TO: Landmarks Advisory Commission

FROM: Anne Catlin, Planner

DATE: October 30, 2008

SUBJECT: November 5, 2008, Meeting

The applicants for the rehabilitation of 317 1st Avenue SW (former J.C. Penney's building) are returning with details about how they will restore missing and/or altered historic features. Action was not taken at the September public hearing to approve the applicant's proposal to rehabilitate the building. However, you did give them tentative approval for replacing the metal windows on the alley façade if the State Historic Preservation Office also approves the replacement and the proposed replacement windows. The state has approved this.

We will also review the next draft of design standards – that have evolved into a series of of "preservation design standards." The following standards are included in the packet:

- New Construction.
- Rehabilitation - each topic will be a stand-alone brochure/website, or one can get the whole enchilada, so to speak.
- Fences – let me know how these can be improved to help you and a future applicant come up with a fence design over 4 feet tall that fits the scale and style of the house.

Still in the works are: Albany's Architectural Styles and other topical brochures such as paint/paint colors; historic landscapes, interiors, and maintenance. I hope to have a few of these ready for your review next Wednesday.

We have not heard back from the keeper at the National Register about the Monteith District expansion. We have moved public hearings on this to the December meeting.

If time permits, we might want to brainstorm preservation and Oregon 150th birthday celebration ideas, evaluate the review criteria and standards for the residential rehabilitation grant program, and think about newsletter content. I'd like to plan to send the next newsletter out in January. Topic ideas are welcome. So far we can let people know about the design standards brochures, revamped website, and the next round of rehabilitation grants.

See you soon.

alc
Attachment
c: Rebecca Bond, Kate Porsche

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NOTICE OF PUBLIC HEARING

CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Municipal Court Chambers
Albany City Hall, 333 Broadalbin Street SW
Wednesday, November 5, 2008
6:30 p.m.

AGENDA

1. CALL TO ORDER (Chair Hult)

2. APPROVAL OF MINUTES: September 3, 2008

3. REOPEN PUBLIC HEARING (HI-09-08): 317 1st Avenue SW (Chair Hult)

   Restore front façade to include awning, and rehabilitate the back façade to include replacing steel windows with aluminum-clad windows (Note: *Detailed information about the restoration of specific elements is being presented.*)

4. DESIGN GUIDELINES BROCHURES (7:00 p.m.)

   New Construction

   Rehabilitation

   Fences

5. OTHER BUSINESS

6. NEXT MEETING: December 3, 2008

7. ADJOURN (8:00 p.m.)

LAC: Please leave a message for Anne Catlin at 541-917-7560, or send an e-mail to anne.catlin@cityofalbany.net if you cannot attend.

City of Albany Web site: www.cityofalbany.net

The location of the hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.

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APPROVED: _____

CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
City Hall Municipal Court Chambers, 333 Broadalbin Street
Wednesday, September 3, 2008
6:30 p.m.

MINUTES

Landmarks Commissioners Present:	Linda Herd, Oscar Hult, Derryl James, Heidi Overman, and Robyn van Rossmann
Landmarks Commissioners Absent:	Roz Keeney and Dave Pinyerd
Staff present:	Planner II Anne Catlin, Administrative Assistant Sheena Dodson
Others present:	5 others present

CALL TO ORDER

Chair Oscar Hult called the meeting to order at 6:30 p.m.

QUASI-JUDICIAL PUBLIC HEARING

Hult called to order a public hearing on Planning file Hi-09-08, to restore front façade to include awning, and rehabilitate the back façade to include replacing steel windows with aluminum-clad windows.

Declarations:

Hult and Commissioner Herd stated that they had done a site visit. Hult said he was at the Central Area Revitalization Area Board (CARA) meeting when the project was presented.

Staff Report:

Planner II Anne Catlin summarized the staff report. She stated the applicants' desire is to restore the building to its historical character. She said the applicants are also requesting to replace the metal windows on the back side, so the LAC would need to look at the substitute materials for the review criteria.

She stated the staff report and the application (page 3) showed pictures of the building being altered several times over the years. She said the applicant is in the process of determining the original materials and missing features through photographs. In general, they propose to restore the front façade back to its original appearance, including repairs, the storefront windows and the marquee awning. She said that the applicants hope to find the front mezzanine windows, but if not they would use historical photographs to recreate the windows (in application).

Catlin said the applicants wanted to replace the back hollow aluminum windows with an aluminum clad wood window. She said the window frames have extensive moisture damage, pointing to the existing window the applicant had removed and brought in. She did not know if the aluminum windows were original as she had not seen them before.

Catlin stated the applicants here were specific features on the exterior that the applicants wanted input on so they can bring back a revised application at a later date. She said the interior is also being rehabilitated as much as possible.

Applicant Testimony

Erin Johnson, intern for Bill Ryals, gave a presentation on the history of the building and the proposed restoration project. She stated that the desire for the project is to restore the building to the original construction date of 1915. She stated that the architect was Charles Burggraf. She said that a Burggraf signature design was to do things in threes and horizontally.

Bill Ryals, 935 Jones Avenue, said he is seeking the LAC's advice for the best direction to proceed in the restoration of the JC Penney building, originally built as the Wallace building. He wants the LAC to be informed of the history of the building.

Ryals reviewed the current conditions of the building. He said that with the awning, cable and chains are no longer a viable option but he would like to keep the chain look and asked for suggestions.

Regarding the storefront windows, Ryals stated that they have been replaced. He said he did not believe that the marble base currently there was Burggrafs and proposes removing it.

Ryals stated that the tile entry may not have been Burggraf's but feels the tile design is architecturally significant. He said that Burggraf's tile designs are usually simpler. He would like to retain it and continue it into lobby.

Ryals stated that the process he is using to restore the building is to assess features for their architectural significance, analyze safety and codes, assess economic value - is it going to cost a lot to restore, and overall aesthetics. He stated that windows were a top priority. He said the windows leak down to the mezzanine level. They plan to repair the front wood windows and sills.

Ryals talked about the state of the back windows and restoring one of the entrances. He stated that the windows seemed okay, but there was water leaking into the brick and inside the building. He did not have a solution. He stated that if he tried to save the original windows and frames, they would still leak. They are proposing new aluminum clad windows to match the one-over-one design.

Geoff Davis, Davis Glass, 1590 NW Patrick Court, said the new windows have a 30-year finish. He described how the new windows could be properly sealed and not leak.

Ryals described the first floor center pivot casement window on the back facade. He stated that they may know more about the condition of the windows and whether they can be repaired when they can get to them. (The windows are blocked.) He stated he is looking to put an awning on the back that is similar to the front to provide shelter over the entrance.

Hult closed the public hearing at 7:16 p.m.

Commissioner Discussion:

Hult stated that the front baseboard was beyond repair. He questioned whether the windows were original. Commissioner James agreed.

Catlin asked if anyone knew the dates of galvanized metal windows.

James asked how the windows were attached to the opening. Ryals stated that there was an original brick seal and that they were pushed up to the building. Hult thought there was a bead. James wondered what the original windows were, and if there was other fasteners.

Ryals stated that the State Historic Preservation Office (SHPO) staff had walked through building and that they were submitting an application for federal tax credits. Johnson stated that they hadn't heard back from the SHPO.

Commissioner Herd thought the back opening historically was a loading dock. She asked if it would be restored as an opening. Ryals said that the current fire stair is behind the original opening and windows. Herd asked if it was possible to do a recess to show that there was history of the loading dock being there.

Herd thought the windows would originally have been steel. Ryals asked Johnson if she had seen steel windows on other Burggraf designs. Johnson did not look at back windows on other Burgraf buildings.

Hult stated that he would approve the new windows on the back side if the SHPO approved them. Herd and James agreed. Herd added that if there was wood paneling on other buildings (under the storefront windows) to replicate what had been there.

Herd asked about the awning, and if it could be cantilevered and use chains only for the look. Ryals was pursuing a look of chains. He said he was going to look for an attachment that is strong enough.

James asked the applicant if he planned on saving the lower (casement) windows on the back or replacing them. Owner Rick Mikesell said that he didn't believe that they could be saved. Ryals said he wants to save them but is unsure of the water damage, and could not find out yet because a wall is currently blocking them.

Hult commented that it looked like the applicant had a good handle on the front of the building. Ryals said they would bring new findings back to the LAC.

Herd asked about a site visit. Ryals stated that someone was on site between 10:30 a.m. and 5 p.m. during the week.

Motion: Overman moved to approve the proposed application for replacement of the one-over-one windows for the entire backside and also the casement pivot windows if they cannot be restored, as long as the SHPO approves it. Herd seconded it. Motion passed unanimously.

Cusick Bank Building:

Catlin stated that Olivetti is ready to order doors and showed a picture of what he wanted to order (Exhibit A). He is proposing one large (42-inch-wide) door, with glass on the upper half. The doors will have to be custom made and wanted input. Discussion followed.

Hult asked if Olivetti had tried calling or visiting Aurora Mills Salvage. Catlin said she had emailed around to several salvage stores, but not Aurora Mills. Olivetti said he would make a trip to Aurora Mills. Catlin suggested that Olivetti take pictures if he found anything, and the LAC could approval the doors by email.

Motion: Overman moved to approve the simple door design as a backup if Olivetti was unable to find salvage doors. James seconded. Motion passed unanimously.

Olivetti shared his desire to have his family name on the building.

Motion: James moved to approve the Olivetti sign as proposed as long as it is removable. Overman seconded. Motion passed 4:1 with Herd voting no.

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 8:44 p.m.

Submitted by

Sheena Dodson
Administrative Assistant

Reviewed by

Anne Catlin
Planner II

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1 South Elevation
SCALE: 3/8" = 1'

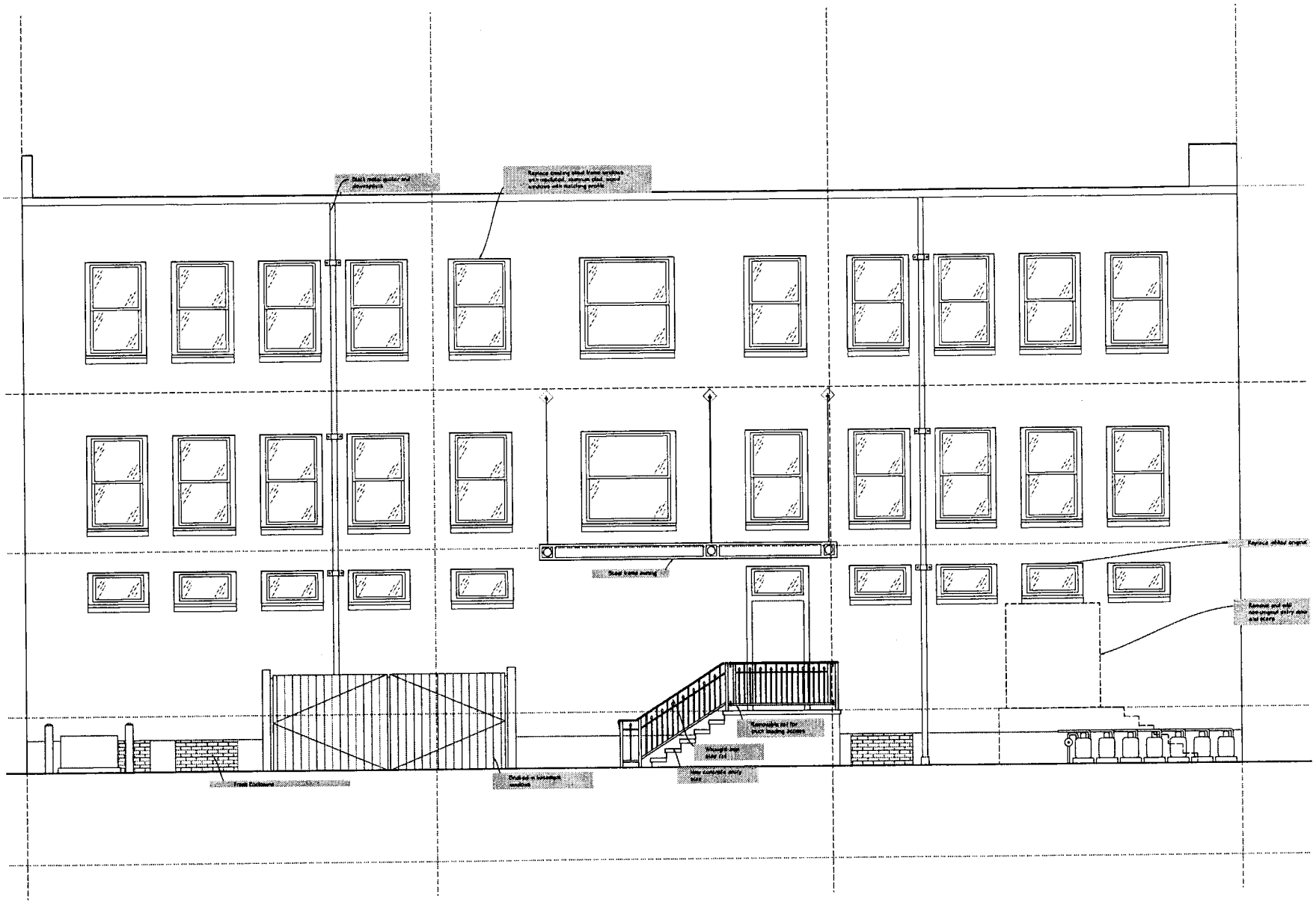
MOA
486 MADISON AVE. SUITE 1
EUGENE, OREGON 97320

Issued to City of Albany for Seismic Upgrade and Structural Repair permit only: 2008-05-11
FOR INFORMATION ONLY – NOT FOR CONSTRUCTION

JC Penney Building
Restoration and Renovation
317 1st Avenue NW - Albany, Oregon 97321

DATE: 8/1/2008
DRAWN BY: CAL
SHEET TITLE:
South Elevation

A4.0



1 North Elevation
SCALE: 1/4" = 1'

MOA
460 Museum Ave, Suite 1
Corvallis, Oregon 97330

Issued to City of Albany for Seismic Upgrade and Structural Repair permit only: 2009-06-11
FOR INFORMATION ONLY – NOT FOR CONSTRUCTION

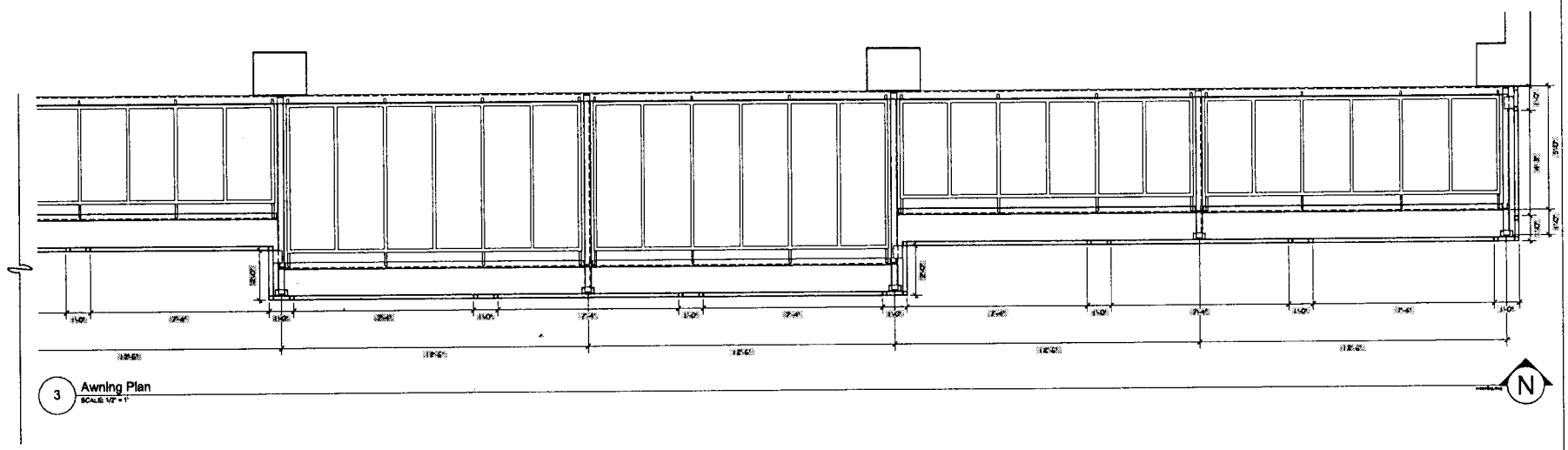
JC Penney Building

Restoration and Renovation

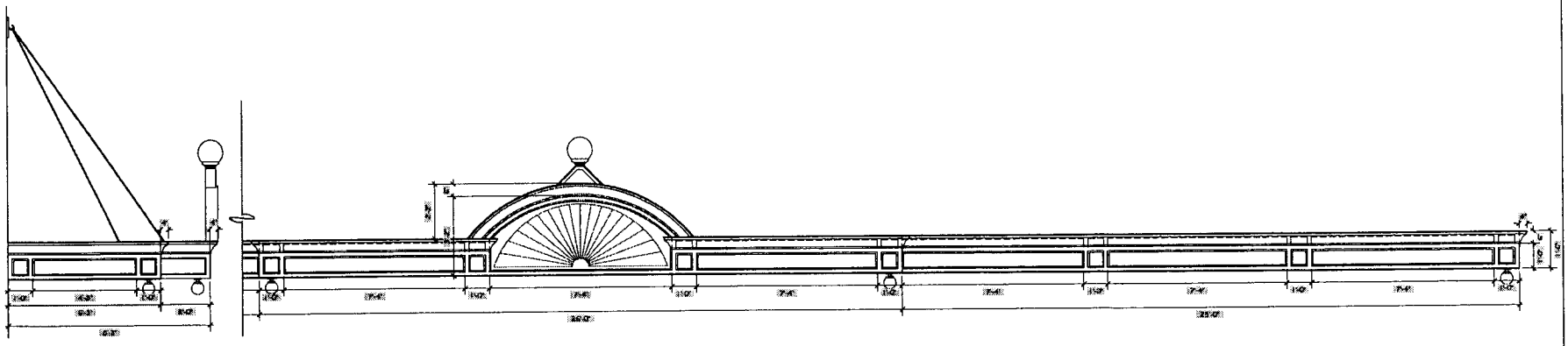
317 1st Avenue NW - Albany, Oregon 97321

DATE: 8/1/2008
DRAWN BY: CAL
SHEET TITLE:
North Elevation

A4.1



3 Awning Plan
SCALE: 1/2" = 1'



2 Awning Elevation West
SCALE: 1/2" = 1'

1 Awning Elevation South
SCALE: 1/2" = 1'

MOA

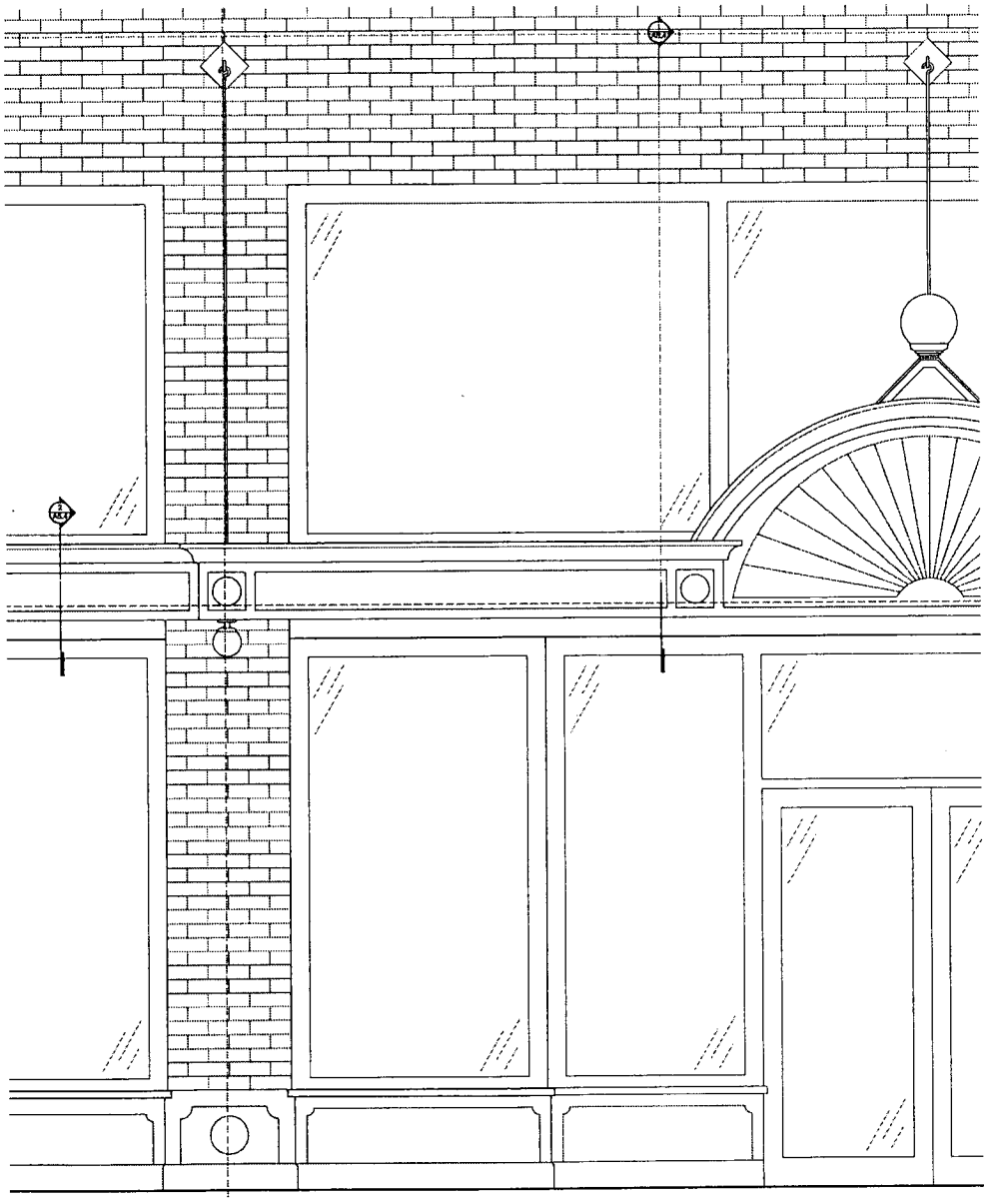
Issued to City of Albany for Seismic Upgrade and Structural Repair permit only, 2008-06-11
FOR INFORMATION ONLY – NOT FOR CONSTRUCTION

JC Penney Building

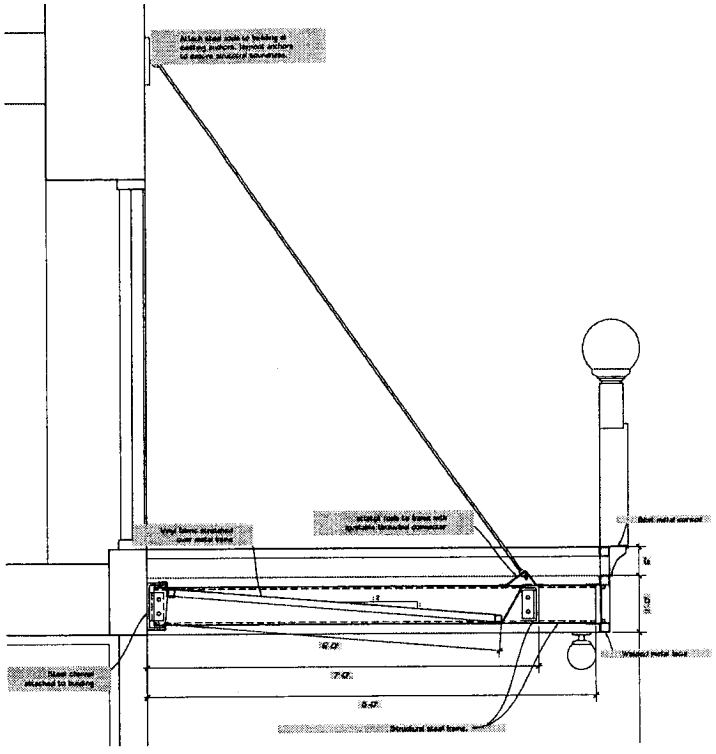
Restoration and Renovation
317 1st Avenue NW - Albany, Oregon 97321

DATE: 10/16/2008
DRAWN BY: CAL
SHEET TITLE: Awning Plan

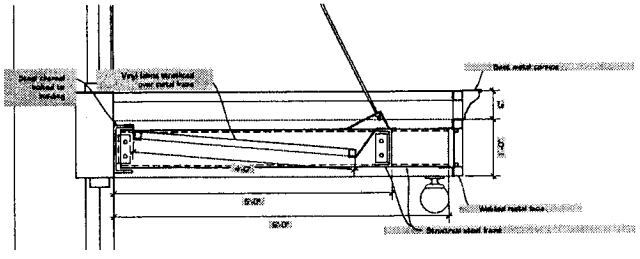
A5.5



2 Awning Detail Elevation
SCALE: 1" = 1'



3 Awning Section
SCALE: 1" = 1'



1 Awning Section
SCALE: 1" = 1'

MOA
480 Madison Ave. Suite 1
Coos Bay, Oregon 97420

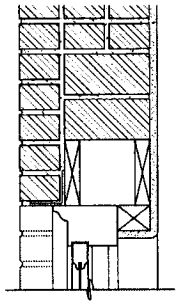
Issued to City of Albany for Seismic Upgrade and Structural Repair permit only: 2008-06-11
FOR INFORMATION ONLY — NOT FOR CONSTRUCTION

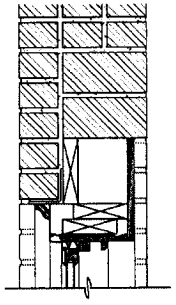
JC Penney Building

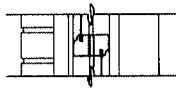
Restoration and Renovation
317 1st Avenue NW - Albany, Oregon 97321

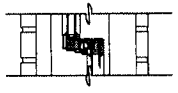
DATE: 9/30/2008
DRAWN BY: CAL
SHEET TITLE: Awning Section

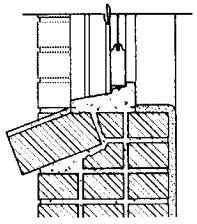
A5.4



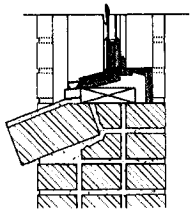








Existing Window Sections and Profiles



Replacement Window Sections and Profiles

1 Existing Window Sections and Replacement Window Sections
NTS

MOA
400 MADISON AVE. SUITE 1
CORVALLIS, OREGON 97333

Issued to City of Albany for Seismic Upgrade and Structural Seismic permit app. 2008-06-11
FOR INFORMATION ONLY — NOT FOR CONSTRUCTION

JC Penney Building

Restoration and Renovation
317 1st Avenue NW - Albany, Oregon 97321

DATE: 9/29/2008
DRAWN BY: CAL
SHEET TITLE:
####

####

Proposed Window Replacements:

Type: Kolbe Windows
Ultra Series
Sterling Double Hung

Frame: aluminum clad wood frame. The wood is pine.

Glazing: 7/8" dual insulating glass units with LoE^2-270 coating, argon gas and thermo-edge spacers.

Exterior Color: Coal Black. 30 color warranty

Interior Color: natural wood stain

Form 10-168a
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No:

Instructions: Read the instructions carefully before completing the applications. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. **Name of Property:** Wallace Building aka J.C. Penney's

Address of Property: Street: 317 1st Ave NW

City: Albany County: Linn State: Oregon Zip: 97321

☐ Listed individually in the National Register of Historic Places; give date of listing: _____

☒ Located in a Registered Historic District; specify: Albany Downtown Commercial Historic District

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ Yes ☐ no

If yes, date Part 1 submitted: _____ Date of certification: _____ NPS Project Number: _____

2. **Data on building and rehabilitation project:**

Date building constructed: 1915 Total number of housing units before rehabilitation: none

Type of construction: Double Wythe exterior brick, interior wooden frame Number that are low-moderate income: none

Use(s) before rehabilitation: commercial/ retail Total number of housing units after rehabilitation: none

Proposed use(s) after rehabilitation: commercial/ retail Number that are low-moderate income: none

Estimated cost of rehabilitation: four million Floor area before rehabilitation: 27,000 sq. ft.

This application covers phase number 1 of 1 phase Floor area after rehabilitation: 27,000 sq. ft.

Project/phase start date (est.): September 2008 Completion date (est.): April 2009

3. **Project contact:**

Name: MOA Modern Organic Architecture LLC- contact William Ryals

Street: 460 Madison Ave., Suite 1 City: Corvallis

State: Oregon Zip: 97333 Daytime Telephone Number: 541-974-0908

4. **Owner:**

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name: Ron Nagel Signature _____ Date _____

Organization: R3 Development

Social Security or Taxpayer Identification Number: _____

Street: 3015 Salem Ave. SE City: Albany

State: Oregon Zip: 97321 Daytime Telephone Number: 541-936-0178

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 2" for the above-named property and has determined:

☐ That the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.

☐ That the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.

☐ That the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date National Park Service Authorized Signature National Park Service Office/Telephone No.

☐ See Attachments

For Ease and Understanding:

Item Numbers 1-16.....Exterior South Façade

Item Numbers 17-22.....Exterior North Elevation

Item Numbers 23-36.....Interior Basement

Item Numbers 37-52.....Interior Ground Level

Item Numbers 53-64.....Interior Mezzanine

Item Numbers 65-73.....Interior Second Level

HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 2

Wallace Building aka J.C. Penney's
Property Name

317 1st. Ave. NW, Albany, OR 97321
Property Address

NPS Office Use Only
Project Number:

5. DETAILED DESCRIPTION OF REHABILITATION / PRESERVATION WORK – Includes site work, new construction, alterations, etc. Complete blocks below.

Number 1	Architectural feature: Vault under sidewalk in basement Approximate Date of feature: 1915 Describe existing feature and its condition: The vault runs the length of the south façade. It is directly underneath the sidewalk. The vault is supported by concrete beams that have eroded substantially over time and present a threat of structural failure. The vault is outside the footprint of the building. Photo no. 2 Drawing no A2.3, B101, B201	Describe work and impact on existing feature: **This vault will be filled with concrete. This will stabilize the above sidewalk and building structure to prevent potential life safety hazards.**
Number 2	Architectural feature: Marble Storefront Bulkhead Approximate Date of feature: 1940's remodel Describe existing feature and its condition: There is a marble storefront bulkhead that was added during the 1940's renovation. It is poorly installed. The marble is cracked in several places and falling off. In other locations the marble is not attached to the building at all and is merely wedged in a space in between the Wallace Building and its' neighbor. There are clear indications that another more traditional system existed in the past. Photo no. 9, 10, 33, 34, 35 Drawing no A4.0	Describe work and impact on existing feature: **This marble is to be removed and replaced with a panelized system that more closely resembles wooden panels systems seen in other Charles Burggraf buildings and in historic photographs of those alternate buildings. A suggested material for this panel system is fiberglass reinforced concrete panels that closely resemble the original wood material as it can withstand the southern weather exposure and can be painted to approximate what could have once existed. This historic photo is in front of the local pool hall, originally a Young's Dept. Store, also a Burggraf designed building.**
Number 3	Architectural feature: Tile Entryway floor Approximate Date of feature: 1920's-ish Describe existing feature and its condition: The existing entry floor on the exterior of the building is made up of 1" white, black, and grey hexagonal tiles. It is in good condition with little or no chips, cracks, or missing tiles. We believe this may be original. Photo no. 12, 13, 49 Drawing no A2.0, B202	Describe work and impact on existing feature: **This element will be preserved and kept in its current location. There is minimal damage to the grout and some tiles. This will be repaired and preserved to maintain the integrity of the entry.**
Number 4	Architectural feature: Storefront Windows Approximate Date of feature: original 1915, remodeled 1940 Describe existing feature and its condition: These aluminum glazed windows appear to have been added during the 1940's remodel, replacing the original wooden windows. Photo no. 9, 10 Drawing no A4.0, B202	Describe work and impact on existing feature: **Replacing with a wooden storefroot window system that will more closely match the historic window size, proportions, and construction.**

HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 2

Wallace Building aka J.C. Penney's
Property Name

317 1st. Ave. NW, Albany, OR 97321
Property Address

NPS Office Use Only
Project Number:

Number 5	Architectural feature: South window display cases Approximate Date of feature: 1915 original- 1940's remodel Describe existing feature and its condition: Currently the windows displays occupy the zone directly behind the storefront windows on the ground floor of the south façade. They are 18 inches higher than the floor level and approximately four feet wide. They are closed off from view from the interior. Photo no. 9, 10, 32, 69 Drawing no A4.0, B202	Describe work and impact on existing feature: **On either side of the door there will remain a section of elevated display case as an interpretation of the pre-existing display cases and the era in which window displays were of great importance.**
Number 6	Architectural feature: South Entry- Store front Door Approximate Date of feature: 1940's Describe existing feature and its condition: The existing south entrance consists of two double doors. These doors are built of extruded aluminum and are likely the product of the 1940's remodel. Photo no. 9, 10, 12 Drawing no A4.0	Describe work and impact on existing feature: **The existing pair of double door will be removed and replaced with a single set of double doors. The door will be centered to the inset of the entrance and constructed of wood style and rail with insulated glass.**
Number 7	Architectural feature: Southwest door Approximate Date of feature: 1960's Describe existing feature and its condition: Placed at the southwest corner of the south façade, this is the egress door from the basement. It was inserted through the existing storefront. There are added brick features that do not match the surrounded brick of the façade. Photo no. 9, 10 Drawing no A4.0, B202,	Describe work and impact on existing feature: **This door will be removed and replaced with storefront window glazing as this was the original design.**
Number 8	Architectural feature: South Entrance Awning Approximate Date of feature: 1940's Describe existing feature and its condition: The existing awning is of corrugated sheet metal. It is rectangular in form and suspended by metal rods. There is no lighting element. Historic photographic evidence suggests that the original awning was removed and replaced during the 1940's remodel. Photo no. 9, 22, 23, 25, 31, 32, 37 Drawing no A4.0, A3.2	Describe work and impact on existing feature: **The new awning will more closely resemble the awning we see in our historic photographs. There will be a rounded marquee element. There will be globe lighting at the corners.**

HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 2

Wallace Building aka J.C. Penney's
Property Name

317 1st. Ave NW, Albany, OR 97321
Property Address

NPS Office Use Only
Project Number:

Number 9	Architectural feature South Facade Clerestory Windows Approximate Date of feature 1915 Describe existing feature and its condition: Original clerestory windows have been covered by sheet metal panels in a 1960's era remodel. Until the sheet metal is removed we are unable to assess the condition and integrity of these windows. Photo no. 9, 25, 31, 32, 37 Drawing no A4.0	Describe work and impact on existing feature: **If original windows are found we will repair and restore them as necessary. We believe the original windows were wood. If no windows are found behind the metal panel system we will replace with a wooden storefront system that will more closely match the historic window size, proportions, and construction.**
Number 10	Architectural feature South Facade stringcourse and Original Brickwork Approximate Date of feature 1915 Describe existing feature and its condition: This is an original and very significant architectural feature of the south façade. It appears to be in good condition, however, the grout has aged and has minor cracking. The stringcourse along the south façade is original brickwork laid by the brick master Jack "John" Hammel who laid the brick of many important and fundamental buildings in the city of Albany. Photo no. 9 Drawing no A4.0	Describe work and impact on existing feature: **We will clean and repair the grout and brick as necessary to preserve this significant architectural feature.**
Number 11	Architectural feature JC Penney Building Signage Approximate Date of feature 1930's-1940's Describe existing feature and its condition: The sign no longer is in existence. We can only see it through historic photographs. It appears to have been approximately 40-50 feet in length and approximately three feet in height. The wording of the sign was "J.C. Penney & Co." with two "JCP" logos on either side of the sign. Photo no. 21, 55 Drawing no. A4.0	Describe work and impact on existing feature: **We would like to resurrect and look and style of this sign. The new sign would be altered slightly to avoid copyright infringements of the J.C. Penney's brand. The original sign was located between the awning and the clerestory windows. This sign will be reduced in scale so as to not interfere with significant architectural features. The new sign would be located between the clerestory windows and the second level windows.**
Number 12	Architectural feature Second Level Windows Approximate Date of feature 1915 Describe existing feature and its condition: These are original wooded windows. They are in a similar style to the "Chicago Window." The two side glazing open to the interior. The wood is weather-worn and painted. The transom and center glazing are fixed. Photo no. 9, 21, 25, 44 Drawing no A4.0	Describe work and impact on existing feature: **These windows must be removed to allow for new flashings, they will be repaired and re-glazed with insulating glass then re-installed to the south façade. There is some rotting and cracking due to age and water intrusion. These areas will be replaced with like materials and profiles.**

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Number 13	Architectural feature Frieze and Cornice Approximate Date of feature 1915 original- current 1960's Describe existing feature and its condition: The original material of the frieze and cornice has been removed and covered by metal panels. Photo no. 9 Drawing no A4.0	Describe work and impact on existing feature: **We plan to replace the current metal panels with a replica of the original feature using more modern materials such as Exterior Insulation Finish System (EIFS-foam) or fiberglass reinforced plaster. From historic photographs we can discern the original shape and curvature of these elements and will be able to closely approximate the form.**
Number 14	Architectural feature Historic Building Name Signage Approximate Date of feature 1915 Describe existing feature and its condition: The signage reading "Wallace Building 1915" originally located in the building's pediment has been removed at an unknown time and not replaced. Photo no. 55 Drawing no A4.0	Describe work and impact on existing feature: **The signage will be replaced to its original location, size, and verbatim.**
Number 15	Architectural feature South Facade Pediment Approximate Date of feature 1915 Describe existing feature and its condition: The building has a large brick parapet with a metal cap. At an unknown date the original material of the cap was removed and replaced with a simplified metal flashing. Photo no. 9 Drawing no A4.0	Describe work and impact on existing feature: **Historic photographs show that the original pediment cap was much more pronounced. We would like to restore this more pronounced profile. It is difficult to say whether this was created by a metal parapet, terra cotta, wood, or other materials. We propose that we will restore this more pronounced profile with a metal brake shape due to its extreme exposure at the top of the wall. The brick pediment shows substantial erosion and leaks into the interior of the wall and the building. The pediment will be reinforced with steel bracing.**
Number 16	Architectural feature North Elevation Basement Window Openings- QTY 7 Approximate Date of feature 1915 Describe existing feature and its condition: The original openings have been bricked shut and covered with grey plaster to camouflage the existence of these openings. There are seven separate openings that share the same condition. We believe these original windows were bricked over at the same time as the mezzanine and second level windows were replaced with the existing hollow metal windows. Photo no 1, 8 Drawing no A4.1	Describe work and impact on existing feature: **These windows will not be restored due to concern over the wall's structural integrity and potential water intrusion from the alley. The plaster will be removed to allow the evidence of pre-existing openings to be obvious.**

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Number 17 Architectural feature **Northwest Door- North Elevation** Approximate Date of feature **1960's** Describe existing feature and its condition: This door has been added after the original construction completion in 1915. The profile of the aluminum extrusions profile of this exit door appears to date to the remodel of the 1960's. The door has concrete access stairs with no handrail. Photo no. **7, 8** Drawing no **A4.1**	Describe work and impact on existing feature: **This door will be removed. The remaining opening will be bricked shut. A source has been located to find old bricks to match as closely as possible to our original material. The existing concrete stairs and landing will also be removed.**
Number 18 Architectural feature **North Elevation Ground Level Center Pivot Windows** Approximate Date of feature **original 1915- existing 1940** Describe existing feature and its condition: These are small clerestory windows for the ground level. They are center pivot, hollow, metal window with the same fireproof glazing as the mezzanine and second level windows (Item Number 21). These windows appear to be from the same 1940's remodel. They show signs of water intrusion. Photo no. **8, 57, 58** Drawing no **A4.1**	Describe work and impact on existing feature: **These windows will be replaced with wood windows which will more closely match the original windows from the interior. The exterior of these windows will be clad in aluminum which will closely resemble the current look of the elevation with metal windows. The profiles of these new windows match as closely as possible to what is existing.**
Number 19 Architectural feature **North Elevation Rear Gutters** Approximate Date of feature **1960** Describe existing feature and its condition: The gutters date to the 1960's remodel. They are improperly attached to the rear elevation; some portions are completely missing, and are rusting. The gutters are in need of replacement. Photo no. **8** Drawing no **A4.1**	Describe work and impact on existing feature: **The gutters are flashings will be replaced with new materials but matching in scale and profile to would have been common for the era.**
Number 20 Architectural feature **North Elevation Building Parapet** Approximate Date of feature **1960** Describe existing feature and its condition: The brick parapet is an original feature to the north elevation. It shows considerate structural deterioration via cracking grout, loose bricks, and no support structure. Photo no. **8** Drawing no **A4.1**	Describe work and impact on existing feature: **The brick parapet will be re-grouted, repaired, and reinforced as necessary for proper restoration.**

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Number 21 Architectural feature **North Elevation Mezzanine and Second Level Windows** Approximate Date of feature **openings 1915- windows 1940's** Describe existing feature and its condition: These windows are one-over-one and double-hung. The frames are of welded hollow metal construction. They are non-insulated. These windows are grouted in place within the wall. The glazing is sight obscuring and reinforced with chicken wire. The glazing and frames are all painted in a likely attempt to prevent water intrusion. These windows appear not to be original given their installation, construction. They appear to be the source of considerable water penetration to the building's interior. Photo no. **6, 8, 50, 79** Drawing no **A4.0**	Describe work and impact on existing feature: **These windows will be replaced with wood windows which will more closely match the original windows from the interior. The exterior of these windows will be clad in aluminum which will closely resemble the current look of the elevation with metal windows. The profiles of these new windows match as closely as possible to what is believed to be original. They will be one-over-one, double-hung windows. The glazing will be insulated glass and the windows will be once again operable.**
Number 22 Architectural feature **Roof** Approximate Date of feature **1915** Describe existing feature and its condition: The existing roofing material is built-up bituminous roofing system which may be original. However, the leaking of this system and the likely inclusion of asbestos in the building paper constitutes a hazard to the building and its occupants. Photo no. ____ Drawing no **A2.3**	Describe work and impact on existing feature: **The roof will be removed to the original wood deck surface. There are considerable areas of dry rot and deterioration and sections of the existing roof deck. These will be repaired. A 5/8" sheathing of plywood will be applied to the entire roof to form a structural diaphragm. A rigid foam in single ply membrane roof will be added to ensure the maintainability and integrity of the structure.**
Number 23 Architectural feature **Basement Flooring Finish Material** Approximate Date of feature **1915** Describe existing feature and its condition: Currently the flooring of the basement is concrete slab-on-grade. Photo no. **4, 49** Drawing no **A2.3**	Describe work and impact on existing feature: **There are indications of pre-existing VAT and carpeting installed in some areas during the time when the basement was converted from storage to retail during the 1940's remodel. The existing concrete flooring will be cleaned, leveled, and carpeting will be installed as a new finish material to serve the Antique Mall.**
Number 24 Architectural feature **Basement Interior Wall Finish Material** Approximate Date of feature **1915** Describe existing feature and its condition: The current walls are exposed un-reinforced concrete with brick infill between the joists that bear at the top of the foundation walls. Striations in the concrete suggest the original forms were of a plank construction. Photo no. **3** Drawing no. ____	Describe work and impact on existing feature: **We will retain the exposed concrete wall and brick infill as an example of the original construction materials and techniques.**

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25	Architectural feature **Basement Interior Column Finish Material** Approximate Date of feature **1915** Describe existing feature and its condition: The columns currently are the exposed 16"x16" old growth Douglas Fir Timbers. Photo no. **4** Drawing no.	Describe work and impact on existing feature: **We will retain the wooden columns as an example of the original construction materials and techniques.**
26	Architectural feature **Basement Ceiling Finish Materials** Approximate Date of feature **1915** Describe existing feature and its condition: The basement ceiling is the exposed flooring structure for the ground level. It is a wood tongue-and-groove deck on diagonal wood planking over wood joists. These joists are 3x13 timbers at 12 inches-on-center The timbers are old growth Douglas Fir. The exposed girders contain a unique structural tension rod detail for eliminating deflection within the wood girder. Photo no. **4, 48, 49** Drawing no	Describe work and impact on existing feature: **The original structure will be cleaned and left visible. New column elements required for stair penetrations and structural reinforcing of gravity loads will be constructed from like materials and dimensions. The unique tension rod girder will be retained as an example of historic construction techniques.**
27	Architectural feature **Basement Electrical System and Lighting** Approximate Date of feature **1915** Describe existing feature and its condition: The basement electrical system is an unsafe mix of old knob and tube and other substandard wiring. The current lighting is incandescent and fluorescent tubes mounted to the surface of the joists with chain hung operation toggles. Photo no. **2** Drawing no	Describe work and impact on existing feature: **All the existing electrical will be removed and replaced by modern code compliant wiring with surface mounted conduits to be obvious as an upgrade/addition to the historic electrical system.** **We will replace existing lighting with a grid of fluorescents placed within the joist spacing. This will reduce the visual impact of the overhead lighting and still optimize floor-to-ceiling clearances.**
28	Architectural feature **Basement HVAC** Approximate Date of feature **1915** Describe existing feature and its condition: There is no existing HVAC system. The original was a steam boiler to radiators which has been removed at an unknown time. No existing piping or radiators from the original system is apparent. Photo no. **62** Drawing no **B101**	Describe work and impact on existing feature: **A new HVAC system will be installed to comply with current energy and life safety codes. Ductwork will be minimal and exposed as an obvious addition.**

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29	Architectural feature **Basement Plumbing** Approximate Date of feature **unknown** Describe existing feature and its condition: Basement plumbing consists of two existing toilet rooms and utility area. The fixtures are missing. Photo no. **63, 64, 65, 66** Drawing no **B101, B201**	Describe work and impact on existing feature: **The toilet room facility will be restored to as original a style as is allowed by the current building materials. The rooms will be reconfigured to allow ADA access.**
30	Architectural feature **Basement Structure under Tile Entryway** Approximate Date of feature **1940's remodel** Describe existing feature and its condition: Additional shoring has been added at an unknown time under the entry tile. It appears to prevent deflection of structural members from the added load of the secondary landing in the 1940's. Photo no. **49** Drawing no **A2.3, B201**	Describe work and impact on existing feature: **The structural engineer has designed a system of reinforcing the existing floor that will eliminate the need for these added supports and return the structure to a more original appearance.**
31	Architectural feature **Basement Stair- Northwest- to Ground Level** Approximate Date of feature **1960** Describe existing feature and its condition: This stair is at the northwest corner of the basement floor plan and accesses the retail space on the ground floor. It is unfinished, closed, and unused. This stair is not original and appears to have been added in the 1960's remodel. The original structure has been compromised and is not structurally adequate. Photo no. **47** Drawing no **A2.3, B201**	Describe work and impact on existing feature: **These stairs will be removed and the original structure will be repaired and replaced with similar materials and sizes to the original design.**
32	Architectural feature **Basement Stair-Southwest- to Street** Approximate Date of feature **1960** Describe existing feature and its condition: This stair is at the southwest corner of the basement floor plan and accesses the sidewalk on the south façade. It is unfinished, closed, and unused. This stair is not original and appears to have been added in the 1960's remodel. This stair was likely added as emergency egress from the basement level retail space. The original structure has been compromised and is not structurally adequate. Photo no. **46** Drawing no **A2.3, B201**	Describe work and impact on existing feature: **This stair will be removed and the original structure will be repaired and replaced with similar materials and sizes to the original design.**

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Number 33 Architectural feature **Basement Stair- North wall- to Ground Level** Approximate Date of feature **1940's remodel** Describe existing feature and its condition: This stair was added in the 1940's and is constructed of wood. It does not meet current codes regarding fire and life safety or ADA. Photo no. 61 Drawing no **A2.3, B201**	Describe work and impact on existing feature: **This will be the location of the new fire stair as is required by the code. The new fire stair will be placed along the interior of the north wall. It will follow the current location of the ground level access from the basement. This stair must be uninterrupted from the basement to the second level and accessible from all levels. The fire stair will exit from the ground level into the alley. The new stair will meet all fire and life safety code requirements. It will be a steel stair with concrete fill and a two-hour brick masonry fire enclosure of a 4x12 brick module so to be an obvious addition.**
Number 34 Architectural feature **Basement- Partition Walls for Vendors** Approximate Date of feature **New Construction** Describe existing feature and its condition: Retail non-bearing partition walls for display of items and separation of vendors. Photo no. Drawing no **A2.3**	Describe work and impact on existing feature: **Partition walls will be added to the basement level as vendor stall separations. These will be moveable walls and stop short of the ceiling.**
Number 35 Architectural feature **Basement- Elevator Installation** Approximate Date of feature **New Construction** Describe existing feature and its condition: An elevator which will provide ADA access to all levels of the building. Photo no. Drawing no **A2.3**	Describe work and impact on existing feature: **A new elevator will be placed near the mezzanine as indicated in the drawings. It will reach from the basement to the top floor and will provide ADA access to the building. It is placed near the mezzanine to reduce the effect of the clerestory space of the building. It will be constructed of brick masonry fire enclosure of a 4x12 brick module so to be an obvious addition.**
Number 36 Architectural feature **Basement Seismic Support Structure** Approximate Date of feature **New Construction** Describe existing feature and its condition: Additional seismic support along the east and west walls. Photo no. Drawing no **A2.3**	Describe work and impact on existing feature: **Structural Seismic upgrades will be visible and obvious additions. Structural members at the exterior un-reinforced concrete foundation and brick party walls. Structural masonry sheer walls and shaft walls as required by code will be added. The material will be structural brick of 4x12 modules so to clearly distinguish it as a modern brick material.**

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Number 37 Architectural feature **Ground Level Flooring Finish Material** Approximate Date of feature **1915- fir boards 1940- remodeled tile** Describe existing feature and its condition: The flooring consists of a carpet over a VAT? Tile over T&G fir planking over diagonally planked sub-flooring. Photo no. **17, 56, 59** Drawing no **A2.0**	Describe work and impact on existing feature: **It is our intention to remove the existing carpeting and more recent materials and attempt to restore the VAT tile. Where erosion of this flooring material is damaged beyond restoration, we will attempt to remove it and restore the original fir floors. Should this not be possible we will refer new materials that would be common to the date of original construction. (i.e. mosaic tiles or hardwoods.)**
Number 38 Architectural feature **Ground Level Wall Finish Material** Approximate Date of feature **1915** Describe existing feature and its condition: The original walls are brick covered in plaster. Photo no. 17 Drawing no	Describe work and impact on existing feature: **Damage will be repaired and the walls will be restored to original plaster finish.**
Number 39 Architectural feature **Ground Level Column Finish Material** Approximate Date of feature **1915** Describe existing feature and its condition: The original columns are wood timbers covered by plaster. Photo no. 17 Drawing no	Describe work and impact on existing feature: **Damage will be repaired and the walls will be restored to original plaster finish. The columns seen in historic photographs had wood trim and wainscoting approximately eight feet in height with wall mounted light fixture sconce lighting at approximately ten feet in height. We propose to restore these elements as indicated in the photo.**
Number 40 Architectural feature **Ground Level Ceiling Finish Material** Approximate Date of feature **1915** Describe existing feature and its condition: The ceiling displays exposed timber girders that are cased in plaster and in the corner is a decorative plaster molding. The ceiling and girders are finished in the same style as the walls with plaster and paint. There are multiple instances of water damage showing paint peeling and plaster spalling. There are fans suspended from the ceiling that were added in the 1940's remodel. Photo no. **17, 42, 56** Drawing no	Describe work and impact on existing feature: **The original finish of the ceilings and girders will be restored with plaster and paint. The decorative molding will be kept and preserved as a significant piece of architectural detail. The cracks and other water damage will be repaired as needed.** **The 1940's ear ceiling fans will be removed and replaced with ceiling fans of a more appropriate vintage to the 1920's. These fans will allow the building to be constructed with less HVAC ductwork.**

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Number 41 Architectural feature **Ground Level Lighting** Approximate Date of feature **1915** Describe existing feature and its condition: The current lighting is surface mounted fluorescent strips circa 1960. Photo no. 17 Drawing no	Describe work and impact on existing feature: **We will remove the existing lighting and replace with pendant mounted fixtures that will closely match the historic fixtures as seen in photo #17. This is in addition to the lights mentioned in item Number 39.**
Number 42 Architectural feature **Ground HVAC** Approximate Date of feature **1980's-1990's** Describe existing feature and its condition: The current HVAC comes through registers in the ceiling of the ground floor. Photo no. Drawing no **A2.0**	Describe work and impact on existing feature: **The original structure will be repaired, restored, and replaced as necessary. A new HVAC system will be installed to comply with current energy and life safety codes. Ductwork will be as minimal as possible and exposed so to be an obvious addition.**
Number 43 Architectural feature **Ground Level Plumbing** Approximate Date of feature **unknown** Describe existing feature and its condition: There is one existing toilet on this level. It has been remodeled and is relatively new. Photo no. **70, 71, 72** Drawing no **A2.0, B202**	Describe work and impact on existing feature: **The new toilet facilities will be installed to be ADA compliant but constructed in a manner that will as closely as possible approximate the original appearance of these facilities.**
Number 44 Architectural feature **Entrance Structure** Approximate Date of feature **1915** Describe existing feature and its condition: There is an existing entry structure that provides the underlay for the 1940's alteration of the two front display cases and the two sets of entry doors. Photo no. **9** Drawing no **A2.0, B202**	Describe work and impact on existing feature: **We propose to restore this wood frame with parapet. We will maintain the original window display on each side of the entry door. The entry door will be restored to a centered axis single entry.**

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Number 45 Architectural feature **Ground Level North Stair** Approximate Date of feature **1960** Describe existing feature and its condition: This is the same stair as mentioned in item Number 31. Please refer to item Number 49. Photo no. Drawing no **A2.0**	Describe work and impact on existing feature: **This is the same stair as mentioned9o in item Number 31. Please refer to item Number 49.**
Number 46 Architectural feature **Ground Level Mezzanine Access Stair** Approximate Date of feature **1960** Describe existing feature and its condition: This is an "L-shaped" stair along the west wall. It is likely it was added during the 1960's remodel. The original structure has been compromised and is not structurally adequate. Photo no. **45** Drawing no **A2.0, B102, B202**	Describe work and impact on existing feature: **This stair is not original and will be removed in order to restore the original appearance of the mezzanine.**
Number 47 Architectural feature **Ground Level- Basement Access- new** Approximate Date of feature **New Construction** Describe existing feature and its condition: A new stair must be added within the lobby space of the building for public access to the basement. Photo no. Drawing no **A2.0**	Describe work and impact on existing feature: **The location of the new stair will be within proximity to the original location of the basement access stair.**
Number 48 Architectural feature **Ground Level- Lobby to Mezzanine Access- new** Approximate Date of feature **New Construction** Describe existing feature and its condition: A new stair will be added to access the mezzanine. Photo no. Drawing no **A2.0**	Describe work and impact on existing feature: **The location of the new stair will be within proximity to the original grand staircase. Materials salvaged from stair in item Number____ will be used as templates for the detailing and construction of these stairs.**

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Number 49 Architectural feature **Ground Level- fire stair access** Approximate Date of feature **New Construction** Describe existing feature and its condition: This is the stair mentioned in item Number 32. Photo no. _____ Drawing no **A2.0, B202**	Describe work and impact on existing feature: **This will be the location of the new fire stair as is required by the code. The new fire stair will be placed along the interior of the north wall. It will follow the current location of the ground level access from the basement. This stair must be uninterrupted from the basement to the second level and accessible from all levels. The fire stair will exit from the ground level into the alley. The new stair will meet all fire and life safety code requirements. It will be a steel stair with concrete fill and a two-hour brick masonry fire enclosure of a 4x12 brick module so to be an obvious addition.**
Number 50 Architectural feature **Ground Level- Non-bearing Interior Walls** Approximate Date of feature **1960** Describe existing feature and its condition: There are a variety of existing non-bearing partitions that are used for the Antique Mall and some separation for stockroom purposes. These walls are of relatively recent construction. A few date to the 1960's remodel. Some walls surrounding the existing toilets may be of earlier construction. Photo no. _____ Drawing no **A2.0**	Describe work and impact on existing feature: **All non-bearing non-original walls will be removed and existing plaster finishes will be restored to the original walls.**
Number 51 Architectural feature **Ground Level-non-Bearing Interior Walls- new** Approximate Date of feature **New Construction** Describe existing feature and its condition: To define two tenant spaces and a lobby, new partition-type walls must be constructed. Photo no. _____ Drawing no **A2.0**	Describe work and impact on existing feature: **Walls will be added to separate two individual tenant spaces and the center entry lobby. These walls will not be full height and will be built only to allow security and definition of space so that the affect will be similar to the counters and cabinetry seen in photo #17.**
Number 52 Architectural feature **Seismic Structural Enhancements to Ground Level** Approximate Date of feature **New Construction** Describe existing feature and its condition: Additional seismic support along the east and west walls. Photo no. _____ Drawing no **A2.0**	Describe work and impact on existing feature: **Structural Seismic upgrades will be visible and obvious additions. They consist of structure reinforcing members at the exterior un-reinforced concrete foundation walls and a series of small structural masonry sheer walls and shaft walls required by fire code. The material will be structural brick of 4x12 modules so to clearly distinguish it as a modern brick material.**

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Number 53 Architectural feature **Mezzanine Finished Flooring Materials** Approximate Date of feature **original- 1915 fir boards current- unknown** Describe existing feature and its condition: The flooring consists of a carpet over a T&G fir planking over diagonally planked sub-flooring. The current flooring is reddish/ colored carpeting. Photo no. **39, 45** Drawing no **A2.1**	Describe work and impact on existing feature: **The mezzanine does not appear to have the VAT tiles as seen in the ground floor. It is our intention to remove all non-original flooring and restore the fir T&G deck. This is contingent upon the ability to remove subsequent flooring material without destruction of the underlying fir floor. If it is not possible to restore the original floors we propose new flooring materials that closely resemble materials available at the time of construction.**
Number 54 Architectural feature **Mezzanine Wall Finish Material** Approximate Date of feature **1915** Describe existing feature and its condition: Most of the walls are plaster and finished in paint. There are multiple instances of blistered, cracked, and peeling plaster from water damage. Photo no. **39, 75** Drawing no **A2.1**	Describe work and impact on existing feature: **The walls will be finished in plaster and a final coat of paint.**
Number 55 Architectural feature **Mezzanine Column Finish Materials** Approximate Date of feature **1915** Describe existing feature and its condition: The columns are wood timbers finished in plaster. Photo no. **39** Drawing no _____	Describe work and impact on existing feature: **Damage will be repaired and the walls will be restored to original plaster finish.**
Number 56 Architectural feature **Mezzanine Ceiling Finished Materials** Approximate Date of feature **1915** Describe existing feature and its condition: The ceiling displays girders. In the corner of the girders is a decorative plaster molding. These girders span the entire depth of the building. The ceiling and girders are finished in the same style as the walls with plaster and paint. There are multiple instances of water damage showing paint peeling and plaster spalling. There are fans suspended from the ceiling. Photo no. **18, 38, 41, 42, 68** Drawing no _____	Describe work and impact on existing feature: **The ceilings and girders will be finished with plaster and paint. The decorative molding will be kept and preserved as a significant piece of architectural detail. The cracks and other water damage will be repaired as needed.**

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Number 57	Architectural feature **Mezzanine Lighting** Approximate Date of feature **1960** Describe existing feature and its condition: The current lighting are surface mounted fluorescent strips circa 1960. Photo no. **39** Drawing no	Describe work and impact on existing feature: **We will remove the existing lighting and replace with pendant mounted fixtures that will closely match the historic fixtures as seen in photo #17. This is in addition to the lights mentioned in item Number 41.**
Number 58	Architectural feature **Mezzanine HVAC** Approximate Date of feature **1960** Describe existing feature and its condition: The current HVAC needs of the mezzanine level are met with the system servicing the ground level. Photo no. Drawing no **A2.1**	Describe work and impact on existing feature: **The original structure will be repaired, restored, and replaced as necessary. A new HVAC system will be installed to comply with current energy and life safety codes. Ductwork will remain minimal and exposed so to be an obvious addition.**
Number 59	Architectural feature **Mezzanine Plumbing** Approximate Date of feature **unknown** Describe existing feature and its condition: Mezzanine plumbing consists of two existing toilet rooms and utility area. The fixtures are missing. Photo no. **73, 74** Drawing no **A2.1, B203**	Describe work and impact on existing feature: **The toilet room facility will be restored to original conditions as is allowed by the current building materials and current code.**
Number 60	Architectural feature **Mezzanine Stair- second level access** Approximate Date of feature **1960** Describe existing feature and its condition: The stair in this location is made of original materials salvaged from the original grand staircase. This corresponds to the fire stair discussed in item Number 31. This stair was added in the 1940's and is constructed of wood. It does not meet current codes regarding fire and life safety or ADA. Photo no. **78** Drawing no **A2.1, B103, B203**	Describe work and impact on existing feature: **As this stair is not in an original location and interferes with the fire stair mentioned in item Number 31, it will be carefully removed and used for templates for new wooden stairs. Original materials will be reused in the new replica wood stairs as is possible.** **This will be the location of the new fire stair as is required by the code. The new fire stair will be placed along the interior of the north wall. It will follow the current location of the ground level access from the basement. This stair must be uninterrupted from the basement to the second level and accessible from all levels. The fire stair will exit from the ground level into the alley. The new stair will meet all fire and life safety code requirements. It will be a steel stair with concrete fill and a two-hour brick masonry fire enclosure of a 4x12 brick module so to be an obvious addition.**

HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 2

Wallace Building aka J.C. Penney's
Property Name

317 1st. Ave NW, Albany, OR 97321
Property Address

NPS Office Use Only
Project Number:

Number 61	Architectural feature **Secondary Landing Stair** Approximate Date of feature **1960** Describe existing feature and its condition: This is an extremely narrow stair along the south wall. It does not meet ADA requirements. This stair is not original to the design. Photo no. **60** Drawing no **A2.0, B202**	Describe work and impact on existing feature: **This additional element is not original to the design of the building and will be removed.**
Number 62	Architectural feature **Secondary Landing- south wall** Approximate Date of feature **1960's remodel** Describe existing feature and its condition: This secondary landing was likely added during the 1960 remodel as it is not apparent in photo #56. It is a narrow catwalk that shows considerable water damage from the exterior windows at that clerestory level and from the second level. Photo no. **16, 19, 40, 67** Drawing no **A2.1, A3.0, B203**	Describe work and impact on existing feature: **This is non-original to the building and will be removed. The dead load of this non-original structure adds weight and stress to the ground floor flooring structure thus causing the need for added supports seen in the basement.**
Number 63	Architectural feature **Mezzanine Level- Partition Walls- existing** Approximate Date of feature **1960** Describe existing feature and its condition: There are a variety of existing non-bearing partitions that are used for the Antique Mall and some separation for stockroom purposes. These walls are of relatively recent construction. A few date to the 1960's remodel. Some walls surrounding the existing toilets may be of earlier construction. Photo no. Drawing no **B203**	Describe work and impact on existing feature: **The non-original non-bearing walls will be removed and existing plaster finishes will be restored to the original walls.**
Number 64	Architectural feature **Mezzanine Level-Partition Walls- new** Approximate Date of feature **New Construction** Describe existing feature and its condition: A new fire corridor must be added for egress and separation of tenant spaces. Photo no. **9** Drawing no **A2.1,**	Describe work and impact on existing feature: **New partition walls separating the two available tenant spaces must be added.**

HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 2

Wallace Building aka J.C. Penney's
Property Name

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NPS Office Use Only
Project Number:

Number 65 Architectural feature **Second Level Flooring Finish Material** Approximate Date of feature **1915** Describe existing feature and its condition: The flooring is exposed 1x3 fir T&G planking. It is likely that this is the original material. Photo no. **26, 28** Drawing no	Describe work and impact on existing feature: **The fir boards will be kept, repaired, refinished, and preserved.**
Number 66 Architectural feature **Second Level Column Finish Material** Approximate Date of feature **1915** Describe existing feature and its condition: The columns are the exposed wooden structure. Photo no. **26** Drawing no	Describe work and impact on existing feature: **The columns will be refinished in gypsum board spackled to resemble original plaster.**
Number 67 Architectural feature **Second Level Ceiling Finish Material** Approximate Date of feature **1915** Describe existing feature and its condition: The ceiling shows exposed rafters and roofing structure. Photo no. **26, 43** Drawing no **A4.1**	Describe work and impact on existing feature: **We propose to restore the ceiling with gypsum board and textured to resemble the original plaster finish.**
Number 68 Architectural feature **Second Level Lighting** Approximate Date of feature **1960's** Describe existing feature and its condition: The current lighting is exposed, suspended fluorescent bulbs circa 1960. Photo no. **26** Drawing no	Describe work and impact on existing feature: **We will removed existing ceiling lighting and replace with modern pendant mounted fixtures that resemble historic fixtures and meet current code regulations and safety requirements.**

PRESERVATION CERTIFICATION APPLICATION – PART 2

Wallace Building aka J.C. Penney's
Property Name

317 1st Ave NW, Albany, OR 97321
Property Address

NPS Office Use Only
Project Number:

Number 69 Architectural feature **Second Level HVAC** Approximate Date of feature **1960** Describe existing feature and its condition: There is no HVAC supporting the second level. Rather the second level supports the HVAC system. The HVAC ductwork invades the second level and penetrates through the floor in four separate places. The supply and exhaust projects through one of the historic skylights as well. Photo no. **26, 27** Drawing no	Describe work and impact on existing feature: **The existing ductwork will be removed. A new HVAC system will be installed within the structure of the ceiling and as unobtrusively as possible. The new system will comply with all code requirements.**
Number 70 Architectural feature **Second Level Plumbing** Approximate Date of feature **unknown** Describe existing feature and its condition: The toilet facilities for the second level have been removed. There are only piping remnants remaining. Photo no. **76, 77** Drawing no **A2.2, B204**	Describe work and impact on existing feature: **The toilet room facility will be restored to original conditions as is allowed by the current building materials and current code.**
Number 71 Architectural feature **Atrium Space** Approximate Date of feature **1915** Describe existing feature and its condition: An atrium once existed that was two bays long and one bay wide. This atrium has now been covered over with plywood sheathing and a sistered floor structure. The substructure to this additional flooring is unknown and subject to concern. Photo no. **17, 28** Drawing no **A2.2, B103**	Describe work and impact on existing feature: **A portion of this atrium bay will be restored to allow the skylight above to provide daylight to the levels below and to restore some of the original grandeur inherent in the original 1920's era photo #17.**
Number 72 Architectural feature **Skylights- QTY 2** Approximate Date of feature **1915** Describe existing feature and its condition: The skylights have been removed. Only the structural framing remains. Photo no. **17, 27, 30** Drawing no **A2.4, B104**	Describe work and impact on existing feature: **A skylight will be restored using the existing structure as a base. The skylight will be constructed of a metal system that will be in a style and fashion to closely resemble the original installation.**

PRESERVATION CERTIFICATION APPLICATION – PART 2

Wallace Building aka J.C. Penney's
Property Name

317 1st. Ave NW, Albany, OR 97321
Property Address

NPS Office Use Only
Project Number:

Number 73 Architectural feature **Second Level- Partitions- new** Approximate Date of feature **New Construction** Describe existing feature and its condition: Within the new tenant spaces new non-bearing walls will be added for functionality and code compliance. A new fire corridor must be added for egress and separation of tenant spaces. Photo no. _____ Drawing no **A2.3**	Describe work and impact on existing feature: **New partition walls separating available tenant spaces must be added.**
Number 74 Architectural feature Approximate Date of feature Describe existing feature and its condition: Photo no. _____ Drawing no _____	Describe work and impact on existing feature:
Number 75 Architectural feature Approximate Date of feature Describe existing feature and its condition: Photo no. _____ Drawing no _____	Describe work and impact on existing feature:
Number 76 Architectural feature Approximate Date of feature Describe existing feature and its condition: Photo no. _____ Drawing no _____	Describe work and impact on existing feature:

New Construction in Historic Districts & Neighborhoods

Designing compatible new construction is critical to maintaining the overall character of a historic district.

Albany's historic residential neighborhoods developed over many decades, and contain houses of many different styles, shapes and sizes. Because of this, there is no single blueprint for a new house that will be compatible with any given historic neighborhood. However, the design of a new building is critical to maintaining the character of a historic district.

WHAT MAKES A NEW BUILDING "COMPATIBLE?"

A new building should contribute to that character by respecting the location, design, materials, and other character-defining features of historic buildings in the neighborhood. This doesn't mean building a replica of the house across the street, or a house that tries to create a false historic appearance. So the **first step** in designing a new building that works is to **look for patterns in the existing buildings** in the vicinity of the site. Compatibility can be achieved through careful attention to the following aspects of a building:

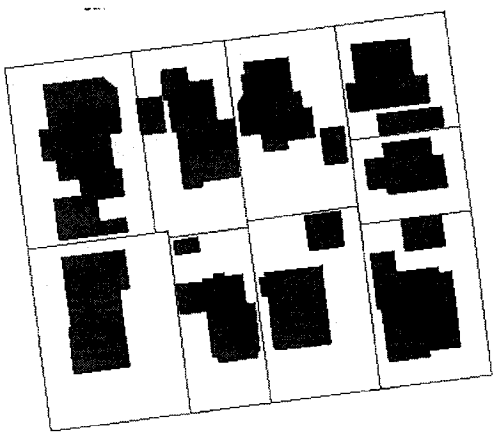
- orientation
- setbacks
- scale and mass
- proportions
- height
- roof shape
- porches
- rhythm of window & door openings
- materials
- decorative finish details
- foundations
- garage location

Three compatible new houses.

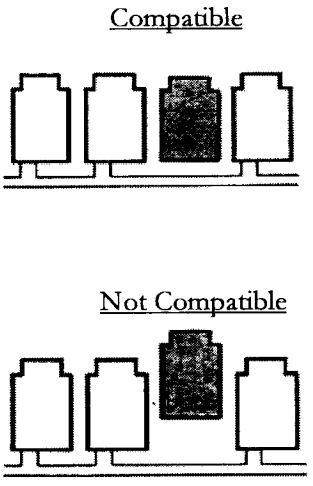
*** See the Albany's Architectural Styles brochure for house style ideas.***

ORIENTATION, SETBACKS & BUILDING PLACEMENT

- Orient the front of the house, and the door to the street and clearly identify the front entrance.
- Front and side yard setbacks should be consistent with those of adjacent houses on the block to maintain the rhythm of buildings and open space on the street. If setbacks vary, a new building should be located within the range of the average setback.



A block in the Monteith District



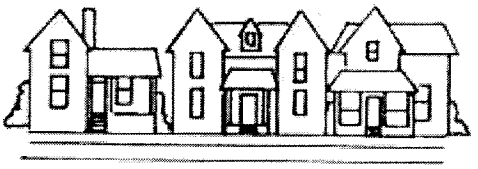
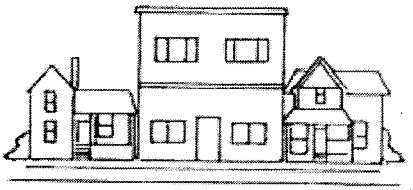
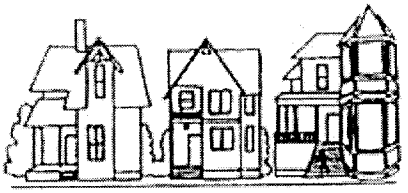
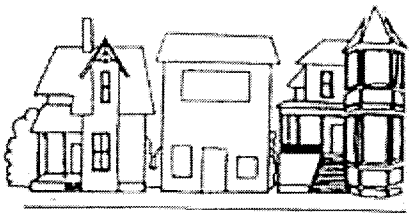
New construction should be compatible to others on the block in scale, proportion, height, spacing, foundation heights, floor to ceiling heights, and roof forms.

SCALE & PROPORTION

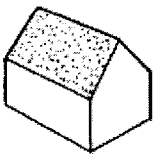
- Scale is the relative or apparent size of a building in relation to its neighbors.
- Scale is also the apparent size of building elements, such as windows, doors, cornices, and other features to each other and to the building.
- Proportion is the relationship of the dimensions of building elements, such as the height to width dimension of windows, doors and other building elements, their sizing to each other, and to the facade of the building.

BUILDING HEIGHT & MASSING

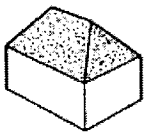
- Height includes foundation walls, porch roofs, and main roofs. Albany's buildings range from one to two stories tall.
- Step a larger building down in height as it approaches smaller adjacent buildings.
- A building's massing is the arrangement of its volumes, whether symmetrical or asymmetrical, in a central block, L-shaped, or arranged in wings. New buildings should appear similar in massing and scale to that of other structures in the neighborhood.
- The mass of larger buildings can be broken into smaller modules that are similar in size to those seen historically.

	Compatible	**Not Compatible**
Scale & Proportion	New buildings should relate in scale and proportion to adjacent historic buildings.	Avoid buildings that are too large or too small in scale or massing to adjacent buildings.
		
Height	Construct buildings to the average height of surrounding buildings.	Avoid construction that greatly varies in height from buildings in the same block.
Mass	Break up boxlike forms into smaller, varied masses common on most historic buildings.	Avoid single, monolithic forms that are not relived by variations in mass.
		

ROOF FORM



Gable



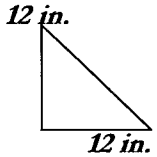
Hipped

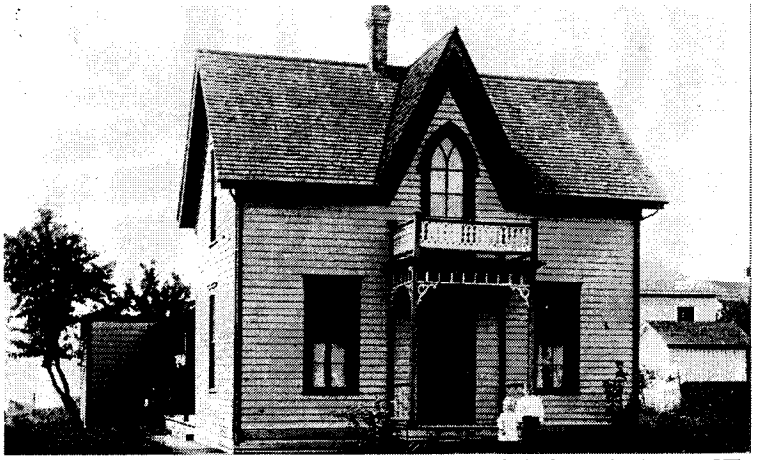
The roof shape of a new building should respect the roof shape, orientation, and pitch of roofs on neighboring houses.

Roof shapes, patterns and colors are important to the character of buildings, both individually and as they are repeated along a streetscape.

- Albany's residential roofs are mostly traditional gables and hipped roofs; with a few mansard and gambrel roofs.
- Gable primary roofs should have a pitch of 8:12 or greater and at least 6:12 for Bungalow styles.

Pitch = the ratio of vertical inches to horizontal inches. An 12:12 pitch refers to 12 inches of rise to 12 inches of horizontal span.





A steeply pitched front gable roof on a Gothic Revival house, demolished on 7th Avenue SE

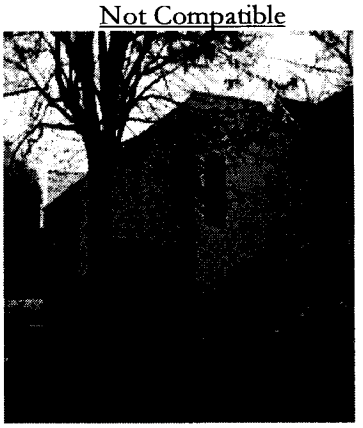
RHYTHM

The relationship of width to height of windows and doors, and the rhythm of openings should be consistent with the dominant pattern set by surrounding buildings.

- Rhythm is the spacing and repetition of elements on the front of the building and fronts along a street. It can be thought of the 'music' made by the building.
- The location of porches, windows and door openings affects the rhythm of a building.
- Craftsman, Bungalow, and Mid-century architectural styles emphasize horizontality.
- Victorian styles – Italianates and Queen Anne's typically emphasize verticality.

Compatible

Not Compatible



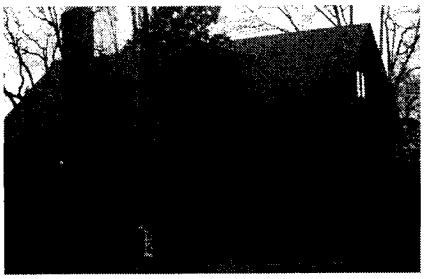
PORCHES

Porches on new buildings should be of materials and proportions consistent with the neighborhood.

- Porch roof styles include gable, hipped, or shed design, and occasionally a flat roof.
- Porches cover the entrance, and usually extend partially or fully across the main façade.
- Porch columns and railings should be simple in design in square or round shapes. Porch railings should have balusters that are no more than two inches square or in diameter.
- Columns should be a minimum of six inches and a maximum of ten inches square or in diameter.
- Bungalows frequently featured boxed-in porch railings, though historic railings were not as high as the building code currently requires.
- A porch may not be appropriate on new buildings in neighborhoods developed after 1935 that did not feature them originally.

Stick work, simple columns and balusters
724 Broadalbin Street SW

Tapered columns and paired windows
431 8th Avenue SW



Recessed entry, 1929 English Cottage
6th Avenue SW

WINDOWS & DOORS

Make the size and spacing of window and door openings similar and use similar styles, materials and pane patterns.

Historic architecture displays a thoughtful use of natural lighting, often with numerous and well-placed arrangements of windows. *See the Albany's Architectural Styles brochure for more what window designs are appropriate for different architectural styles.*

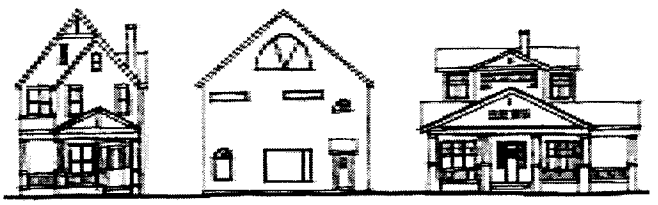
DRAWINGS OF WINDOW STYLES HERE...

Windows

- New windows should be rectangular sash whose proportions on the main facade should not be any less than two to one in height-to-width ratio.
- For neighborhoods developed prior to the 1940s windows were generally vertical, double-hung, wood-frame windows. When placed in pairs or in groups of three, as on many Craftsman houses, these create a horizontal impression.
- No horizontal sash, casement, or awning-type windows should be placed on the fronts of buildings.
- The use of plastic or "snap-in" muntins (window pane dividers) is not permitted.

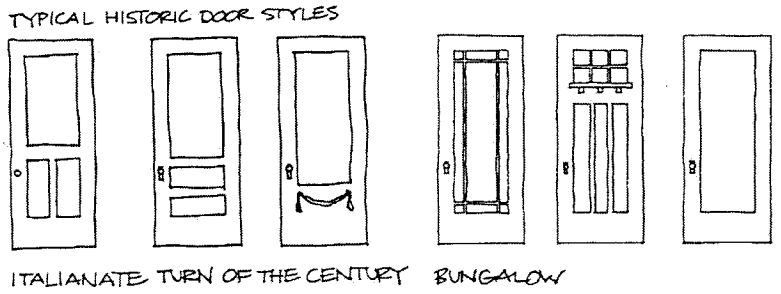
Compatible

Not Compatible

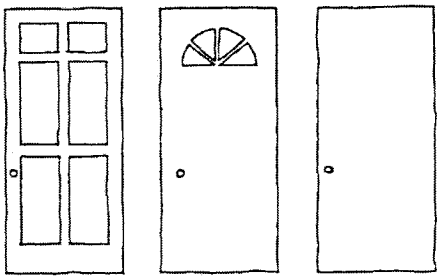


Doors

Compatible (***Rusty can draw our own here***)



Not Compatible



*

**The panel door was found on early homes (Federal style) because glass was expensive, and on Colonial Revival homes that use glass sidelights and transoms for light.*

EXTERIOR MATERIALS & FINISHES

Materials and finishes used on new buildings should be consistent with the predominant materials used on other houses in a neighborhood.

The size, texture, surface finish and other defining characteristics of exterior materials are as important as the type of material itself. Use details that are compatible to your neighborhood and the style of building you are planning to build.

- In Albany's historic neighborhoods the predominant material is wooden clapboard or shiplap siding with a width of four to six inches, although some housing from the 1920s and 1930s feature brick or stucco exterior walls.
- Infill development should not mimic architectural ornament such as gingerbread or ornate brackets from surrounding buildings. Architectural elements that would be consistent with surrounding buildings include eave details, such as whether rafter tails are exposed or boxed-in, the use of a verge board, shingle moldings, and wide window surrounds.
- Many historic houses have a drip edge and water table that help to visually anchor the wall to the foundation.
- Using similar wall materials and paint colors.
- Using moldings and other decorative details that are generally similar, but somewhat simplified or otherwise distinguishable from the originals.
- Fabricated wood siding such as T-1-11, along with exposed concrete block, aluminum, and vinyl are not recommended.

FOUNDATIONS

Foundation material and the height of the exposed area between the ground and the bottom of the walls should be consistent with other historic buildings in a neighborhood. Poured concrete and concrete block covered with stucco are generally appropriate. Exposure of one to three feet is generally consistent with most historical housing types in Albany.

GRAPHIC HERE

GARAGE AND OUTBUILDING LOCATION, SIDEWALKS AND DRIVEWAYS

Garages and outbuildings should reflect the character of the house and other accessory buildings in the neighborhood.

- Garages should not be placed on primary facades in historic areas.
- Outbuildings should be located behind the house.
- Sidewalks should be separated from the driveway and connect directly to the sidewalk and not to the driveway.
- Garage doors should be consistent with the historic character of the neighborhood. Flat and raised panel roll up doors with no windows are not appropriate.

See the brochure on Garages and Outbuildings for more information on garage styles.

Compatible

Not Compatible

GRAPHIC HERE

SOLAR PANELS & OTHER UTILITY SYSTEMS -?? NEEDED?

- Solar panels, skylights, satellite dishes, and other external utility systems on infill development in historic neighborhoods should be installed to the rear or side of a building where they will not be visible from the street.

GRAPHICS HERE

OTHER??

Standards for Rehabilitation of Albany's Historic Properties

COVER PAGE CONTENT - PICS

Back side of cover page:

DISCLOSURE

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DRAFT #2

TABLE OF CONTENTS

Purpose of Preservation Standards

The purpose of these standards and of historic review is to encourage the preservation of characteristics that caused these resources to be listed on the National Register of Historic Places and/or on Albany's Local Historic Inventory.

All buildings within the National Register Historic Districts are on the National Register and are also on Albany's Local Historic Inventory.

In 1985, the City of Albany adopted its preservation ordinance. It requires **all buildings built before 1946** in the National Register Historic Districts and those included on the City's official Local Historic Inventory, **to get historic approval for:**

- all exterior alterations,
- demolitions or building relocation,
- and new construction over 100 square feet is required for all properties in the historic districts.

The development of this series of preservation standards brochures is the result of recognition by the Albany Landmarks Advisory Commission that Albany needed a document to help homeowners and developers better understand the special character of the City's historic structures, and incorporate that understanding into designs for rehabilitation work and alterations, additions, and new construction. Exterior alterations can unintentionally alter or destroy a building's distinctive architectural features. Similarly, new construction in an old neighborhood that doesn't recognize the existing patterns of the neighborhood and gradually begins to erode the sense of place that is part of that neighborhood. This is not a matter of cheap versus expensive construction, but rather thoughtful design that recognizes context.

Objectives of the Standards:

- Enhance the visual character of the districts by constructing harmonious designs that reflect and support the character and style of buildings during the historic period.
- Protect property values, way of life, owners' and community investment in the National Register historic districts and in Central Albany.

These Standards are intended to:

- help individual property owners choose an appropriate approach to issues that arise when working on historic buildings and when developing in a historic district.
- provide property owners, designers, contractors, and developers a similar set of standards to allow for predictable planning and timely construction.
- provide the Landmarks Advisory Commission (LAC) and City staff with uniform standards and a framework on which to base design review decisions.

Recommendations found in these documents should not replace professional advice that may be needed from engineers or architects. Many large projects, like additions or infill construction, are subject to specific building code requirements for fire and life safety. Community Development Department staff (both the Planning and Building Divisions) is located on the second floor of City Hall, 333 Broadalbin Street SW. Staff is available to answer specific questions related to building and land use requirements.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Federal Standards Developed in the 1970s. Based on accepted principles and practices, the National Park Service created **The Secretary of the Interior's Standards the Rehabilitation of Historic Properties** to serve as **NATIONAL STANDARDS** for rehabilitation work on any historic property. The *Secretary's Standards* **serve as review criteria in Albany's preservation ordinance** in the Albany Development Code. The ten standards are interpreted below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

When a house remains in residential use this is less of an issue, though modern residential needs are quite different from those of, say, the 1920s. Kitchens and bathrooms are commonly updated, and sometimes expanded, resulting in the removal of walls and door openings. The key point to remember is to avoid the loss of character defining features and significant historic spaces as you plan for future rehabilitation.

2. ***The historic character of a property shall be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property shall be avoided.***

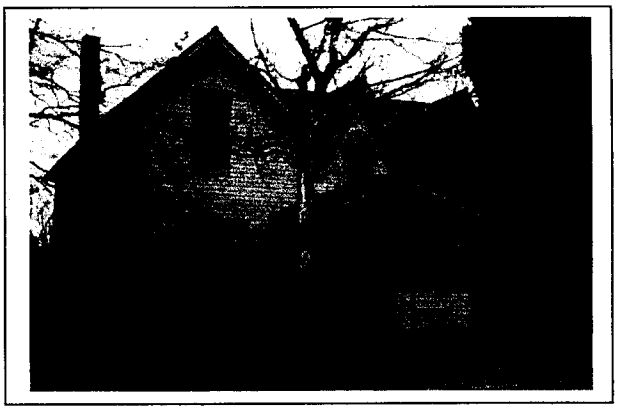
The first step in evaluating your historic property is identifying its distinctive materials, features, and spaces. Evaluate the condition of existing historic materials to decide whether materials will be repaired, maintained, or replaced. This will help you understand what is important to preserve as you prepare your plans for future repairs, maintenance, or alterations. Preserve the functional and decorative features that define the character of the building, such as historic windows, doors, columns, balustrades, stairs, and porches. Also, consider the relationship of the house and outbuildings to paths, sidewalks, and significant historic landscaping.

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 elements from other historic properties, shall not be undertaken.***

Another important element of understanding and protecting the historic character of your house is learning its date of construction, its architectural style, and the stylistic features that are characteristic of that style. Keep this information in mind when making decisions about replacing missing elements or adding to the house. If you own a Bungalow, Colonial Revival details like fanlights and sidelights at doorways are not appropriate for your house. Similarly, avoid installing gingerbread or fancy cut out work to your porch or gable unless you have a Gothic Revival or Queen Anne style house and you know these features existed originally. (See the Albany's Architectural Styles brochure for descriptions of historic styles.)

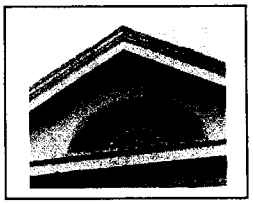
4. ***Changes to a property that have acquired historic significance in their own right will be retained and preserved.***

A house constructed in the 1870s may have been altered at some point in time. Most common is the updating of kitchens and bathrooms, but many houses have had exterior alterations as well. A porch in Oregon could need major repairs or even replacement in twenty-five years if it has not been well maintained. Some such alterations may now be historically significant themselves. For example, if you have a Gothic Revival house that was remodeled in 1918 to give it a Craftsman look, you should retain the historic alterations.



638 5th Ave SE

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*



Fan "light" in a pedimented gable.

Every historic building contains materials and finishes that are unique to its style and period of construction. This might be the tongue and groove board floor of a Bungalow porch, or the octagonal window of a Minimal Traditional style house. Historic houses in Albany are typically constructed of wood, so board siding and wood divided-light windows are examples of construction techniques and craftsmanship that should be preserved.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new material shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*

Historic images of your house will help you identify if the house has been altered, and is missing a distinctive feature like a bay window or eave brackets. You may also be able to find clues on the building itself, such as paint shadows, nail holes, or patching in the siding, suggesting that a historic feature has been removed. The Albany Regional Museum, Albany Community Development Department, and previous owners are good sources for historic photographs. When you replace missing or heavily deteriorated features use materials of the same size and shape as the originals.

7. *Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.*

Pressure washing with water at a low pressure can be an effective method to clean a historic house and prepare it for painting. Avoid pressure washing at a high pressure because it can damage historic materials, or force water into the interior cavities of a house, particularly around windows. Never sand blast historic building materials to remove paint. This will result in pitting and texturing of the materials, particularly wood and brick.

8. *Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.*

Archeological resources include Native American artifacts, as well as artifacts from Asian settlements in Albany that are more than 100 years old. You might find evidence of an outbuilding foundation, a medicine bottle, or a past burn barrel on your property. It is important to recognize and document, with photographs and drawings, such discoveries. While pieces of broken glass, metal, crockery, or old marbles are exciting to discover, these are generally not considered significant archeological resources.

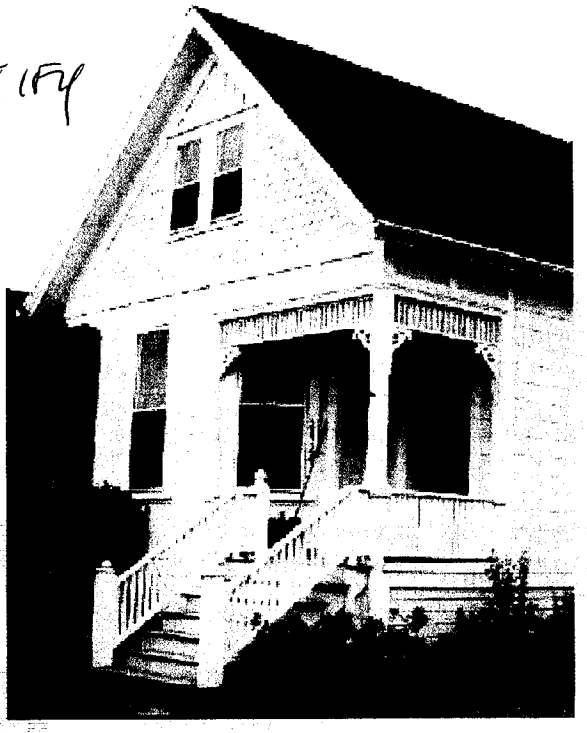
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Additions to historic properties require special consideration for how the addition will complement the historic building, the site, and neighborhood in which it is constructed. Contemporary style additions are sometimes used effectively with large commercial or institutional projects, but are used less often with residential projects. Residential additions should differentiate themselves from the historic building, while being compatible in terms of mass, materials, color, and relationship of solids to voids. Typically, a new addition should be placed on a rear or side elevation to limit the visual impact from the street. The size and scale of new additions should harmonize with the historic building. (See the section on Additions and also the New Construction brochure.)

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.*

An addition should be designed so that it will become a significant part of the building's history over time, which means using quality design and materials. A new addition respects the historic building to which it is attached, and does not obscure, damage, or destroy character-defining details like a bay window or brackets in the eaves. Keep in mind the idea that if the addition is removed in the future, it should be possible to rehabilitate the building to its original form. (See the section on Additions and also the New Construction brochure.)

PLAN TO IDENTIFY BUILDING FEATURES HERE



WILL ADD INFO HERE

SUMMARY OF STANDARDS FOR REHABILITATING YOUR BUILDING

The Secretary of Interior's Standards for Rehabilitation can be summarized into the following standards that are critical to maintaining the integrity and original character and unique features of Albany's historic buildings:

1. **Retain historic materials, distinctive features, and historic finishes.**
2. **Retain all significant features existing from the period of significance for the resource.**
3. **Repair rather than replace materials and features.**
4. **Restore or reconstruct historic features only when supported by physical or pictorial evidence.**

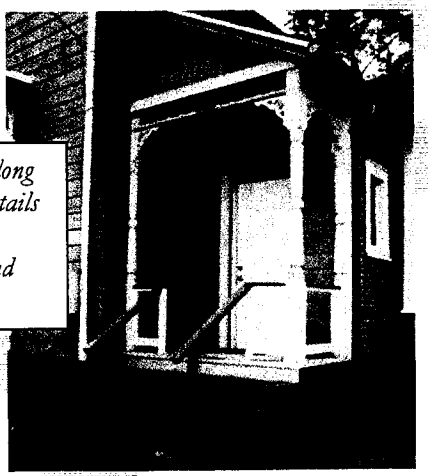
PORCHES AND STAIRS

Avoid removing or replacing original porch elements and decorative features like columns, balustrades, and stairs.

The front porch is a characteristic feature of many styles of historic residential architecture and plays an important role in our buildings. It will often include some of a building's most important decorative features such as columns, railings, balusters, newel posts, brackets, and molded cornices. Porches and stairs also create a lively transition between: inside and outside; building and street; light and shade. Porches can be energy saving because they shade the house when it is hot and protect the entry from the weather and rain - two conditions that together pretty much cover the entire year in Albany.

Some of the most common changes that diminish architectural character occur at porches and stairs. These include replacing original wood columns with simple posts, and replacing ornamental wood railings with incompatible new ones in wood or wrought iron.

The original stairs and balusters were long gone on this house. The owners used details remaining on the porch to create an appropriate design for new balusters and stairs.



527 5th Ave SE: BEFORE and AFTER

PORCH DETAILS

- Porches can be as wide as the house, or cover only part of a house's front, or wrap around more than one side.
- Roofing material of the porch typically matches the roof of the house, as do the details of a porch's eaves.
- Porch floors were typically made of tongue and groove lumber, run perpendicular to the house, slope away from the house, and were protected with gray "deck" paint.
- Stair treads usually include a bull-nosed (rounded) edge and a slope to encourage adequate drainage.
- Columns define a porch's character and style of detailing. Trim moldings at the top and base of columns are also important elements.
- Railings and newel posts vary, but are the feature that defines the porch space.

Acceptable Rehabilitation:

1. Retain and restore original porches, balusters, stairs, flooring, and decorative features.
   - If rebuilding is necessary due to structural instability, reuse as much of the original materials as possible.
   - Match original materials, proportions and details when replacing deteriorated features.
2. If a porch or elements of a porch are missing, a new porch should be based on as much evidence as possible about the original porch design, shape, and details. ***Requires historic review.*** Sources for evidence include:
   - old photographs,
   - historic Sanborn fire insurance maps,
   - paint lines defining porch roof outlines,
   - remnants of the porch foundation, and

- oral descriptions from previous owners

3. Where little or no evidence of the original porch remains, a new porch should reflect the typical porch of the era while being identifiable as a recent addition not original to the building. ***Requires historic review.***

5th Avenue SW

530 Ferry Street SW

New pipe was added along the top of the recreated railings(left picture) and inside the columns and boxed railings (right picture) to meet code requirements or provide additional safety while still preserving the original style and scale of the railing designs.

Not Acceptable ***All actions below require historic review:***

1. Alterations to historic porches - such as removing original materials and decorative features such as columns, balusters, or cornices.
2. Replacing railings or columns with new ones in a different design and/or material whose design and appearance are not in keeping with the original.
3. Replacing porch floors with concrete, standard lumber, or plywood.
4. Replacing stair treads with concrete and standard lumber.
5. Placing new porches in locations that never had porches, especially on significant elevations.
6. Enclosing open porches on highly visible portions of a building.

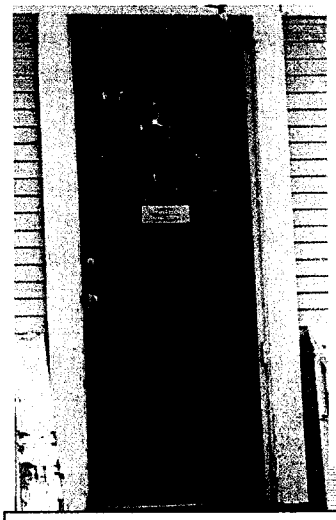
Unacceptable porch renovation #1- The porch floor has been removed, and the columns are supported by cinder blocks

Unacceptable porch and stair renovation #2- The steps and hand rail do not match the original design and do not include risers. The porch railings balustrade was replaced with blank wood panels.

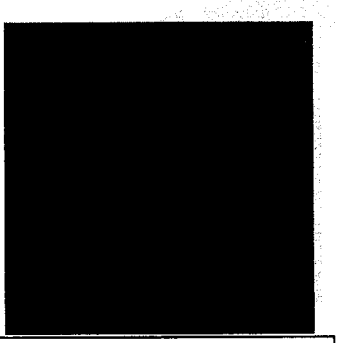
DOORS & ENTRANCES

Doors and entrances should be preserved wherever possible.

Front entrances, including the front door, were carefully designed as an integral part of the front façade of your building. Doors not only provide access to a building, they were also the main source of ventilation for living spaces in ancient times. However, as houses moved beyond being merely dwellings, doors and entrances grew to become important expressions of architectural style. Front doors vary in style to compliment the architecture of your building. ADD MORE PICTURES



Common historic door compatible with many styles



1920s Colonial Revival entry

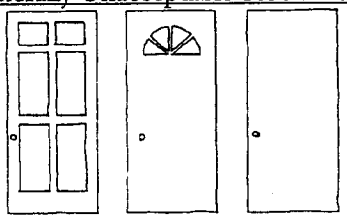
Acceptable Rehabilitation:

1. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, and hardware where they contribute to the architectural character of the building.
2. Replace missing or deteriorated doors with doors that closely match the original. ***Historic review required.***
3. New entrances needed for code requirements that are located on side or rear walls not readily visible from the street. ***Historic review required.***
4. Screen and storm doors should be simple in design. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design.

Not Acceptable ***All actions require historic review.***

1. Changes to door and/or opening sizes.
2. Removing historic doors, transom, and side lights.
3. New doors or changing the location of doors and entrances that alter the architectural character of the building.
4. Removing significant door features that can be repaired.
5. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials. Aluminum, metal and jalousie doors should be avoided.

Generally Unacceptable Stock Door Designs



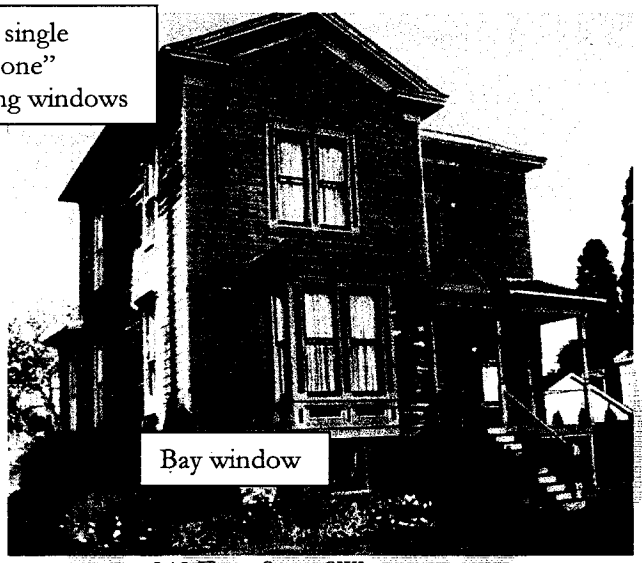
*** **ADD MORE DESIGNS**

****The paneled door was used on Albany's earliest homes because glass was expensive.*

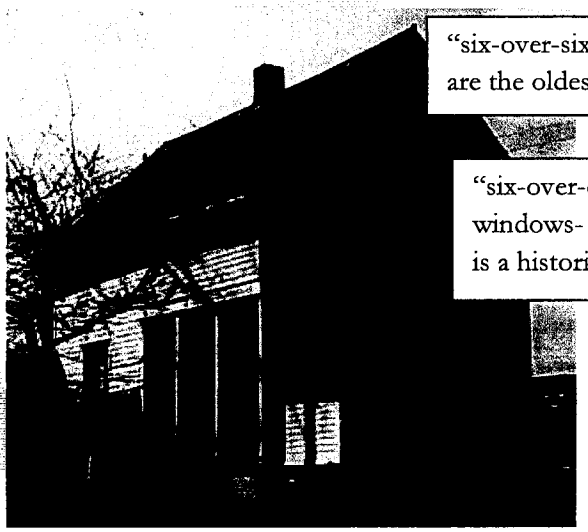
WINDOWS

Retain and preserve existing windows and distinctive decorative features like frames, muntins, sills, and moldings.

Windows provide for light and ventilation in the historic house. The design and pattern of window openings in a building is one of the single most important elements in defining its character and the date of construction. The City of Albany (and most communities in Oregon and the nation) follow the Secretary of Interior's Standards for Rehabilitation for historic properties, which **requires original windows be repaired whenever possible**. This is more practical than most people realize, but many windows are needlessly replaced because owners don't know how to evaluate, repair, and weatherize. Wooden windows that are repaired and properly maintained will continue to work well and contribute to the historic character of the building for another hundred years or more.



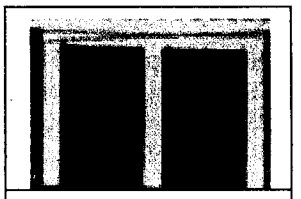
940 Ferry Street SW



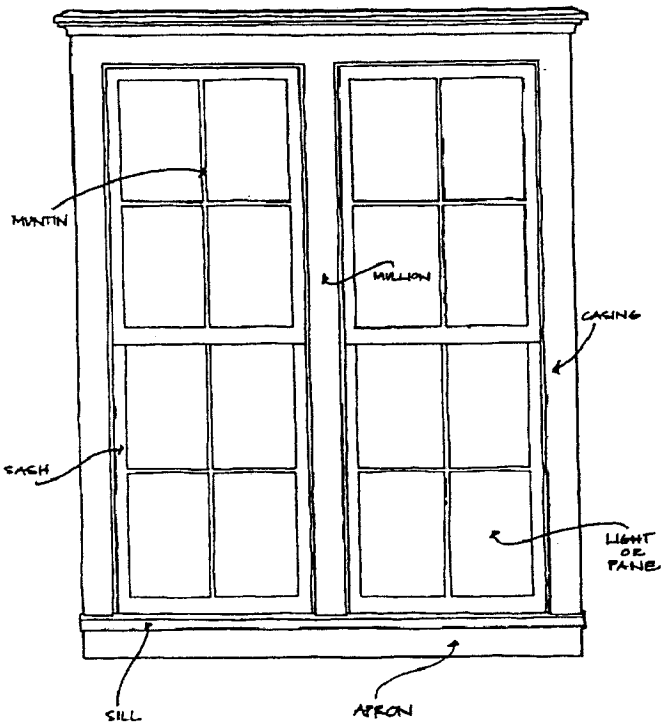
238 2nd Avenue SW

WINDOW DETAILS

- *Double-hung* wooden windows are the most common window type in Albany. *Casement* windows, which swing out, were also relatively common – especially over kitchen sinks and in basements; and *fixed* windows are inoperable.
- Houses built up to 1935 typically incorporated vertical double-hung window arrangement - single, paired or triple, depending on the architectural style. The oldest windows used multiple panes of glass because glass came in smaller sizes. As larger pieces of glass became more affordable, fewer panes were used and hence the "one-pane" sash is the most common found in Albany. Beginning with the Craftsman era, windows often incorporated craftsmanship and multi-paned sashes were used as a decorative feature.


Craftsman windows

- Windows on houses built prior to 1935 should be trimmed with wood, following the proportions and detailing that exist, or that are appropriate for the style of architecture.
- The mid-1930s marked the introduction of aluminum windows, large picture windows, and corner windows into common use; though in Oregon the abundant timber supply meant that wood windows continued to dominate into the 1950s. Glass blocks were sometimes used on each side of entrance doors and in laundry rooms and bathrooms.
- **Storm/Screen windows.** Wood storm windows and screens are historically appropriate for most of Albany's homes. They were hung from two hooks at the top of the casement on the exterior of a building, and were usually painted the same color as the window sash. Aluminum storm windows became common on houses built after 1935. Today, interior storm windows offer "invisible" protection from the weather.



- **Maintenance lasts.** Simple maintenance and minor repairs will pull your windows through another decade or two. Complete refurbishing will set them up for another century.
- **Enjoy your old windows.** Their original molding profiles and old wavy glass provide authentic character that is not easily recreated.

For more information on how to repair your historic windows and make energy efficiency upgrades, go to:
www.cityofalbany.net/comdev/historic/windows.php

Acceptable Rehabilitation:

1. Repair, replace missing or deteriorated parts – including muntins, sash, casings, and sills.
2. If original windows are irreparable, new windows need to match the original window details – including materials, type, pattern, muntin widths and profiles (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.), and opening size. ***Requires historic review.***
3. Previously altered, or non-original, or non-compatible window is being replaced visible from the street, the new window should conform with the original opening and be of a style, color and material appropriate to the building. ***Requires historic review.***
4. When there is no evidence of the original window, the new one should be complementary to the building design. ***Requires historic review***
5. Adding or replacing windows to meet egress purposes as long as the new window matches the style, material and details of original windows. ***Requires historic review***

513 7th Ave SE before

Not Acceptable –vinyl windows on left and large aluminum window to right.

and after!!

Acceptable Rehabilitation – non-original windows were replaced with pairs of double-hung wood windows.

Not Acceptable ***All actions require historic review.***

1. Removing a historic window and blocking the opening, or replacing it with a new non-wood window.

2. Changing window opening sizes.
3. Enclosing window openings.
4. Adding shutters, unless the house had them originally. Oregon's mild climate does not warrant the need for shutters.

Not Acceptable- new windows don't match the style or material of the original windows.

Not Acceptable

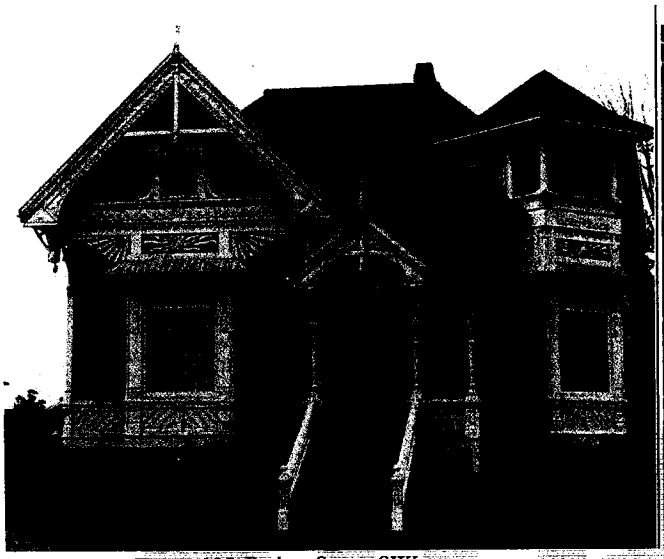
"Unmuddled" Acceptable! (I'll try to get a photo with the window cap molding)/

This first floor windows on this house were replaced with a central metal window (right photo). The new owner found evidence of 2 windows and restored the front façade.

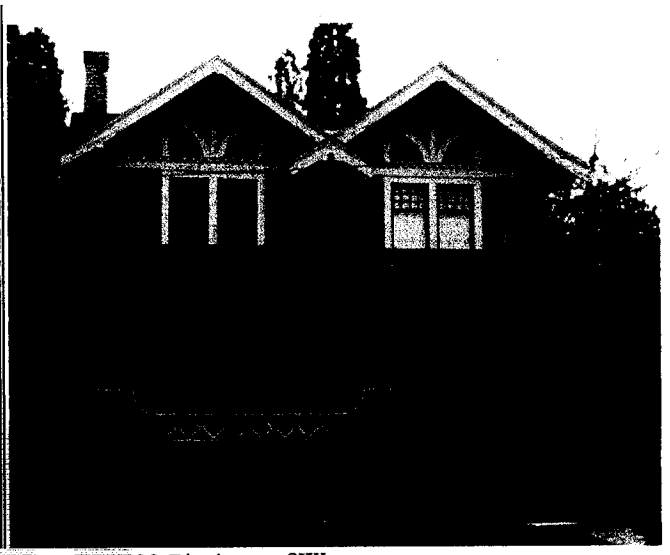
SIDING, TRIM & WOODWORK

Wherever possible, original siding and trim should be retained or restored, and maintained rather than replaced.

In Oregon, wood was the predominant building material used for residential architecture. It was abundant, cheap, and easily worked to produce siding, moldings, decorative features and interior finishes. It is important to identify and protect character defining wood features such as cornices, brackets, or window moldings.



632 Baker Street SW



532 7th Avenue SW

WOODWORK DETAILS

- Horizontal siding was the most common in Albany and comes in four distinct types: bevel or clapboard, channeled, shiplap, tongue and groove. Siding typically ranges from 4 to 8 inches in width.
- Shingles of different designs can be found on houses in combination with horizontal siding for earlier houses, and as the main siding on later houses. Sometimes large shingles were placed over original siding to modernize homes.
- Architectural details on a historic house are often found at the roof peak, the tops and bottoms of porch posts, above windows, at the corners of houses, and in porch railings.
- Ornate decorative details – often referred to as "gingerbread" is common for Victorian era and post 1900 homes. Eave brackets and exposed rafter tails are character-defining features on Bungalow and Craftsman style homes.
- Moldings are located where a vertical and horizontal surface meets (like where the wall meets the roof).

Acceptable Rehabilitation:

1. Repair and preserve all original woodwork - siding, trim, cornice, and decorative elements, even if worn or damaged. Note: New wood of the same quality is expensive!
2. Replace with matching materials only if damaged beyond repair or if the material is unsound.
3. Missing decorative details may be added when there is evidence that they existed. Evidence can be found from old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut outs in siding and trim. ***Requires staff-level historic review.***
4. New materials may be considered –typically only on facades not visible from the street - if they can be painted and the dimensions and the finished visual effect appears the same as wood. ***New materials requires historic review.***

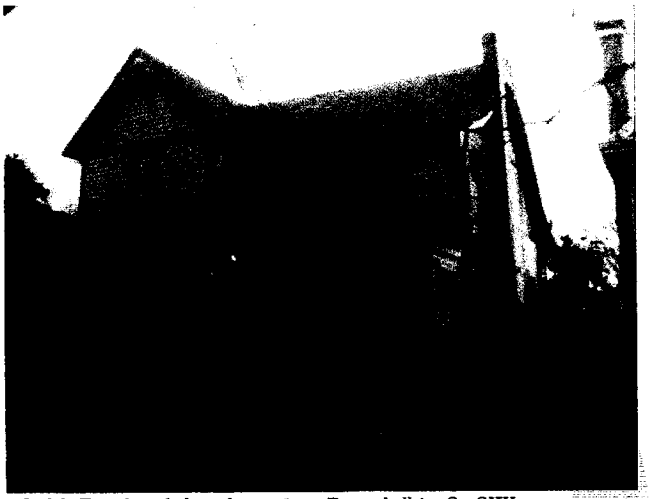
Not Acceptable - ***All actions require historic review***

1. Wood siding and details should not be removed and replaced with materials that create a different appearance.

2. Vertical board and T-1-11 sheathing for siding. Other siding materials that are *usually* inappropriate include plywood, brick, cement stucco, aluminum and vinyl.
3. Adding details that have no evidence of having existed. For example, window and door trim was sometimes different and more simple on the sides and/or the rear of a building.
4. Removing decorative elements simply because they are not original to the building. They may have significance of their own or are evidence of the evolution of the building.
5. Covering original details.

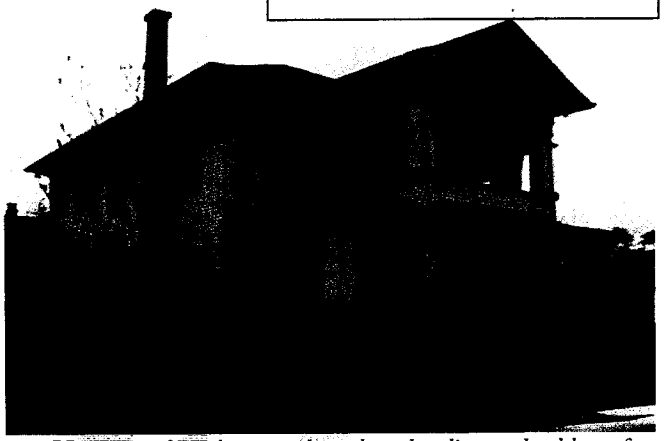
ROOF FORM & MATERIALS

Structural and decorative features like dormers, chimneys, exposed rafters, and decorative work should be retained and rehabilitated.



Gable Roof with brackets, 7xx Broadalbin St SW

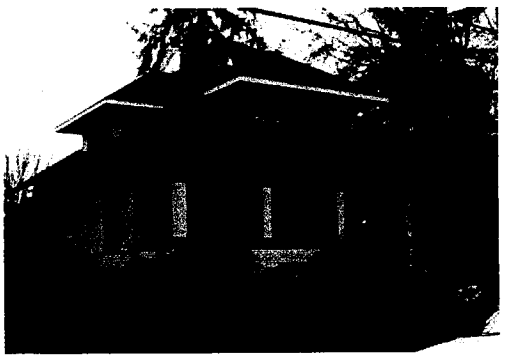
Rafter tails and deep eaves are character-defining



Hipped roofs on house and porch and pedimented gable roof over second-story balcony, 138 7th Ave SW

ROOF DETAILS

- Albany has mostly traditional gable and hipped roofs for residential properties, and a few mansard and gambrel roofs.
- Roof pitches in Albany are generally medium to steeply pitched.
- In Oregon, wood shingles were the common roofing material prior to 1920, when composition shingles came into popular use. Composition shingle colors like dark gray and brown are appropriate historic colors for residential architecture in Albany.
- ***Dormers*** open up a second floor or an unused attic space to add room, light, and/or egress. Dormers were typically modest in size and number.
- ***Chimneys*** usually make an important contribution to a building's architectural character. They create visual interest by adding balance, variety and liveliness to roofs and walls. Most of Albany's chimneys are brick. Chimneys are especially subject to damage because of their exposure to wind, rain and temperature extremes; but with occasional maintenance they can last as long as any other part of a building.



Original dormers at *618 7th Ave SW*

Acceptable Rehabilitation:

1. If a portion of the original roof exists, a section of it can be saved to document patterns, materials, and textures for matching in the future.
2. Roof repairs should match the original shape and pitch, and materials. Shingle roofs are encouraged to be retained; however composition roofs are a suitable replacement.
3. Retain distinctive decorative features such as eave brackets, gable-end details, cresting, and more.
4. Unique roofing materials – such as tile are often character-defining features and need to be maintained and replaced in-kind. ****Requests to replace unique roofing materials require historic review.***
5. A drip edge, if used, should be either pre-finished or painted to match surrounding building materials.
6. Built-in gutters should be repaired or reconstructed in a similar configuration using alternative materials. Gutters and downspouts should match the building body and/or trim color. Where exposed rafter ends were original, roof mounted or half-round hung gutters are preferred. Consider channeling water run-off on the ground rather than installing gutters when none originally existed.

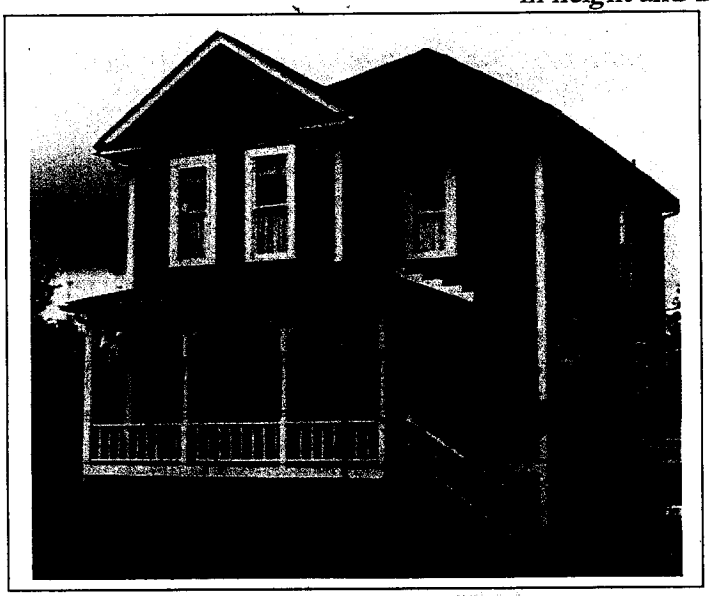
7. Adding a slope to a problem flat roof if it is not visible from the ground or does not affect the character of the building. ***Requires historic review.***
8. New dormers or roofs should be added at the rear or side rooflines that are not visible from the street. Dormers should be in keeping with the character and scale of the dwelling and other windows, and should not be introduced on front facades. ***Roof alterations/dormers require historic review.***
9. If no longer in use, chimneys should be capped rather than removed.
10. Maintain the dimensions, design and materials of old or original chimneys.
11. Repoint chimneys and replace missing bricks using materials that closely resemble the existing in color, texture and hardness.

Not Acceptable: ***All actions require historic review***

1. Installing roof features that never existed or that create a false historical appearance. This can include cupolas, cresting, or ornate and chimneys.
2. Metal roofs and other incompatible roof materials.
3. New dormers, skylights, or changing a roof pitch.
4. Painting chimney masonry that was never painted, or coating chimneys with stucco, asphalt or other surface materials if not done originally.
5. Replacing masonry chimneys with metal, concrete block or other materials out of keeping with a building's character.
6. Removing chimneys that are sound and/or changing the height and design of an existing chimney.

FOUNDATIONS

Changes to foundations should match or be compatible with original foundations in height and use of materials.



Foundation height helps to establish the design of a structure. Porch steps, water tables, ventilators and access doors or windows, are features that are considered to be part of foundations. Every measure needs to be taken to preserve these details with the replacement of a foundation. Most historic buildings in Albany have masonry foundations, although there are numerous examples of concrete foundations. In some instances, particularly on Bungalows, foundation elements can be an important part of the overall design of the facade.

The house foundation is covered with siding and the porch uses lattice. (215 7th Ave SW)

FOUNDATION DETAILS

- Where buildings are on wood post and masonry pad foundations, concrete block and poured concrete wall foundations are acceptable replacements.
- Often foundations were covered with 1" x 4" vertical wood skirting. If skirting exists make every effort to replicate the historic look and material after the masonry foundation is installed. Textured paint and thin coat stucco can be applied to concrete block and poured concrete foundations to imitate the historic appearance of poured concrete.
- Historically, lattice, pierced brick, and continuous brick or other masonry generally constituted infill between foundation piers. These infill materials protected the underside of the house, allowed ventilation, and, in some instances, provided additional decoration.
- The height of the replacement foundation should consider stairs, access doors, windows, and ventilators; and ensure that the installation of the foundation will not detract from character defining features of the structure. These might include unique moldings or the water table that runs horizontally around the base of many older houses.
- Plantings of appropriate shrubbery and perennials can help to disguise new foundations.
- Bolting the sill of the building to the new foundation is a good idea for seismic safety and to obtain earthquake insurance.

Acceptable Alterations:

1. Retain, repair as needed or replace historic foundations with matching materials.
2. Maintain open spaces between piers.
3. Retain, repair as needed or replace historic foundation enclosures with matching materials.
4. If foundation enclosures are missing, enclose with an appropriate materials such as lattice or pierced brick.

Not Acceptable:

1. Removing historic foundation enclosures unless they are deteriorated and irreparable.
2. Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
3. Using an infill material which is inappropriate to the style of the building.
4. Using historically inappropriate material such as concrete block, stucco, or plywood as infill.
5. Decorative concrete block should be avoided as they have no relationship to historic materials.

OUTDOOR LIGHTING

Acceptable

- Original light fixtures should be retained. New or replacement lighting should be appropriate to the style of the building.
- Recessed or ceiling mounted lamps not visible from the street can be a good way to achieve desired lighting without introducing obvious light fixtures.
- Ceiling fans should be appropriate to the style and period of the building.

Not Acceptable

- Generally, carriage-style, colonial-inspired lamps are not appropriate.
- Free standing lampposts in yards.

UTILITY & MECHANICAL SYSTEMS

Acceptable:

- Place television antenna, satellite dishes and mechanical equipment, such as air conditioners, in an inconspicuous location, preferably a side or rear elevation where they cannot be seen from the street. Screen with plantings or low fences if necessary.
- Property owners who wish to install solar panels on historic architecture need to ensure that the panels will not be placed on the primary facade or front roof of the house. ***Requires historic review.***

Not Acceptable:

- Mechanical and other equipment installed on the front facades and sections of the house visible from the street.

FOUNDATIONS

Changes to foundations should match or be compatible with original foundations in height and use of materials.

Foundation height helps to establish the design of a structure. Porch steps, water tables, ventilators and access doors or windows, are features that are considered to be part of foundations. Every measure needs to be taken to preserve these details with the replacement of a foundation. Most historic buildings in Albany have masonry foundations, although there are numerous examples of concrete foundations. In some instances, particularly on Bungalows, foundation elements can be an important part of the overall design of the facade.

The house foundation is covered with siding and the porch uses lattice. (215 7th Ave SW)

FOUNDATION DETAILS

- Where buildings are on wood post and masonry pad foundations, concrete block and poured concrete wall foundations are acceptable replacements.
- Often foundations were covered with 1" x 4" vertical wood skirting. If skirting exists make every effort to replicate the historic look and material after the masonry foundation is installed. Textured paint and thin coat stucco can be applied to concrete block and poured concrete foundations to imitate the historic appearance of poured concrete.
- Historically, lattice, pierced brick, and continuous brick or other masonry generally constituted infill between foundation piers. These infill materials protected the underside of the house, allowed ventilation, and, in some instances, provided additional decoration.
- The height of the replacement foundation should consider stairs, access doors, windows, and ventilators; and ensure that the installation of the foundation will not detract from character defining features of the structure. These might include unique moldings or the water table that runs horizontally around the base of many older houses.
- Plantings of appropriate shrubbery and perennials can help to disguise new foundations.
- Bolting the sill of the building to the new foundation is a good idea for seismic safety and to obtain earthquake insurance.

Acceptable Alterations:

1. Retain, repair as needed or replace historic foundations with matching materials.
2. Maintain open spaces between piers.
3. Retain, repair as needed or replace historic foundation enclosures with matching materials.
4. If foundation enclosures are missing, enclose with an appropriate materials such as lattice or pierced brick.

Not Acceptable:

1. Removing historic foundation enclosures unless they are deteriorated and irreparable.
2. Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
3. Using an infill material which is inappropriate to the style of the building.
4. Using historically inappropriate material such as concrete block, stucco, or plywood as infill.
5. Decorative concrete block should be avoided as they have no relationship to historic materials.

OUTDOOR LIGHTING

Acceptable

- Original light fixtures should be retained. New or replacement lighting should be appropriate to the style of the building.
- Recessed or ceiling mounted lamps not visible from the street can be a good way to achieve desired lighting without introducing obvious light fixtures.
- Ceiling fans should be appropriate to the style and period of the building.

Not Acceptable

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- Free standing lampposts in yards.

UTILITY & MECHANICAL SYSTEMS

Acceptable:

- Place television antenna, satellite dishes and mechanical equipment, such as air conditioners, in an inconspicuous location, preferably a side or rear elevation where they cannot be seen from the street. Screen with plantings or low fences if necessary.
- Property owners who wish to install solar panels on historic architecture need to ensure that the panels will not be placed on the primary facade or front roof of the house. ***Requires historic review.***

Not Acceptable:

- Mechanical and other equipment installed on the front facades and sections of the house visible from the street.

GARAGES & OUTBUILDINGS – REHABILITATION AND NEW CONSTRUCTION

Garages and outbuildings should not be overlooked as important components of historic properties and should be compatible with the associated house and other outbuildings.

No single invention has changed the way we live and how our environment looks more than the automobile. In the 1890s the automobile was a novelty of the rich, but by 1910 auto ownership was so widespread that a new building type had to be invented. For a period, carriage houses were converted to accommodate the car. With the building boom of the 1910s the single-car detached garage was constructed with measurements of 12 x 18 feet. Multicar garages were built by repeating these proportions. Garages were often designed to match the siding, roof form and details of the houses for which they were built.

GARAGE AND OUTBUILDING BUILDING DETAILS

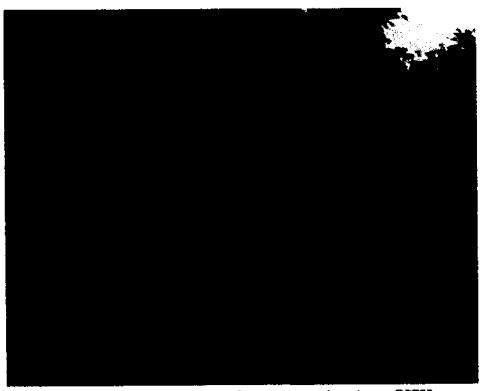
- Common roof forms in Albany include gable, hipped, shed and flat.
- Floors were usually poured concrete, but some were gravel, or simply board or dirt.
- The historic garage and outbuilding had windows to provide ventilation and light. One window on each wall was typical and the stock sash units used on houses were common.
- Early garages often had exposed rafter tails; some have eaves finished in the same manner as the house.
- Accessory buildings are subservient to the primary building and should be placed at the rear of the lot or behind the house to limit their visual impact as seen from the street.
- The ***garage door*** is the key element in garage design and will help date the structure. The first garage doors were similar to barns, with big strap hinges, and doors that swung outward. New door types were soon invented, with sliding doors, divided into vertical sections, sliding along the interior wall of the garage. Bifold and accordion doors were also common. Typical early garage doors were often paneled, with the top third glazed. The sectional roll-up door, the most popular today, appeared early in the 20th century.
- Whatever paint color is most appropriate to the style and age of your house also applies to outbuildings.
- Although uncommon in Albany's historic districts, there was ultimately a complete integration of house and garage. Basement-level garages were built under the main living quarters, sometimes with a steep down-sloping driveway. With the birth of the Ranch style house, and later the split-level, the blank-faced double-garage door was unabashedly displayed as the primary facade of the house.

Acceptable Rehabilitation ***Requires historic review**:

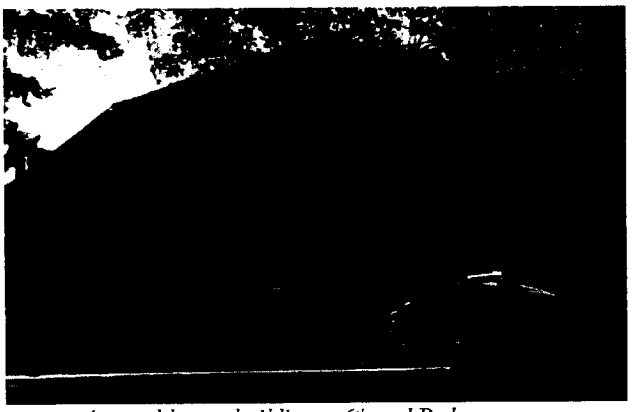
1. If you're rebuilding a historic garage or building a new one, echo the shape, pitch, eaves and material of your house's roof.
2. Period style swinging doors can be constructed as one door, and be activated with a garage door opener, retaining a historic look while providing convenience.

Not Acceptable:

1. New overhead roll up doors constructed of inappropriate fiberglass and other light weight materials – and incompatible designs.



Acceptabl enew garage doors – 7th Ave SW



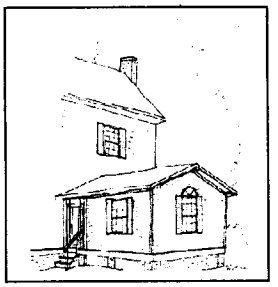
Acceptable new building – 6th and Baker

Standards for Additions to Historic Buildings

Additions should not significantly alter or obscure original distinguishing qualities of historic buildings.

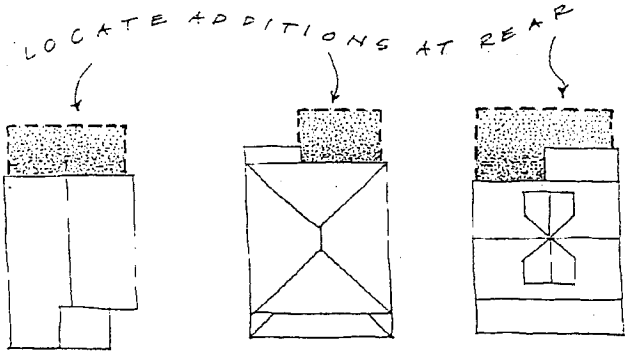
Additions to historic buildings may be needed or desired to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons.

Additions should be distinguished from original portions of building and should result in minimal damage to it. Character defining features of the historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction.



Acceptable Additions ***All additions require historic review:***

1. Are located at the rear of buildings, not on the front or sides of buildings that are readily visible from the street.
2. Are secondary (smaller and simpler) than the original building in scale, design, and placement.
3. Are designed to be distinguishable from the historic building.
4. Are compatible in scale, materials, and texture with the existing building and surrounding district including being compatible with the original building's design, roof shape, materials, color, rhythms of window and door placement, and cornice heights.
5. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.
6. Are built in a manner that avoids extensive removal or loss of historic materials and does not damage or destroy the main architectural features of the building.
7. Keep the exterior walls of the original building as intact as possible and use existing door and window openings for connecting the addition to the building.
8. Use materials compatible with the historic fabric of the house. Cement board siding may be appropriate.



Not Acceptable:

1. Imitating an earlier style or period of architecture in additions.
2. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.
3. If additions to roofs are desired such as new dormers, these should be added at rear or side rooflines that are not visible from the street. Dormers should be in keeping with the character and scale of the dwelling; should not be introduced on front facades.
4. Framing or glassing in the front porch or a prominent side porch.
5. Addition of new stories at a readily visible roofline.
6. Skylights, decks, or balconies visible from the street.

Standards for Fences on Albany's Historic Properties

Fences and gates are an extension of the architecture of the house. The right fence design can pay big dividends in an attractive feature that unites the building and landscape while enhancing privacy, establishing property boundaries, and protecting children and pets. Fences on Albany's historic properties do not have to be historical re-creations, but they look best when their scale, design, and materials harmonize with the size, style, and period of the house. According to the Secretary of the Interior's Standards for Rehabilitation, additions such as fences "*should be compatible with the size, scale, material and character of the property, neighborhood or environment.*"

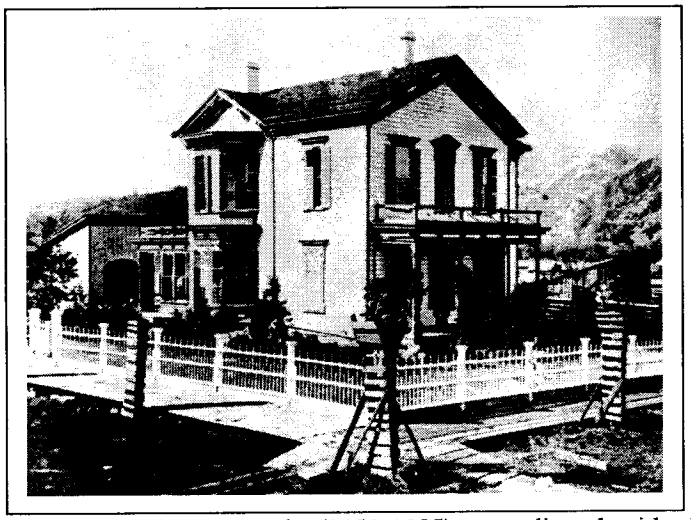
Fence Standards in the Albany Development Code, Section 3.410:

(1) Fences may be no taller than 6 feet in interior yards, and 4 feet in front yards if it meets the clear vision area standards in Section 12.180. Exceptions to Height:
   (a) A single-family use or zone that shares an interior property line with a multiple-family use or zone may have a fence up to 8 feet tall along the property line.
   (b) Properties listed on the National Register of Historic Places may have front yard fences taller than 4 feet if the fence is ***appropriate to the building style and scale, and is approved by the Landmarks Advisory Commission.***

The following information about architectural styles is provided to help homeowners design a fence that harmonizes with the style and period of their historic home.

FENCES FOR DIFFERENT ARCHITECTURAL STYLES

Understanding how fences evolved from logs to pickets and then changed with the ebb and flow of architectural styles can help you choose a successful design.



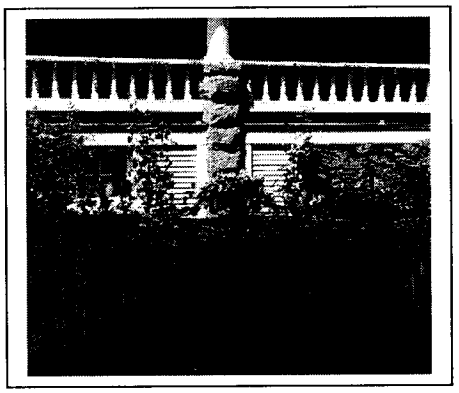
As the dangers of the wilderness receded, fences became shorter and more refined and were mostly erected to contain livestock and establish property lines. In towns, the fence gave the residential streets a spatial definition with the fence. Fences were a semi-public extension of the dwelling.

Fencing for a **Gothic Revival** house (1850-1880) can reflect medieval influences with pointed-arch pickets and posts, or with palings and rails carved to resemble open tracery. For a more elaborate touch, finials might be carved like spires, and the gate could mimic a pointed arch with quatrefoil and trefoil patterns carved into its posts. Finishing with a dark-color paint or stain would also be appropriate.

The **Italianate** style (1850-1895) was aligned with the picturesque landscape movement that considered fences a necessary evil, so ideally they were as inconspicuous as possible. Italianate fences may borrow details from the corbels, cornices, or brackets on the house and should be painted a neutral earth color, not the bright white that Andrew Jackson Downing detested. However, in Oregon and Albany, fences were often painted white.

Victorian Era. Builders of the Victorian era (1870-1910) ornamented their houses and porches with carved brackets, corbels, fretwork, and turned wood, but often wood fences were sedate and understated. Period photos often show smoothly carved, pointed, stone, or wood posts holding panels of square pickets painted in a neutral tone, so as not to upstage the house and grounds. A common form of picket fence design to enclose yards was three horizontal rails equally spaced, with short, pointed pickets that rise just above the middle rail, alternating with longer pickets that rise above the top rail.

Early 20th Century – Craftsman/Bungalow. With less need to fence out the neighbor's livestock and more interest in integrating house and site, picket fences fell out of favor in the early 20th century with the interest in naturalistic landscaping that accompanied the bungalow and craftsman movements.



1930s-1940s-English/Revival Influenced Styles. The various revival and European and Spanish influenced styles that became popular following World War I brought the picket fence back into popularity. A fence for a Tudor Revival house can reference Gothic features and details from that period, such as heavy construction and carved diamonds.

These gave way in the 1940s to low, three to four-foot-tall chain-link fence, which were affordable and took vines well, offering privacy.

FENCE STANDARDS

1. Although height is customarily 3feet to 3 ½ feet, the fence should be proportional to the structure it accompanies and the area it encloses. While a small cottage might look best with a fence only 2 ½ feet tall, a large house could warrant a 4-foot-tall fence. Fences taller than 4 feet ***may*** be appropriate for ornate and larger scale homes, but require approval by the Landmarks Advisory Commission.
2. New or reclaimed iron fencing may be appropriate for grander pre-1900 houses. Iron fencing is generally not appropriate for later houses.
3. Traditionally, fencing and retaining walls in front yards and principal side yards was installed along the sidewalk or property line or to the sides of the building at or behind its front plain.
4. For corner properties, fences on the secondary street frontage may be up to six feet tall. Please note that fencing must also comply with any other applicable city building or zoning codes.
5. Privacy fences are appropriate only around rear yards and can be up to 6 feet in height. Placement Map here
6. Chain link or plastic slat fences are not appropriate for front or visible side yards.

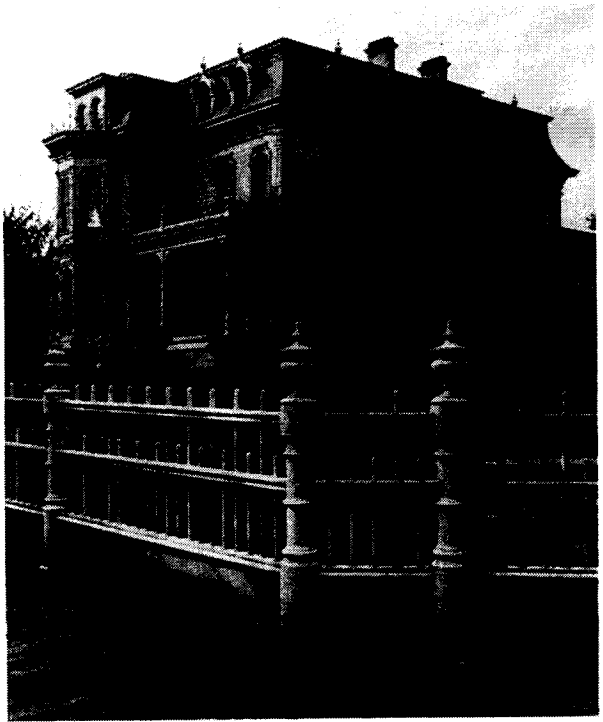


Figure 2. Picket fence of irregular spindles. Henry Failing house. Completed 1875. Fence 1876. Portland, Multnomah County. Architect for both, Henry Cleaveland.

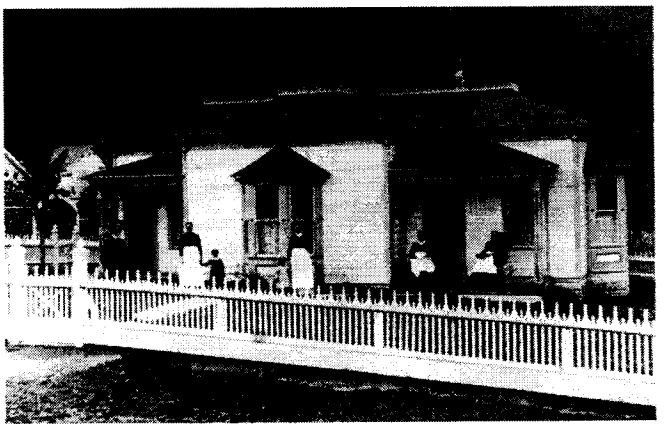


Figure 4. Gate centered on house with two entrances. Thomas Krewson house built about 1880, in North Drain, Douglas County, Oregon.

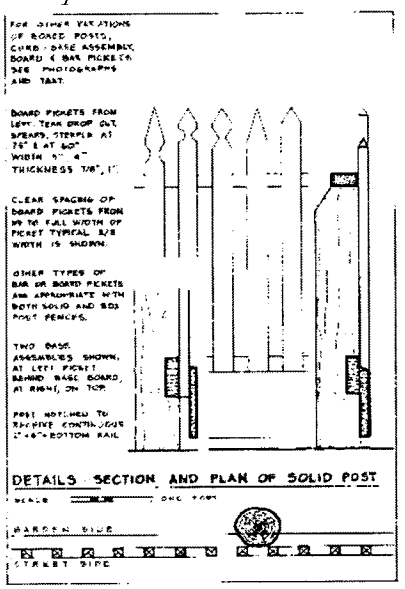
FENCE BASICS

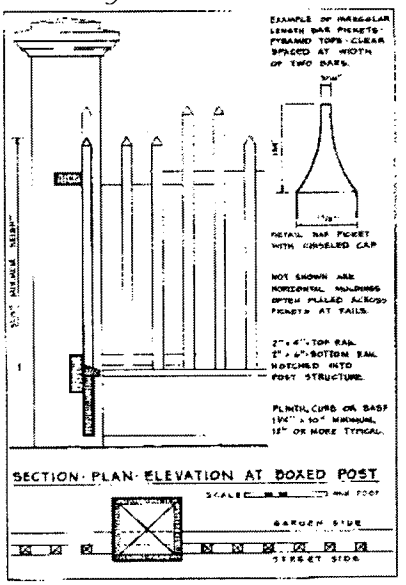
Pickets. There are many ways to dress up a picket fence for a more ornamental or architectural effect. The simplest approach is to cut the picket tops into points (acute angles or arches), semicircles, or historical decorative designs such as diamonds or spears. Narrow pickets, about 2 square, and spaced widely apart appear more elegant and are especially

appropriate for late-Victorian homes. It is quite acceptable to use a more decorative (and expensive) fence for the front of the house and only utilitarian fencing for the sides and back.

Typical Picket Fence Construction, from Philip Dole's book Picket Fences in Oregon:

The body of the fence was four or five feet tall with the picket element of three or more feet. Below their tops and at their bases, the pickets were nailed to rails. These two horizontal pieces were of two or three-inch stock, by four to six-inches; the lower rail was set vertically, the upper usually flatwise. At the bottom of the fence just above the ground, a thick finished board, a base or curb, ran horizontally. On an early 1900s house, a 6-inch board was acceptable. On earlier structures the bottom board was usually at least 12 inches tall.

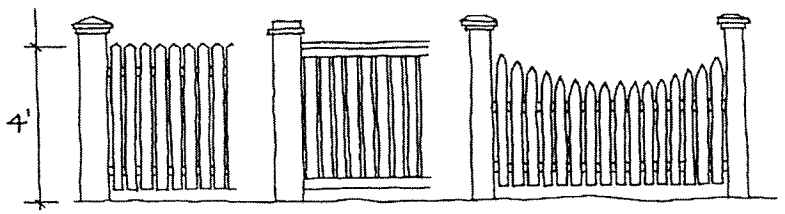


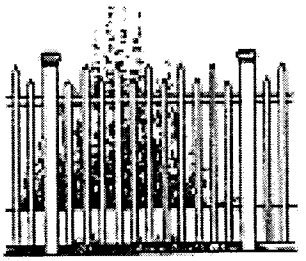


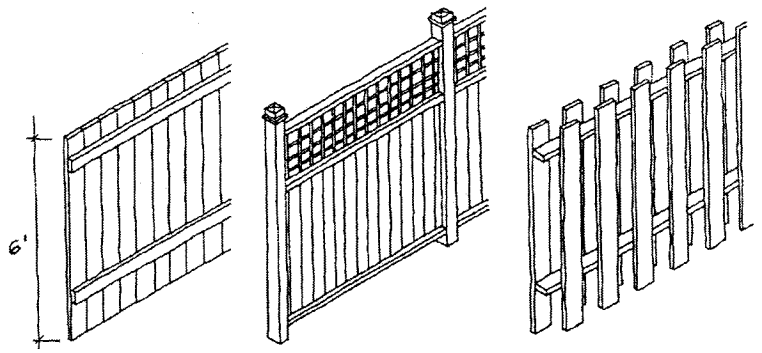
Posts. As well as being structurally essential, posts can mark gateways and contribute visual interest by making those entrances larger or by having distinctive finials. While stone is the ideal post material because of its beauty and permanence, 4 x 4 wood posts are more affordable and versatile. If the post tops extend above the bulk of the fence, they look best and last longest when finished with bevels, caps, or finials that also shed water.

Gates can either blend into the fence, or be a focal point. Choose latches and hinges that are appropriate to your property's style and period and make them rugged enough to keep the gate from sagging, but not oversized and out of scale.

TYPICAL PICKET FENCE DESIGNS







TYPICAL APPROPRIATE PRIVACY FENCES

NOT APPROPRIATE

Whenever possible, leave a space between picket bottoms and the ground so that you can mow grass without damaging the fence. Keeping the fence off the ground will add years to its useful life by reducing the conditions for wood rot.