



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

May 6, 2020

Chris Ketcham
510 4th Avenue SE
Albany, OR 97321

Mr. Ketcham:

City of Albany Historic Review Application (File No. HI-06-20)
Property Address: 510 4th Avenue SE
Linn County Assessor's Map No. 11S-03W-07AB; Tax Lot 2800

On May 6, 2020, the Community Development Director **APPROVED** an application to remove and replace four exterior windows with siding (application file no. HI-06-20). 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 Project Planner Tony Mills at 541-917-7555 or Planning Manager David Martineau at 541-917-7561.

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 residential structure located at 510 4th Avenue SE is identified as Historic Contributing within the Hackleman Historic District. The subject property is located within the Hackleman Monteith zoning district (Attachment A). Per the Historic Resources Survey Form, the circa 1915 Craftsman style structure features hipped dormers along the north facing portion of the house, a west facing rectangular bay, a chimney, a corner oriel window, and square pillar brackets.
2. The house is located on a 0.17-acre parcel situated on 4th Avenue between Jefferson Street and Jackson Street. The site consists of a one-and-a-half story structure, approximately 2,799 square feet in size. The house is set back approximately 15 feet from the front property line along 4th Avenue.
3. This application is a compliance case. The work has already been completed.

4. On the southern elevations, the applicant has:
 - a. Removed four existing windows and replaced them with siding. The siding is of like material to existing siding.
5. Application materials include before and after photos of the work (Attachment B).
6. No dimensional changes are proposed.
7. The applicant has submitted a building permit application.

CONCLUSIONS

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 has removed four existing windows and replaced them with siding. The alteration is not visible from the street, meeting the criteria in ADC 7.120(1)(a).
3. This application satisfies the review criteria for a director-level decision based on compliance with ADC 7.120(1)(a) and is approved without conditions.

Given the above analysis, the project, as conditioned, complies with all applicable review criteria.

Sincerely,

Signature on File

David Martineau
Planning Manager

TM:js

Enclosures 2

c: Johnathan Balkema, Building Official Manager (via email)
File: HI-06-20



4th Ave SE

Jackson St SE

Jefferson St SE

5th Ave SE



425

510

538

548

410

405

438

505

527

422

423

430

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432

5th Ave SE

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