



COMMUNITY DEVELOPMENT

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

July 25, 2024

Louis Waller
720 4th Avenue SW
Albany, OR 97321

Dear Louis Waller:

Re: City of Albany Historic Review Application (File No. HI-15-24)
Property Address: 720 4th Avenue SW
Linn County Assessor's Map No. 11S-04W-12AA-03900

The Community Development Director **APPROVED** the application for Historic Review of Exterior Alterations (HI-15-24) to replace the existing stucco/concrete band on the house (the siding for the daylight basement) with wood siding that matches the rest of the house. The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The following findings are in support of the decision to approve this application. For more information or questions, please contact Alyssa Schrems, project planner.

REVIEW CRITERIA (ADC 7.120)

The Director will approve residential alteration requests if one of the following criteria is met:

- a. There is no change in historic character, appearance, or material composition from the existing structure.*
- b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.*
- c. The proposed alteration is not visible from the street.*

FINDINGS OF FACT

1. The structure located at 720 4th Avenue SW is identified as contributing within the Monteith National Register Historic District. The subject property measures about 4,949 square feet and is on the south side of 4th Avenue SW. The property is zoned Hackleman Monteith (HM) (Attachment A). Per the Historic Resource Survey, the structure is designed in the Queen Anne Style, with distinctive features including cut shingles in gable ends, a two-story slanted bay, a round arch window on the east side in the 3rd story, Tuscan columns, eave returns on the east and west, and pedimented gables over the porch and bay.
2. The applicant proposes to replace the existing stucco/concrete band on the house (the siding for the daylight basement) with wood siding that matches the rest of the house.
3. Application materials include written findings. (Attachment B).

CONCLUSION

1. Only one of the review criteria in ADC 7.120(1) must be met for the proposed alterations to be approved.
2. The applicant states that the stucco/concrete siding has created dry rot that must be repaired for structural stability. The applicant states that evidence has been found that indicates that the concrete/stucco was not original to the house as the application style was not typically used until approximately 1935-1955, and there is evidence of the mixture dripping onto the exterior of the wood siding, gas pipes, and exterior wires. Based on this information, the applicant proposes to replace the previous siding with wood siding that will match the rest of the house.
3. This application satisfies the review criteria for a director-level decision based on compliance with ADC 7.120(1) and is approved with the following conditions.

CONDITIONS

- Condition 1* The proposed work will not deviate from the approved plan.
- Condition 2* All work shall be completed in accordance with the applicable building code requirements. Building permits may be required, please reach out to Building Inspection at 541-917-7550 for further assistance.
- Condition 3* A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Sincerely,

Signature on file

Alyssa Schrems, Planner II

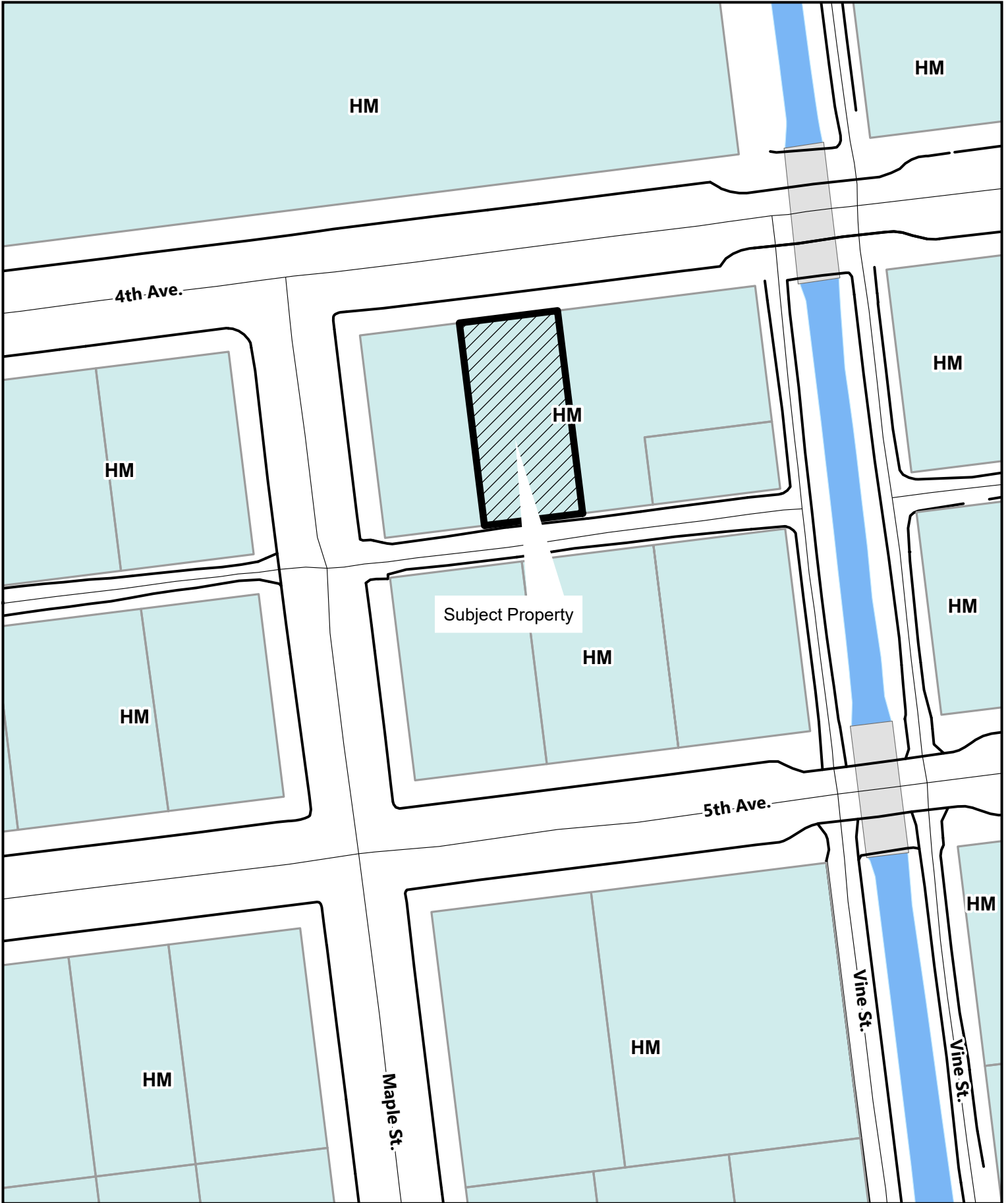
541-791-0176

alyssa.schrems@albanyoregon.gov

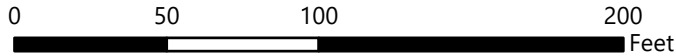
Attachments

- A – Location Map
- B – Applicant Submittals
- C – Historic Inventory Survey

c: Johnathan Balkema, Building Official Manager (via email)
File: HI-15-24



\\con.cityofalbany.net\home\analysis\Desktop\Notice Map Template.mxd



720 4TH AVE SW



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Historic Review of Exterior Alterations

Checklist and Review Criteria

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (*subject to change every July 1*): staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to cd.customerservice@cityofalbany.net. Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS SUBMITTAL CHECKLIST:

PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.

PROPERTY AND PROJECT INFORMATION.

Submit the following information (separately or on this page):

1. Historic District:

Monteith Hackleman Downtown Local Historic Commercial/Airport

2. Historic rating:

Historic Contributing Historic Non-Contributing Non-Historic (post 1945)

3. Year Built: 1890 Architectural Style(s): Victorian

4. Years of exterior alterations, if any: _____

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

concrete/stucco siding (not original to the home) from lower portion of the home

in order to repair rot on framing and structural members. Re-side with wood siding matching original siding found on upper portion of the home.

PHOTOGRAPHS. Provide photographs that show the current condition of the area you intend to alter.

CONSTRUCTION PLANS/ELEVATION DRAWINGS. Provide construction plans, architectural drawings or schematics showing detailed building elevations and exterior plans, and dimensions of all altered or new elements, including foundation, windows, and the setbacks to the property lines, materials proposed, profile/design, etc. If construction plans or drawings are not applicable to your project, then submit an accurate alteration description, including photographs, or other information that describes the project.

cd.cityofalbany.net



Note: Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City's land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

REVIEW CRITERIA RESPONSES.

On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact starting on last page.)

1. The Community Development Director will approve **residential** alteration applications if one of the following criteria is met:
 - a. There is no change in historic character, appearance, or material composition from the existing structure.
 - b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
 - c. The proposed alteration is not visible from the street.
2. For all other exterior alteration requests, except for the use of substitute materials*, and including all **non-residential** requests, the review body must find that one of the following criteria has been met to approve an alteration request:
 - a. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure, or
 - b. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

**There is a different application for the use of substitute materials. The review criteria for the use of substitute siding, windows, and trim shall be as found in ADC Sections 7.170-7.225.*

The review body will use the Secretary of the Interior's Standards of Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria [ADC Section 7.160].

The Secretary of the Interior's Standards for Rehabilitation. The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old, and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired [ADC Section 7.160].

HISTORIC REVIEW OF EXTERIOR ALTERATIONS – PROCESS AND PROCEDURE

Purpose (ADC 7.100). The purpose of reviewing alterations to historic landmarks is to encourage the preservation of characteristics that led to their designation as historic landmarks. Review is required for exterior alterations or additions to buildings or structures classified as historic contributing and historic non-contributing within the historic districts, and to landmarks outside the districts.

Exemption from Review (ADC 7.110). Historic review is not required for buildings or structures originally constructed after 1945 or for changes to paint color to any home or structure.

Procedure (ADC 7.120). A request for an exterior alteration is reviewed and processed by either the Community Development Director or the Landmarks Commission. The Landmarks Commission replaces the Hearings Board or Planning Commission as the review body. Any exterior or interior alteration to buildings participating in Oregon's Special Assessment of Historic Property Program will also require review and approval by the State Historic Preservation Office.

1. The Director will approve residential alteration requests if one of the following criteria is met:
 - a. There is no change in historic character, appearance, or material composition from the existing structure.
 - b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
 - c. The proposed alteration is not visible from the street.
2. For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decision will be forwarded to the State Historic Preservation Office.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the

applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact

Statements addressing individual criteria must be in a "finding of fact" format. A finding of fact consists of two parts:

1. Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
2. An explanation of how those facts result in a conclusion supporting the criterion.

Example:

Criterion: The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure.

Facts: The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected "sawn" design (rather than turned) that was typical in the late 19th century. (SEE ATTACHED DRAWING.)

Conclusion: Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.



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APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals

Send completed signature page and checklist(s) to Albanyoregon.gov/permits

- Adjustment (AD)
- Alternative Setback
- Annexation (AN)
- Comprehensive Plan Amendment (CP)
 - Map Amendment
 - Map Amendment; concurrent w/zoning
 - Text Amendment
- Conditional Use, circle one: Type II or III
 - Existing Building: expand or modify
 - New Construction
 - Home Business (Type III only)
- Development Code Text Amendment (DC)
- Floodplain Development Permit (FP)
- Historic Review (HI)
 - Exterior Alteration – residential, not visible from street (Type I)
 - Exterior Alteration – all commercial and residential visible from street (Type III)
 - New Construction (Type III or I-L)
 - Demolition or Moving (Type III)
 - Substitute Materials (Type III)
- Interpretation of Code (CI)
- Quasi-Judicial (Type II)
- Legislative (Type IV)
- Land Division (check all that apply)
 - Partition (PA) Expedited
 - Tentative Plat (Type I-L)
 - Tentative Plat PD or CD (Type III)
 - Final Plat (Type I)
 - Subdivision (SD) Expedited
 - Tentative Plat (Type I-L)
 - Tentative Plat PD or CD (Type III)
 - Final Plat (Type I)
 - Tentative Re-plat Type I-L (RL)
 - Modification to Approved Site Plan or Conditional Use
 - Natural Resource Boundary Refinement (NR)
 - Natural Resource Impact Review (NR)
 - Non-Conforming Use (MN)
 - Planned Development (PD)
 - Preliminary (Type III)
 - Final (Type I)
 - Property Line Adjustment (LA)
 - Site Plan Review (SP)
 - Accessory Building
 - Change of Use, Temporary or Minor Developments
- Manufactured Home Park
- Modify Existing Development
- Parking Area Expansion (only)
- New Construction
- Tree Felling
- Temporary Placement (TP)
- Urban Growth Boundary (UGB)
- Vacation (VC)
 - Public Street or Alley
 - Public Easements
- Variance (VR)
 - Major Variance (Type II)
 - Minor Variance (Type I-L)
- Willamette Greenway Use (WG)
- Zoning Map Amendment (ZC)
 - Quasi-Judicial (Type IV)
 - Legislative (Type IV)
- Other Required (check all that apply)**
 - Design Standards
 - Hillside Development
 - Mitigation
 - Parking/Parking Lot
 - Traffic Report
- Other _____

Location/Description of Subject Property(s)

Site Address(es): 720 4th Ave SW, Albany, OR 97321

Assessor's Map No(s): _____ Tax Lot No(s): _____

Comprehensive Plan designation: _____ Zoning designation: _____

Size of Subject Property(s): 3,200 Sq/ft Related Land Use Cases: _____

Project Description: Removing poorly done concrete/stucco siding from base of structure.

Repairing extensive dry rot in sheathing, framing and structural members.

Siding with solid wood siding, matching original siding to preserve historic integrity of the home.

- Historic Overlay
- Natural Resource Overlay District
- Floodplain or Floodway Overlay



Findings of Fact:

Criterion: The proposed repair will cause the home to not only be safer and structurally sound, but also cause the home to more closely reflect the original historical character, appearance, and material composition.

Facts: Dry rot and insect damage was found in the wood framing of the basement area of the home. Due to the damage, structural members which were intended to be load bearing are no longer structurally sound, posing a significant safety issue. This wood damage is also leading to the sagging of the corners of the home, which if left unaddressed would lead to this home reaching a state of disrepair too significant to restore to its original historic status.

The concrete/stucco located on the basement section of the exterior of the home was evaluated by 3 separate contractors. They deemed the concrete/stucco to not have been original to the home based on the following findings:

- The wood siding found on the home above the basement level is more typical of the era and style of the home, and is found on several other homes within the Monteith District.
- The materials used to support the concrete/stucco (metal mesh and chicken wire), as well as the application style of spreading over cedar lath was not commonly put into use until approximately 1935-1955. This is well after the home was built.
- There is evidence of the concrete/stucco mixture dripped onto the exterior of the wood siding and gas pipes and exterior wires. This is indicative that the exterior basement siding was a later alteration.

This application proposes to repair the rotted wood and restore structural stability to the home. It also proposes to side the exterior basement section of the home with solid wood siding, matching the style and profile of the original wood siding already found on the upper portions of the home.

Conclusion: Replacing the concrete/stucco siding with wood siding will cause the home to more closely approximate its historic character and appearance.

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

Attachment C.1

COUNTY: Linn

HISTORIC NAME: None	ORIGINAL USE: Residence
COMMON NAME: None	CURRENT USE: Apartments
ADDRESS: 720 4th Ave. SW	CONDITION: Good
ADDITIONAL ADDRESS: NONE	INTEGRITY: Good MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c.1900
OWNER: Alvin & Mary Fohrman	THEME 20th Century Architecture
CATAGORY: Building	STYLE: Queen Anne
LOCATION Monteith Historic District	ARCHITECT UNKNOWN
MAP NO: 11S04W12AA TAX LOT: 03900	BUILDER: UNKNOWN
BLOCK: 1 LOT 2	QUADRANGLE Albany ASSESSMENT: N
ADDITION NAME: Western Addition	ORIGINAL RATING: Primary
PIN NO: 11S04W12AA03900 ZONING HM	CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: Irregular	NO. OF STORIES: 2.5
FOUNDATION MAT.: Brick	BASEMENT Y
ROOF FORM/MAT.: Gable	PORCH: Gable

STRUCTURAL FRAMING: Balloon

PRIMARY WINDOW TYPE: 1/1 double hung

EXTERIOR SURFACING MATERIALS: Drop siding

DECORATIVE FEATURES:

Cut shingles in gable ends, 2 story slanted bay, round arch window on E. side in 3rd story, Tuscan columns, eave returns E.&W., pedimented gables over porch & bay

EXTERIOR ALTERATIONS/ADDITIONS:

Window added in basement, shed dormer added to rear, divided into apartments, porch step railing

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

None

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: M.027

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

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

COUNTY : Linn

HISTORIC NAME :	ORIGINAL USE : Residence
COMMON NAME :	CURRENT USE : Apartments
ADDRESS : 720 4th Ave. SW	CONDITION : Good
CITY : Albany	INTEGRITY : Good MOVED : N
OWNER : Alvin & Mary Fohrman	DATE OF CONSTRUCTION : c.1900
CATAGORY : Building	THEME : 20th Century Architecture
LOCATION : Monteith Historic District	STYLE : Queen Anne
ASSOCIATED FEATURES : Garage	ARCHITECT :
MAP NO : 11-4W-12AA TAX LOT : 03900	BUILDER :
BLOCK : 1 LOT : 2	QUADRANGLE : Albany
ADDITION NAME : Western Addition	LOCAL RANKING : Primary
PIN NO : 11S04W12AA03900 ZONING : HM	SPECIAL ASSESSMENT : N
PLAN TYPE/SHAPE : Irregular	NO. OF STORIES : 2.5
FOUNDATION MAT.: Brick	BASEMENT : Y
ROOF FORM MAT. : Gable	PORCH : Gable
STRUCTURAL FRAMING : Balloon	
PRIMARY WINDOW TYPE : 1/1 double hung	
EXTERIOR SURFACING MATERIALS: PRIMARY EXT : Drop siding	DECORATIVE : Shingles
DECORATIVE : Cut shingles in gable ends, 2 story slanted bay, round arch window on E. side in 3rd story, Tuscan columns, eave returns E.&W., pedimented gables over porch & bay	
EXTERIOR ALTERATIONS/ADDITIONS : Window added in basement, shed dormer added to rear, divided into apartments, porch step railing	
LANDSCAPE FEATURES : None	
OTHER : None	
RECORDED BY : Roz Keeney	DATE : 08/96
LOCAL INVENTORY NO. : M.027	SHPO INVENTORY NO. :
CASE FILE NO. :	

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY -ALBANY
MONTEITH HISTORIC DISTRICT -PAGE TWO**

Attachment C.3

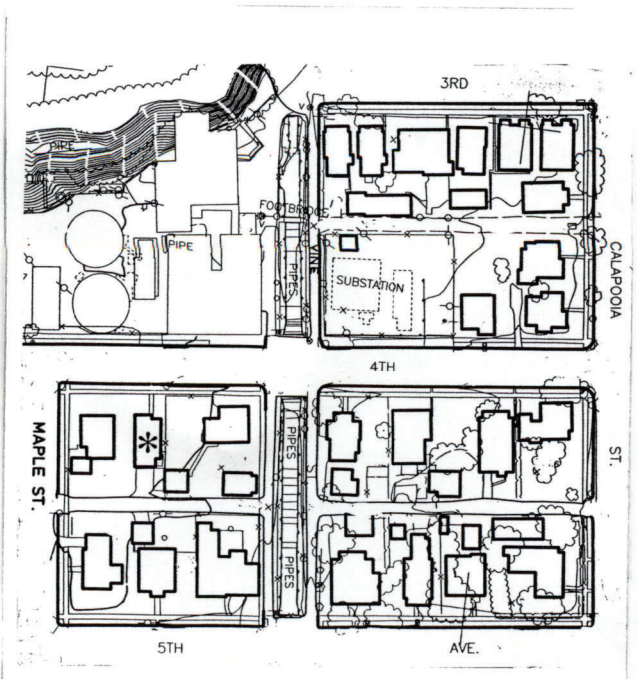
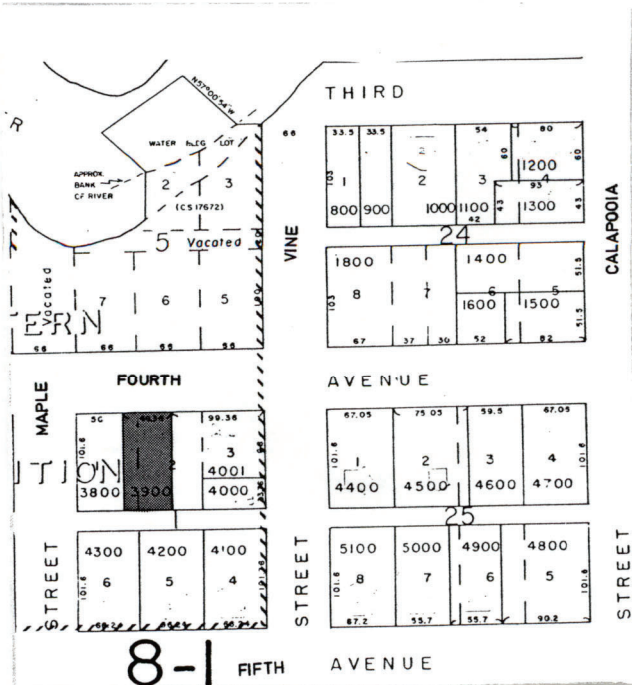
NAME: Alvin & Mary Fohrman
ADDRESS: 720 Fourth Ave. S.W.
QUADRANGLE: Albany

T/R/S: T11-R4W-S12
MAP NO.: 11-4W-12AA
TAX LOT: 3900



NEGATIVE NO.: AA-19

SLIDE NO.: MS.027



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & Tanya Neel.