



COMMUNITY DEVELOPMENT

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

Staff Report

Historic Review of Exterior Alterations

HI-16-24

August 28, 2024

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a multiple dwelling unit structure on a developed lot listed on the local historic inventory (Attachment A). The applicant proposes to redesign the second-floor porch railing.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner:	Sable Drive LLC, 100 Ferry Street NW, Albany, OR 97321
Applicant:	Scott Lepman, 100 Ferry Street NW, Albany, OR 97321
Address/Location:	218 3rd Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06CD-03200
Zoning:	Central Business (CB)
Total Land Area:	4,693 square feet
Existing Land Use:	Multiple Unit Dwelling
Neighborhood:	Central Albany
Surrounding Zoning:	North: Central Business (CB) and Historic Downtown (HD) East: Hackleman Monteith (HM) South: Lyon Ellsworth (LE) and Hackleman Monteith (HM) West: Lyon Ellsworth (LE) and Historic Downtown (HD)
Surrounding Uses:	North: Commercial- Parking Lot and Institutional Services East: Residential- Single Unit Dwellings South: Residential-Single Unit Dwellings Small Scale Commercial West: Commercial-Parking lot and Offices, Institutional-Government Offices
Prior History:	HI-07-06: Historic Review of Exterior Alterations to replace the foundation and raise the building 18-inches to have a usable basement. CU-04-08: Conditional Use to convert an existing building into four condominiums and a common area in the basement. Including four-off-street parking spaces behind the building. CU-01-11: Code Interpretation to authorize a joint parking agreement. Parties were unable to reach agreement, and this topic was revisited in CU-02-12.

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

CU-02-12: Conditional Use to modify condition of approval that will eliminate a requirement to develop four off-street parking spaces.

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

HI-08-20: Historic Review of Exterior Alterations to replace eight existing basement level windows on the east and west façade with new egress windows, remove one vinyl framed window on the basement level on the rear (south) façade, install ventilation on the east, west, and south facades, and new construction of a 136 square foot one-story addition on the rear façade. The applicant also applied to change the design of the railings at this time.

HI-19-23: Historic Review of Exterior Alterations to repair the front façade of a multi-unit building, with no changes to the design of the front façade.

Notice Information

On August 8, 2024, a notice of public hearing was mailed to property owners within 300 feet of the subject property. On August 26, 2024, notice of public hearing was also posted at the subject site. As of August 26, 2024, no public testimony has been received.

Analysis of Development Code Criteria

Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) 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.

Exterior Alteration Criteria (ADC 7.100-7.165)

Section 7.150 of the ADC, Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than 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 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 are presented after the findings.

Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 218 3rd Avenue SE in the Central Business (CB) zoning district. The surrounding properties are in the Hackleman Monteith (HM), Lyon Ellsworth (LE), Central Business (CB), or Historic Downtown (HD) district and are developed with a mix of residential (single dwelling units, multiple dwelling units), commercial (businesses and offices) and institutional (government and quasi-government offices).
- 1.2 Historic Rating. The subject building is rated as a local historic structure in the City of Albany's Comprehensive Plan.
- 1.3 History and Architectural Style. This structure is believed to be one of only four two-story wood structure apartment buildings downtown that were built as an apartment. The historic resource form lists the architectural style of the building as Craftsman and has a circa 1910 construction date. In the 1950s, the structure became the Labor Temple with offices of several labor unions. In the early 2000s, the structure was converted back into apartments.
- 1.4 Prior Alterations. Refer to prior history section above.
- 1.5 Proposed Exterior Alterations. The applicant proposes to remove and replace the existing upper front porch guardrail (currently plastic frame with Plexiglass inserts) with a painted metal pipe horizontal railing, metal pipe vertical supports, and horizontal cable guardrail system, matching what was proposed on the first floor.

The applicant is proposing a second story porch rail to match the previously installed railings on the first floor. This would be compatible with other features on the structure and complementary to surrounding properties. Based on these facts, criterion ADC 7.150(2) is met.
- 1.6 Building Use (ADC 7.160(1)). The building's original use was as an apartment building. The building was converted into labor union offices in the 1950s but was returned to use as multiple dwelling units in the 2000s. The applicant does not propose to change the current use of the building.

Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).

- 1.7 Historic Character (ADC 7.160(2)). The building was constructed in 1910 in the Craftsman style. Distinctive features of the building include coupled, recessed doors, first and second story front porches, and two-story slanted bays on the south, east, and west elevations.

The applicant proposes to change the second story railing to match the railing that was previously installed on the first-floor porch. The porch previously had a plastic and plexiglass railing, but currently has a temporary pressure treated wood railing for safety. Based on these facts, criterion ADC 7.160(2) is met.

- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The building is designed in the Craftsman style. The applicant is proposing new second story railings that are made of metal and cable. This proposed railing design, and materials are intended to differentiate from the original historic material still on the building. The plexiglass design is not old enough to have acquired its own significance and was likely installed in the 1990s. Based on these facts, criterion ADC 7.160(3) and (4) are met.

- 1.9 Distinctive characteristics (ADC 7.160(5)). The applicant states that there will be no changes to any features, finishes, construction techniques, or examples of craftsmanship with the change in railing. The only distinctive feature affected by the proposed change is the second-floor porch itself, but as the railing is removable the distinctive feature would not be irreversibly destroyed. Based on these facts, criterion ADC 7.160(5) is met.

- 1.10 Deteriorated Features (ADC 7.160(6)). The applicant states that there are no existing deteriorated historic features. The second-floor porch was reinforced and stabilized in 2023 (approved by HI-19-23). Since there are no deteriorated historic features, criterion ADC 7.160(6) is satisfied.

- 1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose any chemical or physical treatments in relation to the new addition or decoupling the existing addition. Based on these facts, criterion ADC 7.160(7) is met.

- 1.12 Significant Archaeological Resources (ADC 7.160(8)). The applicant states there are no known archeological resources located at or near this site. If significant archeological resources are found on the site, the contractor will notify the architect who will notify a SHPO archeologist. The artifact will not be moved and work in the area will cease until SHPO is done with their review. Based on these facts, this criterion appears to be met.

- 1.13 Historic Materials and Differentiation (ADC 7.160(9)). The applicant states that the existing second floor railing (plastic and plexiglass) is not historic or original to the structure. No historic features will be destroyed with this addition. The applicant further states that the proposed guardrail is differentiated from the traditional porch railing as it consists of modern construction methods and will have a higher overall height.

The applicant further states that it will be compatible with the massing, size, scale, and architectural features to “protect the historic integrity of the property and its environment”.

- 1.14 New Additions (ADC 7.160(10)). The applicant does not propose any new additions with this application. Based on these facts, the criterion in ADC 7.160(10) is met.

Conclusions

- 1.1 The proposed exterior alterations will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.
- 1.2 The proposed alteration is consistent with the Secretary of the Interior’s Standards in ADC 7.160.

Overall Conclusions

The applicant proposes to remove and replace the existing upper front porch guardrail (currently plastic frame with Plexiglass inserts) with a painted metal pipe horizontal railing, metal pipe vertical supports, and horizontal cable guardrail system, matching what was proposed on the first floor.

Staff finds all applicable criteria are met for the exterior alterations.

Options and Recommendations

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

Option 1: Approve the request as proposed;

Option 2: Approve the request with conditions of approval;

Option 3: Deny the request.

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 2 and approve the Exterior Alteration request with conditions. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion

I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-16-24. This motion is based on the findings and conclusions in the August 28, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

Condition 1 **Exterior Alterations.** Construction shall occur in accordance with the plans approved with this application. Proposed changes may require a new review.

Condition 2 **Historic Review**– A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

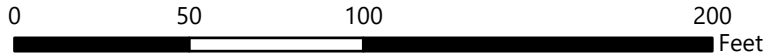
- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal:
 - 1. Findings of Fact- Exterior Alterations
 - 2. Building Plans

Acronyms

ADC	Albany Development Code
CB	Central Business zone
HD	Historic Downtown zone
HI	Historic file abbreviation
HM	Hackleman Monteith zone
LE	Lyon Ellsworth zone



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218 3rd Ave SE

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

FIELD NO.: 22
 HISTORIC NAME: Wood Apartments
 COMMON NAME: Labor Temple
 ADDRESS: 222 Third Avenue SE
 CITY: Albany
 OWNER: Albany Central Labor Temple, 222 Third Ave. SE, Albany, OR 97321
 BUILDER: Unknown
 T/R/S: 11S, 3W, 6
 TAX LOT: 3200
 ADDITION: Eastern Addition
 BLOCK: 13

DATE OF CONSTRUCTION: c. 1910
 ORIGINAL USE: Apartments
 PRESENT USE: Offices
 ARCHITECT: Unknown
 THEME: 20th Century architecture/labor
 STYLE: Craftsman

MAP NO: 11-3W-6CD
 LOT: 1/2 of 2 QUAD: Albany

BLDG. XXX STRUC. DIST. SITE OBJ.

PLAN TYPE/SHAPE: Rectangle
 FOUNDATION MATERIAL: Cement
 ROOF FORM & MATERIALS: Hip with open eaves and exposed rafters, composition shingles
 WALL CONSTRUCTION: Balloon frame
 PRIMARY WINDOW TYPE: One-over-one double-hung
 EXTERIOR SURFACING MATERIALS: Clapboard
 DECORATIVE FEATURES: Double doors and 2nd floor balcony, slanted bays on north, east and south side
 OTHER: Gable dormer on front facade

NO. OF STORIES: 2
 BASEMENT (Y/N): Y
 STRUCTURAL FRAME: Wood

CONDITION: GOOD XXX FAIR POOR MOVED DATE:

EXTERIOR ALTERATIONS/ADDITIONS (DATED): None - raise foundation.
 NOTEWORTHY LANDSCAPE FEATURES: None
 ASSOCIATED STRUCTURES: None
 KNOWN ARCHAEOLOGICAL FEATURES: None

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

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

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

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

SOURCES: City Directories 1911, 1913. 1950

NEGATIVE NO.: T-6
 SLIDE NO.: 22
 ASSIGNED RATING: Primary
 DATE: 07-91

RECORDED BY: R. Keeney
 DATE: 06-29-90

SHPO INVENTORY NO: _____

OREGON INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY FORM - TWO

FIELD NO.: 22

NAME: Albany Central Labor Temple

ADDRESS: 222 Third Avenue SE

QUADRANGLE: Albany

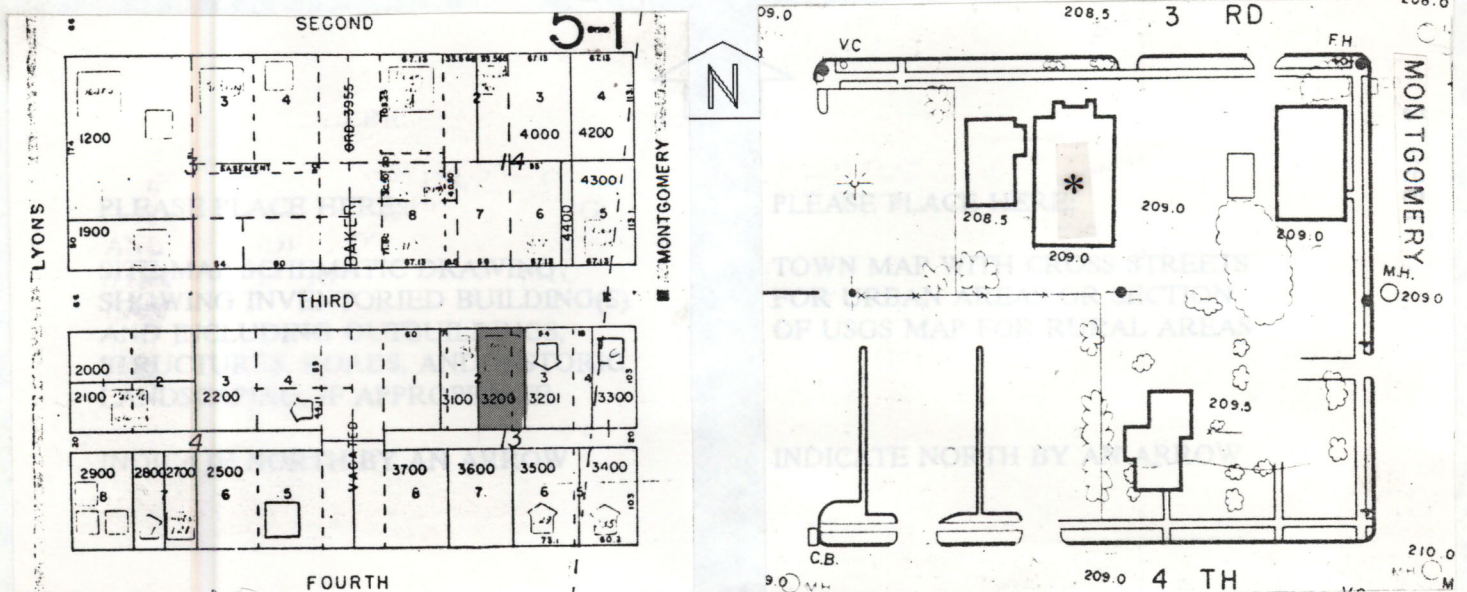
T/R/S: 11S, 3W, 6

MAP NO.: 11-3W-6CD TAX LOT: 3200



NEGATIVE NO.: T-6

SLIDE NO.: 22



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division

SHPO INVENTORY NO: _____

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

FIELD NO.: 22

HISTORIC NAME: Wood Apartments

COMMON NAME: Labor Temple

ADDRESS: 222 Third Avenue SE

CITY: Albany

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

BUILDER: Unknown

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

TAX LOT: 3200

MAP NO: 11-3W-6CD

ADDITION: Eastern Addition

BLOCK: 13

LOT: 1/2 of 2 QUAD: Albany

DATE OF CONSTRUCTION: c. 1910

ORIGINAL USE: Apartments

PRESENT USE: Offices

ARCHITECT: Unknown

THEME: 20th Century architecture/labor

STYLE: Craftsman

BLDG. XXX

STRUC.

DIST.

SITE OBJ.

PLAN TYPE/SHAPE: Rectangle

FOUNDATION MATERIAL: Cement

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

WALL CONSTRUCTION: Balloon frame

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

EXTERIOR SURFACING MATERIALS: Clapboard

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

OTHER: Gable dormer on front facade

CONDITION:

GOOD XXX

FAIR

POOR

MOVED

DATE:

NO. OF STORIES: 2

BASEMENT (Y/N): Y

STRUCTURAL FRAME: Wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): None

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHAEOLOGICAL FEATURES: None

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

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

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

SOURCES: City Directories 1911, 1913. 1950

NEGATIVE NO.: T-6

SLIDE NO.: 22

ASSIGNED RATING:

Primary

DATE: 07-91

RECORDED BY: R. Keeney

DATE: 06-29-90

CARA faces loan default on Third Ave. project

BY HASSO HERING

ALBANY DEMOCRAT-HERALD

Albany's downtown urban renewal board is deliberating how to proceed after one of its development loans, for a quarter-million dollars, has gone into default.

CARA, the Central Albany Revitalization Agency, had loaned developer Tim Smith \$250,000 to help him renovate the former Labor Temple in the 200 block of Third Avenue S.E. as four to six apartments and build six town homes on a vacant lot next door.

The agency also granted him \$120,000, but while Smith made use of the entire loan, he didn't

take the grant.

Development Coordinator Kate Porsche told the CARA advisory board Wednesday that Smith also had a first mortgage for the project from Advanced Investment Corp. of Springfield, had fallen behind in payments and faced foreclosure by AIC.

The town homes were never started. Porsche estimated it might take \$100,000 to finish the apartments.

For the board, she outlined options that included buying out the first-mortgage holder for \$250,000, bringing total city investment to \$500,000, then find-

BOARD TRANSITION

Wednesday's CARA advisory board meeting was the last for Chris Norman, a member of the panel for seven years and its chairman for the last four. Norman, an insurance program manager in the Samaritan Health Care

system, is stepping down because his term is up and he'll be busy pursuing an MBA degree. Members thanked him for his long service. Councilman Jeff Christman will step in as vice chair until the board elects a new chairman.

ing a way to complete the project.

Other options include making a deal with AIC to complete the work and then suing Smith to try to recover the \$250,000 loan.

Under his contract with the city, Smith's CARA loan is in default if

he defaults on his first mortgage, according to Porsche.

It is the first CARA loan to go bad. City Attorney Jim Delapoer reminded the board that CARA exists to support development projects not strong enough for

purely private financing.

"You can't be in this business without having a loan go bad," he said.

Board members including Councilman Floyd Collins said the board needs more information. Councilwoman and Mayor-elect Sharon Konopa said she would be comfortable with the city acquiring the property and completing the housing development.

Deliberations likely will continue when the CARA board meets again, on Jan. 21, 2009.

In the meantime, Delapoer said, he would contact AIC to explore options.

222 3rd SE

CARA finds developer to finish project on Third

Albany's downtown renewal agency has found a developer to finish a foreclosed housing project at the former Labor Temple and an adjacent lot on Third Avenue.

The advisory board of CARA, the downtown renewal agency, Wednesday approved \$120,000 to Don Ward, the owner who previously rehabilitated the Cottage Court apartments at Salem Avenue and Main Street.

Previously, Tim Smith had ob-

tained a \$250,000 CARA loan toward turning the Labor Temple into an apartment building and constructing six townhouses next door. He was unable to finish, a mortgage holder foreclosed on his project, and the city loan was lost.

The financing now extended to Ward, formerly of Eugene and now of Oregon City, is the same amount as a grant Smith had been promised but did not actually use.

The money for Ward is a loan

that will be forgiven when the project at 222 and 228 Third Ave. S.E. is completed.

Ward's total costs are estimated at \$208,000 to finish the Labor Temple apartments and at \$834,000 to build six townhouses next door intended for low-income homebuyers.

Also Wednesday the CARA board:

- Approved a \$12,000 grant to the Monteith Historical Society to

rehabilitate the Monteith House.

- Approved a \$70,000 matching grant to Michael Brown of Albany toward a \$270,000 project to open an "upscale martini lounge" at First and Broadalbin, 240 First Ave. S.E., in the former Cusick Bank building. CARA previously helped support renovation of the building, owned by Thad Olivetti of Corvallis.

- Approved \$45,000 toward an outdoor seating area and parking changes on Broadalbin Street out-

side the proposed martini bar.

Actions of the advisory board, which includes the city council, are subject to final approval later by the council alone, acting as the renewal agency.

CARA borrows money to help private and public improvement projects and hopes to repay the loans from property taxes levied on increased value within the urban renewal district.

Democrat-Herald



YOUR COMMUNITY

William Sullivan to speak to library friends

The meeting for Albany's Friends of the Library has been rescheduled this month, for 12:30 p.m. Friday.

Organizers said that was to help accommodate this month's speaker, William Sullivan. The event, at 2450 14th Ave. S.E., is free and open to the public.

Sullivan is the author of several books and articles about Oregon, including the guidebook "Oregon Trips & Trails" and a feature column for the Eugene Register-Guard, "Oregon Trails." He also has a series of "100 hikes" guidebooks to various regions of Oregon, which are regularly updated to include information about fees, construction and major trail changes.

Sullivan's book, "Hiking Oregon's History," recently was chosen by the Oregon State Library as one of the 150 books recommended for reading this year, the state's 150th anniversary.









PUT
DUMPSTER
HERE.

MIKE'S
WOOD
SHED LAB



BOB
MIPLE

222

FULL SET
OF NAILS
\$25





222 E 3rd

1913 Frank N. Wood (Elizabeth) Apts. 222 E 3rd

1911 J. Le Roy Wood (Lena) ^{works at} Albany Iron Works
 Frank N. (Elizabeth) lived at 223 Broadway
 listed as miner

1950 C.P. Carpenters ~~Servants~~ Local Union 2133
 E 3rd.

Albany Building Trades Council
 222 E 3rd

Retail Clerks Local 1402 222 E 3rd

Teamsters Union

1990 - Plywood Union Local 2942
 United Steelworkers Local 7150

222 E. 3rd

1913 Fred W. Ken clerk Woodworth Drug Co. bds.

1911 Fred W. Ken prescription clerk as. 220 e 3rd

1909 - Ken - Bod at 405 S. Walnut Woodworth

1916 - not listed

HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Submitted to:	City of Albany Planning Division P.O. Box 490 Albany, Oregon 97321-0144 541-917-7550 cd.customerservice@cityofalbany.net
Applicants/Property Owners:	Sable Drive LLC 100 Ferry Street NW Albany, OR 97321 Contact: Scott Lepman Email: scottlepman@gmail.com Phone: (541) 928-9390
Applicant's Representative:	Udell Engineering and Land Surveying, LLC 63 E. Ash Street Lebanon, OR 97355 Contact: Laura LaRoque Email: laura@udelleng.com Phone: (541) 990-8661
Site Location:	218 3 rd Avenue SE, Albany, OR 97321
Linn County Assessor's Map No.:	11S-03W-06CD Tax Lot 3200
Site Size:	±4,693 Square Feet
Existing Land Use:	Multiple Dwelling Residential
Zone Designation:	Central Business (CB) District, Historic Overlay District
Comprehensive Plan Designation:	Village Center
Surrounding Zoning:	North: CB South: CB East: CB West: CB
Surrounding Uses:	North: Commercial South: Commercial East: Residential West: Residential



23-269 Lepman
218 3rd Avenue SE
Historic Review Application

July 15, 2024
Page 1 of 12

Prior Land Use History:

- The property was developed prior to land use records. The structure at 222 Third Avenue SE was constructed in circa 1910 and was known as the Woods Apartments until approximately 1950 when the use changed to offices and meeting rooms for the labor union. The building has since been known as the Labor Temple Building.
- HI-07-06: Historic Review of Exterior Alterations to replace foundation and raise building 18 inches to have a useable basement.
- CU-04-08: Conditional Use to convert an existing building into four condominiums and a common area in the basement. Including four off-street parking spaces behind the building.
- CU-01-11: Code Interpretation to authorize a joint parking agreement between Albany Redevelopment, LLC, 222 Third Avenue SE and Davis Glass, 230 Second Avenue SE that would allow four off-street parking spaces to be provided in lieu of developing on-site parking required through a conditional use approval. Following this land use approval, However, the parties were unable to reach agreement on the terms of the joint use parking agreement (see CU-02-12, below).
- HI-06-11: Historic Review of Exterior Alterations to construct egress stairs on the alley side and modify front porch wall and handrail to meet building code.
- CU-02-12: Conditional Use application to modify a condition of approval that will eliminate a requirement to develop four off-street parking spaces. The applicant requested a new review of the parking requirement due to the fact the property is situated entirely within the Downtown Parking Assessment District, which does not require off-street parking.
- SP-12-20: Site Plan Review to convert an unimproved basement (of an existing apartment building) into four (4) one-bedroom dwelling units with associated site and building improvements.

I. Executive Summary

The applicant “Sable Drive LLC” requests approval of a Historic Review of Exterior Alterations to remove and replace the existing upper front porch guardrail (i.e., plastic frame with Plexiglass inserts) with a painted metal pipe horizontal railing, metal pipe vertical supports, and horizontal cable guardrail system (i.e., what was approved and installed on the lower front porch).

The site is located at 218 3rd Avenue SE and zoned Central Business (CB) District with a Village Center Comprehensive Plan designation.

II. Review Procedure

According to Albany Development Code (ADC) 7.100, a historic 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 district.

Per ADC 7.120, this application is subject to review by the Landmarks Commission and processed under a Type III review procedure, in accordance with ADC 1.360.

III. Historic Review of Exterior Alterations - Decision Criteria

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) 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.

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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.

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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. The subject property is located at 218 3rd Avenue SE in the Central Business (CB) zoning district.
- 1.2 Historic Character of the Area. The surrounding properties are zoned CB and are developed with a variety of uses from different time periods. Surrounding development includes a new townhouse style development (under construction), a former Episcopal Church, the former Washburn House, as well as an array of commercial, residential, and parking lots uses.
- 1.3 Historical Rating. The apartment building is a designated local historic resource, located outside of Albany's National Register Historic Districts.

- 1.4 History and Architectural Style. This structure is believed to be one of only four two-story wood apartment buildings downtown that were built as an apartment. The historic resources survey indicates a circa 1910 construction date and lists the building as the Wood Apartments, constructed in the Craftsman architectural style. In the 1950s, the structure became the Labor Temple with offices from several labor unions. In the early 2000s, the structure was converted back into apartments.
- 1.5 Prior Alterations. In 2007, the foundation of the structure was replaced, and the height of the basement level was increased 18 inches. In 2011, the rear exterior egress stairwell, first-floor front porch wall, and entryway handrail were modified.
- 1.6 Proposed Exterior Alterations. The applicant seeks approval to remove and replace the existing upper front porch guardrail (i.e., plastic frame with Plexiglass inserts) with a painted metal pipe horizontal railing, metal pipe vertical supports, and horizontal cable guardrail system (i.e., what was approved and installed on the lower front porch).
- Note that a temporary guardrail system made of pressure treated wood is installed current for resident safety. The temporary guardrail will be removed and replaced with either the previously approved guardrail (i.e., plastic frame with Plexiglass inserts) or guardrail proposed in this application, if approved.
- 1.7 Building Use (ADC 7.160(1)). No changes of use are proposed in association with this request. Therefore, guideline ADC 7.160(1) is met.
- 1.8 Historic Character (ADC 7.160(2)). Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, etc.
- In this case, the character defining features include coupled, recessed doors, first and second story front porches, and two-story slanted bays on the south, east, and west elevations. As proposed, these character defining items will be retained and preserved. . Therefore, guideline ADC 7.160(2) is met.
- 1.9 Building Changes (ADC 7.160(3)). No exterior changes are proposed that create a false sense of historical development. Exterior alterations will be easily differentiated from the old. Therefore, guideline ADC 7.160(3) is met.
- 1.10 Acquired Historic Significance (ADC 7.160(4)). No previous exterior changes have acquired historic significance. Therefore, guideline ADC 7.160(4) is met.
- 1.11 Distinctive Features (ADC 7.160(5)). All distinctive features, finishes, and construction techniques that characterize the property will be preserved.

As proposed, a painted metal pipe horizontal railing, metal pipe vertical supports, and horizontal cable guardrail will be affixed to the existing upper front porch railing. These alterations can be removed, if needed, at a future date without removal of historic material. Therefore, guideline ADC 7.160(5) is met.

- 1.12 Deteriorated Features (ADC 7.160(6)). The proposed alteration does not repair or replace deteriorated historic features. Therefore, guideline ADC 7.160(6) is not applicable.
- 1.13 Use of Chemical or Physical Treatments (ADC 7.160(7)). No chemical or physical treatments are proposed. Therefore, guideline ADC 7.160(7) is not applicable.
- 1.14 Significant Archaeological Resources (ADC 7.160(8)). No soil disturbance is proposed. There are no known archaeological resources on the site. Therefore, guideline ADC 7.160(8) is not applicable.
- 1.15 New Additions, Exterior Alterations, or New Construction (ADC 7.160(9)). As stated above, the proposed exterior alteration will not destroy historic materials that characterize the property. The upper front porch will remain unaltered aside from connections points needed to affix the guardrail addition.

The proposed guardrail is differentiated from the traditional porch railing as it consists of modern construction methods and materials (i.e., metal piping and cable) and will have a higher overall height.

It will be compatible (i.e., exist in harmony) with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- Massing is a term in architecture which refers to the perception of the general shape and form as well as size of a building. Massing is not applicable to this proposal as a new addition, new construction, or alteration to the building form is not proposed.
- The size of the proposed guardrail is as shown in the attached designed detail.
- Building scale focuses on the size and proportion of a building in relation to its immediate environment and the human figure. In this case, there will be no difference between the scale of the approved and proposed guardrails.
- In terms of architectural features, the alteration will not result in the removal or replacement of historic features or materials. The proposed guardrail will consist of painted metal pipes and cables. The overall design and materials selected are intended to improve resident safety and to be inconspicuous or less prominent than the original porch features.

- 1.16 New Additions/New Construction (ADC 7.160(10)). No new additions or construction is proposed. Guideline ADC 7.160(10) is not applicable.

Conclusions

- 1.1 The proposed exterior alterations will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

- 1.2 The proposed alteration is consistent with the Secretary of the Interior's Standards used as guidelines in ADC 7.160.

II. Overall Conclusion

As proposed, the application satisfies all applicable review criteria as outlined in this report.

III. Attachments

- A. Figures 1 - 6
- B. Detail



23-269 Lepman
218 3rd Avenue SE
Historic Review Application



Figure 1: North Elevation, Historic Resource Form



Figure 2: North Elevation, September 2023



Figure 3: Approved Upper Front Porch Guardrail



Figure 4: North Elevation, July 2024



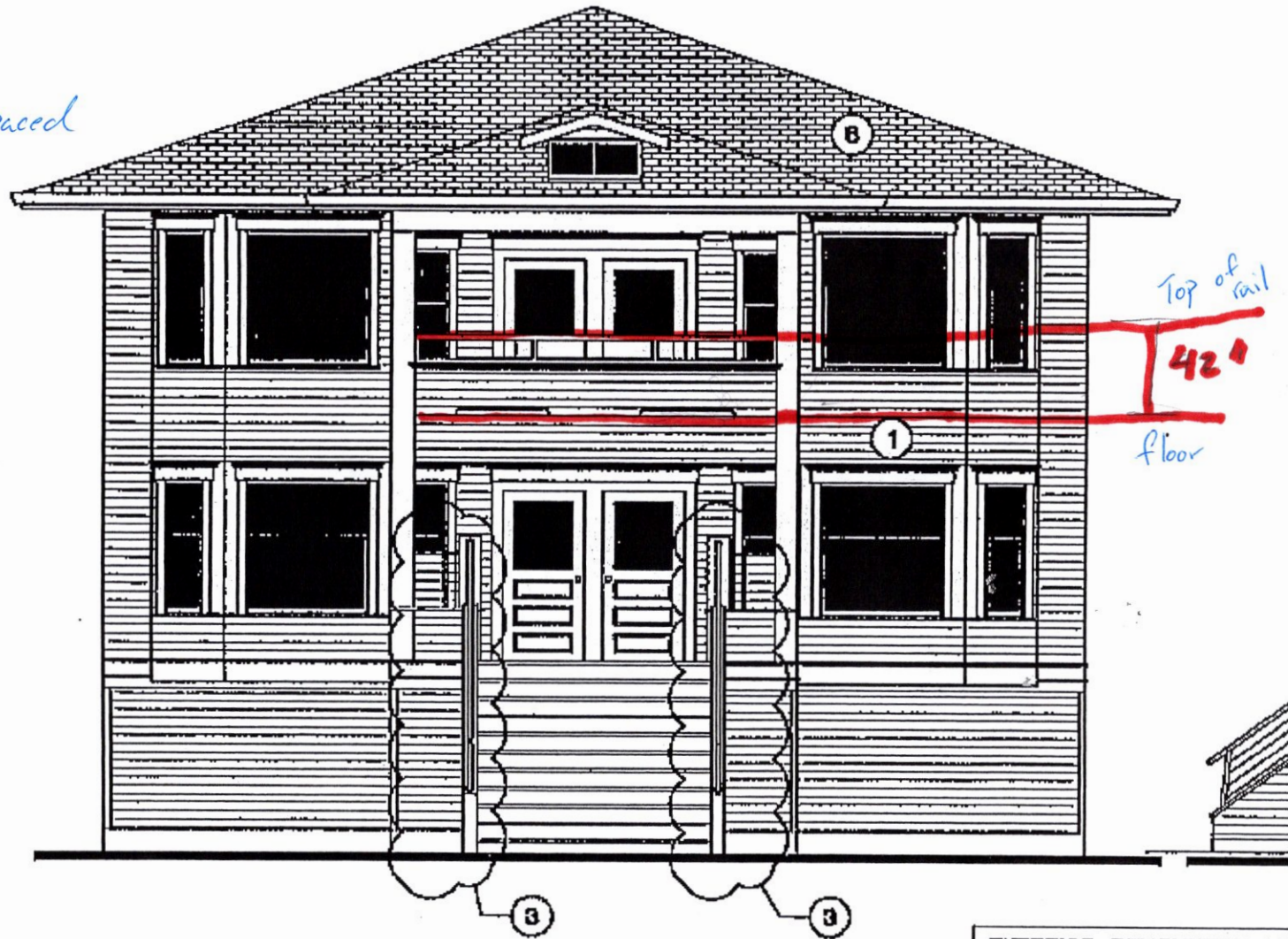
Figure 5: East Elevation



Figure 6: West Elevation

* Cables on 4" center horizontal

* 2 center post = equally spaced



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

EXTERIOR RENOVATION NO

- 1. EXTERIOR SIDING TO REMAIN, P
- 2. REPLACE EXISTING BASEMENT WOOD WINDOWS FOR CODE COMPLY SEE WINDOW SCHEDULE DETAIL 1
(NOTE: EXISTING WINDOWS ARE TO REMAIN THEY WILL BE REPLACED IN FUTURE PERIODIC APPROVAL OF LANDMARK)
- 3. REPLACE EXISTING CABLE RAIL 5 TO COMPLY WITH CURRENT CODE
- 4. REPLACE EXISTING VINYL WINDOW ENERGY COMPLIANT VINYL WINDOW (ELEVATION)