



COMMUNITY DEVELOPMENT

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

May 11, 2020

Michael Almuntafki
Mirage Enterprise, LLC
PO Box 13126
Salem, OR 97309

Mr. Almuntafki:

City of Albany Historic Review Application (File No. HI-07-20)
Property Address: 615 Fourth Avenue SW
Linn County Assessor's Map No. 11S-04W-12AA; Tax Lot 1600

On May 7, 2020, the Community Development Director **APPROVED** an application to install trim around the door and windows, repair exterior siding and damaged hand railing, and restore railing posts (application file no. HI-07-20). 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 615 Fourth Avenue SW is identified as Historic Contributing within the Monteith Historic District. The subject property is located within the Hackleman Monteith zoning district (Attachment A). Per the Historic Resources Survey Form, the circa 1905 Craftsman style structure features Tuscan column porch supports and a second story balcony on the east side.
2. The house is located on a 0.06-acre parcel situated on Fourth Avenue between Vine Street and Calapooia Street. The site consists of a two-story structure, approximately 2,232 square feet in size. The house is set back approximately three feet from the front property line along Fourth Avenue.
3. This application is a compliance case. The work has already been completed.



4. As the before and after photos indicate, the applicant has:
 - a. Restored damaged exterior siding.
 - b. Installed trim work around doors and windows.
 - c. Wrapped distorted railing posts.
 - d. Repaired damaged handrailing.
5. Application materials include written findings and photos of the completed work (Attachment B).
6. There have been no dimensional changes to the structure.
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 completed work materially duplicates the affected exterior building features which meets 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 with conditions.

Conditions

Condition 1 All work shall be completed in accordance with the applicable building code requirements. This project will be completed under building permit application, B-0617-19.

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-07-20

Findings of Fact

615 4th Ave. SW. Albany, OR 97321
Monteith Historic District

Criterion:

1. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure.
2. 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.

Facts:

The Cultural Resource Inventory indicates that the house was constructed c.1910 and the style is a Craftsman. The decorative features noted are rectangular plan type with a gable roof format and a balloon structure framing. The original exterior siding consisted of Cedar beveled double lap siding, 5 ¼" wide x 11/16" thick, as it still exists on the north side of the structure.

This application proposes to restore the damaged exterior siding using the exact matched profile and materials. Install trim work around doors and windows as it originally appeared on the structure as shown on pictures on record. Additionally, restore distorted railing posts and hand rail. (SEE ATTACHED PICTURES & PROJECT INFORMATION.)

Conclusion:

Restoring the damaged exterior siding and installing trim work around doors and windows consistent with the original design will cause the structure to more closely approximate its historic character and appearance.

PROPERTY & PROJECT INFORMATION

615 4th Ave. SW. Albany, OR 97321
Monteith Historic District

This shall summarize the exterior restoration & alternation for the above referenced property.

PLEASE NOTE, due to the weather, the property has not been yet painted and some primer-paint was used temporarily. We're planning to paint the exterior soon as the temperature warms up. Additionally, the top trim for the UPPER two windows have not been installed yet, and that's why they have temporary protective plastic cover.

Initially, the exterior siding was severely deteriorating and needed to be immediately replaced due to water leakage into several areas inside the property. Subsequently, we found out the exterior siding didn't have protective sheathing behind it and, hence, was placed directly unto the structure walls itself (2x4 walls). Accordingly, an Albany City permit was obtained (Permit ID: B-0617-19) authorizing the pursuance of completing said project.

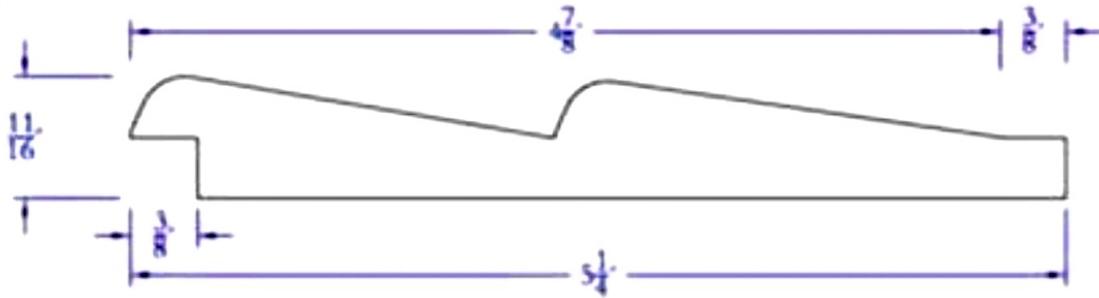
Mitigating the damaged areas, we only needed to replace the siding of two sides of the property (South and West). The remaining two sides (North and East) were still in an acceptable shape. Furthermore, there were several areas covered with an inferior particle board, which seemed to be installed in recent years. Notwithstanding the inconsistency, other areas didn't have any siding at all, mainly bare plywood. Giving special attention to the historic details of the property, we proceeded to search for an IDENTICAL siding that matched the original old structure in design, color, texture, and other visual qualities. Moreover, we sought to remove all recently installed inferior particle boards and replace it with the new (original) beveled wood siding, thereby matching the rest of the structure.

Said original wood siding was Cedar Beveled Double Lap Siding, 5 ¼" wide x 11/16" thick. The size for the exterior trims around all doors and window were 5 ½" wide, coupled with crown moldings on top. The pictures listed below will show further details of the original installed siding and how we matched it accordingly. In the process, we wrapped all distorted railing posts with new wood, which all shall be painted, and replaced all dry-rotted spindles on the handrail with Cedar.

Lastly, the existing door to the lower basement was insufficient and poorly framed, consisted of dry-rotted layers of plain plywood sheets due to its unconventional opening size of 42" wide x 72" tall. We had searched continuously for three months throughout the valley until we found an adequate SOLID WOOD door matching the opening dimensions. With an additional modification, we were able to replace said dry-rotted plywood sheets with a nice wooden lockable door, as shown on pictured item #21 below.

PICTURES & DETAILED DESCRIPTION

(1) *The Profile and dimensions of the matched ORIGINAL Wood (Beveled Double Lap Cedar) Siding*



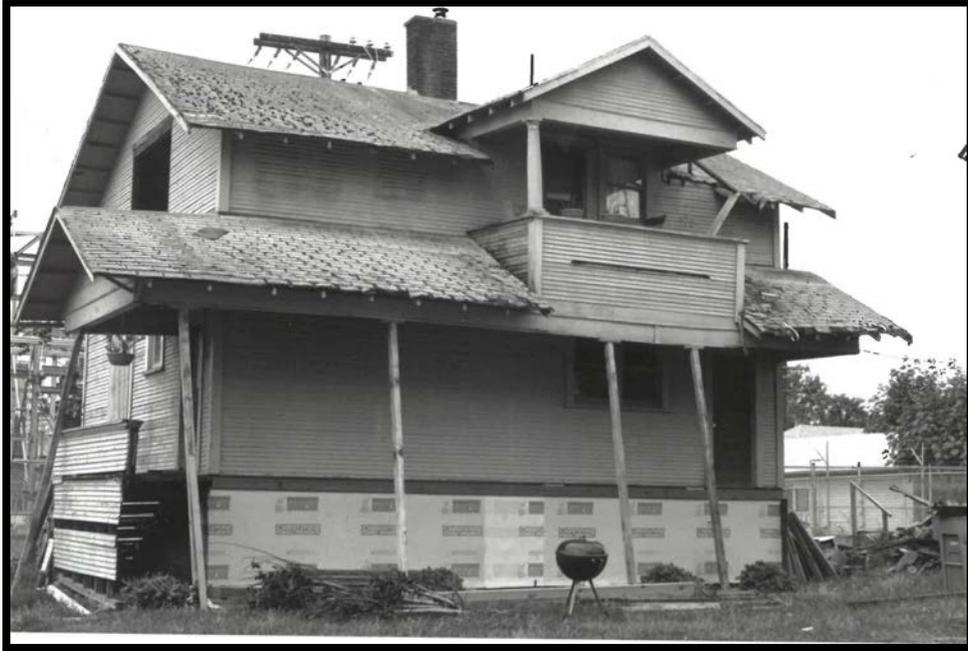
(2) The NORTH WEST Corner of the structure, showing the existing ORIGINAL siding (Left Side of Picture) and the NEWLY MATCHED siding (on the Right Side of Picture)



(3) The SOUTH WEST Corner of the structure showing the two newly installed Cedar Beveled Siding



(4) The ORIGINAL SOUTH EAST Corner of the structure as shown in 1910



(5) The CURRENT SOUTH EAST Corner of the structure as shown at this time



(6) *The ORIGINAL SOUTH WEST Corner of the structure as shown in 1910*



(7) *The CURRENT SOUTH WEST Corner of the structure as shown at this time*



(8) The SOUTH EAST Corner of the structure as shown in 2006



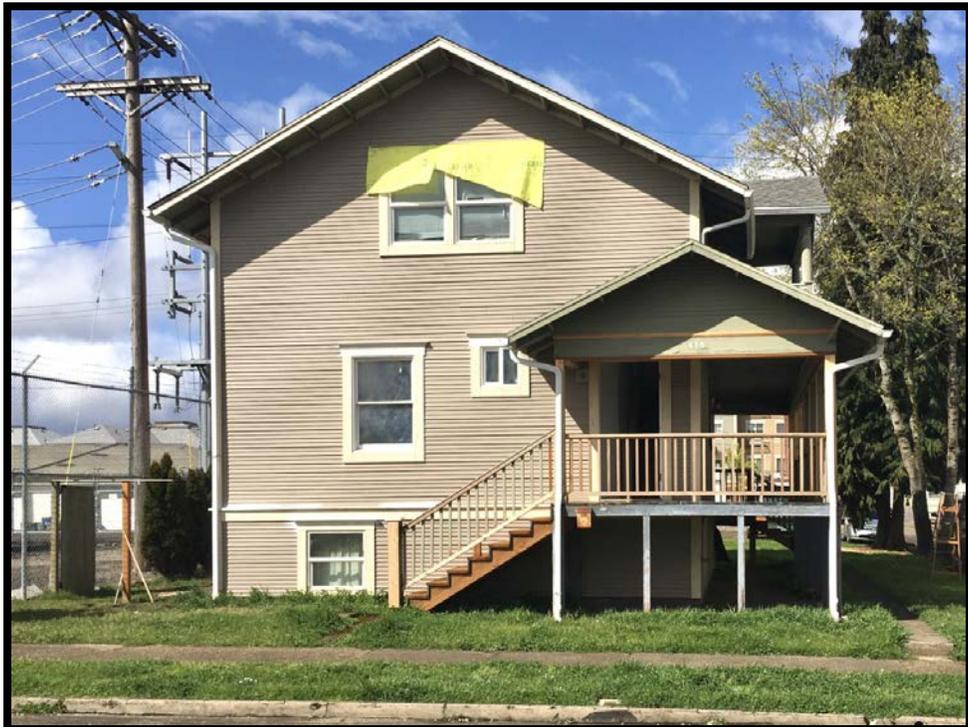
(9) The SOUTH EAST Corner of the structure as shown at this time with the new wrapped wood around the railing posts



(10) The NORTH side of the structure as shown in 2006. NOTE how the front stairs were initially removed and then later added as shown in the ORIGINAL structure of 1910



(11) The NORTH side of the structure as shown at this time



(12) The SOUTH EAST Corner of the structure showing the BARE PLYWOOD at the bottom wall in 2006



(13) The SOUTH EAST Corner of the structure with the NEWLY installed matching original Beveled Double Lap Cedar Siding as shown at this time



(14) A closer look of the SOUTH EAST Corner of the structure with the NEWLY installed matching original Beveled Double Lap Cedar Siding as shown at this time



(15) The SIDING of the upper balcony consisted of INFERIOR PARTICLE BOARD in 2006



(16) The PARTICLE BOARD is now removed and replaced with NEW ORIGINALLY MATCHED Beveled Double Lap Cedar Siding as shown at this time



(17) The TRIM and CROWN MOLDING'S detail of the ORIGINAL Window on the NORTH side



(18) The TRIM and CROWN MOLDING closely matching the ORIGINAL Structure of 1910



(19) A Closer Look of TRIM and MOLDING detail matching the ORIGINAL Structure of 1910



(20) A Closer Look of TRIM and MOLDING detail matching the ORIGINAL Structure of 1910



(21) The UNCONVENTIONAL Previous Door to the BASEMENT, consisted of dry-rotted sheets of PLYWOOD



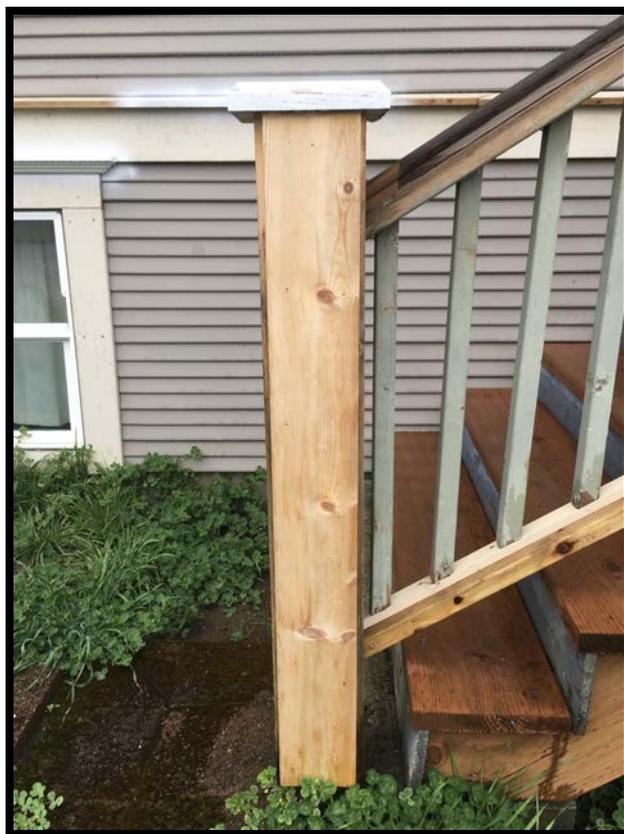
(22) The NEWLY Installed Solid-WOODEN Door for the BASEMENT as referenced in the Property & Project Information hereinabove



The Original EXISTING POST for the FRONT Staircase on the SOUTH Side



(23) The Newly WRAPPED Post for the FRONT Staircase on the SOUTH Side



(24) A Closer Look of the FRONT Staircase POST on the SOUTH Side



(25) Matching the BACK Staircase Railing (on the North Side of the property) to the Ones on the FRONT (South) Side

