



COMMUNITY DEVELOPMENT

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

Staff Report

Historic Review of Exterior Alterations and Substitute Materials

HI-15-19 and HI-16-19

December 10, 2019

Summary

This staff report evaluates Historic Review of Exterior Alterations (HI-16-19) and the Use of Substitute Materials (HI-15-19) applications for alterations to the primary and accessory structure located at 732 Fourth Avenue SW in the Monteith National Register Historic District (Attachment A). The primary structure was constructed circa 1880 and is rated historic contributing.

The applicant is proposing to replace the existing garage door with a steel carriage roll up door and replace an existing porch door (plexiglass with aluminum framing) with a wooden frame French door.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Project Planner Tony Mills
Property Owner/ Applicant:	Greg Schneider; 40980 Rodgers Mountain Loop, Scio, OR 97374
Address/Location	732 Fourth Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No.: 11S-04W-12AA Tax Lot 3800
Zoning:	Hackleman Monteith (HM) District with Historic Overlay (Monteith National Register Historic District)
Total Land Area	5,050 square feet (0.11 acres)
Existing Land Use:	Single-family residence
Neighborhood:	Central Albany
Surrounding Zoning:	North: HM District (across Fourth Ave) East: HM District South: HM District West: HM District
Surrounding Uses:	North: Public facility (Water Treatment) East: Single-family residential South: Single-family residential West: Single-family residential

Prior Land Use History: The property was developed prior to land use records. The residence was constructed circa 1880 and an accessory structure is first shown on the 1890 Sanborn Fire Insurance Map from Albany, Linn County, Oregon.

Notice Information

On November 26, 2019, a Notice of Public Hearing was mailed to property owners within 300 feet of the subject property. On November 6, 2019, Notice of Public Hearing was also posted on the subject site. As of the date of this report, no comments have been received by the Community Development Department.

Appeals

Within five days of the Landmarks Commission's final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Commission may be appealed to the City Council if a person with standing files a Notice of Appeal and associated filing fee with the City within 10 days of the date the City mails the Notice of Decision.

Analysis of Development Code Criteria

Planning File: HI-16-19

Historic Review of Exterior Alterations (ADC 7.100-7.165)

Section 7.150 of the Albany Development Code (ADC), Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than for the use of substitute materials, the review body must find that one of the following criteria have been met in order to approve an alteration request.

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; OR**
2. **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.**

ADC 7.150 further provides that the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria.

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

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.

The analysis includes findings related to the Exterior Alterations review criteria in ADC 7.150, followed by the evaluation of the applicable Secretary of Interior Standards in ADC 7.160. Staff conclusions are presented after the findings.

Findings of Fact

- 1.1 Historical Rating. The primary residential structure is rated as Historic Contributing in the Monteith National Register Historic District (Attachment B).
- 1.2 History and Architectural Style. The historic resources survey (Attachment B) has a circa 1880 date and lists the building as unnamed, constructed in the Western Farmhouse architectural style. Decorative features noted on the survey include a rectangular bay with Eastlake trim on the east side and an exterior chimney on the east side of the structure.

- 1.3 Prior Alterations. The historic resources survey (Attachment B) indicates that the south porch was remodeled circa 1920.
- 1.4 Historic Character of the Area. The subject property is located at 732 Fourth Avenue SW at the corner of Fourth Avenue and Maple Street within the HM zoning district and is identified as a Historic Contributing structure within the Monteith National Register Historic District (Attachment B). The surrounding properties are also situated within the HM zoning district with much of the surrounding area defined by single-family residential use with the exception of the property directly to the north of the subject property (across Fourth Avenue). This property is currently being used for an essential public facility (water treatment plant) owned and operated by the City of Albany.
- 1.5 Proposed Exterior Alterations. The applicant proposes to replace an existing plexiglass door and aluminum framing with a wood, hinged, French style door with individual glass frames. The new door will swing, rather than slide and the existing aluminum framing will be replaced with wooden framing.
- 1.6 Building Use (ADC 7.160(1)). The use of the property will remain single-family residential.
- 1.7 Historic Character (ADC 7.160(2)). As proposed, the exterior alterations replacing a plexiglass door and aluminum framing with wood framing and a wood French style door will preserve and likely enhance the historic character of the property.

According to the applicant, the existing porch door appears to have been last modified in approximately 2003 (based on the materials used and surrounding wiring) and is currently in disrepair. The proposal is to replace the existing door and framing with historically used materials matching a mid-century style. If approved, this project will result in bringing the subject property into greater conformance with the property's historic character.

- 1.8 Historic Record and Building Changes (ADC 7.160(3) and (4)). No conjectural features or architectural elements from other styles, buildings or time periods are proposed. There are no known changes to the primary structure that have acquired historic significance since the date of the nomination. As such, the proposal is consistent with standards ADC 7.160(3) and (4).
- 1.9 Distinctive Features and Character (ADC 7.160(5) and (6)). The building is a two-story Western Farmhouse with Eastlake trim. Decorative features described in the nomination include the following (Attachment F): wood frame, gable and hipped roofs, exterior cobbled brick chimney (east side), and brick foundation.

As described in finding 1.7 the applicant is proposing to replace a sliding door located on the back porch. This feature is identified as an alteration of the original structure in the nomination form (Attachment F). The applicant is not proposing to make any changes to the identified distinct features.
- 1.10 Guidelines ADC 7.160(7) and (8) are not applicable. No chemical or physical treatments or soil disturbance of note is proposed. There are no known archaeological resources on the site.
- 1.11 Compatibility of Exterior Alterations and Additions (ADC 7.160(9) and (10)). This proposal will not impact any identified features that contribute to the historic character of the property. As identified, the sliding door is in disrepair and current materials are not consistent with the historic character of the property. Replacing aluminum framing and a plexiglass sliding door with wood framing and a wood French style hinged, swinging door will bring the structure into better conformance with the original historic features. The proposed alterations are consistent with ADC standards 7.160(9) and (10).

Conclusions

- 1.1 The proposed exterior alterations will replace an existing deteriorated aluminum framed plexiglass sliding door with a wood framed French style swinging door with small individual glass frames.

- 1.2 The proposed exterior alterations will remove no character-defining features.
- 1.3 By using materials that more closely match the original historic character and appearance of the building, the proposed alteration satisfies the Historic Exterior Review Criteria (ADC 7.150(1)) and is consistent with the Secretary of Interiors Standards for Rehabilitation (ADC 7.160).
- 1.4 The proposal, as submitted, satisfies the review criteria for exterior alterations.

Planning File No.: HI-15-19

Historic Review of Substitute Materials Used for Siding, Windows, and Trim (ADC 7.170-7.225)

Eligibility for the use of substitute materials (ADC 7.200) and review criteria for Historic Review of the Use of Substitute Materials (ADC 7.210) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Eligibility for the Use of Substitute Materials (ADC 7.200)

The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

1. **The building or structure is rated historic non-contributing; OR**
2. **In the case of historic contributing buildings or structures, the existing siding, windows, or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows, or trim is cost prohibitive.**

Any application for the use of substitute siding, windows, and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

To be able to use substitute material, the applicant must first demonstrate that subject materials meet the eligibility requirements per ADC 7.200. Should the Landmarks Commission find one of the eligibility thresholds for the use of substitute materials is met, staff has provided an analysis of ADC 7.210 below regarding the proposed metal garage door.

Findings of Fact

- 2.1 Purpose. ADC 7.170 states that historic review is required for substitute materials used for siding, windows, and trim on buildings or structures originally constructed before 1946 and on the Local Historic Inventory (i.e. adopted resource list).
- 2.2 Substitute Materials. ADC 7.170-7.225 were added in 2000 in response to a settlement case regarding the use of vinyl siding, windows, and trim. Since then, other new "substitute" materials have been introduced to replace other building elements/features such as replacement tongue and groove flooring, stairs, soffit material, and roofing. Staff believe the intent of these sections of the ADC are to apply these standards when substitute materials are requested for use on historic buildings, rather than replacing deteriorated elements with the same materials. Therefore, the request for a metal garage door will be evaluated using the applicable criteria in ADC 7.210.
- 2.3 Eligibility. The property is in the Monteith National Register Historic District and the primary structure is rated historic contributing. The detached accessory structure is mentioned as an associated feature in

the Historic Resource Survey and the Monteith National Register Historic District nomination. Although an accessory structure was not identified as a part of the original construction, it is shown on the 1890 Sanborn Fire Insurance Map from Albany, Linn County, Oregon. Therefore, the thresholds in ADC 7.200(2) must be met for eligibility: 1) the existing *materials* are so deteriorated and damaged that they cannot be repaired; and 2) finding materials that would match the original is cost prohibitive.

- 2.4 Existing Conditions. The applicant has indicated that the garage door of the accessory structure is in a dilapidated state. Due to the fact that the remaining portions of the accessory structure are not mentioned in the application, it is assumed that all other portions of the structure are sound.
- 2.5 Door Costs. The applicant proposes to install a new eight-foot-by-seven-foot Pella Carriage House steel overlay insulated door with two spear lift handles (Attachment H). The applicant provided a comparative estimate that estimates the proposed steel door to cost around \$510.00 compared to \$535.00 for a comparable steel door in a different style (Attachment H).

Review criteria regarding this proposal are provided below along with staff analysis of the proposal's conformance with the criteria.

Design and Application Criteria for the Use of Substitute Materials (ADC 7.210)

Criteria 1 through 3, Material Dimensions and Finish

1. **The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance of the existing siding, windows, or trim.**
2. **Substitute siding, windows, and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.**
3. **The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.**

Findings of Fact

- 2.6 **Prior Door**. Photographs provided by the applicant show that the existing garage door was a single layer fiberglass roll up style door (Attachment E). No historic pictures of the original garage door are available.
- 2.7 **Proposed Door**. The applicant proposes to install a new eight-foot-by-seven-foot Pella Carriage House steel overlay insulated door with two spear lift handles (Attachment H). The proposed door will be placed in the same doorway opening (Maple Street) as the original with no changes to the existing trim.
- 2.8 The proposed substitute door will be installed in such a way that it could be removed if a future owner elects to restore the structure to its original condition using traditional materials.
- 2.9 The placement, profile, size, proportion, and general appearance of the metal door is consistent with the door that was previously installed on the accessory structure and in the historic districts and area.

Criterion 4 through 6, Decorative Features and Unusual Examples of Historic Siding and Windows

4. **The proposed siding, windows, or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows, and/or trim may not be covered or replaced with substitute materials.**
5. **The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass**

or epoxy materials to bring the surface to the original profile, which can then be finished like the original material.

6. **Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.**

Findings of Fact

- 2.10 Siding, Windows, and Trim. The substitute door will not be installed over or cover unusual examples of historic siding, windows, or trim or decorative and character-defining features of the building.
- 2.11 Existing wood trim will not be impacted or changed.
- 2.12 No decorative or character-defining features of the building would be impacted. As such, criteria 4 through 6 are satisfied.

Criterion 7 through 13: Siding and Trim Preparation and Installation

For the application of substitute siding and trim only:

7. **The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.**
8. **The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.**
9. **Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.**
10. **Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.**
11. **The proposed siding shall be placed in the same direction as the historic siding.**
12. **The new trim shall be applied so as to discourage moisture infiltration and deterioration.**
13. **The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.**

Findings of Fact

- 2.13 Substitute materials are not proposed for siding or trim boards. Therefore, criterion 7 through 13 are not applicable.

Criterion 14

A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

Findings of Fact

- 2.14 The applicant states that the previous garage doors were removed by the previous owner. No remaining historic materials are anticipated to be available for salvage.

Overall Summary

Staff find that all applicable criteria are satisfied for proposed requests in both applications, but also recognize that the Landmarks Commission may reach a different conclusion.

If the Landmarks Commission believes the criterion for use of substitute materials has been met, the Landmarks Commission should approve the request. If the Landmarks Commission believes the criteria for substitute

materials have not been satisfied, the Landmarks Commission should either apply conditions of approval that would result in the criteria being satisfied, or if that is not possible, the Landmarks Commission may deny all or portions of the proposed exterior alterations and/or substitute material requests.

Options and Recommendations

The Landmarks Commission has three options with respect to the subject application:

Option 1: Approve the requests in HI-15-19 and HI-16-19 as proposed;

Option 2: Approve the applications with conditions of approval (as suggested or modified); or

Option 3: Deny one or both applications, or portions of each.

Based on the discussion above, staff recommends that the Landmarks Commission pursue Option 1 and approve both applications. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion

I move to approve the requested exterior alterations and use of substitute materials (application planning file Nos. HI-15-19 and HI-16-19) as proposed. This motion is based on the findings and conclusions in the November 20, 2019, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Attachments

- A. Location Map
- B. Historic Resource Survey – 732 Fourth Avenue
- C. Historic Photograph
- D. Existing Porch Photograph
- E. Existing Garage Door
- F. Monteith National Register District Nomination Form, Item Number 7, Page 27
- G. Proposed Replacement Porch Door
- H. Garage Door Comparative Quotes
 - 1. Steel Carriage Door (with handles)
 - 2. Steel Carriage Door (with windows)

Acronyms

ADC	Albany Development Code
HI	Historic Review File Designation
HM	Hackleman Monteith District

Legend

-  Albany Parcels selection
-  Albany Parcels



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Date: 11/1/2019 Map Source: City of Albany

732 4th Ave SW

Location / Zoning Map

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

COUNTY: Linn

HISTORIC NAME: None	ORIGINAL USE: Residence
COMMON NAME: None	CURRENT USE: Residence
ADDRESS: 732 4th Ave. SW	CONDITION: Poor
ADDITIONAL ADDRESS: NONE	INTEGRITY: Fair MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c.1880
OWNER: Mary & Alice Smith	THEME 19th Century Architecture
CATAGORY: Building	STYLE: Western Farmhouse
LOCATION Monteith Historic District	ARCHITECT UNKNOWN
MAP NO: 11S04W12AA TAX LOT: 03800	BUILDER: UNKNOWN
BLOCK: 1 LOT 1	QUADRANGLE Albany ASSESSMENT: Y 1981
ADDITION NAME: Western Addition	ORIGINAL RATING: Primary
PIN NO: 11S04W12AA03800 ZONING HM	CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: T-shaped	NO. OF STORIES: 2
FOUNDATION MAT.: Concrete block	BASEMENT N
ROOF FORM/MAT.: Gable	PORCH: Hipped
STRUCTURAL FRAMING: Wood	
PRIMARY WINDOW TYPE: 1/1 double hung	
EXTERIOR SURFACING MATERIALS: Asbestos siding	
DECORATIVE FEATURES: Rectangular bay with Eastlake trim on E. side, exterior chimney E. side,	

EXTERIOR ALTERATIONS/ADDITIONS:

Asbestos siding, porch (c.1920), remodeled porch c.1920

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

None

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: M.028

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 : Residence
ADDRESS : 732 4th Ave. SW	CONDITION : Poor
CITY : Albany	INTEGRITY : Fair MOVED : N
OWNER : Mary & Alice Smith	DATE OF CONSTRUCTION : c.1880
CATAGORY : Building	THEME : 19th Century Architecture
LOCATION : Monteith Historic District	STYLE : Western Farmhouse
ASSOCIATED FEATURES : Garage	ARCHITECT :
MAP NO : 11-4W-12AA TAX LOT : 03800	BUILDER :
BLOCK : 1 LOT : 1	QUADRANGLE : Albany
ADDITION NAME : Western Addition	LOCAL RANKING : Altered Historic
PIN NO : 11S04W12AA03800 ZONING : HM	SPECIAL ASSESSMENT : Y 1981
PLAN TYPE/SHAPE : "T"	NO. OF STORIES : 2
FOUNDATION MAT.: Concrete block	BASEMENT : N
ROOF FORM MAT. : Gable	PORCH : Hipped
STRUCTURAL FRAMING : Wood	
PRIMARY WINDOW TYPE : 1/1 double hung	
EXTERIOR SURFACING MATERIALS: PRIMARY EXT : Asbestos siding	DECORATIVE : None
DECORATIVE : Rectangular bay with Eastlake trim on E. side, exterior chimney E. side,	
EXTERIOR ALTERATIONS/ADDITIONS : Asbestos siding, porch (c.1920), remodeled porch c.1920	
LANDSCAPE FEATURES : None	
OTHER : None	
RECORDED BY : Roz Keeney	DATE : 08/96
LOCAL INVENTORY NO. : M.028	SHPO INVENTORY NO. :
CASE FILE NO. :	

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

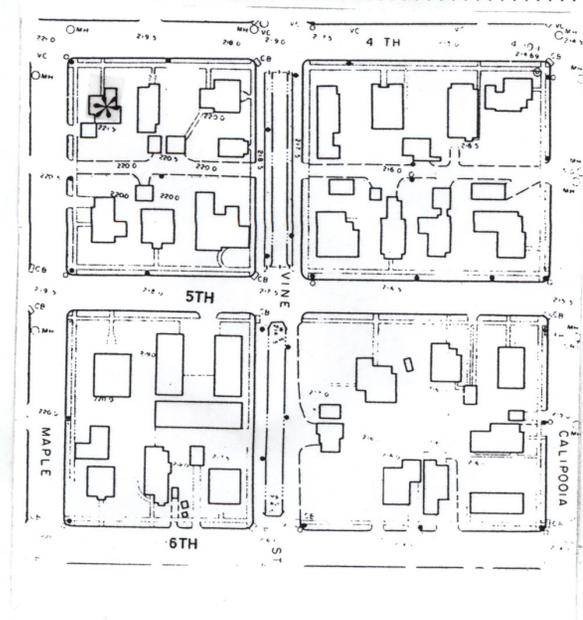
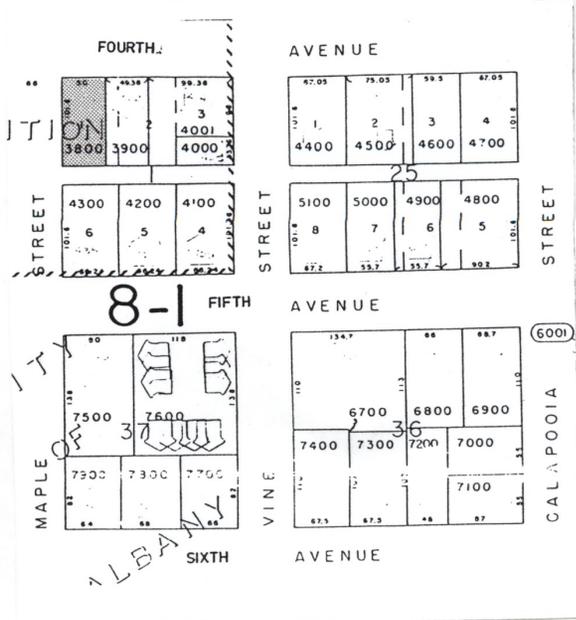
NAME: Mary & Alice Smith
ADDRESS: 732 Fourth Ave. S.W.
QUADRANGLE: Albany

T/R/S: T11-R4W-S12
MAP NO.: 11-4W-12AA
TAX LOT: 3800



NEGATIVE NO.: AA-21

SLIDE NO.: MS.028



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

*** Press any key to continue ***

P E R M I T S Id: ASSR105 Keyword: UASSR User: PLANS 08/17/94
Assessor Parcel File Maintenance

Enter Option: I
Parcel No: 11S04W-12-AA-03800 Account No: 0131181

Status: A Active Retired(Y/N): N

Street Address: 732 Dir: SW St: 4TH AVENUE City:
Situs Location: 732 4TH AVENUE SW

Legal Desc:
Acres: .00

X-COORD:

Y-COORD:

Tax Rate Area: 340

Assr Use Code: 0041 Assessed/Exempt: A

Pub Owned(Y/N): N

Primary Owner: SMITH, MARY E Phone:

Mailing Addr: SMITH, ALICE RUTH

732 4TH AVE SW

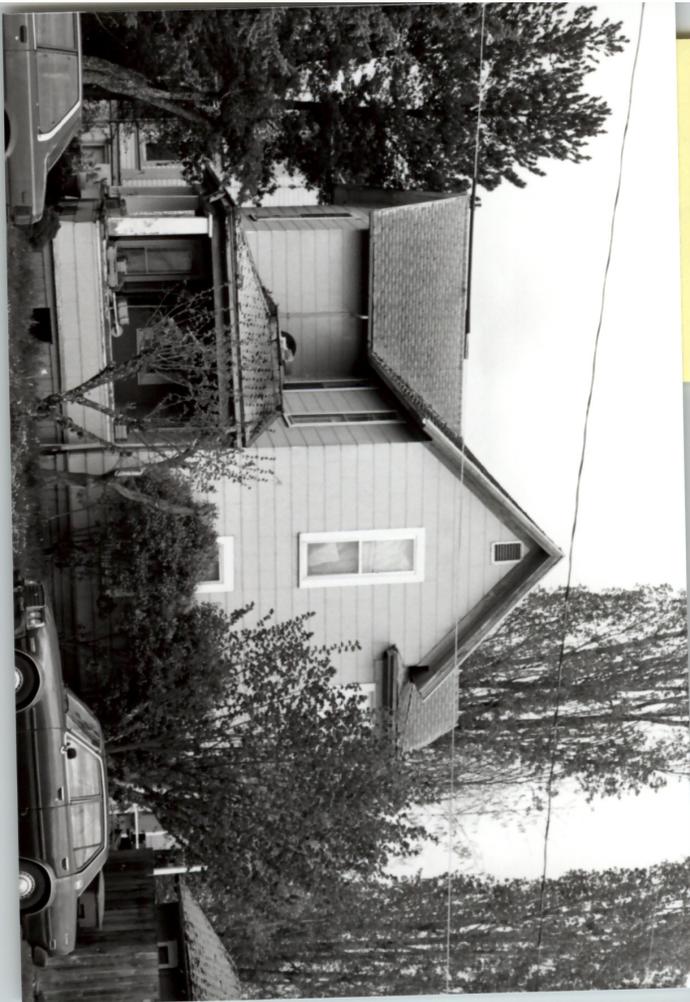
ALBANY, OR

Zip: 973212301

Contract Owner: Percent/Ownership: .00

*** Press any key to continue ***

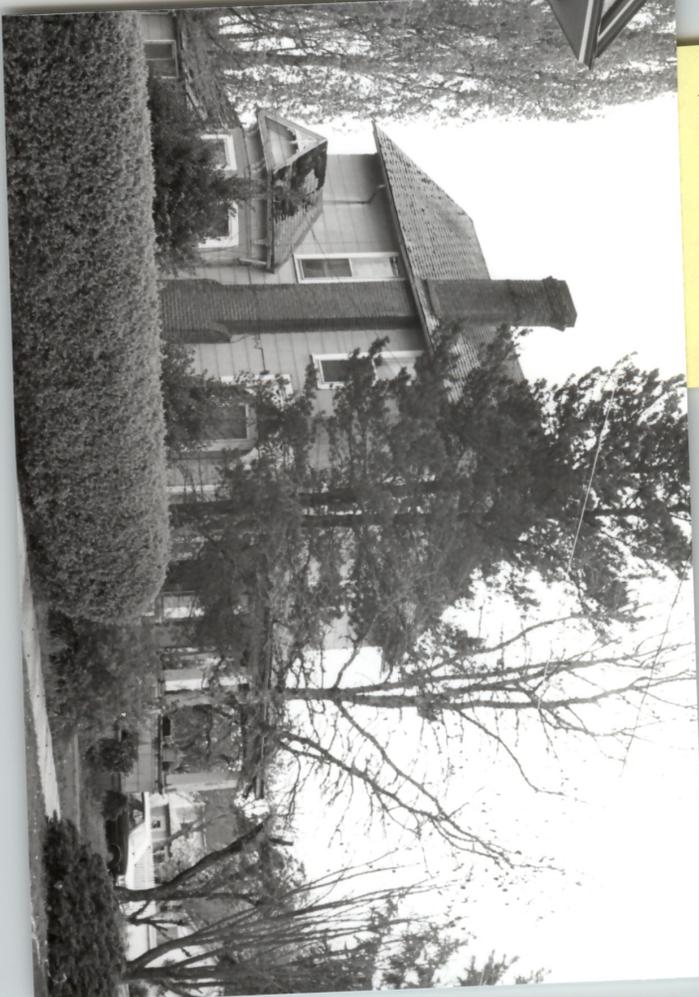
732 4th
W. Jace R
A A - 2nd



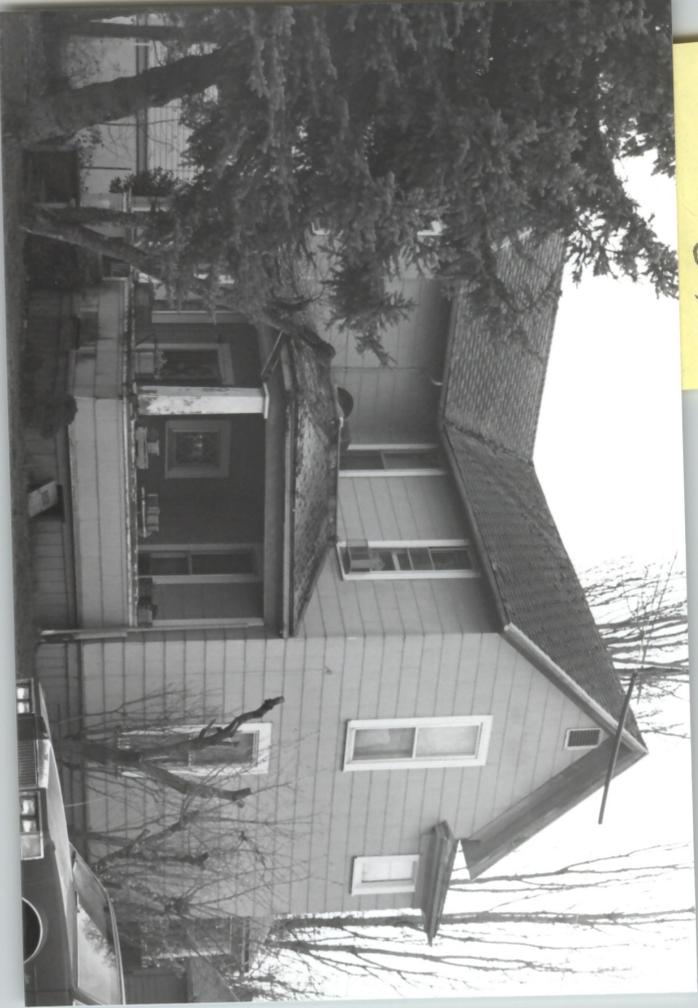
732 Ave
Brent
C-9



732 4th
E. Ave L
AA-20



952 4th
W base (P)
C-10



732 4⁰⁰
E base ②
C-8



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Form No 10-300a
(Rev 10-74)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7

PAGE Block #9

Page 27

52. 732 SW Fourth Avenue
Significance: Primary
Use: Residence
Date: c. 1875

Mary Smith / Alice Smith
Present Owner: ~~Richard Smith~~
732 SW Fourth Avenue
Tax Lot: 11-4W-12AA-3800

Description:

Two-story, wood frame, gable and hipped roofs, corbeled brick chimney, and brick foundation. The original house, located on a corner, probably consisted of the present rectangular two story gable wings facing the streets, and a small front porch. In c. 1893³ the ground floor front (north) was altered to provide a slant bay with scroll work brackets at the northeast corner. Other additions were made later at the rear, and a larger porch was built.

Windows are double hung, one light over one, with plain board surrounds.

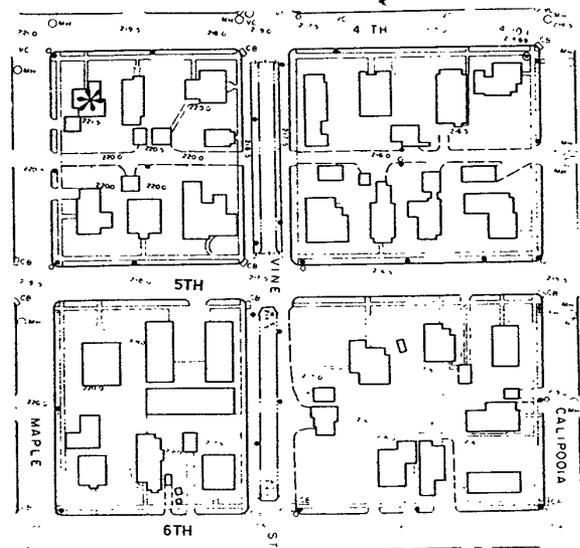
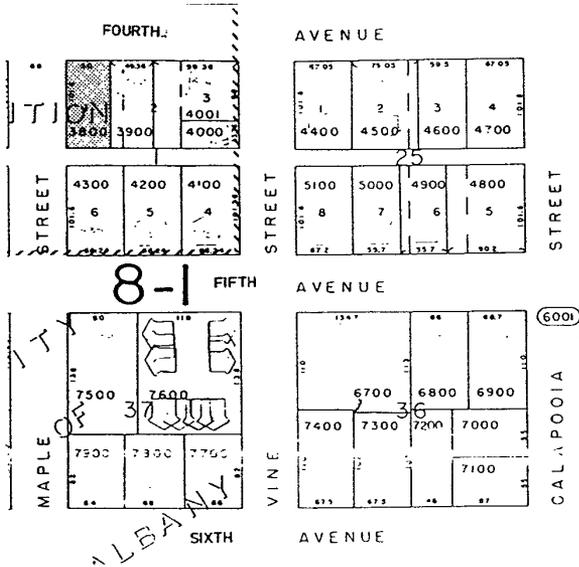
Walls are covered with cement asbestos shingles (not original) - skirting is drop siding set vertically.

Alterations - see above - sliding glass doors installed at back porch - aluminum window installed in north wall - garage added at rear - composition roof shingles.

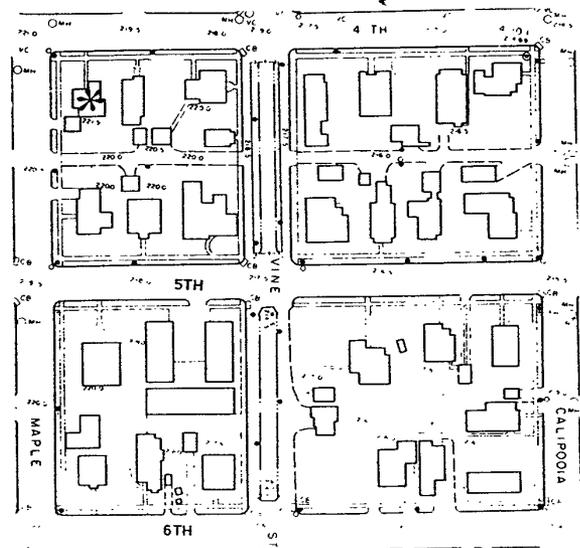
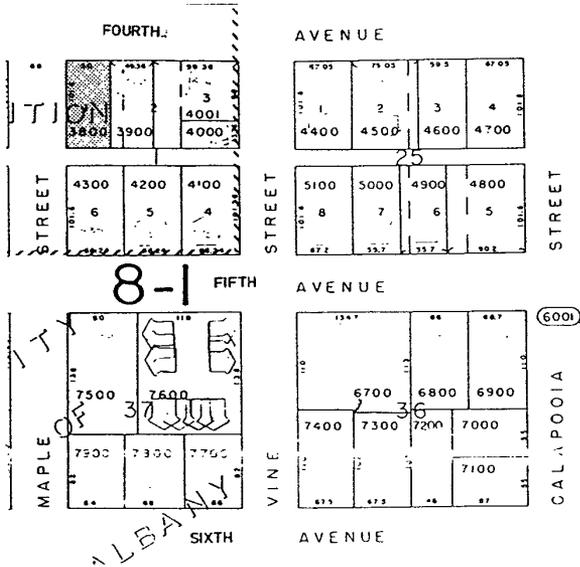
Front porch has settled - otherwise house is in good condition.

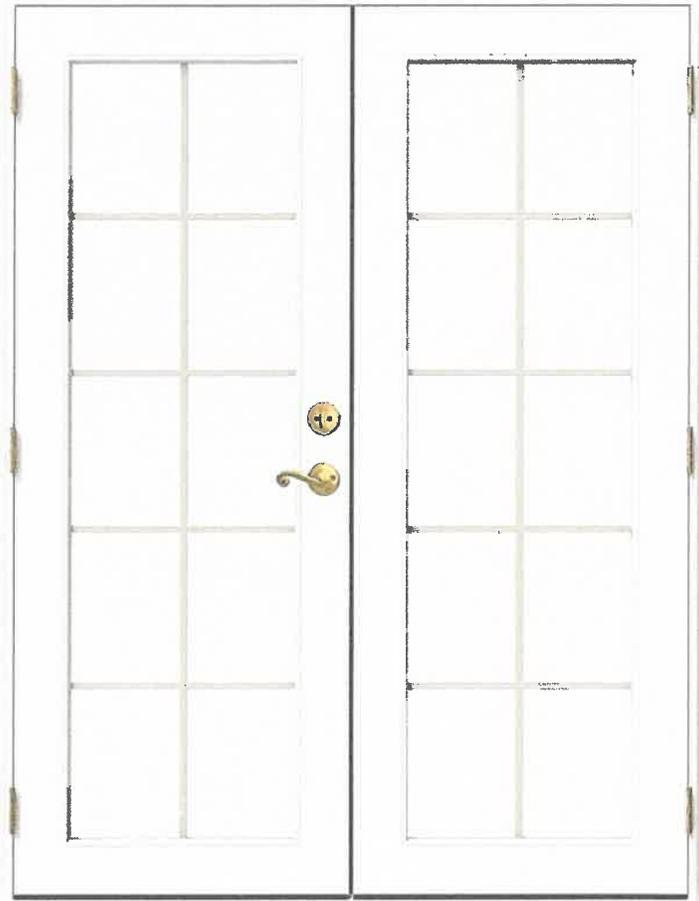
Remarks: This house is on 1890 Sanborn Map and a Mrs. C. F. Roberts lived there in 1895. The style is Rural Vernacular and physical condition is good.

732
Fourth



732
Fourth





Albany Lowe's Open till 9PM! ✓



Item # 368904 Model # 123466

Pella Carriage House 96-in x 84-in Insulated White Single Garage Door

3 Ratings
★★★★☆
3.7 Average

67%
Recommend
this
product

Community
Q&A
[View Now](#)



\$535.00

- Reduce noise and save energy with vinyl-backed, polystyrene insulation
- Add long-lasting beauty and value to your home with a low maintenance st...
- Update your home's exterior with a custom carriage house look

Manufacturer Color/Finish

White

Actual Width (Inches)

96

Feedback



FREE Store Pickup

✗ Unavailable for Pickup at Albany Lowe's



FREE Shipping

✓ Ready for delivery: Estimated on 10/27/2019

Albany Lowe's Open till 9PM! ✓



Item # 368898 Model # 123463

Pella Traditional 96-in x 84-in White Single Garage Door with Windows

14 Ratings
★★★★☆
3.8 Average

85%
Recommend
this
product


Community
Q&A
[View Now](#)



\$510.00

- Get quiet operation and durability with heavy-duty, 14-gauge hardware and ...
- Enjoy increased peace of mind with Pella's SafeShield patented hardware
- Windows let in light to brighten your garage interior

Actual Width (Inches)

96 



FREE Store Pickup

✘ Unavailable for Pickup at Albany Lowe's



FREE Shipping

✔ Ready for delivery: Estimated on 10/27/2019

Feedback