



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Staff Report

Historic Review of Exterior Alterations

HI-08-20

June 24, 2020

Summary

Scott and Spencer Lepman, dba Sable Drive LLC have submitted a Historic Review application for exterior alterations associated with a conversion of an unimproved basement (of an existing apartment building) into four (4) one-bedroom residential dwelling units. Alterations include the following: 1) replacement of eight existing basement level windows on the east and west facade with new egress windows; 2) removal of one vinyl framed window on the basement level on the rear (south) facade; 3) Installation of ventilation on the east, west, and south facades; and 4) new construction of a ±136 square foot, one-story addition on the rear (south) façade.

The subject property is situated mid-block south of Third Avenue and west of Montgomery Street, in the Central Business (CB) zoning district (Attachment A.1). According to ADC 5.060, Table 5-1 Schedule of Permitted Uses, the proposed use is allowed subject to approval of a Site Plan Review permit. A Site Plan Review application has been submitted and is currently under reviewed through a Type I-L review procedure for conformance with the Site Plan Review criteria contained in ADC 2.450.

A historic review is required according to ADC 7.100 for exterior alterations or additions to buildings or structures classified as historic contributing and historic non-contributing within the historic districts, and to landmarks outside the district. This application is subject to review by the Landmarks Commission per ADC 7.120 and processed under a Type III review procedure, in accordance with ADC 1.360.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Laura LaRoque, Project Planner
Property Owner/Applicant:	Scott and Spencer Lepman, dba Sable Drive LLC 100 Ferry Street NW, Albany, OR 97321
Applicant Representative:	Candace Ribera, Scott Lepman Company 100 Ferry Street NW; Albany, OR 97321
Architect:	Don Johnson, Skyline Architecture 2806 45th Court SE; Albany, OR 97322
Civil Engineer:	Brian Vandetta, Udell Engineering and Surveying 63 East Ash Street, Lebanon, OR 97355
Address/Location	222 Third Avenue SE, Albany, OR 97321

cd.cityofalbany.net



Map/Tax Lot: Linn County Tax Assessor's Map No.: 11S-03W-06CD; Tax Lot 3200

Zoning: Central Business (CB) District, Historic Overlay District (Local Historic Inventory)

Total Land Area 4,693 square feet (0.11 acres)

Existing Land Use: Apartment building

Neighborhood: Central Albany

Surrounding Zoning: North: Central Business (CB) District (across Third Avenue SE)
 East: Central Business (CB) District
 South: Central Business (CB) District (across alley)
 West: Central Business (CB) District

Surrounding Uses: North: Parking Lot
 East: Vacant and Community Service Use (CHANCE)
 South: Alley and Retail Sales and Service (Fourth Avenue LLC)
 West: Retail Sales and Service

Prior Land Use History: The property was developed prior to land use records. The structure at 222 Third Avenue SE was constructed in circa 1910 and was known as the Woods Apartments until approximately 1950 when the use changed to offices and meeting rooms for the labor union. The building has since been known as the Labor Temple Building.

HI-07-06: Historic Review of Exterior Alterations to replace foundation and raise building 18 inches to have a useable basement.

CU-04-08: Conditional Use to convert an existing building into four condominiums and a common area in the basement. Including four off-street parking spaces behind the building.

CU-01-11: Code Interpretation to authorize a joint parking agreement between Albany Redevelopment, LLC, 222 Third Avenue SE and Davis Glass, 230 Second Avenue SE that would allow four off-street parking spaces to be provided in lieu of developing on-site parking required through a conditional use approval. Following this land use approval however, the parties were unable to reach agreement on the terms of the joint use parking agreement (see CU-02-12, below).

HI-06-11: Historic Review of Exterior Alterations to construct egress stairs on the alley side and modify front porch wall and handrail to meet building code.

CU-02-12: Conditional Use application to modify a condition of approval that will eliminate a requirement to develop four off-street parking spaces. The applicant requested a new review of the parking requirement due to the fact the property is situated entirely within the Downtown Parking Assessment District, which does not require off-street parking.

SP-12-20: Site Plan Review to convert an unimproved basement (of an existing apartment building) into four (4) one-bedroom dwelling units with associated site and building improvements.

Notice Information

On June 10, 2020, a Notice of Public Hearing was mailed to property owners within 300 feet of the subject property. On June 10, 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

Historic Review of Exterior Alterations (ADC 7.100-7.165)

ADC 7.150 establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. 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**
2. **The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

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

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

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

Findings of Fact

- 1.1 Historical Rating. The apartment building is listed on the Local Historic Inventory and is located outside of Albany's National Register Historic Districts.
- 1.2 Historic Character of the Area. The subject property is located at 222 Third Avenue SE in the Central Business (CB) zoning district. The surrounding properties are zoned CB and are developed with a variety of uses from different time periods. Uses include commercial, industrial, mixed-uses, and parking lots. A vacant lot abuts the property to the east. (See applicant's surrounding zoning designations and land uses narrative on pages 2-3 of Attachment B.4 and see applicant's Exhibit K of Attachment B.18 for pictures of surrounding developments.)
- 1.3 History and Architectural Style. This structure is believed to be one of only four two-story wood apartment buildings in the downtown that were built as an apartment. The historic resources survey has a circa 1910 construction date and lists the building as the Wood Apartments, constructed in the Craftsman architectural style (Attachment A.2). In the 1950s, the structure became the Labor Temple with offices from several labor unions. In the early 2000s, the structure was converted back into apartments.
- 1.4 Prior Alterations. In 2007, the foundation of the structure was replaced, and the height of the basement level was increased 18 inches. Conditions of land use approval for planning file no. HI-07-06 required the following: 1) the new foundation to be finished with siding to match the current siding; 2) The basement windows be retained and placed in the same location as they were previously, except for a 6 inch separation from the belt course to allow for new beams; 3) The front stairs be rebuilt to match the current stairs or bull-nosed stair treads. The handrail be simple in design or similar to current pipe handrail; and 4) The shed roof and wall enclosure the back two-story staircase to be removed while the building is being raised and painted. The design of the new wall to be subject to historic approval.
- 1.5 In 2011, the rear exterior egress stairwell, first-floor front porch wall, and entryway handrail were modified. Conditions of land use approval for planning file no. HI-07-06 required the following: 1) The existing wall along the front stairs to be reduced in height to match the height of the porch wall; 2) Metal rails with horizontal members to be designed to meeting building code standards; 3) The metal rail incorporating the horizontal members shall be incorporated on the lower and upper front porches; 4) The final design of the metal railing described in conditions 1 and 2 to be approved by the preservation planner; and 5) The back stairs to be painted to match the body color of the building, except that the rail caps shall be painted to match the rail caps on the front stairs.

- 1.6 Proposed Exterior Alterations. The applicant proposes the following alterations associated with a conversion of an unimproved basement of an existing apartment building into four (4) one-bedroom residential dwelling units:
- A. East/West (side) Façade.
1. Replacement of eight existing basement level windows on the east and west facade with new egress windows, as shown on Detail sheet, A2.9 (Attachment B.13). The proposed windows are the same in terms of location, style, and material but differ in function, glazing, and height. The proposed windows are as follows:
 - a. In the same location as the existing windows.
 - b. Wood sash frames with wood muntins.
 - c. Casement (to allow egress) as opposed to fixed.
 - d. Double pane as opposed to single pane.
 - e. Two-feet-eight-inch-wide by three-feet-ten-inch-tall by three-foot-ten-inches tall with a three-feet-six-inch distance from top of finish floor to top of sill. Whereas, the existing windows are two-feet-six-inches with a four-foot-ten-inch distance from top of finish floor to top of sill.
 2. Installation of fresh air and range hood ventilation on the east and west façade for basement units, as shown on Building Elevation Sheet, A3.1 (Attachment B.15).
- B. South (rear) Façade.
3. Construction of a new 136 square foot one-story addition to the rear of the building (west of the existing stairway addition), as shown on Details Sheet A2.7 and Building Elevation Sheet A3.1 (Attachments B.12 and B.15). The proposed new addition is proposed to be finished with smooth HardiePlank lap siding with an exposure to match the existing building and standing seam roofing panels. The applicant proposed to reuse one of the existing basement windows on the south wall of the new addition, as shown on Building Elevation Sheet A3.1 (Attachment B.15). The style, dimensions, and material of the trim and sill for this window are shown as matching the existing windows.
 4. Removal of two basement level windows on the south façade in the area of the proposed new addition, as shown in Existing Building Elevation Sheet A3.0 (Attachment B.14). Removal of the windows is proposed by the applicant to increase privacy to the abutting basement unit.
 5. Installation of ventilation for laundry room/bike storage addition on south façade as shown on Building Elevation Sheet A3.1 (Attachment B.15).
- 1.7 Building Use (ADC 7.160(1)). The residential use of the property will continue as apartments, resulting in eight total dwelling units when completed. The proposed alterations are needed to meet code standards (i.e. egress, ventilation, covered bicycle parking) associated with the development of additional residential dwelling units. No changes are proposed to any character-defining elements of the building or site. The proposed alterations are consistent with standard ADC 7.160(1).
- 1.8 Historic Record and Building Changes (ADC 7.160(3) and (4)). No conjectural features or architectural elements from other styles, buildings or time periods are proposed. The property was altered less than 50 years ago resulting in the loss of historic materials and features. These changes have not acquired historic significance. The proposal is consistent with standards ADC 7.160(3) and (4).

- 1.9 Distinctive Features and Character (ADC 7.160(2), (5), and (6)). The character defining and decorative features of the structure are coupled, recessed doors and porches on the first and second stories of the front façade and two-story slanted bays on the south, east, and west elevations (see Attachment A.2). No alterations to these features are proposed.
- 1.10 As stated previously, nine total basement level windows are proposed to be removed. These windows are not distinctive features of the building and are not unique to the Craftsman style. Of the nine windows being removed, eight will be replaced with windows that approximate the old in terms of location, style, and material but differ slightly in height, glazing, and function. Architectural elements and craftsmanship of the existing conditions are on the existing elevation drawing thus satisfying guidelines (2), (5), and (6).
- 1.11 Guidelines ADC 7.160(7) and (8) are not applicable. No chemical or physical treatments or soil disturbance of note is proposed. There are no known archaeological resources on the site.
- 1.12 Compatibility of Exterior Alterations and Additions (ADC 7.160(9) and (10)). The application proposes a new 136-square-foot one-story addition to the rear of the building (west of the existing stairway addition), as shown on Details Sheet A2.7 and Building Elevation Sheet A3.1 (Attachments B.12 and B.15). The proposed addition is 17' wide and 8' deep with a 6' wall height above grade. The proposed roof is a single-sloped "shed" roof finished with standing seam roofing panels. The proposed siding is smooth horizontal fiber cement lap siding. Incorporated in the south wall of the new addition is one of the basement windows slated for removal.
- 1.13 Two alterations to the original structure are proposed with this addition:
 1. The application proposes to remove and replace the existing siding on the south façade of the structure with new gypsum wall board. It is unknown if this siding is original. Even if it were found to be original, the amount of siding remaining after the removal of the window and trim would be minimal, and the remaining portion is already encumbered by wall mounted service meters.
 2. The applicant also proposes to remove one existing basement level window on the south façade (in the area of the proposed new addition) for privacy as it is located in the wall of an abutting basement unit bedroom. The window material appears to be vinyl and the opening is larger than the basement level windows on the east and west elevations. The material type and inconsistent window opening size suggests that this window is not original to the structure. However, pictorial evidence or original drawings were not found to confirm. Regardless, this window is not a defining element that characterizes the property.

Conclusions

- 1.1 Nine fixed basement level windows are proposed to be removed. Of the nine windows being removed, eight will be replaced with windows that approximate the existing windows in terms of location, style, and material differing only in height, glazing, and function. None of the existing basement level windows are distinctive features of the building and are not unique to the Craftsman style.
- 1.2 A new 136 square foot one-story addition to the rear of the building. The finishes on the addition will closely approximate the style, dimensions, and architectural features of the main structure. If the addition were to be removed in the future, the essential form and integrity of the main structure and environment would be largely unimpaired.
- 1.3 The proposed alterations is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials and architectural features satisfying ADC 7.150(2) and the proposed alterations are consistent with the Secretary of Interiors Standards in ADC 7.160.
- 1.4 The proposal, as submitted, satisfies the review criteria for exterior alterations.

Options and Recommendations

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

Option 1: Approve the application as proposed;

Option 2: Approve the application with conditions of approval (as suggested or modified); or

Option 3: Deny the application.

Based on the discussion above, staff recommends that the LC pursue Option 1 and approve the application as proposed. If the LC accepts this recommendation, the following motion is suggested.

Motion

I move to approve the requested exterior alterations (application planning files no. HI-08-20) as proposed in the application submittal. This motion is based on the findings and conclusions in the June 24, 2020, staff report and 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. Historic Resource Survey
3. Photographs

B. Applicant's Application Submittal

1. Application
2. Historic Review of Exterior Alterations Checklist
3. Legal Description, Exhibit A
4. Findings of Fact (pages 1-13), Exhibit B
5. Existing Site Conditions, Exhibit C-1
6. Proposed Site Plan, Exhibit C-2
7. Basement Floor Plan (Demolition Plans Basement, Sheet A2.1), Exhibit D-1
8. First Floor Plan (Demolition Plan First Floor, Sheet A2.2), Exhibit D-2
9. Second Floor Plan (Demolition Plan Second Floor, Sheet A2.3), Exhibit D-3
10. Basement Floor Plan (Sheet A2.4), Exhibit E-1
11. First and Second Floor Plans (Sheet A2.5), Exhibit E-2
12. Details (Sheet A2.7), Exhibit F-1
13. Details (Sheet A2.9), Exhibit F-2
14. Existing Building Elevations (Sheet A3.0), Exhibit H-1
15. Building Elevations (Sheet A3.1), Exhibit H-2
16. Conceptual Landscape Plan, Exhibit I
17. Conceptual Building Signage, Exhibit J
18. Views of Surrounding Immediate Neighborhood (pages 1 - 14), Exhibit K
19. Conceptual Covered Picnic Structure, Exhibit L

Acronyms

ADC	Albany Development Code
CB	Central Business Zoning District
HI	Historic Review File Designation
LC	Landmarks Commission

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Legend

 Subject Property



0 25 50 100
Feet

Date: 5/8/2020 Map Source: City of Albany

222 3rd Avenue SE

Location / Zoning Map

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STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Linn

Theme Commercial

Name
(Common) _____

(Historic) _____

Address 222 East 3rd
Albany

Present Owner Albany Central Labor Temple Assn.

Address _____

Original Use Commercial

Date of Construction Circa 1915

Physical description of property and statement of historical significance:

Two story wood frame structure with hipped roof, exposed eaves, two story central roofed portico on the front elevation. Hip level banisters enclosed on both first and second story porches both of which are supported by large pillars. Two story slant bays flank east central portico area. Doors on both stories are coupled and recessed and have one light panel surrounded with wood surrounds on the upper half of the doors with lower wood panels. A dormer ventilator is centered above the portico roof. Building rests on a pillar and post foundation with continuous clapboard skirting. Condition is good. Rating is secondary. Style is Transitional Box.

----- continue on back if necessary -----

Recorded by _____ Date _____

Sources consulted (continue on back if necessary):

Please enclose map. Township 11 ^N _S 3W ^E _W Section 6CD

781

LA

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: LINN**

FIELD NO.: 22

HISTORIC NAME: Wood Apartments

COMMON NAME: Labor Temple

ADDRESS: 222 Third Avenue SE

CITY: Albany

OWNER: Albany Central Labor Temple, 222 Third Ave. SE, Albany, OR 97321

BUILDER: Unknown

T/R/S: 11S, 3W, 6

TAX LOT: 3200

MAP NO: 11-3W-6CD

ADDITION: Eastern Addition

BLOCK: 13

LOT: 1/2 of 2 QUAD: Albany

DATE OF CONSTRUCTION: c. 1910

ORIGINAL USE: Apartments

PRESENT USE: Offices

ARCHITECT: Unknown

THEME: 20th Century architecture/labor

STYLE: Craftsman

BLDG. XXX

STRUC.

DIST.

SITE OBJ.

PLAN TYPE/SHAPE: Rectangle

FOUNDATION MATERIAL: Cement

ROOF FORM & MATERIALS: Hip with open eaves and exposed rafters, composition shingles

WALL CONSTRUCTION: Balloon frame

PRIMARY WINDOW TYPE: One-over-one double-hung

EXTERIOR SURFACING MATERIALS: Clapboard

DECORATIVE FEATURES: Double doors and 2nd floor balcony, slanted bays on north, east and south side

OTHER: Gable dormer on front facade

CONDITION:

GOOD XXX

FAIR

POOR

MOVED

DATE:

NO. OF STORIES: 2

BASEMENT (Y/N): Y

STRUCTURAL FRAME: Wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): None

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: North facing building on south side of Third Avenue SE

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): A good example of a Craftsman apartment house, one of only four two-story wooden apartment buildings in the downtown that were built as apartment houses.

Built in 1910 as an apartment house for Frank N. & Elizabeth Wood. Frank Wood was a monument maker and worked at the Albany Iron Works. They had two children Leroy and Mamie.

Became the Labor Temple by 1950 with offices for several Labor Unions. The Carpenters Local #2133, Albany Building Trades Council, Retail Clerks Local 1402 and Teamsters. Now has offices for Plywood Union Local #2942, United Steel Workers Local #7150.

SOURCES: City Directories 1911, 1913. 1950

NEGATIVE NO.: T-6

SLIDE NO.: 22

RECORDED BY: R. Keeney

DATE: 06-29-90

SHPO INVENTORY NO: 781

OREGON INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY FORM - TWO

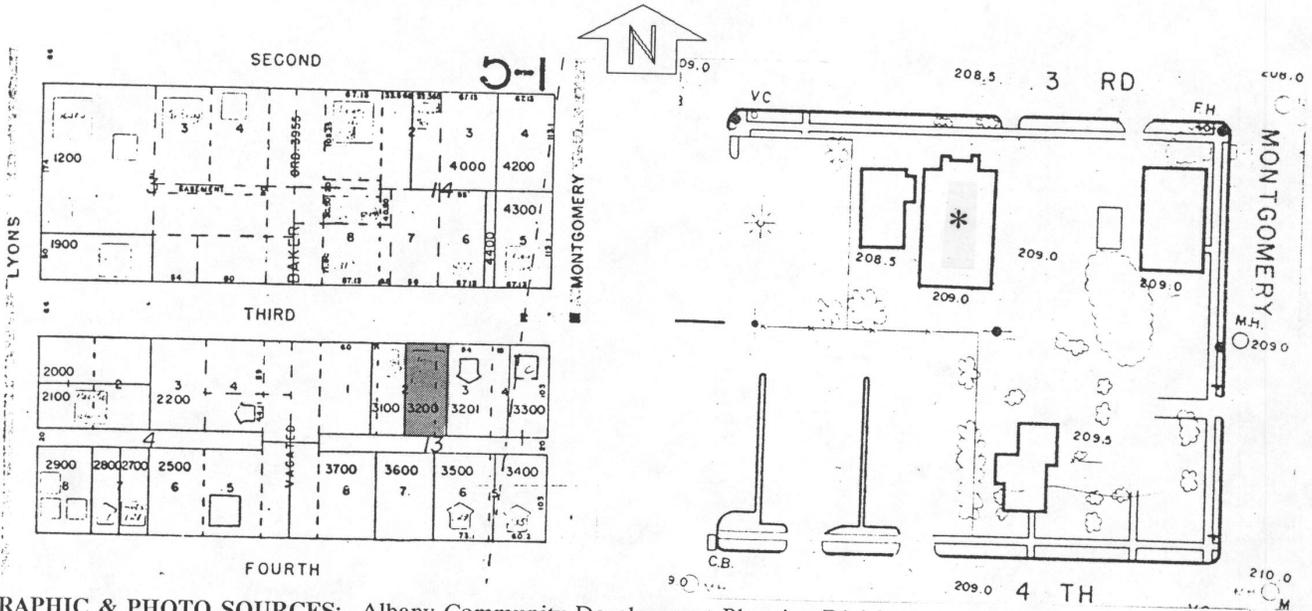
FIELD NO.: 22
NAME: Albany Central Labor Temple
ADDRESS: 222 Third Avenue SE
QUADRANGLE: Albany

T/R/S: 11S, 3W, 6
MAP NO.: 11-3W-6CD TAX LOT: 3200



NEGATIVE NO.: T-6

SLIDE NO.: 22



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division

SHPO INVENTORY NO: 781

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HI-08-20

222 Third Avenue SE Photographs - Attachment A.3



HI-08-20

222 Third Avenue SE Photographs - Attachment A.3



HI-08-20

222 Third Avenue SE Photographs - Attachment A.3



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COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

PLANNING APPLICATION

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals
Send completed application and checklist(s) to eplans@cityofalbany.net

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustment (AD) | <input type="checkbox"/> Interpretation of Code (CI) | <input type="checkbox"/> Manufactured Home Park |
| <input type="checkbox"/> Alternative Setback | <input type="checkbox"/> Quasi-Judicial (Type II) | <input type="checkbox"/> Modify Existing Development |
| <input type="checkbox"/> Annexation (AN) | <input type="checkbox"/> Legislative (Type IV) | <input type="checkbox"/> New or Existing Parking Area Expansion |
| <input type="checkbox"/> Comprehensive Plan Amendment (CP) | <input type="checkbox"/> Land Division (check all that apply) | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Map Amendment | <input type="checkbox"/> Partition (PA) | <input type="checkbox"/> Tree Felling |
| <input type="checkbox"/> Map Amendment; concurrent w/zoning | <input type="checkbox"/> Tentative Plat (Type I-L or III) | <input type="checkbox"/> Temporary Placement (TP) |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Final Plat (Type I) | <input type="checkbox"/> Urban Growth Boundary (UGB) |
| <input type="checkbox"/> Conditional Use - Type II or III (circle one) | <input type="checkbox"/> Subdivision (SD) | <input type="checkbox"/> Vacation (VC) |
| <input type="checkbox"/> Existing Building: expand or modify | <input type="checkbox"/> Tentative Plat (Type III) | <input type="checkbox"/> Public Street or Alley |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Final Plat (Type I) | <input type="checkbox"/> Public Easements |
| <input type="checkbox"/> Home Business (Type III only) | <input type="checkbox"/> Tentative Re-plat Type I-L (RLD) | <input type="checkbox"/> Variance (VR) |
| <input type="checkbox"/> Development Code Text Amendment (DC) | <input type="checkbox"/> Modification - Approved Site Plan or Conditional Use | <input type="checkbox"/> Willamette Greenway Use (WG) |
| <input type="checkbox"/> Floodplain Development Permit (FP) | <input type="checkbox"/> Natural Resource Boundary Refinement | <input type="checkbox"/> Zoning Map Amendment (ZC) |
| <input type="checkbox"/> Historic Review (HI) | <input type="checkbox"/> Natural Resource Impact Review (NR) | <input type="checkbox"/> Quasi-Judicial (Type IV) |
| <input type="checkbox"/> Exterior Alteration (Type I or III) | <input type="checkbox"/> Non-Conforming Use (MN) | <input type="checkbox"/> Legislative (Type IV) |
| <input type="checkbox"/> New Construction (Type III or I-L) | <input type="checkbox"/> Planned Development (PD) | <input type="checkbox"/> Other Required (check all that apply) |
| <input type="checkbox"/> Demolition or Moving (Type III) | <input type="checkbox"/> Preliminary (Type III) | <input type="checkbox"/> Design Standards |
| <input type="checkbox"/> Substitute Materials (Type III) | <input type="checkbox"/> Final (Type I) | <input type="checkbox"/> Hillside Development |
| | <input type="checkbox"/> Property Line Adjustment (PLA) | <input type="checkbox"/> Mitigation |
| | <input type="checkbox"/> Site Plan Review (SPR) | <input type="checkbox"/> Parking/Parking Lot |
| | <input type="checkbox"/> Accessory Building | <input type="checkbox"/> Traffic Report |
| | <input type="checkbox"/> Change of Use, Temporary or Minor Developments | <input type="checkbox"/> Other _____ |

Location/Description of Subject Property(ies)

Site Address(es): 222 3RD AVENUE SE
 Assessor's Map No(s): 11S-03W-06C0 Tax Lot No(s): 03200
 Comprehensive Plan designation: Village Center Zoning designation: CB
 Size of subject property(ies): 4,715.04 sq. ft. Related Land Use Cases: CU-04-08; CI-0001-11; CU-0002-12, HI-07-06; HI-06-11
 Project Description: Exterior Alteration to install a total of 8 new double hung wood louver light windows on the east and west basement level; to remove 2 60" x 48" light vinyl windows @ back of bldg. & to add 140^{sq} addition at rear of bldg for laundry room.
 Historic Overlay Natural Resource Overlay District Floodplain or Floodway Overlay

Applicant Information (must be signed)

Name: Scott & Spencer Lepman Signature: [Signature]
 Mailing Address: dba Sable Drive LLC Date: 5/6/20
100 Ferry Street NW
 City: Albany State: OR Zip: 97321-2253
 Phone #: 541-928-4536 Fax #: 541-928-4456 Email: scottlepman@gmail.com
cs4061106@gmail.com

File #(s): _____ Date Fee & Application Received: _____
 Pre-App File #(s): _____ Pre-App Meeting Date: 11/28/18
 Amount Paid: _____ Received By: _____



PUBLIC WORKS - COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Historic Review of Exterior Alterations

Checklist and Review Criteria

Information and Instructions

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

Historic Review of Exterior Alterations Submittal Checklist

PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES

PROPERTY & PROJECT INFORMATION

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

1) Historic District:

- Monteith
 Hackleman
 Downtown
 Local Historic
 Commercial/Airport

2) Historic rating:

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

3) House Architectural Style(s): Craftsman style

4) Construction Date: c1910

5) Please describe the proposed alteration(s) and the purpose of the alterations: To provide egress windows on basement level to meet current Fire & Life Safety standards; to remove two 60" x 48" light vinyl windows from the basement level at the rear of the building and to modify the alley facade by adding a 140 square foot addition to accommodate a laundry/bike room with 2 double hung 1 over 1 light wood windows

cd.cityofalbany.net



Property Owner Information (must be signed) Same as ApplicantName: Sable Drive LLC Signature: _____Mailing Address: 100 Ferry Street NW Date: _____City: Albany State: OR Zip: 97321

Phone #: _____ Fax #: _____

Email: _____

Authorized Agent or Representative (must be signed, if applicable)Choose One: Engineer Architect Other _____Name: Candace Ribera Signature: _____Mailing Address: 100 Ferry Street NW Date: 5/5/20City: Albany State: OR Zip: 97321-2253Phone #: 541-704-0364 Fax #: 541-928-4456Email: candace@slcompany.comRelationship to property owner(s): employee**Electronic Plans Representative (if different from applicant)**

IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES

Choose One: Engineer Architect Other _____Name: Don Johnson, Skyline Architecture Signature: _____

Mailing Address: _____ Date: _____

City: Albany State: OR Zip: 97322Phone #: 541- Fax #: _____

Email: _____

Other Representative (must be signed, if applicable)Choose One: Engineer Architect Other _____Name: Brian Vandetta Signature: _____Mailing Address: 63 East Ash Street Date: _____City: Lebanon State: OR Zip: 97355Phone #: 541-451-5125 Fax #: _____

Email: _____

REVIEW CRITERIA RESPONSES

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

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

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

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

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

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

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old, and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired [ADC Section 7.160].
- Photographs.** Provide photographs that show the current condition of the area you intend to alter.
- Construction Plans/Elevation Drawings.** Provide construction plans, architectural drawings or schematics showing detailed building elevations and exterior plans, and dimensions of all altered or new elements, including foundation, windows, and the setbacks to the property lines, materials proposed, profile/design, etc. If construction plans or drawings are not applicable to your project, then submit an accurate alteration description, including photographs, or other information that describes the project.

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

Example of Findings of Fact

Criteria for Findings of Fact

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact

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

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

Example

Criterion: 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.

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

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

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

Historic Review of Exterior Alterations – Process and Procedure

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

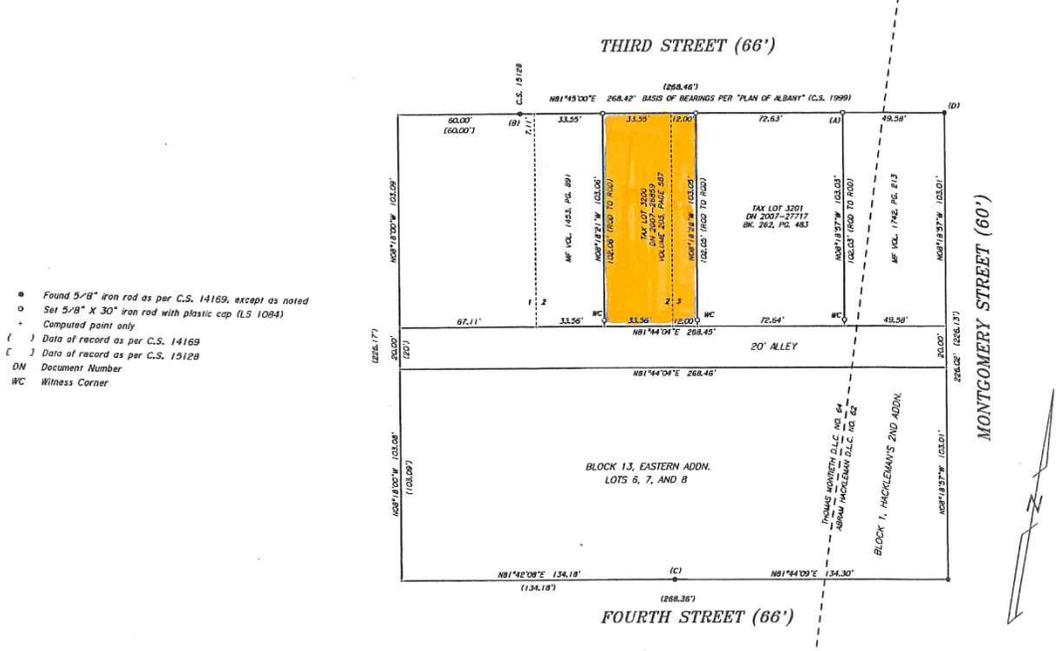
Exemption from Review (ADC 7.110). Historic review is not required for buildings or structures originally constructed after 1945 or for changes to paint color to any home or structure.

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

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

Exhibit 'A' Legal Description

The East one half of Lot 2 and the West 12 feet of Lot 3, Block 13, EASTERN ADDITION, in the City of Albany, Linn County, State of Oregon



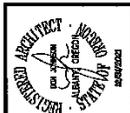
NO.	DESCRIPTION

DETAILS

WOODS APARTMENTS

RENOVATION

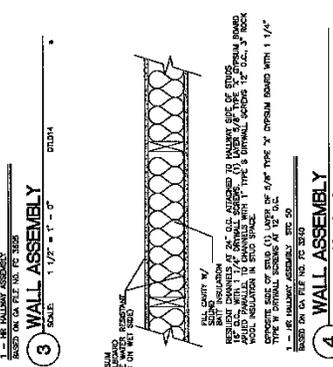
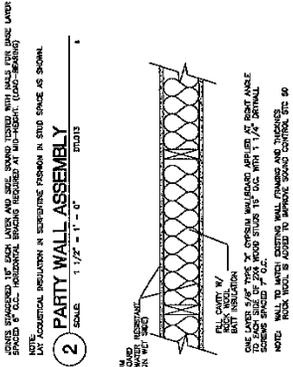
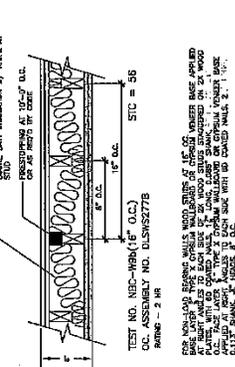
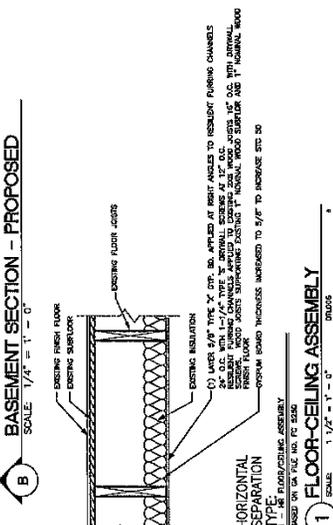
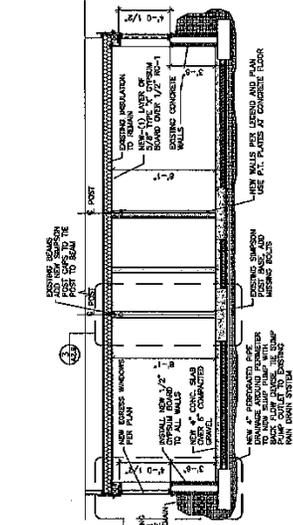
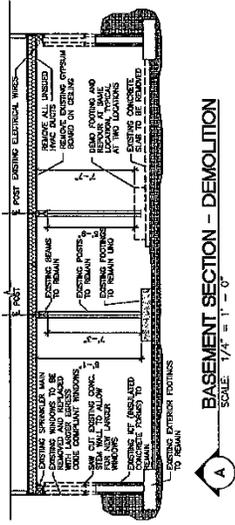
222 SE THIRD AVENUE
MIAMI, FL 33133



These documents were prepared by
Design Architecture LLC
 10000 SW 12th Street, Suite 200, Miami, FL 33186
 Phone: 305-400-8800
 Email: design@designarchitecture.com

A2.7

Exhibit 'F-1'
Detail Sheet Including Proposed
Laundry/Bike Storage Section
and Door Schedules



DOOR SCHEDULE		PARTITION SCHEDULE		PARTITION SCHEDULE	
#	LOCATION	TYPE	MATERIAL	FINISH	NOTES
1	LAUNDRY DOOR	6'-0" x 8'-0"	WOOD	1	1
2	LAUNDRY DOOR	6'-0" x 8'-0"	WOOD	2	2
3	LAUNDRY DOOR	6'-0" x 8'-0"	WOOD	3	3
4	LAUNDRY DOOR	6'-0" x 8'-0"	WOOD	4	4
5	LAUNDRY DOOR	6'-0" x 8'-0"	WOOD	5	5
6	LAUNDRY DOOR	6'-0" x 8'-0"	WOOD	6	6
7	LAUNDRY DOOR	6'-0" x 8'-0"	WOOD	7	7
8	LAUNDRY DOOR	6'-0" x 8'-0"	WOOD	8	8
9	LAUNDRY DOOR	6'-0" x 8'-0"	WOOD	9	9
10	LAUNDRY DOOR	6'-0" x 8'-0"	WOOD	10	10

HARDWARE - SCHEDULE

1 - PARTITION DOOR: 1.0000 (Type 97)

2 - PARTITION DOOR: 2.0000 (Type 97)

3 - PARTITION DOOR: 3.0000 (Type 97)

4 - PARTITION DOOR: 4.0000 (Type 97)

5 - PARTITION DOOR: 5.0000 (Type 97)

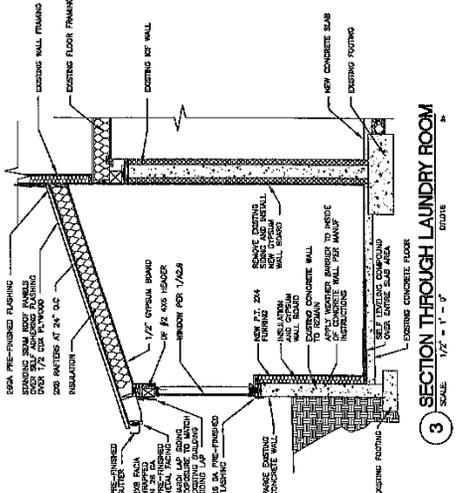
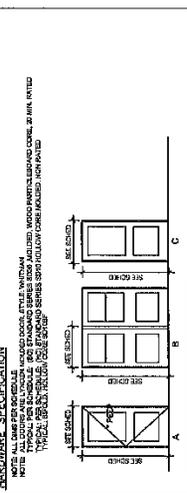
6 - PARTITION DOOR: 6.0000 (Type 97)

7 - PARTITION DOOR: 7.0000 (Type 97)

8 - PARTITION DOOR: 8.0000 (Type 97)

9 - PARTITION DOOR: 9.0000 (Type 97)

10 - PARTITION DOOR: 10.0000 (Type 97)



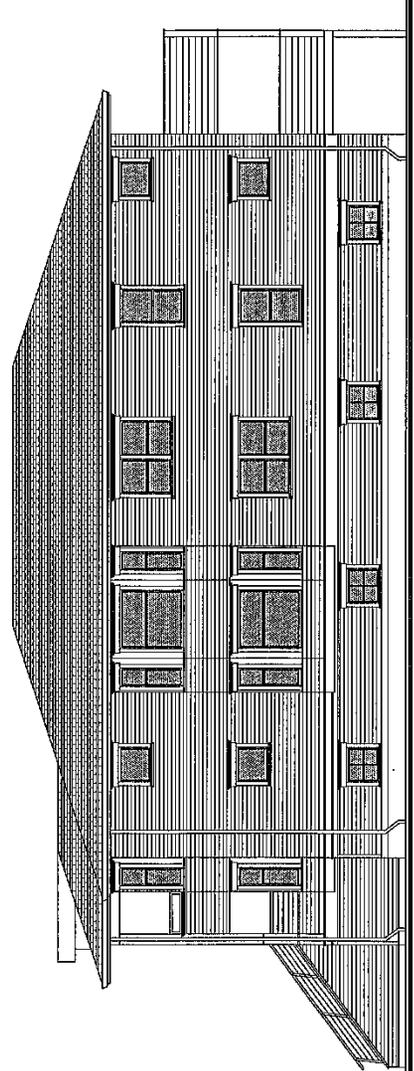
NO.	REVISION

EXISTING BUILDING ELEVATIONS
 WOODS APARTMENTS
 RENOVATION
 222 SE THIRD AVENUE
 ALBANY, OR 97222

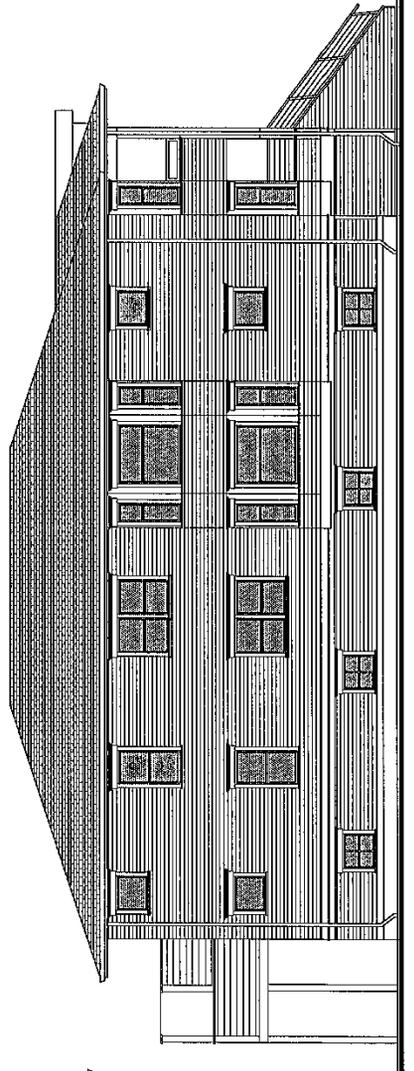


This document was prepared by
 Ryan Architects, LLC
 Address: 5507 4th St, Albany, OR 97222
 Phone: 541-590-0900
 Email: ryanarchitects.com

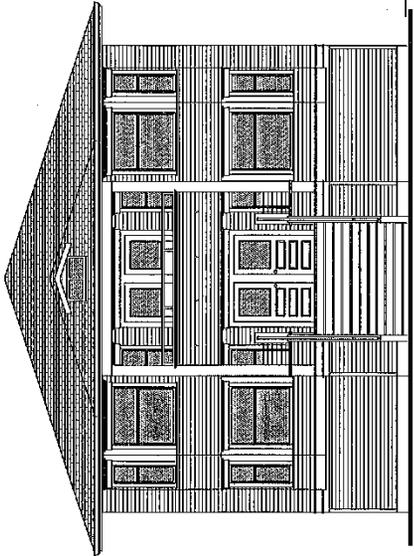
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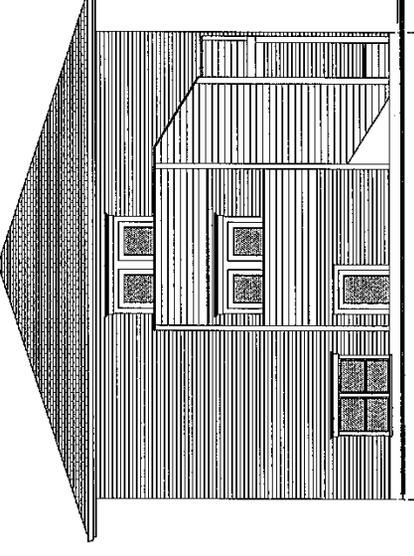
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

Exhibit 'H-1'
Existing Building Elevations

REVISION	NO.	DESCRIPTION

222 52 THIRD AVENUE
 ALBANY, OR 97112

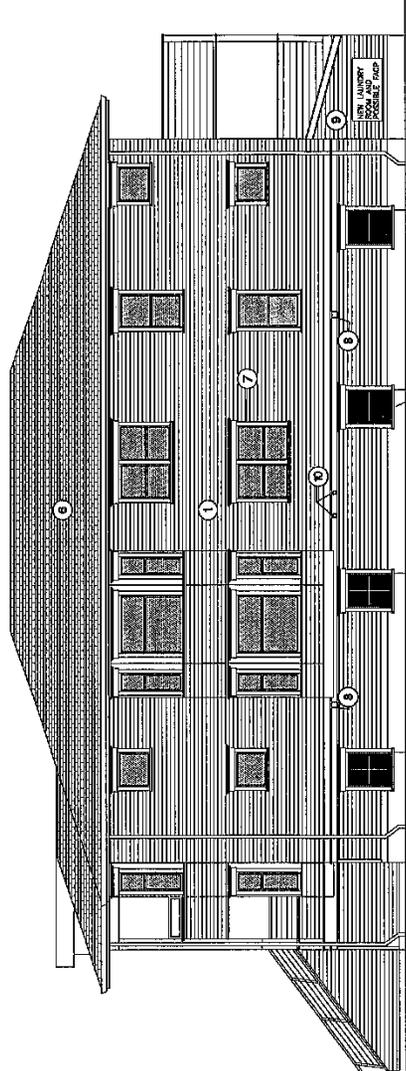
**WOODS APARTMENTS
 RENOVATION**

BUILDING ELEVATIONS



These drawings were prepared by
 Doris Architecture, L.L.C.
 License No. 000100010000
 Address 2008 45th St SE Albany, OR 97102
 Phone 541-960-8300
 Email dorisarchitect.com

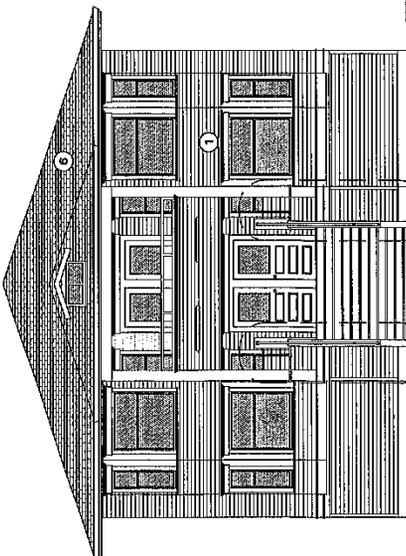
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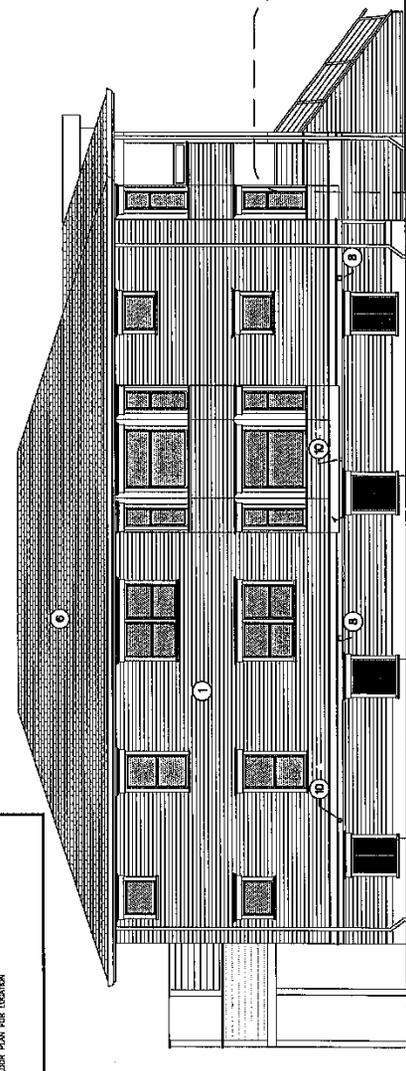
PROPOSED WEST ELEVATION

NOTE: EXISTING WINDOW WILL BE REPLACED IN FRAME TWO WORK
 PERIOD APPROVAL OF THE LOCAL CODE COMMISSION

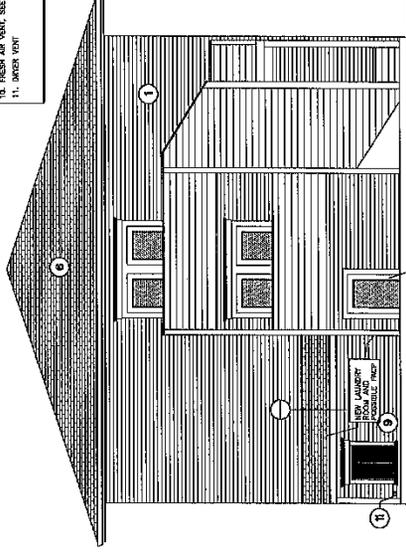
- EXTERIOR RENOVATION NOTES:**
 WITH THE WORK ON EXTERIOR OF BUILDING IN FRAME ONE
1. EXTERIOR SIDING TO REMAIN, REPAIR AND PAINT
 2. REPLACE EXISTING BASEMENT WOOD WINDOWS WITH NEW VINYL WINDOWS (SEE WINDOW SCHEDULE DETAIL 1/4/27)
 3. REPLACE EXISTING DOUBLE HALL ENTRY WITH NEW HALL TO CORRECT WITH CURRENT CODES (SEE DETAIL 1/4/27)
 4. EXISTING COMPLAINT WITH WINDOWS (TYPICAL OF TWO AT REAR OF BUILDING, EXHIBIT)
 5. REPLACE SOUTH EASTERN WINDOW DOOR WITH NEW DOOR (TYPICAL OF ONE AT REAR OF BUILDING, EXHIBIT)
 6. EXISTING KIDS TO REMAIN
 7. ALL WINDOWS TO REMAIN UNLESS NOTED OTHERWISE
 8. VENT FOR RANGE HOOD
 9. NEW ENCLOSURE FOR BICYCLES, LAUNDRY AND POSSIBLE FIRE SPRINKLER
 10. FRESH AIR VENT, SEE FLOOR PLAN FOR LOCATION
 11. INTER VENT



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

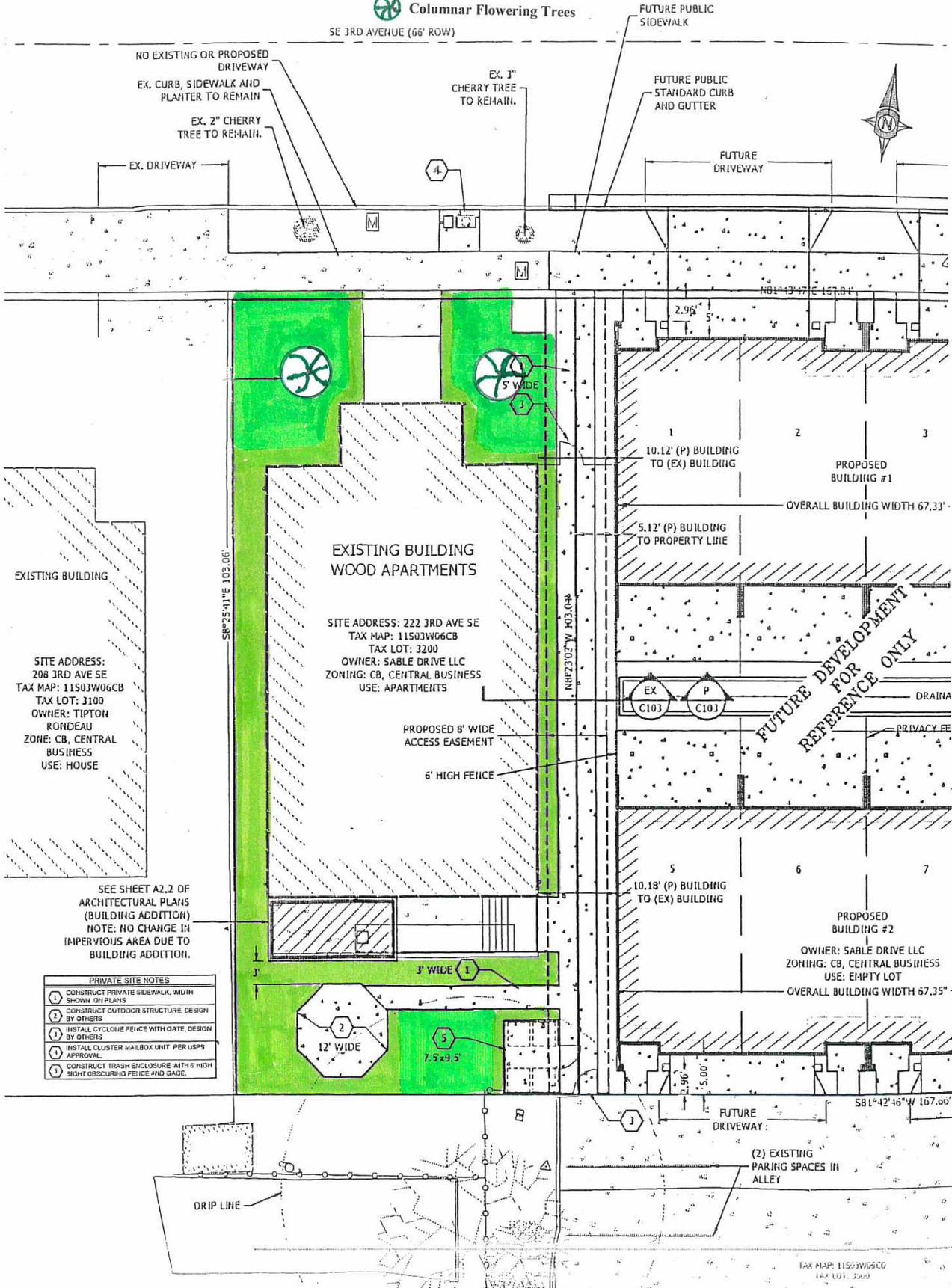


PROPOSED SOUTH ELEVATION

Exhibit 'H-2'
Proposed Building Elevations

Exhibit 'P' Conceptual Landscape Plan

-  Lawn Area
-  Ground Cover and Low to Medium Height Shrubs
-  Columnar Flowering Trees



**Fortmiller Building
2016**

**Scott and Spencer Lepman
Central Albany Revitalization Area
City of Albany**

The "Fortmiller Building" is a c1920 Modified Foursquare style building (Commercial False Front) and is designated on the Local Historic Inventory as "Historic Contributing." It was originally built as an apartment building (Sanborn Map, 1925) with 4 attached garages.

In 1930, the building was purchased by brothers Fred and Edwin Fortmiller, Albany furniture makers and undertakers. The basement and first floor of the building were remodeled to host the Fortmiller Funeral Home, and the second floor provided operator living quarters for the next 49 years.

In 1979, William Mikkelson & Associates purchased the building and converted the first and second floors of the building into office space, with the basement used for storage.

In 2014, the Fortmiller Building was purchased by brothers Scott and Spencer Lepman. With the financial assistance of CARA, the building was converted back into 9 apartment units and 2 office spaces.

PRECISION TOOLED PLAQUE

- MATERIAL - Bronze
 - SIZE - 16.5"W x 15.5"H
 - QTY - 1
 - DEPTH - 1/4" Thick: Painted Edges
 - SHAPE - Rectangle(or Square)
 - COPY - Raised Copy-Horizontal Stroke
 - FINISH - Pebble w/Brushed Surface
 - BORDER - Single Line Border
 - COLOR - 2240 Maroon Painted
 - STYLE - Times NEW Roman
 - CLEAR CO - Semi-Gloss
 - MOUNT - Blind Mount-Standard Studs
 - RETURNS/EDGES - painted background color
- RAISED
 RECESSED



Exhibit 'J'
Conceptual Building Signage

Tax Lots 1200, 4200 and 4300

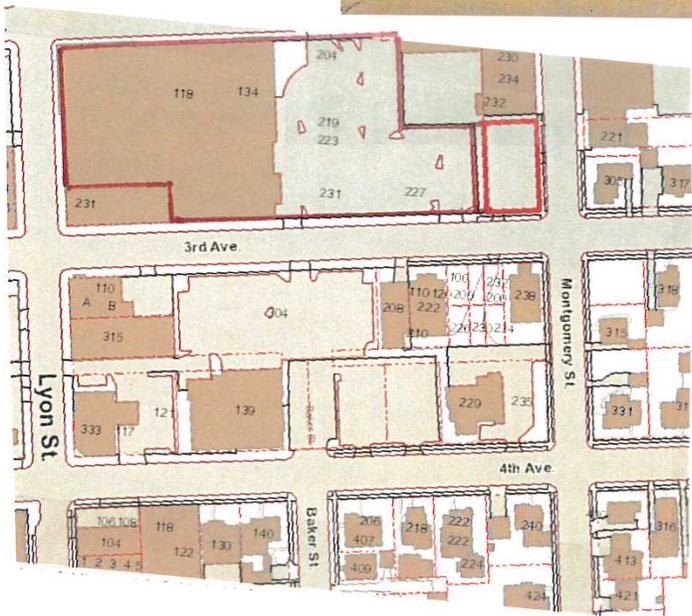
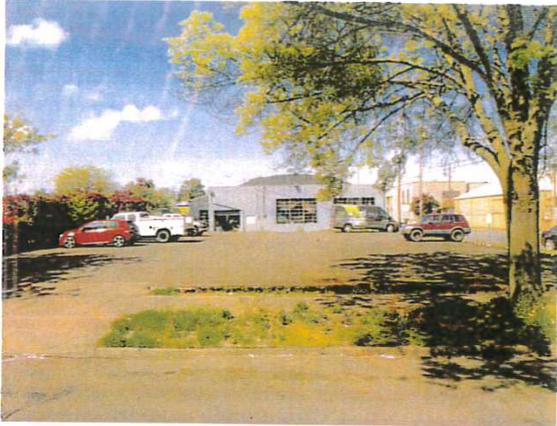
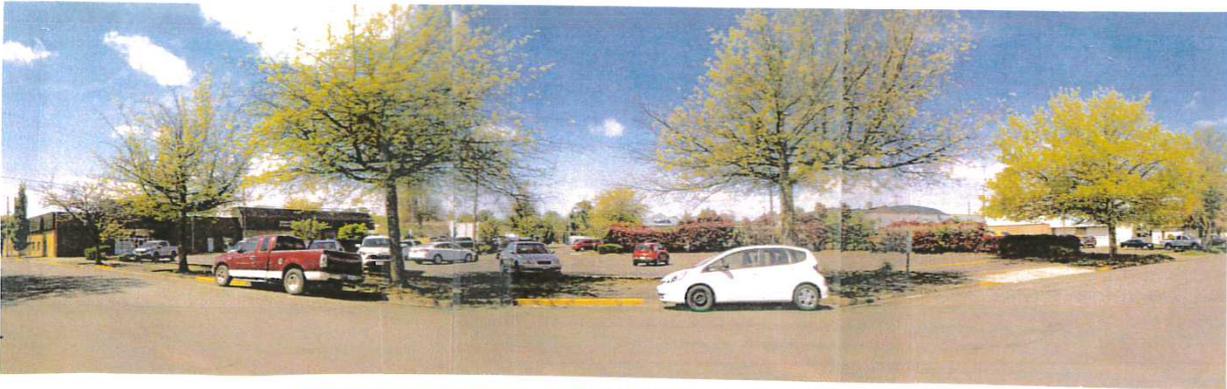


Exhibit 'K' Views of Surrounding Immediate Neighborhood 1 of 14

Tax Lots 12600, 12700, 12800, 12900, 13000, 3201

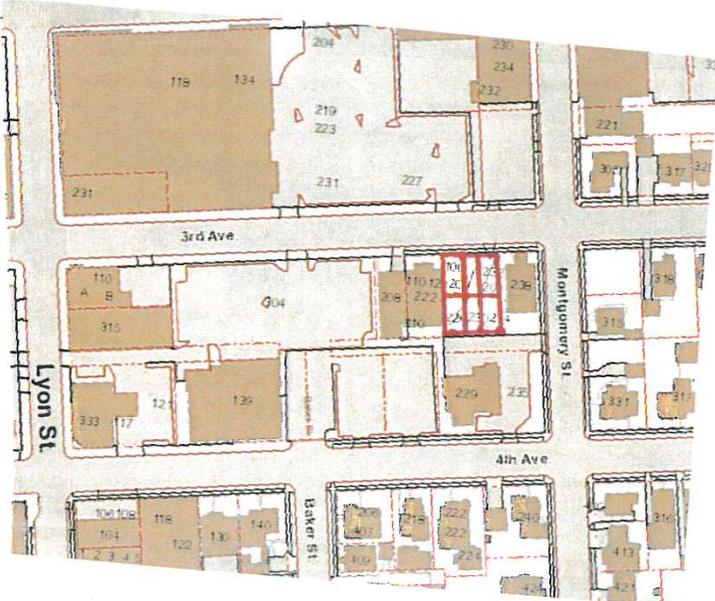
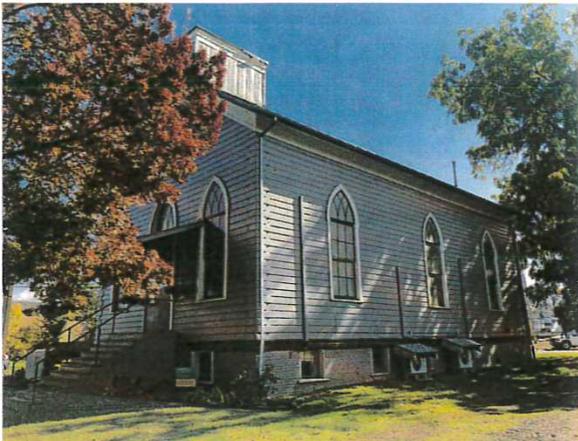


Exhibit 'K'
**Views of Surrounding
 Immediate Neighborhood**
2 of 14



Tax Lot 3300

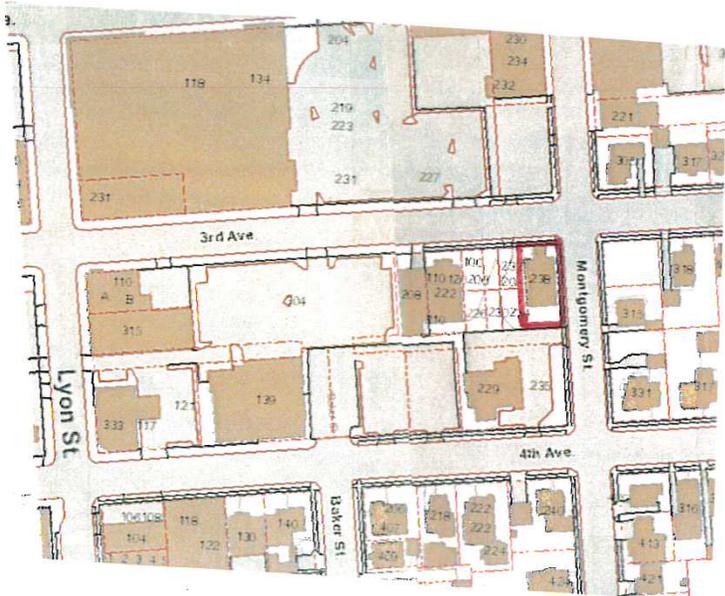
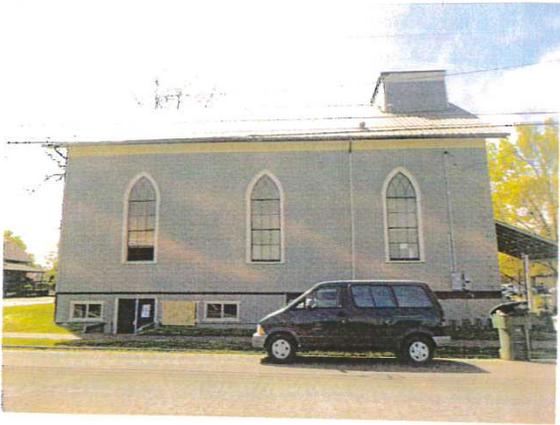


Exhibit 'K'
Views of Surrounding
Immediate Neighborhood
3 of 14

Tax Lot 3100

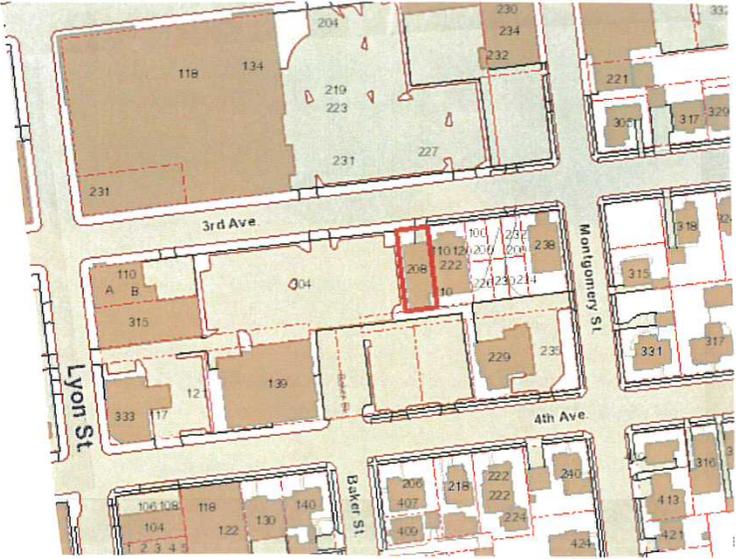


Exhibit 'K'
Views of Surrounding
Immediate Neighborhood
4 of 14

Tax Lot 3500

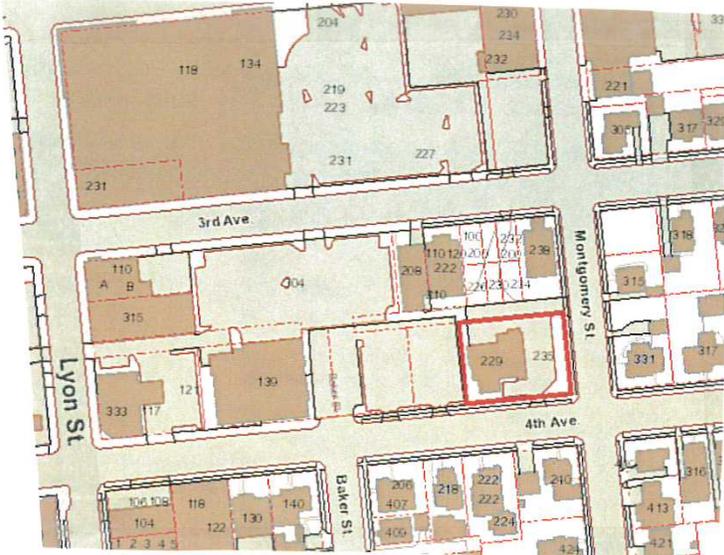
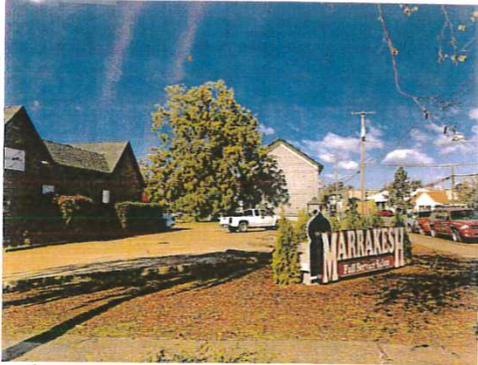


Exhibit 'K' Views of Surrounding Immediate Neighborhood 6 of 14

Tax Lots 3600 and 3700

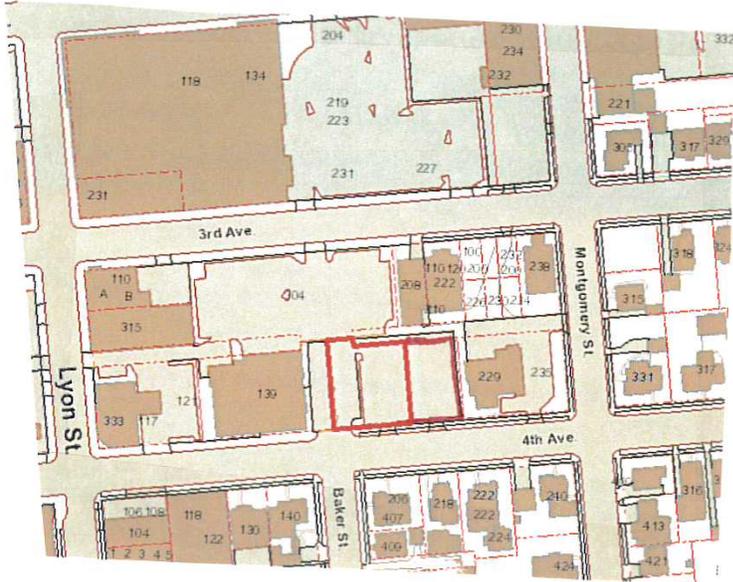
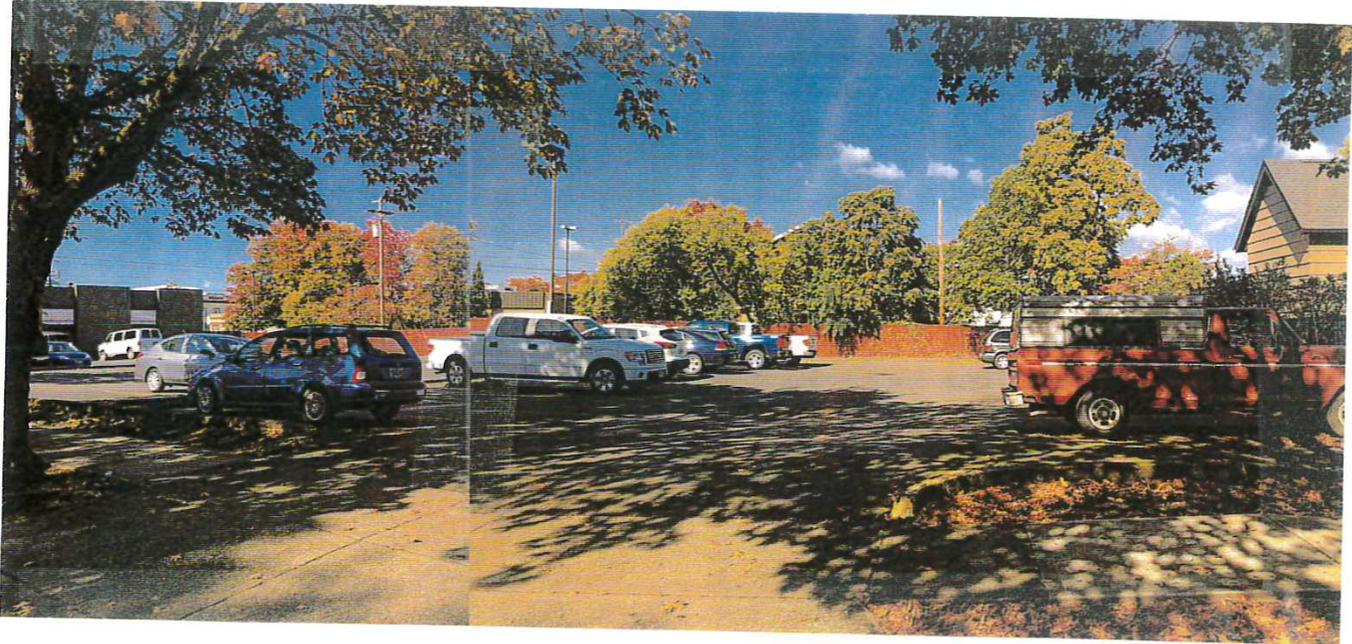


Exhibit 'K'
Views of Surrounding
Immediate Neighborhood
 7 of 14

Public Alley South of Subject Property, West of Montgomery Street

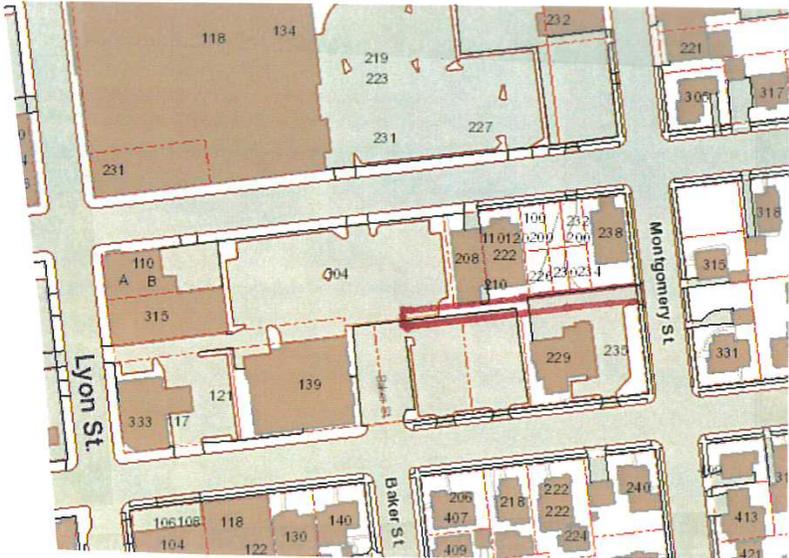
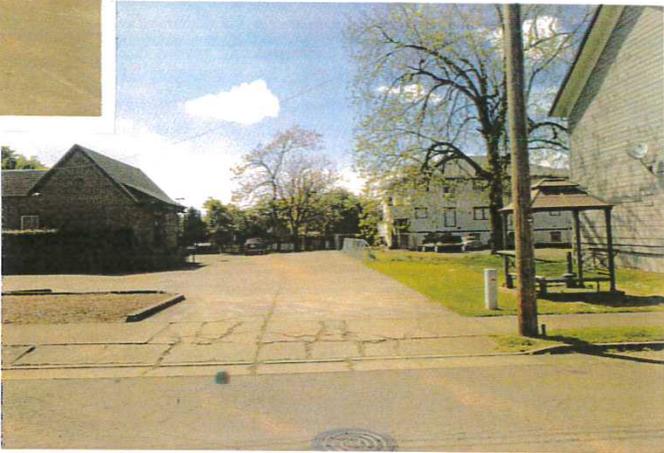
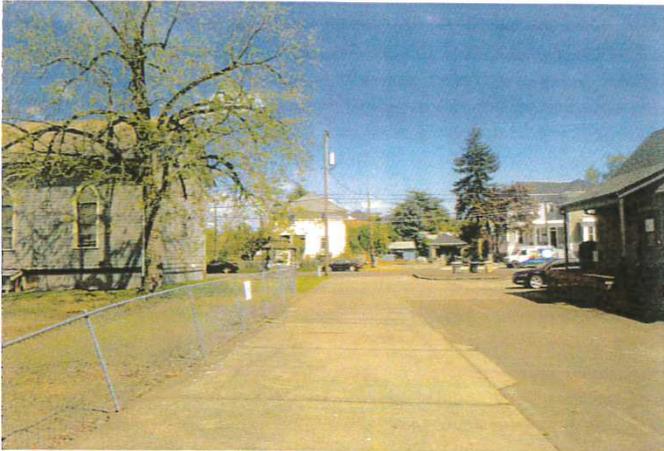


Exhibit 'K'
Views of Surrounding
Immediate Neighborhood
8 of 14

Tax Lot 2500

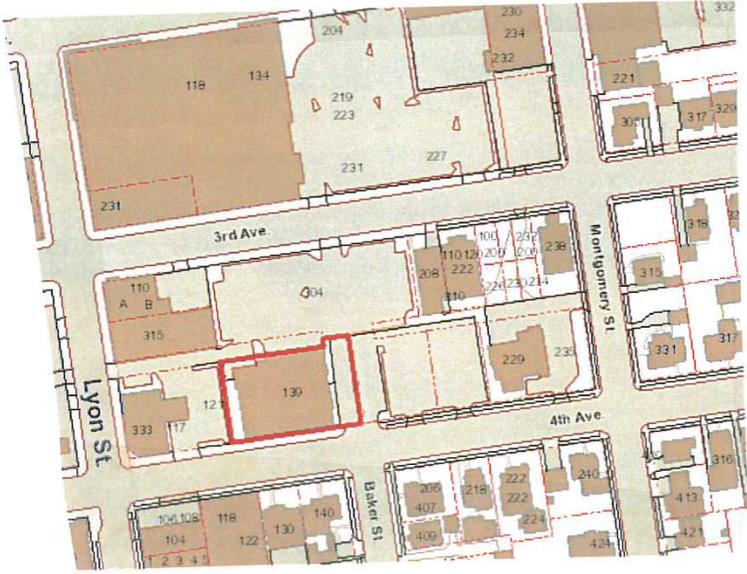
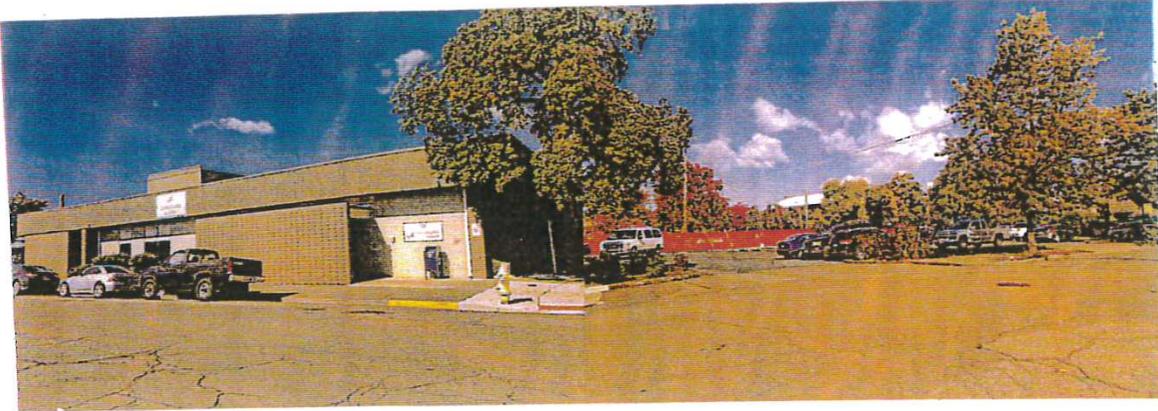


Exhibit 'K'
Views of Surrounding
Immediate Neighborhood
 9 of 14

Tax Lot 8400

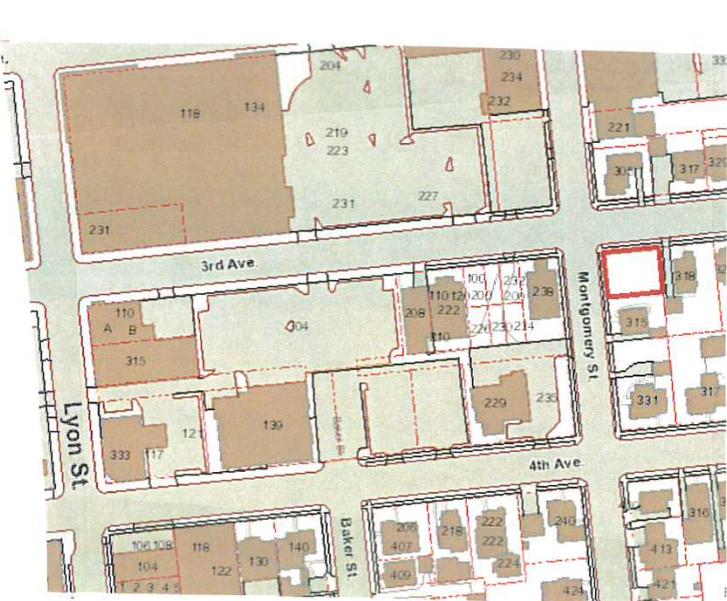


Exhibit 'K'
**Views of Surrounding
 Immediate Neighborhood**
 10 of 14

Tax Lot 8500

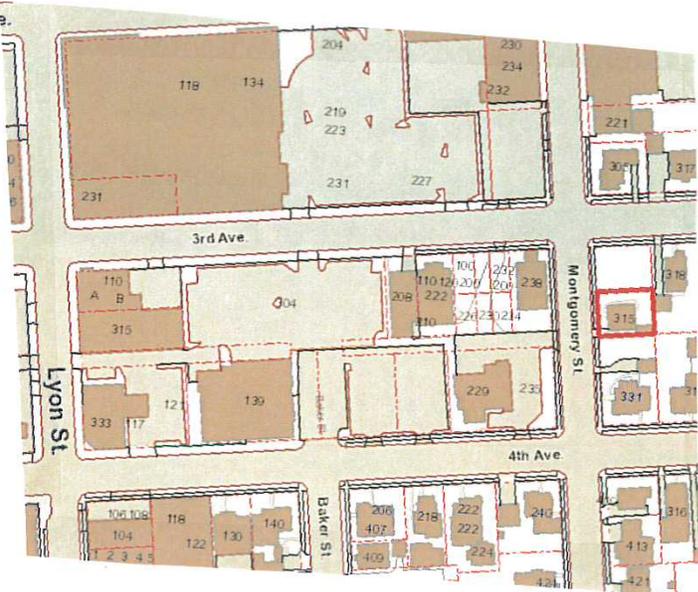


Exhibit 'K'
**Views of Surrounding
 Immediate Neighborhood**
11 of 14

Tax Lot 9200

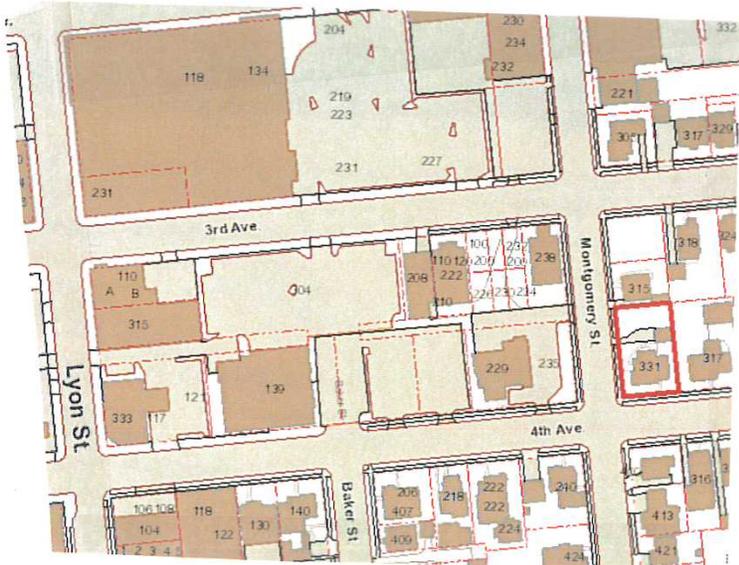


Exhibit 'K'
Views of Surrounding
Immediate Neighborhood
12 of 14

Tax Lot 8300

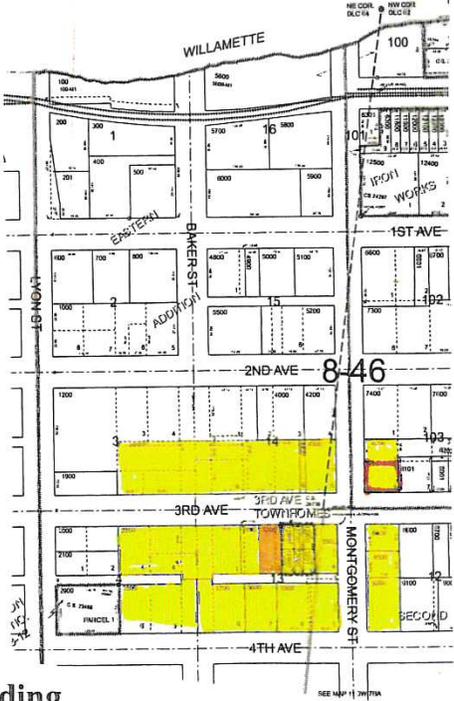
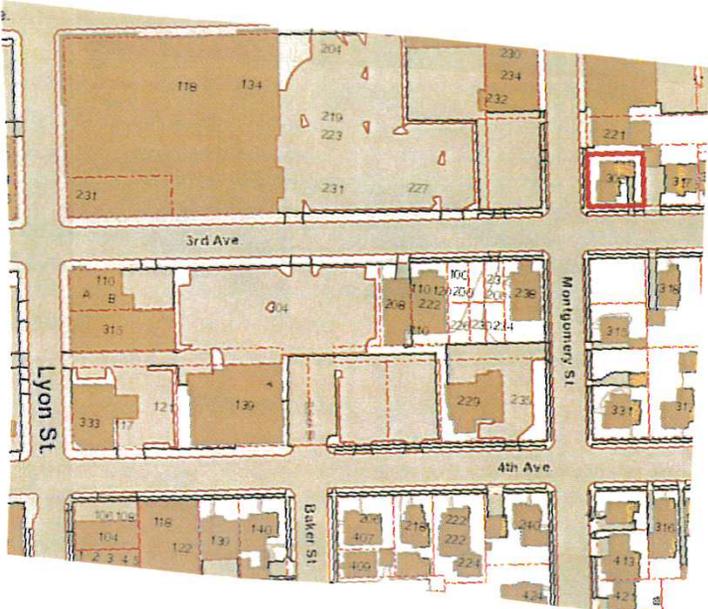


Exhibit 'K'
Views of Surrounding
Immediate Neighborhood
13 of 14



Exhibit 'L'
Conceptual Covered Picnic Structure

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Exhibit 'B'
FINDINGS DOCUMENT OVERVIEW
EXTERIOR ALTERATION REVIEW FOR PROPERTY
LOCATED AT 222 THIRD AVENUE SE

Request: An Exterior Alteration application to (1) install a total of 8 new double hung wood 1 over 1 light windows on the east and west basement level sides of the building to provide accessibility meeting current Building and Fire Code standards to serve four one-bedroom units; (2) to remove two 60" x 48" light vinyl windows on the basement level at the rear of the building; and (3) to modify the alley facing façade by adding a 140 square foot addition to accommodate a laundry/bike storage room with two double hung 1 over 1 light wood windows on an existing building located at 222 Third Avenue SE which is outside of any Historic District but has a Historic Local Inventory Rating.

Applicants: Scott and Spencer Lepman dba Sable Drive LLC; 100 Ferry Street NW; Albany, OR 97321
Telephone: 541-928-9390 Fax: 541-928-4456 E-mail addresses: Scott Lepman <scottlepman@gmail.com>
Spencer Lepman <63406nova@gmail.com>

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Submitted Attachments.

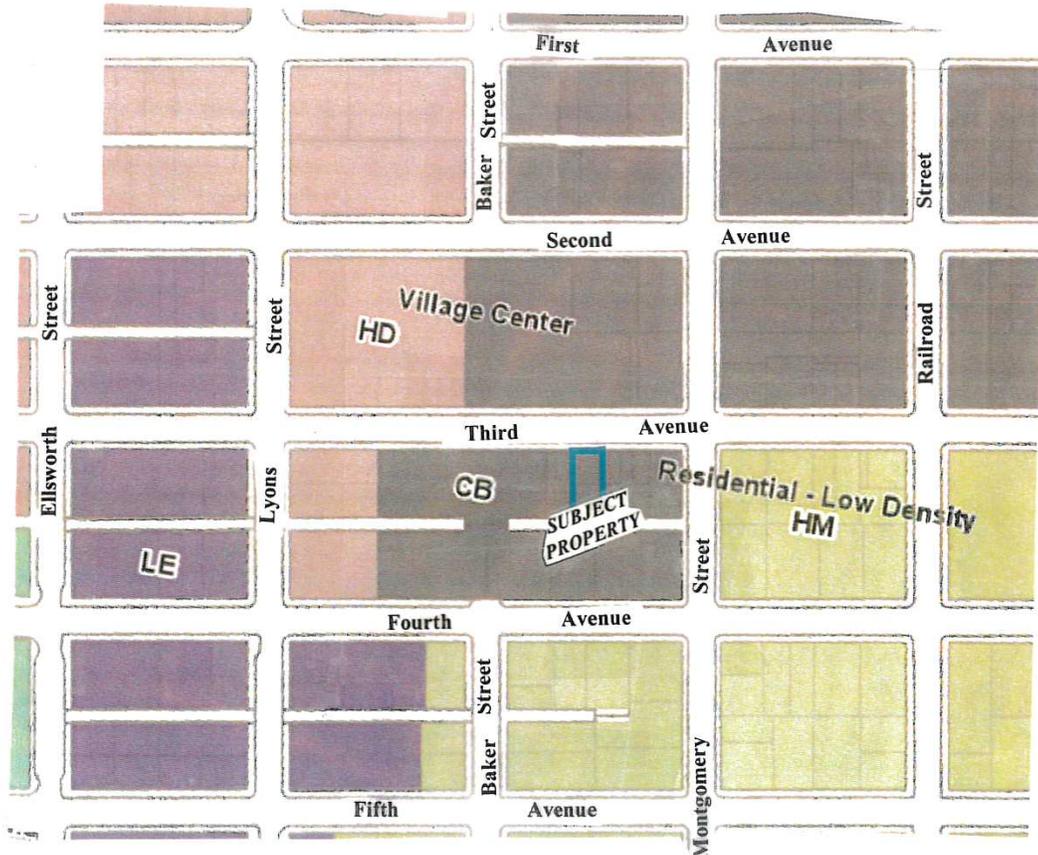
- | 1. Exhibit 'A' | Legal Description |
|-------------------|---|
| 2. Exhibit 'A-1' | Assessor's Tax Map |
| 3. Exhibit 'B' | Findings Document Overview (pages 1 to 5) |
| 4. Exhibit 'B-1' | Findings for Historic Review Exterior Alteration (pages 6-13) |
| 5. Exhibit 'C-1' | Existing Site Conditions |
| 6. Exhibit 'C-2' | Proposed Site Plan |
| 7. Exhibit 'D-1' | Basement Floor Plan Demolition Phases I and II (Architectural Drawing A2.1) |
| 8. Exhibit 'D-2' | First Floor Plan Demolition Phases I and II (Architectural Drawing A2.2) |
| 9. Exhibit 'D-3' | Second Floor Plan Demolition Phases I and II (Architectural Drawing A2.3) |
| 10. Exhibit 'E-1' | Basement Floor Plan Phases I and II Work Including Laundry Room Addition Floor Plan (Architectural Drawing A2.4) |
| 11. Exhibit 'E-2' | First and Second Floor Plans Phase I Work (Architectural Drawing A2.5) |
| 12. Exhibit 'F-1' | Detail Sheet Including Proposed Laundry/Bike Storage Section and Door Schedules (Architectural Drawing A2.7) |
| 13. Exhibit 'F-2' | Detail Sheet Including Existing & Proposed Basement Windows Schedules and Proposed Exterior Front Entry Rail Corrections (Architectural Drawing A2.9) |
| 14. Exhibit 'H-1' | Existing Building Elevations |
| 15. Exhibit 'H-2' | Proposed Building Elevations |
| 16. Exhibit 'I' | Conceptual Landscape Plan |
| 17. Exhibit 'J' | Conceptual Building Signage |
| 18. Exhibit 'K' | Views of Surrounding Immediate Neighborhood |
| 19. Exhibit 'L' | Conceptual Covered Picnic Area |

Subject Property: Tax Lot 3200, Linn County Assessor's Map 11S-03W-06CD containing 4,944.96 square feet.

Site Address and Current Use: 222 Third Avenue SE (Suites 110, 120, 210 and 220). The property contains a Historic Craftsman style apartment building (c1910) which currently contains a total of 4 two-bedroom units on two floors with an unimproved basement under the entire building. A separate Site Plan Review application has been submitted for (a) the addition of four one-bedroom apartment units in the unimproved basement; (b) for the construction of a laundry/bike storage addition to the rear of the building at the basement level; and (c) to provide for an enclosed garbage containment area and a covered picnic area at the rear of the building (see Exhibit 'C-2' - Proposed Site Plan and Exhibit 'L' - Conceptual Covered Picnic Area).

Albany Comprehensive Plan Map and Zoning Map Designations. The Albany Comprehensive Plan Map identifies the subject property as "Village Center." The "Village Center" designation provides for a mixture of uses to serve nearby neighborhoods. These uses must include retail and residential uses and may include offices, community and personal services, and live-work units. Development within a Village Center will be pedestrian friendly, fit the desired scale and character of nearby neighborhoods and prevent the appearance of strip commercial development.

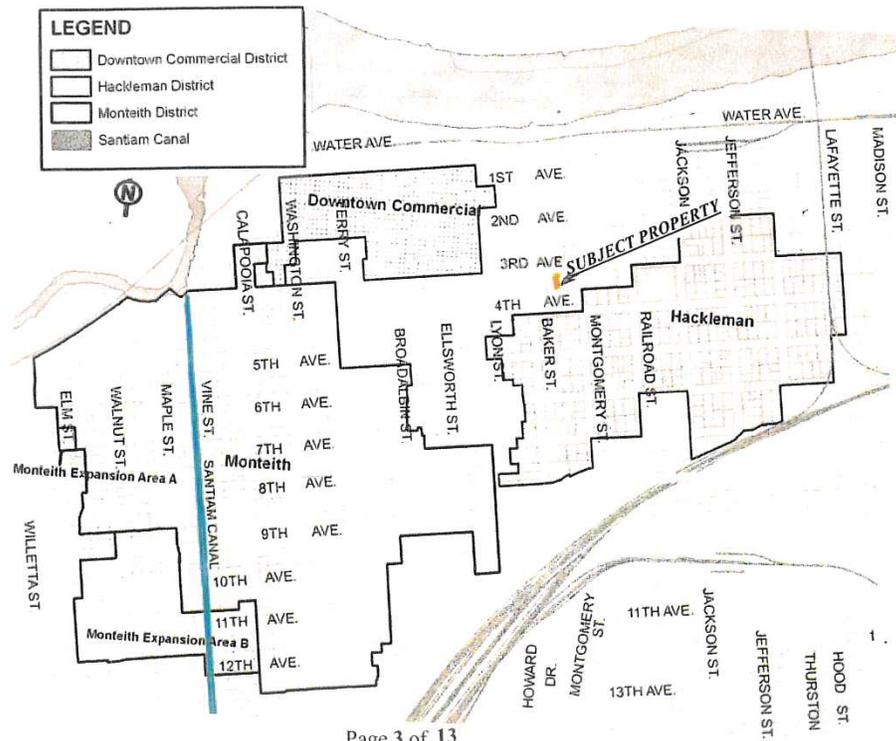
The subject property and all surrounding properties are zoned CB (Downtown Central Business). The Downtown Central Business zone is intended for a broad mix of residential and non-residential uses. Mixed uses are encouraged both horizontally and vertically. High density residential infill is encouraged to support nearby businesses.



Surrounding Zoning Designations and Land Uses. The surrounding properties (see Exhibit 'A-1' Assessor's Tax Map and Notification Area) are all zoned CB (Central Business). The properties to the north across Third Avenue contain parking lots (Tax Lot 1200, 4200 and 4300) (see Exhibit 'K' - Views of Immediate Surrounding Neighborhood, page 1 of 14). The properties to the immediate east (Tax Lots 12600, 12700, 12800, 12900, 13000 and 3201) are currently vacant (see Exhibit 'K' - Views of Surrounding Immediate Neighborhood, page 2 of 14) and were approved in 2007 for the construction of 6 zero lot line attached single family units. The property to the east of the vacant parcels (238 Third Avenue, Tax Lot 3300) contains a Historic Rural Vernacular

property to the west of the subject property (Tax Lot 3100) contains another Historic Craftsman style building (208 Third Avenue) (see Exhibit 'K' - Views of Immediate Surrounding Neighborhood, page 4 of 14) that was constructed as a residence (c1911) that now contains a salon and day spa with parking lots beyond that are related to office buildings further to the west fronting on Lyon Street (Tax Lot 2200)(see Exhibit 'K' – Views of Immediate Surrounding Neighborhood, page 5 of 14). The property to the southeast (Tax Lot 3500) (see Exhibit 'K' - Views of Immediate Surrounding Neighborhood, page 6 of 14) across the alley contains a two-story house that had been converted to an office building but now contains a full tanning salon and spa business (229 Fourth Avenue) with related paved parking. The Linn County Assessor's Tax Roll Summary sheets says that the building was constructed in 1890. However, the building is not listed on Albany's Historic Inventory posted on line. The property to the southwest (Tax Lot 3600) (see Exhibit 'K' - Views of Immediate Surrounding Neighborhood, page 7 of 14), contains a parking lot. The subject property is separated from Tax Lots 3500 and 3600 by a public 20-foot wide alley right-of-way (see Exhibit 'K' – Views of the Immediate Surrounding Neighborhood, page 8 of 14). The alley right-of-way adjacent to Tax Lot 3500 is currently part of a parking lot utilized by the business on Tax 3500. The properties to the southwest (Tax Lots 3600 and 3700), across the alley contain parking lots (see Exhibit 'K' - Views of Immediate Surrounding Neighborhood, page 9 of 14). Properties to the east across Montgomery Street and south of Third Avenue contain a vacant lot (Tax Lot 8400) (see Exhibit 'K' - Views of Immediate Surrounding Neighborhood, page 10 of 14); a 2-story single family home (Tax Lot 8500) constructed in 1900 according to the Linn County Assessor's information that lies adjacent to the Hackleman Historic District on its south property boundary (see Exhibit 'K' - Views of Immediate Surrounding Neighborhood, page 11 of 14); the abutting lot to the south (Tax Lot 9200) contains a 2-story single family house that was constructed 1892 (Golta House) (see Exhibit 'K' - Views of Immediate Surrounding Neighborhood, page 12 of 14). The two properties to the north of Third Avenue, on the east side of Montgomery Street are both outside of the Hackleman Historic District. Tax Lot 8300 contains a single story single family house that according to the Linn County Assessor's information was constructed in 1890 (see Exhibit 'K' - Views of Immediate Surrounding Neighborhood, page 13 of 14). Tax Lot 8200 contains a single story commercial building that was constructed in 1940 (see Exhibit 'K' - Views of Immediate Surrounding Neighborhood, page 14 of 14) and is used for storage for the adjoining Teen Challenge commercial outlet.

Historic District. The subject property is located outside of the Hackleman Historic District which is located to the south of Fourth Avenue SE and east of the Montgomery and Railroad Streets.



The structure on the property has a historic designation. The subject building is designated on the Local Historic Inventory as "Local Inventory." The building is a c1910 Craftsman style building. It was known as the Wood Apartments until approximately 1950 when the building was used as offices and meeting rooms for labor unions. The building was then referred to locally as the Labor Temple Building. The applicants intend to provide signage for the building that will be similar to the signage provided recently at the Fortmiller Building that will list the address of the building. A historic plaque will also be located on either side of the main entrance porch visible from the sidewalk detailing the history of the property (see Exhibit 'J' - Conceptual Building Signage).

Prior Historic Review Approvals and Conditions of Approval:

1. HI-07-06, Approved 4/19/06: Historic Exterior Alteration to replace foundation and raise building 18 inches to have a useable basement.

a. Conditions of approval:

- (1) The new foundation shall be finished with siding to match the current siding.
- (2) The basement windows shall be retained and located in the same location as they are currently, except that they may be 6-inches from the belt course to allow for new beams.
- (3) The front stairs may be rebuilt to look as they do now, or bull-noised stair treads may be used. The handrail should be as simple as possible – similar in design to the current pipe handrail.
- (4) The shed roof and wall enclosing the back two-story staircase may be removed while the building is being raised and painted. The design of a new wall will require historic approval.

2. HI-06-11, Approved 5/13/11: Historic Exterior Alteration of front porch walls and handrail to meet Building Code and stairs added on the back adjacent to alley.

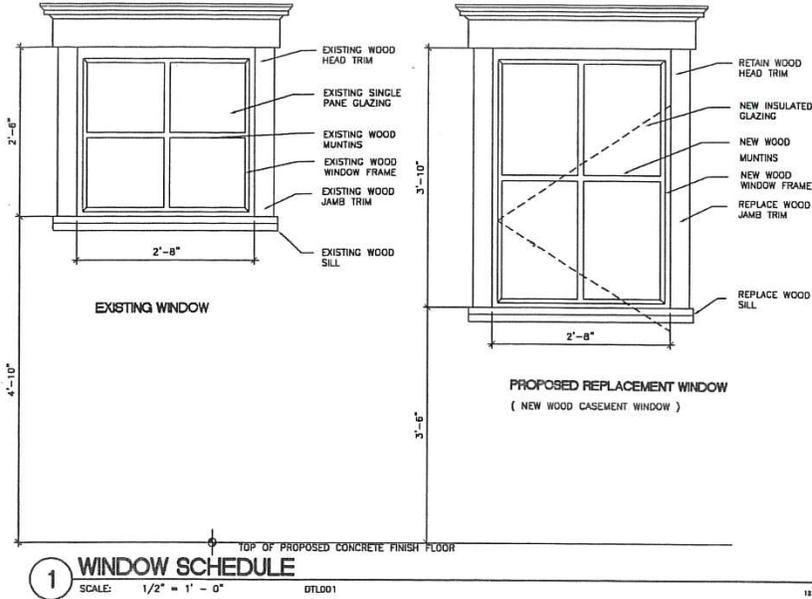
a. Conditions of approval:

- (1) The new wall along each stair to be cut down to the height of the top existing porch wall.
- (2) The new code-compliant metal rail with horizontal members be fabricated to meet the four-inch maximum separation. The same construction design shall be used for the upper and lower porch rails.
- (3) The railing design will be approved by the preservation planner prior to fabrication as required by a previous approval.

Proposed Development Concept. A Site Plan Review application has also been submitted for the addition of four one-bedroom apartment units within the existing basement that has been fully sprinkled. However, modifications will be made to the location of the sprinkler heads to accommodate the proposed apartment layouts. Modifications will also be made to the interior of the building to provide for a landing to the entries of the second floor units and to provide for a stairway to the proposed basement level apartments (see Exhibits 'E-1 – Basement Floor Plan Phases I and II Work and 'E-2' – First and Second Floor Plans Phase I Work). In addition, a 140 square foot basement level laundry/bike storage room will be added to the back of the building adjacent to the existing stairways to the first and second floors of the building (see Exhibit 'F-1' – Detail Sheet Including Proposed Laundry/Bike Storage Section).

The building was raised 18 inches approximately 12 years ago but no modifications were made to the existing basement windows for emergency egress windows from the proposed basement apartments as required by the current (2014) Oregon Structural Specialty Code. The existing basement windows will need to be modified as

the existing window openings will be required to be encasement windows that also must be lower and taller in height to meet current Fire and Life Safety Code requirements for egress.



Ventilation fans will be installed for each unit that provides make up air to help balance indoor vs. outdoor air pressure. In addition, vents for range hoods in the apartments on the east and west sides of building for the basement units and the dryer in the laundry room on the south side of the building (see Exhibit 'H' – Existing and Proposed Elevations).

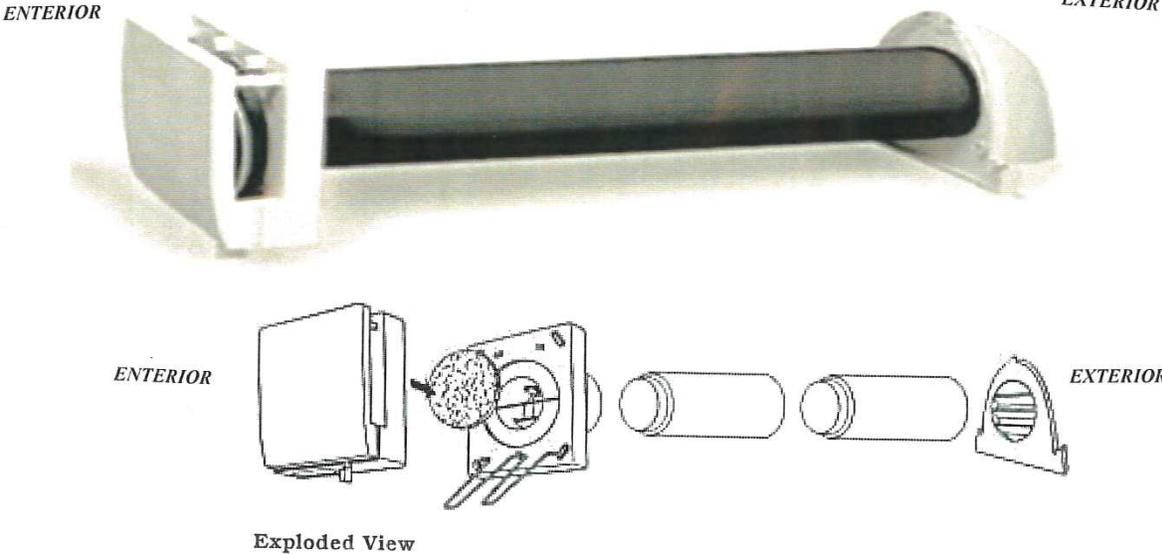


Exhibit 'B-1'
**FINDINGS APPLYING TO THE ALBANY
DEVELOPMENT CODE CRITERIA FOR
HISTORIC EXTERIOR ALTERATION**
(Development Code Requirements are Shown in Bold Italics)

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.*

- (a) The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure.*
- (b) The proposed alternation materially duplicated the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.*
- (c) The proposed alteration is not visible from the street.*

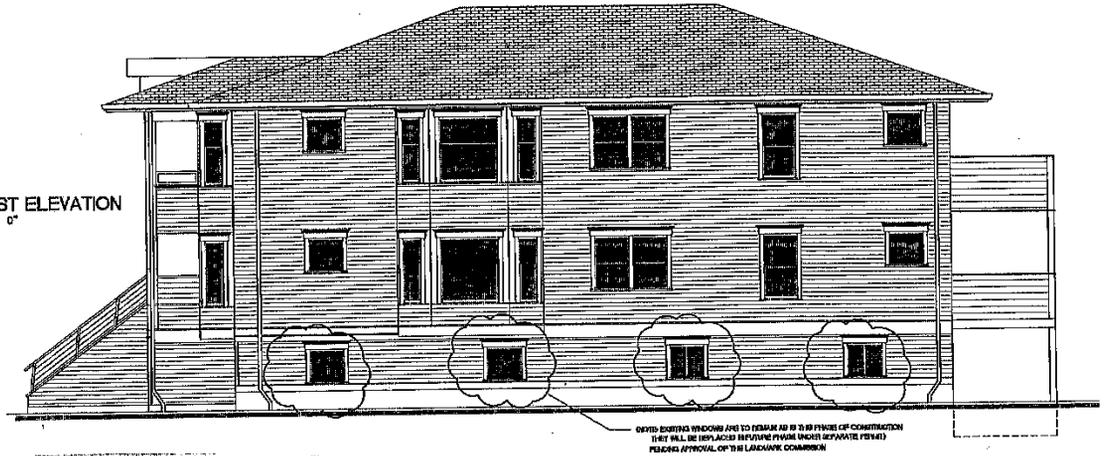
SUPPORTIVE FINDINGS OF FACTS:

1. The subject building is designated on the Local Historic Inventory as "Local Inventory" and is located outside of a Historic District.
2. The building is a c1910 Craftsman style building. It was constructed in 1910 as an apartment building for Frank and Elizabeth Wood (Wood Apartments). It was known as the Wood Apartments until approximately 1950 when the building was used as offices and meeting rooms for labor unions. The building was then referred to as the Labor Temple Building.
3. The existing siding on the building was repaired and repainted approximately 10 to 12 years ago. There are several areas on the building that needed to be scraped and repainted. These repairs will occur during the construction of the additional four one-bedroom units in the basement area and the installation of the proposed new wood egress windows in the basement level.
4. The two 60" x 48" light vinyl windows on the basement level located at the rear of the building do not match the existing windows on the building and appear to be a later addition to the basement area. These windows will be removed to provide for privacy for two of the new apartment units (proposed Units 3 and 4)(see Exhibit 'D-1' – Basement Floor Plan Demolition Phases I and II and Exhibit 'E-1' – Basement Floor Plan Phases I and II Including Laundry Room Addition Floor Plan).
5. The enlargement of the existing wood windows located on the basement level on the east and west sides of the building are to meet current Building and Fire Life Safety Code requirements for egress. The windows will match the existing wood basement windows in looks and material but will be larger and will need to be encasement windows in order to meet egress requirements (see Exhibit 'H-1' – Existing Building Elevations, Exhibit 'H-2' – Proposed Building Elevations and Exhibit 'F-2' – Detail Sheet Including Existing and Proposed Basement Window Schedules).
6. Compliance Requirements for Exiting and Proposed Apartments: Every sleeping room shall have at least one (1) operable emergency escape and rescue opening. Such opening shall have a sill height of not more than 44 inches above the floor. Minimum window

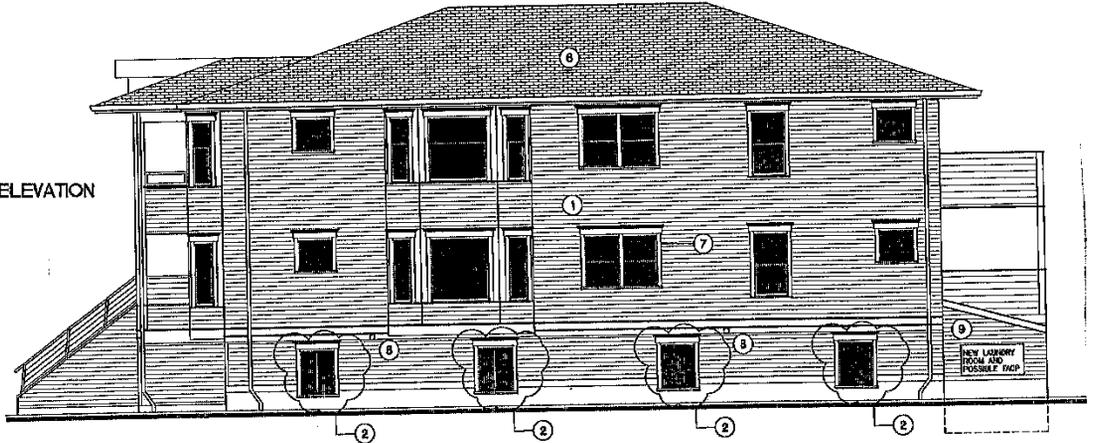
opening shall have a clear opening of 5.7 square feet. The minimum net clear opening height shall be 24 inches and the minimum net clear opening width shall be 20 inches.

7. The sill height of the existing windows above the floor is 4 feet 10 inches from the floor (58 inches). The proposed windows will be 3 feet 6 inches from the floor (42 inches). The existing windows are not operable and have a clear opening of 6.668 square feet. The proposed new basement windows will provide for egress and will have a clear opening of 10.223 square feet. The windows have to be longer in length than necessary in order to meet the maximum sill height above the floor of 44 inches.

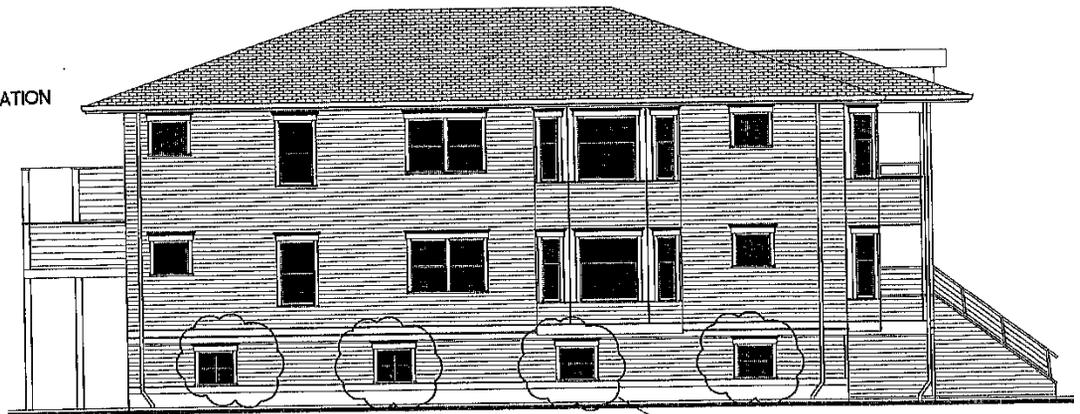
EXISTING WEST ELEVATION
SCALE: 1/4" = 1' - 0"

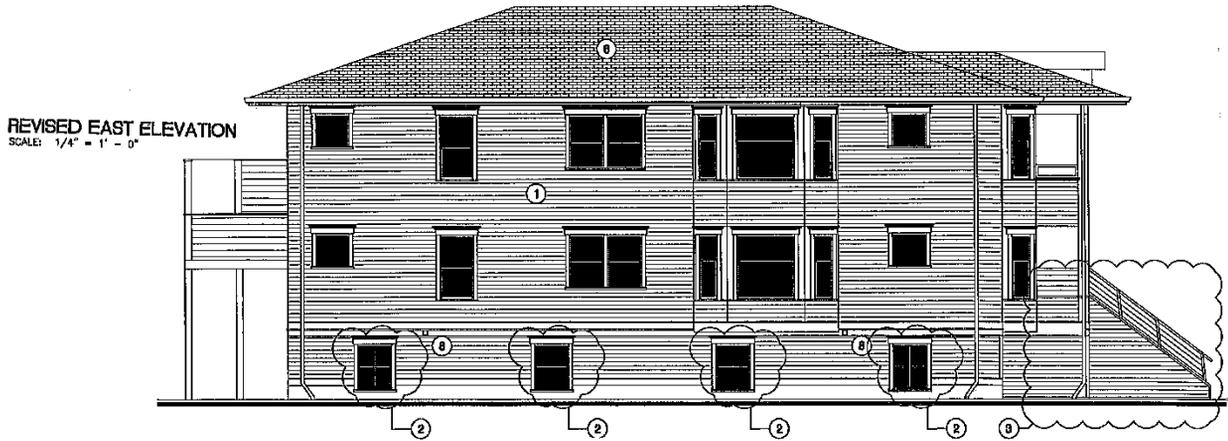


REVISED WEST ELEVATION
SCALE: 1/4" = 1' - 0"

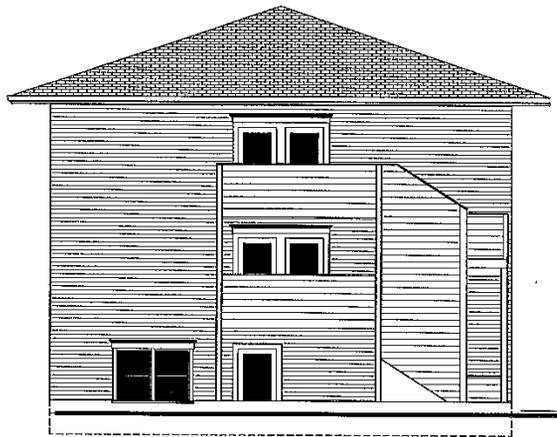


EXISTING EAST ELEVATION
SCALE: 1/4" = 1' - 0"

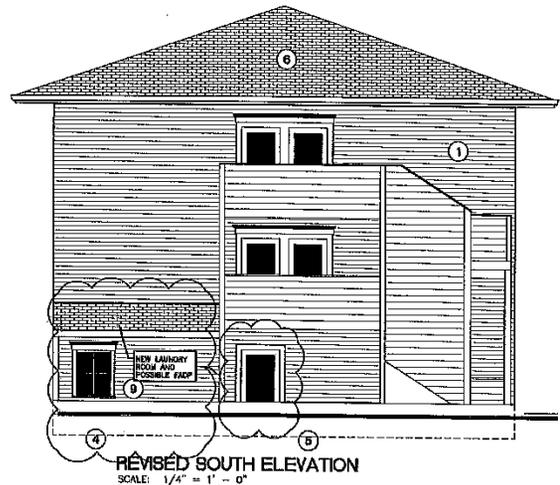




8. The basement windows located in the rear of the building for the laundry/bike storage room will be two double hung 1 over 1 light wood windows. These windows are not required to be egress windows so we are proposing to reuse 2 of the existing basement wood windows from the east and west side of the building to maintain the character of the building.



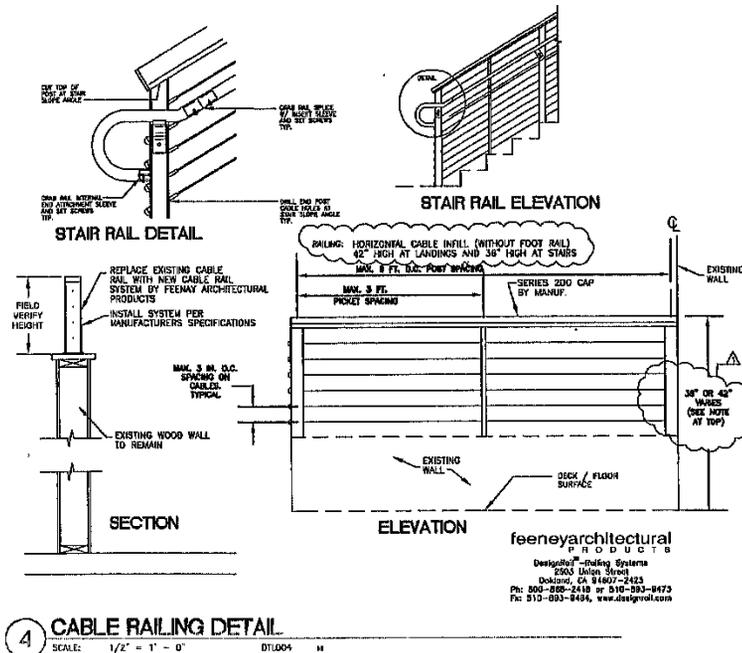
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



9. The addition of a 140 square foot laundry/bicycle storage room at the rear of the building will be barely visible from Third Avenue or the alley. The west side of the existing building is landscaped and the structure on the adjoining property also will to obscure the addition. The alley improvement ends approximately 5 feet from the southeast corner of the subject property. Additional landscaping will be provided to further obscure the view of the addition from the street and the alley (see Exhibit 'I' – Conceptual Landscape Plan).
10. HI-06-11, Approved 5/13/11: Historic Exterior Alteration of front porch walls and handrail to meet Building Code and stairs added on the back adjacent to alley.

a. Conditions of approval:

- (1) The new wall along each stair to be cut down to the height of the top existing porch wall.
- (2) The new code-compliant metal rail with horizontal members be fabricated to meet the four-inch maximum separation. The same construction design shall be used for the upper and lower porch rails.
- (3) The railing design shall be approved by the preservation planner prior to fabrication.



SUPPORTIVE CONCLUSION: The proposed exterior basement window improvements to the building and the laundry/bike storage room addition at the rear of the building, and compliance with a previous condition of approval for the handrails on the front porch stairs will not hinder the intent of any of these criteria as continued compliance with all applicable regulations can be met and ensured through conditions of approval.

7.160ADC

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 building was built in 1910 as an apartment building for Frank and Elizabeth Wood (Wood Apartments). By 1950, the building became known as the Labor Temple as several offices for Labor Unions were housed in the building (The Carpenters Local #2133, Albany Building Trades Council, Retail Clerks Local 1402 and Teamsters). In 1990 offices for the Plywood Union Local #3942 and United Steel Workers Local #7150 were located in the building.

In 2006, a request was made by a new owner of the building to replace the foundation and raise the structure approximately 18 inches in order to make the existing basement usable. The existing windows were reinstalled in the same locations on the east and west sides of the building. However, the window height does not meet current Fire and Life Safety Code requirements for egress. The existing foundation at that time was finished with siding matching the rest of the building. A condition of approval required that the foundation again be sided.

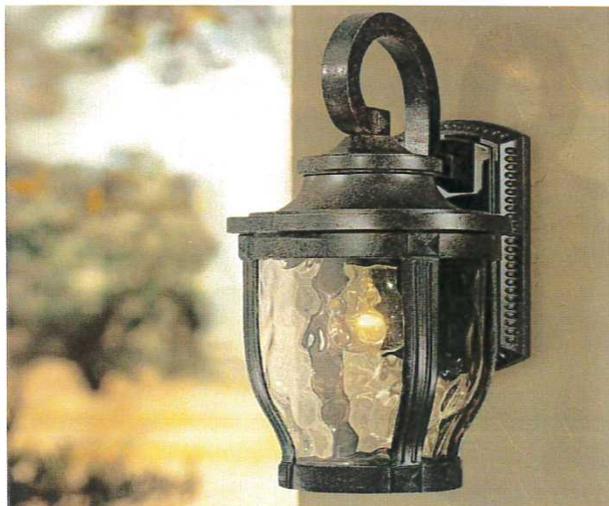
The proposed laundry/bike storage room at the rear of the will be sided with siding matching the existing siding and the paint color will match the existing color used on the building or if the building is repainted a different color, the proposed laundry/bike storage room will be painted to match the rest of the building.

SUPPORTIVE CONCLUSION: The proposed apartment units in the basement area will be in keeping with the original use of the building (apartments) while the replacement of the windows and handrail on the front entry stairs will conform to current Building and Fire/Life Safety regulations and meet a previous condition of approval. This criterion has been met.

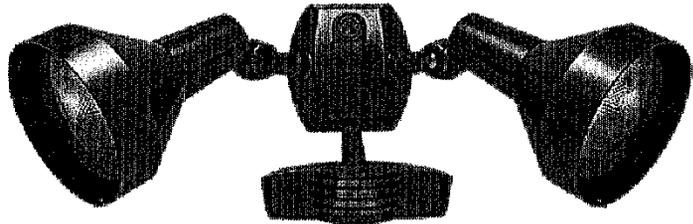
(2) The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

SUPPORTIVE FINDINGS OF FACT: The historic material on the exterior of the building has been maintained. It is the applicant's intent to maintain the building's original character as much as possible. The new replacement basement windows located on the east and west sides of the building will also be double hung 1 over 1 light wood casement windows in a design that mirrors the existing wood windows that are currently on the building but will be openable which the current windows are not. The replacement casement windows will be located at the correct accessible height from the floor level which has necessitated that the windows be 1 foot 4 inches longer than the existing windows. The trim around the existing windows will be reused where possible and replaced with matching trim where necessary.

For the safety of all of the tenants, the applicant is also proposing to replace the existing exterior lighting fixtures on the front and rear porches and to add additional lighting along the east side of the building to provide security lighting for the sidewalk that connects the public sidewalk on Third Avenue to the alley in the rear of the building.



Proposed Exterior Light Fixtures Located on Front and Rear Porches



Proposed Exterior Light Fixtures Located on the East Exterior of Building for Security and Lighting of Walkway

SUPPORTIVE CONCLUSION: The proposed exterior alterations to the existing basement windows; the addition of a 140 square foot addition at the rear of the building; and the new exterior lighting will not cause the building to lose its historic characteristics. 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 1910. The addition of the laundry/bike storage room at the rear of the building will not be seen from Third Avenue. 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 in 1910 and used as an apartment building for approximately 40 years and then changed to offices and meeting rooms for union organizations (known as the Albany Labor Temple) in approximately 1950. The exterior of the building was not changed, only the use of the building. In 2006, approval was given to raising of the building by 18 inches to accommodate the utilization of the existing basement space. In 2008, Conditional Use approval was given to convert the 4 existing apartment units to 4 condominiums with a common area in the basement. The conversion of the existing apartment units to 4 condominium units did not occur. The proposed addition of 4 one-bedroom apartment units is in keeping with the original use of the building for apartments. 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 in 1910 to 1950, no example of distinctive features, finishes or construction techniques are known that should be preserved other than what has been preserved. This criterion can be met if new evidence is presented 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. It appears that the existing gutters will need to be replaced. If the existing gutters are 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.
2. The existing basement wood windows, are double hung 1 over 1 light windows with wide wood surrounds on both the exterior and interior. Other than the basement windows, the other existing windows are not proposed to be replaced. The wood surrounds on the exterior and interior of the existing basement windows will be saved for reuse and will be replicated when necessary. The enlarged windows on the east and west sides of the building do not directly face Third Avenue. While visible now from the east side due to the vacant properties between the church and the building, in the near future townhomes will be constructed on the vacant property blocking the view of that side of the building. The view of the west side of the building is currently mostly obscured by the building located on the abutting lot.
3. The roofing material for the laundry/bike storage room addition will match the existing roofing on the building. The existing cable railing will be replaced with a rail system that is historic in looks but in compliance with current Building Code requirements. The rail system 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: The enlargement of the existing basement wood windows will not alter the character defining features of the building and will not cover any original materials as the building was raised 18 inches approximately 12 years ago. 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 proposed building alteration (addition of a laundry/bike storage room) at the rear of the building, facing the alley, protects the historic integrity of the building by not creating a false sense of period significance since the existence of the addition will not be visible from the street and is low in profile. The addition will be compatible with the massing, size, scale and other architectural features of the building.
2. The new double hung wood encasement windows that will be added to the east and west sides of the building and the reuse of two double hung wood windows added to the laundry/bike storage room addition on the rear side of the building will be of the size in width and style as the existing basement windows. However, the east and west windows that are being replaced will be longer in length to meet current egress requirements. All window trim 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 egress window and exterior lighting replacements and the addition of a laundry/bike storage room on the rear of the building will be compatible with the historic characteristics of the building and with the existing structure in massing, size, scale, materials and architectural features and can be removed in the future if necessary.