



COMMUNITY DEVELOPMENT

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

December 23, 2024

Fitzpatrick Painting & Construction
C/O Alphonse Pott
37949 Century Drive NE
Albany, OR 97322

Dear Alphonse Pott:

Re: City of Albany Historic Review Application (File No. HI-27-24)
Property Address: 729 7th Avenue SW
Linn County Assessor's Map No. 11S-04W-12AA-11800

The Community Development Director **APPROVED** the application for Historic Review of Exterior Alterations (HI-27-24) enclose an existing breezeway connecting the house to the garage. 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 729 7th Avenue SW is identified as contributing within the Monteith National Register Historic District. The subject property measures about 5,940 square feet and located on the northeast corner of the intersection of 7th Avenue SW and Maple Street SW. The property is zoned Hackleman Monteith (HM) (Attachment A). Per the Historic Resource Survey, the structure is designed in the Craftsman Style, with distinctive features including shingles at the cornice area with belt course, square pillar porch supports, exposed rafters, and a rectangular bay window on the east side of the house.
2. The applicant proposes to enclose the existing breezeway with wood siding the will match the house in profile, size, and appearance. The breezeway is located behind a six-foot fence and is not visible from the street.
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 breezeway is located behind a 6-foot-tall fence and that the proposed siding will match the siding of the existing house. Based on this information, the work will not be visible from the street.
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

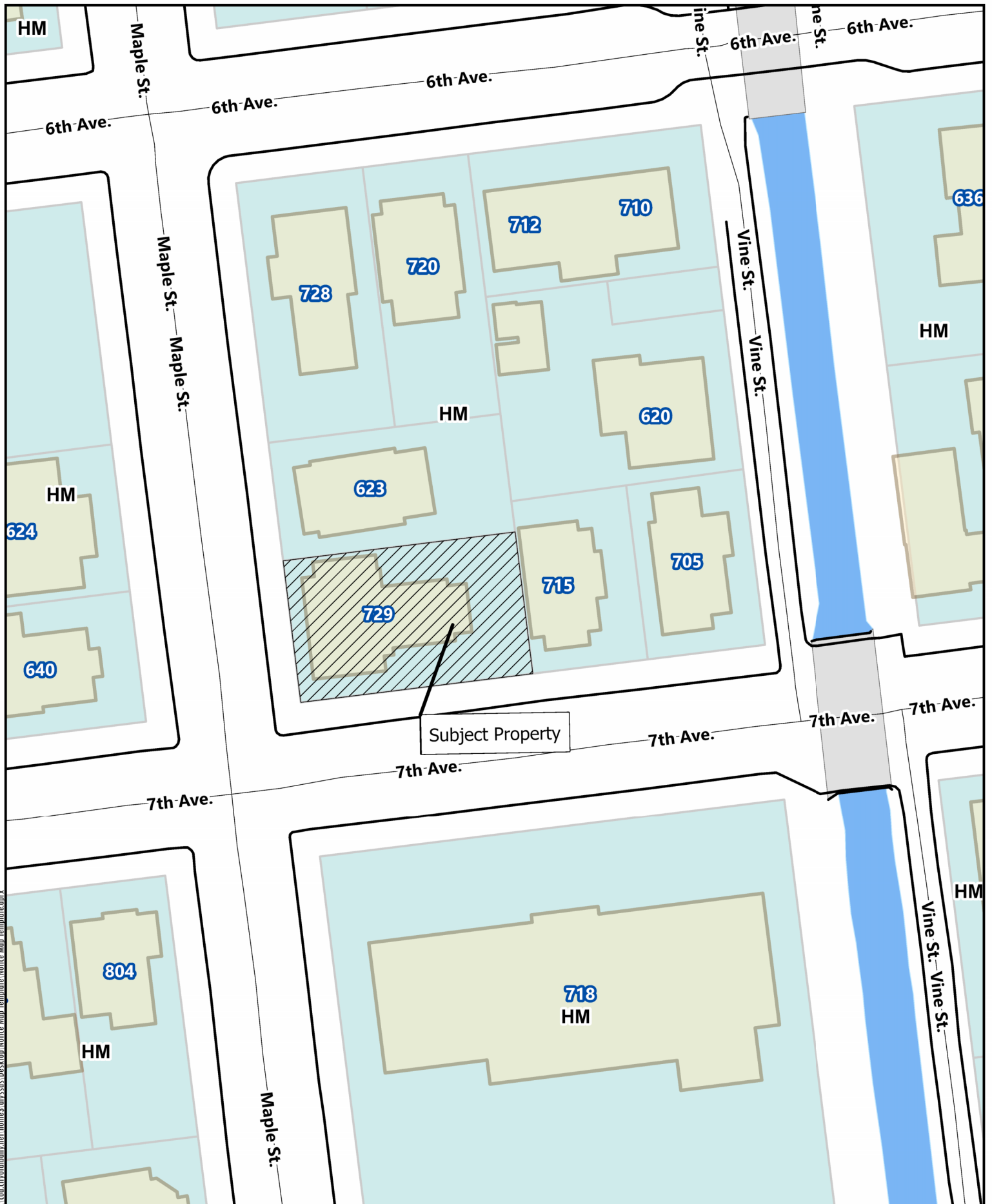
541-791-0176

alyssa.schrems@albanyoregon.gov

Attachments

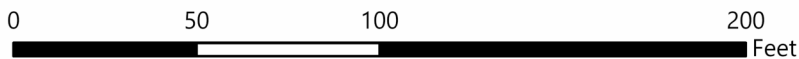
- A – Location Map
- B – Applicant Submittals
- C – Historic Inventory Survey

c: Johnathan Balkema, Building Official Manager (via email)
Trillium Family Service (via mail)
File: HI-27-24



Subject Property

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Date: 12/19/2024 Map Source:

729 7th Ave SW

Location Map



COMMUNITY DEVELOPMENT

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

Historic Review of Exterior Alterations

Checklist and Review Criteria

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (*subject to change every July 1*): staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to 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: 1920 Architectural Style(s): CRAFTSMAN

4. Years of exterior alterations, if any: —

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

COVERED BREEZEWAY between the detached garage and

the main house

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.

Historic Review of Exterior Alterations Application Narrative

Proposed Alteration: Add a covered breezeway in the back of the house from the detached garage to the main building

Criteria: 1a. There is no change in historic character, appearance, or material composition from the existing structure.

Covered breezeways are not uncommon in homes from the period when the garage is detached. It makes the space more usable during inclement weather and would allow for a more comfortable transition from the garage to the main house. The covering will be constructed similarly to the fence to aid in blending in.

1c. The alteration will mostly not be visible from the street. The back of the property is fenced and so only the very top of the covered breezeway will be visible. As stated earlier, the top of the covering will be constructed similarly to the fence in style and composition.

Historic Review of Exterior Alterations Application Narrative

Proposed Alteration: Add a covered breezeway in the back of the house from the detached garage to the main building

Criteria: 1a. There is no change in historic character, appearance, or material composition from the existing structure. Covered breezeways are not uncommon in homes from the period when the garage is detached. It makes the space more usable during inclement weather and would allow for a more comfortable transition from the garage to the main house. The covering will be constructed similarly to the fence to aid in blending in.

1b. There is no evidence that a covered breezeway ever existed on this property.

1c. The alteration will mostly not be visible from the street. The back of the property is fenced and so only the very top of the covered breezeway will be visible. As stated earlier, the top of the covering will be constructed similarly to the fence in style and composition.

Standards for Rehabilitation

1. Use. The home was original built as a residence. It remains a residence for young adults with mental health challenges.
2. Historic Character. The proposed alteration will not materially change the historical character.
3. Physical record. There are no changes that create a false sense of historical development.
4. Historical Significance. N/A
5. Distinctive Features. N/A
6. Deterioration. N/A
7. Chemical Treatments. N/A
8. Archeological Resources. N/A
9. New Additions. The proposed covered breezeway will be constructed within the historical size and scale to protect the historical integrity of the property and its environment.
10. New Additions. The covered breezeway will be constructed that if removed in the future, The essential form and integrity of the property would be unimpaired.

STABILITY ENGINEERING INC.
1600 SW WESTERN BLDG, SUITE 260
P.O. BOX 2646, CORVALLIS, OR 97339
TEL: (541)223-5380 FAX: (541)223-5278

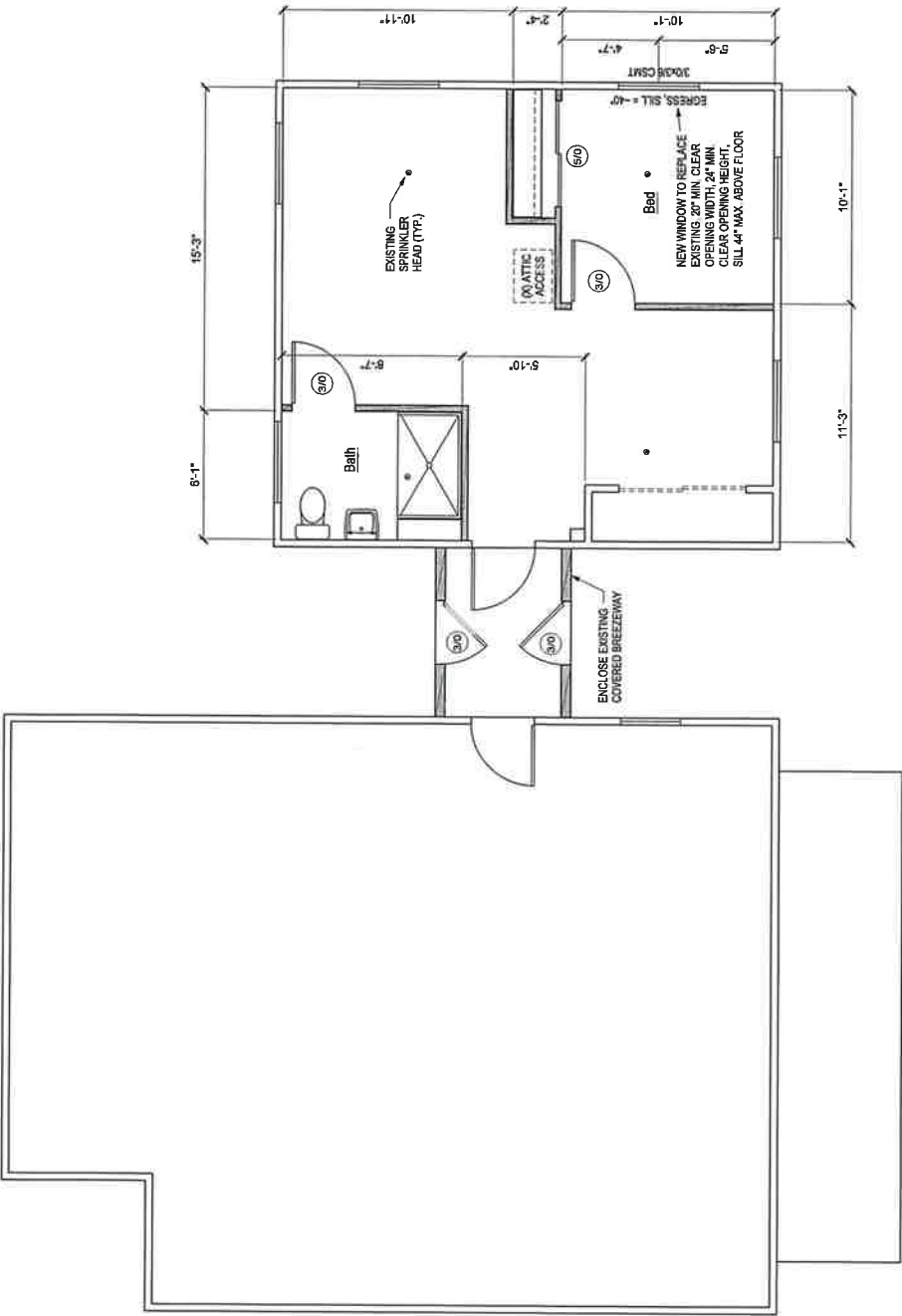
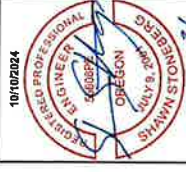


SHEET TITLE: Floor Plan
CLIENT: FITZPATRICK PAINTING

PROJECT: TRILLIUM FAMILY SERVICES BUILDING
LOCATION: 729 7th AVE SW ALBANY, OR 97321

REVISIONS	No.	DATE	DESCRIPTION

EXPIRES: 09/01/24



BREEZEWAY ENCLOSURE 51 1/4" x 11'-0"
1 Floor Plan
A2.0 SCALE: 1/4" = 1'-0"



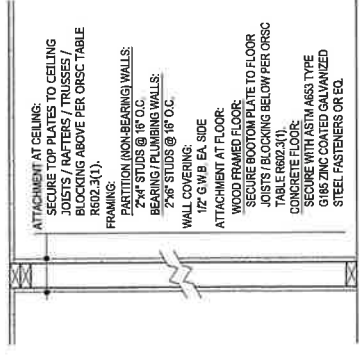
NO.	DATE	DESCRIPTION

PROJECT: TRILLIUM FAMILY SERVICES BUILDING
 LOCATION: 729 7th AVE SW ALBANY, OR 97321

SHEET TITLE: Section Typical Details
 CLIENT: FITZPATRICK PAINTING

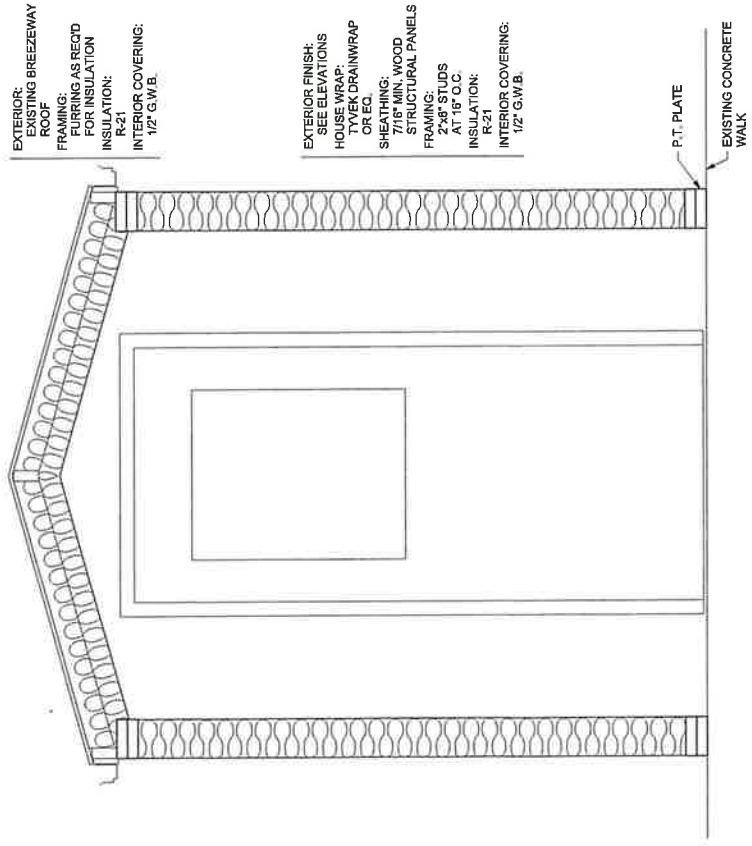
STABILITY ENGINEERING INC.
 1600 SW WESTERN BLVD, SUITE 260
 P.O. BOX 2646, CORVALLIS, OR 97339
 TEL: (541)223-5360 FAX: (541)223-5278

Attachment B.9
 JOB NO.:
 DATE: 02/27/24
 DRAWN: CCB/JH
 SCALE: AS SHOWN
 SHEET: A3.0
 # OF SHEETS IN SET: 1



ATTACHMENT AT CEILING:
 SECURE TOP PLATES TO CEILING JOISTS / BATTERS / TRUSSES / BLOCKING ABOVE PER ORSC TABLE R602.3(1).
 FRAMING:
 PARTITION (NON-BEARING) WALLS: 2"x4" STUDS @ 16" O.C.
 BEARING / PLUMBING WALLS: 2"x6" STUDS @ 16" O.C.
 WALL COVERING:
 1/2" G.W.B. EA. SIDE
 ATTACHMENT AT FLOOR:
 WOOD FRAMED FLOOR:
 SECURE BOTTOM PLATE TO FLOOR JOISTS / BLOCKING BELOW PER ORSC TABLE R602.3(1).
 CONCRETE FLOOR:
 SECURE WITH ANCHORS TYPE OR 2"x4" GALVANIZED STEEL FASTENERS OR EQ.

1 TYPICAL INTERIOR WALL
 A3.0 SCALE: 1" = 1'-0"



EXTERIOR:
 EXISTING BREEZEWAY ROOF
 FRAMING:
 FURRING AS REQ'D FOR INSULATION
 INSULATION:
 R-21
 INTERIOR COVERING:
 1/2" G.W.B.

EXTERIOR FINISH:
 SEE DIVISIONS
 HOUSE WRAP
 TYVEK DRAINWRAP OR EQ.
 SHEATHING:
 7/16" MIN. WOOD STRUCTURAL PANELS
 FRAMING:
 2"x6" STUDS AT 16" O.C.
 INSULATION:
 R-21
 INTERIOR COVERING:
 1/2" G.W.B.

P.T. PLATE
 EXISTING CONCRETE WALK

A Section Thru Breezeway Enclosure
 A3.0 SCALE: 1" = 1'-0"





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

Attachment C.1

COUNTY: Linn

HISTORIC NAME: Sender House	ORIGINAL USE: Residence
COMMON NAME: None	CURRENT USE: Youth Center
ADDRESS: 729 7th Ave. SW	CONDITION: Good
ADDITIONAL ADDRESS: NONE	INTEGRITY: Good MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c.1908
OWNER: Children's Farm Home Oregon, WCTU	THEME 20th Century Architecture
CATAGORY: Building	STYLE: Craftsman
LOCATION Monteith Historic District	ARCHITECT UNKNOWN
MAP NO: 11S04W12AA TAX LOT: 11800	BUILDER: UNKNOWN
BLOCK: 44 LOT N/A	QUADRANGLE Albany ASSESSMENT: N
ADDITION NAME: Original Platt	ORIGINAL RATING: Secondary
PIN NO: 11S04W12AA11800 ZONING HM	CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: Rectangle	NO. OF STORIES: 2
FOUNDATION MAT.: Concrete	BASEMENT Y
ROOF FORM/MAT.: Hipped, flared	PORCH: Hipped

STRUCTURAL FRAMING: Balloon

PRIMARY WINDOW TYPE: 1/1 double hung

EXTERIOR SURFACING MATERIALS: Lap siding

DECORATIVE FEATURES:

Shingles at cornice area w/ belt course, square pillard porch supports, exposed rafters, rectangular bay window E. side

EXTERIOR ALTERATIONS/ADDITIONS:

2nd story front windows nonfixed panes

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

None

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: M.130

SHPO INVENTORY NO.: None

CASE FILE NUMBER: HI-02-87

