



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-14-20 and HI-15-20

July 29, 2020

Summary

This staff report evaluates Historic Review of Exterior Alterations (HI-14-20) and the Use of Substitute Materials (HI-15-20) applications for alterations to a commercial building located at 124 Broadalbin Street SW that is in the Downtown National Register Historic District.

The historic S.E. Young and Son Department Store was originally constructed circa 1912 and designed by Charles Burggraf. The building's north, east, and south street facing facades were remodeled prior to land use records with inset concrete panels in street level window bays. The remodel is believed to have occurred at some point between 1960 and 1985, as the original façade is shown in a photograph dated 1959, in Robert Potts' book entitled "Remembering When", but noted as altered in the property description of the 1985 district nomination.

The applicant proposes exterior alterations to the building's primary (east) and secondary (south) street facing facades and alley (north) facing facade. The exterior 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 ground floor window frames and trim. Substitute materials requested include the use of thermal windows with wood composite frames and trim for the mezzanine and showroom windows on the ground floor where original 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/Applicant:	Oscar Hult, Natty Dresser, 328 Water Avenue NE, Albany, OR 97321
Architect:	Christina Larson, Varitone Architecture; 231 Second Avenue SW; Albany, OR 97321
Address/Location:	124 Broadalbin Street SW, Albany, OR 97321



Map/Tax Lot:	Linn County Assessor’s Map No.; 11S-03W-06CC Tax Lot 7000
Zoning:	Historic Downtown (HD) Zone District, Historic Overlay District (Downtown National Register Historic District)
Total Land Area	9,231 square feet (0.21 acres)
Existing Land Use:	Former Riley’s Billiards Bar and Grill
Neighborhood:	Central Albany
Surrounding Zoning:	North: Historic Downtown (HD) District (across alley) East: Historic Downtown (HD) District (across Broadalbin Street SW) South: Historic Downtown (HD) District (across 2 nd Avenue SW) West: Historic Downtown (HD) District
Surrounding Uses:	North: Former Wells Fargo Bank East: Retail Sales and Service South: Restaurant, Retail Sales and Service, Offices (Two Rivers Market) West: Entertainment (Pix Theatre)
Prior Land Use History:	The property was developed prior to land use records. The historic S.E. Young and Son Department Store located at 124 Broadalbin Street SW was constructed circa 1912. HI-09-96: Historic Review of Exterior Alteration to replace a canopy about the main entrance with a historically appropriate awning.

Notice Information

On July 13, 2020, a Notice of Public Hearing was mailed to property owners within 300 feet of the subject property. On July 13, 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-14-20

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 124 Broadalbin Street SW in the Historic Downtown (HD) zoning district within the Downtown National Register Historic District. The surrounding properties are in the mixed-use zoning district, predominately the HD zoning district and are developed with a variety of uses from different time periods. Uses include commercial, mixed-uses, and parking lots.

- 1.2 Historical Rating. The subject building is rated as a Historic Contributing resource in the Downtown National Register Historic District.
- 1.3 History and Architectural Style. The historic resource survey has a circa 1912 date and lists the building as the S.E. Young and Son Department Store, constructed in the commercial brick, Queen Anne architectural style. Decorative features noted in the survey include brick columns, belt course with diamond pattern inset, and cornice with ornate wooden brackets, and parapet wall above (Attachment B).
- 1.4 Prior Alterations. Exterior alterations listed in the historic resources survey include inset concrete paneling at street level window bays, removal of awning, finials above parapet, and cast-iron canopy. Historic photographs circa 1912, provided in the applicant's submittal show that original window openings and brick have been infilled and covered with inset concrete panels on the north, south, and east façades (Attachment B). A photograph dated 1959, in Robert Potts' book entitled "Remembering When" and property description in the district nomination indicate the remodel was performed at some point between 1960 and 1985 (Attachment B).
- 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) North, East, and South Façade
 - i) Remove inset concrete panels and reconstruct mezzanine and street level at grade "show" windows and trim.
 - b) North Façade
 - i) Remove one original window and window opening and construct a doorway and door in its place to allow egress to the alley.
 - c) East Façade
 - i) Remove existing fabric awning and reconstruct original metal marquee awning. The proposed awning will be metal in similar design to the JC Penny building awning and finished with panels that replicate the original as shown in historic photographs.
 - ii) Reconstruct the primary recessed entry vestibule. See B-0668-20, plan sheet A700, detail 7.
 - d) South Façade
 - i) Reconstruct the secondary recessed entry at the southeast corner of the building.
 - ii) Remove an inset concrete panel and reconstruct entry at the southwest corner of the building.
- 1.6 Building Use (ADC 7.160(1)). The original use of the building was retail sales and services (i.e. Montgomery Ward) until the 1980s. In the 1980s, the retail sales and service use category stayed the same, but the tenancy changed to a furniture store. In 1999, the building use changed to a restaurant (i.e. Riley's Billiards Bar and Grill) which remained in operation until 2019.
- 1.7 The proposed use is a retail sales and service establishment (i.e. The Natty Dresser). The interior renovations are currently under review under building permit no. B-0668-20. 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).
- 1.8 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 is believed to have been

altered between 1960 and 1985 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).

- 1.9 Distinctive Features and Character (ADC 7.160(2), (5), and (6)). The structure is a two-story building constructed in the commercial brick, Queen Anne architectural style. Decorative features noted in the survey include brick columns, belt course with diamond pattern inset, and cornice with ornate wooden brackets, and parapet wall above (Attachment B). Exterior alterations listed in the historic resources survey include inset concrete paneling at street level window bays, removal of awning, finials above parapet, and cast-iron canopy. The applicant proposes to reconstruct the street and alley facing facades to approximate the original design and finish details as shown in historic photographs (Attachment B). 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).
- 1.10 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.
- 1.11 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 consistent 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-15-20

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 substitute material(s).

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 subject building is rated as a Historic Contributing resource in the Downtown National Register Historic District. 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. Most of the original street level window bays have been infilled with inset concrete panels on the street east and south façade and alley north façade. Remaining windows have undergone numerous repairs throughout the years, yet most are broken and/or damaged at this point in time. The original corner mullions that remain and are proposed to be retained.
- 2.3 Substitute Materials. The applicant is proposing to reconstruct the mezzanine level windows with wood composite material and the “show” windows at grade with aluminum window mullions that are similar to the existing material. The applicant further proposes to reconstruct the primary recessed vestibule with bronze colored aluminum. The proposed new alley egress door is proposed to be metal.
- 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 wood composite trim for exterior stops and millwork. Like wood trim, the wood composite trim can be cut, mitered, and routed to most any profile and painted.

- 2.6 Windows. 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) as opposed to single pane which would have been in place originally.
- 2.7 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. It is indicated in the application submittal that the proposed windows panes will have a reflective bronze appearance.
- 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 can be installed in the same manner as traditional wood trim.

Conclusions

- 2.1 The original window and trim 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 wood composite 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 All remaining historic windows not reused on 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

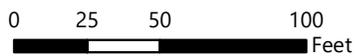
I move to approve the requested exterior alterations and use of substitute materials (application planning files no. HI-14-20 and HI-15-20) as proposed. This motion is based on the findings and conclusions in the July 29, 2020 staff report and findings in support of the application made by the Landmarks 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. Project Narrative
 - 3. Historic Review of Exterior Alterations - Findings of Fact
 - 4. Historic Review for the Use of Substitute Materials – Findings of Fact
 - 5. Historic Review of Exterior Alterations – Checklist
 - 6. Circa 1912 Photograph
 - 7. National Register Nomination Form, Item 7, Page 24
 - 8. Historic Photographs
 - 9. Phase 1 Exterior Renovation Renderings
 - 10. North, West, and South Elevations
 - 11. Plan Sheet A700

Acronyms

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



124 Broadalbin St. SW

Location/Zone Map

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

COUNTY: Linn

HISTORIC NAME: S.E. Young and Son Dept. Store	ORIGINAL USE: retail
COMMON NAME:	CURRENT USE: retail
ADDRESS: 124 Broadalbin St SW	CONDITION: Good
ADDITIONAL ADDRESS	INTEGRITY: Good MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c. 1912
OWNER: Duckett, Mike	THEME: Commercial
CATAGORY: Building	STYLE: Queen Anne
LOCATION: Downtown Historic District	ARCHITECT: Charles Burggraf
MAP NO: 11S 3W 6CC TAX LOT: 07000	BUILDER:
BLOCK: 9 LOT: 5	QUADRANGLE: Albany
ADDITION NAME:	LOCAL RANKING: Primary
PIN NO: 11S03W06CC07000 ZONING: HD	SPECIAL ASSESSMENT: N YR:

PLAN TYPE/SHAPE: rectangle	NO. OF STORIES: 2
FOUNDATION MAT.: Concrete	BASEMENT: Y
ROOF FORM/MAT.: Flat	PORCH: Awning
STRUCTURAL FRAMING: Concrete	
PRIMARY WINDOW TYPE: Chicago-style, 3-part windows w/ 2 narrow panes flanking a large middle pane and transom above.	
EXTERIOR SURFACING MATERIALS: Brick	
DECORATIVE FEATURES:	
Brick columns. Belt course w/ diamond pattern inset. Cornice w/ ornate wooden brackets. Parapet wall above.	

EXTERIOR ALTERATIONS/ADDITIONS:

Insert of concrete paneling at street level window bays. Awning removed. Finials above parapet removed. Cast iron canopy gone.

NOTEWORTHY LANDSCAPE FEATURES:

ADDITIONAL INFO:

Montgomery Wards was located here in the 1940s. Located on the SeE corner of 2nd and Broadalbin .

INTERIOR FEATURES:

Large open space with columns. Large open staircase leading to mezzanine. 2nd story as well.



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

COUNTY: Linn

HISTORIC NAME: S.E. Young and Son Dept. Store	ORIGINAL USE: retail
COMMON NAME: None	CURRENT USE: retail
ADDRESS: 124 Broadalbin St SW	CONDITION: Good
ADDITIONAL ADDRESS: NONE	INTEGRITY: Good MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c.1912
OWNER: Duckett, Mike	THEME: Commercial
CATAGORY: Building	STYLE: Queen Anne
LOCATION: Downtown Historic District	ARCHITECT: Charles Burggraf
MAP NO: 11S03W06CC TAX LOT: 07000	BUILDER: UNKNOWN
BLOCK: 9 LOT: 5	QUADRANGLE: Albany ASSESSMENT: N
ADDITION NAME: N/A	ORIGINAL RATING: Primary
PIN NO: 11S03W06CC07000 ZONING: HD	CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: rectangle	NO. OF STORIES: 2
FOUNDATION MAT.: Concrete	BASEMENT: Y
ROOF FORM/MAT.: Flat	PORCH: Awning
STRUCTURAL FRAMING: Concrete	
PRIMARY WINDOW TYPE: Chicago-style, 3-part windows w/ 2 narrow panes flanking a large	
EXTERIOR SURFACING MATERIALS: Brick	
DECORATIVE FEATURES: Brick columns. Belt course w/ diamond pattern inset. Cornice w/ ornate wooden brackets. Parapet wall above.	

EXTERIOR ALTERATIONS/ADDITIONS:

Insert of concrete paneling at street level window bays. Awning removed. Finials above parapet removed. Cast iron canopy gone.

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

Montgomery Wards was located here in the 1940s. Located on the SeE corner of 2nd and Broadalbin .

INTERIOR FEATURES:

Large open space with columns. Large open staircase leading to mezzanine. 2nd story as well.



LOCAL INVENTORY NO.: 67

SHPO INVENTORY NO.: None

CASE FILE NUMBER: HI-09-96,HI-02-01



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): 124 Broadalbin St. SW, Albany, OR 97321

Assessor's Map No(s): 11S03W06CC07000 Tax Lot No(s): Block - 9 Lot - 6 5

Comprehensive Plan designation: Downtown Commercial Historic District Zoning designation: HD • Historic Downtown

Size of subject property(ies): 9,231 SF (0.21 of an acre) Related Land Use Cases: NA

Project Description: 1: Replicate the mezzanine windows. 2: Replicate the show windows. 3: Rebuild the Storefront door ways. 4: Add an egress door to the alley side of the building 5: Replicate the Original Hard Awning

Historic Overlay Natural Resource Overlay District Floodplain or Floodway Overlay

Applicant Information (must be signed)

Name: Oscar B. Hult Signature: *Oscar B. Hult*

Mailing Address: 328 Water Ave NE Date: June 30, 2020

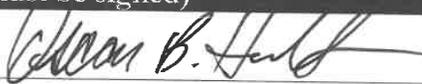
City: Albany State: OR Zip: 97321

Phone #: 541-979-9108 Fax #: NA Email: TheNattyDresser@gmail.com

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

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

Amount Paid: _____ Received By: _____

Property Owner Information (must be signed)	
<input type="checkbox"/> Same as Applicant	
Name: Same as Applicant	Signature: 
Mailing Address: _____	Date: _____
City: _____ State: _____	Zip: _____
Phone #: _____	Fax #: _____
Email: _____	
Authorized Agent or Representative (must be signed, if applicable)	
Choose One: <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Other _____	
Name: NA	Signature: _____
Mailing Address: _____	Date: _____
City: _____ State: _____	Zip: _____
Phone #: _____	Fax #: _____
Email: _____	
Relationship to property owner(s): _____	
Electronic Plans Representative (if different from applicant)	
<i>IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES</i>	
Choose One: <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Other _____	
Name: _____	Signature: _____
Mailing Address: _____	Date: _____
City: _____ State: _____	Zip: _____
Phone #: _____	Fax #: _____
Email: _____	
Other Representative (must be signed, if applicable)	
Choose One: <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Other _____	
Name: _____	Signature: _____
Mailing Address: _____	Date: _____
City: _____ State: _____	Zip: _____
Phone #: _____	Fax #: _____
Email: _____	



June 30, 2020

The
Natty Dresser

Purveyors of Quality Menswear

425 First Avenue W. • Albany, OR 97321 • 541-248-3561

RE: SE Young Department Store building - 124 Broadalbin St. SW

Landmarks Commission,

My wife and I are eager to restore the building to its original glory. In order to do that we need permission to do the following things:

1: Replicate the Mezzanine level windows. These windows will be constructed using a wood composite material for the sake of longevity and maintenance. As historic preservationists we wish that we could use Douglas fir for these windows, as they did originally, but the reality is that today's wood is inherently different than the old-growth wood that the builders had access to in 1912. As these windows are almost 20' in the air, nobody will be able to tell the difference from the sidewalk.

2: Rebuild the show windows. Over half of the show windows have been filled in with aggregate panels and the remaining ones have been broken and reworked many times over the last 108 years. And at this time most of them are broken. We plan to rebuild them in their entirety, using aluminum window mullions that are similar to the current replacements. The original corner mullions that have survived, will be retained.

3: Rebuild the storefront entryways. The current entryways were installed in approximately 1971. The new entryways will be made of bronze colored aluminum and will feature wooden storefront doors with glass. The design of the entryways will be the same footprint as the originals.

4: Add an egress to the alley, for the safety of people working in the kitchen. This egress would replace one of the existing windows with a person door. The door would be metal and of a simple design in keeping with the rest of the alley. A window in the door would be good, but we are open to whatever Landmarks and staff thinks would be appropriate.

5: Replicate the hard awning. The awning will be made of metal and will divert water away from the entry on Broadalbin Street. Structurally it will be similar to the awning on the JC Penney building. It will be finished with panels to look like the original (see historic photos in the packet).

In addition to the items on the review list, we will be painting the exterior, adding fitting rooms and painting the main floor and mezzanine level inside, updating the sprinkler system, and hope to replace the condemned 1925 elevator. The interior pendant lights and fans, that date to 1937 or earlier, will be rewired and continue to add to the special ambiance of the building. The four remaining stain glass panels will be preserved as well.

The building was used as a department store for the first 70+ years of its life, and we look forward to returning it to its retail roots.

Thank you for helping us to make this happen. We look forward to sharing this beautiful building with the public!



Oscar B. Hult
Haberdasher

From: [Oscar Hult](#)
To: [LaRoque, Laura](#)
Subject: Re: Historic review - 124 Broadalbin St. SW
Date: Monday, July 13, 2020 10:26:46 AM
Attachments: [\[REDACTED\]](#)
[\[REDACTED\]](#)
[\[REDACTED\]](#)
[\[REDACTED\]](#)
[\[REDACTED\]](#)

Laura,

I thought I had already done this, but here it is again just in case...

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:

The following criteria have BOTH been met:

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, **AND**
2. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials and architectural features.

The new windows and doors replicate the missing windows and doors, just as the proposed new hard awning replicates the historic one.

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. **We are returning the building to its historic use as a clothing store.**
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. **We will be retaining the historic elements and restoring the missing windows and hard awning. With the exception of the alley door which will replace an historic window, but it is not a character defining change.**
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. **The proposed changes restore the original look of the building.**

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **The elements that were removed did not “create” anything of significance. Rather than that, they undermined the historic significance of this building designed by a great Oregon architect - Charles Burgraff.**

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **Original historic elements are being retained.**

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. **We will be repairing the main entry show windows, using the original sills and corner muttons. The missing elements will be replaced with similar look to the originals as seen in historic photos of the building.**

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. **Agreed.**

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **None expected in this urban setting.**

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. **New work will be evident to those who know what to look for, but will for all intents and purposes look like the original.**

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. **We are not making any additions to the building.**

HISTORIC REVIEW OF SUBSTITUTE MATERIALS USED FOR SIDING, WINDOWS, AND TRIM (ADC 7.210)

Design and Application Criteria for Substitute Materials. For buildings or structures rated historic contributing or historic non-contributing, the application for the use of substitute materials 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. **They will. We are using historic photos and extant windows to guide the work.**

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. **Everything we install will be removable, but finding materials like those used originally is either impossible, or completely unaffordable.**
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. **We agree.**
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. **We are retaining all historic elements.**
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. **We plan to repair the original show windows at the main entry. The other windows are already gone.**
6. Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces; **We are not considering doing so.**



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): Chicago School American Renaissance Commercial

4) Construction Date: c1912 by Architect Charles Burgraff for S.E. Young

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

- We would like to remove the c1970 aggregate panels on the South, North and East elevations, and replace them with windows that replicate the look of when the building was first built. The reasoning is we would like to return the building to its original function as a clothing store And desire to have the original show windows to advertise the shop.
- We are also asking to install a door in the alley that will replace an original window. We are not making this request lightly. This is a life/safety issue, as there is no easy egress from the kitchen should it need to be evacuated in an emergency.
- We are also asking to be allowed to replicate the original hard awning that was over the front door on Broadalbin Street. Again, this will help the building more closely resemble it's look when built. The Broadalbin Street renovations would be phase 1 with 2nd St. at a later date.

Oscar & Tamalynne Hult, Owners.

Attachments: 124 Broadalbin St. SW Albany, OR



Photo circa 1912

38. 124 Broadalbin Street SW.

Significance: Primary

Use: Store (The Broadway)

Present Owner: Larry Frager
 P. O. Box 724
 Albany, OR 97321
 Tax Lot: 11-3W-6CC-7000

Description: Two story brick commercial building. First floor street elevation has been remodelled with insets of finished concrete in window frames. Brick columns remain with belt course including diamond-shaped pattern and stretcher bond. Second-story windows are large three-window groups. Building is surmounted by simple cornice work and detailed brackets (Eastlake in mode) of molded plaster. Entire building is topped by a simple entablature.

**United States Department of the Interior
 Heritage Conservation and Recreation Service
 National Register of Historic Places
 Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 24

Note: Originally Young's Department Store, appears on 1912 Sanborn Fire Map.

Construction Date: c. 1912. Designed by Charles Burggraf.

Historic Photos: 124 Broadalbin St. SW Albany, OR

c1912 SE Young Department Store is a Chicago School American Renaissance Commercial building in the Downtown Commercial Historic District. It was designated as a "Primary" resource at the time of the nomination.

The building has a ground level main floor, a basement (that is larger than the main floor because it extends under the sidewalks), a mezzanine level and a second story. It was designed by the noted Oregon Architect Charles Burgraff.

The building remained as a department store until some time in the 1980s when it became a furniture store.

The last tenant was a pool hall and bar. 1999 - 2019. The building has distinctive cast iron brackets around the cornice. The light fixtures in most of the building date back to at least 1937 when the building was occupied by Montgomery Wards.

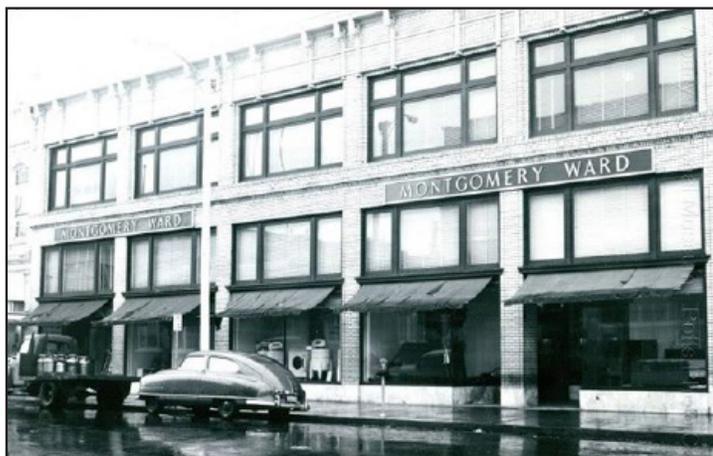


Interior Montgomery Ward
Department Store c1937



SE Young & Son c1915

Historic Photos: 124 Broadalbin St. SW Albany, OR



1957c (date based on the 1955 Citroen car and the washing machine in the window)



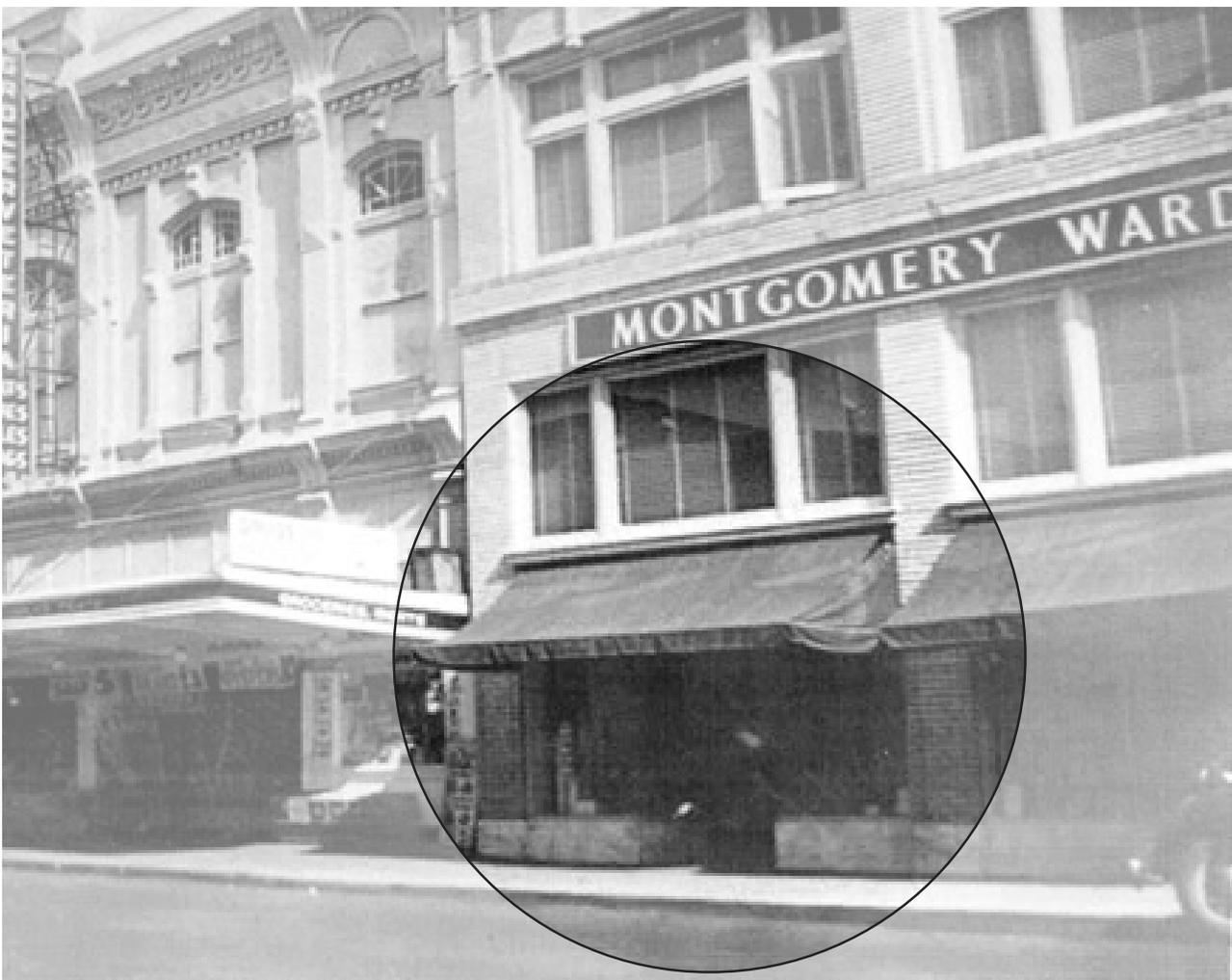
Photo dated 1959 in Robert Potts' photo book "Remembering When" Published by: Albany Regional Museum. Local Historian Bill Maddy Says 1947.



Marquee awning c1950. Appears to be the same marquee as in the 1912 photo, but it is missing the dagged skirting.

Detail from 1912 photo





Best photo of the Southwest entrance shows a central doorway with show windows on each side similar to the main entrance, on Broadalbin Street. This entrance will serve the upstairs use in future development.

1st Phase Exterior renovation.

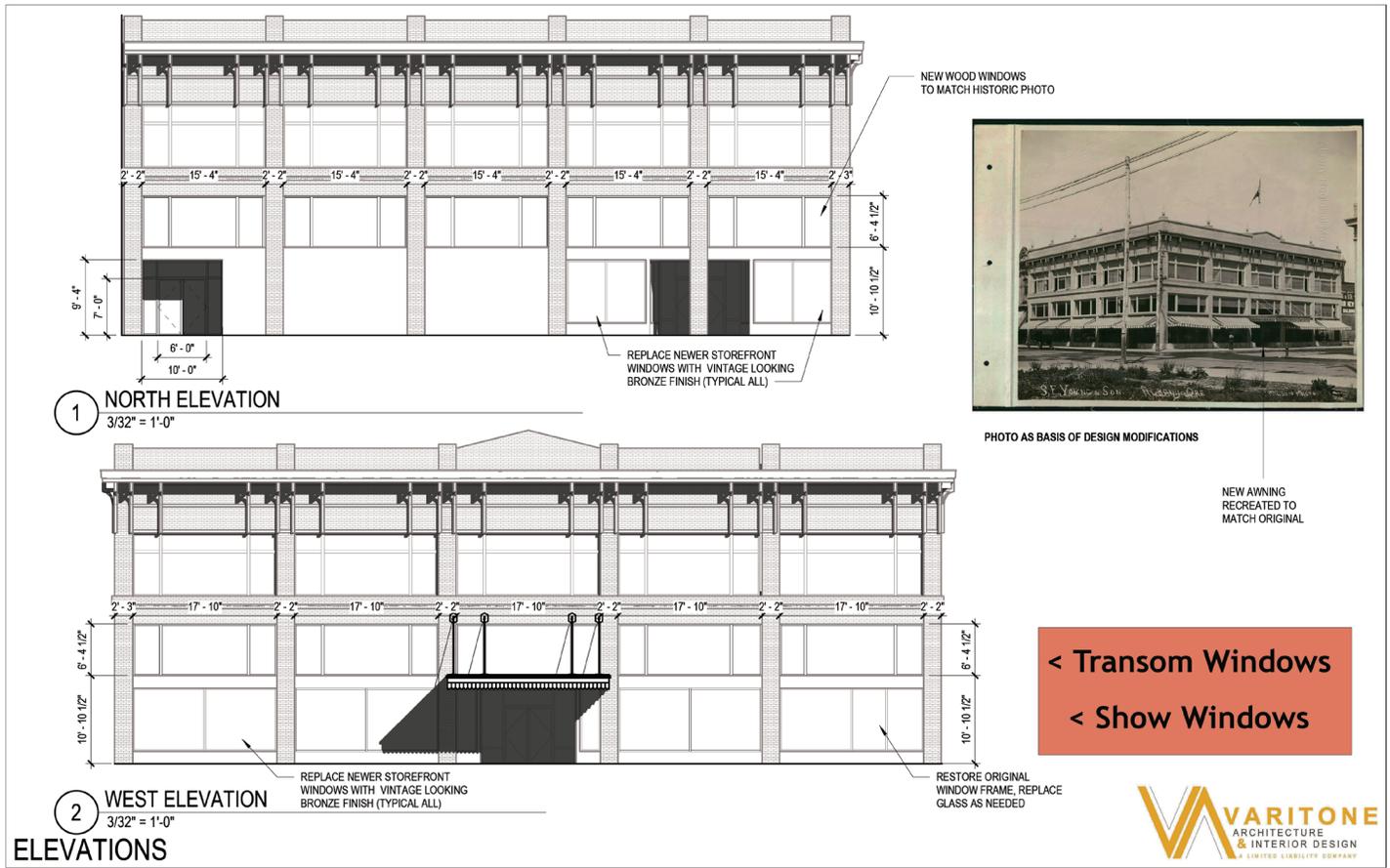


1st phase of restoration: Broadalbin Street facade. Restore windows on the mezzanine level as well as the showroom windows on the ground floor. Build a replica of the hard (marquee) awning. Install egress in alley.

NOTE: We would like permission to restore the Second Street mezzanine (M), show windows (S) and Southwest Entry (E) as funds become available. Having permission in place will help us in the future, saving us time and money when we are ready for the next phase.

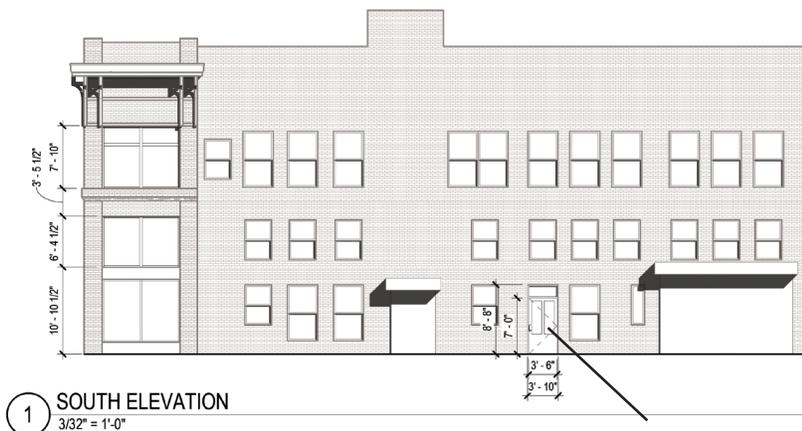


Final product rendering by Varatone Architecture.



ELEVATIONS

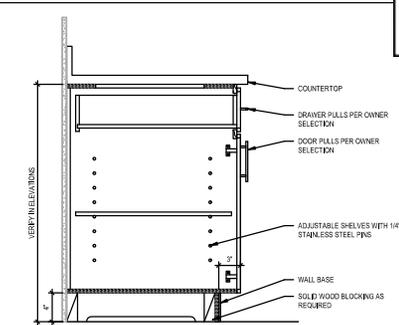
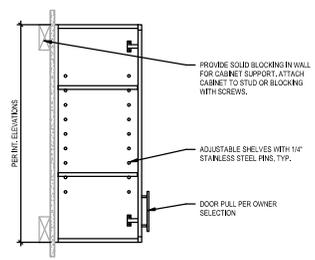
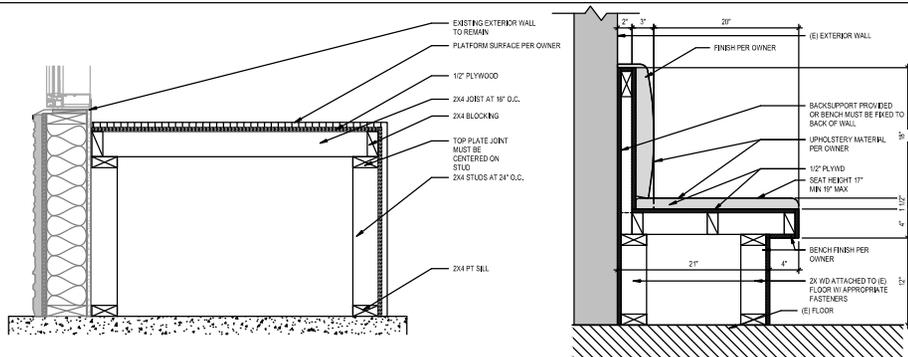
As you can see from these elevations and the historic photos, this project will return the SE Young Department Store building to it's historic look. The additional alley door will be a departure from that goal, but the life/safety benefits we believe outweigh the slight deviation from the original design. The new door will be in keeping with the overall look and feel of the building and surrounding businesses.



ELEVATIONS



12/31/2020
 VARITONE ARCHITECTURE
 291 2nd Avenue SW
 Albany, Oregon 97321
 PH: 541.487.2854

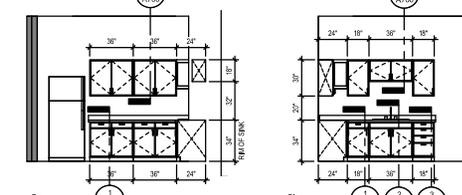
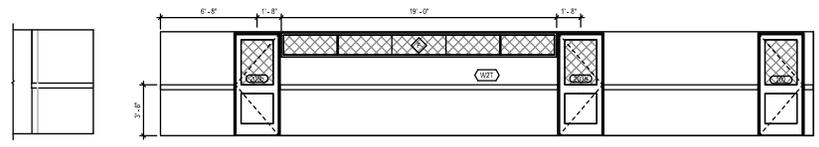


11 WINDOW RISER DETAIL
 1 1/2" = 1'-0"

10 BENCH SECTION DETAILS ADA
 1 1/2" = 1'-0"

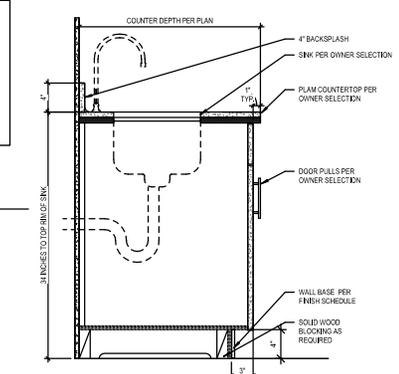
4 TYP. UPPER CABINET
 1 1/2" = 1'-0"

1 TYP. BASE CABINET W/ DRAWER
 1 1/2" = 1'-0"

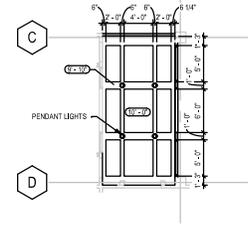


6a and 6b MEZZANINE ELEVATIONS
 1/4" = 1'-0"

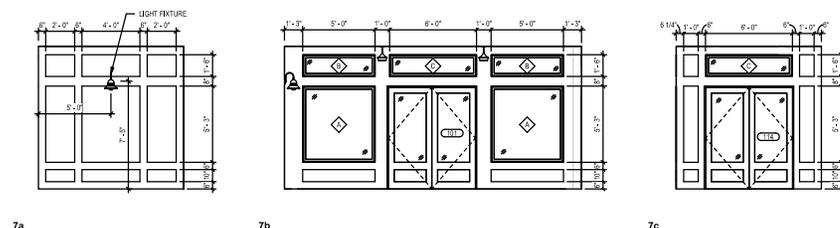
5a and 5b BREAKROOM ELEVATIONS
 1/4" = 1'-0"



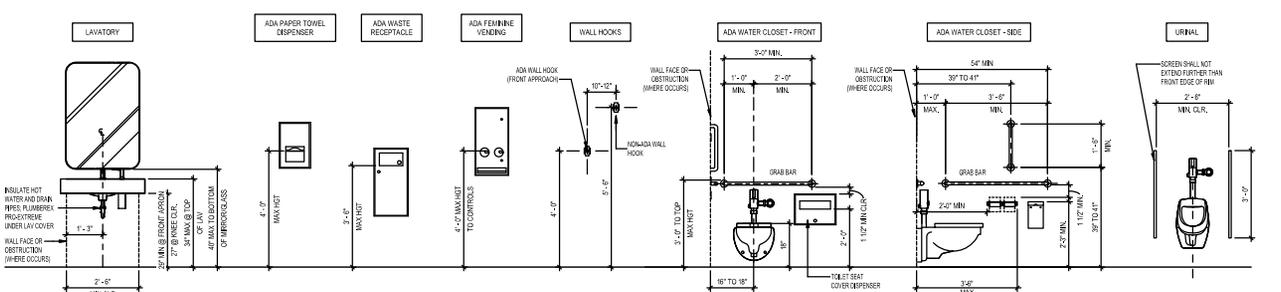
2 TYP. BASE CABINET AT SINK
 1 1/2" = 1'-0"



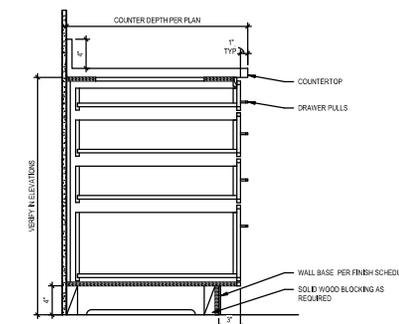
8 ENTRY VESTIBULE RCP
 1/8" = 1'-0"



7a and 7b ENTRY VESTIBULE ELEVATIONS
 1/4" = 1'-0"



9 TYPICAL RESTROOM FIXTURE MOUNTING HGTS
 1/2" = 1'-0"



3 TYP. BASE CABINET W/ 4 DRAWERS
 1 1/2" = 1'-0"

INTERIOR RENOVATION
 NATTY DRESSER
 124 BROADALBIN ST ALBANY OR 97321

Issue: PERMIT DOCUMENTS
 Date: 02-26-2020

Revision: _____ Date: _____

INTERIOR ELEVATIONS & DETAILS

A700