



## LANDMARKS COMMISSION AGENDA

**Wednesday, September 4, 2024**  
**6:00 p.m.**

This meeting includes in-person and virtual participation.

*Council Chambers*

*333 Broadalbin Street SW*

Or join the meeting here:

<https://council.albanyoregon.gov/groups/lac/zoom>

Phone: 1 (253) 215-8782 (long distance charges may apply)

Meeting ID: 891-3470-9381 Passcode: 530561

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes
  - August 7, 2024 [Pages 3-6]
4. Business from the Public

*Persons wanting to provide comments may:*

  - 1- *Email written comments to [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov), including your name, before **noon on the day of the meeting.***
  - 2- *To comment virtually during the meeting, register by emailing [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov) before **noon on the day of the meeting**, with your name. The chair will call upon those who have registered to speak.*
  - 3- *Appear in person at the meeting and register to speak.*
5. Scheduled Business
  - A. HI-16-24, Type III – Quasi-Judicial Process [Pages 7-39]

Summary: Historic Review of Exterior Alterations to replace the second floor porch guardrail with a more compatible design.  
(Project planner – Alyssa Schrems [alyssa.schrems@albanyoregon.gov](mailto:alyssa.schrems@albanyoregon.gov))
  - B. Grant Review [Pages 40-66]
  - C. Letter for DOE [Pages 67-70]
6. Business from the Commission

[albanyoregon.gov/cd](https://albanyoregon.gov/cd)



7. Staff Updates
8. Next Meeting Date: October 2, 2024
9. Adjournment

*This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov) or call 541-917-7550*

*Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.*



**MINUTES**

August 7, 2024

6:00 p.m.

Hybrid – Santiam Room

Approved: Draft

Call to Order

Chair Robinson called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Roll Call

Members present: Camron Settlemier, Mason Cox, Cathy Winterrowd, Bill Ryals, Richard Engeman, Chad Robinson

Members absent: Rayne Legras (excused)

Approval of Minutes

**6:02 p.m.**

Commissioner Settlemier noted corrections to the minutes from July 17, 2024, as presented. He pointed out needing to correct the vote count for the motion taken during the grant review as he had abstained and the vote should have been 6 – 0 not 7 - 0. Staff also mentioned a place tense correction that they will make.

**Motion:** Commissioner Settlemier moved to approve the minutes from July 17, 2024, as amended. Commissioner Ryals seconded the motion which passed 6-0.

Business from the Public

**6:02 p.m.**

None.

Scheduled Business

Public Hearing Type III-Quasi-Judicial Process (Continuance)

File HI-10-24: Historic Review of New Construction for new front stairs at 925 Walnut Street SW.

**Chair Robinson opened the hearing at 6:03 p.m.**

Commission Declarations

No members declared a conflict of interest or ex-parte contact.

Commissioners Cox, Robinson and Winterrowd reported site visits.

No members abstained from participation.

There were no challenges to participants in these proceedings.

David Martineau read the hearing procedures.

Staff Report

Project Planner Alyssa Schrems noted this was a continuance of the hearing from July 17, 2024. The applicant submitted some additional renderings approximating the planned look of the project.

Applicant Testimony

LeeAnn Stevens, homeowner was available for questions but had no additional testimony.

Public Testimony

None.

Staff Response/Procedural Questions

None.

**Chair Robinson called the public hearing closed at 6:09 p.m.**

Commission Deliberations

**6:09 p.m.**

Commissioners expressed their thanks for the additional illustrations as it clarified the homeowner's intent. Commissioner Settlemier appreciated the additional examples but still expressed concerns about whether the enclosure of the porch was done prior to 1945 which would put it in a period of significance.

**Motion:** Commissioner Cox motioned to approve the new construction, including the conditions of approval as noted in the staff report for application planning file no. HI-10-24. This motion is based on the findings and conclusions in the July 10, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter. Commissioner Engeman seconded the motion which passed 6-0.

Public Hearing Type III-Quasi-Judicial Process

File HI-13-24 and HI-14-24: Historic Review of Exterior Alterations and Historic Review of Substitute Materials for a change in roof slope and new fiber cement siding at 740 4th Avenue SE.

**Chair Robinson called this public hearing to order at 6:14 p.m.**

Commission Declarations

No members declared a conflict of interest or ex-parte contact.

Commissioner Engeman reported having a brief conversation prior to the meeting with the applicant but did not believe the conversation would have influence over his participation.

Commissioners Settlemier, Mason, Winterrowd reported site visits.

Commissioner Settlemier abstained from participating in the hearing.

There were no challenges to participants in these proceedings.

David Martineau read the hearing procedures.

Staff Report

Alyssa Schrems presented the staff report noting that the house currently has T1-11 siding, and vinyl windows and the roof slope had been changed in the past as the steeper roof limited useability of the rooms. She explained that the first application was for the use of substitute materials and the second for the exterior alteration.

Applicant Testimony

Ben Taskinen provided testimony about the poor condition of the house, emphasizing extensive rot. His intention is to restore the historic home correcting the roof angle which was contributing to the rot. He explained having to estimate the correct style and materials by researching other homes in the area. He then answered the Commission's questions on the roof line and window choices.

Public Testimony

Charlotte Pritchard, applicant's next-door neighbor, testified that she has witnessed the home in question having changed hands frequently and previous owners giving up on renovation efforts. She was pleased to have the current owner commit to the restorations and was in favor of approval of the applications.

Staff Response/Procedural Questions

None.

***Chair Robinson closed this public hearing at 6:31 p.m.***

Commission deliberation

**6:31 p.m.**

Commissioners Engeman and Ryals were in agreement that given the circumstances the proposed changes were reasonable although noted that the window choices aren't ideal. Ryals commended the homeowner's intent and wanted to encourage further details such as columns on the porch. Chair Robinson expressed his concern about approving the substitute materials emphasizing that materials purchases made in advance of the application make it difficult to wholeheartedly make a decision. Commissioner Winterrowd recognized the homeowner's intent to restore the historical integrity and did agree on what others remarked about the window style.

**Motion:** Commissioner Robinson moved to re-open the hearing to ask the applicant further questions. Commissioner Engeman seconded the motion. The motion was approved 4-1 with Settlemier abstaining and Ryals opposed.

***Chair Robinson re-opened public hearing at 6:42 p.m.***

Applicant Testimony

Applicant testified he had purchased the windows unaware of the requirements and then identified where the single-hung and double-hung windows would be installed on the front façade and some sliders on the side and second floor. He emphasized that his goal is to match the style of the other historic homes in the area.

Public Testimony

None.

Staff Response/Procedural Questions

None.

***Chair Robison closed the public hearing at 6:48 p.m.***

Commission Deliberation

**6:48 p.m.**

Commissioner Winterrowd began by appreciating the owner's intent to address the historic integrity of the property and was in favor of the application. Commissioner Robinson still expressed issues with the window selection noting the owner should have waited on purchasing the substitute materials until the historic review was completed.

Commissioner Robinson repeated his opposition to approving the substitute window materials preferring only single and double hung windows noting the owner's purchase of the materials prior to the application process should not be a determining factor in the decision. Commissioner Ryals emphasized that his decisions are based on each situation rather than a hard and fast precedent. Commissioner Winterrowd shared her support of the proposal with the vinyl windows because of the lack of historic integrity in this particular case with older vinyl windows she sees benefits to this proposal.

**Motion:** Commissioner Ryals moved to approve the exterior alterations and use of substitute materials including conditions of approval as noted in the staff report for application planning files no. HI-13-24 and HI-14-24. This motion is based upon the findings and conclusions in the July 31, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter. Commissioner Cox seconded the motion., which passed 4-1 with Commissioner Robinson voting against and Commissioner Settlemier abstaining.

Grant Review

**6:58 p.m.**

Schrems asked the Commissioners if they wanted to delay review until the September 4, 2024, meeting to review all received applications at the same time. The commission was in favor of waiting until the next meeting for review.

Business from the Commission

**7:02 p.m.**

Commissioner Ryals wanted to state for the record his great respect for each member of the commission and felt it has been the best balanced and most qualified commission that he has ever served on. He wanted to include the staff in his compliment for their professionalism and willingness to help.

Commissioner Winterrowd shared her very positive review of the talk in July by Dr. David Lewis on the Tribal History of the Albany Area that they had set up for Historic Preservation month.

Commissioner Settlemier asked for clarification on the Renovation Matching Grant Program requirement to award grants only to projects for homes contributing to the National Register. Schrems answered that as the funds are federal in nature it explicitly states that they be historic contributing.

Business from Staff

**7:10 p.m.**

David Martineau called attention to the draft focus group survey questions he had compiled relating to the Article 7 update process. Schrems stated the main feedback they received was on solar panels and substitute materials.

Schrems announced that there would be a Certified Local Government meeting in November. She strongly suggested the commissioners attend as those discussions are very informative to their decision-making process. She then added that David Lewis will also be holding a talk in October at Fort Hoskins in Corvallis.

Next Meeting Date

September 4, 2024, in the Council Chambers at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:16 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz  
Recorder

David Martineau  
Planning Manager

*\*Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov).*



## 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

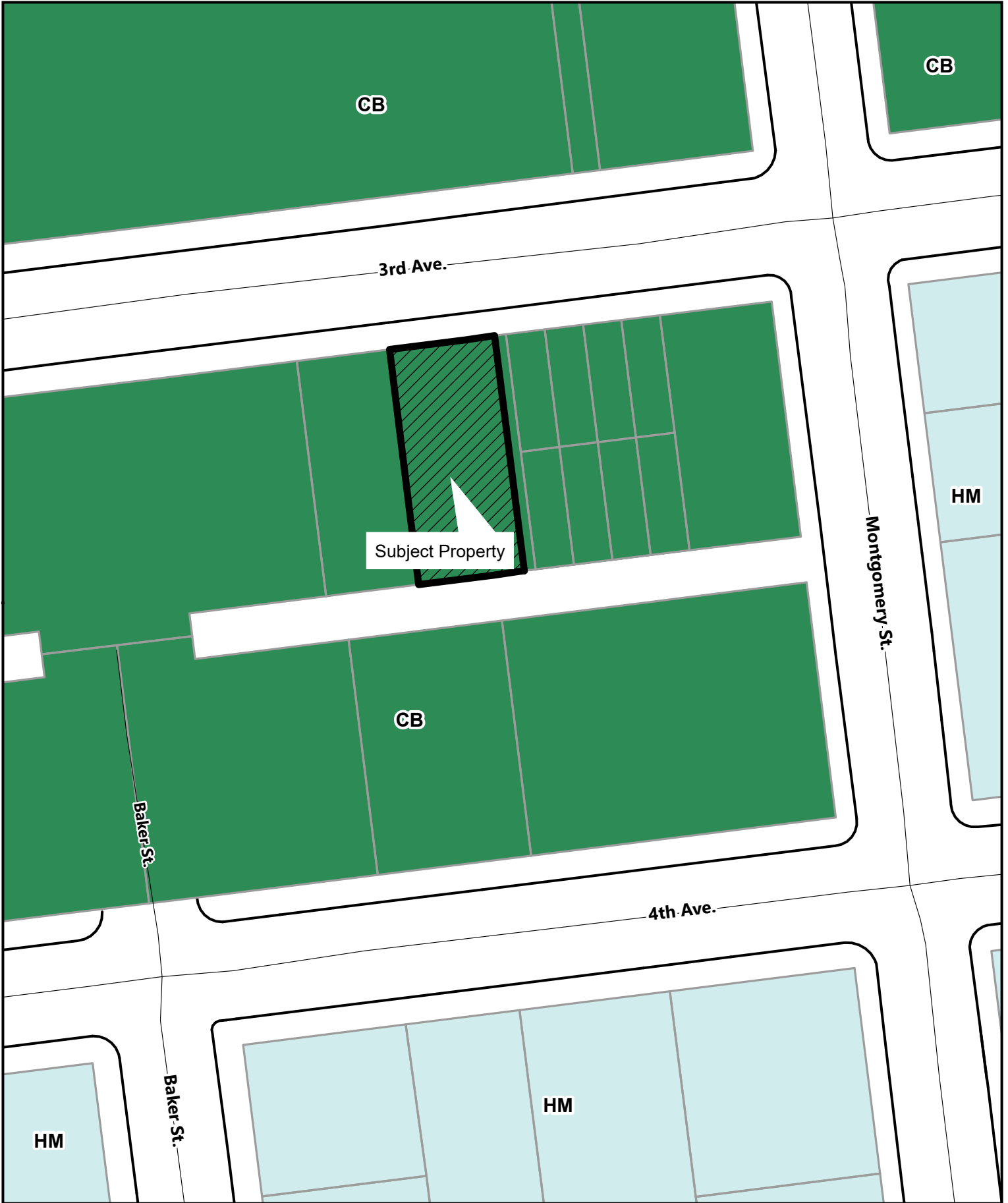
- Condition 1 **Exterior Alterations.** Construction shall occur in accordance with the plans approved with this application. Proposed changes may require a new review.
- Condition 2 **Historic Review**– A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

## Attachments

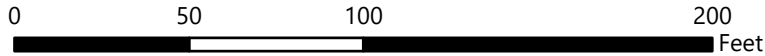
- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal:
  1. Findings of Fact- Exterior Alterations
  2. Building Plans

## 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

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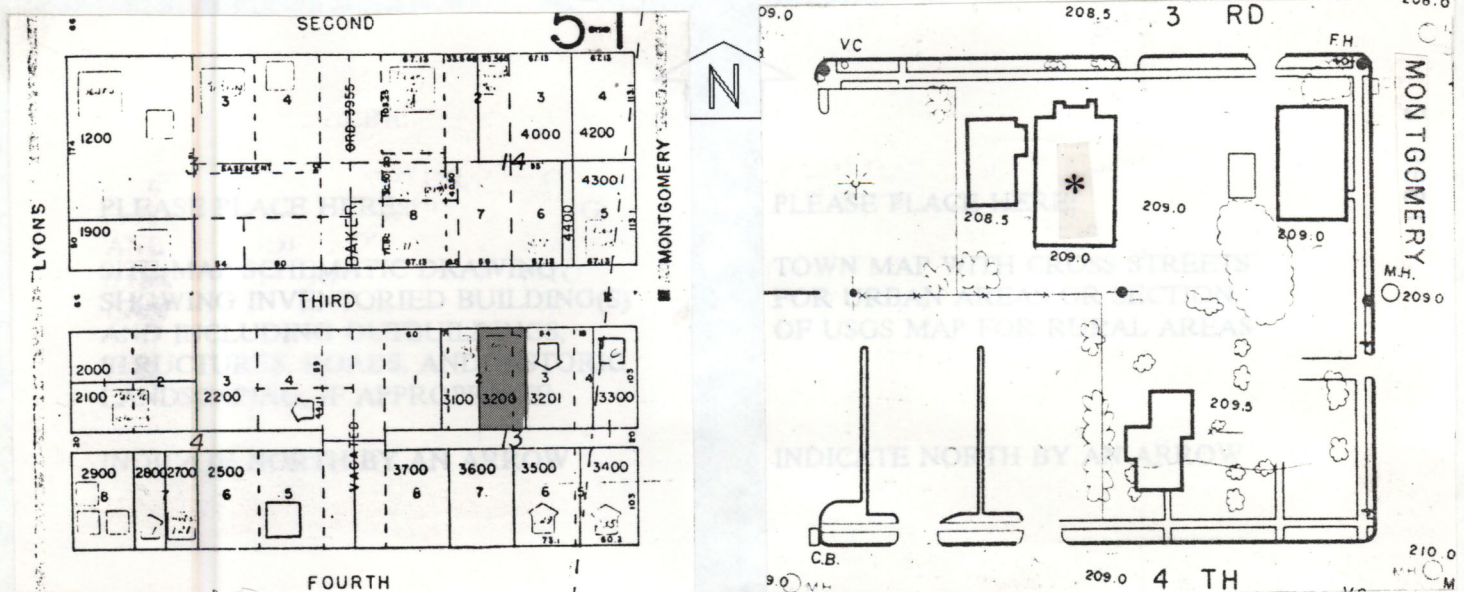


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NEGATIVE NO.: T-6

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 &amp; MATERIALS: Hip with open eaves and exposed rafters, composition shingles

WALL CONSTRUCTION: Balloon frame

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

EXTERIOR SURFACING MATERIALS: Clapboard

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

OTHER: Gable dormer on front facade

CONDITION:

GOOD XXX

FAIR

POOR

MOVED

DATE:

NO. OF STORIES: 2

BASEMENT (Y/N): Y

STRUCTURAL FRAME: Wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): None

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHAEOLOGICAL FEATURES: None

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

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

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

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

SOURCES: City Directories 1911, 1913. 1950

NEGATIVE NO.: T-6

SLIDE NO.: 22

ASSIGNED RATING:

Primary

DATE: 07-91

RECORDED BY: R. Keeney

DATE: 06-29-90

SHPO INVENTORY NO: \_\_\_\_\_

# 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.

















222 E 3rd

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

1911 J. Le Roy Wood (Lena) <sup>works at</sup> Albany Iron Wks.  
 Frank N. (Elizabeth) Lived at 223 Broadway  
 listed as miner

1950 C.P. Carpenter's ~~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

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## HISTORIC REVIEW OF EXTERIOR ALTERATIONS

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Submitted to:	City of Albany Planning Division P.O. Box 490 Albany, Oregon 97321-0144 541-917-7550 <a href="mailto:cd.customerservice@cityofalbany.net">cd.customerservice@cityofalbany.net</a>
Applicants/Property Owners:	Sable Drive LLC 100 Ferry Street NW Albany, OR 97321 Contact: Scott Lepman Email: <a href="mailto:scottlepman@gmail.com">scottlepman@gmail.com</a> Phone: (541) 928-9390
Applicant's Representative:	Udell Engineering and Land Surveying, LLC 63 E. Ash Street Lebanon, OR 97355  Contact: Laura LaRoque Email: <a href="mailto:laura@udelleng.com">laura@udelleng.com</a> Phone: (541) 990-8661
Site Location:	218 3 <sup>rd</sup> 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



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218 3rd Avenue SE  
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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 3<sup>rd</sup> 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.

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.

**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. The subject property is located at 218 3<sup>rd</sup> 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.



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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



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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



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Figure 6: West Elevation

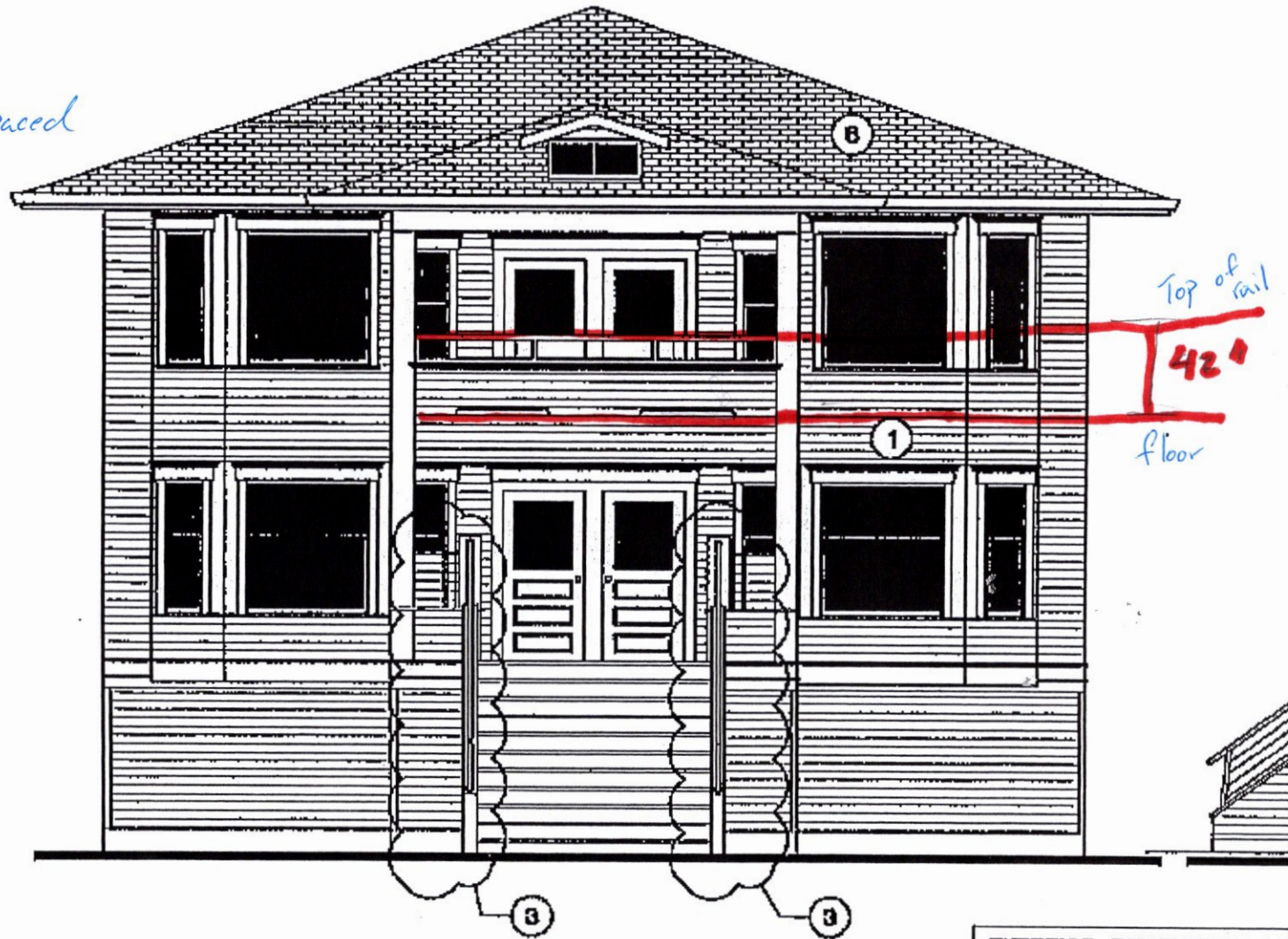


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\* Cables on 4" center horizontal

\* 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)



COMMUNITY DEVELOPMENT  
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321

# 2024-2025 Renovation Matching Grant Program Grant Application Due Monday, July 8, 2024

## Section I. Property & Grant Information

### Property Location

Property address:

406 6th Ave SW Albany

Historic District:  Hackleman  Monteith  Downtown  On Nat'l Reg, Individually

### Applicant

Applicant Name: Liz & Chad Shinn

Street Address: 406 6th Ave SW

City: Albany Zip Code: 97321

Phone Number: 541-602-7249 Email Address: info@camronridge.com

### Owner

Owner Address: 406 6th Ave SW

Street Address: \_\_\_\_\_

City: Albany Zip Code: 97321

Phone Number: 541-602-7249 Email Address: info@camronridge.com

## Section II. Property Description

Please provide a description of the proposed work identifying issues being addressed and how. Be sure to include how the work will be done and discuss any original materials that will be altered, removed, or replaced. This section is intended to provide our reviewers with a "before and after" understanding of the project, how the building looks versus how it will look once the project is complete. Note some Alterations may require Historic Reviews and/or Building Permits.



### Section III. Project Budget

Please provide a detailed description of how you intend to use the grant funding provided and how this compares with the overall funding for the project. Be sure to include a complete project budget and project budget narrative. Attach copies of any bids, or a list of detailed estimates for materials. (Example: Paint: 10-gallons @ \$35/gallon + \$350; Siding (drop lap) 600 feet, 1' X 6" @ \$2/foot = \$1,200).

Total Project Budget: \$4970.00

Total Material Cost: \$1320.00

Total Labor Cost (Calculated at the current minimum wage rate): \$3650

Total Grant Amount Requested (Up to 50% of costs, but may not pay for in kind labor hours):  
\$2485

### Section IV. Project Schedule

Beginning Date: 11/1/24 Completion Date: 11/30/24

Since funding is limited, you must contact City staff if you cannot start your project within 90 days of the scheduled beginning date to apply for a beginning time extension. Projects must be completed by May 1, 2025, with all reporting and receipts provided to the City by May 16, 2025.

### Section V. Additional Information & Attachments

- Project Description
- Photographs
  - At least 2 photographs that provide an overview of the exterior of the property
  - At least 2 close-ups of the part(s) of the property where the project will happen
- Map
  - Please include a topographic, Google, or Bing map that clearly shows the location of the property.
- Budget
  - Please include a budget, budget narrative, and copies of any bids
- Additional Information (if available)
  - Design plans
  - Product/material information sheets
  - Examples of similar completed projects

Other

**Section VI. Property Owner Authorization**

Property Owner Name (please print): Chad Shinnel

Property Owner Signature: 

Date: 7/29/24

Applications may be hand delivered, mailed, or emailed and must be received no later than 5:00 p.m., Monday, July 8, 2024 to: Alyssa Schrems, City of Albany Community Development, 333 Broadalbin Street SW, Albany, OR 97321, [alyssa.schrems@albanyoregon.gov](mailto:alyssa.schrems@albanyoregon.gov).

This grant program has been funded with Federal funds from the National Park Service, U.S. Department of Interior. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, disability or age. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by the recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240

## Section II

The proposed project involves the front porch, steps, and railing.

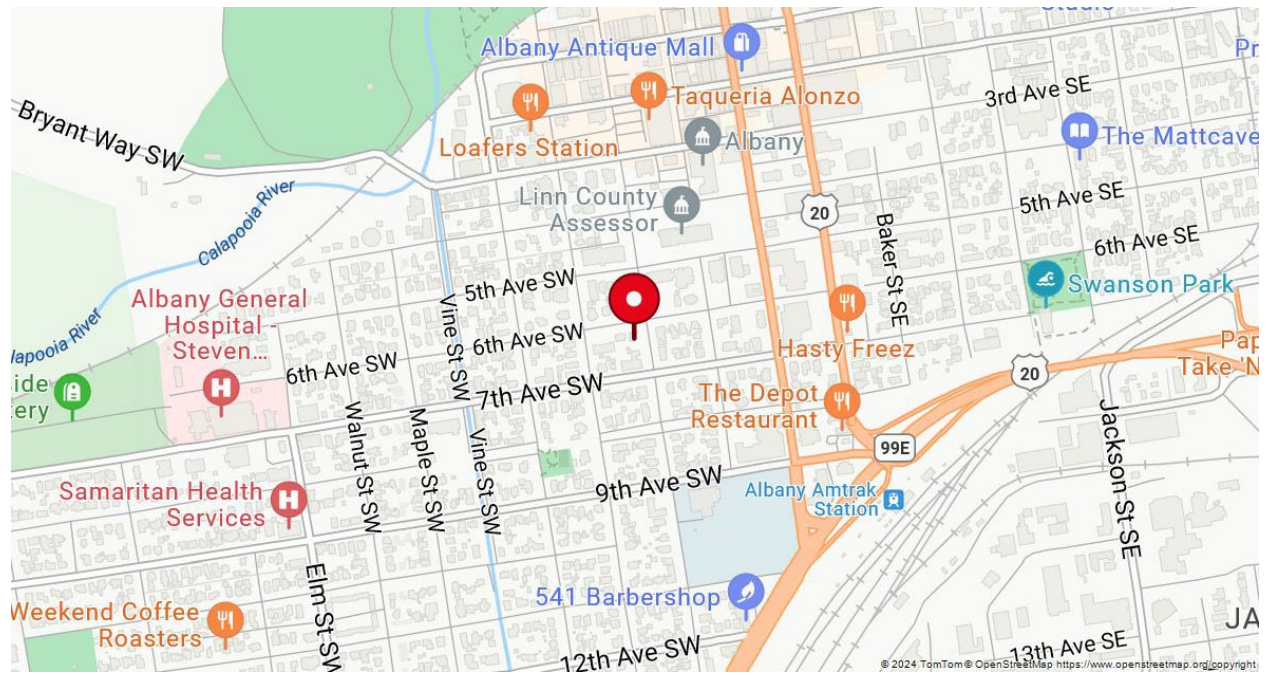
Current porch boards from the front door to stairs are worn, warped and nails are loose. Only these boards are to be replaced, ready to be stained or painted. The dimension of the area is 8'x7'5". The rest of the porch boards are intact, and no replacement is needed.

The porch stairs, which are 8'6" wide will be replaced and ready for stain or paint. The railings that are currently in place are old and rotting which makes them loose and unstable. The replacement railings will be made of cedar, with 2x4 tops and bottom rails and 2x2 pickets. There will be 6x6 posts at the bottom of the stairs that will be wrapped to mimic columns that are at the top of the stairs and around the entire porch. This will bring cohesiveness and add to historic elements that are currently a part of the house.

## Section III

The funds will be used to hire a local contractor to complete the project from demolition to finish. The funds will also be used to purchase the materials needed to complete the project.









**TNT Builders**  
 620 Queen Ave SW  
 Albany, OR 97322  
 541-926-3117  
 info@tntbuildersinc.com  
 www.tntbuildersinc.com



**ADDRESS**

Shinn, Liz and Chad  
 406 6th Ave SW  
 Albany, OR 97321  
 United States

**SHIP TO**

Shinn, Liz and Chad  
 406 6th Ave SW  
 Albany, OR 97321  
 United States

**Estimate/Contract 1103**

**DATE 06/25/2024**

QTY	DESCRIPTION	COST	TOTAL
1	Demolition, Removal and Disposal of Existing Wood Deck in Front of Door - Surface Only.	390.00	390.00
1	All labor and materials to resurface part of existing front porch deck and stairs. Porch to be re-surfaced with tongue and groove finger jointed fir. Stairs - 7 treads 8'6" wide to be resurfaced with cedar. Not to include stain, paint, or sealant.	3,260.00	3,260.00
15	Lineal Feet - Cedar Stair Hand Rail. All labor and materials necessary to build 36" hand rail using Cedar materials. Hand rail to consist of 6x6 pt posts at base of stairs wrapped to match porch columns, 2x4 top & bottom rails, with 2x2 pickets. Not to include paint, stain or sealant.	88.00	1,320.00

This Estimate subject to acceptance within 30 days and is void thereafter at contractor's discretion.

**TOTAL \$4,970.00**

**Acceptance of Estimate**

The above prices, specifications and conditions are hereby accepted. TnT is contracted to do the work as specified. Payment will be made as follows: 50% upon delivery of materials, Balance due upon Completion. I acknowledge receipt of " Notice of Procedure", " Consumer Protection Notice", and " Information Notice to Owner".



COMMUNITY DEVELOPMENT  
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321

## 2024-2025 Renovation Matching Grant Program Grant Application Due Monday, July 8, 2024

### Section I. Property & Grant Information

#### Property Location

Property address:

925 Walnut St SW

Historic District:  Hackleman  Monteith  Downtown  On Nat'l Reg, Individually

#### Applicant

Applicant Name: Lee Anne Stevens

Street Address: 925 Walnut St SW

City: Albany Zip Code: 97321

Phone Number: (541) 990-1445 Email Address: leeanne.spivey@gmail.com

#### Owner

Owner Address: Lee Anne Stevens

Street Address: 731 Elm St SW

City: Albany Zip Code: 97321

Phone Number: (541) 990-1445 Email Address: leeanne.spivey@gmail.com

### Section II. Property Description

Please provide a description of the proposed work identifying issues being addressed and how. Be sure to include how the work will be done and discuss any original materials that will be altered, removed, or replaced. This section is intended to provide our reviewers with a "before and after" understanding of the project, how the building looks versus how it will look once the project is complete. Note some Alterations may require Historic Reviews and/or Building Permits.



### Section III. Project Budget

Please provide a detailed description of how you intend to use the grant funding provided and how this compares with the overall funding for the project. Be sure to include a complete project budget and project budget narrative. Attach copies of any bids, or a list of detailed estimates for materials. (Example: Paint: 10-gallons @ \$35/gallon + \$350; Siding (drop lap) 600 feet, 1' X 6" @ \$2/foot = \$1,200).

Total Project Budget: ~~\$6,321.40~~ \$3,193.40

Total Material Cost: \$921.40

Total Labor Cost (Calculated at the current minimum wage rate): \$2,272.00

Total Grant Amount Requested (Up to 50% of costs, but may not pay for in kind labor hours):  
\$1,596.70

### Section IV. Project Schedule

Beginning Date: 5/24/24 Completion Date: 9/1/24

Since funding is limited, you must contact City staff if you cannot start your project within 90 days of the scheduled beginning date to apply for a beginning time extension. Projects must be completed by May 1, 2025, with all reporting and receipts provided to the City by May 16, 2025.

### Section V. Additional Information & Attachments

**Project Description**

**Photographs**

- At least 2 photographs that provide an overview of the exterior of the property
- At least 2 close-ups of the part(s) of the property where the project will happen

**Map**

Please include a topographic, Google, or Bing map that clearly shows the location of the property.

**Budget**

Please include a budget, budget narrative, and copies of any bids

**Additional Information (if available)**

- Design plans
- Product/material information sheets
- Examples of similar completed projects

Other

**Section VI. Property Owner Authorization**

Property Owner Name (please print): Lee Anne Stekens

Property Owner Signature: Lee Anne Stekens

Date: 8/6/2024

Applications may be hand delivered, mailed, or emailed and must be received no later than 5:00 p.m., Monday, July 8, 2024 to: Alyssa Schrems, City of Albany Community Development, 333 Broadalbin Street SW, Albany, OR 97321, [alyssa.schrems@albanyoregon.gov](mailto:alyssa.schrems@albanyoregon.gov).

This grant program has been funded with Federal funds from the National Park Service, U.S. Department of Interior. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, disability or age. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by the recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240

## Section V. Additional Information and Attachments

### Project description:

1. Remove lead based paint from entire exterior of house
2. Seal exterior with Peal Bond
3. Paint exterior of the house

Photographs of subject property



Front of 925 Walnut St SW



South side of house

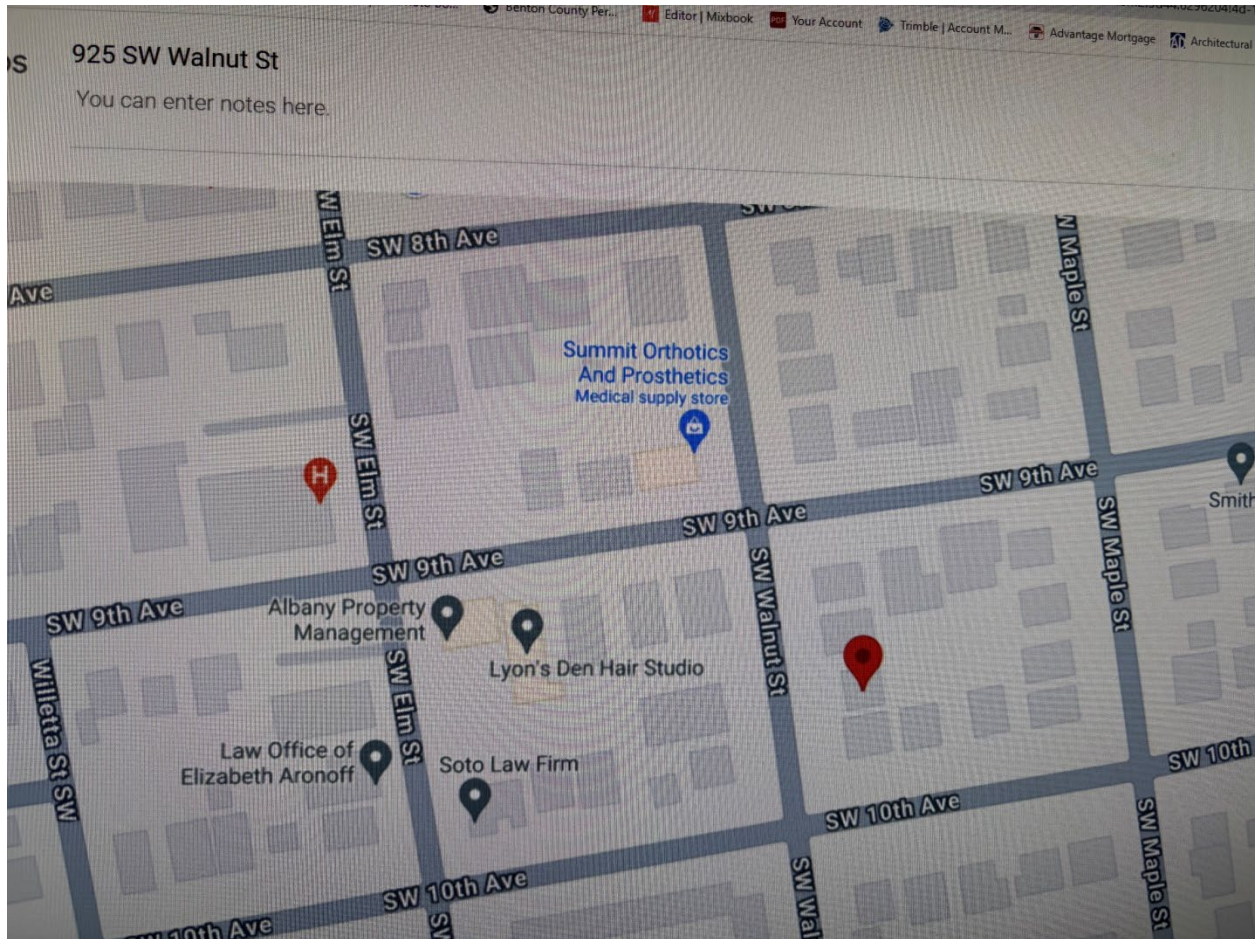


Rear of house



North side of house

Map of location:



Budget:

The budget is based on time and materials.

Miller Paint Peel Bond (4 gallons @ \$52.95 per gallon)	211.80
Miller Paint exterior paint (9 gallons @ \$59.53 per gallon)	535.85
Miller Paint exterior paint (9 gallons @ \$59.53 per gallon)	173.75
Labor 160 hours @ \$14.20/hour (minimum wage)	2272.00
Total	\$3193.40





Painting in progress at 925 Walnut SW



COMMUNITY DEVELOPMENT  
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321

## 2024-2025 Renovation Matching Grant Program Grant Application Due Monday, July 8, 2024

### Section I. Property & Grant Information

#### Property Location

Property address: 934 Maple St SW, Albany 97321

Historic District:  Hackleman  Monteith  Downtown  On Nat'l Reg, Individually

#### Applicant

Applicant Name: Kathleen Owrey

Street Address: 934 Maple St SW

City: Albany Zip Code: 97321

Phone Number: 541-602-3601 Email Address: kowrey@comcast.net

#### Owner

Owner Address: Kathleen Owrey

Street Address: 934 Maple St SW

City: Albany Zip Code: 97321

Phone Number: 541-602-1314 Email Address: kowrey@comcast.net

### Section II. Property Description

Please provide a description of the proposed work identifying issues being addressed and how. Be sure to include how the work will be done and discuss any original materials that will be altered, removed, or replaced. This section is intended to provide our reviewers with a "before and after" understanding of the project, how the building looks versus how it will look once the project is complete. Note some Alterations may require Historic Reviews and/or Building Permits.

*- see attached -*

### Section III. Project Budget

Please provide a detailed description of how you intend to use the grant funding provided and how this compares with the overall funding for the project. Be sure to include a complete project budget and project budget narrative. Attach copies of any bids, or a list of detailed estimates for materials. (Example: Paint: 10-gallons @ \$35/gallon + \$350; Siding (drop lap) 600 feet, 1' X 6" @ \$2/foot = \$1,200).

Total Project Budget: - see attached -

Total Material Cost: - see attached -

Total Labor Cost (Calculated at the current minimum wage rate): \_\_\_\_\_

Total Grant Amount Requested (Up to 50% of costs, but may not pay for in kind labor hours):

- see attached -

### Section IV. Project Schedule - see attached -

Beginning Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Since funding is limited, you must contact City staff if you cannot start your project within 90 days of the scheduled beginning date to apply for a beginning time extension. Projects must be completed by May 1, 2025, with all reporting and receipts provided to the City by May 16, 2025.

### Section V. Additional Information & Attachments

**Project Description**

**Photographs**

At least 2 photographs that provide an overview of the exterior of the property

At least 2 close-ups of the part(s) of the property where the project will happen

**Map**

Please include a topographic, Google, or Bing map that clearly shows the location of the property.

**Budget**

Please include a budget, budget narrative, and copies of any bids

**Additional Information (if available)**

Design plans

Product/material information sheets

Examples of similar completed projects

Other

**Section VI. Property Owner Authorization**

Property Owner Name (please print): Kathleen Owsrey

Property Owner Signature: Kathleen Owsrey

Date: July 5, 2024

Applications may be hand delivered, mailed, or emailed and must be received no later than 5:00 p.m., Monday, July 8, 2024 to: Alyssa Schrems, City of Albany Community Development, 333 Broadalbin Street SW. Albany, OR 97321, [alyssa.schrems@albanyoregon.gov](mailto:alyssa.schrems@albanyoregon.gov).

This grant program has been funded with Federal funds from the National Park Service, U.S. Department of Interior. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, disability or age. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by the recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240

2024-2025 Renovation Matching Grant Program  
Grant Application for 934 Maple Street Southwest, Albany 97321

Property Location: 934 Maple Street Southwest, Albany, OR 97321  
Historic District: Monteith

Applicant Name: Kathleen Owrey  
Street Address: 934 Maple St SW, Albany 97321  
Phone: 541-602-3601  
Email Address: [kowrey@comcast.net](mailto:kowrey@comcast.net)

Please forward all email correspondence to both applicant and alternate contact.

Alternate Contact: Jeff Owrey  
Phone: 541-602-1314  
Email: [jeff@intravisions.com](mailto:jeff@intravisions.com)

Owner Name: Kathleen Owrey  
Street Address: 934 Maple St SW, Albany 97321  
Phone: 541-602-3601  
Email Address: [kowrey@comcast.net](mailto:kowrey@comcast.net)

## Introduction

The lovely 1916 Boyle House sits at the corner of Maple Street and 10<sup>th</sup> Avenue in Albany's historic Monteith district. Listed as built in 1922, the Boyle House represents the classic, bungalow style characteristic of the early Monteith neighborhood. Circa 1995 the current owner finished the basement area into separate living quarters complete with separate bath, kitchen, living room, and kitchen.

However, this charming house is in need of some tender loving care. Specifically the western side needs repainting, and a French drain needs to be installed along the southern basement wall. As the paint on the western side is peeling off, repainting is necessary to maintain the beauty of this historic home. As water, due cracks and hydrostatic pressure is beginning to seep into the basement living quarters, a French drain is necessary to prevent mold and damage and to maintain the home in a habital condition.

For this reason, this grant application is divided into two sections:

- Phase 1, installation of the French drain along the southern basement wall
- Phase 2, repainting the western side and southern deck area exterior walls

Completing phase 1 before phase 2 prevents dust and dirt from construction work on the French drain from damaging the painting done in phase 2.

## **Phase 1 – French Drain**

### ***Property Description***

A french drain needs to be installed to stop water leaking into the lower, basement living quarters. Leaking has caused mold, damage to carpet and furniture (see photo). The french drain is absolutely required to prevent molds, damage to carpet and furniture in the basement living quarters, to maintain health living conditions and to keep the house habitable.

Work consists of removing a section of the patio concrete slab (see photo). Excavating four feet deep along side of the southern facing basement concrete wall. Installing a French drain with sump and sump pump. Pressure washing concrete wall, applying sealant to prevent leaking, install piping to pump water to street or to garden beds. Installing new paver patio where existing patio concrete slab was removed. No alteration of original material is necessary. The patio concrete slab was poured in 2011 and is not original material.

### ***Project Budget***

As we are still in the initial bid phase of the project we do not have a detailed, itemized breakout of materials and labor. For the sake of this application we are using a bid given us by Ryan Matteson, LLC, a general contractor (see attached bid). The contractor estimates that 60% of the cost will be for labor and 40% for materials. Using this breakdown

**Total project budget for phase 1: \$21,500**

**Total Material Cost: \$8,600**

**Total Labor Cost: \$12,900**

**Total Grant Amount Requested for phase 1: \$10,750**

### ***Project Schedule***

We expect to begin work on the French drain in the August – September time frame, and to have work completed by October, before rainy season arrives. That is,

**Begin Date: mid August, 2024**

**Completion Date: mid September, 2024**

## **Phase 2 – Painting the Western Side and Southern Deck Area Exterior Walls**

### ***Property Description***

Work consists of scrapping off old paint where peeling. Following removal of old paint, a primer coat followed by the final coat will be applied. The color of the final coat will match the light yellow color of the rest of the house. Our goal is to maintain as closely as possible the current color scheme of the

2024-2025 Renovation Matching Grant Program  
 Grant Application for 934 Maple Street Southwest, Albany 97321

exterior walls and trim (see photo). Painting will restore the western wall to look as it did before the paint began to chip and blister away. Other than paint, no alteration of original materials is necessary.

**Project Budget**

Approximately 620 sq feet needs painting. We estimate the following tools and supplies will be needed

Line item	Quantity	Description	Price each	Line total
1	5	Sherwin-Williams Primer coat (one gallon)	60.49	302.45
2	5	Sherwin-Williams Top coat mixed (one gal)	98.99	494.95
3	1	Sherwin-Williams Salmon Trim (one gal)	98.99	98.99
4	1	Sherwin-Williams Teal Trim (one gal)	98.99	98.99
5	1	Sherwin-Williams White Trim (one gal)	98.99	98.99
6	4	Wooster 3" brushes	17.47	69.88
7	3	Wooster Roller 3 pack	11.48	34.44
8	2	Warner Glazier Knife	12.34	24.68
11	4	paint pan 3 pack	7.99	31.96
12	2	Roller frame	18.69	37.38
<b>Total</b>				<b>1,292.71</b>

We estimate two people working four eight hour days to complete the project. Labor cost based on 64 man-hours at \$14.20 per hour.

**Total project budget for phase 2: \$2201.51**  
**Total Material Cost: \$1,292.71**  
**Total Labor Cost: \$908.80**  
**Total Grant Amount Requested for phase 2: \$1,121.00**

**Project Schedule**

We expect to begin work on repainting sometime in the mid September, 2024, time frame, and to have work completed by mid October, 2024, before the rainy season arrives. That is,

**Begin Date: mid September, 2024**  
**Completion Date: mid October, 2024**

Signed Kathleen H Owrey Date 07-05-2024  
 Kathleen Owrey, Property Owner

**Prepared For**

Jeff Owrey  
934 Maple St Se  
Albany, Or 97321  
(541) 602-1314



**Matteson Contracting LLC**

3074 Marion St Se  
Albany, Or 97322  
Phone: (541) 971-1987  
Email: ryan@mattesoncontracting.com  
Web: www.mattesoncontracting.com

Estimate # 100424  
Date 06/19/2024  
Business / Tax # CCB# 249540

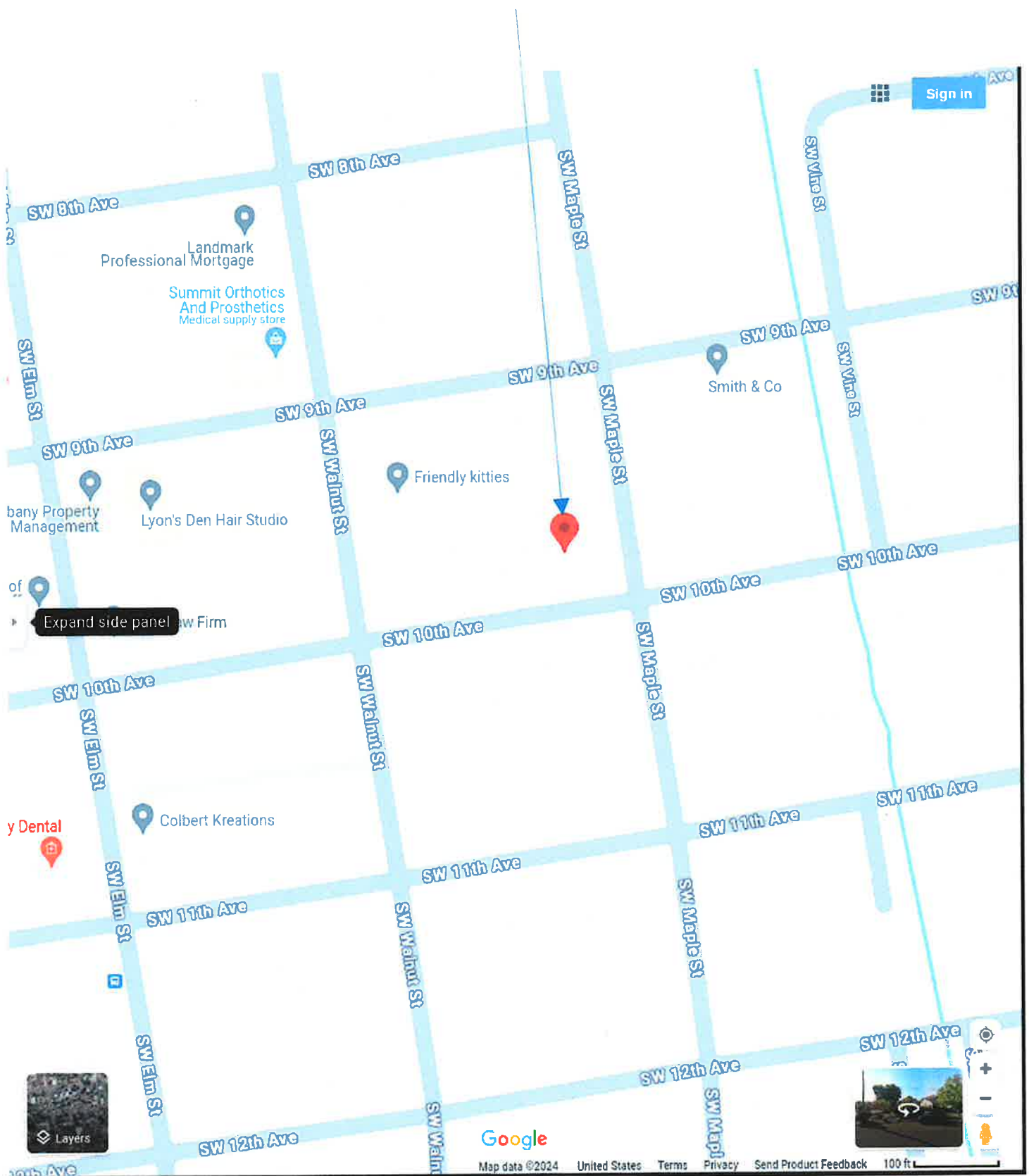
Description	Total
CONTRACTOR NOTES	\$21,500.00
Remove concrete slab. Excavate 4' deep along side of concrete wall. Install French drain with sump and sump pump. Pressure wash concrete wall apply sealant to prevent leaking, Install piping to pump water to street or to garden beds. Install new paver patio where existing concrete slab was.	
Included is removing all of the debris and dump fees.	
<b>Subtotal</b>	<b>\$21,500.00</b>
<b>Total</b>	<b>\$21,500.00</b>

Thank you for your business!



# Historic Boyle House, 934 Maple St SW, Albany 97321

## Google Map Location



**2024 RESIDENTIAL REHAB GRANT APPLICATION SCORING SHEET**

<b>POINT RANGE</b>	<b>CRITERIA</b>
0 to 7 points	<b>Architectural Integrity.</b> Projects that restore integrity by removing incompatible features and/or restore missing or altered features visible from the street.
0 to 7 points	<b>Project Need:</b> Will the structure sustain damage if the project is not done.
0 to 4 points	<b>Neighborhood Impact:</b> Projects that have a particularly positive influence on other threatened or poorly maintained properties, especially in the Hackleman District.
0 to 3 points	<b>Historic Significance.</b> The project helps restore or maintain one of Albany's most unique and/or historically significant structures, which are those that are eligible for the National Register individually.
0 to 2 points	<b>Residential.</b> The project helps restore a residential structure.
0 to 2 points, + or -	<b>Miscellaneous.</b> Other unique aspects of the project not covered above; or previous applicants that did not receive enough funding to proceed or that received funding and this is the second grant request for the same property.

<b>Address and notes:</b>	<b>Project Scoring</b>						<b>TOTAL SCORE</b>	Total Budget	Grant Request	Grant Award
	Arch. Integrity	Project Need	Nhbrd Impact	Historic Signif	Misc.					

August 9, 2024

Mr. Jim Jansen, Chair  
Albany Landmarks Commission  
333 Broadalbin Street SW  
Albany, OR 97321

Subject: Invitation for Comment on Environmental Assessment  
National Energy Technology Laboratory, Albany, Oregon

Mr. Jansen,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. Additionally, the Oregon State Historic Preservation Office (SHPO) determined that B-2 is a contributing element of an eligible historic district at the NETL Albany site (eligible for listing on the National Register of Historic Places), triggering the need for NHPA Section 106 compliance. The EA can be found on the DOE NETL's website at <https://netl.doe.gov/node> and DOE's NEPA website at <https://www.energy.gov/nepa/doe-environmental-assessments>.

## **PROPOSED ACTION**

The Proposed Action would result in the demolition of a single structure, known as B-2, on the NETL Albany campus to mitigate safety and health concerns due to the overall decayed state of the structure. The building is located within the secure NETL Albany campus to prevent unauthorized access, and NETL has not utilized B-2 since the 1990's. The building is not considered to be safe for occupancy in its current state. No utilities (including municipal water and sewer, electric, or natural gas) are currently servicing the B-2 building. The structure is generally located within the north-western portion of the NETL Albany campus, located at 1450 Queen Avenue SW, City of Albany, Linn County, Oregon (Figure 1).

The Proposed Action would occur entirely within the NETL Albany campus and is limited to the B-2 structure (Figure 2). The demolition of the B-2 building would be conducted in accordance with applicable local ordinances, as necessary. DOE is currently working with the Oregon State Historic Preservation Office and the National Parks Service to document the historical significance of the B-2 structure as a contributing element of a historic district eligible for listing on the National Register of Historic Places. DOE and Oregon SHPO are also developing a memorandum of agreement (MOA) for mitigation requirements.

In addition to the Proposed Action, the EA considers two Alternative Actions, and the No Action Alternative for the B-2 structure. Alternative 1 involves renovation of the B-2 structure to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

## REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns the Albany Landmarks Commission may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy, please call or email Dr. Sholtis at (412) 386-9395 or at [Johnna.Sholtis@NETL.DOE.GOV](mailto:Johnna.Sholtis@NETL.DOE.GOV) indicating the specific project or EA. DOE NETL looks forward to consulting with you on this Proposed Action.

Department of Energy, National Energy Technology Laboratory  
626 Cochran Mill Rd  
Pittsburgh, PA 15236  
B921-218, M/S 921-227

Sincerely,



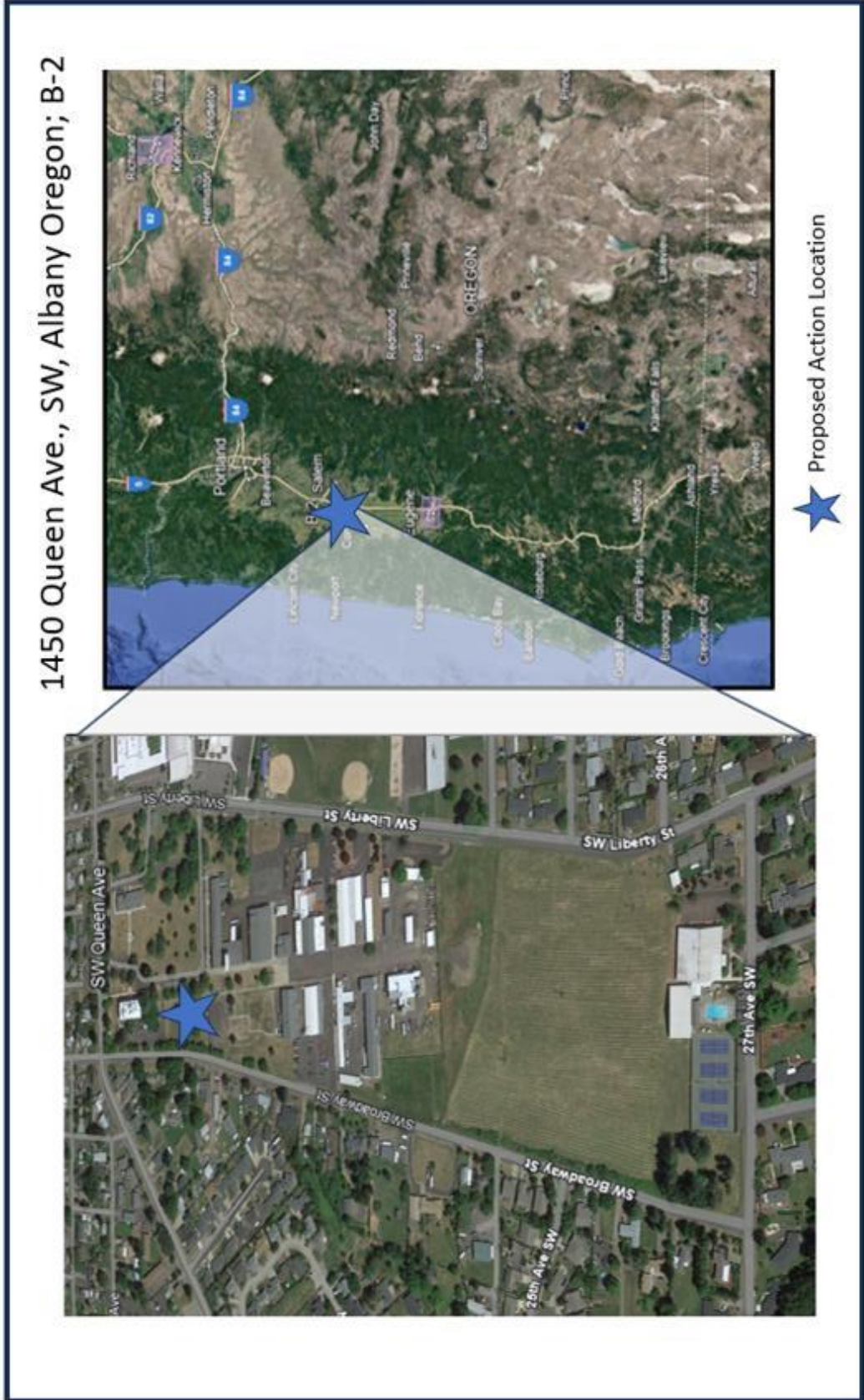
Johnna Sholtis, Ph.D.  
NEPA Compliance Officer

### Attachments:

Figure 1: Proposed Action Location

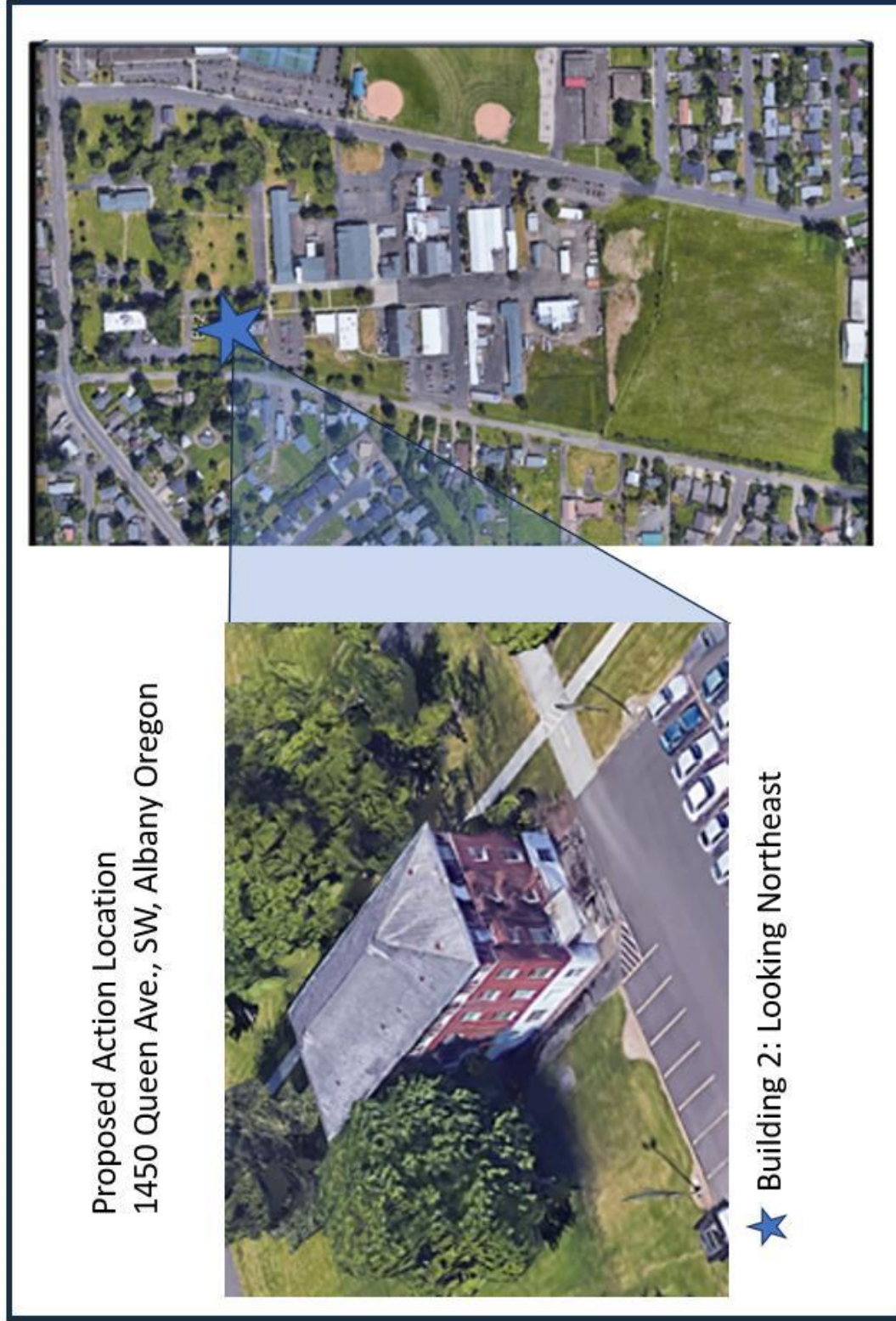
Figure 2: Building 2

**Figure 1: Proposed Action Location  
1450 Queen Ave., SW, Albany Oregon; B-2**



Source: <https://earth.google.com/web/>

**Figure 2: Proposed Action Location  
Building 2 (B-2)**



Source: <https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR>