



TO: Albany Landmarks Advisory Commission  
FROM: Bob Richardson, Planning Manager  
Anne Catlin, Planner III  
DATE: July 30, 2014  
SUBJECT: August 6, 2014 Landmarks Advisory Commission Meeting Agenda Packet

Please find attached the agenda packet for the August 6, 2014 Landmarks Advisory Commission public hearing. The following items are scheduled for the meeting.

1. Public Hearing: 420 Third Ave SW (HI-04-14 and HI-05-16). The staff report and application are attached
2. Public Hearing: 832 Washington Street SW (HI-06-14). The staff report and application are attached

Please let me know if you have any questions prior to the meeting.

ALC:br



## NOTICE OF PUBLIC MEETING

### CITY OF ALBANY LANDMARKS ADVISORY COMMISSION

CITY COUNCIL CHAMBERS  
Albany City Hall, 333 Broadalbin Street SW

Wednesday, August 6, 2014  
6:00 p.m.

## AGENDA

CALL TO ORDER	(6:00)	Hult
ROLL CALL		
APPROVAL OF THE MINUTES:	(6:05)	Hult
1. July 2, 2014		
PUBLIC HEARINGS:	(6:10)	Hult
1. HI-04/05-14: 420 Third Avenue SW; Exterior Alteration and Substitute Materials		
2. HI-06-14: 832 Washington Street SW; Exterior Alteration		
BUSINESS FROM THE PUBLIC	(7:20)	Hult
OTHER BUSINESS	(7:25)	Hult
ADJOURN	(7:30)	Hult
NEXT MEETING: Wednesday, September 3, 2014		

***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.***



**CITY OF ALBANY  
LANDMARKS ADVISORY COMMISSION  
Council Chambers, 333 Broadalbin Street  
Wednesday, July 2, 2014  
6:00 p.m.**

**MINUTES**

Landmarks Commissioners Present: Bill Ryals, Jolene Thomson, Linsey Godwin, David Abarr, Larry Preston, Jessica Pankratz

Landmarks Commissioners Absent: Oscar Hult

Staff present: Anne Catlin, Lead Long Range Planner; Bob Richardson, Planning Manager; Edene Rice Administrative Assistant

Others present: Four others in the audience

**CALL TO ORDER**

In Commissioner Hult's absence Planner Catlin called the meeting of the Landmarks Advisory Commission (LAC) to order at 6:10 PM.

**ROLL CALL**

**ELECTION OF VICE CHAIR**

Commissioner Pankratz nominated Commissioner Thomson as Vice-chair, Commissioner Preston seconded the nomination. A vote was taken with 6 in favor, 0 opposed, 1 absent. Commissioner Thomson was elected as Vice-chair of the Landmarks Commission.

**PUBLIC HEARING**

HI-03-14 208 Second Avenue SW, Exterior alterations to restore storefront.

**EX-PARTE CONTACT**

Commissioner Ryals excused himself; he is the applicant for the hearing tonight.

**STAFF REPORT**

Planner Catlin reviewed the Staff Report (See Agenda File)

**QUESTIONS OF STAFF**

Commissioner Preston asked if the cow's head that was once installed on the front of the building will be able to be replaced and Planner Catlin said no, but a sunburst with a gable is being proposed.

**APPLICANTS TESTIMONY**

Bill Ryals, 935 Jones Avenue NW, Albany OR – Testified this is a large project; to restore an older building like this takes time and requires a lot of detail. He then reviewed how the façade will be

constructed and how the front of this building will be renovated. They will be trying to re-create the stained glass on the front of the building as close to original as possible. The windows below the stained glass will be insulated and the original look of folding doors will be mimicked. On the back of the building, the garage door will be replaced with stucco and a door will be put into place that will be practical for kitchen traffic. The roof will be replaced and some structural stabilization to the building next to it will occur. Mr. Ryals stated he hopes to find the original cow's head and place it on the front of the building.

Commissioner Preston suggested to the applicant that he might look to see if there are any signs of metal posts that may have been in the ground that might have supported a ramp. Since the building was a meat market they would have had to use a ramp to get the meat up and into the building. Looking for signs like this might give the applicant an idea on what the back of the building might have looked like originally.

Commissioner Godwin asked how the Novak's sign would be built. Ryals said that there has been a lot of discussion about how to construct the sign and how to have good lighting for it at night. As of tonight's meeting a decision has not been made.

Planner Catlin said the sign is a separate permit, and it is a staff level review, because normally signs are not permanent to the building. Catlin then asked about the door entrance and the side light and if the current drawing is close to what will be submitted for building permits. Ryals said yes it's very close to what they will be applying for to meet ADA requirements.

Commissioner Godwin then asked if there is a benefit to keeping the original Broders signage on the building and then add Novak's name elsewhere to the building. Ryals said that, at this time, the Broders sign and all remnants are gone and the name Novak's needs to be seen from the street in a prominent location of the building.

**HEARING CLOSED:** at 6:46 p.m.

**QUESTIONS OF STAFF:** None

**MOTION:** Commissioner Godwin moved to approve the application to rehabilitate the storefront and back side of the building at 208 2<sup>nd</sup> Ave SW as described in the application and staff report for planning file HI-03-14. This motion is based on the findings and conclusions of the staff report and testimony presented at the public hearing. Commissioner Pankratz seconded the motion. A vote was taken, 6 in favor, 0 opposed, 1 absent. The motion passed.

#### **APPROVAL OF MINUTES**

Commissioner Pankratz moved to approve both the May 7, 2014 and June 4, 2014 minutes as submitted. Commissioner Ryals seconded the motion. A vote was taken, 6 in favor, 0 opposed and 1 absent. The motion passed.

#### **RESIDENTIAL REHABILITATION GRANTS REVIEW**

Planner Catlin informed the Commission that one grant application had been received. Discussion took place about painting costs and it was clarified that painting is an activity that grant money cannot fund. Commissioner Preston said that he would like to see the grant money be used towards window replacement. Planner Catlin said that only one application was received in this round, but whatever money is not used now can be carried over to the next round. Commissioner Ryals asked if a grant can be

given with conditions and Planner Catlin said yes you can. More discussion took place about the window. Planning Manager Richardson reminded the Commission that the windows are not a part of the application that is before them tonight and suggested that they make a decision on the proposal as submitted.

Planner Catlin suggested that the Commission fund everything but painting costs. Commissioner Godwin confirmed that the Commission would be funding \$2100.

Commissioner Godwin made the motion to approve the grant for \$2100 with paint not being a part of that. Abarr seconded the motion. A vote was taken, 6 in favor, 0 opposed, 1 absent. The motion passed.

**NEXT MEETINGS:**

August 6, 2014 – Public Hearing

**OTHER BUSINESS:**

Commissioner Preston said that as a member of the Home Builders association he would like to see participation from the Landmarks Commission at their upcoming conference in the fall.

Commissioner Ryals asked about next month's Landmarks hearing and if the applicant followed the recommendations that the Commission gave during the site visit. Discussion followed regarding the possibility of allowing the Commission to provide preliminary review and advice to potential applicants.

**ADJOURN**

Hearing no further business Vice-chair Thomson adjourned the meeting at 7:20 p.m.

Submitted by

Reviewed by

*Signature on file*

*Signature on file*

for Edene Rice  
Administrative Assistant

Bob Richardson  
Planning Manager



# 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 Review Exterior Alterations and Substitute Materials (HI-04-14 and HI-05-14)

**HEARING BODY**

LANDMARKS ADVISORY COMMISSION

**HEARING DATE**

Wednesday, August 6, 2014

**HEARING TIME**

6:00 p.m.

**HEARING LOCATION**

Albany City Hall, City Council Chambers, 333 Broadalbin Street SW

**EXECUTIVE SUMMARY**

HI-04-14, Exterior Alterations: The applicant proposes exterior alterations that would remove incompatible alterations that have occurred since the 1970s –primarily the front stairs, doors and roof over the front porch landing – and restore missing features and architectural details on the building.

The applicant proposes eight new wood windows – most on the east side where there are very few windows. The new windows will match the dimensions and design of the remaining original wood windows and trim. The garages facing the alley are proposed to be restored and new garage doors will resemble other original garage doors in the same block.

HI-05-14, Substitute Siding: The original stucco siding was removed when the existing metal siding was installed. The applicant also proposes to replace the metal lap siding with smooth cement fiberboard lap siding.

**Staff recommends approval of both applications with the following conditions.**

1. All new windows will be wood (interior and exterior), match the dimensions and style of original windows as represented in the application and staff report, and the trim will match the dimensions and visual details of the original trim.
2. All new exterior egress doors and garage doors will be match as closely as possible the materials, design and visual qualities of those represented in the staff report.
3. The garage door shall be painted and not include fake wood graining.
4. The applicants shall use standard composition shingles on all new awning roofs, except that the original remaining awning with clay tiles should be reused on the east side building.

**GENERAL INFORMATION**

DATE OF REPORT:

July 30, 2014

FILE:

HI-04-14 and HI-05-14

TYPE OF APPLICATION:

Exterior alterations to front entry porch and stairs, modify other entries and landings, add garage doors to alley façade, and new windows/openings on east side; and replace aluminum siding with cement siding

REVIEW BODY:

Landmarks Advisory Commission

PROPERTY

Scott Lepman; 100 Ferry Street SW; Albany, OR 97321

OWNER/APPLICANT:

ADDRESS/LOCATION: 420 Third Avenue SW  
MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-07BB; Tax Lot 2800  
HISTORIC DISTRICT: Monteith  
PROPERTY RATING: Historic-Contributing  
ZONING: HD (Historic Downtown)

### **NOTICE INFORMATION**

Notices were mailed to surrounding property owners July 16, 2014. To date, no comments have been received.

### **STAFF ANALYSIS**

The Albany Development Code (ADC), Article 7, contains the following review criteria (in *italics*) that must be met for this application to be approved. 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 (relevant standards are *shown in italics*). Findings of fact follow each set of criteria or standards.

### **HI-04-14: EXTERIOR ALTERATIONS (Excluding Substitute Siding Request)**

#### 7.150 Exterior Alterations Review Criteria

- (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.*

### **FINDINGS OF FACT**

1. The building at 420 3<sup>rd</sup> Avenue SW is a c. 1920 historic-contributing building in the Monteith National Register Historic District. The building appears on the 1925 Sanborn maps as apartments with attached garages facing the alley.
2. Early/Original Architectural Details. According to the Historic Resources Survey, the building style is "False Front Commercial". (See Attachment A.) A sketch of the Fortmiller Funeral Home in the 1945 Classified Directory & Buyer's Guide shows the building had Spanish and Mission style features including clay-tile awnings over the front windows, a decorative frieze/entablature over the center windows on the second floor, and the stepped parapet at the roof and over the front porch. The siding appears to be stucco, which would be consistent with the Spanish style architectural features. The windows were one-over-one (paned) and the front doors had a multi-paned top.



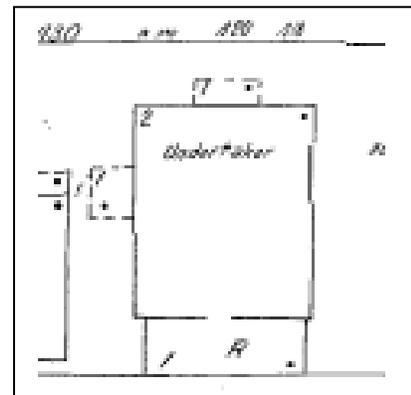
3. Current Conditions. The building was substantially altered on the exterior in 1979 when it was converted to office space. The remaining character defining features include the stepped parapet and Spanish-style clay tile roof over on the cover over the East side. The wide fluted window trim between sets of windows is also intact. Alterations include replacing the original siding with aluminum siding, removal of the double front porch, new front stairs and railing, new hipped roof over front porch, removal of port cochere on the west side, a new west side entrance, new front doors, removal of wood awnings over the front windows, and removal of garage doors facing the alley. (See photographs on pages 4 through 10 and 22 through 24 of the attached Application.)



4. Front Façade Alterations. The applicant intends to restore some of the original historic character to the exterior by replacing incompatible features with compatible features. The application includes replacing the non-original front stairs (see Application, pages 22-23) with new concrete stairs and iron balustrade, and a new porch cover and columns per the elevation drawing below that are similar in design to the character depicted in the 1945 sketch. Wood awnings are proposed over the second story windows. The design will match the design and pitch of the remaining wood awning over an east side egress door.



5. The reconfigured interior space will require three front doors to meet egress standards. The non-original glass doors are proposed to be replaced with three 9-light multi-paned doors as shown above (also discussed on page 8 of the Staff Report). The door style was selected to be similar in style to those on the building in the 1945 sketch on page 2 of the Staff Report.
6. East Side Alterations. The east side of the building currently has one window on the first floor, and three one-over-one windows on the second floor, and a small fixed window in the garage portion of the building. (See photos on pages 7 and 8 of the Application.) The applicant proposes adding two new windows on the second floor and five new wood on the first floor of the building, located under the existing second story windows (see floor layout on Application pages 18 and 19 and elevations that follow). The windows would be a one-over-one style and match the dimensions of the existing windows on the east side (3'0" x 5'5"). They would be finished with wood trim and molding to match the dimensions and design of the existing window trim. Pairs of windows would incorporate the fluted center trim boards.
7. The application also includes a request to remove a fixed four-paned window in the garage that is not needed; replace the two-over-two sashes in the window on the first floor to the right of the back door with one-over-one sashes; and add a one-over-one window on the east side in the stairwell.
8. The 2 two-over-two windows on the building do not match the remaining original one-over-one windows. One of the two-over-two windows is located in a second story addition over one garage bay that was not there on the 1949 Sanborn Fire Insurance maps. It is likely that the other two-over-two window on the east side was added at the time.



1949 Sanborn Map

The east entrance door and stairs are not needed and will be removed. The wood awning cover will be relocated to the door closer to the alley if salvageable.

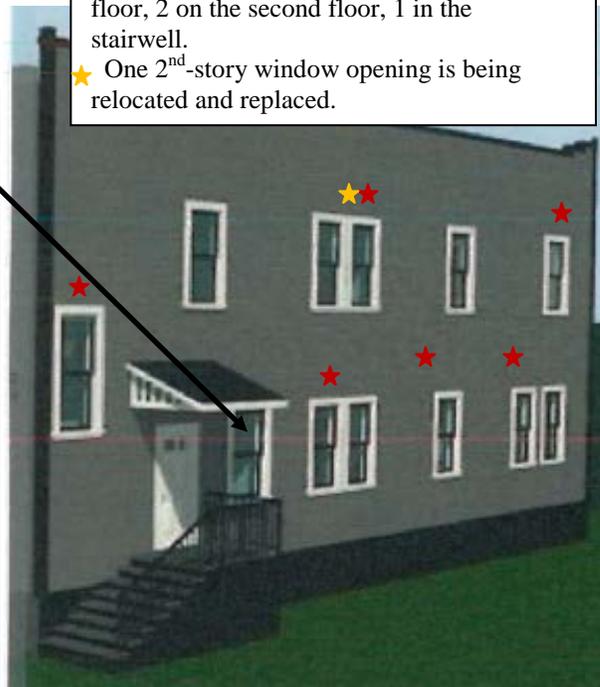


The 2-over-2 sashes are proposed to be replaced with 1-over-1 sashes to match the others.



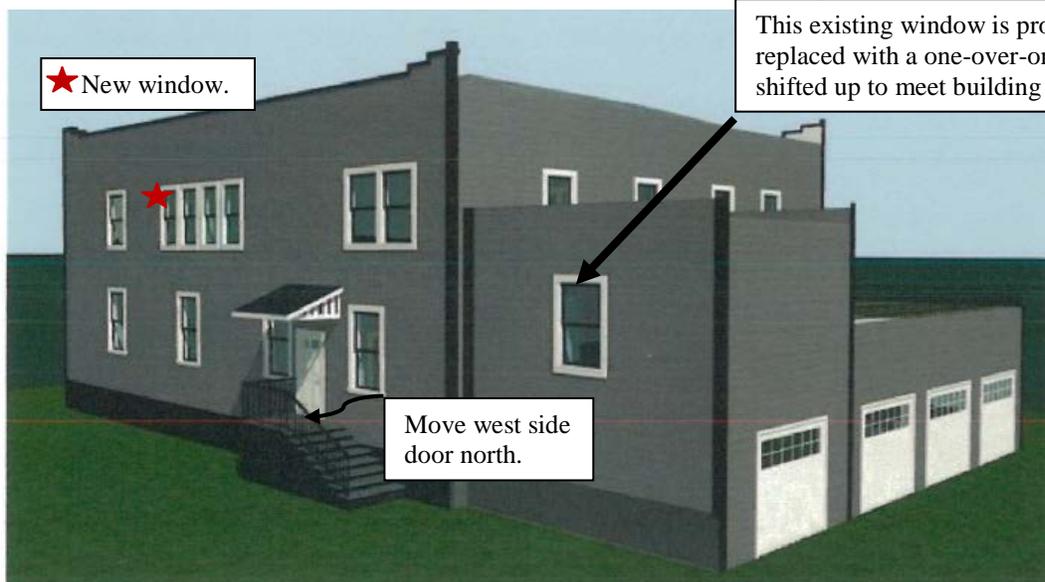
This window is proposed to be removed.

★ Five new windows are proposed on the first floor, 2 on the second floor, 1 in the stairwell.  
 ★ One 2<sup>nd</sup>-story window opening is being relocated and replaced.



9. West Side Alterations. Alterations include one new window being added to the bay of three windows on the second floor that will match the size of two windows in the bay – 2’10” x 5’5”. The side door will be relocated 11 feet to the north to accommodate the interior configuration. The two-over-two window above the garage is in poor shape and will be replaced with a one-over-one window that will be 3’6” x 5’5” ,

which is the same size other second-story windows on the west side. This window will be located higher on the wall of the second story over the garage to meet building code.



10. South Side Alterations. Alterations include adding an egress door opening to the rooftop common area proposed over the garage and parapet wall with additional iron railing to safely enclose the common area. The applicant proposes to restore three garage bays facing the alley. The existing non-original garage door will be replaced (Shown in a picture above). The four new garage doors will be similar in design to existing garage doors facing the same alley. The new garage doors would be painted metal or aluminum with six divided light windows in the top panel. No fake graining or raised panels would be used. (See pictures on next page.)



Existing Garages facing alley



Proposed garage door design

11. All existing egress doors are not original to the building and are proposed to be replaced with doors compatible to the architectural style and details found on 1920s buildings. See finding 18 on pages 8 and 9 of the Staff Report.

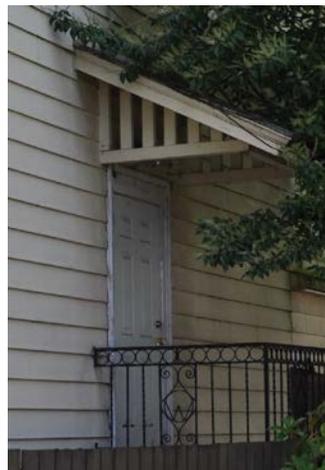
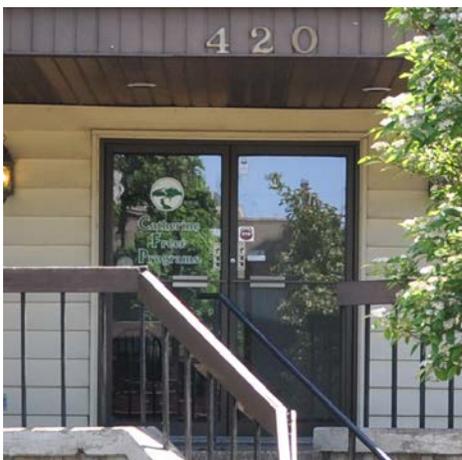
7.160. Secretary of the Interiors Standards for Rehabilitation. The following standards are to be applied to rehabilitation projects in a reasonable manner. *Applicable standards are in italics:*

- (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.*

(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 OF FACT

12. Building Use (Standard 1). The building was originally apartments. In 1930 it was purchased by Fred and Edwin Fortmiller who remodeled it for a funeral home use on the first floor. In the 1970s, the building was converted to office use. The applicants propose to restore residential uses to the second floor and portions of the first floor. Two small office suites are proposed on the front of the first floor facing Third Avenue.
13. Restoring the building to residential use requires adding windows for egress and light to the east and west sides. To accommodate the reconfiguration of the first floor spaces, the west side door is proposed to be moved 11 feet to the north. The east side door closest to the front side would no longer be needed.
14. Historic Character (Standard 2). The applicant proposes to retain the little remaining historic character on the building. This includes repairing remaining original wood windows, trim and sills, and also the one original awning over the east door. No historic material is proposed to be removed.
15. Historic Record (Standard 3). The proposed exterior alterations do not include adding conjectural features from other architectural styles. The alterations include restoring historic character to the building by removing incompatible alterations and restoring missing architectural features – such as the front stairs and porch.
16. Historic Significance of Earlier Alterations (Standard 4). The building was substantially altered in the 1970s and 1990s. None of these alterations have acquired historic significance.
17. Distinctive Features and Finishes (Standard 5). Very few distinctive features remain on the building. All new work, such as the wood awnings over the side doors and front windows, will replicate the finishes and craftsmanship remaining on the building. Incompatible features will be removed.
18. None of the exterior doors are original and all are proposed to be replaced with doors more appropriate to the architectural style of the building. The proposed multi-paned 9-light front door would have one lower panel and is similar to the doors shown in the 1945 sketch on page 2. The side and rear doors are proposed to have 6-light windows in the top panel, typical of Craftsman-era and 1920s-era buildings.



Non-original exterior doors are not compatible with the historic character of the building.



Front doors



All other egress doors

19. The applicant is willing to restore other missing Spanish and Mission Revival style architectural features including the clay tile over the door and window awnings and the decorative frieze/trim that was over the second story center windows on the front seen in the renderings that follow. However, the applicant does not propose restoring the stucco siding. Stucco siding is a character defining architectural detail of the architectural style of the building originally. The clay tile roofing and the decorative panel are incompatible with horizontal lap siding. Exterior alterations shown in Option 1 below would restore the decorative parapet over the porch roof that would be compatible with the stepped parapet at the roof and with lap siding.



*Option 1: With Composition Roofing on Window Covers And Porches*



*Option 2: With Tile Roofing on Window Covers And Porches*

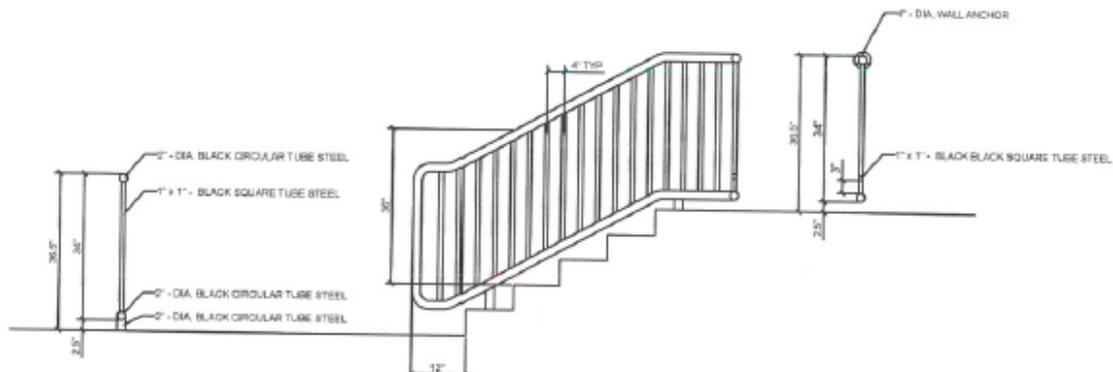


**Option 3:** *With Composition Roofing on Window Covers And Porches*



**Option 4:** *With Tile Roofing on Window Covers And Porches*

20. Deteriorated Historic Features (Standard 6). All remaining original windows and trim will be repaired if possible rather than replaced. If deterioration warrants replacement, then the new elements will be wood and match the old in design, dimensions, and other visual qualities.
21. Differentiating New Work (Standard 9). The original siding was believed to have been stucco, and it was removed in the 1970s when the metal siding was installed. The alterations include smooth cement lap siding that will differentiate the siding as new. The garage doors will be metal or aluminum, but will be in a design that is compatible with the character of the building and with other original garage doors in the historic district.
22. The replacement of incompatible features with new features will be similar on massing and size to the missing features and will restore historic integrity to the property – such as restoring the wide front porch columns and porch cover to replicate the original design, and the front and side stairs, and railings would be very similar in design to the original. The stairs will be concrete and the railings will be a simple one-inch square iron spaced 4 inches apart to meet building code as shown in the detail below.



23. The proposed new alterations will not destroy or alter historic materials that characterize the property.
24. The proposed exterior alterations could be removed or modified in the future without affecting the integrity of the historic property or impacting its environment.

## CONCLUSIONS: EXTERIOR ALTERATIONS (HI-04-14)

2. Most of the historic features of the building were removed or altered. The proposed exterior alterations will not remove or alter historic materials or character defining features of the building.
3. The proposed alterations will restore historic integrity to the building by removing incompatible features and restoring missing features primarily on the front façade including the front porch and stairs, and the front doors.
4. The proposed exterior alterations are compatible in design, materials, and scale to the remaining original architectural features on the building and found on other 1920s-era buildings in the area.
5. Deteriorated historic features will be repaired when feasible. When replacement is necessary, the new elements will match the materials, dimensions and other visual qualities of the original materials.
6. In general, the proposed exterior alterations will cause the building to more closely approximate its original historic character than the existing conditions and will be compatible with the architectural features remaining on the building and the historic characteristics of the area.
7. The application can satisfy the review criteria and the applicable Secretary of Interior's Standards with the following conditions of approval.

## CONDITIONS OF APPROVAL: EXTERIOR ALTERATIONS (HI-04-14)

1. All new windows will be wood (interior and exterior), match the dimensions and style of original windows as represented in the application and staff report, and the trim will match the dimensions and visual details of the original trim.
2. All new exterior egress doors and garage doors will be match as closely as possible the materials, design and visual qualities of those represented in the staff report.
3. The garage door shall be painted and not include fake wood graining.
4. The applicants shall use standard composition shingles on all new awning roofs, except that the original remaining awning with clay tiles should be reused on the east side building.

## HI-05-14 – SUBSTITUTE MATERIALS REQUEST (NEW CEMENT SIDING)

7.200 Eligibility for the Use of Substitute Materials (ADC 7.200). The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding, windows and trim only under the following conditions.

*(1) The building or structure is rated historic non-contributing OR, in the case of historic contributing buildings or structures, the existing siding, windows or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.*

7.210 Design and Application Criteria for Substitute Materials. For buildings or structures rated historic contributing or historic non-contributing, the application for the use of substitute materials must follow the guidelines below.

- (1) The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows or trim.*
- (2) Substitute materials must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.*
- (3) The proposed material must be finished in a color appropriate to the age and style of the house, and the*

*character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.*

- (4) The proposed substitute materials must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.*
- (5) The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.*
- (6) Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.*

*For the application of substitute siding and trim only:*

- (7) The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.*
- (8) The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.*
- (9) Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.*
- (10) Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.*
- (11) The proposed siding shall be placed in the same direction as the historic siding.*
- (12) The new trim shall be applied so as to discourage moisture infiltration and deterioration.*
- (13) The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.*

#### **FINDINGS OF FACT: SUBSTITUTE MATERIALS (HI-05-14)**

1. The property is rated historic-contributing in the Monteith National Register Historic District. The request is to replace the existing, non-original metal siding with cement board siding. The original stucco siding was removed when the existing metal siding was installed in the 1970s. There is no original material to be repaired.
2. The proposed siding would be smooth cement fiberboard lap siding (HardiePlank). It will be installed horizontally and the reveal will be typical for 1920s era homes when siding ranged between 3 and 6 inches in reveal.
3. The siding will be installed so that it can be removed.
4. The siding will be smooth and will not be grained to resemble wood and it will be painted.
5. The substitute siding will not damage or affect any character defining features on the building. All trim will be reused or replaced in kind when necessary. There are no unusual examples of siding.
6. The applicants propose to repair as much of the existing trim as possible and when replacement is necessary, the new trim will be wood and will match the original in dimension, design and other visual features. The applicant does not propose substitute materials for trim.
7. There is no historic stucco or brick on the building.

8. There is no rot or damaged framing. The siding will be applied over a vapor barrier and the walls will be insulated and ventilated to prevent future condensation. Flashing and caulk will be used to discourage moisture infiltration and deterioration.
9. There is no historic stucco siding. The window and door trim will be reinstalled to have the same reveal that is typical on historic buildings.

CONCLUSIONS: SUBSTITUTE MATERIALS (HI-05-14)

1. The original stucco siding was replaced by metal lap siding in the 1970s.
2. The proposed cement fiberboard lap siding will be smooth, and installed the same manner as historic wood lap siding was installed.
3. The siding dimensions/reveal will be consistent with siding found on Craftsman-era buildings.
4. Remaining original trim will not be affected by the application of the new siding.
5. The new siding could be removed without destroying or removing original materials or historic character.
6. The application satisfies the conditions of approval without need for conditions.

Staff Report Attachments:

Attachment A – Historic Resources Inventory Form and National Register Nomination Property Description Application

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

COUNTY: Linn

<b>HISTORIC NAME:</b> Fontmiller Funeral	<b>ORIGINAL USE:</b> Funeral Home
<b>COMMON NAME:</b> Professional Offices	<b>CURRENT USE:</b> Business & Apts
<b>ADDRESS:</b> 420 3rd Ave. SW	<b>CONDITION:</b> Good
<b>ADDITIONAL ADDRESS:</b> NONE	<b>INTEGRITY:</b> Fair <b>MOVED?</b> N
<b>CITY:</b> Albany	<b>DATE OF CONSTRUCTION:</b> c.1900
<b>OWNER:</b> Robert & Ingrid Cooley	<b>THEME:</b> 19th Century Architecture
<b>CATAGORY:</b> Building	<b>STYLE:</b> False Front Commerical
<b>LOCATION:</b> Monteith Historic District	<b>ARCHITECT:</b> UNKNOWN
<b>MAP NO:</b> 11S03W07BB <b>TAX LOT:</b> 02800	<b>BUILDER:</b> UNKNOWN
<b>BLOCK:</b> 22 <b>LOT:</b> 3	<b>QUADRANGLE:</b> Albany <b>ASSESSMENT:</b> N
<b>ADDITION NAME:</b> Orginial Platt	<b>ORIGINAL RATING:</b> Compatible
<b>PIN NO:</b> 11S03W07BB02800 <b>ZONING:</b> HD	<b>CURRENT RATING:</b> Historic Contributing

<b>PLAN TYPE/SHAPE:</b> Irregular	<b>NO. OF STORIES:</b> 2
<b>FOUNDATION MAT.:</b> Concrete	<b>BASEMENT:</b> Y
<b>ROOF FORM/MAT.:</b> Gable	<b>PORCH:</b> Hipped
<b>STRUCTURAL FRAMING:</b> Wood	
<b>PRIMARY WINDOW TYPE:</b> 1/1 double hung	
<b>EXTERIOR SURFACING MATERIALS:</b> Aluminum siding	
<b>DECORATIVE FEATURES:</b> Stepped parapet	

**EXTERIOR ALTERATIONS/ADDITIONS:**  
Vinyl siding, new windows, new front porch

**NOTEWORTHY LANDSCAPE FEATURES:**  
None

**ADDITIONAL INFO:**  
None

**INTERIOR FEATURES:**  
None

**NATIONAL REGISTER NOMINATION PROPERTY DESCRIPTION:**

Description:

Two story with flat roof; double porch over entrance, upper level has straight pillars and flat roof and one over one windows.

## EXTERIOR ALTERATION REVIEW FOR PROPERTY LOCATED AT 420 THIRD AVENUE SW

Applicant: Scott Lepman; 100 Ferry Street NW; Albany, OR 97321  
Telephone: 541-928-9390 Fax: 541-928-4456  
E-mail address: [scott@slcompany.com](mailto:scott@slcompany.com)

Applicant's Primary Contact: Candace Ribera; 100 Ferry Street NW; Albany, OR 97321  
Telephone: 541-928-9390 Fax: 541-928-4456  
E-mail address: [candace@slcompany.com](mailto:candace@slcompany.com)

**Request:** An application to (1) replace the aluminum lap siding with a smooth HardiePlank lap siding; (2) replace the entry porch and porch steps adjacent to Third Avenue; (3) remove the northerly entry on the east side of the building; (4) modify the exit door, landing and landing cover located on the east side of the building near the southeast corner; (5) relocate the exit door, modify the landing and landing cover located on the west side of the building near the southwest corner of the building; (6) modify the alley façade by adding new garage doors to the existing garage and 3 converted garage spaces; and (7) add a rooftop common outdoor area above three of the attached garages spaces with a new access door from the building; (8) install 5 new double hung wood 1 over 1 light windows on the eastside first floor; install 4 new double hung 1 over 1 light wood windows and to replace a 1 light wood window with a double hung 1 over 1 light wood window on the eastside second floor on an existing building located at 420 Third Avenue SW which is within the Monteith Historic District with a Historic Contributing Rating.

**Subject Property:** Tax Lot 2800, Linn County Assessor's Map 11S-03W-07BB containing 8,152.8 square feet.



**FINDINGS APPLYING TO THE ALBANY  
DEVELOPMENT CODE CRITERIA FOR  
HISTORIC EXTERIOR ALTERATION**  
*(Development Code Requirements are Shown in Bold Italics)*

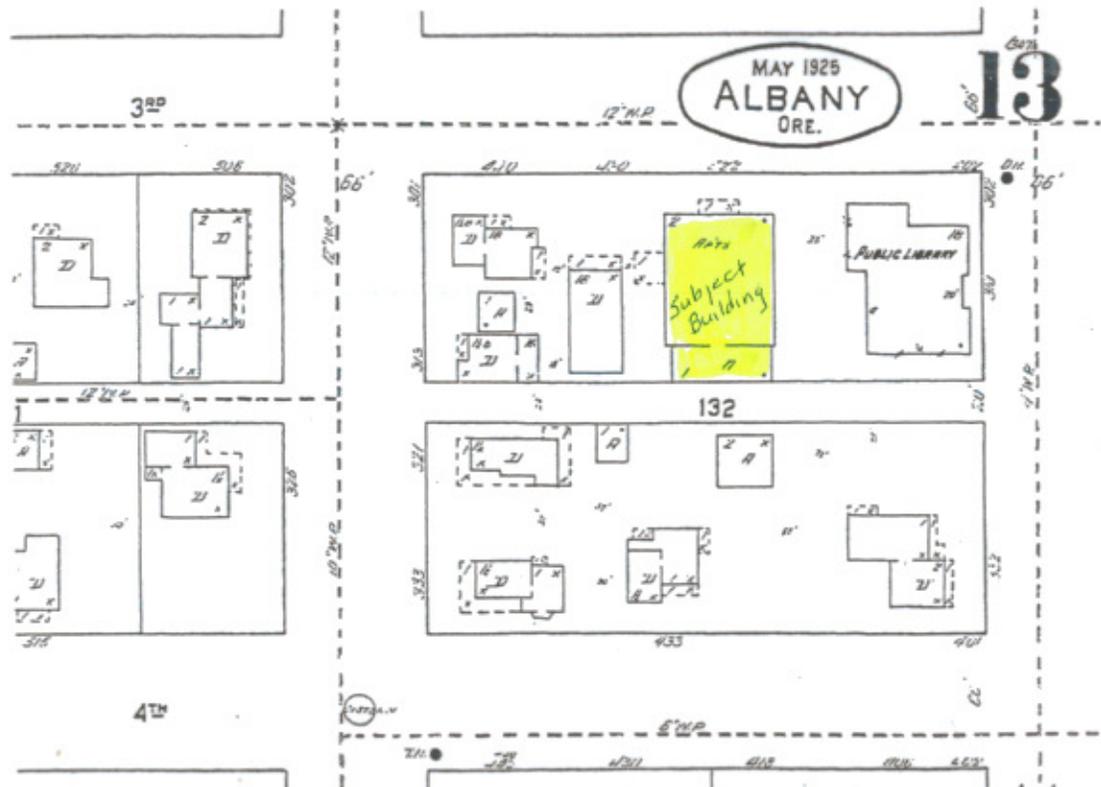
7.150ADC

***Exterior Alteration Review Criteria.*** For applications other than for 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***

**SUPPORTIVE FINDINGS OF FACTS:**

1. The subject building is designated on the Local Historic Inventory as "Historic Contributing" in the Monteith Historic District.
2. The building is a c1920 Modified Foursquare style building (Commercial False Front). It originally functioned as an apartment building (Sanborn Map, 1925) with four attached garages.



3. In 1930, Fred and Edwin Fortmiller, who had been furniture makers and undertakers in Albany since 1890, purchased the building and the building was remodeled to provide for the Fortmiller Funeral Home which occupied the space until 1979. The first floor was used for the operations of the funeral home with the second floor being used for the living quarters of the owners/operators



4. The business was sold in 1950 to Lars Fredericksen who became the owner/operator. In 1962, the business was purchased by Laurance and Paula Whiteker. They operated the business until the business was purchased by Otto W. Heider in 1970.
5. In 1971, the name was changed to Heider-Fortmiller Funeral Home. Mr. Heider owned and operated the business until 1979 when the building was sold to William Mikkelson & Associates and the building was converted to office space. At this time, the aluminum siding was applied to the exterior and a new entry porch and access stairs were constructed.
6. In 1993, the building was purchased by Sunnyside Investment LLC (Robert F. Cooley). Over the years since 1979, some of the wood windows were replaced with vinyl windows and the wood awnings over the front windows were replaced with canvas awnings. However, the wood casing and trim around the windows and door frames seem to have remained in tack.



*View of Front of Building from Third Avenue*



*View of Front of Building from Northwest*



*View of Front of Building from Northeast*



*View of West Side of Building*



*View of West Side of Building from Northwest*



*View of West Side of Building from Southwest*



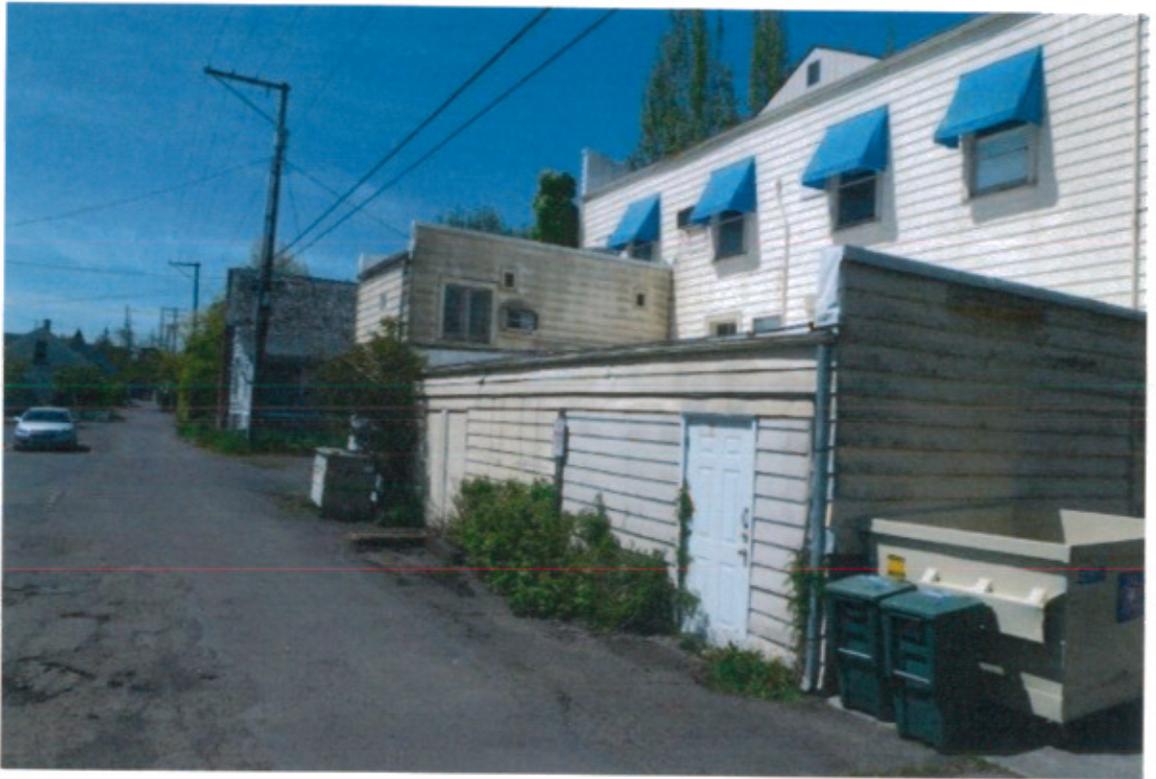
*View of East Side of Building*



*View of East Side of Building from Northeast*



*View of East Side of Building from Southeast*



*View of South Side of Building (from alley)*



*View of Southeast Side of Building (from alley)*



*View of Southwest Side of Building (from alley)*

- (6) The aluminum siding will be removed and replaced with a smooth-faced cement fiberboard lap board siding (HardiePlank) that will be painted. The proposed siding will be placed to Historic District standards with the same vertical dimensions and reveal as is typical for craftsman style buildings.

The building walls and attic will be insulated. All exterior doors will be replaced to comply with current Energy Efficiency Standards and Historic Standards. The entry porch on the north side of the building will be reconstructed to replicate the porch and stairway to the street as shown in a sketch of the building in 1945 (see page 3). One of the exterior exit doors and stairway will be removed on the east side of the building (northern). This cover will be used if possible to cover the other existing access way on the east side of the building (southeast corner of the building). The cover will be replicated to cover the other access/exit way located on the southwest side of the building.

- (7) A covered outside common area will be provided over the top of three of the existing garages located on the rear of the "Fortmiller" building for the enjoyment of the residential tenants. Access to this area from the building will be provided from the existing rear southeast stairwell.
- (8) The east side of the building currently does not have any windows on the first floor except for a small window in an existing restroom. Five new 1 over 1 light wood double hung windows are proposed for the first floor and on the second floor, two new 1 over 1 light wood windows will be installed and an existing 1 light window will be replaced by a 1 over 1 light double hung wood window.

- (9) The west side of the building will require the relocation of the secondary exit door approximately 11 feet to the north in order to accommodate the residential unit layout on the first floor. A new 1 over 1 wood double hung window will be installed on the second floor in order to accommodate the residential unit layout on the second floor.



*Proposed North and West Elevation of Building*



*Proposed North and East Elevation of Building*



*Proposed South and West Elevation of Building*



*Proposed South and East Elevation of Building*

**SUPPORTIVE CONCLUSION:** The proposed exterior improvements to the building will not hinder the intent of this criterion as continued compliance with all applicable regulations can be met and ensured through conditions of approval.

*(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.*

**SUPPORTIVE FINDINGS OF FACT:**

(1) The surrounding properties are all zoned HD (Historic Downtown). The properties to the north across Third Avenue contain two, two-story office buildings (445 Washington and 260 Ferry Street) with related paved parking. These properties are outside of the Monteith and Downtown Historic Districts. The building located at 445 Washington was constructed in 1979 and the building located at 260 Ferry Street was constructed in 1978.



*View of Commercial Office Building at 445 Washington Street from Third Avenue*



*View of Commercial Office Building at 445 Ferry Street from Third Avenue*

- (2) The property to the west at the corner of Third Avenue and Washington Street (305 Washington Street) contains a single story florist shop. The use from a residence to a commercial use appears to have occurred in 1975.



- (3) The property to the west (313 Washington) located on Washington Street and on the north side of the alley contains a one and a half story Queen Anne Cottage (c. 1895) residence with a detached single car garage. The residence has a Contributing Historic Rating.



- (4) The property to the south across the alley contain a two-story “modern” office building (433 Fourth Avenue) constructed in 1983 with related paved parking.



- (5) To the southwest, at the corner of 4<sup>th</sup> Avenue and Washington Street, is a 1½-story house (439 Fourth Avenue) that has been converted to an office use and joint use parking area. The building is classified as a Norman Cottage (c. 1935) with a Contributing Historic Rating.



- (6) Directly to the south across the alley is a detached building containing 6 garages that access the alley that serve a two-story apartment building (328 Ferry Street) located on the same property. The building is classified as a Colonial (c. 1945) with a Contributing Historic Rating.

southeast of the subject building is classified as a Colonial (c. 1945) with a Contributing Historic Rating.



(7) The property to the immediate east contains the two-story Carnegie Library (302 Ferry Street) which is classified as American Renaissance. The building is as an American Renaissance (c. 1914) with a Contributing Historic Rating.



*View from Third Avenue*



*View from Alley*

***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.

**SUPPORTIVE FINDINGS OF FACT:** The existing structure was originally used as an apartment building. In 1930, the structure was purchased by Fred and Edwin Fortmiller and the use was changed to a funeral home on the first floor with living quarters on the second floor. The Fortmiller Funeral Home was in operation until approximately 1979 when the building was purchased by William Mikkelson and Associates and remodeled inside and out and converted to an office building. At this time, the aluminum siding was placed on the building and a new entry porch and access stairways were added and one exit on the west side of the building eliminated. In June of 1993 the building and adjoining lot were purchased and operated as an office building and parking lot by Sunnyside Investment, LLC (Robert F. Cooley).

In complying with current zone code requirements, the proposed uses on the first floor will contain two office suites located at the front of the building adjacent to Third Avenue and three residential units (1 studio unit and 2 one-bedroom units) in the rear. The second floor will contain 6 apartment units (3 studio units and 3 one-bedroom units). The basement will contain a laundry room for the residential tenants, private storage areas and bicycle storage for the tenants.



*Proposed First Floor Unit Layout*



*Proposed Second Floor Unit Layout*

**SUPPORTIVE CONCLUSION:** The proposed uses will be more in keeping with the original use of the building in the 1920's (apartments) while conforming to current zone code regulations for the Historic Downtown (HD) zoning district (office suites). This criterion has been met.

*(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.*

**SUPPORTIVE FINDINGS OF FACT:** Much of the historic material has been previously removed from the exterior of the building. It is the applicant's intent to restore the building as much as possible to its original historic character by replacing the aluminum siding with a cement smooth faced lap board siding that will be painted. The proposed siding will be placed with the same vertical dimensions and reveal as is typical for craftsman style buildings. The 8 new windows will also be double hung 1 over 1 light wood windows in a design that mirrors the existing wood and vinyl windows that are currently on the building. The trim around the windows and doors will be consistent throughout.

The condition of the existing entry porch on the front of the building, porch step, lower posts and railings is poor and the railings and benches show signs of rotting. There is no pictorial evidence of the original porch other than the sketch of the entry porch when the building was converted from an apartment building to a funeral home.

The entry porch on the building will be reconstructed to replicate the porch and stairway to the street as shown in a drawing of the building. One of the exterior

exit doors and stairway will be removed on the east side of the building (northern) and the other two access/exit way (south side of the building on the east and west side of the building) will be re-covered in a porch cover matching the porch cover that is being removed. The west secondary access/exit way will be relocated approximately 11 feet to the north.



*Sketch of 1930's Porch*



*Option 1*

*Option 2*

*Architectural Elevation of Proposed Entry Porch*

The applicant is also proposing to replace the exterior lighting fixtures. The new porch and stairs will be constructed of concrete. The porch trim will be painted to match the accent trim on the building.



Jefferson Item #A2219

<http://www.rejuvenation.com/s/5bba>

Specification Detail

Item # A2219 Socket Incandescent  
Maximum Fixture Wattage Per Socket  
300W

UL Listed

UL Listed Damp

Canopy Width  
5.25"

Overall Fixture Width  
13"

Overall Fixture Height  
14"

Overall Fixture Depth  
13.5"

Shade Height  
8"

*Proposed Exterior Light Fixture Located on Third Avenue Entry Porch*

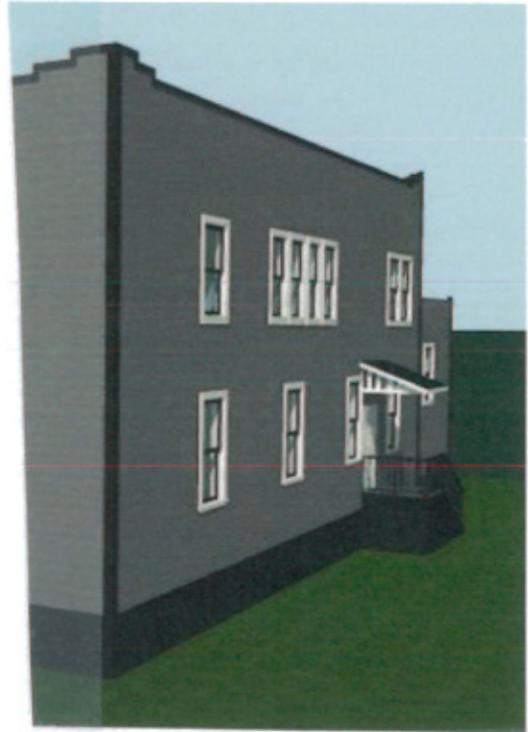


Design House 505198 Jelly Jar Outdoor  
Downlight, 7.5-Inch by 4.5-Inch, Oil  
Rubbed Bronze

*Proposed Exterior Light Fixtures Located on Exterior of Building*



*Picture of Existing West Entry (No Covering)*



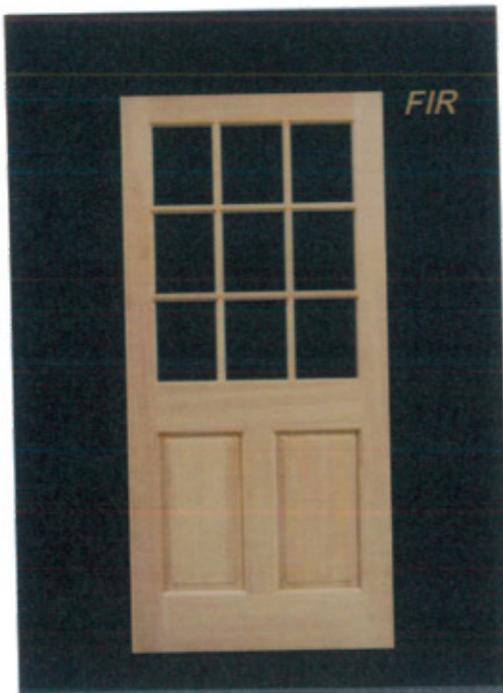
*Architectural Elevation of Proposed Relocation of West Entry Porch (with Covering)*



*Existing Stairs and Landing as Viewed from Third Avenue*



*Existing Stairs and Landing as Viewed from the Parking Lot to the West*



*Picture of Proposed Entry Door(s)  
Located on Third Avenue*



*Picture of Proposed Entry Door(s)  
Located on East and West Sides of Building*



*North View of Existing Porch Cover  
On East Side of Building Near the  
NE Corner of Building (to be removed)*



*South View of Existing Porch Cover  
On East Side of Building Near the  
NE Corner of Building (to be removed)*



*Existing East Side Secondary Entry  
Near SE Corner of Building*



*Existing West Side Secondary Entry  
Near SW Corner of Building*



*Architectural Elevation of East Side  
Proposed Secondary Entrance*



*Architectural Elevation of West Side  
Proposed Secondary Entrance*



*Architectural Elevation of Proposed Garage Doors Viewed from SW*



*Architectural Elevation of Proposed Garage Doors With Common Open Space Above From SE*

**SUPPORTIVE CONCLUSION:** The proposed exterior alterations will cause the building to more closely resemble a modified foursquare exterior style with appropriate siding rather than in its current condition with aluminum siding and a modern style entry porch. The garage doors will closely resemble the garage doors that exist on the detached garage directly across the alley. This criterion has been met and can be ensured by conditions of approval.

*(3) Each property shall be recognized as a physical record of 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.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** No conjectural features or architectural elements from other buildings are proposed to be incorporated into the renovation of the building. The details on the exterior of the building will closely match the exterior of the building in 1930. This criterion has been met.

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

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** As noted previously, the building originally was constructed and used as an apartment building for approximately ten years; then changed to a funeral home with living quarters on the second floor for approximately 49 years; and then changed to an office use which has existed for the last 35 years. Now it will be converted back

into primarily a residential apartment building with two small office suites located at the front of the building on the first floor as the zoning of the property now requires that a residential use in the area be located behind or above a commercial use. This criterion has been met.

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

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** As no pictures or sketches have been found of the building for the time that it was utilized for apartment units, no example of distinctive features, finishes or construction techniques are known that should be preserved. However, the partial width of the front porch is a common exterior characteristic of American Foursquare design. Craftsman characteristics such as a three panel front door, square tempered columns, symmetrical façade and boxy look also contribute to its historic background of a Foursquare Craftsman style. The "False Front Commercial" addition in 1930 appears to hide the hipped roof and dormers which are partially visible from the alley. This criterion can be met and can be ensured by conditions of approval.

*(6) Deteriorated historic features shall be repaired rather than be 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.*

**SUPPORTIVE FINDINGS OF FACT:**

1. While the proposed replacement siding (HardiePlank) is a cement fiberboard lap siding, it is of a similar dimension to what most likely was used on the building prior to the application of the aluminum siding, although it is not a traditional material.
2. If the existing gutters need to be replaced, they will be replaced with a paintable galvanized steel gutter of a similar dimension to what exists on the building. The gutter replacement will be of a traditional material, similar in scale, proportion, texture and finish to the gutter currently on the building and can be found through the surrounding area.
3. The existing windows both wood and vinyl, are double hung 1 over 1 light windows with wide wood surrounds on both the exterior and interior with the exception of the one window that is a single hung window located on the east side of the building. Other than the 1 light window located on the east side of the building, the other existing windows are not proposed to be replaced. However, if in the interior remodeling, a window is discovered that needs to be replaced, a condition of approval can dictate the features of the replacement window. The wood surrounds on the exterior and interior of the windows will be saved for reuse and replicated when necessary.
4. All secondary porch covers will match the existing cover over the entrance near the northeast corner of the building. The primary entrance will be constructed

to match the sketch of the building as we have no other documentation or pictorial evidence of what the original primary entrance to the building looked like.

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** This proposed HardiPlank siding material is similar in scale, proportion, texture and finish and can be found in use on buildings throughout the surrounding area. The use of the cement fiberboard lap siding will not alter the character defining features of the building and will not cover any original materials. This criterion can be met and can be ensured by conditions of approval.

*(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.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** No chemical or physical treatments will be utilized in renewing the exterior of the building. This criterion is not applicable.

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

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** No significant archeological resources are known to be affected by the project. This criterion is not applicable.

*(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.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:**

1. The new entry porches on the front, east and west sides of the building will be constructed of material similar in scale, proportion, texture and finish to the materials used on the remainder of the building. The entry porches will replicate the entry porches shown in the sketch of the building found in the Albany Classified Directory and Buyer's Guide of 1945. The only remaining secondary porch cover will be replicated to be used over the east and west side secondary porches.
2. The proposed building alteration (outdoor common area) will be located at the rear of the building, fronting the alley, thereby protecting the historic integrity of the building by not creating a false sense of period significance since the existence of a common outdoor area is not supported by historical evidence. The addition will be compatible with the massing, size, scale and architectural features of the building.

3. The exterior alteration involves the replacement of the existing aluminum siding with a smooth-faced HardiPlank lap siding that will be in keeping of typical siding of the period. Although HardiPlank is thinner than wood siding it will not be noticeable as there is no wood siding left on the building.
4. The seven new double hung wood windows that will be added to the east side of the building and the one new double hung wood window added to the west side of the building will be of the size and style as the existing windows. All windows whether wood or vinyl will be painted to match the paint color scheme that will be used on all of the trim.

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** The character of the building will not be destroyed but rather enhanced. This criterion can be met and can be assured with a condition(s) of approval.

*(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.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** The proposed alterations will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials and architectural features.

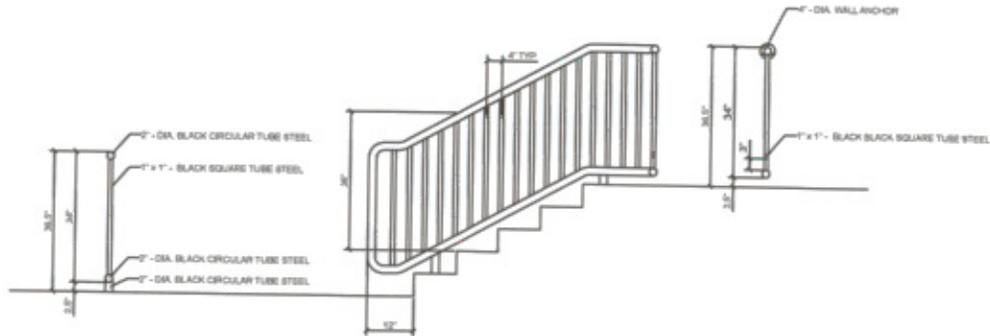
### ***HISTORIC REVIEW OF SUBSTITUTE MATERIALS USED FOR SIDING, WINDOWS & TRIM***

7.210ADC

**Design and Application Criteria for Substitute Materials.** *For buildings or structures rated historic contributing or historic non-contributing, the application for the use of substitute materials on siding, windows or trim must follow the following guidelines:*

*(1) The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows or trim.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** Cement board lap siding is proposed to replace the aluminum lap siding that has been on the building since 1979. The siding will be placed with the same vertical dimensions and reveal as is typical for bungalow style buildings. The siding will have a smooth texture and will not be "grained" to resemble wood. The existing trim boards around the windows will be reused when possible and replaced with matching boards when necessary to maintain the character of the building. The proposed siding and trim will not affect any character-defining elements of the building and will not be noticeable when completed. The posts and rails for the entry porches will be replaced to match as closely as possible the entry porch and stairs that were on the building in 1930. However, the porch and stair railings will have to also meet current Building Code requirements. This design guideline can be met and can be ensured by a condition of approval.



*Typical Railing Detail*

- (2) *Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** The substitute siding and existing trim and substitute trim will be installed in a manner that it can be removed if necessary in the future. This design guideline will be met and can be ensured by a condition of approval.

- (3) *The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.*

**SUPPORTIVE FINDINGS OF FACT:** The surrounding properties are all zoned HD (Historic Downtown) and were constructed at various times.

1. The properties to the north across Third Avenue contain two, two-story office buildings (445 Third Avenue SW constructed in 1979 and 260 Ferry Street SW constructed in 1978, both Non-Contributing buildings) with related on-site paved parking.
2. The properties to the west beyond the paved parking lot which is also owned by the applicant contain a single-story florist shop (305 Washington) constructed in 1975) and a two-story single family residence (313 Washington Street SW) with a Contributing Historic Rating (c.1895, Queen Anne Cottage).
3. The properties to the south across the alley contain a two-story office building (433 Fourth Avenue SW, a Non-contributing building, c1983) with related on-site paved parking, a 1½-story house (439 Fourth Avenue SW, Contributing,

c.1935, Norman Cottage) that has been converted to an office use and a two-story apartment building (328 Ferry Street, Contributing, c.1945, Colonial) with six attached garages accessing the alley.

4. The property to the immediate east contains the two-story Carnegie Library (302 Ferry Street, Contributing Historic Rating, 1914, American Renaissance).
5. The existing aluminum siding will be replaced with a smooth-faced HardiPlank lap siding that is typical in design to wood lap siding. The siding will not be wood grained and will be painted.
6. Any trim that is added or replaced will match the material which is consistent with the original historic material and appearance.
7. Storm windows and or screens will be made of wood, bronze or flat finished anodized aluminum, or baked enamel frames which complement or match the color detail and proportions of the window.

**SUPPORTIVE CONCLUSIONS:** The existing streetscape is a mixture of architectural types. The replacement of the aluminum siding with a HardiPlank cement fiberboard siding that will be painted, and the replacement of the 1970's style entry porch and the addition of windows on the east and west sides of the building will be in keeping with the character of the Monteith Historic District. This design guideline has been met and can be ensured by a condition of approval.

- (4) *The proposed siding, windows, or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.*

*Architectural Rendering of North Elevation Adjacent to 3<sup>rd</sup> Avenue Without Additional Trim Above Entrance*



**Option 1:** *With Composition Roofing on Window Covers And Porches*



**Option 2:** *With Tile Roofing on Window Covers And Porches*

*Architectural Rendering of North Elevation Adjacent to 3<sup>rd</sup> Avenue With Additional Trim Over Entrance Porch*



**Option 3:** *With Composition Roofing on Window Covers And Porches*



**Option 4:** *With Tile Roofing on Window Covers And Porches*

*Architectural Rendering of North Elevation Adjacent to 3<sup>rd</sup> Avenue  
With and Without Additional Trim Over Entrance Porch*



**Option 5:** *With Composition Roofing on Window Covers And Porches*



**Option 6:** *With Composition Roofing on Window Covers And Porches*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** All the original siding was removed from the building. We are assuming that the trim that is on the building is the original trim. The sketch of the building when it was converted from an apartment building to a funeral home does show some additional ornate trim across the front of the building. We are providing six Options, one that replaces this trim and one that does not. We also are showing the window covers with a tile roof and one with composition roofing on the window covers. We are willing to restore the building in the manner that is most consistent with the character of the Monteith Historic District as determined by the Landmarks Commission. This design guideline can be met and can be ensured by a condition of approval.

*(5) The covering of existing historic wood window or door trim with substitute material will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** The original siding on the building was removed in its entirety when the aluminum siding was placed on the building. The existing wood trim around with windows will be utilized wherever possible and the new windows will have trim that visually matches the existing trim around the existing windows. This design guideline will be met and can be ensured by a condition of approval.

*(6) Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces;*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** No siding or trim will be applied over historic brick, stone, or stucco. This design guideline is not applicable.

*For the application of substitute siding and trim only:*

*(7) The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** In the initial investigation of the existing aluminum siding and its underlayment, no rotted framing was found. The underlayment was found to be in good condition. At the time the entire siding is removed, any rotted framing material will be removed and replaced with new material. This design guideline will be met and can be ensured by a condition of approval.

*(8) The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** A breathable vapor barrier will install to the interior surface of the exterior wall. This design guideline will be met and can be ensured by a condition of approval.

*(9) Walls to receive the proposed siding must be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** The walls exterior walls will be wrapped in a product such as DuPont Tyvek Therma Wrap which will provide a physical separation between the interior and exterior of the building. Tyvek can reduce air and water infiltration to help prevent drafts and water damage. However, the wrap is also vapor permeable, allowing water vapor to escape if it does get into the walls. This design guideline will be met and can be ensured by a condition of approval.

*(10) Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** The existing diagonal tongue and groove underlayment will be left on the exterior of the building. We will use structural strapping where it is determined that it is necessary. This design guideline will be met and can be ensured by a condition of approval.

*(11) The proposed siding shall be placed in the same direction as the historic siding.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** The replacement siding will be placed horizontally in keeping with the original siding on the building. This design guideline will be met and can be ensured by a condition of approval.

*(12) The new trim shall be applied so as to discourage moisture infiltration and deterioration.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** Flashing will be installed for any new or reused trim and all trim will be caulked to discourage moisture infiltration and deterioration. This design guideline will be met and can be ensured by a condition of approval.

*(13) The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** The siding will all be new so there will be no historic trim to match. All new or reused trim will be furred if necessary to match the profile of the existing trim and new siding. This design guideline can be met and can be ensured by a condition of approval.

*(14) A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.*

**SUPPORTIVE FINDINGS OF FACT AND CONCLUSION:** The applicant does not object to offering building elements for salvage. It is his intent to donate the material to Habitat for Humanity for use or for the resale of any materials that they cannot use.

**SUPPORTIVE CONCLUSION:** The proposed exterior alterations satisfy the review criteria and the applicable Secretary of Interior's Standards with conditions of approval.



# 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 Review Exterior Alterations (HI-06-14)

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<b><u>HEARING BODY</u></b>	LANDMARKS ADVISORY COMMISSION
<b><u>HEARING DATE</u></b>	Wednesday, August 6, 2014
<b><u>HEARING TIME</u></b>	6:00 p.m.
<b><u>HEARING LOCATION</u></b>	Albany City Hall, City Council Chambers, 333 Broadalbin Street SW

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### **EXECUTIVE SUMMARY**

The application is for exterior alterations to a historic-contributing c. 1878 resource in the Monteith National Register Historic District. The applicant proposes to replace the existing wood panel garage door with a recessed panel steel door of the same size but with a trim application of a different design. The applicant also proposes to replace existing trim and siding on the garage with trim and siding to match that used on the house (**Attachment A**).

Staff analysis finds the proposed steel garage door would be compatible in design and materials with the historic characteristics of the area and existing structure.

Staff recommends approval as submitted with the following conditions:

1. The garage door shall be painted to blend with the house paint colors.
2. Trim and siding on the garage shall match the trim and siding on the house in terms of materials, width, and design.

### **GENERAL INFORMATION**

DATE OF REPORT:	Wednesday, July 30, 2014
FILE:	HI-06-14
TYPE OF APPLICATION:	Historic Review of Exterior Alterations
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER/APPLICANT:	Sandy and Brock Byers; 1420 City View Place SW; Albany, OR 97321
ADDRESS/LOCATION:	832 Washington Street SW
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-04W-12AD; Tax Lot 7300
HISTORIC DISTRICT:	Monteith
PROPERTY RATING:	Historic-Contributing
ZONING:	HM (Hackleman Monteith)

## NOTICE INFORMATION

Notices were mailed to surrounding property owners on July 16, 2014. No comments were received prior to the staff report being completed.

## STAFF ANALYSIS

### APPLICABLE STANDARDS

The Albany Development Code (ADC), Article 7, contains Exterior Alterations Review Criteria that must be met for this application to be approved. 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.

The review criteria and applicable standards are listed in *italics* followed by findings of fact.

### 7.150 Exterior Alterations Review Criteria

- (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.*

## FINDINGS OF FACT

1. Historic Classification and Architecture. The Oregon Inventory of Historic Properties describes the circa 1878 house as being constructed in Western Farmhouse architectural style. The National Register of Historic Places Inventory notes that the house has been substantially altered, "the bracketed rectangular bay on the front gable wing is not original – the front porch adjacent to the gable wing with Tuscan columns and a pediment at the entry appears to date from the 1920's, as do the front windows off the porch" (**Attachment B**). The Inventory Form also notes that a two-car garage was added to the west side of the building. There is no information stating precisely when this garage was built, however, the Sanborn Fire Insurance Maps indicates that the first bay of the garage was added sometime between 1925 and 1949.
2. The garage is attached to the west side of the house, and opens to the south, onto 9<sup>th</sup> Avenue SW. The garage has a flat roof and is clad in horizontal siding that matches or is very similar to the horizontal siding on the house. The garage doors are made of square wood panels with trim applied over seams, and are recessed from the exterior wall. The doors lift from the bottom and tilt into the garage to open (**Attachment A**).
3. The proposed doors would be installed in the same location and would be approximately the same size as the existing doors. The proposed doors would be made of painted steel. Rather than square panels with trim over the seams where panels join, the proposed doors would incorporate trim, creating a triangular pattern over the doors (**Attachment A**).
4. Installation of the proposed doors would not change the size or architectural features of the house or garage addition.
5. The applicant proposes to replace siding and trim on the garage and around the garage doors with siding and trim that matches the materials and dimensions of siding and trim used on the house.

## CONCLUSIONS

6. Staff assumes the existing garage doors are original to the garage addition, but note the garage itself is an addition and was not part of the original construction of the house. The proposed alteration satisfies the applicable approval criterion, ADC 7.150(2). This criterion is satisfied because the proposed new doors

maintain the same relationship as the existing doors to the structure with respect to massing, size, and scale. The proposed doors will be painted metal, which will be similar in appearance to painted wood. As such, the doors are compatible based on consideration of the proposed materials. To the extent that the trim used on the doors (as compared to around them) is an architectural feature, this feature is proposed to be modified. However, this feature is not character defining, particularly as used on the garage addition. As shown in **Attachment B**, the proposed use of trim on the doors is considered a compatible architectural feature.

7. The siding and trim on the garage and around garage doors will match the siding and trim on the house. These features are, therefore, compatible in terms of materials and size, consistent with ADC 7.150(2).

#### FINDINGS OF FACT

8. Per ADC 7.160 the Secretary of Interior Standards for Rehabilitation are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

#### 7.160 Secretary of the Interiors Standards for Rehabilitation. Applicable standards are in italics:

- (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.*

9. The subject building is a residential structure and the residential use will continue.

10. The garage is an addition to the original structure. One bay was added after 1925 and before 1949, and the second bay added after 1949.
11. The application states that garage doors, siding, and trim are deteriorated. These materials are proposed to be replaced as described previously in this report.
12. Ground disturbing activities are not proposed, nor are chemical or physical treatments other than painting exterior surfaces.
13. New additions are not proposed.

### CONCLUSIONS

14. The proposed exterior alteration satisfies the Secretary of Interior's Standards for Rehabilitation. Consistent with ADC 7.160(1) and ADC 7.160(2), the house will remain in residential use, and character defining features of the building, site, and environment are not proposed. The wooden garage door is proposed to be replaced with a metal door. The existing wood doors are damaged beyond repair. The doors do not have historic significance in their own right, and their replacement does not negatively affect the historic character of the building, per ADC 7.160(3) and (4). In conformance with ADC 7.160(5), replacing the garage door, siding and trim as proposed will not impact any distinctive features of the house.
15. The garage door is not considered a distinctive historic feature. It is proposed to be replaced with a metal door of the same size, and in the same location, but with a different trim design on the door itself. While the proposed changes do not match the old in design, color, texture, and materials, the overall appearance will be congruent with the visual quality of the garage and house. Replacement siding and trim are proposed to match the materials and dimensions of the trim and siding on the house. As such the proposal satisfies 7.160(6).
16. Chemical treatments such as sandblasting are not proposed, nor are ground disturbing activities. Therefore, the proposal is consistent with 7.160(7) and (8). The proposed alteration will not destroy historic materials that characterize the property.
17. In conformance with ADC 7.160(9) and (10), the proposed doors will be in the same location and of the same size as existing doors, and will thus be compatible with the massing, size, scale, and architectural features of the house and garage. The proposed garage door material is steel. The steel material will differentiate the garage door as new. The garage door could be replaced in the future without affecting the integrity of the historic property or impacting its environment.

### CONDITIONS OF APPROVAL

1. The garage door shall be painted to blend with the house paint colors.
2. Trim and siding on the garage shall match the trim and siding on the house in terms of materials, width, and design.



# PLANNING APPLICATION

## APPLICANT/OWNER & AUTHORIZING SIGNATURES

COMMUNITY DEVELOPMENT  
333 Broadalbin ST SW  
Albany, OR 97321  
Phone (541) 917-7550  
Fax (541) 917-7598

To be included with ALL City of Albany Planning Submittals.

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li><input type="radio"/> Accessory Building</li> <li><input type="radio"/> Adjustment (AD)</li> <li><input type="radio"/> Annexation (AN)</li> <li><input type="radio"/> Comprehensive Plan Amendment (CP)             <ul style="list-style-type: none"> <li><input type="radio"/> Map Amendment</li> <li><input type="radio"/> Map Amendment; Concurrent w/ Zoning</li> <li><input type="radio"/> Text Amendment</li> </ul> </li> <li><input type="radio"/> Conditional Use (Type II or III) <i>circle one</i> (CU)             <ul style="list-style-type: none"> <li><input type="radio"/> New Construction</li> <li><input type="radio"/> Existing Building: Expand or Modify</li> <li><input type="radio"/> Design Standards</li> <li><input type="radio"/> Traffic Report</li> </ul> </li> <li><input type="radio"/> Development Code Text Amendment (DC)</li> <li><input type="radio"/> Floodplain Development Permit (FP)</li> <li><input type="radio"/> Historic Review (HI)             <ul style="list-style-type: none"> <li><input type="radio"/> Exterior Alteration (Type I-L or III)</li> <li><input type="radio"/> New Construction (Type I or I-L)</li> <li><input type="radio"/> Demolition or Moving (Type III)</li> <li><input type="radio"/> Substitute Materials (Type III)</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li><input type="radio"/> Interpretation of Code (CI)             <ul style="list-style-type: none"> <li><input type="radio"/> Quasi-Judicial (Type II)</li> <li><input type="radio"/> Legislative (Type IV)</li> </ul> </li> <li><input type="radio"/> Land Division</li> <li><input type="radio"/> Partition (PA)             <ul style="list-style-type: none"> <li><input type="radio"/> Tentative Plat (Type I-L or III)</li> <li><input type="radio"/> Final Plat (Type I-L)</li> </ul> </li> <li><input type="radio"/> Subdivision (SD)             <ul style="list-style-type: none"> <li><input type="radio"/> Tentative Plat (Type III)</li> <li><input type="radio"/> Final Plat</li> <li><input type="radio"/> Traffic Report</li> </ul> </li> <li><input type="radio"/> Tentative Re-plat Type I-L (RLD)</li> <li><input type="radio"/> Natural Resource Impact Review (NR)</li> <li><input type="radio"/> Non-Conforming Use (MN)</li> <li><input type="radio"/> Planned Development (PD)             <ul style="list-style-type: none"> <li><input type="radio"/> Preliminary (Type I)</li> <li><input type="radio"/> Interim (Type III)</li> <li><input type="radio"/> Final (Type I)</li> <li><input type="radio"/> Traffic Report</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li><input type="radio"/> Property Line Adjustment (PLA)</li> <li><input type="radio"/> Site Plan Review (SP)             <ul style="list-style-type: none"> <li><input type="radio"/> New Construction</li> <li><input type="radio"/> Modify existing Development</li> <li><input type="radio"/> Change of Use</li> <li><input type="radio"/> New or existing parking area expansion</li> <li><input type="radio"/> Tree Felling</li> <li><input type="radio"/> Traffic Report</li> <li><input type="radio"/> Design Standards</li> <li><input type="radio"/> Mitigation</li> </ul> </li> <li><input type="radio"/> Hillside Development</li> <li><input type="radio"/> Special Request (SR)</li> <li><input type="radio"/> Urban Growth Boundary (UGB)</li> <li><input type="radio"/> Vacation (VC)             <ul style="list-style-type: none"> <li><input type="radio"/> Public Street or Alley</li> <li><input type="radio"/> Public Easements</li> </ul> </li> <li><input type="radio"/> Variance (VR)</li> <li><input type="radio"/> Willamette Greenway Use (WG)</li> <li><input type="radio"/> Zoning Map Amendment (ZC)</li> <li><input type="radio"/> Other _____</li> </ul> |
|--|---|--|

Date of Pre-application meeting: \_\_\_\_\_

### Location / Description of Subject Property(ies)

Site Address(es): 832 Washington St. SW

Assessor's Map No(s): \_\_\_\_\_ Tax Lot No(s): \_\_\_\_\_

Comprehensive Plan designation: \_\_\_\_\_ Zoning designation: residential

Size of the subject property(ies): \_\_\_\_\_ Related Land Use Cases: \_\_\_\_\_

Project Description: Repair of South side of garage, facing SW 9th St.  
Replacement of 2 single garage doors

- Historic Overlay   
  Natural Resource Overlay District   
  Floodplain or Floodway Overlay

### Applicant Information

Name: Sandra & Brock Byers      Signature: Sandra Byers

Mailing Address: 1420 City View Pl SW      Date: 7/7/2014

City: Albany      State: OR      Zip: 97321

Phone #: 541-979-2102      Fax #: \_\_\_\_\_      Email: bb9361@msn.com

FILE #(S): HE 0006-14

Date Fee & Application Received: 7-7-14

Received by: D. Clemens

Amount Paid: \$41.00

The house at 832 Washington SW can be described as a Victorian Vernacular and sits within the Monteith historic district. The exact date of construction is unknown, though it may date as early as 1878. The home bears the marks of many cosmetic and structural changes by previous inhabitants throughout its history. As the newest owners and custodians of this historical property, it is our hope to preserve and restore, as best we can, the original features and modify any other changes that have been made to the house to best reflect the design ideals of the original home.

One of the features most in need of immediate attention is the face of the attached garage. At some point in the house's history a single garage was added to the side of the house. Many years later, a second garage space was built on to the first. The garage front faces south on 9th st. and has received a considerable beating from the sun and weather over the years. The wood to both doors is cracked and rotten through. The siding is faring no better and must also be replaced. New siding and trim to the garage face will make it look more like a single structural entity and less like two elements pasted together as it does in its current state.

We have chosen a style for the doors which we feel captures the stylistic intent of the originals while complimenting the architectural details of the main house. Though the construction material for the doors is steel as opposed to wood, we feel that when painted to match the house, the effect of the new doors will do much to beautify the exterior and will wear much better given their direct and extreme exposure to the elements.

**832 Washington Street Photographs  
Garage Door Replacement Request**

**Sandy and Brock Byers**

EXISTING CONDITIONS:





SIDE VIEW:



PROPOSED GRAGE DOOR DESIGN: This picture shows a double door, but we would purchase 2 single doors to fit the existing openings.



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

**NAME:** Paul & Rhonda Goodwin  
**ADDRESS:** 832 Washington Ave. S.W.  
**QUADRANGLE:** Albany

**T/R/S:** T11-R4W-S12  
**MAP NO.:** 11-4W-12AD  
**TAX LOT:** 7300

\*\*\*\*\*

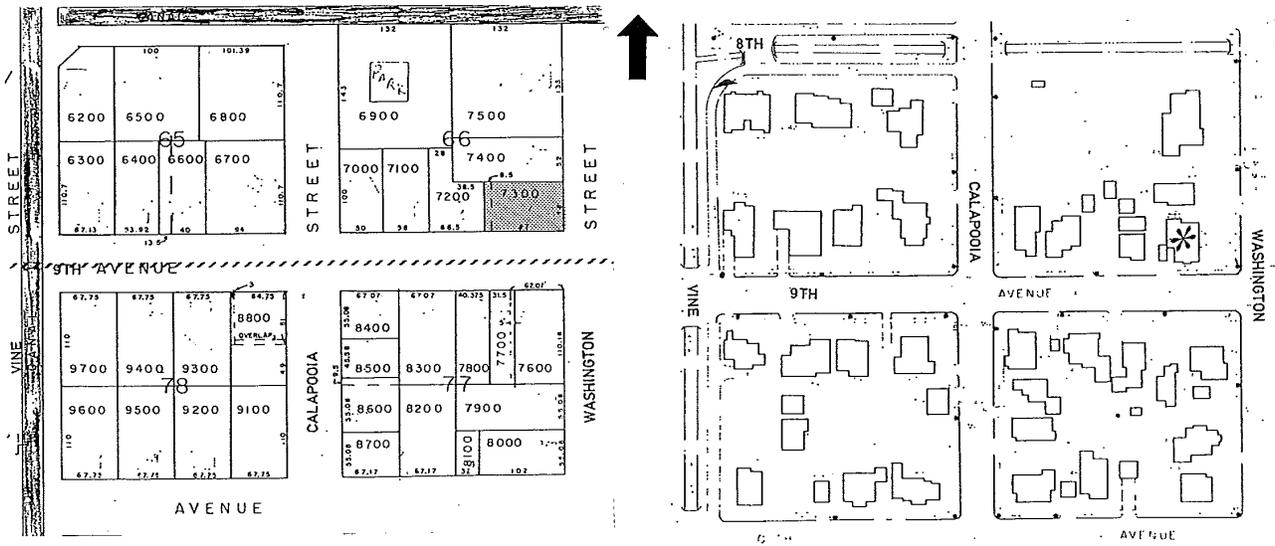


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**NEGATIVE NO.:** Y-21

**SLIDE NO.:** MS.372

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

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

**COUNTY: Linn**

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<b>HISTORIC NAME:</b> Goodwin House	<b>ORIGINAL USE:</b> Residence
<b>COMMON NAME:</b> None	<b>CURRENT USE:</b> Residence
<b>ADDRESS:</b> 832 Washington St. 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> c.1878
<b>OWNER:</b> Paul & Rhonda Goodwin	<b>THEME:</b> 19th Century Architecture
<b>CATAGORY:</b> Building	<b>STYLE:</b> Western Farmhouse
<b>LOCATION:</b> Monteith Historic District	<b>ARCHITECT:</b> UNKNOWN
<b>MAP NO:</b> 11S04W12AD <b>TAX LOT:</b> 07300	<b>BUILDER:</b> UNKNOWN
<b>BLOCK:</b> 66 <b>LOT:</b> N/A	<b>QUADRANGLE:</b> Albany <b>ASSESSMENT:</b> N 1981
<b>ADDITION NAME:</b> Original Platt	<b>ORIGINAL RATING:</b> Primary
<b>PIN NO:</b> 11S04W12AD07300 <b>ZONING:</b> HM	<b>CURRENT RATING:</b> Historic Contributing

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<b>PLAN TYPE/SHAPE:</b> L-shaped	<b>NO. OF STORIES:</b> 1
<b>FOUNDATION MAT.:</b> Concrete	<b>BASEMENT:</b> Y
<b>ROOF FORM/MAT.:</b> Gable	<b>PORCH:</b> Hipped

**STRUCTURAL FRAMING:** Wood

**PRIMARY WINDOW TYPE:** 1/1 double hung

**EXTERIOR SURFACING MATERIALS:** Lap siding

**DECORATIVE FEATURES:**

Pedimented gable over porch steps, rectangular bay (east), Tuscan porch supports, pedimented gable dormer S. side

**EXTERIOR ALTERATIONS/ADDITIONS:**

Wide shingles on basement level, porch railing bungalowized; *2 car-garage added at rear (west side)*

**NOTEWORTHY LANDSCAPE FEATURES:**

None

**ADDITIONAL INFO:**

Basement entrance on S.O side used for Store front c.1960

**INTERIOR FEATURES:**

None

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**LOCAL INVENTORY NO.:** M.372

**SHPO INVENTORY NO.:** None

**CASE FILE NUMBER:** HI-13-90

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE Block #41 Page 118

253. 832 Washington Street SW  
Significance: Primary  
Use: Residence  
Date: c. 1885

*Paul & Rhonda Goodwin*

Present Owner: ~~James Hicken~~  
832 Washington Street SW  
Tax Lot: 11-4W-12AD-7300

Description:

One story with basement, wood frame, stuccoed brick chimney, concrete foundation and gable roofs.

This simple house on a corner lot has been substantially altered - the bracketed rectangular bay on the front gable wing is not original - the front porch adjacent to the gable wing with Tuscan columns and a pediment at the entry appears to date from the 1920's, as do the front windows off the porch.

Typical original windows are double-hung, one light over one with plain casings and classical cornice mold.

Walls have horizontal lap siding with plain corner, frieze and rake boards. Skirting below the water table is wood shingles.

Alterations - see above - concrete foundation not original - 2 car garage added at rear (west) - composition roof shingles.

Chimney needs repair - otherwise good condition.

Remarks: Style is rural vernacular and condition is good. The house appears on the 1890 Sanborn Map.

Historical Comments: Charles James, a barber, resided here.