COMMUNITY DEVELOPMENT
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Staff Report

Historic Review of New Construction

New Mixed-Use Development in Monteith National Register Historic District

File No. HI-04-20 **April 29, 2020**

Summary

Mark and Tina Siegner have submitted a Historic Review of New Construction application for construction of two three-story mixed-use buildings on a lot within the Monteith National Register Historic District. The subject property located in the northeast corner of the Calapooia Street and Fourth Avenue intersection at 331 Calapooia Street SW, 533 Fourth Avenue SW, and 525 Fourth Avenue SW, in the Downtown Mixed Use (DMU) zoning district (Attachment A).

According to ADC 5.060, Table 5-1 Schedule of Permitted Uses, the proposed use is allowed on this property subject to approval of a Site Plan Review permit. A Site Plan Review application has been submitted and when deemed complete will be evaluated through a Type I-L review procedure for conformance with the Site Plan Review criteria contained in ADC 2.450.

As stated above, the development is proposed within the Monteith National Register Historic District. Per ADC 7.230, all new construction over 100 square feet within a historic district is subject to approval of a Historic Review of New Construction. The purpose of new construction review is to ensure that new structures are compatible with the character of the district in which they are located.

The subject application has been referred to the Landmarks Commission by the Director as permitted per ADC 1.360 and processed under a Type III review procedure in accordance with ADC 1.360. The review criteria for Historic Review of New Construction within the Monteith National Register Historic District contained in ADC 7.270(1) are addressed in this report. These criteria must be satisfied to grant approval for this application.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Laura LaRoque, Project Planner
Property Owner/Applicant:	Mark and Tina Siegner; 516 Kouns Drive NW, Albany, OR 97321
Architect/Representative:	William Ryals; 935 Jones Avenue NW, Albany, OR 97321
Address/Location	525 & 533 Fourth Avenue SW; 331 Calapooia Street SW

Map/Tax Lot:	Linn County Assessor's Map No.; 11S-04W-12AA Tax Lot 700
Subdivision:	A portion of Lot 7 and Lot 8, Block 23, City of Albany
Zoning:	Downtown Mixed Use (DMU) Zone District with Historic Overlay District (/HD); Monteith National Register Historic District
Total Land Area	10,659 square feet (0.25 acres) according to Linn County Tax Assessor's Records
Neighborhood:	Central Albany
Surrounding Zoning:	North: Downtown Mixed Use (DMU) Zone District East: Downtown Mixed Use (DMU) Zone District South Hackleman Monteith (HM) District (across Fourth Ave.) West Hackleman Monteith (HM) District (across Calapooia Street)
Surrounding Uses:	North: Residential Single-Family/Commercial (Fisher Funeral Home) East: Residential Single-Family South Residential Single-Family (across Fourth Ave.) West Residential Multi-Family (across Calapooia Street)
Prior Land Use History:	HI-12-18 (331 Calapooia Street SW, 533 Fourth Avenue SW, and 525 Fourth Avenue SW): Demolition of three historic contributing homes in the Monteith Historic District. Demolition Permits Nos. B-1670-18/ B-1670-18/ B-1670-18. M1-07-94 & VR-06-94: (323 and 331 Calapooia Street SW and 525 and 533 Fourth Avenue SW): Subdivision to divide two existing platted lots containing 14,752 square feet into four lots containing 3,163 square feet (Lot 1), 3,894 square feet (Lot 2), 3,260 square feet (Lot 3), and 3,511 square feet (Lot 4), with concurrent Variance to allow single family lot sizes of less than 5,000 square feet.

Notice Information

On April 16, 2020, a Notice of Public Hearing was mailed to property owners within 300 feet of the subject property. On April 21, 2020, Notice of Public Hearing was also posted on the subject site. As of the date of this report, no public testimony has been received.

Analysis of Development Code Criteria

Albany Development Code (ADC) criteria for Historic Review of New Construction (ADC 7.270(1)) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

New Construction Criteria (ADC 7.270(1))

Criterion 1

The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.

Findings of Fact

1.1 Location. The subject property located in the northeast corner of the Calapooia Street and Fourth Avenue intersection, at a site known as 331 Calapooia Street SW, 533 Fourth Avenue SW, and 525 Fourth Avenue SW (Attachment A.1).

The subject site is located to the northern extent of the Monteith National Register Historic District one block southwest of the Downtown National Register District (Attachment A.1). The subject property is zoned Downtown Mixed Use (DMU) with a Historic District Overlay.

In 2017, the zone designation of the subject property changed from Historic Downtown (HD) to the newly created DMU zone district (see Ord. No. 5894). The DMU zone district was created to serve as a transitional zone between the downtown commercial development in the HD zone district and the prominently residential single-family development in the Hackleman Monteith (HM) zone district. According to ADC 5.030, the *DMU district is intended for a mix of retail, services, institutions, offices, and housing that supports businesses in and around the Historic Downtown District. Mixed uses are encouraged both horizontally and vertically. High-density residential infill and office employment are both encouraged.*"

1.2 Permitted Use. The proposed use (units above or attached to a business) is allowed with Site Plan Review permit approval in the DMU zone. A Site Plan Review application has been submitted and when deemed complete will be evaluated through a Type I-L review procedure for consistency with the Site Plan Review criteria contained in ADC 2.450 as well as other applicable ADC standards.

1.3 Purpose of Historic Review. The proposed development is within the Monteith National Register Historic District and is therefore subject to approval of a Historic Review of New Construction. The purpose of new construction exterior design review is to ensure new structures are compatible with the character of the district in which they are located.

"Compatible" does not mean "the same". *Merriam Webster's Collegiate Dictionary*, Eleventh Edition, defines "compatible" as "(1) capable of existing together in harmony".

According to the Guidelines for New Construction in Albany's Residential Historic Districts and Neighborhoods (Guidelines), *a new building should contribute to that character by respecting the location, design, materials, and other character-defining features of historic buildings in the neighborhood. This doesn't necessarily mean building a replica of the house across the street, or a house that tries to create a false historic appearance. The first step in designing a new building that works is to look for patterns in the existing buildings in the vicinity of the site. Compatibility can be achieved through careful attention to the following aspects of a building: orientation, site location, scale and mass, proportions, height, roof shape, porches, rhythm of window and door openings, materials, decorative finish details, foundations, and garage location* (see Attachment A.3)

1.4 Proposal. The proposal is to construct two three-story mixed-use buildings on a lot within the Monteith National Register District (see Attachments B.1 – B.10). Two accessory structures are proposed in addition to the two primary buildings (as shown on the site plan). However, supplemental application materials such as elevation(s) drawings and/or written narrative depicting the height and exterior design

of the accessory structures was not provided with this application submittal. Therefore, a condition of approval will ensure a subsequent review of said accessory structure(s).

1.5 Orientation. Most historic buildings in the district squarely face a street, with their principal facade and entrance in full view. For buildings on corner lots, entrances may be located on each principal façade or at the corner to anchor the intersection and to capture pedestrian activity from both street frontages. Likewise, new buildings within the district should be oriented to the street with main entryways along these principal facades.

The historic development pattern in the district and block of the proposed development is consistent with current design standards and main entrance design standards in ADC 8.265. The principal facades of commercial enterprises in the block and near vicinity are oriented to the abutting streets with main entrances facing the street or corner intersection. The residences on the subject block and across the streets from the proposed development all squarely face and have primary facades oriented towards the abutting street.

1.6 Building One is located to the southeast of the subject site with the principal (front) elevation and entrance oriented towards Fourth Avenue (south); rear elevation oriented towards the alley (north); side elevation and secondary entrance oriented towards the public plaza and Building Two (west); and other side elevation with mechanical equipment and access towards the east interior property line (see Attachment B.1). Building Two is located to the southwest of the site with the principal (front) elevation and entrance orientated towards Calapooia Street; rear elevation oriented towards Building Two (east); side elevation and secondary entrance oriented towards Fourth Avenue (south); and other side elevation with mechanical equipment and access towards to the north (see Attachment B.1).

1.7 Additionally, two accessory structures (i.e. residential storage units) are subordinate to the primary structure and situated 14-feet-6-inches behind Building One at the east and west property lines, and 35 feet from the alley (north) property line where a parking lot is proposed.

1.8 Setbacks. New construction in the Monteith district should maintain unifying development patterns including setbacks of historic properties on the street frontage where the building is proposed. In addition, the ADC specifies the setbacks of a structure, that is, the distance a structure must be located from front and interior property lines.

In the DMU zone, there is no minimum front setback for structures, but there is a 5-foot or at least 20-foot minimum setback for garage or carport vehicle entrances. The maximum setback for non-residential and mixed-use development is 5 feet unless 100 percent of the increased setback is used for pedestrian amenities associated with the building use, such as patio dining for a restaurant, sidewalk café, plaza, or courtyard. There is no minimum interior setback unless proposed development is abutting a residential district or historic landmark. In such instances, a 5-foot minimum interior setback is required for new buildings that exceed 35 feet in height in the DMU zone. According to ADC 5.115(2)(b), minimum interior setback is *to respect and respond to the character and scale of recognized historic residential buildings and ensure adequate light and air to such buildings, while allowing reasonable use of abutting properties consistent with the vision for Central Albany.*

1.9 There are two existing structures along the Fourth Avenue block face and one existing structure along the Calapooia Street frontage block face. Based on aerial measurements, the commercial structure at 330 - 340 Washington Street (State Farm Insurance Agency) has a zero front setback to front property lines along both Fourth Avenue and Washington Street; the main façade and porch of the adjacent

residential dwelling at 515 Fourth Avenue are set back approximately 7 feet and 1 feet respectively from front property along Fourth Avenue; the main façade and porch of the adjacent residential dwelling at 323 Calapooia Street is set back approximately 15 feet from front property along Fourth Avenue (see Attachment A.2).

1.10 Building One has a variable setback of 2-feet to 3-feet-6-inches from the Fourth Avenue (south) front property line; a 6-foot setback from the east interior property line abutting a historic residential dwelling; a 62-feet-5-inch setback from the alley and 23-feet-five-inches setback from the northern interior property line abutting a historic residential dwelling; and a 70-foot setback from the Calapooia Street (west) property line (see Attachment B.1).

Building Two has a variable setback of 2-feet to 3-feet-6-inches from the Calapooia Street (west) front property line and zero setback from the Fourth Avenue front property line; a 6-foot setback from the north interior property line abutting a historic residential dwelling; and a 93-foot setback from the east interior property line abutting a historic residential dwelling (see Attachment B.1).

The residential storage units have zero setback from the east and west interior property lines; a 35-foot setback from the alley (north) property line; and a 60-foot setback from Fourth Avenue (south) front property line (see Attachment B.1).

1.11 The approximate footprint of the proposed buildings on the subject property in relationship to structures along the Fourth Avenue and Calapooia Street block face is illustrated in a map entitled Building Footprints (see Attachment A.2). As shown, the proposed building frontages along the Fourth Avenue block face are within the range of setbacks of the two other structures along Fourth Avenue. Conversely, Building Two is approximately 13 feet closer to the front property line along Calapooia Street than the structure at 323 Calapooia Street. A condition of approval shall require Building Two to be no more than five feet closer, and no more than five feet farther from the street than the main wall of the abutting structure at 323 Calapooia Street in order to maintain an unified development pattern along the Calapooia Street block face.

1.12 Building Coverage. The subject property is comprised of two lots (portions of Lots 7 and 8, Block 23, of the City of Albany Subdivision) which are approximately 6,365 square feet and 4,295 square feet in size, respectively. The overall lot size of the proposed development is approximately 10,600 square feet. The total building coverage for the entirety of the development is 51 percent. The building coverage area of Building One and the two accessory structures is approximately 45 percent. The building coverage area of Building Two is approximately 59 percent.

1.13 The building coverage for the proposed development is within seven percent of the average building coverage of structures within the subject block when calculated per lot and one percent of the average when calculated for the development as a whole (see Table One, below).

Table One: Coverage Area Comparison

Site	Building Footprint	Lot Size**	Building Coverage
Subject Site	5,356 square feet	10,600 square feet	51%
Building One & Accessory Structures	2,833 square feet	6,365 square feet	45%

Building Two	2,523 square feet	4,295 square feet	59%
323 Calapooia Street	1,355 square feet*	3,159 square feet	43%
306 Washington Street	5,500 square feet*	6,927 square feet	79%
318 Washington Street	830 square feet*	1,698 square feet	48%
320 Washington Street	800 square feet*	1,761 square feet	45%
326 Washington Street	1,150 square feet*	3,332 square feet	35%
520 Third Avenue	3,700 square feet*	6,927 square feet	53%
515 Fourth Avenue	1,215 square feet*	2,062 square feet	58%

* Based on approximate aerial measurements
** Based on Linn County Tax Assessor's records

1.14 Similarly, a GIS (Geographic Information System Mapping) query of the subject block estimated the average square footage, lot size, and building coverage area on the subject block as 2,361 square feet, 4,248 square feet, and 55 percent, respectively. Based on these analyses, the building coverage of the proposed development is found to be comparable to building coverage of the existing development on the same block.

1.15 Sidewalks. Calapooia Street and Fourth Avenue are classified as local streets and are constructed to City standards along the frontage of the site. Improvements along the frontage of the site include curb, gutter, a six-foot landscape strip, and a five-foot sidewalk on each side of the street.

No modifications to the existing sidewalks are proposed. As shown in the site plan, the following on-site pedestrian improvements are proposed: 1) a paved walkway extension from the interior edge of the existing sidewalk to the front of each building; 2) a concrete public plaza accessible from Fourth Avenue between the buildings; and 3) private internal sidewalks for circulation between buildings, to storage and parking areas, and to the public right-of-way.

1.16 Street Trees. The applicant proposes four street trees at approximately 32-foot intervals in the 6-foot landscape strip along the Fourth Avenue frontage and two street trees 32-feet apart in the planter strip along the Calapooia Street frontage. Presently, there are no street trees within the planter strips along the frontage of the subject property.

There are a few trees planted in the landscaping strip along the street frontages of the block where development is proposed. One street tree is planted along Fourth Avenue southwest of the front entrance of 515 Fourth Avenue. Six street trees are planted along Washington Street near the main entrances of 306 and 326 Washington Street. Four street trees are planted along Third Avenue near the side entrance of 306 Washington Street and parking lot entrances of 530 Third Avenue. Four street trees are planted along Calapooia Street; two street trees are planted along the side of the parking lot at 530 Third Avenue; and two street trees are planted near the front entrance of 323 Calapooia Street. Across the street from the proposed development, there are five street trees along the west side of Calapooia Street and five street trees along the south side of Fourth Avenue.

According to ADC 12.321, street trees are not required unless a new public street is created in conjunction with development. When required, one tree per thirty feet of lineal street frontage is

standard. Although not required, the proposed street tree closely align with the spacing interval standard of ADC 12.321 and spacing interval of the existing street trees on the same block.

Conclusions

1.1 A Historic Review of New Construction application for the proposed accessory structures must be submitted for review and approval prior to the issuance of any building permit for said accessory structure(s).

1.2 The proposed development squarely faces and has primary facades oriented towards the abutting street which is consistent with the historic development pattern in the district.

1.3 The front setbacks of Building One and Two along Fourth Avenue comply with the setback standards of the DMU zone and are within the range of front setbacks along Fourth Avenue block face.

1.4 The front setbacks of Building Two along Calapooia Street comply with the maximum setbacks of the DMU zone but would result in a disorderly development pattern along Calapooia Street block face. A condition of approval will ensure that the front setback of Building Two along the Calapooia Street block face is brought into closer alignment with the structure at 323 Calapooia Street in order to maintain a unified development pattern.

1.5 The building coverage of the proposed development is comparable to building coverage of existing development on the same block.

1.6 The public street system adjacent to the site is constructed to City standards.

1.7 The proposed street tree spacing intervals achieve a uniformed arrangement of street trees along the frontage of the site.

1.8 This criterion can be met with the following conditions.

Conditions of Approval

Condition 1 Prior to issuance of a building permit for accessory structure(s), review and approval of a Historic Review of New Construction application for said proposed accessory structures is required.

Condition 2 Prior to issuance of a building permit for Building Two, the applicant shall submit a revised site plan to the Community Development Department for review and approval that places the front setback of Building Two no more than five feet closer, and no more than five feet farther from the Calapooia Street (front) property line than the main wall of the abutting structure at 323 Calapooia Street SW.

Criterion 2

The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.

Findings of Fact and Conclusions

2.1 Scale and Massing. Building mass and scale includes basic building form characteristics such as width, size, height, and volume. These design characteristics influence how a building is perceived from the street or sidewalk and how it relates to neighboring development. Although a new building may be larger than adjacent buildings, it should not be monolithic in scale.

2.2 Buildings One and Two are each three stories tall, 57-feet-10-inches wide and 43-feet-6-inches deep with a total building area of 6,732 square feet (see Elevation Plans, Attachments B8 & B9).

2.3 In comparison with the abutting historic contributing single-family residential dwellings to the north and east, the proposed structures are approximately twice as wide and seven times as big.

Table Two: Building Size Comparison

Site	Building Width	Building Depth	Area
Subject Site			
Building One	57 feet 10 inches wide	45 feet 10 inches deep	6,732 square feet
Building Two	57 feet 10 inches wide	45 feet 10 inches deep	6,732 square feet
323 Calapooia Street	28 feet wide*	44 feet deep*	1,546 square feet**
320 Washington Street	25 feet wide*	30 feet deep*	528 square feet**
515 Fourth Avenue	25 feet wide*	40 feet deep*	900 square feet**

* Based on approximate aerial measurements
** Based on Linn County Tax Assessor's records

2.4 A combination of articulation techniques is proposed to promote a sense of human scale and reflect traditional façade proportions. Building articulation includes vertical or horizontal changes in materials, color, and texture, as well as minor variations in the wall plane.

2.5 Variations in Material & Wall Projections. The primary facades and entrances of Buildings One and Two are defined by differentiating materials such as cultured stone, brick, aluminum storefront windows and doors, and projecting roof overhangs that are finished with wood beams, brackets, and column trim.

2.6 The secondary facades and entrances of Buildings One and Two are similarly defined by cultured stone, brick, aluminum storefront windows and doors, and projecting powdered coated metal awnings. These projecting powdered coated metal awnings are replicated above the first-story storefront flanking the main entrance doorways.

2.7 There is no articulation on the rear elevations of Buildings One and Two but the five-foot-deep decks that span the length of the upper two floors of the proposed structures provided horizontal articulation. Additionally, variations in the railing finishes (i.e. smooth composite lap railing siding and powder coated metal railing material) creates a visual break and interest along the wall plane.

2.8 Wall offsets. Offset wall planes on the primary facades of Buildings One and Two are also proposed to create visual interest and breaking up the massing of the structures. On the ground and upper levels of the front elevation, slight offsets are used to break up the wall plane into approximately 16.5-foot to 25-foot segments. The depth of the ground floor and upper floor recesses are one-foot-five-inches and two-feet-four-inches, respectively.

The proposed offsets break up the wall plane but are not deep enough to reduce the perceived mass and scale of the building. Offsets between main façade and porches of adjacent residential development in the district are found to be on average five feet deep. Therefore, condition of approval will require

a minimum five-foot offset to closely approximate that of adjacent development and to ensure the proper impact of breaking up the massing of the structures.

2.9 Base, Middle, Cap design. The facade of the building is visually divided into three sections where a "base" and "cap" are clearly perceived and the "middle" includes everything in between. The cap includes cross gables, overhanging eaves, eave brackets, and shingles in the roof faces on the primary façade. The middle includes wall plane offsets, symmetrically arranged windows, mid-section trim, and variation in surface treatments. The base is defined by variation in surface treatments, offsets, and projections as previously, described under finding 2.5 and 2.6 above.

2.10 Building Height. Contributing to the size and scale of a building is the overall height of the structure and height of each of the stories. To accommodate the heights and development intensity that is permitted in the DMU zone, it is essential that building heights are sensitively mitigated so they do not negatively impact neighboring uses or detract from community and neighborhood character. Generally, new buildings should not overwhelm neighboring structures in height and should remain within a similar range found within the vicinity of neighboring properties.

2.11 The maximum height in the DMU zone is 85 feet. In order to maintain compatibility with existing historic structures and the character of designated historic districts, maximum building heights in the HD and DMU zones are limited to 45 feet within designated historic districts.

2.12 The district is comprised primarily of residential buildings amalgamated with a few institutional structures (i.e. Carnegie Library, Central School, and Whitespires Church). Residential structures in the district are typically one- to two-and-a-half stories tall. Institutional buildings range in height from one to three stories tall. A small portion of non-compatible/out-of-period buildings are also contained in the district boundaries such as apartments, gas stations, modern medical offices, and commercial buildings.

2.13 Building One and Two are each proposed to be three stories tall measuring 33-feet-3-inches to the top of the wall and 40-feet-10-inches to the peak of the roof (overall height) (Attachments B.8 & B.9). The distance between the top of the third floor and peak of the roof is seven-feet-six-inches tall. The height of the first, second, and third stories are 14 feet, 9 feet, and 9 feet, respectively (Attachments B.8 & B.9). ADC 8.440 requires the height of the first story be a minimum of 14 feet when occupied by commercial or institutional uses in the DMU zone, which adds to the overall floor-to-ceiling height. However, the review body may grant flexibility in meeting any of the design standards for development subject to historic review under Article 7, to achieve historic compatibility.

2.14 The subject site abuts historic contributing single-family residential dwellings to the north and east, Calapooia Street to west, and Fourth Avenue to the south. The structure to north at 323 Calapooia Street is two-stories tall with a raised foundation and one-story rear addition. The structures to the east at 320 Washington Street and 515 Fourth Avenue are both one-story. To the west of Calapooia Street at 334 Calapooia Street and 324 Calapooia Street are two-story structures. To the south of Fourth Avenue at 538 Fourth Avenue and 528 Fourth Avenue is a one-story structure with raised foundation and one-and-a-half story structure, respectively.

2.15 The precise height of the abutting development is unknown, but the floor-to-floor height for residential development is generally between eight to ten feet. Therefore, Building One is estimated to be two stories or 23 feet taller than the abutting structure to the east at 515 Fourth Avenue. Whereas Building

Two is estimated to be one-story or ten feet taller than the abutting structure to the north at 323 Calapooia Street.

2.16 A reduction to the overall and first-floor wall height of Building One and Two is required to maintain and respect the height of abutting residential dwellings, particularly to the east of the subject site. A minimum four-foot reduction to the overall height including a minimum two-foot reduction to the first-floor wall height is required to reduce the disparity in height and horizontal floor alignment between the proposed and existing abutting development.

2.17 Roof Form. In the district, the predominant roof shape is a traditional gable and hipped roof, with a few mansard and gambrel roofs. Bungalows typically have gable roofs with pitches of at least 4:12, and other architectural styles typically have a roof pitch of 8:12 or greater. Most commercial, mixed use, and multi-family buildings in the districts have flat roofs.

2.18 The roof shapes of Buildings One and Two include a main side gable with two cross gables at the front and rear main entrances and wall gables on either side of the front cross gable. The roof pitch of the main side gable is 4:12. The roof pitch of the cross gables and wall gables is 6:12. The proposed shape and pitch are comparable to the predominant residential style roof shapes and pitch within the district.

2.19 Craftsmanship. Architectural details proposed should be consistent with the architectural styles found within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

The proposed structures incorporate the following architectural elements typical of Craftsman style buildings: overhanging eaves, eave brackets, shingles in the roof faces, wood porch columns with brackets, and lap siding, which are reflective of architectural details found throughout the district.

Conclusions

2.1 The proposed structures are approximately twice as wide and seven times as big as abutting single-family development. However, the mass and scale of the proposed structures is visibility reduced by building articulation and vertical or horizontal changes in finish materials, color, and texture.

2.2 Offsets also are used to break up the wall plane but are not deep enough to reduce the perceived mass and scale of the building. A condition of approval will require deeper offsets to approximate that of adjacent development and to ensure the proper impact of breaking up the perceived massing and scale of the structures.

2.3 Building Two is one story taller than the abutting structure to the north and Building One is two stories taller than the abutting structure to the east. A condition of approval will ensure that the overall height of Building One and Two is reduced including a reduction to the first-floor wall height to reduce the disparity in height and horizontal floor alignment between the proposed and existing abutting development.

2.4 The building style and combination of building elements proposed is consistent with the craftsmanship of the other houses in the surrounding area and district.

2.5 This criterion can be met with the following conditions.

Conditions

Condition 3 Prior to issuance of a building permit, the applicant shall submit a revised elevation plan(s) and/or floor plans to the Community Development Department for review and approval that show a minimum five-foot-deep offsets in the same locations as proposed (i.e. primary street facing facades) of Buildings One and Two.

Condition 4 Prior to issuance of a building permit, the applicant shall submit a revised elevation plan(s) to the Community Development Department for review and approval that shows the height of Buildings One and Two reduced a minimum of four feet overall including a minimum two-foot reduction to the first-floor wall height.

Criterion 3

Building materials are reflective of and complementary to existing buildings within the district.

Findings of Fact and Conclusions

3.1 Much of the character of a building resides with the variety and composition of architectural details and building materials. The materials used for walls, windows, sloping roofs, details, and other visible elements of historic buildings should be respected in the design of a new building. In districts where the existing buildings use diverse exterior materials, a range of exterior materials may be used by a compatible new building.

3.2 The size, texture, surface finish, and other defining characteristics of exterior materials are as important as the type of material itself. Building materials should complement the size, texture, surface finish, and other defining characteristics of exterior materials traditionally found in the district.

3.3 Detailed window information such as functionality (fixed/operable), grid type (between the glass, exterior, or simulated divided lites), and obscuring (textured/frosted/etc.) is not provided in the application submittal. Operable windows appear to be primarily horizonal slide except for the (bathroom) windows on the side elevations and windows next to the rear doorway that are single or double-hung. Single horizontal slide windows are not consistent with traditional single-hung or double-hung vertical window styles found in the vicinity and surrounding district.

3.4 Street Facing Windows - Upper Levels. On the primary elevations, the proposed second and third floor windows are symmetrically arranged and uniform in style and dimensions. Each window is six-foot-wide by four-and one-half foot-tall with six-over-three grid pattern and composite frames.

3.5 Street Facing Windows - Ground Level: On the primary street facing elevations, the first-floor windows and doors are symmetrically arranged and uniform in style and dimensions. The first floor includes two arched topped fixed storefront windows flanking the primary entrance. However, most transom windows over storefront windows are rectangular and multi-paned like what is proposed over the main entrances. The primary entrance includes two side-by-side entry doors each flanked with side lites and square overhead transom. All first-floor storefront windows appear to be fixed with aluminum frames.

3.6 Side Elevation Windows: On the side elevations, a variety of window types (i.e. multi-paned, sliders, one-over-one) are incorporated, which provides inconsistency in architectural style and detail. This is

especially noticeable on the side street facing elevation of Building Two, where windows vary in functionality, size, style, and arrangement.

3.7 Rear Elevation Windows: On the rear elevations, the applicant proposes composite framed windows. The second and third story windows on the rear elevation are not symmetrical with windows on the ground floor nor the same function and size per floor. Additionally, the window function (i.e. sliders, one-over-one) and sizes also differ between the ground floor to upper floors.

3.8 Window Trim. Apart from the storefront windows, most of the windows are shown trimmed with approximately five-inch-wide wood trim that appears to include a true projecting sill and top molding. Windows lacking trim, sills, and top molding can be found on the plaza elevation (west) of Building One and street facing elevation (south) of Building Two as well as the interior side elevations (east, Building One and north, Building Two).

3.9 Doors. The storefront doors on the primary street facing elevations, are seven-feet-tall, full lite, aluminum framed. Exterior doors on the rear elevations vary in size and design. The styles proposed include: 1) four raised paneled; 2) half lite commercial entryways; 3) solid maintenance/storage entryways. The door material type is unknown.

3.10 Door Trim. Similar to the windows, the doors are shown to be trimmed with wood trim that appears to be approximately five-inches-wide and include top molding.

3.11 Siding. A variety of surface treatments are proposed. The predominant surface treatment is smooth, horizontal, seven-inch-wide, cement-fiber lap siding (Attachments B8 & B9). Smooth, cement-fiber straight shingles are proposed for the gables and to either side of the main front wall. Masonry treatments (i.e. cultured stone and brick) are proposed to accent storefront windows on either side of the primary entrance and columns bases. Information regarding the profile of the face of the siding as well as the finish of the masonry accents was not included in the application submittal.

3.12 Roofing. Architectural composite shingles are proposed as the roof covering material. Architectural shingles are constructed with multiple layers of material that gives the "dimensional" shingles a layered or three-dimensional look. Architectural composite shingles are common in the district and can be found on all abutting properties.

3.13 Awnings. Powder coated metal awnings are proposed to project over the side building entrances and over windows one either side of the main entrance doorways.

3.14 Wood Beams, Brackets and Column Trim. Solid wood architectural beams, brackets, and columns are shown on the Elevation Plans (see Attachments B8 & B9).

Conclusions

3.1 The proposed contemporary materials not traditionally used in the district, such as brick, simulated stone veneer, composite window frames, and fiberboard siding, are appropriate for new construction in the district when materials are visually similar to the traditional material in dimension, finish, and texture.

3.2 The first floor includes two arched topped fixed storefront windows flanking the primary entrance. A condition of approval will require rectangular and multi-paned transom windows over storefront windows like what is proposed over the main entrances.

3.3 A variety of window types (i.e. multi-paned, sliders, one-over-one), sizes, and alignment are incorporated. A condition of approval will ensure consistency in the function, size, and style of windows.

3.4 Most but not all windows are shown trimmed with wood trim that includes a true projecting sill and top molding that is approximately five inches wide. A condition of approval will ensure all composite framed windows are trimmed the same. Storefront windows are not required to be trimmed as they are accented by masonry finishes.

3.5 Exterior doors on the rear elevation vary in style, size, and design. The material type of the doors is unknown. A condition of approval will ensure uniformity in the material and style of all doors, except the storefront doors, which are to be full lite with aluminum frames.

3.6 Architectural beams, brackets, and columns are to be solid wood.

3.7 This criterion can be met with the following conditions.

Conditions

Condition 5 Prior to issuance of a building permit, the applicant shall submit revised plan(s) and/or window and door schedules to the Community Development Department for review and approval that illustrates and/or describes the following: 1) all first-floor storefront windows as fixed with aluminum frames and clear/untextured obscuring; 2) all transoms to be rectangular and multi-paned; 3) all windows other than storefront and transoms must be uniformly sized and spaced, single- or double-hung, with either between the glass, or simulated divided grids, and clear/untextured obscuring; 4) all doors to be the same style (i.e. four raised paneled or half lite) and constructed of fiberglass, wood, or steel. Prior to the issuance of an occupancy permit, all doors and windows must be installed as proposed and/or approved.

Condition 6 Prior to issuance of a building permit, the applicant shall submit revised plan(s) to the Community Development Department for review and approval that illustrates and/or describes all composite window frames trimmed with solid wood and include a true projecting sill and top wood molding that is at least five inches wide. Prior to the issuance of a certificate of occupancy, all composite window frames must be installed as proposed and/or approved.

Condition 7 Prior to issuance of a building permit, the applicant shall submit revised plan(s) to the Community Development Department for review and approval that illustrates and/or describes the profile of the siding as well as the finish of the masonry accents. All siding is to be smooth without faux grain. Prior to the issuance of an occupancy permit, all siding and masonry accents are to be installed as proposed and/or approved.

Condition 8 Prior to issuance of a building permit, the applicant shall submit revised plan(s) to the Community Development Department for review and approval that illustrates and/or describes architectural beams, brackets, and columns as solid wood. Prior to the issuance of a certificate of occupancy, all solid wood beams, brackets, and columns must be installed as proposed and/or approved.

Overall Conclusion – Conditions of Approval

As proposed and conditioned, the application for Historic Review of New Construction application of two three-story mixed-use buildings on a lot within the Monteith National Register Historic District satisfies all applicable review criteria as outlined in this report.

Condition 1 Prior to issuance of a building permit for accessory structure(s), review and approval of a Historic Review of New Construction application for said proposed accessory structures shall be required.

Condition 2 Prior to issuance of a building permit for Building Two, the applicant shall submit a revised site plan to the Community Development Department for review and approval that places the front setback of Building Two no more than five feet closer and no more than five feet farther from the main wall of the abutting structure at 323 Calapooia Street SW, along the Calapooia Street (front) property line.

Condition 3 Prior to issuance of a building permit, the applicant shall submit a revised elevation plan(s) and/or floor plans to the Community Development Department for review and approval that show a minimum five-foot deep offsets in the same locations as proposed (i.e. primary street facing facades) of Building One and Two.

Condition 4 Prior to issuance of a building permit, the applicant shall submit a revised elevation plan(s) to the Community Development Department for review and approval that shows the height of Building One and Two reduced a minimum of four feet overall including a minimum two-foot reduction to the first-floor wall height.

Condition 5 Prior to issuance of a building permit, the applicant shall submit revised plan(s) and/or window and door schedules to the Community Development Department for review and approval that illustrates and/or describes the following: 1) all first-floor storefront windows as fixed with aluminum frames and clear/untextured obscuring; 2) all transoms to be rectangular and multi-paned; 3) all windows other than storefront and transoms to be uniformly sized and spaced, single- or double-hung, with either between the glass, or simulated divided grids, and clear/untextured obscuring; 4) all doors to be the same style (i.e. four raised paneled or half lite) and constructed of fiberglass, wood, or steel. Prior to the issuance of an occupancy permit, all doors and windows must be installed as proposed and/or approved.

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Condition 8 Prior to issuance of a building permit, the applicant shall submit revised plan(s) to the Community Development Department for review and approval that illustrates and/or describes architectural beams, brackets, and columns as solid wood. Prior to the issuance of a certificate of occupancy, all solid wood beams, brackets and columns must be installed as proposed and/or approved.

Options and Recommendations

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

Option 1: Approve the request as proposed; or

Option 2: Approve the request with conditions of approval; or

Option 3: Deny the request.

Based on the discussion above, staff recommends that the Landmarks Commission pursue Option 2 and approve the application subject to the conditions of approval. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Suggested Motion

I move to approve the proposed New Construction application planning file HI-04-20 as conditioned in this staff report. This motion is based on the findings and conclusions in the April 29, 2020, staff report and the findings in support of the application made by the Landmarks Commission during deliberations on this matter.

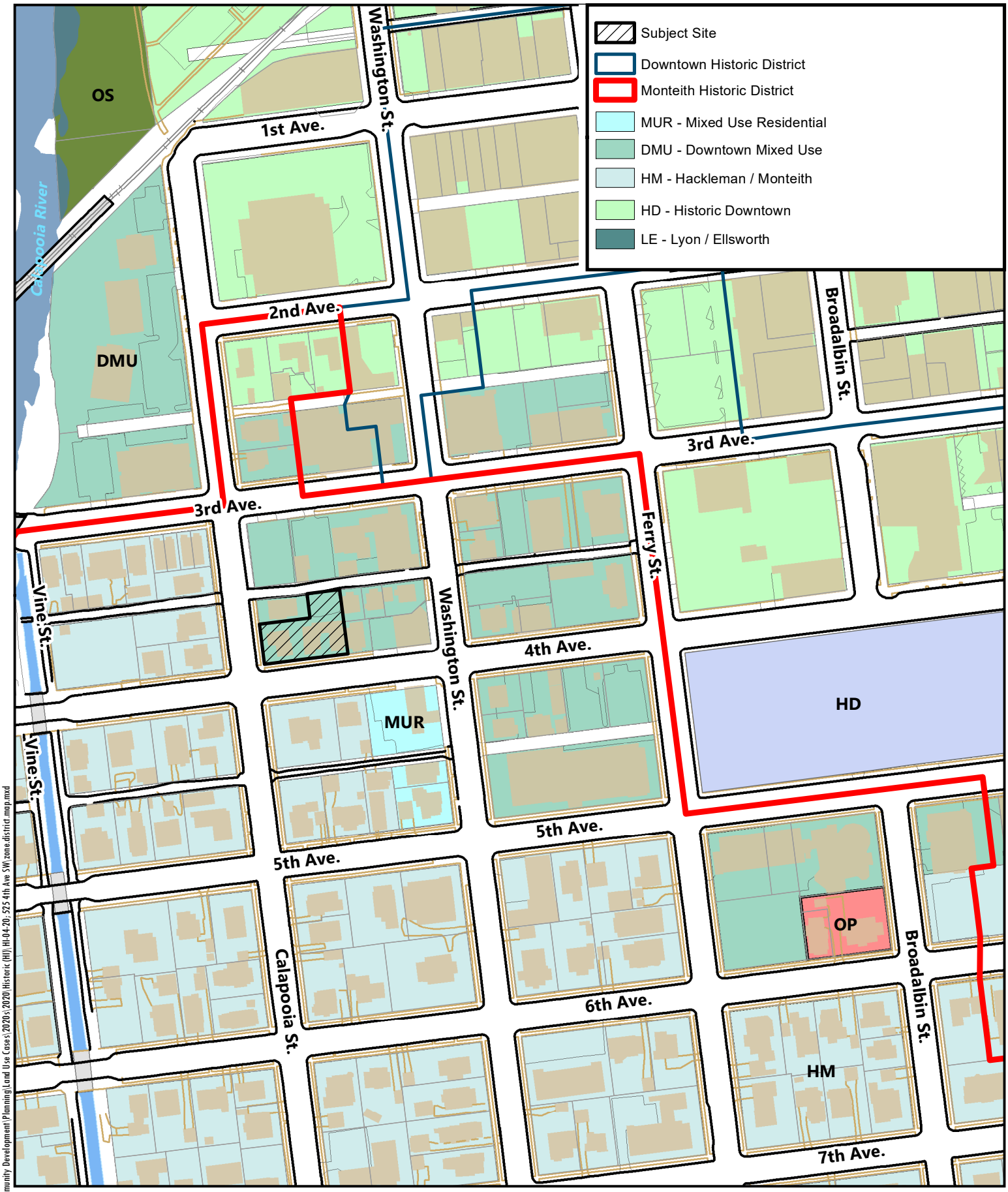
Attachments

A. Staff Provided Reference Material
   1. Location Map
   2. Building Footprint Map
   3. Guidelines for New Construction in Albany's Residential Historic Districts & Neighborhoods

B. Applicant's Plan Set
   1. Site Plan (A0.1)
   2. Pre-Existing Site Plan (A0.2)
   3. Utility Plan (A0.3)
   4. Ground Floor Plan (A1.1)
   5. Second Floor Plan (A1.2)
   6. Third Floor Plan (A1.3)
   7. Roof Plan (A1.4)
   8. Elevation Plan (A3.0)
   9. Elevation Plan (A3.1)
   10. Finding of Facts

Acronyms

ADC	Albany Development Code
DMU	Downtown Mixed-Use Zone District
HI	Historic Review File Designation
HM	Hackleman Monteith Zone District
LC	Landmarks Commission



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525 & 533 4th Avenue SW
331 Calapooia Street SW

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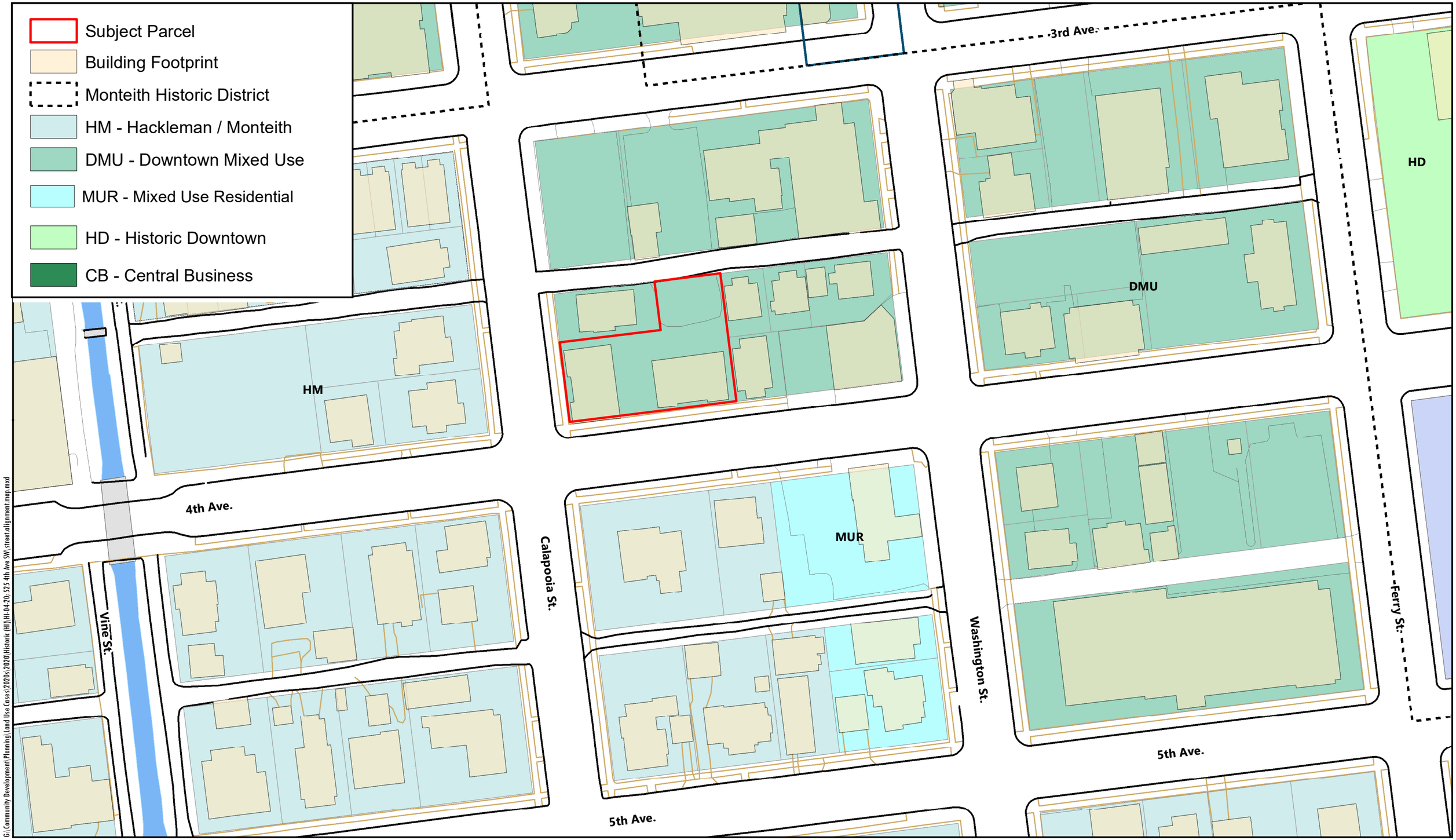
0 125 250 500 Feet

Date: 4/16/2020 Map Source: City of Albany

Location / Zoning Map



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Date: 4/10/2020

525 & 533 4th Avenue SW; 331 Calapooia Street SW

Building Footprints

Guidelines for New Construction in Albany's Residential Historic Districts & Neighborhoods

Examples of new construction that fit into the historic neighborhood.

Albany's historic residential neighborhoods developed over many decades, and contain houses of many different styles, shapes and sizes. Because of this, there is no single blueprint for a new house that will be compatible with any given historic neighborhood. However, the architectural character and details found on Albany's historic buildings provide the "architectural vocabulary" that can be used in designing new buildings that are compatible with Albany's historic neighborhoods. The careful, sensitive and thoughtful design of any new construction in the districts is of the utmost importance because it must harmonize with the character of the neighborhoods and be made compatible with existing historic structures.

PURPOSE OF NEW CONSTRUCTION GUIDELINES

The purpose of these guidelines is to help property owners and contractors choose an appropriate approach when building in a historic district so that projects satisfy the standards and review criteria in the Albany Development Code (Article 7, Historic Overlay Districts).

These guidelines are also intended to help property owners and others understand the special features and characteristics of Albany's historic structures and incorporate that understanding into designs for new construction.

Objectives of the Guidelines:

- Help projects meet the review criteria and Secretary of Interiors Standards in the Albany Development Code.
- Maintain the integrity of our historic buildings and neighborhoods. Protect the existing historic buildings in the districts.

HISTORIC REVIEW

To protect the integrity of the Albany's historic resource, the City of Albany adopted the preservation ordinance in 1985. It requires all buildings built before 1946 in the National Register Historic Districts and those included on the City's official Local Historic Inventory to get historic approval for new buildings over 100 square feet.

DEVELOPMENT CODE REVIEW CRITERIA

7.270 New Construction Review Criteria. The Community Development Director or the Landmarks Advisory Commission must find that the request meets the following applicable criteria in order to approve the new construction request:

(1) Within the Monteith and Hackleman Districts:

(a) The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.

(b) The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.

(c) Building materials are reflective of and complementary to existing buildings within the district.

WHAT MAKES A NEW BUILDING "COMPATIBLE" IN A HISTORIC NEIGHBORHOOD?

A new building should contribute to that character by respecting the location, design, materials, and other character-defining features of historic buildings in the neighborhood. This doesn't necessarily mean building a replica of the house across the street, or a house that tries to create a false historic appearance. The **first step** in designing a new building that works is to **look for patterns in the existing buildings** in the vicinity of the site. Compatibility can be achieved through careful attention to the following aspects of a building:

- orientation
- site location
- scale and mass
- proportions
- height
- roof shape
- porches
- rhythm of window & door openings
- materials
- decorative finish details
- foundations
- garage location

Three new houses fit into the historic neighborhood.

ORIENTATION, SETBACKS & BUILDING PLACEMENT

Building location and orientation toward the street are key characteristics of Albany's historic neighborhoods. Orientation of windows, main entrances, and porches toward the street and consistent setbacks and patterns contribute toward a pedestrian-friendly street environment.

REVIEW CRITERIA

7.270(1)(a) The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.

DESIGN GUIDELINES

1. Orient windows, main entrances, and primary building façade elements towards the street. The front entrance should be clearly defined.
2. Buildings should maintain the historical front and side yard setbacks on the block.
3. to maintain the rhythm of buildings and open space on the street. If setbacks vary, a new building should be located within the range of setbacks found on the block face on which the building is to be located.

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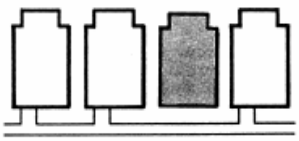

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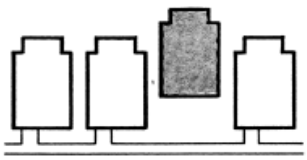

SCALE, MASS, PROPORTION, HEIGHT & RHYTHM

- Scale is the relative or apparent size of a building in relation to its neighbors. Scale is also the apparent size of building elements, such as windows, doors, cornices, and other features to each other and to the building.
- Proportion is the relationship of the dimensions of building elements, such as the height to width dimension of windows, doors and other building elements, their sizing to each other, and to the facade of the building.
- A building's massing is the arrangement of its volumes, whether symmetrical or asymmetrical, in a central block, L-shaped, or arranged in wings. Mass and scale also relate to lot coverage.
- Height includes foundation walls, porch roofs, and main roofs. Albany's buildings range from one to two and a half stories tall.
- Rhythm is the spacing and repetition of elements on the front of the building and fronts along a street. It can be thought of the 'music' made by the building. The location of porches, windows and door openings affects the rhythm of a building.
- Neighborhood block frontages are often characterized by a consistent rhythm of development created by recurring building patterns.
- Craftsman, Bungalow, and Mid-century architectural styles emphasize horizontality. Victorian styles – Italianates and Queen Anne's typically emphasize verticality.

REVIEW CRITERIA

7.270(1) (a) The development maintains any unifying development patterns such as building coverage.

(b) The structure is of similar size and scale of surrounding buildings.

DESIGN GUIDELINES

New construction will be compatible to other buildings on the block in scale, proportion, height, spacing, and rhythm of window and door openings.

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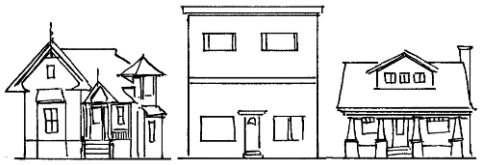
Scale & Proportion	New buildings should relate in scale and proportion to adjacent historic buildings.	Avoid buildings that are too large or too small in scale or massing to adjacent buildings. 

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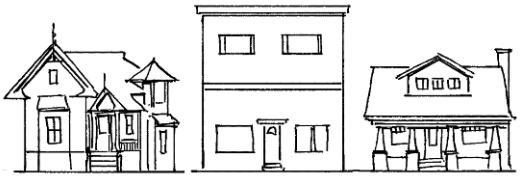
Scale & Proportion	New buildings should relate in scale and proportion to adjacent historic buildings.	Avoid buildings that are too large or too small in scale or massing to adjacent buildings. 
Mass	Break up boxlike forms into smaller, varied masses using porches, windows, roof forms common on historic buildings.	Avoid single, monolithic forms that are not relieved by variations in mass.
Height	Building height should be within the range of heights of area buildings. Step larger buildings down to smaller buildings.	Avoid construction that greatly varies in height from buildings in the same block.
Rhythm	Window and door openings should be located to create a pattern similar to those found on historic homes. Continue established building rhythms along the street.	Avoid "odd" window and door shapes and sizes and lack of rhythm in their placement.

This new house uses appropriate detailing, scale, & rhythm.

CRAFTSMANSHIP

A lack of attention to the character of the design, the materials and details, and to the context within which the building will be placed can have a significant adverse impact for the area that can last a long time. The craftsmanship and architectural details are critical to making a new building be consistent with the character of the historic neighborhood. Several areas of the building design offer opportunities to incorporate appropriate levels of craftsmanship into a new building.

REVIEW CRITERIA

7.270(1)(b) The structure … as much as possible reflects the craftsmanship of those buildings. Building materials are reflective of and complementary to existing buildings within the district.

A. ROOFS

Roof shapes, patterns and colors are important to the character of buildings, both individually and as they are repeated along a streetscape.

DESIGN GUIDELINES

New buildings shall use common roof forms found in the historic districts and shall include gable and eave details appropriate to the building style.

1. Roof Shape. The roof shape of a new building shall respect the type and pitch of roofs for houses of similar architectural style and on neighboring houses. Most of Albany's residential roofs are traditional gable and hipped roofs; with a few mansard and gambrel roofs.

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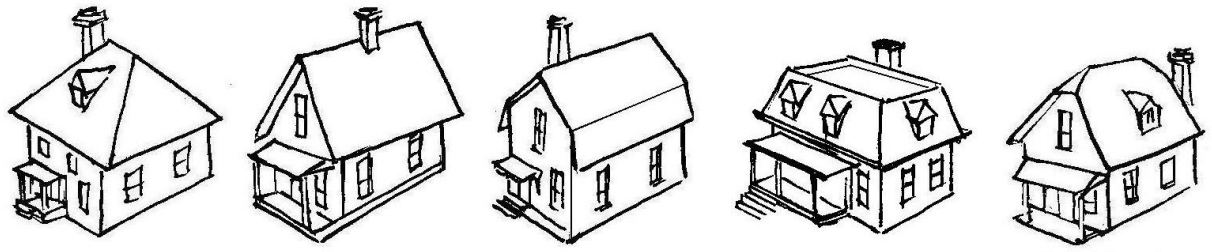

Hipped Gable Gambrel Mansard Jerkinhead

1. Avoid complex and unbalanced roof forms as well as flat or boxy roofs for the main part of the house.

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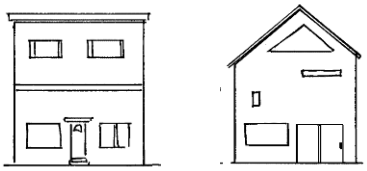
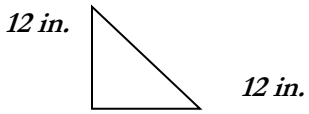


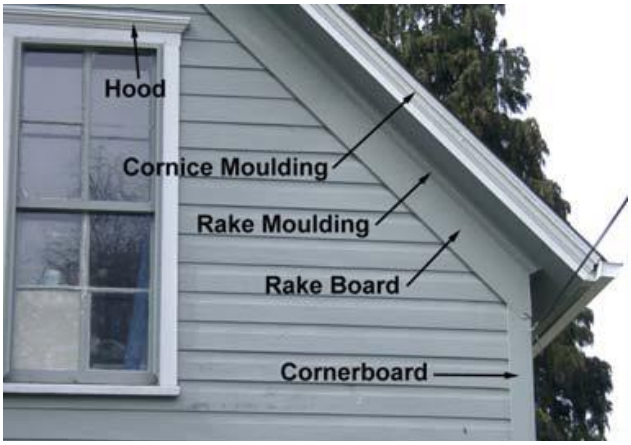
2. Roof pitch. Bungalows typically have gable roofs with pitches of at least 4:12, and other architectural styles typically have a roof pitch of 8:12 or greater.

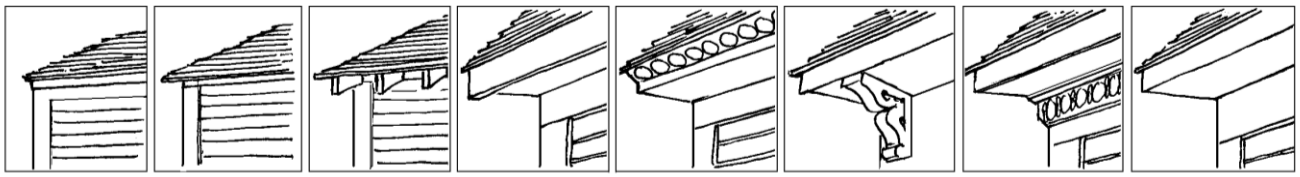
Pitch = the ratio of vertical inches to horizontal inches. A 12:12 pitch refers to 12 inches of rise to 12 inches of horizontal span.

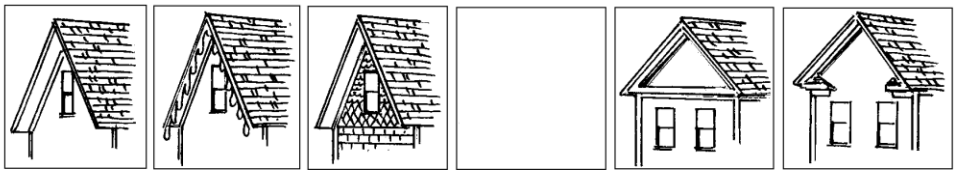


A steeply pitched front gable roof on a Gothic Revival house, demolished on 7th Avenue SE

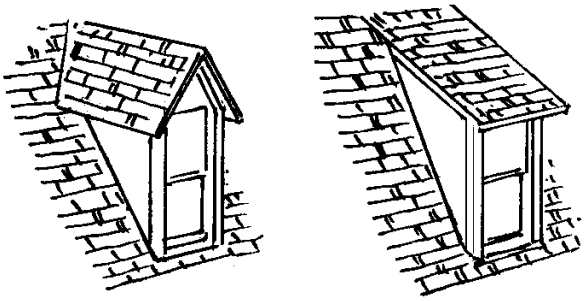
3. Eave and Gable End Details. Incorporate architectural elements (such as overhanging eaves, use of bargeboards, soffits, fascia boards, shingles, brackets, and boxed eave returns, and more as shown in several of the images below) that would be consistent with style of architecture of the new building and that are compatible surrounding buildings.







4. Dormers. Dormers provide additional use and light for upper levels and can further define and enrich the building architecture. If used, dormers should be modest in size and fit the scale of the house and the roof.



B. Porches & Entries

The front porch or covered entrance is a characteristic feature of many styles of historic residential architecture and plays a very important role in our buildings.

Pre 1900: Typical chamfered columns, simple balustrade and newel posts.

Post 1900: Wide tapered columns on a porch wall. 431 8th Avenue SW

DESIGN GUIDELINES

Porches or covered entries on new buildings will be compatible in detail with those in the neighborhood.

1. Porches, covered or recessed entries shall be included on new houses. Porches typically cover the entrance, and usually extend partially or fully across the main façade.

2. Porch columns and railings should be simple in design in square or round shapes. If balusters are used, they should be no more than two inches square or in diameter.

3. Columns should be a minimum of six inches and a maximum of ten inches square or in diameter.

4. Bungalows frequently featured boxed-in porch railings, though historic railings were not as high as the building code currently requires.

5. A porch may not be appropriate on new buildings in neighborhoods developed after 1925 that did not feature them originally. Recessed entries are features of some architectural styles.

Recessed entry, Minimal Traditional

B. Windows & Doors

Historic architecture displays a thoughtful use of natural lighting, often with numerous and well-placed arrangements of windows. Window and door design/type and location are important in defining a house style and in being consistent with the rhythm of window and door openings on other houses.

See the Albany's Architectural Styles brochure for information on what window designs are appropriate for different architectural styles.

DESIGN GUIDELINES

Window and door openings shall be similar in style, materials and placement to historic houses.

1. New windows should be rectangular sash whose proportions on the main facade should not be any less than two to one in height-to-width ratio.
2. Window and doors will be trimmed with smooth wood trim, usually 6 inches wide. Molding on the top piece of trim is appropriate for many house styles. Bay windows help break up facades and o

3. No horizontal sash, casement, or awning-type windows should be placed on the fronts of buildings.
4. The use of plastic or "snap-in" muntins (window pane dividers) is not permitted.

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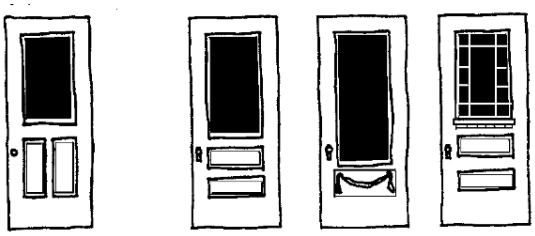
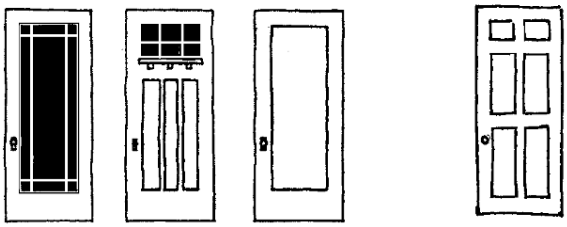


Italianate & Queen Anne

Turn of the Century



Bungalow and Craftsman

Colonial Revival

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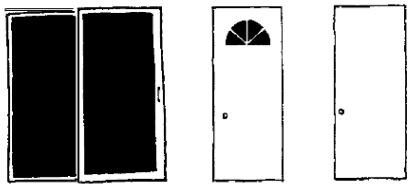
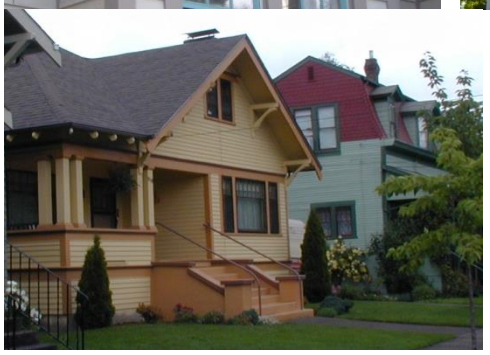


C. Exterior Finishes & Materials

The size, texture, surface finish and other defining characteristics of exterior materials are as important as the type of material itself. The predominant materials in Albany's historic neighborhoods are wood - for siding, windows, trim and decorative details, although some housing from the 1920s and 1930s feature brick or stucco exterior walls. Incorporate details that are compatible to the neighborhood and the style of building that is planned to be built.

REVIEW CRITERIA

7.270(1)(b) Building materials are reflective of and complementary to existing buildings within the district.



DESIGN GUIDELINES

Materials and finishes used on new buildings should be consistent with the predominant materials used on other houses in a neighborhood.

1. Select a particular style that is appropriate for the building use and size. Maintain stylistic consistency in the design of the building; some variety is typical.
2. Use the same level of architectural details found on historic buildings, including eave details, such as whether rafter tails are exposed or boxed-in, the use of a rake and/or barge boards, shingle moldings, and wide window surrounds.
3. Using similar wall materials – such as lap (bevel, clapboard) or drop (channel, v-notch, shiplap) siding.
4. Using moldings and other decorative details that are generally similar, but somewhat simplified or otherwise distinguishable from the originals.

5. Fabricated wood siding such as T-1-11, along with exposed concrete block, aluminum, and vinyl are not recommended.
6. Foundation material and the height of the exposed area between the ground and the bottom of the walls should be consistent with other historic buildings in a neighborhood.
7. Poured concrete and concrete block covered with stucco are generally appropriate.
8. Exposure of one to three feet is generally consistent with most historical housing types in Albany.

GARAGE AND OUTBUILDING LOCATION, SIDEWALKS AND DRIVEWAYS

Garages and outbuildings must not be overlooked as important components of historic properties. They, too, must fit into the historic neighborhood.

GARAGE AND OUTBUILDING DETAILS

- Common garage and outbuilding roof forms in Albany include gable, hipped, and flat.
- Floors were usually poured concrete, but some were gravel, or simply board or dirt.
- The historic garage and outbuilding had windows to provide ventilation and light. One window on each wall was typical and the stock sash units were common and occasionally hollow clay was used for fireproof.
- Early garages often had exposed rafter tails; some have eaves finished in the same manner as the house.
- Accessory buildings are subservient to the primary building and should be placed at the rear of the lot behind the house to limit their visual impact as seen from the street. If alleys exist, they front the alley.
- The ***garage door*** is the key element in garage design and will help date the structure. The first garage doors were similar to barns, with big strap hinges, and doors that swung outward. New door types were soon invented, with sliding doors on tracks, divided into vertical sections, sliding along the interior wall of the garage. Bifold and accordion doors were also common. Typical early garage doors were often paneled, with the top third glazed. The sectional roll-up door, the most popular today, appeared in the late 1910s.
- Whatever paint color is most appropriate to the style and age of the house also applies to outbuildings.
- Although uncommon in Albany's historic districts, there was ultimately a complete integration of house and garage. Basement-level garages were built under the main living quarters, sometimes with a steep down-sloping driveway. With the post World War II boom and full acceptance of the automobile, the blank-faced double-garage door was unabashedly displayed on the primary facade of the house.

REVIEW CRITERIA

7.270(1)(a) The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.

7.270(1)(b) Building materials are reflective of and complementary to existing buildings within the district.

DESIGN GUIDELINES

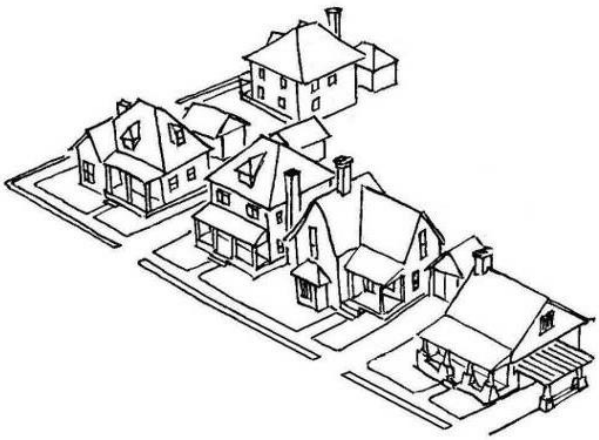
Garage and out buildings should reflect the character and scale of the house and other accessory buildings in the neighborhood.

1. If you're rebuilding a historic garage or building a new one, echo the shape, pitch, eaves and material of your house's roof.
2. Garages and other out buildings should be located behind the house and not attached. If alleys are present, garages should be located off of an alley and accessible from the alley.
3. Garage doors should be consistent with the historic character of the neighborhood. Flat and raised panel roll up doors with no windows are not appropriate.
4. Sidewalks should be separated from the driveway and connect directly to the sidewalk and not to the driveway.

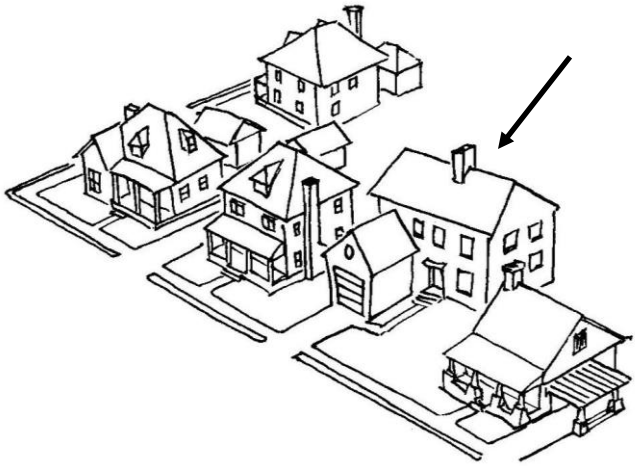
THIS

524 6th Avenue SW. This original garage uses the same roof pitch and style and is set back behind the house.

THIS



NOT THIS



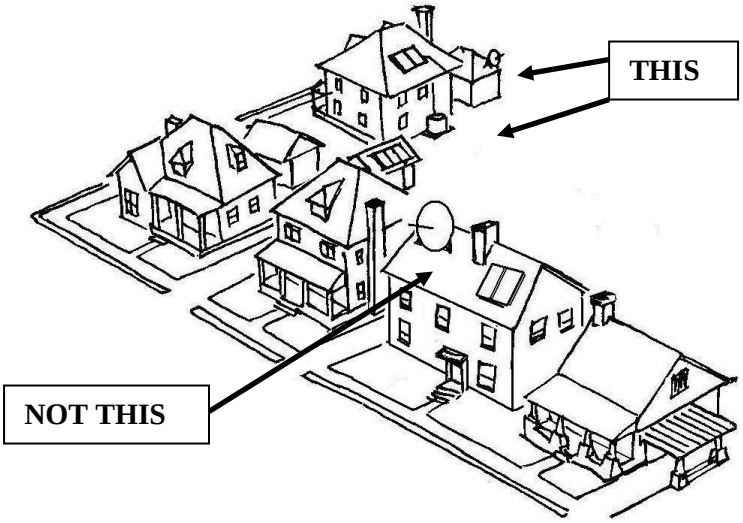
SOLAR PANELS, SKYLIGHTS & UTILITY SYSTEMS

REVIEW CRITERIA

7.270(1)(b) Building materials are reflective of and complementary to existing buildings within the district.

DESIGN GUIDELINES

1. Solar panels, skylights, satellite dishes, and other external utility systems on infill development in historic neighborhoods should be installed to the rear or side of a building where they will not be visible from the street.
2. Panels/skylights shall be installed flat and not alter the slope of the roof.



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This publication has been financed in part with Federal Funds from the National Park Service, Department of the Interior, as provided through the Oregon State Historic Preservation Office. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendations by the Department of the Interior.

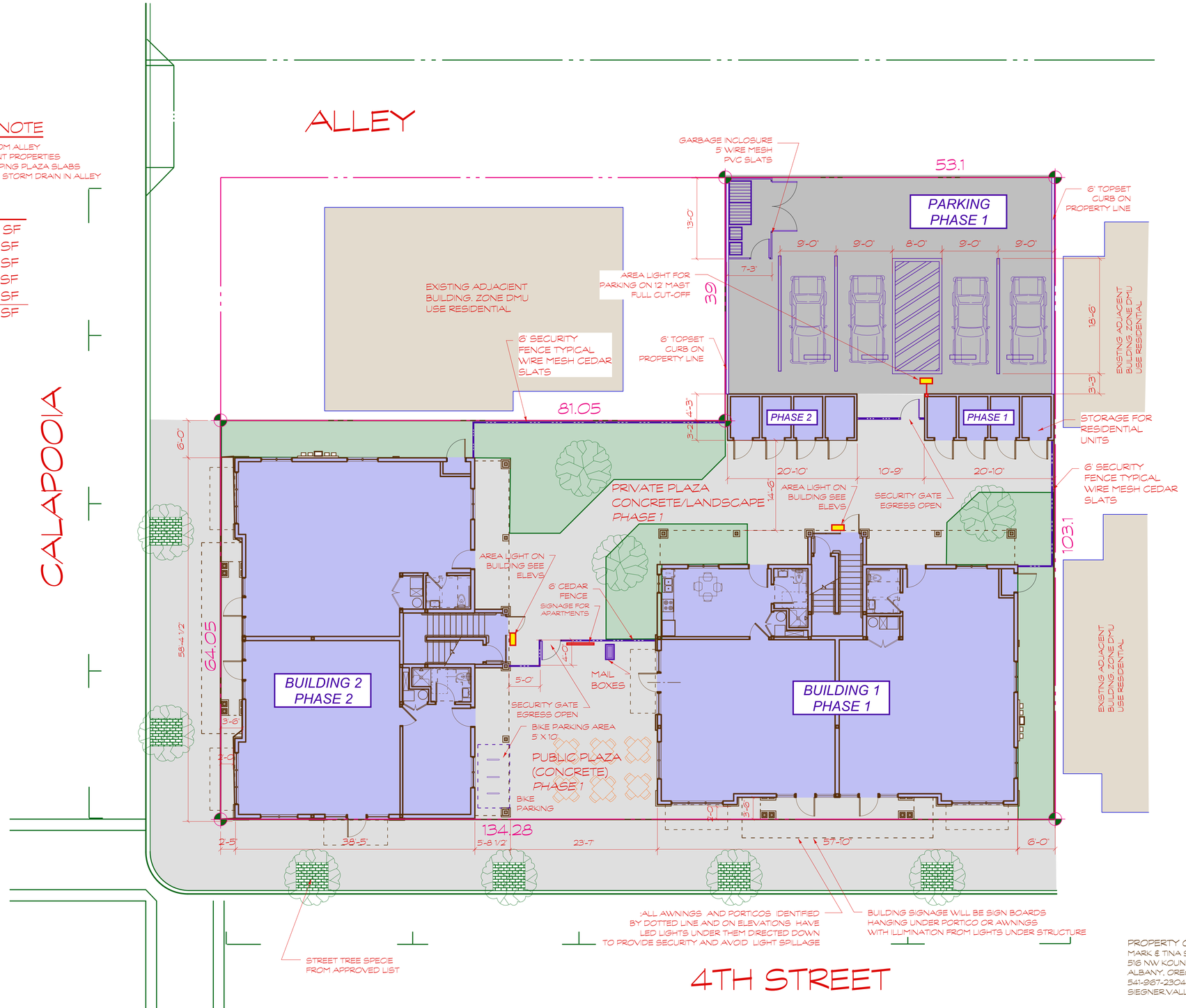
SITE DRAINAGE AND TOPOLOGY NOTE

THE SITE IS BASICALLY FLAT. IT VARIES LESS THAN ONE FOOT FROM ALLEY TO STREET. ALL ELEVATIONS AT SIDEWALK, ALLEY AND ADJACENT PROPERTIES WILL REMAIN AS IS. ON SITE DRAINAGE IS ACOMPLISHED BY WARPING PLAZA SLABS AND PARKING LOT AREA TO NEW CATCH BASINS CONNECTED TO STORM DRAIN IN ALLEY

NEW LOT COVERAGE

PARKING LOT:	1,862	SF
STRUCTURE ONE	2,244	SF
STRUCTURE TWO	2,244	SF
STORAGE UNITS	310	SF
SIDEWALKS/COURTYARDS	2,583	SF
LOT COVERAGE:	9,243	SF

LOT RATIO 9,243/10,632 = .87



1 / A0.1 SITE PLAN

SCALE 1/8" = 1'-0"

0 10' 20' 30'

NORTH

PROPERTY OWNER/DEVELOPER
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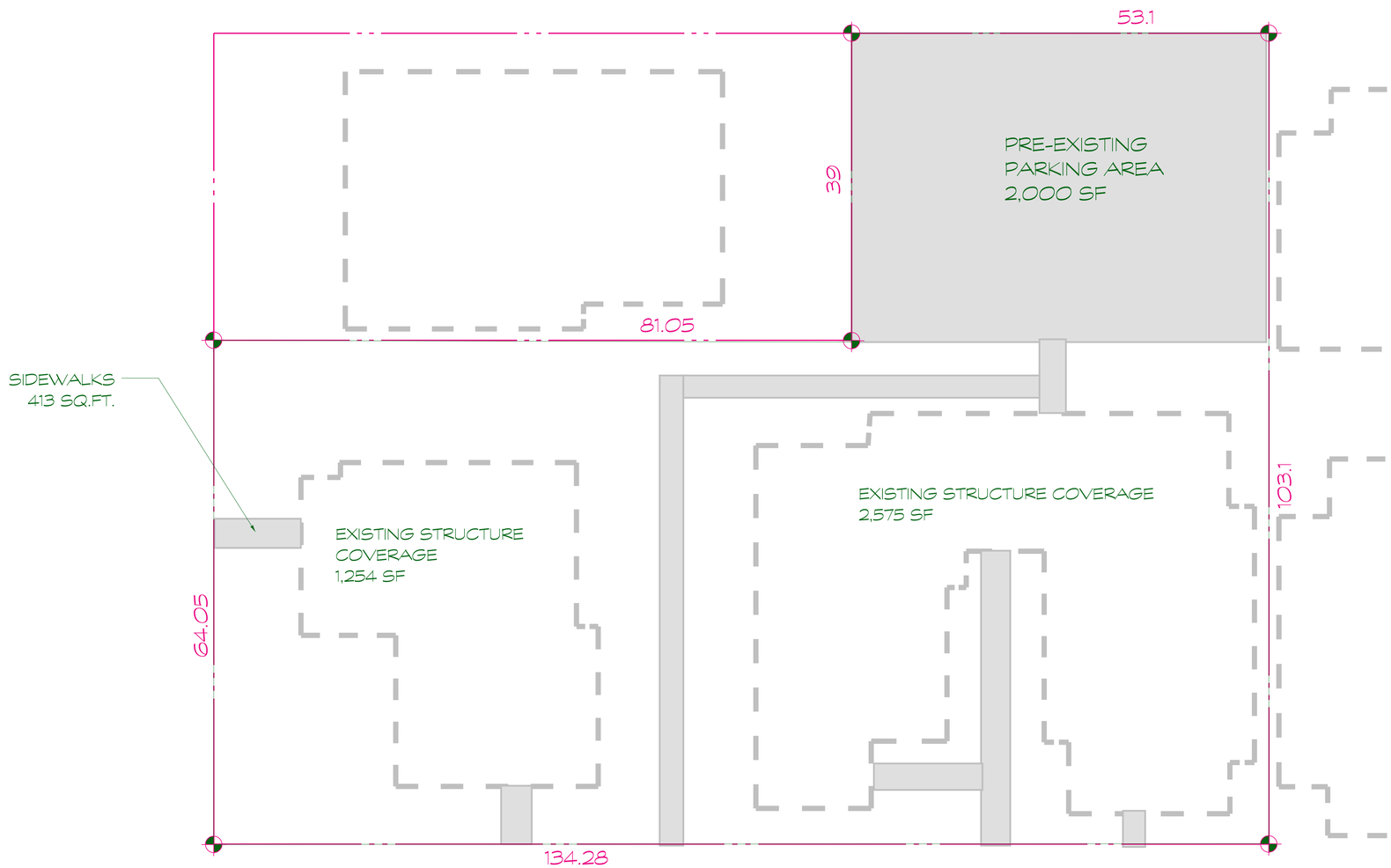
CALAPOOIA COMMONS

Downtown Live/Work/Play
331 NW Calapooia Street
Albany, Oregon 97321

SITE PLAN REVIEW

A0.1
02-02-2020



EXISTING LOT COVERAGE	
EXISTING PARKING LOT:	2,000 SF
STRUCTURE ONE	2,575 SF
STRUCTURE TWO	1,254 SF
MISC SIDEWALKS	413 SF
EXISTING COVERAGE:	6,242 SF

LOT RATIO 6,242/10,632 = .59

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1
A0.2

PRE-EXISTING SITE PLAN

SCALE 1/8" = 1'-0"

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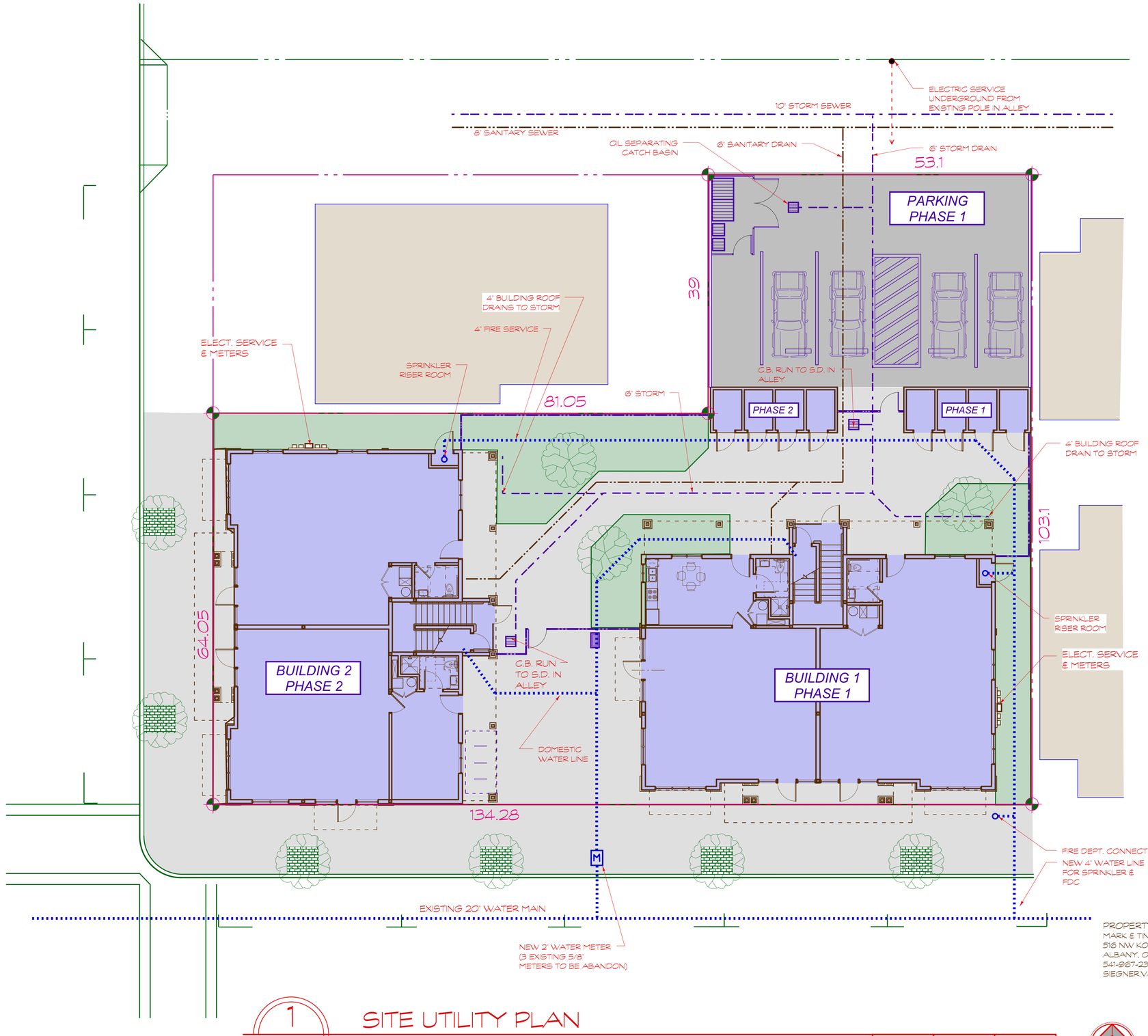
PRE-EXISTING SITE PLAN

A0.2
02-02-2020



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1
A0.3

SITE UTILITY PLAN

SCALE 1/8" = 1'-0"

0 10' 20' 30'

NORTH

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331 NW Calapooia Street
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SITE UTILITY PLAN

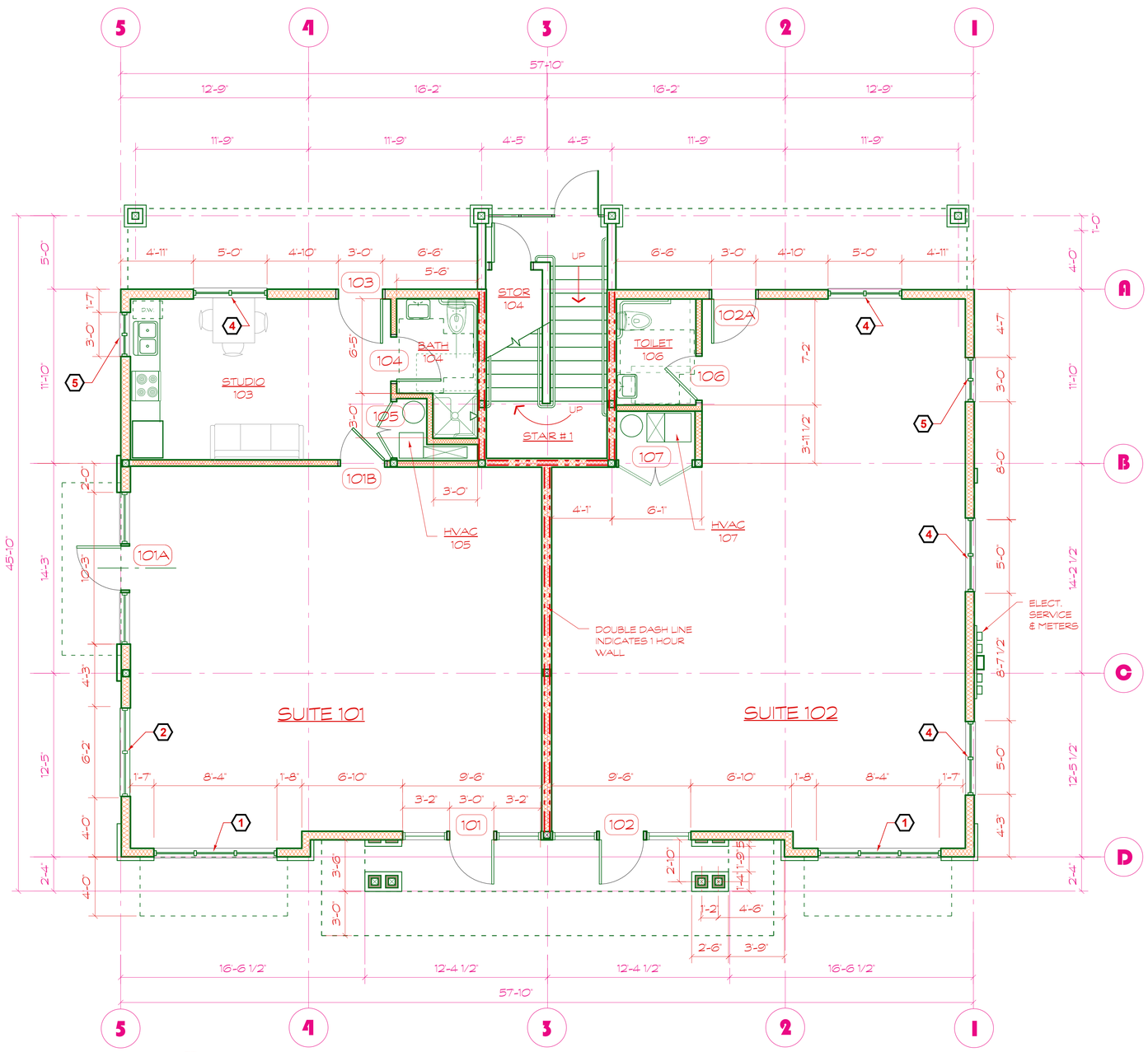
A0.3
02-02-2020

DOOR SCHEDULE

ALL GLAZING IN DOORS, OR WITHIN 24' OF DOOR OPENINGS SHALL BE SAFETY GLAZING, COMPLYING WITH (OSSC 2408)

NOTE: All EXTERIOR DOORS MUST MEET: 2014 Oregon Energy Efficiency Specialty Code

NUMBER	WIDTH	HEIGHT	CONSTR	FRAME	TYPE	GLAZING	NOTES
101	3'-0"	7'-0"	MED. STYLE ALUM.	ALUM. THREMAL BREAK	B	INSULATED / TEMPERED	CLOSER, PUSH/PULL, DEADBOLT, SIGN "REMAIN OPEN DURING BUSINESS HOURS"
102	3'-0"	7'-0"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	A	NONE	LATCHSET
103	3'-0"	7'-0"	INSULATED H.M.	WELDED H.M.	C	INSULATED / TEMPERED	LOCKSET AND CLOSER
104	3'-0"	7'-0"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	A	NONE	LOCKSET
105	3'-0"	7'-0"	INSULATED H.M.	TIMELY METAL	A	NONE	LATCHSET
106	3'-0"	7'-0"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	A	NONE	LOCKSET (ADA PRIVACY)
107	3'-0"	7'-0"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	A	NONE	LOCKSET
108	3'-0"	7'-0"	INSULATED H.M.	WELDED H.M.	D	INSULATED / TEMPERED	LOCKSET
109	3'-0"	7'-0"	INSULATED OVERHEAD	STEEL	——	NONE	POWER OPERATED OVERHEAD DOOR (INSULATED)
110	3'-0"	7'-0"	INSULATED OVERHEAD	STEEL	——	NONE	POWER OPERATED OVERHEAD DOOR (INSULATED)
201	2'-6"	6'-8"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	A	NONE	LOCKSET
202	6'-0"	6'-8"	INSULATED PATIO DOOR	VINYL	——	INSULATED / TEMPERED	LOCKSET
203	2'-8"	6'-8"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	A	NONE	LOCKSET
204	3'-0"	6'-8"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	A	NONE	LOCKSET
204A	4'-0"	6'-8"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	AA	NONE	CLOSET SLIDER
204B	4'-0"	6'-8"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	AA	NONE	CLOSET SLIDER
205	4'-0"	6'-8"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	A	NONE	LOCKSET
205A	4'-0"	6'-8"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	AA	NONE	CLOSET SLIDER
205B	4'-0"	6'-8"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	AA	NONE	CLOSET SLIDER
206	2'-8"	6'-8"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	A	NONE	LOCKSET
207	3'-0"	6'-8"	S.C. STAIN GRADE BIRTCH	TIMELY METAL	A	NONE	LATCHSET



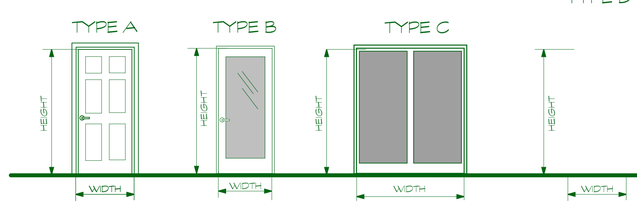
1 / A1.1 GROUND FLOOR PLAN

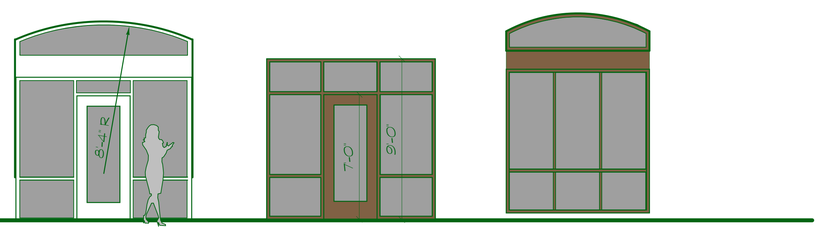
1/4" = 1'-0"

0 5' 10' 15'

NORTH

DOOR TYPES





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CALAPOOIA COMMONS

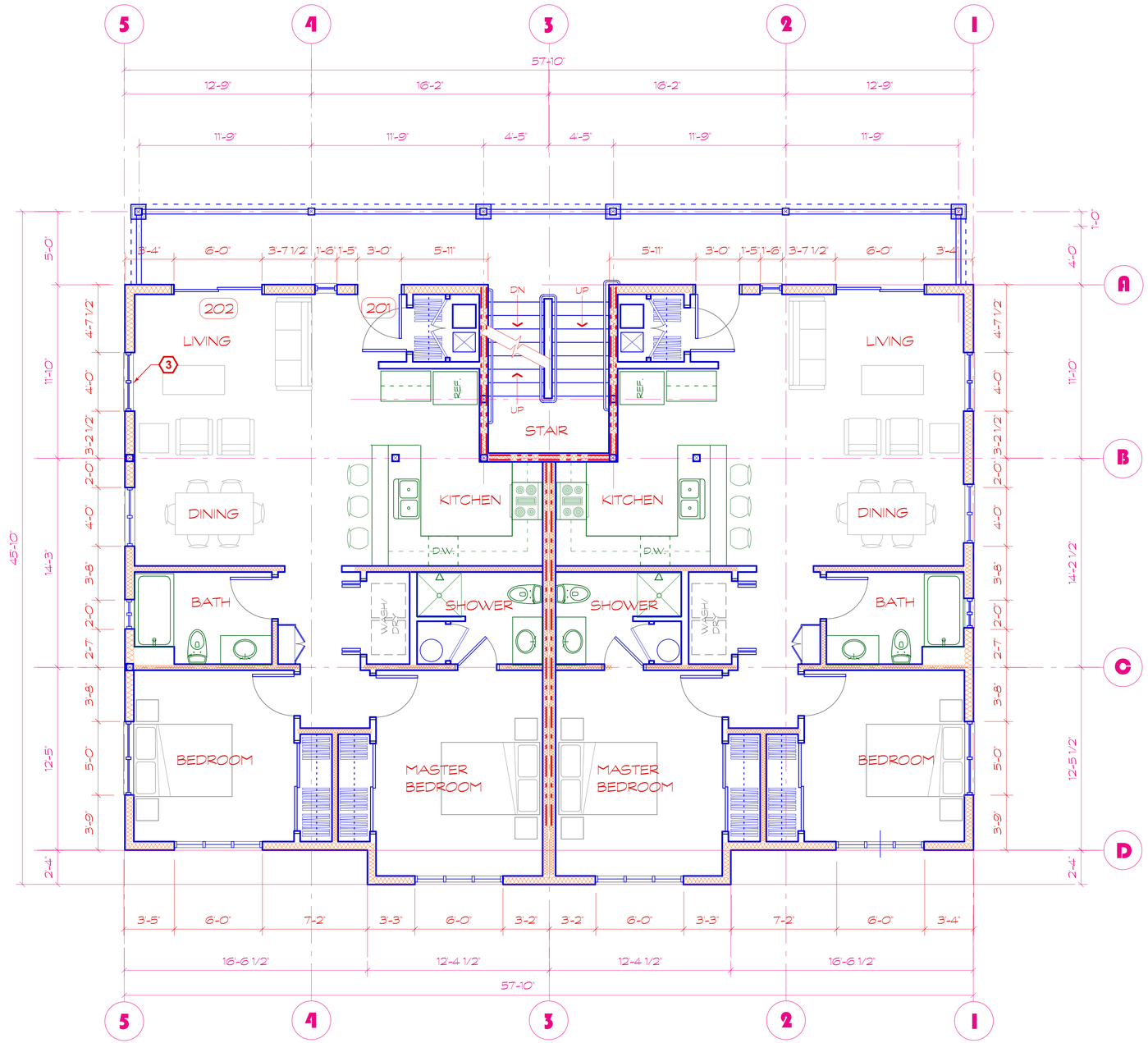
Downtown LIVE/WORK/PLAY

331 NW Calapooia Street
Albany, Oregon 97321

Ground Floor PLAN

A 1.1

October 18, 2019



1
A1.2

SECOND FLOOR PLAN

1/4" = 1'-0"

0 5 10' 15'

NORTH

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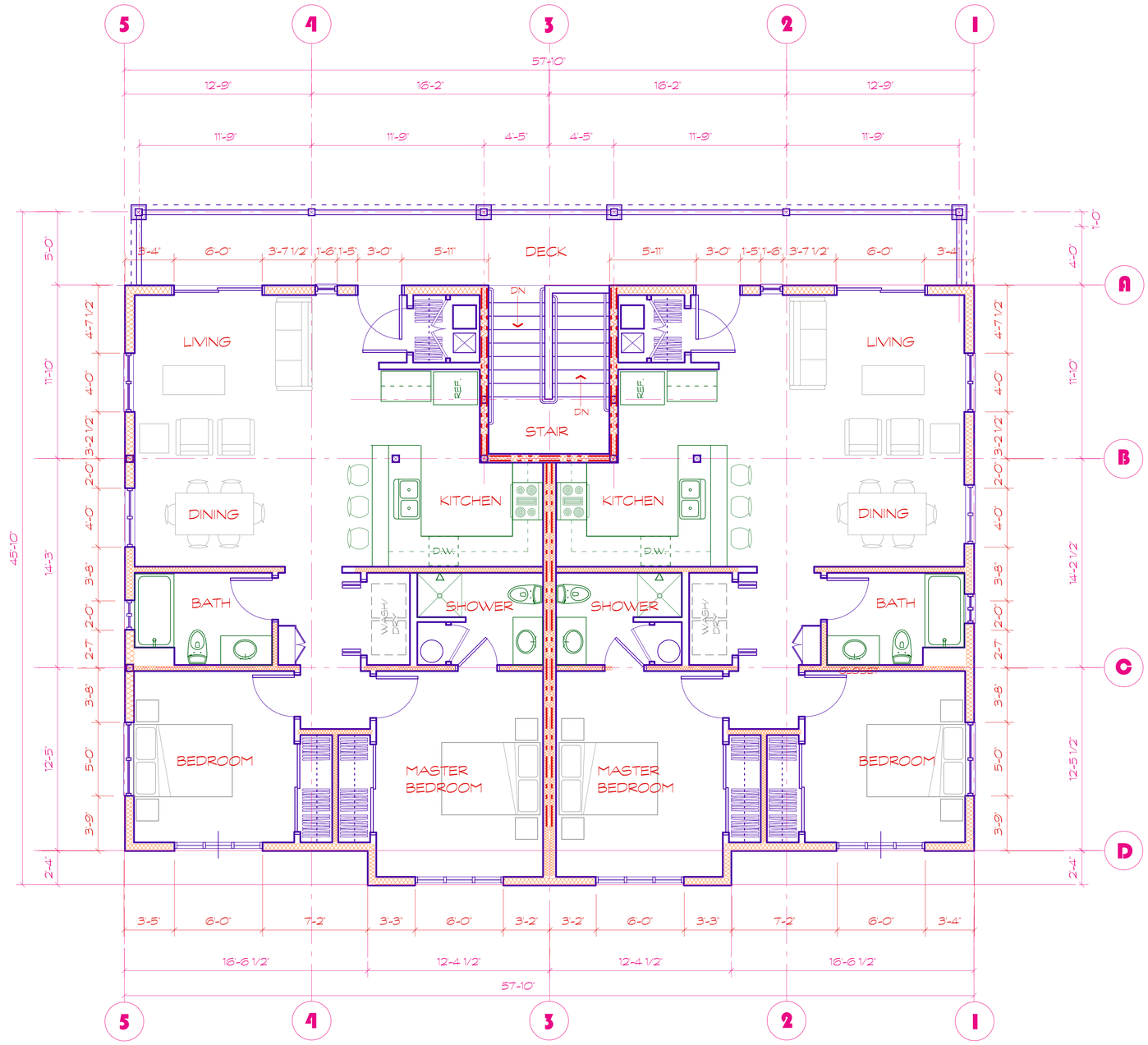
2nd Floor Plan

A1.2

October 18, 2019



1
A1.3

THIRD FLOOR PLAN

1/4" = 1'-0"

0 5' 10' 15'

NORTH

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Downtown LIVE/WORK/PLAY

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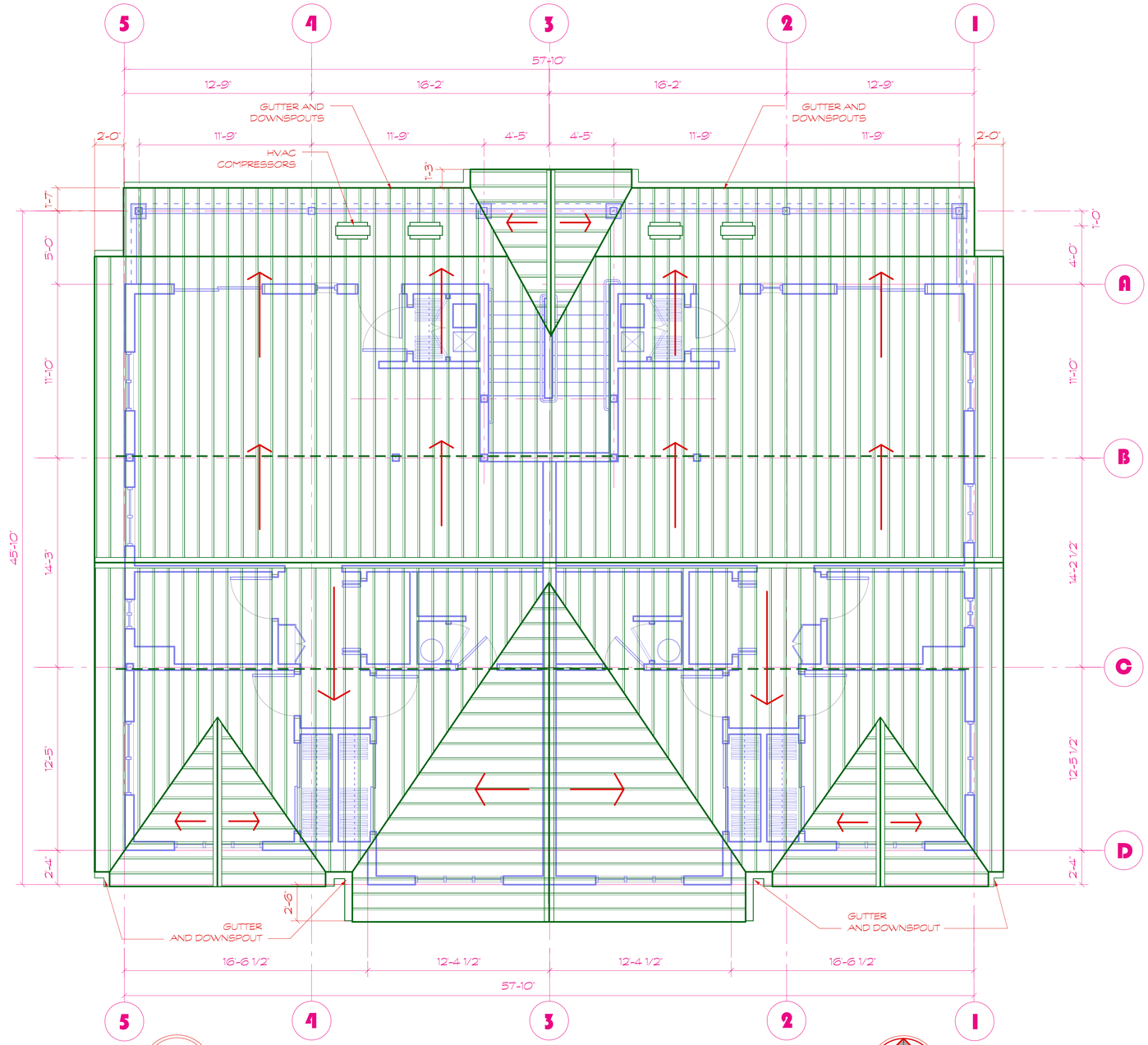
3rd Floor Plan

A1.3

October 18, 2019



1
A1.4

ROOF PLAN

1/4" = 1'-0"

0 5' 10' 15'

NORTH

ROOF PLAN NOTES:

1. PROVIDE A COPY OF THE ROOFING MATERIALS MANUFACTURE INSTALLATION VERIFICATION LETTER PRIOR TO REQUESTING FINAL INSPECTION. OSSC SECTION 107

2. ABOVE-DECK THERMAL INSULATION BOARD SHALL COMPLY WITH THE STANDARDS IN TABLE 1509.2. OSSC SECTION 1509.2

3. METAL FLASHING TO WHICH BITUMINOUS MATERIALS ARE TO BE ADHERED SHALL BE PRIMED PRIOR TO INSTALLATION. OSSC SECTION 1510.6

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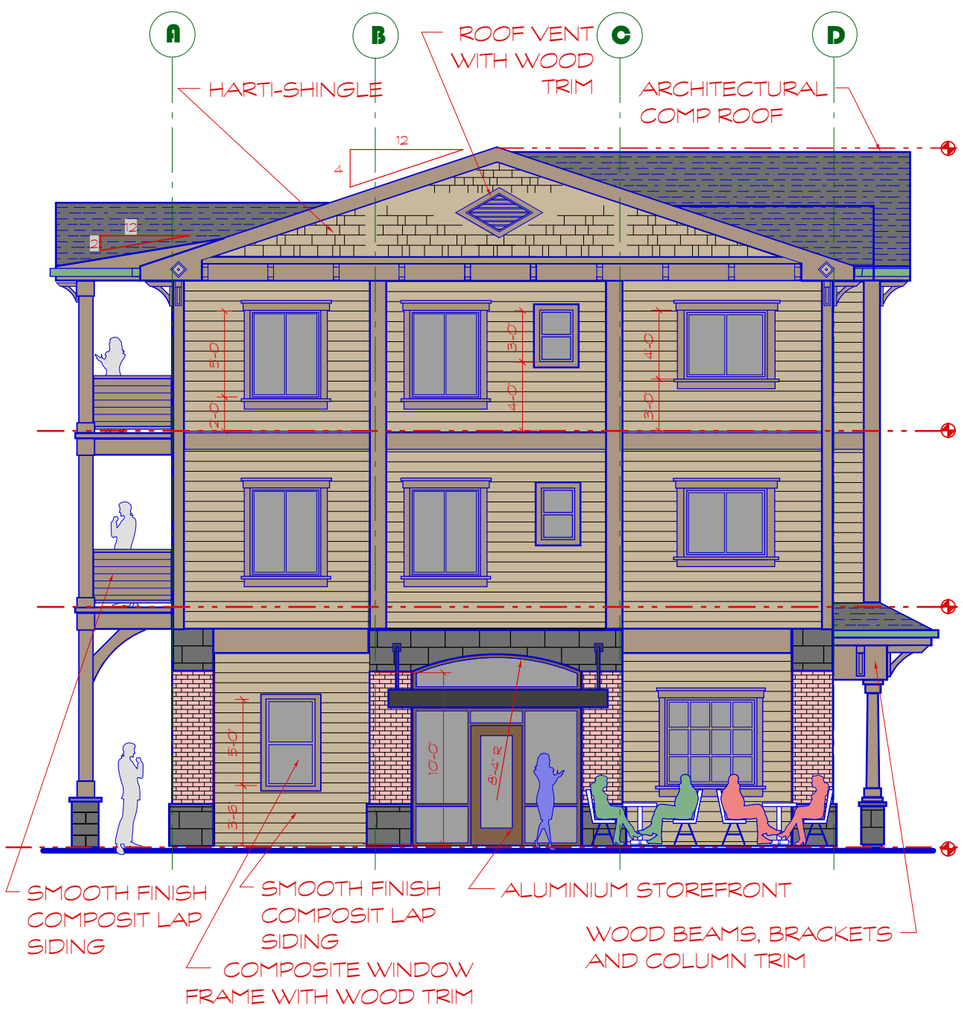
ROOF PLAN

A1.4

October 18, 2019



2 A3.0 WEST BUILDING ELEVATION

1/4" = 1'-0"

0 5' 10' 15'

1 A3.0 SOUTH BUILDING ELEVATION

1/4" = 1'-0"

0 5' 10' 15'

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CALAPOOIA COURT

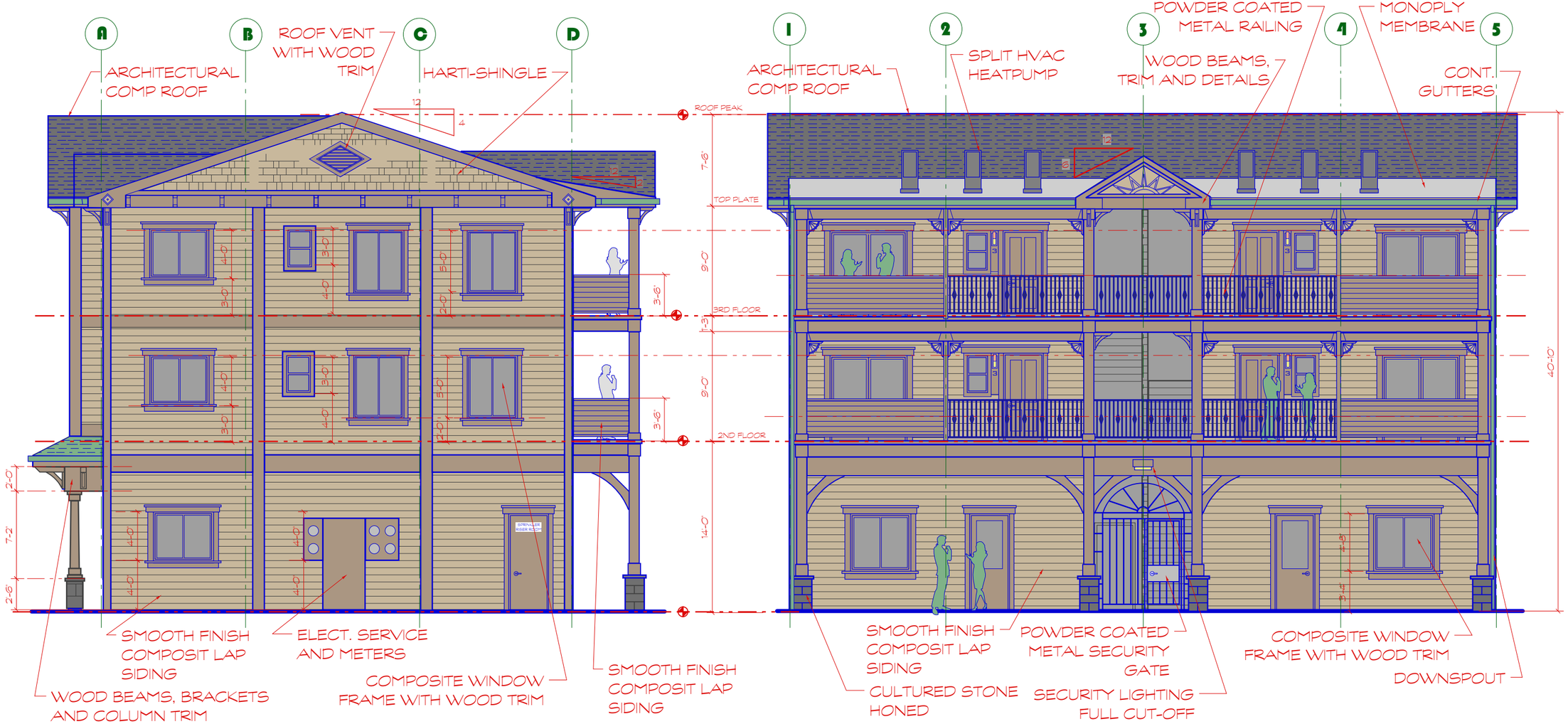
Downtown Live/Work/Play

331 NW Calapooia Street
Albany, Oregon 97321

BUILDING ELEVATIONS

A3.0

October 18, 2019



2 A3.1 EAST BUILDING ELEVATION

1/4" = 1'-0"

0 5' 10' 15'

1 A3.1 NORTH BUILDING ELEVATION

1/4" = 1'-0"

0 5' 10' 15'

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CALAPOOIA COURT

Downtown LIVE/WORK/PLAY
331 NW CALAPOOIA STREET
ALBANY, OREGON 97321

BUILDING ELEVATIONS

A 3.1

October 18, 2019

Valley Homes, Inc.

New Construction in Historic District

CALAPOOIA COURT

331 NW Calapooia Street - Albany, Oregon 97321

Historic Review Findings and Report

Board of Landmarks

ALBANY OREGON

William Gordon Ryals Architect

January 27th 2020

Criterion: 1a.
The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.

Facts:
The proposed new development will not alter the existing sidewalk location. Street tree location will conform with City of Albany development code as no street trees exist at this time. The setbacks of this proposed development are consistent with the DMU zoning. The structures will have a 5 foot setback from interior property lines and be 0 – 5 feet from street facing property lines. The DMU zoning has a maximum front setback of 5/15 feet and a minimum 5 foot interior setback which this development meets. Building coverage of the proposed development will be 4520 square feet. The lot being developed is 10,665 square feet. The DMU zone has no applicable restrictions for minimum lot size or maximum building size. Building coverage for the proposed development will be 42% of the building lot. This is consistent and within the framework of the DMU zone. Orientation to the street of the proposed development will be street facing. One structure will be sited on the corner of Fourth and Calapooia and its' facade will incorporate windows, awnings, and architectural details on both Fourth Avenue and Calapooia Street. The second building is facing Fourth Avenue solely, with all of the same features. Both structures are consistent with the goals of the DMU zone.

Conclusion:
This development meets the criteria of unifying development patterns, sidewalk and street tree location, setbacks, building coverage, and orientation. The development fits within the DMU zone and the Monteith District.

Criterion: 2a.
The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.

Facts:
The proposed development consists of two three story structures. The lower floor is commercial space with first floor to second floor being fourteen feet. The top two floors consist of residential space being nine feet from floor to floor. The structures will be approximately 32 feet to the eaves. The footprint of each structure is 45' 10" x 57' 10", or 2651.39 square feet. Both the footprint and height of the proposed development is consistent and conforming to development code within the zone and district. The surrounding area has a mix of commercial, business, and residential use. Attached please find 7 photos of neighboring properties. The development is adjacent or within two blocks of these properties. These properties are representative of the district and zone. As you can see from the photos, they vary in size and scale. There is a five story structure located at Third and Calapooia. The proposed development shares the alley with a business and home that are similarly three stories. There are homes and rentals across the street that are either two or three stories as well. There are also some single story houses and businesses within the block. The mix of development that has occurred prior adds to the character and offers uniqueness to the zone and district. Not every structure looks like its neighbor and this charm is part of the beauty of the district.

The proposed development also will incorporate elements and exterior architectural details that are consistent and conforming to the zone and district. These features will enhance the development as well as the district. Wide belly bands, trim of windows, gable banding, bay windows, and awnings are some of the additional details that not only make this development more attractive, but also the neighborhood as well. Porches are also part of this development, which is a very prominent feature of the district.

Conclusion:
The proposed development maintains similar size and scale of the many different structures of the district. This proposed development is three stories which is a very common size of the existing nearby homes and businesses, therefore being consistent with prior development in the zone and district. The detailing of the proposed development is meant to exceed what is required within the ADC and district standards. This will ensure that proposed development adds to the neighborhood and enhances the district as a whole. The craftsmanship of this development will promote and improve the area, zone, and district.

Criterion C: 3a.
Building materials are reflective of and complimentary to existing buildings within the district.

Facts:
Attached please find 7 photos of neighboring properties. The development is adjacent or within two blocks of these properties. These properties are representative of the district and zone. As you can see from the photos, the neighboring properties have different window types, siding types, and architectural details. All adding in some way to enhance the diversity of the district and zone. Some windows are vinyl, some are wood, some have grids and some do not, some siding is wood, some is hardiplank, some is vinyl, shingles as well as stucco are also both represented. The proposed development will be a wood framed structure with a mixture of siding types. Lap siding is a common siding type within the district and this development will incorporate lap siding as well. Hardiplank is the preferred type of lap siding for its durability. Shingle accents are also a nice detail on many structures within the district. Shingles will also be a part of the exterior detailing on this development. Masonry (i.e. brick, stone) have been used for centuries on homes and businesses not only in Albany, but worldwide. Masonry accents will be added for curb appeal and will help the project enhance the neighborhood. Windows will be of composite materials with trim to match other homes in the district. As mentioned earlier, exterior trim detailing will be used to ensure this project compliments the district. Metal awnings are also seen on many businesses nearby. These provide a unique look as well as function. Covered porches that invite people in, have always been a nice feature on homes and businesses and will be a part of this project. The overall goal of this project in its entirety is to be a great addition to Albany and its' downtown area. This will be accomplished by using some timeless exterior detailing as well as meshing in some more modern styling. These details certainly add to the cost, but will add to the district and neighborhood and provide a sense of pride once completed.

Conclusion:
This project is not trying to be a historic structure, but it will have ample exterior detailing that is prevalent in the district. The building materials used in this development are similar to other

homes and businesses nearby and are reflective and complementary to existing buildings within the district. There are many different products from vinyl to wood to brick to composite materials. Our world is evolving and products change and improve. Windows have also made improvements to function and insulation values. Products range from vinyl to wood to metal to composite. The district has all of these window types represented. This project will try to incorporate the best value while maintaining the look that is important to the integrity of the district. Trim detailing throughout this project will be used around windows, belly and gable banding, wide corner trim, gable accents, and porch features to make this project an asset to the district. The use of the available building materials will be such that they compliment the district. These details and craftsmanship will add to the cost but will give the neighborhood something they can be proud of which has been a long time coming.

334 Calapooia SW ↙

↓ 306 Washington SW

602/606 3rd SW ↑

510 5th Ave SW ↑

323 Calapooia SW ↑

635 3rd Ave SW ↑

↑ 420 3rd Ave SW

RIVER VIEW PLACE

323 Calapooia SW

334 Calapooia SW

602-606 3rd Avenue SW

306 Washington Street SW

420 3rd Avenue SW

510 Fifth Avenue SW