** Wood partitions, other framing as noted and in compliance with codes.
Pressure treated lumber if in contact with concrete or masonry and as indicated.
- Framing members: 2x as noted; 16" o.c., #2 or better, unless noted otherwise; See Gypsum Board systems below for metal studs
- Sheathing: ¾" thick filled CDX plywood; ½" Underlayment
- Stair Parts: Treads: ¾" thick CC plywood, nosing Bullnosed; Risers: ½" thick CC plywood; Handrails: 1½" diameter wood with standard wall bracket
- Trim: As indicated, match existing where adjacent to historic remaining; ;
Verify with owner.

- Doors & Frames Reference below is by door number; Note: #8, #11 are deleted
- #1 Existing exterior aluminum storefront; 3'-0" x 7'-0" *Safety Hazard*
 - #2 Hollow steel frame and flush insulated door with 24" x 30" vision panel; 18 ga; 3'-0" x 7'-0"
 - #3,4 Interior aluminum storefront; 3'-0" x 7'-0"
 - #5, 6, 9, 10, 13 1 hour fire rated solid core wood or metal with hollow steel frame, paint grade, 3'-0" x 7'-0"
 - #12,15,16 Solid core wood with hollow steel frame, paint grade, 24" x 30" vision panel; 3'-0" x 7'-0"
 - #7, 14 Solid core wood with hollow steel frame, paint grade; 3'-0" x 7'-0"

Hardware

General: Finish: Satin Chrome
 Panic Devices: Von Duprin rimset touchbar;
 Locks: Schlage AL series with 'Jupiter' lever or approved each side
 Deadbolt: Schlage or approved double cylinder keyed, with Sign "Door to Remain Unlocked During Business Hours" *"When building is occupied."*
 Push Pulls: Tice Industries #11-10 with 3"x12" plate; verify at storefront sys
 Closers: LCN Smoothie series, parallel arm;
 Kick Plates: Tice Industries 10" x 2" less than door width;
 Butts: 1½ pair per leaf, Stanley, Lawrence
 Weatherstrip: Pemko S88; Door Bottom: Pemko 220.

- #1,2 Panic device style #35 at door #1, style #99 at door #2, closer, weather strip, door bottom
- #3,4 Push pulls, deadbolts and signs
- #7,10,14 Storeroom 80pd Lockset, Closer
- #9 Restroom 40s Lockset, Closer - *"occupied indicator"*
- #5,6,12,13 Classroom 70pd Lockset, kickplates; Closer at #5, 6, 13
- #15,16 Typical tenant space with Office 53pd Lockset

Relights: Hollow steel with stops, single glazed, 4'-0" x 4'-0" unless noted otherwise

Storefront Glazing Extruded aluminum, center glazed, single glazing, impact resistant as applicable, US Aluminum, Kawneer, or approved; narrow stile doors; 'Warm Silver' paint finish

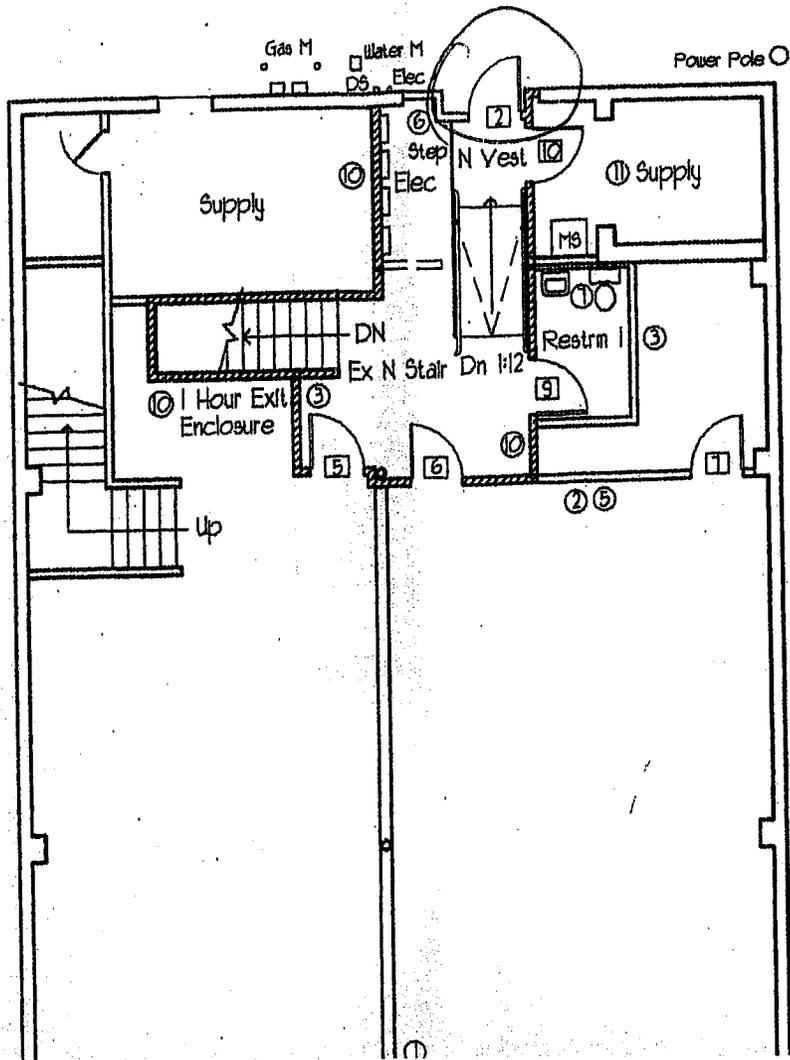
Finishes

Gypsum Board Systems:
 Framing: 26 ga steel C studs at 16" o.c., hardened screws, typical; secure to ceiling framing with 1 screw per joist, minimum 1.5" penetration into joist; where adjacent to existing low wall provide spacer block thickness of wall cap projection, secure against low wall;

Gypsum Board: 5/8" thickness typical, fire rated if noted rated walls and enclosure ceilings; install at ceiling and new walls; moisture resistant GP Dens Armor Plus type at wet walls; Finish: light texture; where covered with paneling or other surfacing, tape and mud only; Scribe demising wall to column capitals at main level

Suspended Ceilings: Armstrong standard white grid, 24" x 24" x 3/4" Cirrus beveled tegular tiles; Center grid each way between walls and dropped beams; *use Omega 401 Bulletin - (originally attached)*

Lobby Flooring: Recycled glass pavers, Wassau Tile (800-388-8728); 12" x 12" size, Style-Color: TG-223; verify edge detail and color; Center tile each way between walls



Revisions 4/22/08 JES

CITY OF ALBANY BUILDING DEPARTMENT	
PLAN REVIEW APPROVALS 25	
RECEIVED BY JES	DATE 1/3/08
ADDRESS 223 2nd AVENUE SW	
PERMIT NUMBER B-0090-08	
PLANNING	DATE
BUILDING Jay Stetson	DATE 2/22/08
PLUMBING	DATE
MECHANICAL	DATE
FIRE LIFE SAFETY Jay Stetson	DATE 2/22/08
ELECTRICAL	DATE
ELECTRICAL PERMIT NUMBER	

MORE INFO ON OLIVETTI RESTORATION – 240 1ST AVE SW

From: Catlin, Anne
To: osolivetti@comcast.net ; Dortignacq-architect
Sent: Tuesday, April 29, 2008 10:30 AM
Subject: LAC Wed May 7th, beam issues

Hi Thad and Rob,

I only heard back from two LAC members on the beam issue. One said he needed more information and the other didn't really like the idea of having stucco in the arches, but didn't have any other ideas.

So that said, I think we're going to have to have you come to the LAC meeting Wednesday, May 7th at 6:30 to talk over the beam issue and changes to the plans.

Rob – can you email me the drawing that you did showing the location of the beam? (If not, I can copy it). Dimensions of the beam? Any good ideas? Thanks. Anne

From: Dortignacq-architect [mailto:dortignacq-architect@att.net]
Sent: Tuesday, April 29, 2008 2:37 PM
To: Catlin, Anne; osolivetti@comcast.net
Subject: Re: LAC Wed May 7th, beam issues

Anne, There is really no choice in the matter, without a major reconstruction; It appears that the 18" deep steel beams were installed to support the corner of the building and to remove some structure to 'open' up the corner for display windows. We will need to work the transom line to the bottom of the beam, that then extend upward into the arch area - hence solid like the upper floor ones but without a fan detail; I think we should look at the whole of the rehab, which will bring back quite a lot of the original building appearance with only slight adaptations - Rob

----- Original Message -----

From: Catlin, Anne
To: Dortignacq-architect
Sent: Tuesday, April 29, 2008 2:43 PM

Hi Rob,

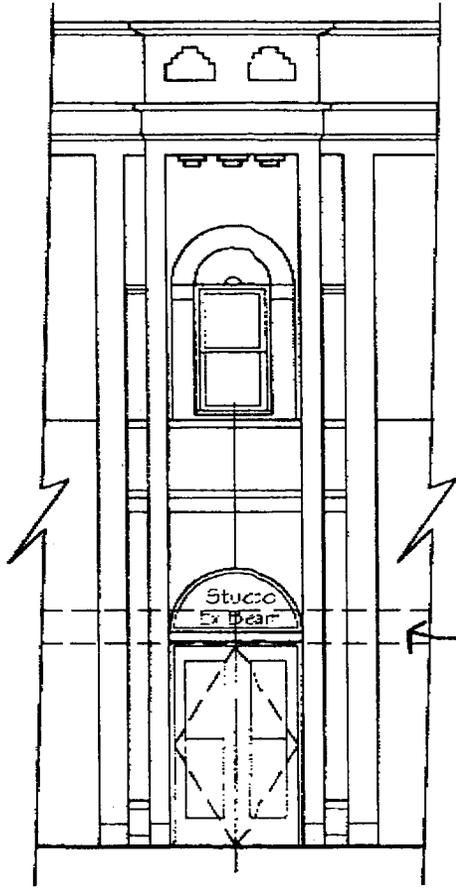
How wide is the space between the storefront window and the arched transom windows for the area without the beam? Maybe knowing the difference in "thickness" of that space would be helpful incase the LAC feels a shorter arched transom window would be better than the stucco'd recessed arch.

Anne Catlin, AICP

From: Dortignacq-architect [mailto:dortignacq-architect@att.net]
Sent: Tuesday, April 29, 2008 4:48 PM

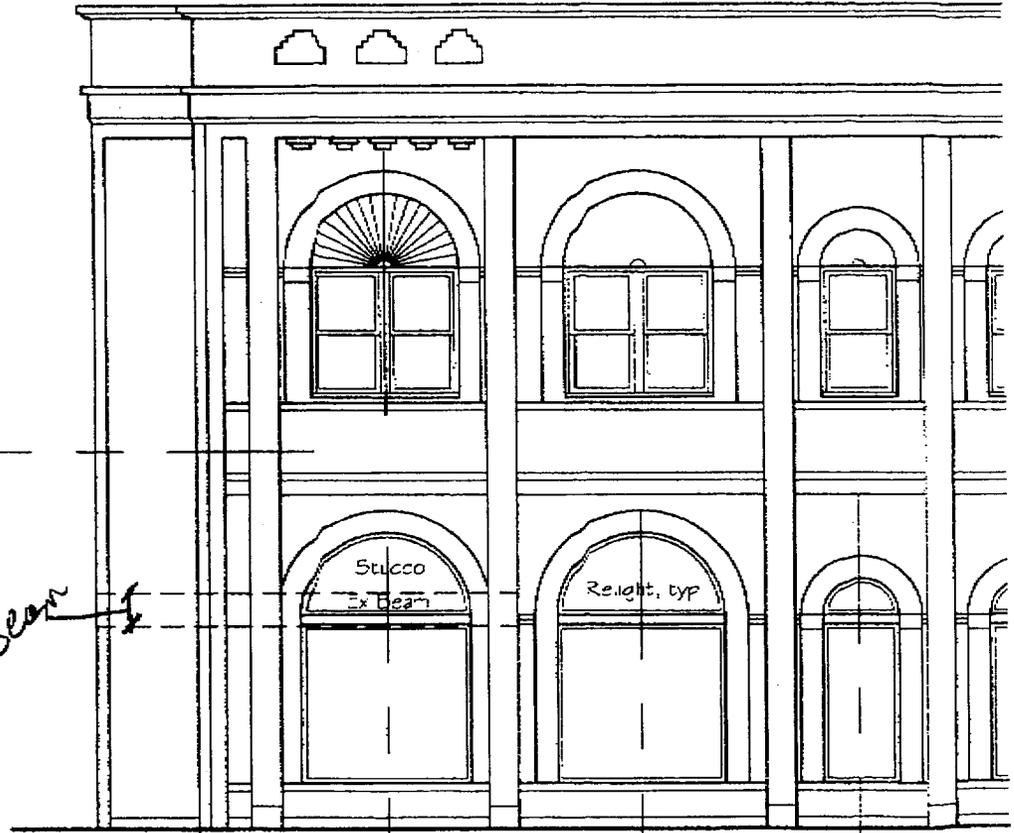
Anne,
The steel beam is 18" deep with the bottom at the top of the lower window; so what happens is that the beam severely cuts off the lower arch so that the curve (spring line) would start at an angle well above its natural point and inside the jamb extension - it would look quite odd! I think we can make an arched recess to reflect the prior arch transom window - but some of this may need to be adjusted as it proceeds. - Rob

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Angled corner

Ex Beam



west elev - partial