



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 & Use of Substitute Materials

HI-09-20 and HI-10-20

June 24, 2020

Summary

This staff report evaluates Historic Review of Exterior Alterations (HI-09-20) and the Use of Substitute Materials (HI-10-20) applications for alterations to a commercial building located at 231 Lyon Street SE that is on the Local Historic Inventory.

The building was first constructed circa 1910 and was extensively remodeled presumably in the mid- to late-1970s when the structure was converted into a pizza parlor. Historic photographs submitted by the applicant indicate that original window openings and brick on the west façade and portions of the south façade have been infilled and covered in stucco.

The applicant proposes exterior alterations to the building's primary (west) and secondary (south) street facing facades. The alterations are intended to reconstruct original storefronts and entryways as shown in historic photographs as well as to meet current building code. The use of substitute materials is proposed for some windows and most of the trim. Substitute materials requested include the use of thermal windows for the fixed windows below the clerestory openings and Boral TruExterior (poly-ash) trim where original trim material is either missing or beyond repair.

Historic Review of Exterior Alterations and the Use of Substitute Materials criteria contained in Albany Development Code (ADC) 7.150 and ADC 7.210 are addressed in this report. These criteria must be satisfied to grant approval for this application.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Laura LaRoque, Project Planner
Property Owner/Applicants:	Jeff Blackford, Chance Recovery 238 Third Avenue SW, Albany, OR 97321
Architect:	Christina Larson, Varitone Architecture 231 Second Avenue SW, Albany, OR 97321
Address/Location	231 Lyon Street SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-06CD; Tax Lot 1900



Zoning:	Historic Downtown (HD) District, Historic Overlay District (Local Historic Inventory)
Total Land Area	6,709 square feet (0.15 acres)
Existing Land Use:	Community Service Use, CHANCE (Community Helping Addicts Negotiate Change Effectively)
Neighborhood:	Central Albany
Surrounding Zoning:	North: Historic Downtown (HD) District East: Historic Downtown (HD) District South: Historic Downtown (HD) District and Central Business (CB) District (across Third Avenue SE) West: Lyon Ellsworth (LE) District (across Lyon Street/Hwy. 20)
Surrounding Uses:	North: Office Use East: Office Use South: Offices Use (Albany Visitors Association) West: Mixed-Use (First floor retails sales and second floor residential)
Prior Land Use History:	The property was developed prior to land use records. The King Griff Grocery Store located at 231 Lyon Street SE was constructed circa 1910. HI-06-10: Historic Review of Exterior Alterations to replace metal windows with transom windows on Third Avenue facade of building. Proposed work was never performed, and the land use approval expired on June 4, 2013. SP-31-18: Site Plan Review for a Change of Use from a Restaurant to a Community Service Use, named CHANCE (Community Helping Addicts Negotiate Change Effectively).

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

Planning File: HI-09-20

Historic Review of Exterior Alterations (ADC 7.100-7.165)

Section 7.150 of the Albany Development Code (ADC), Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. 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 Location and Historic Character of the Area. The subject property is located at 231 Lyon Street SE in the Historic Downtown (HD) zoning district one block east of the Downtown National Register Historic District. The surrounding properties are in the mixed-use zoning districts (i.e. Historic Downtown, Lyon-Ellsworth, Central Business) and are developed with a variety of uses from different time periods. Uses include commercial, industrial, mixed-uses, and parking lots.
- 1.2 Historical Rating. The commercial building is listed on the Local Historic Inventory and is located outside of Albany's National Register Historic Districts.
- 1.3 History and Architectural Style. The historic resources survey has a circa 1910 date and lists the building as the King Griff Grocery store, constructed in the commercial brick, 20th Century Commerce architectural style. Decorative features noted on the survey include corbel brick panel with dentil course (Attachment B).
- 1.4 Prior Alterations. Exterior alterations listed in the historic resources survey include altered windows and an added sign. Historic photographs provided on sheet HR-3.4 of the applicant's submittal show that original window openings and brick have been infilled and covered in stucco on the west façade and portions of the south façade (Attachment B.2). While the exact dates of the historic photographs are unknown, an image from post 1970s pizza parlor remodel suggest these alterations date back to pre-1970s.
- 1.5 Proposed Exterior Alterations. The applicant proposes the following alterations to cause the structure to resemble its original appearance more closely and to meet current building codes.
 - a. Front/West Façade.
 1. The applicant proposes to reconstruct the west façade based on historical photographs. The stucco finish and pilasters and portions of wall will be removed and replaced with clerestory window openings, fixed wood windows, and painted wood paneling, as shown in Sheet HR-5.2 (Attachment B.2).
 2. In the clerestory window openings, fifteen new fixed wood windows (two-feet-six-inches-wide by three-feet-tall) with narrow reed glass will be installed. Below the clerestory window openings, five fixed wood windows (seven-feet-wide by six-feet-tall) will be installed. Painted wood paneling is proposed along the bottom of these windowsills.
 3. The main entrance on Lyon Street will include a wood full lite door (36-inches-by-84-inches) bordered by sidelight windows above painted wood paneling. Two stacked transom windows bordered by sidelight windows will be above the doorway, as shown on sheet HR-6.1 (Attachment B.2).
 - b. Side/South Facade.
 1. Similar to the west entry door, the entry door on Third Avenue will include a wood full lite door (36-inches-wide by 84-inches-tall) bordered by sidelight windows above painted wood paneling.
 2. On the south elevation, near Lyon Street, the application proposes to reconstruct a window opening with clerestory windows, fixed center window, and painted wood paneling below. This arrangement mirrors front elevation with slight deviations in window width.

3. To center of the south elevation, there are two existing vinyl windows along the south elevation that are proposed to be replaced with wood single-hung windows. There are also two infilled windows that are proposed to be exposed, repaired, and replaced.
 4. To the west of the south elevation, two clerestory window openings are proposed each with seven new fixed wood windows with narrow reed glass. Below these clerestory window openings are three fixed wood windows and doorways.
- 1.6 Building Use (ADC 7.160(1)). The building has been used as a restaurant (i.e. pizza parlor) since the mid-1970s. In 2018, site plan review approval (file no. SP-31-18) was granted for a change of use from a restaurant to community service use category. In 2019, interior renovation associated with the change of use were approved under building permit no. B-0758-19. No changes to any character-defining elements of the building or site were proposed/approved under this building permit which is consistent with ADC 7.160(1).
 - 1.7 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 is believed to have been altered in the mid-1970s resulting in the loss of historic materials and features. These changes have not acquired historic significance. The proposal is consistent with ADC 7.160(3) and (4).
 - 1.8 Distinctive Features and Character (ADC 7.160(2), (5), and (6)). The structure is a one-story building constructed in the commercial brick, 20th Century Commerce architectural style. Decorative features noted in the historic resource survey are corbel brick panel with dentil course. Prior alterations removed most of the character defining features of the style and building except for the decorative corbel brick panel with dentil course. The applicant proposes to reconstruct the street facing facades to approximate the original design and finish details as shown in historic photographs (i.e. images 1 and 2 of sheet HR-3.4) (Attachment B.2). The proposal will restore some of the missing architectural elements and craftsmanship of the building based on pictorial evidence satisfying ADC 7.160(2), (5), and (6).
 - 1.9 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.
 - 1.10 Compatibility of Exterior Alterations and Additions (ADC 7.160(9) and (10)). The exterior alterations will not destroy historic materials that characterize the property. The proposed alterations will approximate the size, scale, and architectural features based on pictorial evidence consistency with ADC 7.160(9). No new additions are proposed with this request; therefore ADC 7.160(10) is not applicable.

Conclusions

- 1.1 The proposed exterior alterations will remove incompatible alterations and will restore missing character-defining features on the street façades.
- 1.2 The proposed alterations will cause the structure to approximate the original historic character and appearance of the building satisfying ADC 7.150(1) and are consistent with the Secretary of Interior's Standards in ADC 7.160.
- 1.3 The proposal, as submitted, satisfies the review criteria for exterior alterations as proposed.

Planning File: HI-10-20

Historic Review of the Use of Substitute Materials (ADC 7.170-7.225)

Eligibility for the use of substitute materials (ADC 7.200) and review criteria for Historic Review of the Use of Substitute Materials (ADC 7.210) are addressed in this report for the proposed development. The criteria must

be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Eligibility for the Use of Substitute Materials (ADC 7.200)

The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

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

Any application for the use of substitute siding, windows, and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

To be able to use substitute material, the applicant must first demonstrate that subject materials meet the eligibility requirements per ADC 7.200. Should the Landmarks Commission (LC) find one of the eligibility thresholds for the use of substitute materials is met, staff has provided an analysis of ADC 7.210 below regarding the proposed thermal pane glazing and Boral TruExterior trim.

If LC finds that the eligibility threshold of ADC 7.200 is not met, the LC could apply conditions of approval to have original materials repaired or replaced in kind.

Findings of Fact

- 2.1 Eligibility. The property is on the Local Historic Inventory and is not rated historic non-contributing. Therefore, the thresholds in ADC 7.200(2) must be met for eligibility: 1) the existing materials are so deteriorated and damaged that they cannot be repaired; and 2) finding materials that would match the original is cost prohibitive.
- 2.2 Existing Conditions. Substantial exterior alterations were made many years ago. Original window openings and brick have been infilled and covered in stucco on the west façade and portions of the south façade. As shown in the applicant's plan set, some existing windows and trim have been uncovered during the interior remodel. However, these components are described by the applicant as being beyond repair and not up to current energy efficiency standards.
- 2.3 Substitute Materials. The applicant is proposing to repair and retain two wood windows on the south façade as shown on sheet HR-5.2 (Attachment B.2). All other material will be new. The narrow reed in the clerestory window openings will approximate what was in place originally based on pictorial evidence. The fixed wood windows under the clerestory window openings will be thermal (i.e. double pane) with argon gas as opposed to single pane which would have been in place originally. All new trim will be poly-ash (i.e composite) material as opposed to solid wood.
- 2.4 Costs. A cost analysis was not included in the application submittal nor is one required to be submitted per ADC 7.190. In this case, it is likely that the cost of the proposed material is similar to that of the original.

Review criteria regarding this proposal are provided below along with staff analysis of the proposal's conformance with the criteria.

Design and Application Criteria for the Use of Substitute Materials (ADC 7.210)

Criteria 1 through 3, Material dimensions and finish

1. **The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance of the existing siding, windows or trim.**
2. **Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.**
3. **The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.**

Findings of Fact and Conclusions

- 2.5 Trim. The applicant proposes Boral TruExterior trim for exterior stops and millwork. According to the product website, the Boral TruExterior trim is manufactured from a proprietary polymeric blend, fly ash, and glass fibers that are formed in a continuous process and cut to length. Like wood trim, the Boral TruExterior trim can be cut, mitered, and routed to most any profile and painted.
- 2.6 Windows. The applicant proposes fixed wood windows under the clerestory window openings. The proposed windows will be generally the same scale and dimensions as the original wood windows. The proposed windows will be thermal (i.e. double pane) with argon gas as opposed to single pane which would have been in place originally.
- 2.7 Argon gas is used to increase the energy efficiency thermal windows. Thermal windows are typically double-pane or triple-pane, meaning each section of window has two or three layers of glass with a sealed space in between. The spaces are typically filled with argon or other gasses to slow the transfer of heat through the window. Thermal windows can be combined with low-E coatings which are known to have a slight reflective and green tint. However, this is not the case with this application.
- 2.8 The placement, profile, size, proportion, finish, and general appearance of the proposed trim and windows are consistent with the original wood materials on the building and in the historic districts and area.

Criterion 4 through 6, Decorative features and unusual examples of historic siding and windows

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

Findings of Fact and Conclusions

- 2.9 Windows and Trim. The substitute windows and trims will not be installed over, or cover unusual examples of, historic windows or trim or decorative and character defining features of the building.
- 2.10 No decorative or character defining features of the building would be impacted. As such, criteria 4

through 6 are satisfied.

Criterion 7 through 13: Siding and Trim Preparation and Installation

For the application of substitute siding and trim only:

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

Findings of Fact

- 2.11 Substitute siding is not found on the structure nor is any proposed in this application.
- 2.12 The proposed substitute trim (Boral TruExterior) can be installed in the same manner as traditional wood trim. The applicant proposed to slope window trim and flash and caulk appropriately for drainage. Additionally, according to the manufacture's website the product is a poly-ash material that is highly resistant to moisture and insects and has a low thermal expansion which will help reduce deterioration when combined with proper routine maintenance.

Conclusions

- 2.1 Some original windows and trim were revealed during a recent interior renovation. The exposed material is described to be deteriorated beyond repair. The cost to replace with wood material is unknown but believed to be similar to the proposed substitute material. The applicant proposes to remove existing windows and trim material and replace with thermal panes and Boral TruExterior (poly-ash) trim that will match appearance, profile, and dimensions of the original material.
- 2.2 The proposed new windows and trim will not destroy, or otherwise affect the character-defining features of the structure.
- 2.3 The criteria and guidelines for the use of substitute materials can be satisfied as proposed.

Criterion 14

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

Findings of Fact and Conclusions

- 2.13 The applicant proposes to reuse what is left of the historic transoms on the interior of the remodeled building. All remaining historic windows not reused on the interior of the structure are proposed to be sold or donated to architectural salvage.
- 2.14 This criterion is satisfied.

Options and Recommendations

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

Option 1: Approve the applications as proposed;

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

Option 3: Deny one or both applications, or portions of each.

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

Motion

I move to approve the requested exterior alterations and use of substitute materials (application planning files no. HI-09-20 and HI-10-20) as proposed. 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

B. Applicant's Submittals

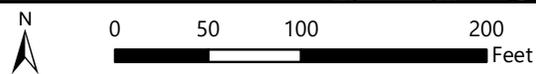
1. Application
2. Plan Set
 - I. Project Description, Sheet HR-1.0
 - II. Southwest View, Sheet HR-2.1
 - III. Southeast View, Sheet HR-2.2
 - IV. South Entry View, Sheet HR-2.3
 - V. Photos, Sheet HR-3.1
 - VI. Photos, Sheet HR-3.2
 - VII. Photos, Sheet HR-3.3
 - VIII. Historic Photos, Sheet HR-3.4
 - IX. First Floor Demolition Plan, Sheet HR-4.1
 - X. First Floor Plan, Sheet HR-4.2
 - XI. Demolition, Sheet HR-5.1
 - XII. New Elevations, Sheet HR-5.2
 - XIII. Enlarged Entry Door Elevations & Sections, Sheet HR-6.1
 - XIV. Window Schedule, Sheet HR-7.1
3. Historic Review of Exterior Alterations - Findings of Fact
4. Historic Review for the Use of Substitute Materials – Findings of Fact

Acronyms

ADC	Albany Development Code
CB	Central Business Zoning District
HD	Historic Downtown Zoning District
LC	Landmarks Commission



G:\Community Development\Planning\Land Use Cases\2020s\2020 Historic (H)\H\09-20 or al (231 Lyon SE)\H\09-20 or al.mxd



Date: 5/22/2020 Map Source: City of Albany

231 Lyon St. SE

Location / Zoning Map

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

FIELD NO.: 63
 HISTORIC NAME: King Griff Grocery store
 COMMON NAME: None
 ADDRESS: 231 Lyons Street SE
 CITY: Albany
 OWNER: KKKR Co., 3660 NW Mariposa Drive, Albany, OR 97321
 BUILDER: Unknown
 T/R/S: 11S, 3W, 6
 TAX LOT: 1900
 ADDITION: Eastern Addition
 BLOCK: 3

DATE OF CONSTRUCTION: c. 1910
 ORIGINAL USE: Grocery store and small stores
 PRESENT USE: Pizza parlor
 ARCHITECT: Unknown
 THEME: 20th Century architecture/commerce
 STYLE: Commercial brick

MAP NO: 11-3W-6CD
 LOT: N/A
 QUAD: Albany

BLDG. XXX STRUC. DIST. SITE OBJ.

PLAN TYPE/SHAPE: Rectangle
 FOUNDATION MATERIAL: Brick
 ROOF FORM & MATERIALS: Flat
 WALL CONSTRUCTION: Brick
 PRIMARY WINDOW TYPE: Fixed display
 EXTERIOR SURFACING MATERIALS: Brick common bond pattern
 DECORATIVE FEATURES: Corbel brick panel with dentil course
 OTHER: None

NO. OF STORIES: 1
 BASEMENT (Y/N): N
 STRUCTURAL FRAME: Brick

CONDITION: GOOD XXX FAIR POOR MOVED DATE:

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Windows altered, sign added
 NOTEWORTHY LANDSCAPE FEATURES: None
 ASSOCIATED STRUCTURES: None
 KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: West facing building on southeast corner of Lyons Street and Third Avenue on busy one-way northbound street.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): The oldest surviving brick commercial building on the east side of Lyons Street.

Built in 1910 as a grocery, confectionary, cigar store and office for Stayton Milling Co. and the King Griff Grocery Store. By 1913 listed as F. L. Kenton grocery and confectionary, Albany Printing (119 Third SE) and F. C. Dannels in the same building. By 1925 it was called Fuller's grocery and Nelson Bros. Meat Market.

SOURCES: City Directories 1908, 1911, 1912, 1913, Telephone Directories 1925-26, Sanborn Fire Maps 1912, 1925

NEGATIVE NO.: N-30
 SLIDE NO.: 63

RECORDED BY: R. Keeney
 DATE: 05-07-90

SHPO INVENTORY NO: 911

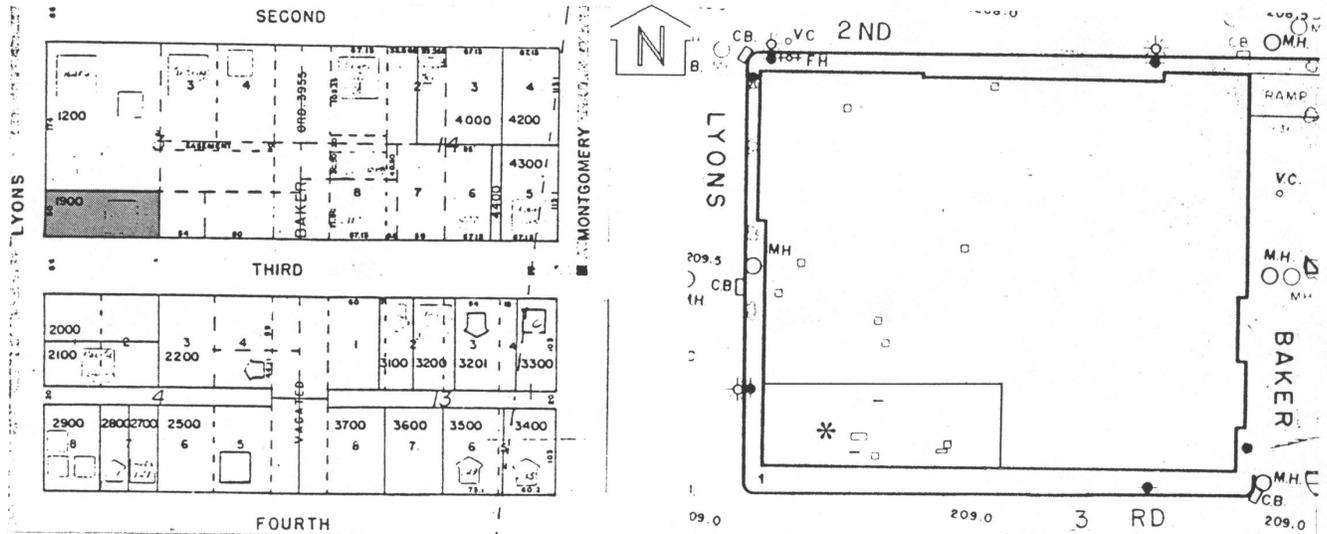
OREGON INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY FORM - TWO

FIELD NO.: 63
NAME: KKKR Co.
ADDRESS: 231 Lyons Street SE
QUADRANGLE: Albany

T/R/S: 11S, 3W, 6
MAP NO.: 11-3W-6CD TAX LOT: 1900



NEGATIVE NO.: N-30
SLIDE NO.: 63



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division and R. Keeney

SHPO INVENTORY NO: _____



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 plans@cityofalbany.net

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

Location/Description of Subject Property(ies)

Site Address(es): 231 SE Lyons St. Albany, OR

Assessor's Map No(s): 11S03W06CD01900 Tax Lot No(s): 00846-81949

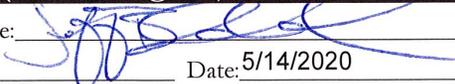
Comprehensive Plan designation: Village Center Zoning designation: HD

Size of subject property(ies): 0.15 acres Related Land Use Cases: _____

Project Description: _____
 Remove stucco infill, stucco pilasters, vinyl and aluminum windows from the previous remodel and install wood windows/storefront at uncovered original locations. Additional doors to be installed at the southeast corner of the building as service doors. Opening at South entry to be widened for ADA accessibility. Repaint existing brick.

Historic Overlay Natural Resource Overlay District Floodplain or Floodway Overlay

Applicant Information (must be signed)

Name: Jeff Blackford Signature: 

Mailing Address: 238 3rd Ave SE Date: 5/14/2020

City: Albany State: OR Zip: 97321

Phone #: 541-791-3411 Fax #: 541-791-3423 Email: jblackford@chancerecovery.org

File #(s): _____ Date Fee & Application Received: _____

Pre-App File #(s): _____ Pre-App Meeting Date: _____

Amount Paid: _____ Received By: _____

Property Owner Information (must be signed) Same as ApplicantName: Jeff Blackford Signature: Mailing Address: 238 3rd Ave SE Date: _____City: Albany State: OR Zip: 97321Phone #: 541-791-3144 Fax #: 541-791-3423Email: jblackford@chancerecovery.org**Authorized Agent or Representative (must be signed, if applicable)**Choose One: Engineer Architect Other _____

Name: _____ Signature: _____

Mailing Address: _____ Date: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Fax #: _____

Email: _____

Relationship to property owner(s): _____

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: Christina Larson Signature: Mailing Address: 231 2nd Ave SW Date: 4/30/2020City: Albany State: OR Zip: 97321Phone #: 541-497-2954 Fax #: _____Email: christina@varitonearchitecture.com**Other Representative (must be signed, if applicable)**Choose One: Engineer Architect Other _____

Name: _____ Signature: _____

Mailing Address: _____ Date: _____

City: _____ State: _____ Zip: _____

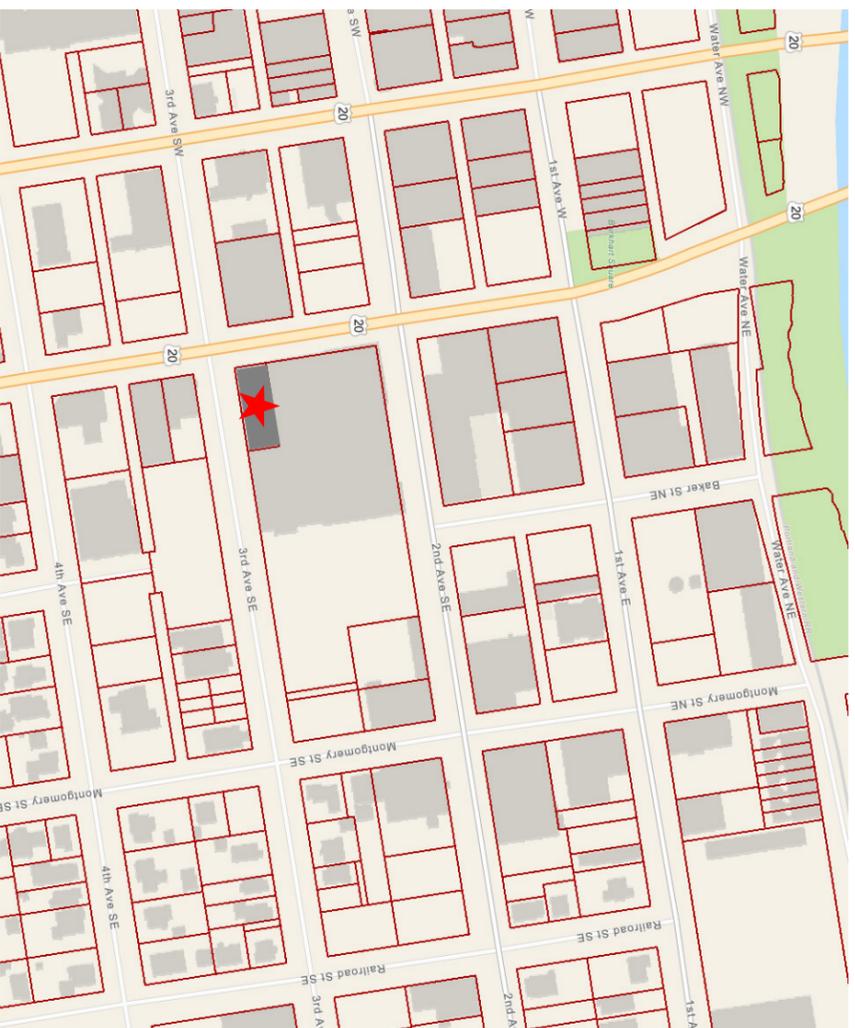
Phone #: _____ Fax #: _____

Email: _____

KING GRIFF BUILDING

231 SE LYON ST. ALBANY, OR 97321

VICINITY MAP



PROJECT INFORMATION

PROJECT DESCRIPTION:

THE BUILDING WAS ORIGINALLY BUILT IN THE 1910 AS A GROCERY STORE. OVER THE YEARS THERE HAS BEEN VARIOUS TENANTS. THE MOST RECENT TENANT WAS PIZZA KING WHERE THE INTERIOR AND EXTERIOR WERE MODIFIED TO THE PIZZA PARLOR'S STANDARDS. THE BUILDING IS BRICK CONSTRUCTION AND HAS BEEN PAINTED FOR AN UNKNOWN NUMBER OF TIMES OVER THE YEARS.

THE INTERIOR OF THE KING GRIFF BUILDING WILL BE RENOVATED TO ACCOMMODATE THE NEW TENANT. SOME OF THE INTERIOR WALLS FROM THE PRIOR TENANT, HAVE BEEN REMOVED OR RE-FRAMED FOR THE NEW LAYOUT. FOR THE EXTERIOR, THE EXISTING WINDOWS WILL BE REPLACED WITH NEW WOOD WINDOWS TO IMPROVE PERFORMANCE. WINDOW OPENINGS THAT HAVE BEEN INFILLED DURING PRIOR USAGE WILL BE RECONSTRUCTED AND INSTALLED TO APPROXIMATE THE ORIGINAL LOOK.

LOCATION: CENTRAL BUSINESS ZONE

CONSTRUCTION DATE: BUILT IN 1910

DESCRIPTION OF ALTERATIONS:

- REMOVE ALL EXISTING WINDOW PLANTERS AT BOTH SOUTH AND WEST FACADES.
- REMOVE EXISTING STUCCO INFILL AT SOUTHERN FACADE TO EXPOSE THE ORIGINAL WINDOW OPENINGS. WINDOWS TO BE REPLACED WITH EFFICIENT WOOD WINDOWS.
- INSTALL RECONSTRUCTED WOOD CLERESTORY WINDOWS AT ALL ORIGINAL LOCATIONS.
- REPLACE EXISTING SOUTH DOOR WITH A NEW WOOD DOOR, TRANSOM AND SIDELITE. THE CONFIGURATION OF THE SIDELITE AND TRANSOM TO REFLECT THE UNCOVERED EXISTING CONDITION AT THE WEST ENTRY DOOR.
- THE BRICK OPENING TO THE SOUTH ENTRY WIDENED TO PROVIDE ADA CLEARANCES AT THE DOOR.
- INSTALL NEW PAINTED WOOD DOUBLE SERVICE DOORS.
- EXISTING DOOR TO REMAIN FOR KITCHEN ACCESS. DOOR TO BE REPAINTED.
- REMOVE EXISTING WINDOWS AT WEST FACADE. NEW WOOD WINDOWS TO FIT SIZE OF ORIGINAL WINDOW OPENINGS.
- REPLACE EXISTING WEST DOOR WITH A NEW WOOD DOOR, TRANSOM AND SIDELITES TO REFLECT THE ORIGINAL SIZES AND CONFIGURATION UNCOVERED ON THE INTERIOR DURING DEMOLITION.
- EXISTING BRICK FACADE TO BE REPAINTED.

REVIEW CRITERIA RESPONSES:

CRITERION: THE PROPOSED ALTERATION WILL CAUSE THE STRUCTURE TO MORE CLOSELY APPROXIMATE THE HISTORICAL CHARACTER, APPEARANCE OR MATERIAL COMPOSITION OF THE ORIGINAL STRUCTURE.

FACTS: IMAGES OF THE MOST RECENT CONDITION OF THE BUILDING (SEE IMAGES HR-3.1-3.3) SHOWS THE ORIGINAL WINDOW OPENINGS AS EXPOSED DURING THE INTERIOR RENOVATION. THE ORIGINAL OPENINGS AND BRICK THAT HAVE BEEN INFILLED AND COVERED IN STUCCO DURING THE MOST RECENT REMODEL. NEW EFFICIENT WOOD WINDOWS WILL BE INSTALLED TO MORE CLOSELY APPROXIMATE THE APPEARANCE OF THE ORIGINAL BUILDING. NEW WOOD STOREFRONT ENTRIES (TRANSOMS, DOORS, AND SIDELITES) TO BE INSTALLED TO APPROXIMATE THE ORIGINAL ENTRIES. THE EXISTING PAINTED BRICK TO BE REPAINTED (SEE RENDERED IMAGES HR2.1-2.3).

CONCLUSION: MODIFYING THE BUILDING IN THE WAYS THAT WE HAVE SHOWN WILL CAUSE THE STRUCTURE TO MORE CLOSELY APPROXIMATE THE ORIGINAL CHARACTER OF THE BUILDING AND THE HISTORICAL CHARACTER OF THE SURROUNDING AREA.



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Exterior Alteration KING GRIFF BUILDING

231 SE LYON ST. ALBANY, OR 97321

Issue: HISTORIC REVIEW

Date: 04/28/2020

PROJECT
DESCRIPTION

HR-1.0



SOUTHWEST VIEW - EXTERIOR ALTERATION



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Exterior Alteration KING GRIFF BUILDING

231 SE LYON ST. ALBANY, OR 97321

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Date: 04/28/2020

SOUTHWEST
VIEW

HR-2.1



SOUTHWEST VIEW - EXTERIOR ALTERATION



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Albany, Oregon 97321
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Exterior Alteration KING GRIFF BUILDING

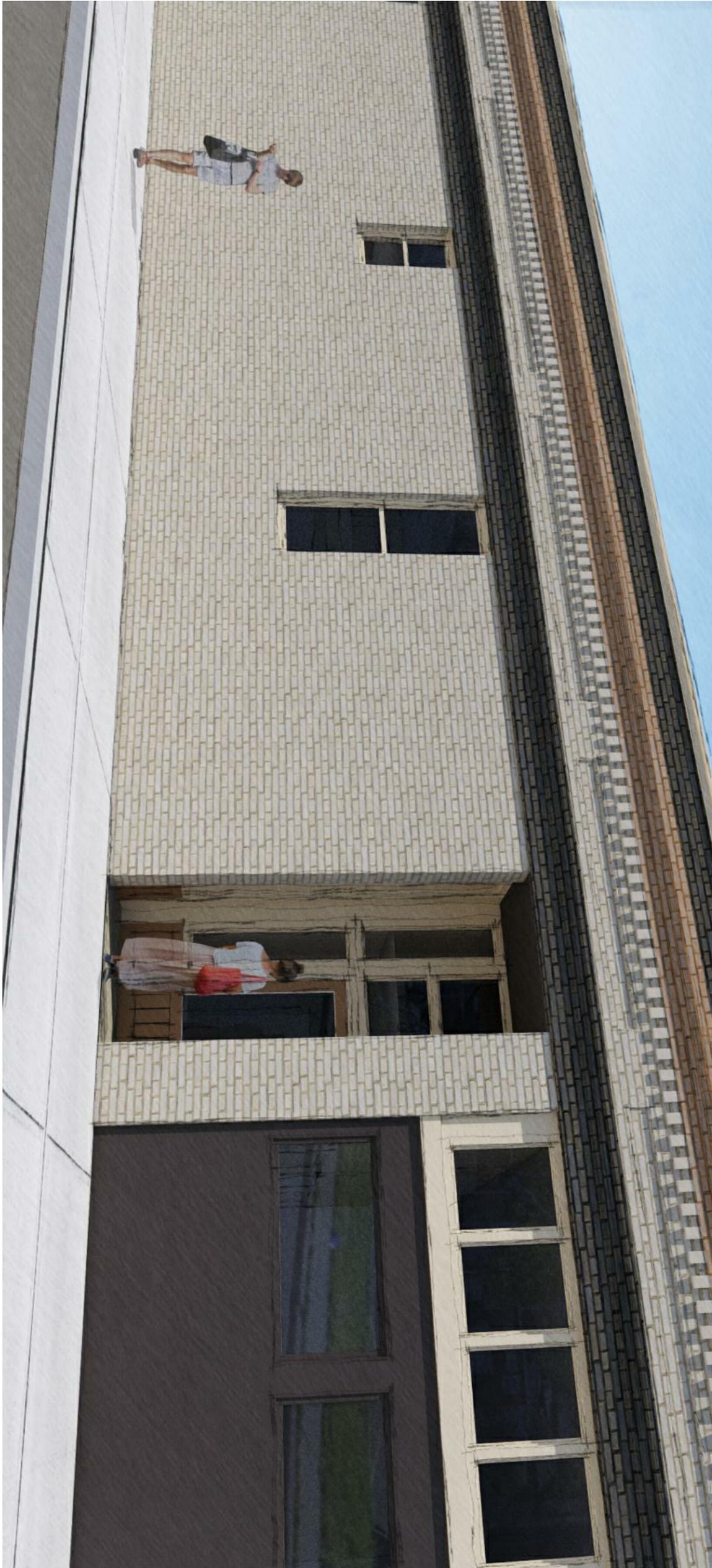
231 SE LYON ST. ALBANY, OR 97321

Issue: HISTORIC REVIEW

Date: 04/28/2020

SOUTHEAST
VIEW

HR-2.2



SOUTH ENTRY VIEW - EXTERIOR ALTERATION



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Exterior Alteration
**KING GRIFF
 BUILDING**

231 SE LYON ST. ALBANY, OR 97321

Issue: HISTORIC REVIEW

Date: 04/28/2020

SOUTH ENTRY
 VIEW

HR-2.3



IMAGE 1

VIEW OF WEST FACADE OF BUILDING (SE LYON ST). EXISTING WINDOW AND PLANTER TO BE REMOVED. ALL STUCCO AND PLASTER INFILL TO BE REMOVED TO EXPOSE ORIGINAL STOREFRONT OPENINGS. EXISTING WIDE ENTRY DOOR TO BE REMOVED AND REPLACED WITH NEW 36" X 84" DOOR TO MATCH ORIGINAL SIZE AND CONFIGURATION. EXISTING SOFFIT TO BE REMOVED UP TO BRICK FINISHED CORNICE.



IMAGE 2

VIEW OF SOUTH FACADE OF BUILDING (SE 3RD ST). ALL EXISTING WINDOWS TO BE REPLACED. INFILL AT CLERESTORY LOCATIONS TO BE REMOVED FOR ORIGINAL CLERESTORY WINDOW LOCATIONS. EXISTING DOOR AT FUTURE KITCHEN ENTRY TO REMAIN. DOUBLE SERVICE DOORS TO BE ADDED ADJACENT TO KITCHEN DOOR. BRICK OPENING TO SOUTH ENTRY TO BE WIDENED FOR ADA ACCESS.



IMAGE 3

VIEW OF SOUTH FACADE OF BUILDING (SE 3RD ST). ALL STUCCO PLASTERS AND INFILL TO BE REMOVED TO EXPOSE ORIGINAL BRICK AND WINDOW OPENINGS. WOOD WINDOWS TO BE RECONSTRUCTED AND INSTALLED IN ORIGINAL OPENINGS.

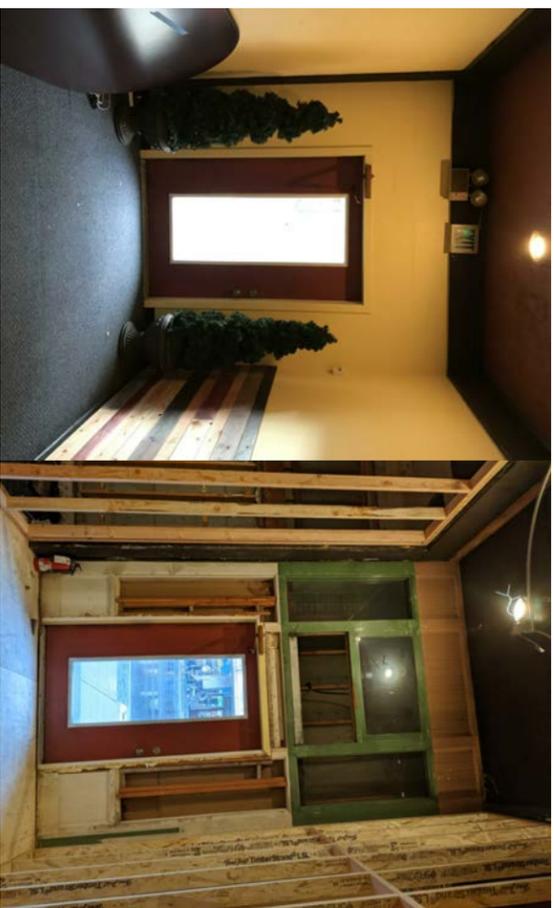


IMAGE 4

VIEW OF WEST ENTRY OF BUILDING (SE LYON ST). ENTRY DOOR TO BE REMOVED FOR NEW 36" X 84" DOOR TO MORE CLOSELY APPROXIMATE THE ORIGINAL DOOR. EXISTING ENTRY DOOR OPENING TO BE REFRAMED FOR NEW DOOR. INFILL ABOVE THE DOOR TO BE REMOVED FOR FUTURE TRANSOM WINDOW LOCATIONS. INFILL AT SIDES OF DOOR TO BE REMOVED FOR FUTURE SIDE LITES. DIMENSIONS AND CONFIGURATION TO MATCH THE UNCOVERED ORIGINAL SHOWN.



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**Exterior Alteration
KING GRIFF
BUILDING**

231 SE LYON ST. ALBANY, OR 97321

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Date: 04/28/2020

PHOTOS

HR-3.1



IMAGE 1

INTERIOR VIEW OF BUILDING AT SE 3RD ST. ENTRY DOOR (IMAGE 1) TO REMAIN FOR CLASSROOM KITCHEN ENTRY. DOOR TO BE REPAINTED. CLERESTORY WINDOWS (IMAGE 2) TO BE RECONSTRUCTED.



IMAGE 2

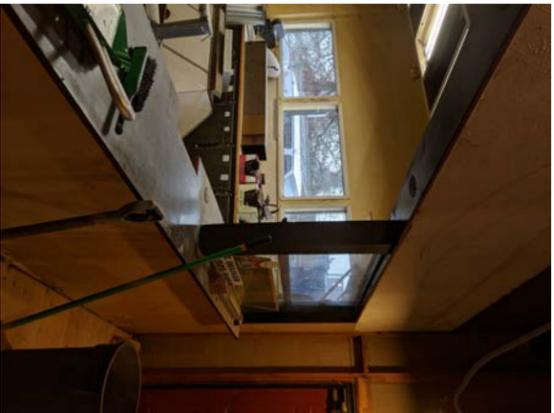


IMAGE 3

INTERIOR VIEW OF BUILDING AT SE 3RD ST. THREE EXTERIOR WINDOWS SHOWN TO BE REPLACED. COUNTER LOCATION (IMAGE 3) TO REMAIN.



IMAGE 4



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Exterior Alteration KING GRIFF BUILDING

231 SE LYON ST. ALBANY, OR 97321

Issue: HISTORIC REVIEW

Date: 04/28/2020

PHOTOS

HR-3.2

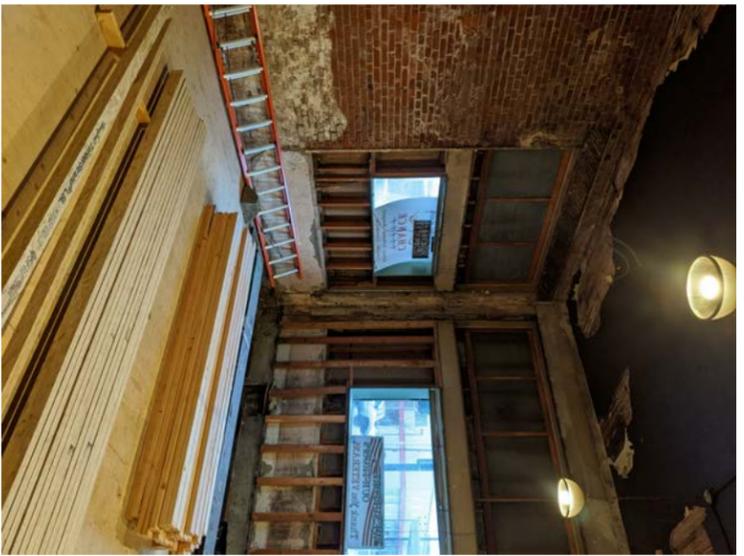


IMAGE 1

INTERIOR VIEW OF BUILDING AT SE LYON ST AND SE 3RD INTERSECTION. INFILL AT CLERESTORY LOCATION TO BE REMOVED AND CLERESTORY WINDOWS RECONSTRUCTED. EXISTING ALUMINIUM WINDOWS TO BE REMOVED FOR FUTURE WOOD WINDOW LOCATIONS.

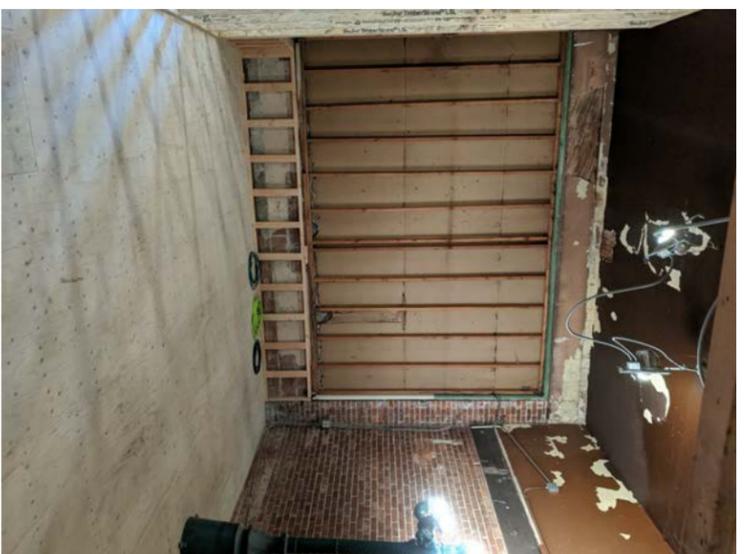


IMAGE 2

INTERIOR VIEW OF BUILDING AT SE LYON ST. INFILL TO BE REMOVED FOR FUTURE RECONSTRUCTED WINDOWS AND CLERESTORIES.

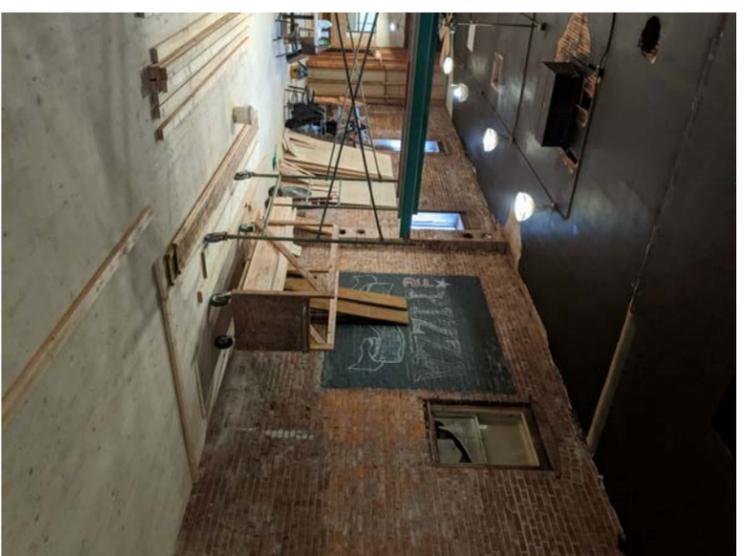


IMAGE 3

VIEW OF SOUTH FACADE OF BUILDING (SE 3RD ST). EXISTING VINYL WINDOWS TO BE REMOVED AND REPLACED WITH DOUBLE HUNG WOOD WINDOWS RECONSTRUCTED TO APPROXIMATE THE ORIGINAL WINDOWS. INFILL REMOVED AT ORIGINAL WINDOW LOCATIONS FOR NEW WOOD WINDOWS.

**Exterior Alteration
KING GRIFF
BUILDING**

231 SE LYON ST. ALBANY, OR 97321



231 2nd Ave SW
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Date: 04/28/2020

PHOTOS

HR-3.3

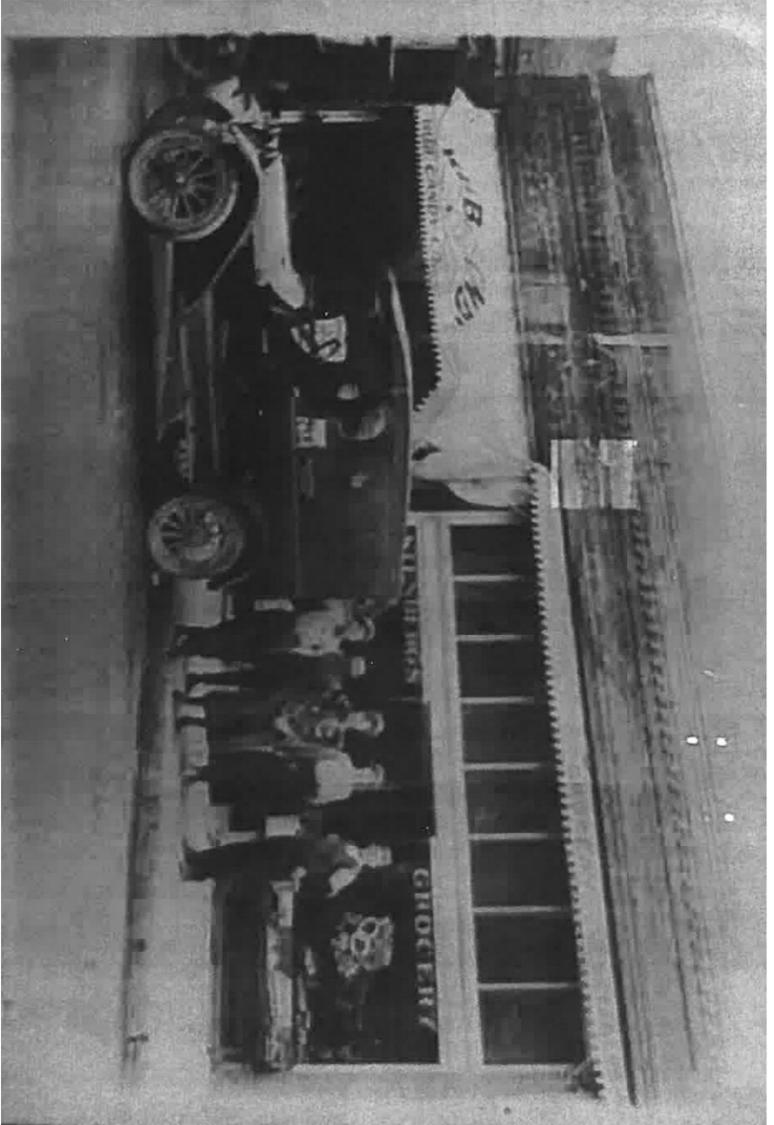


IMAGE 1

VIEW FROM SE LYONS STREET. DATE UNKNOWN.

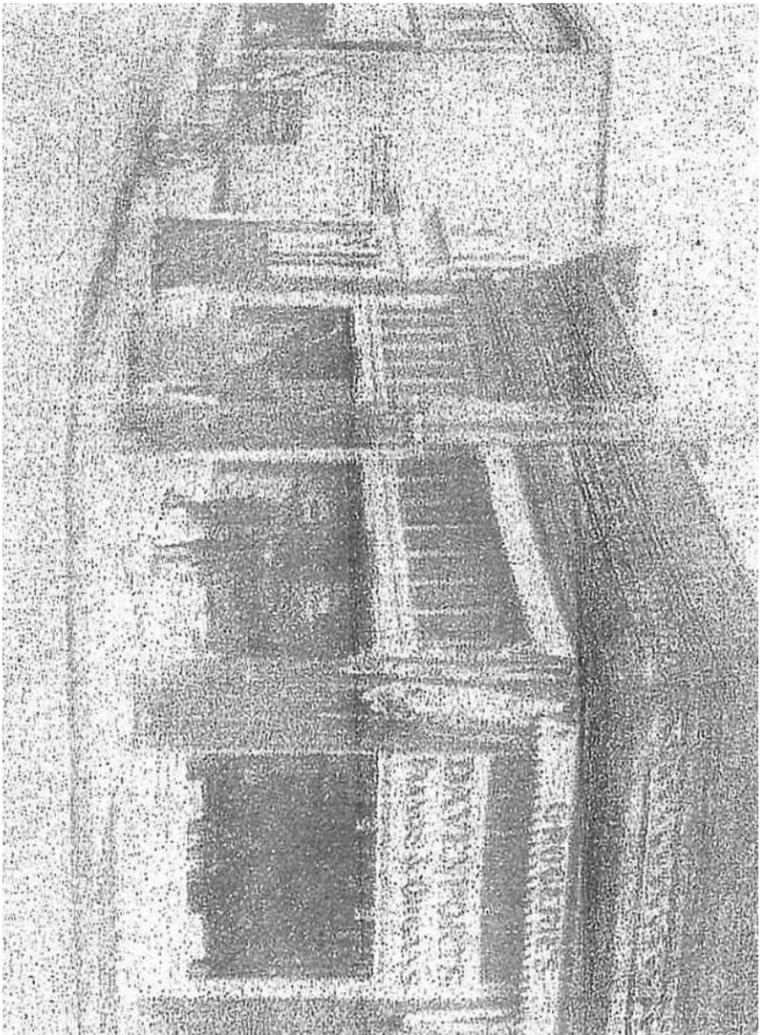


IMAGE 2

VIEW FROM CORNER OF SE LYONS STREET & SE 3RD ST. DATE UNKNOWN.

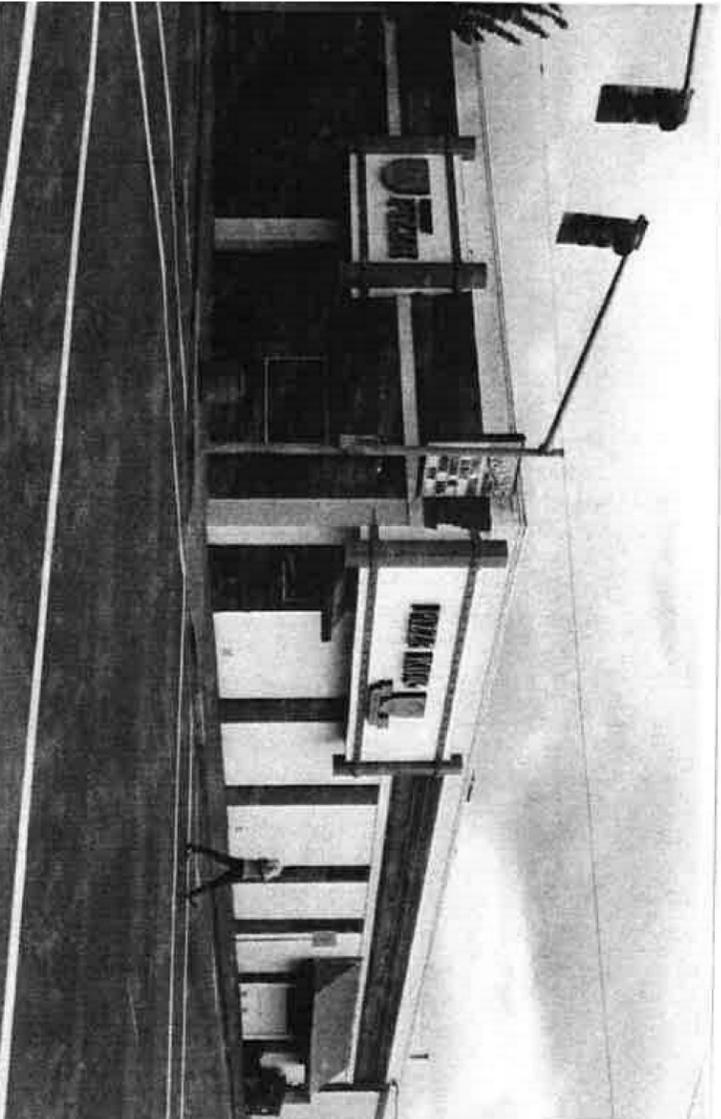


IMAGE 2

VIEW FROM CORNER OF SE LYONS STREET & SE 3RD ST. POST 1970'S PIZZA PARLOR REMODEL



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Exterior Alteration KING GRIFF BUILDING

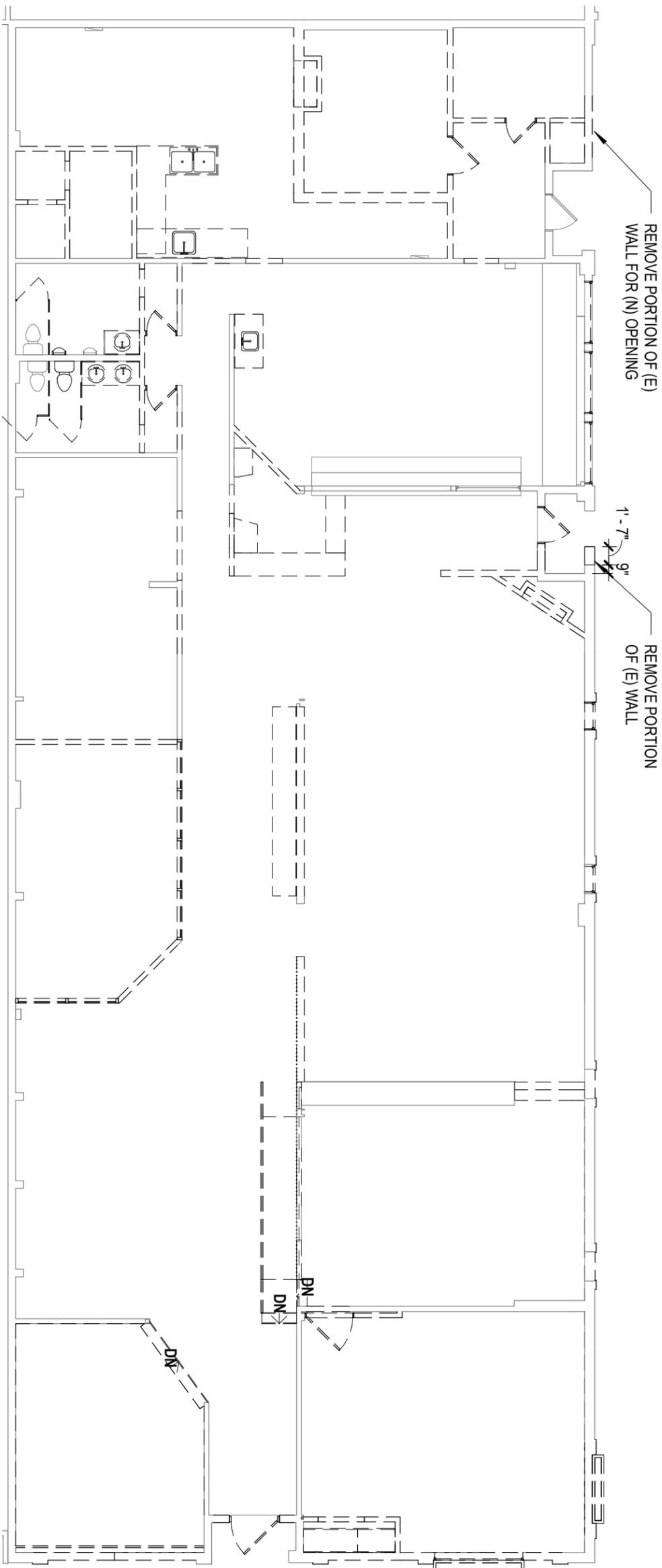
231 SE LYON ST. ALBANY, OR 97321

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HISTORIC
PHOTOS

HR-3.4



NOTE: CURRENT AND FUTURE TENANT IMPROVEMENT PLAN - PERMITTED IN EARLIER PHASE (B-0758-19). PLAN SHOWN FOR REFERENCE.

1
FIRST FLOOR - DEMOLITION PLAN
 3/32" = 1'-0"



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**Exterior Alteration
 KING GRIFF
 BUILDING**

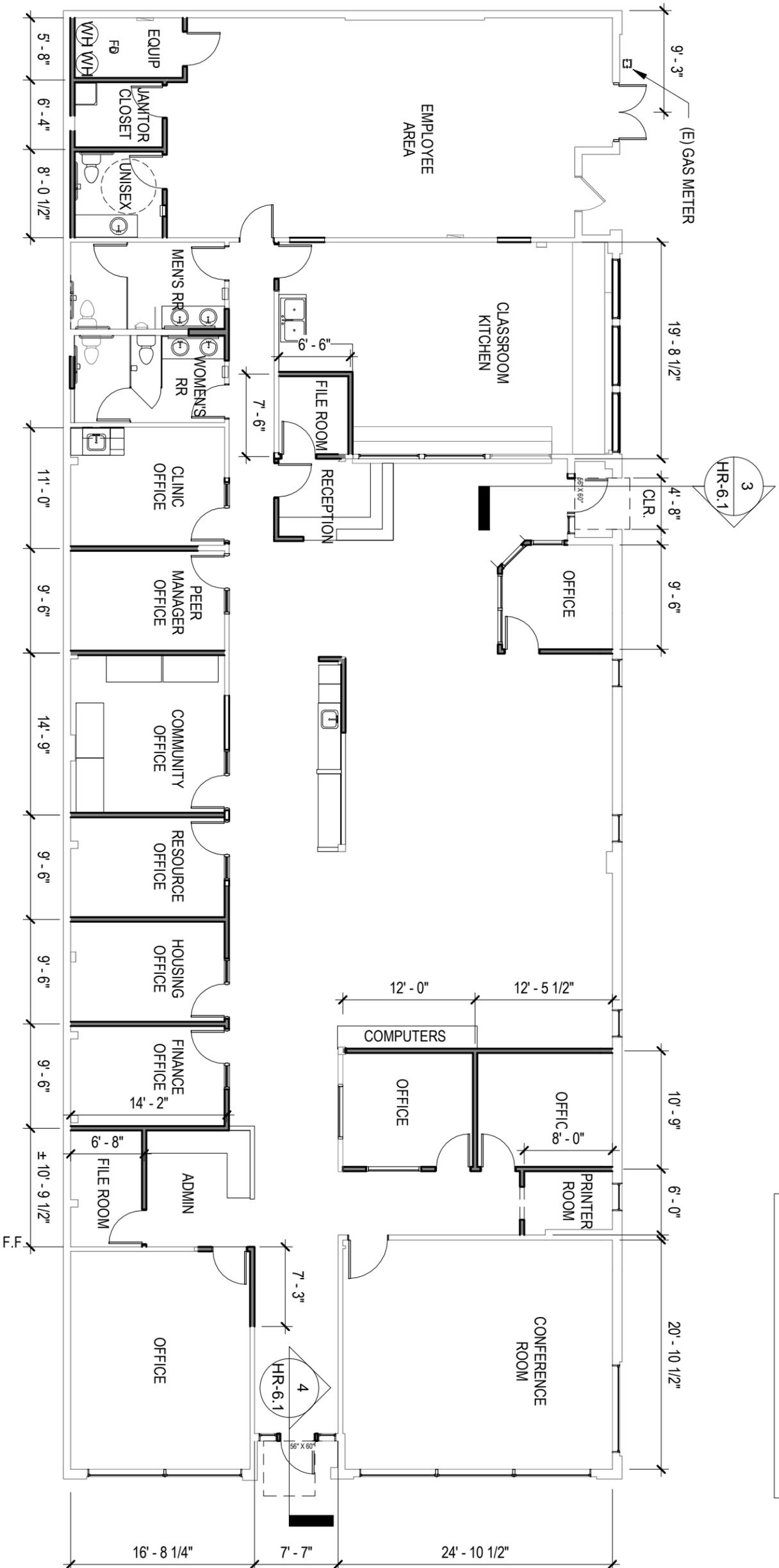
231 SE LYON ST. ALBANY, OR 97321

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FIRST FLOOR
 DEMOLITION
 PLAN

HR-4.1



NOTE: CURRENT AND FUTURE TENANT IMPROVEMENT PLAN - PERMITTED IN EARLIER PHASE (B-0758-19). PLAN SHOWN FOR REFERENCE.

1 FIRST FLOOR PLAN - CURRENT & FUTURE CONSTRUCTION
 3/32" = 1'-0"



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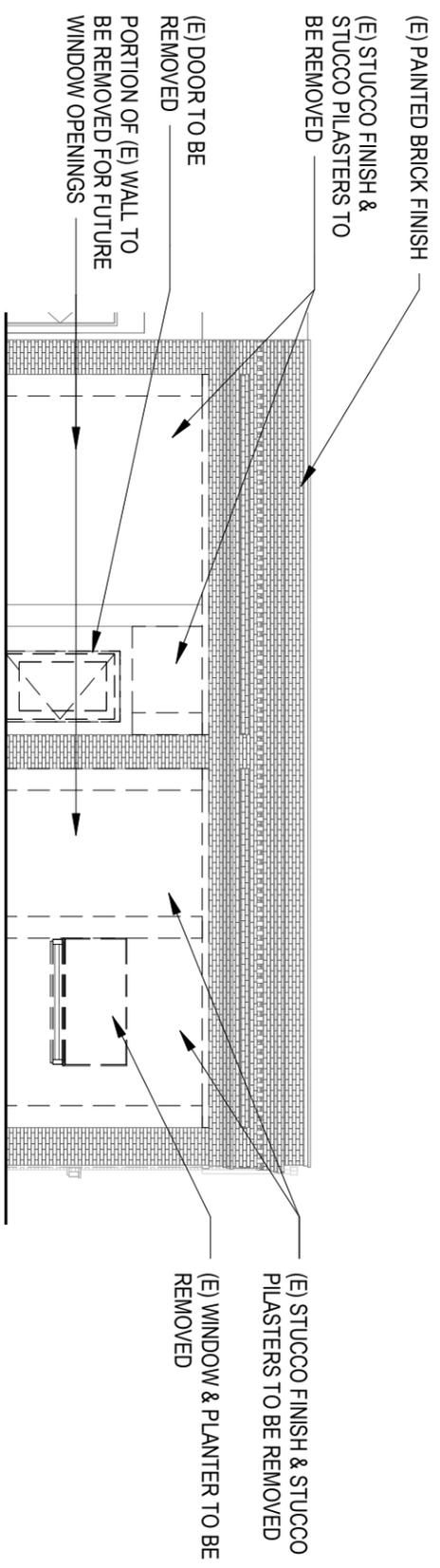
**Exterior Alteration
 KING GRIFF
 BUILDING**

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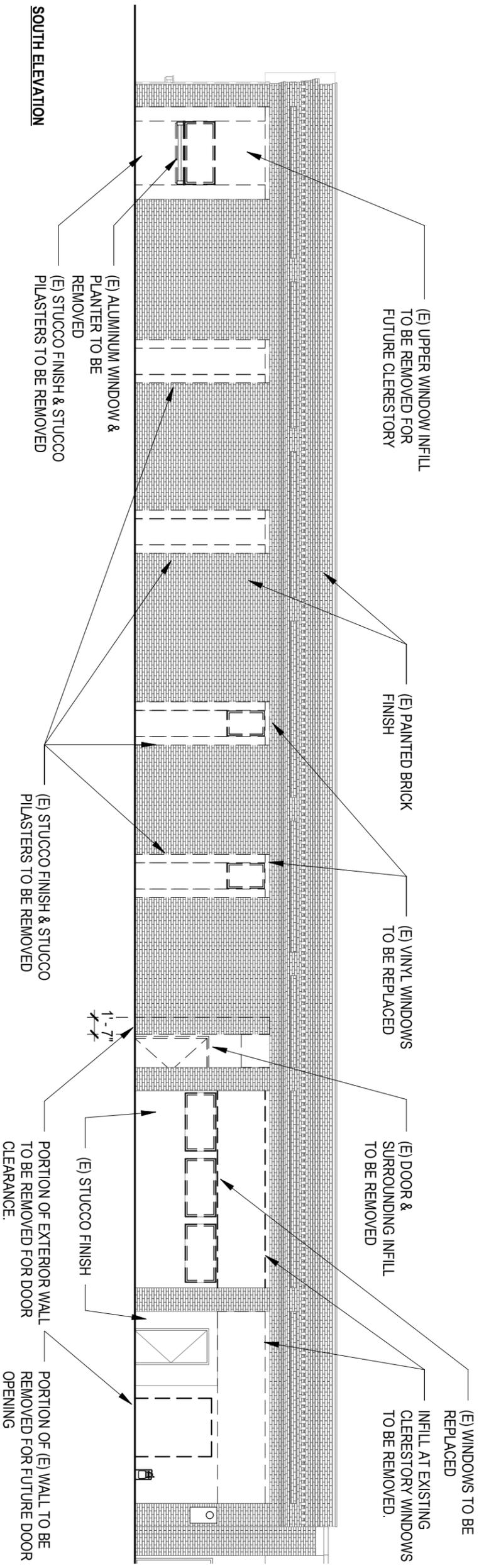
Issue: HISTORIC REVIEW
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FIRST FLOOR
 PLAN

HR-4.2



WEST ELEVATION



SOUTH ELEVATION

1 DEMOLITION ELEVATIONS

3/32" = 1'-0"



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Exterior Alteration
**KING GRIFF
 BUILDING**

231 SE LYON ST. ALBANY, OR 97321

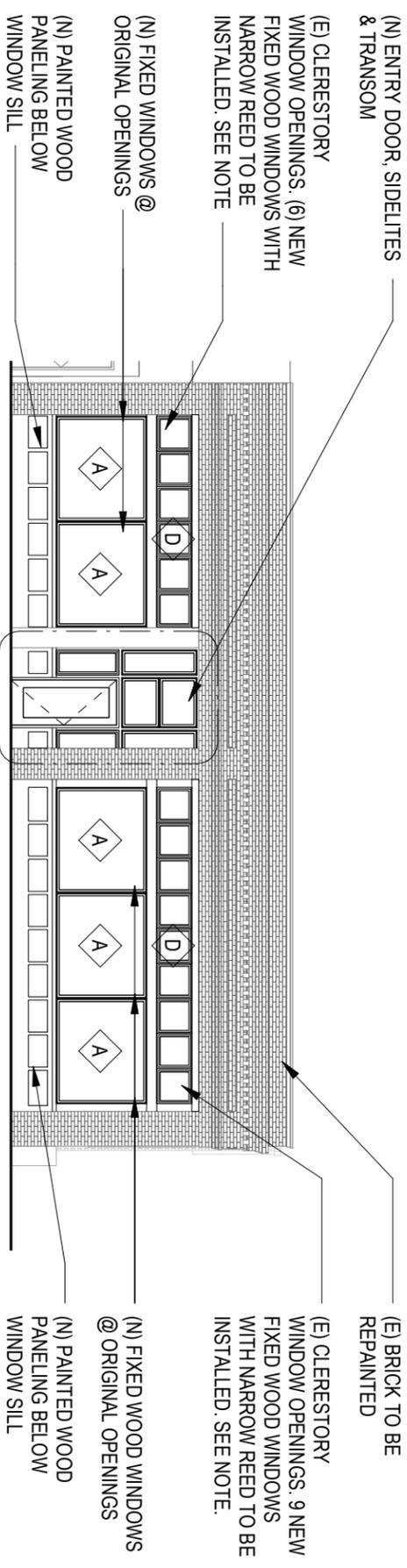
Issue: HISTORIC REVIEW

Date: 04/28/2020

DEMOLITION
 ELEVATIONS

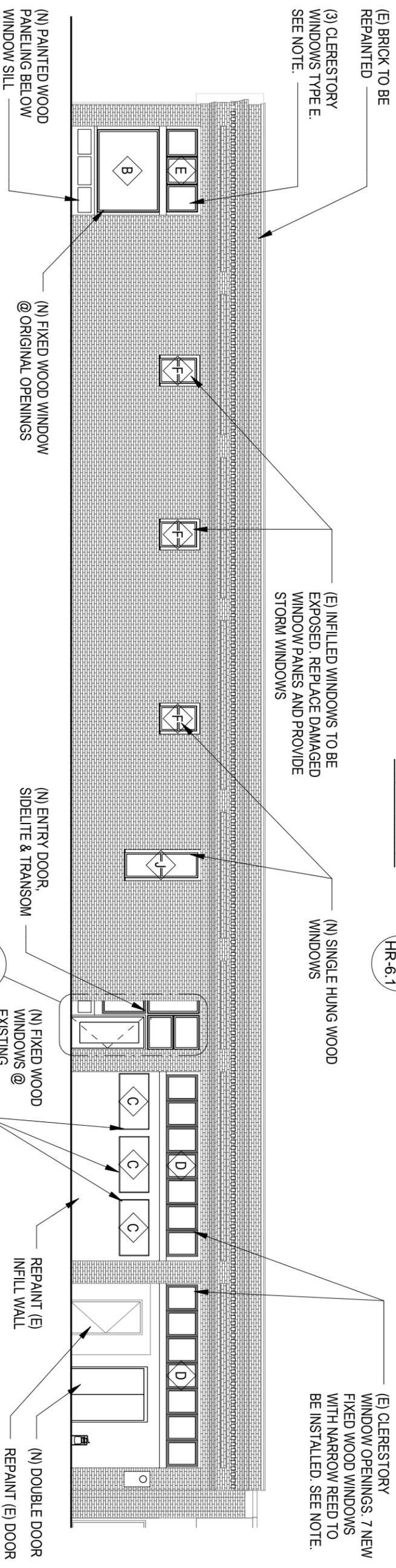
HR-5.1

ELEVATION NOTES:
 1. CONCEALED EXISTING TRANSOM WINDOWS TO BE REMOVED AND REPURPOSED FOR INTERIOR TRANSOM RELITES. NEW FIXED WOOD WINDOWS WITH NARROW REED TO BE INSTALLED AT EXISTING TRANSOM WINDOW LOCATIONS.
 2. REPAIR DRYROT AT BASE OF (E) INFILL WALLS



WEST ELEVATION

2
HR-6.1



1
HR-6.1

1
HR-6.1

NEW ELEVATIONS

1

3/32" = 1'-0"



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Exterior Alteration
 KING GRIFF
 BUILDING

231 SE LYON ST. ALBANY, OR 97321

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Date: 04/28/2020

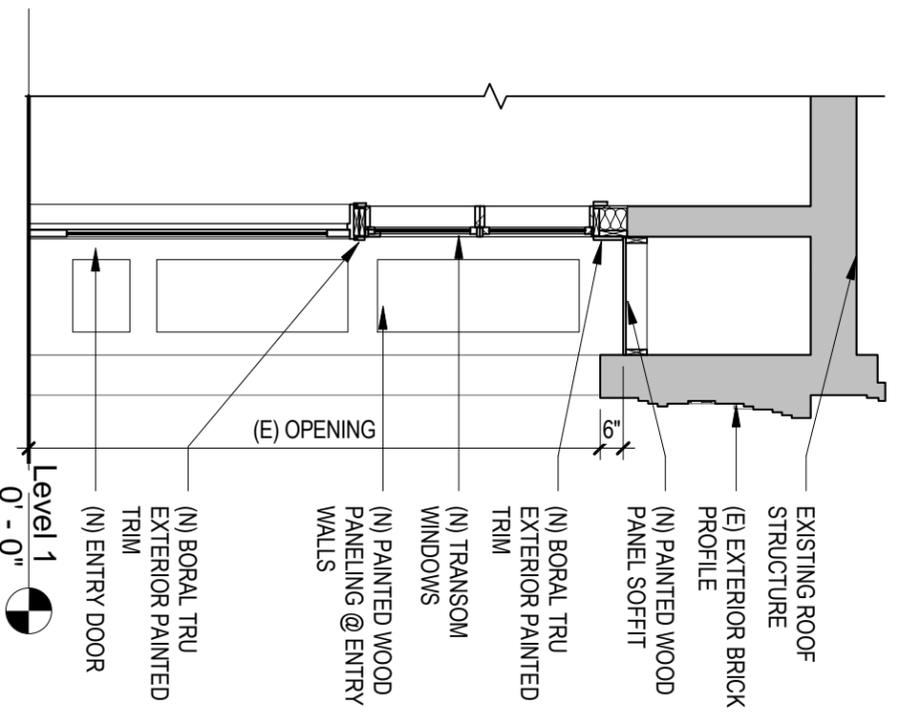
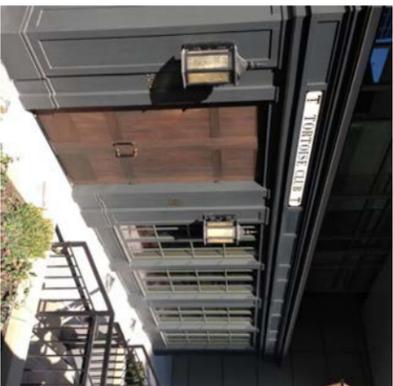
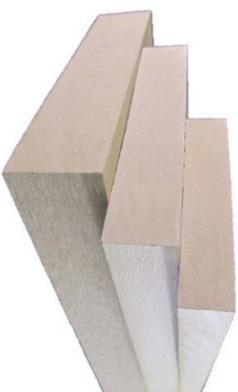
NEW
 ELEVATIONS

HR-5.2

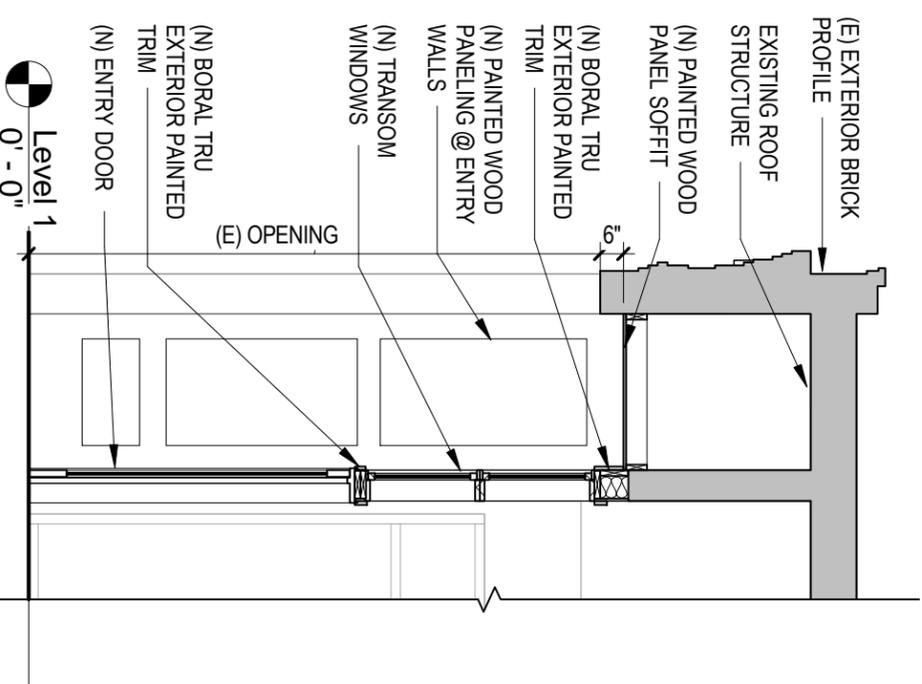
BORAL TRU EXTERIOR TRIM

TruExterior products are made with fly-ash, a by-product recovered from coal combustion. When fly-ash is combined with polymers, it becomes a durable material that's ideally suited for exterior siding and trim. Rigorously tested in various extreme climates, TruExterior products are resistant to moisture and bugs once installed and is ideal for ground contact or contact with masonry. The product is more dimensionally stable than PVC, fiber cement, engineered wood, and composite trim.

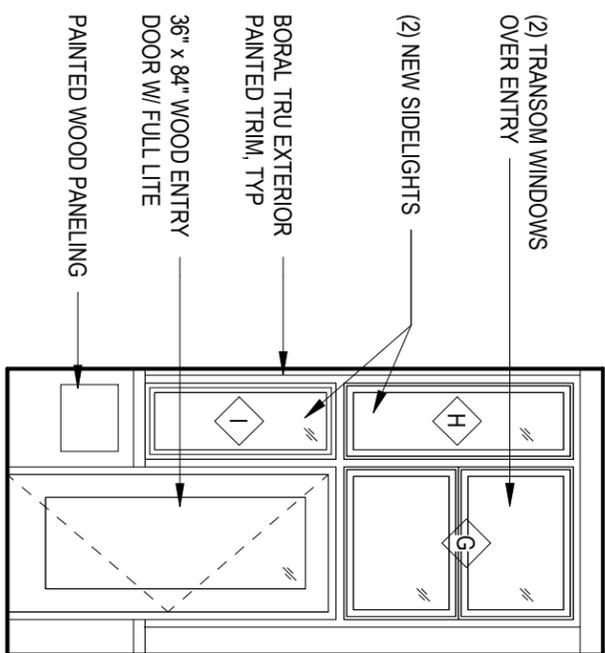
With the ability to cut, miter and route TruExterior Trim using standard woodworking tools and methods, the trim can be shaped to any profile and will outlast traditional wood.



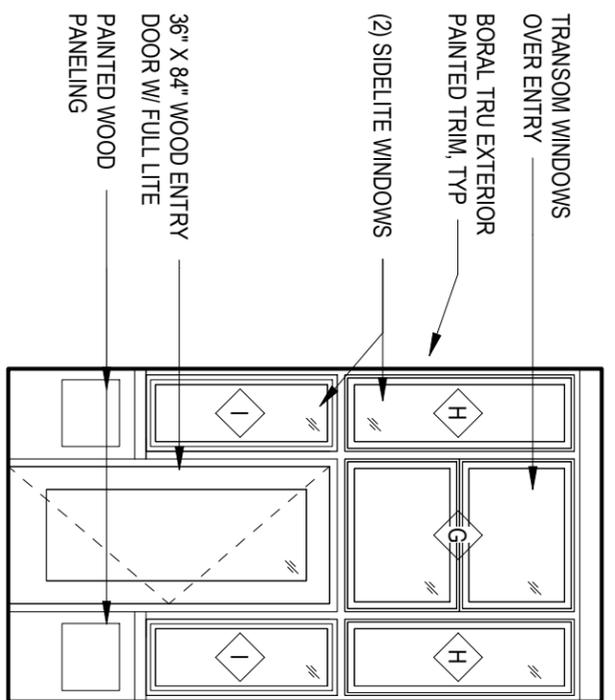
4
1/4" = 1'-0"
SECTION - WEST ENTRY



3
1/4" = 1'-0"
SECTION - SOUTH ENTRY



1
1/4" = 1'-0"
ELEVATION - SOUTH ENTRY



2
1/4" = 1'-0"
ELEVATION - WEST ENTRY



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**Exterior Alteration
 KING GRIFF
 BUILDING**

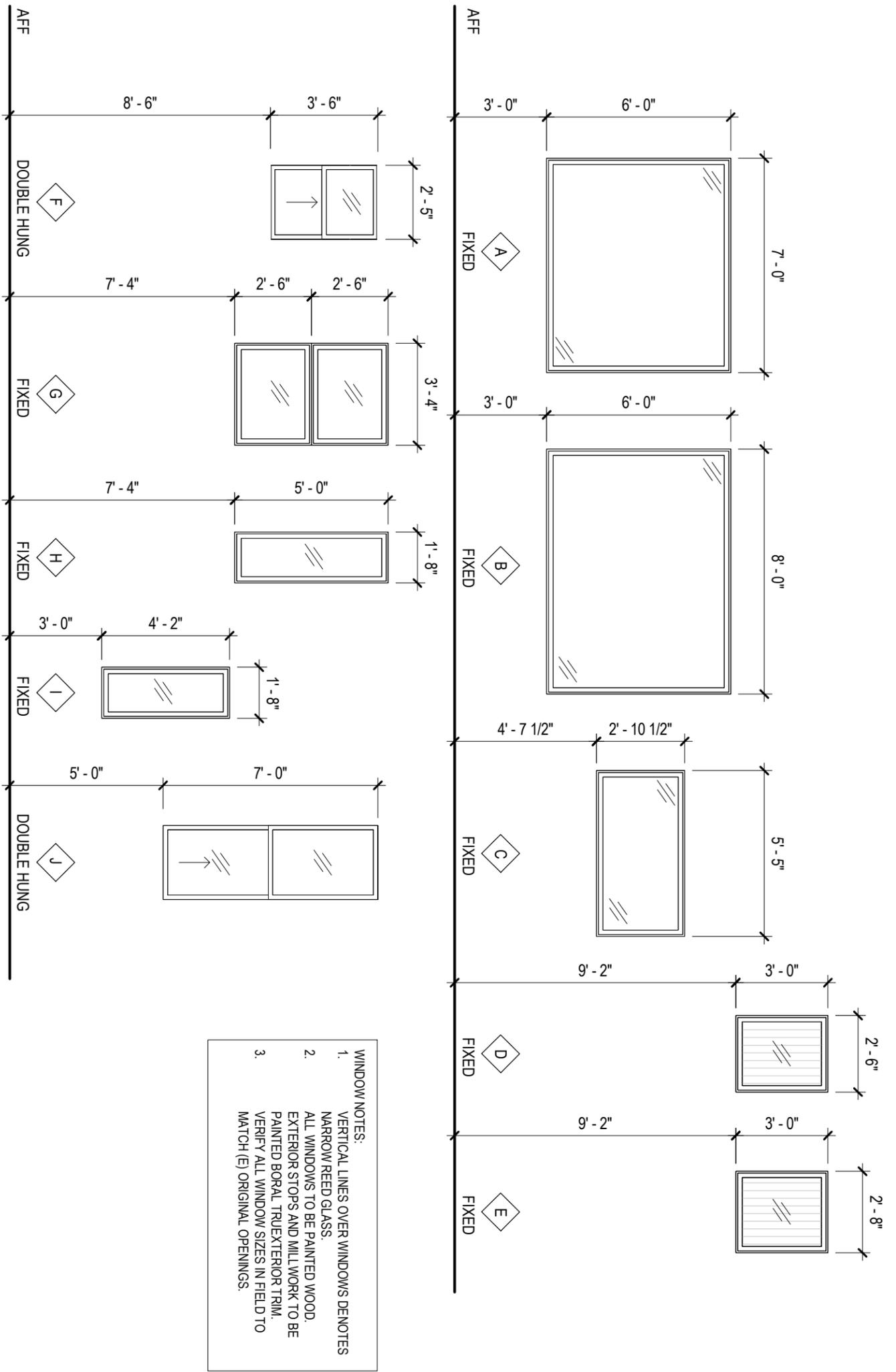
231 SE LYON ST. ALBANY, OR 97321

Issue: HISTORIC REVIEW

Date: 04/28/2020

ENLARGED
 ENTRY DOOR
 ELEVATIONS &
 SECTIONS

HR-6.1



LEGEND - WINDOW TYPES
1/4" = 1'-0"

WINDOW SCHEDULE

Issue: HISTORIC REVIEW
Date: 04/28/2020

**Exterior Alteration
KING GRIFF
BUILDING**

231 SE LYON ST. ALBANY, OR 97321



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HR-7.1



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 eplans@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): _____

4) Construction Date: _____

5) Please describe the proposed alteration(s) and the purpose of the alterations: _____

Remove stucco infill, stucco pilasters, vinyl and aluminum windows from the previous remodel and install wood windows/storefront at uncovered original locations. Additional doors to be installed at the southeast corner of the building as service doors. Opening at South entry to be widened for ADA accessibility. Repaint existing brick.



□ 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.



City of Albany – Exterior Alteration, Review Criteria Responses

April 28, 2020

Project: King Griff Building
231 SE Lyon St.
Albany, OR 97321

Client: Jeff Blackford
Chance Recovery
238 3rd Ave. SE
Albany, OR 97321

Consultant: Jim Jansen
Chance Recovery
238 3rd Ave. SE
Albany, OR 97321

Architect: Varitone Architecture, LLC
231 2nd Ave SW
PO Box 3420
Albany, OR 97321

Basic Information about the building and Proposal:

The King Griff Building is a single story 20th Century commercial brick structure built in c. 1910 on the corner of SE 3rd St. and SE Lyon St. The structure features corbel brick panel with dentil course and is the oldest commercial brick building on the east side of Lyons Street. The building was originally constructed to be a grocery store, confectionary, cigar store, and office for both the Stayton Milling Company and King Griff Grocery Store. In 1913, the building was listed as F.L. Kenton grocery and confectionary, Albany Printing, and F.C Daniels. By 1925, the building was called Fuller’s grocery and Nelson Bros. Meat Market. In the 1970’s the building was remodeled for a pizza parlor. Today, the interior floor space is being remodeled for the new building owner, Chance Recovery, as approved in building permit B-0758-19.

The exterior façade alterations of the King Griff Building are proposed to more closely approximate the historic building on the Southern (SE 3rd St.) and the Western (SE Lyon St.) facades prior to the pizza parlor remodel. The exterior alterations are intended to increase curb appeal and historic character along a main roadway though the historic Albany downtown, as well as provide daylighting for the new occupants of the building.



Findings of Fact:

1. *Criterion #1: The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material of the original structure than the existing structure.*
 - a. **Facts:** Images of the most recent condition of the building (see images HR-3.1-3.3) shows the original window openings as exposed during the interior renovation. Historical photos show the original large storefront windows, clerestories and wood paneling prior to the pizza parlor remodel (see images HR-3.4). In the proposed exterior alteration, the original openings and brick that have been infilled and covered in stucco during the most recent remodel will be exposed with new wood windows to more closely approximate the character of the original building. All existing aluminum and vinyl windows will be replaced with wood windows and sized to fill the original openings. New wood storefront entries (transoms, doors, and sidelights) to be installed to approximate the size and configuration of the uncovered entry storefront. Additional wood doors to be installed at the southeast corner of the building as service doors. Opening to be widened at the south entry for ADA accessibility. The existing painted brick is to be repainted (see rendered images HR-2.1-2.3).
 - b. **Conclusion:** Modifying the building in the ways that are shown will cause the structure to more closely approximate the original character of the building and the historical character of the surrounding area.



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division
P.O. Box 490
333 Broadalbin Street SW
Albany, OR 97321
Phone (541) 917-7550
Fax (541) 917-7598
www.cityofalbany.net

Historic Review of Substitute Materials

Checklist & 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 eplans@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.

REQUIRED ATTACHMENTS & CHECKLIST

- PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES**
- HISTORIC INFORMATION.** Provide a copy of the historic information about the building and proposed project on page 3.
- WRITTEN DESCRIPTION/DRAWINGS.** Detail where the substitute material is proposed, the type of substitute materials, proposed dimensions, and proposed methods of application of substitute materials and preservation of the original materials and architectural elements.
- PHOTOGRAPHS.** Please submit any photos that clearly show the current condition of the area intended to be altered by the application of substitute materials.
- PEST AND DRY ROT INSPECTION REPORT.** The City may require a pest and dry rot inspection and a report assessing the structures condition.
- 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 (ADC 7.200 and 7.210). Each criterion must have at least one finding of fact and conclusion statement.

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

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

Any application for the use of substitute siding, windows and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

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

- (1) The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows or trim.
- (2) Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.
- (3) The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.
- (4) The proposed siding, siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.
- (5) The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.
- (6) Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces;

For the application of substitute siding and trim only:

- (7) The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.
- (8) The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.
- (9) Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.

- (10) Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.
- (11) The proposed siding shall be placed in the same direction as the historic siding.
- (12) The new trim shall be applied so as to discourage moisture infiltration and deterioration.
- (13) The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.
- (14) A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

HISTORIC PROPERTY INFORMATION & PROJECT DESCRIPTION

Submit the following information (separately or submit 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): _____
- 4) Construction Date: _____
- 5) Please explain in detail what original features (siding, windows, trim, etc.) are proposed to be replaced. For windows, measurements are needed for each window proposed to be replaced. At least one photograph of each window is required to show the condition of all window parts.

- 6) **Proposed materials and application methods.** Include dimensions and design details for each new window. (Note: new windows must match the style and profile of the original windows. For example, a single-pane sash must be replaced with a single-pane sash; a six-pane sash must be replaced with a six-pane sash.)
- 7) How will the original materials and architectural features/elements be preserved?

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 SUBSTITUTE MATERIALS: OVERVIEW

The City reviews the use of substitute materials to encourage preservation of characteristics and materials of the historic architectural style. Review is required for the application of substitute materials for siding, windows and trim on buildings or structures originally constructed before 1946 and on the Local Historic Inventory.

A pre-application meeting is held for all applications unless the Community Development Director determines one is not necessary. This meeting provides for an exchange of information about Development Code and Comprehensive Plan requirements and offers technical and design assistance to the applicant. **Please contact the Historic Preservation Planner in the Planning Division to**

arrange a time to meet to review your project proposal. In most cases, a site visit will be needed to document the condition of the materials proposed to be replaced.

The Landmarks Advisory Commission reviews applications for use of substitute materials. The applicant and adjoining property owners within 100 feet (7.180) will receive notification of the Landmarks Advisory Commission meeting on the proposal. The Commission accepts both written and verbal testimony. The Landmark's Advisory Commission may attach conditions of approval appropriate for the promotion or preservation of historic or architectural integrity. All conditions must relate to a review criterion.

All decisions must specify the basis for the decision. Landmarks Advisory Commission decisions may be appealed to the Albany City Council. Decisions of the Community Development Director may be appealed to the Landmarks Advisory Commission.

Note: Projects that require a historic review may also require other land use reviews. If other reviews are required, they may be handled concurrently.



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Architect: Varitone Architecture, LLC
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Findings of Fact:

Eligibility for the Use of Substitute Materials. The City of Albany interprets the Secretary of Interior’s Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

- (1) CRITERION #1: The building or structure is rated historic non-contributing OR, in the case of historic contributing buildings or structures, the existing siding, windows or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.
 - a. Facts: The building is rated historic contributing. The original painted brick siding will remain. Many of the uncovered existing windows and trim are in disrepair and the glazing does not satisfy the current energy codes (see photos in Historic Review Packet). The windows and trim will be recreated in their original locations to closely approximate the original sizes and trim profiles. The new frames will accommodate thermal pane glazing. Narrow reed will be used for the transoms (as appears in the original windows) and clear argon filled glazing will be used for the lower windows.

Boral TruExterior trim is being proposed as a substitute material for the exterior stops and millwork. Boral cuts and mills like wood, has low thermal expansion and



contraction, and is approved for direct masonry contact. Once installed and painted the average person would not be able to discern the difference between Boral TruExterior trim and wood. The species and quality of wood that would display these equivalent properties would be cost prohibitive and not hold up in the same ways as the Boral TruExterior Trim.

- b. Conclusion: The existing windows and trim are in disrepair. The use of the Boral trim will provide a far superior life, cost savings, and comparable aesthetic appearance. The use of thermal panes will allow the building to be better insulated.

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

- (1) CRITERION #1: The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows or trim.
 - a. Facts: The Boral TruExterior trim proposed mills just like wood and can be painted. The trim will be milled to closely approximate the size and profile of the original millwork.
 - b. Conclusion: The properties of the proposed Boral TruExterior trim can approximate the placement, profile, size, proportion and general appearance of the existing wood windows and trim.
- (2) Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.
 - a. Facts: The windows will be installed as an insert into an existing opening, allowing for the easy removal and replacement of windows. The trim will be installed with finish nails for easy removal.
 - b. Conclusion: The windows and trim can be easily removed and replaced should the future property owner decide to replace with the original wood materials.
- (3) The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.
 - a. Facts: The trim and millwork of the windows and doors will be painted an earth tone color appropriate to the buildings character. See the Historic Review Packet for renderings. Boral TruExterior trim is milled to a smooth finish without a grain to resemble wood.
 - b. Conclusion: The proposed material will be a smooth finish painted in a color appropriate to the historic character of the building.
- (4) The proposed siding, siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.
 - a. Facts: The original windows that have been previously covered do not display unique features. The brick corbeling, which is unique to this building, will not be impacted by the proposed materials. Regardless, the new windows will be constructed to



approximate the size, profile and all elements of those original windows, including the reed glass of the transoms.

- b. Conclusion: No decorative or character-defining elements of the building will be affected by the use of the substitute material.
- (5) The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.
- a. Facts: The substitute Boral TruExterior trim will replace non repairable trim only.
 - b. Conclusion: Repairs will be made to existing trim as feasible, and substitute material trim will be used as required.
- (6) Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces;
- a. Facts: The trim will be applied in its original location only.
 - b. Conclusion: Substitute trim will not be applied over historic brick, stone, stucco, or other masonry surfaces.

For the application of substitute siding and trim only:

- (7) The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.
- a. Facts: The contractor will replace any unfit supporting framing with new material.
 - b. Conclusion: Any unfit supporting framing will be replaced as required.
- (8) The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.
- a. Facts: The existing building exterior wall is not being altered.
 - b. Conclusion: NA
- (9) Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.
- a. Facts: No siding is being proposed.
 - b. Conclusion: NA
- (10) Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.
- a. Facts: No siding is being proposed.
 - b. Conclusion: NA
- (11) The proposed siding shall be placed in the same direction as the historic siding.
- a. Facts: No siding is being proposed.
 - b. Conclusion: NA



- (12) The new trim shall be applied so as to discourage moisture infiltration and deterioration.
 - a. Facts: Window trim will be sloped, flashed and caulked appropriately for drainage.
 - b. Conclusion: New trim will be applied to discourage moisture infiltration.

- (13) The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.
 - a. Facts: The trim will be installed to closely approximate the original distance between the brick siding and the trim.
 - b. Conclusion: The distance between the new trim and historic siding shall match the distance between the historic trim and the historic siding.

- (14) A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business
 - a. Facts: What is left of the historic transoms will be used as transoms on the interior of the remodeled building. All remaining historic windows not reused on the interior of the project will be sold or donated to architectural salvage.
 - b. Conclusion: A good faith effort will be made to sell or donate remaining historic material for architectural salvage.