



## COMMUNITY DEVELOPMENT

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

February 4, 2020

Marlena Thomas  
1109 NW 9th Street  
Corvallis, OR 97330

Ms. Thomas:

**City of Albany Historic Review Application (File No. HI-18-19)**  
**Property Address: 1105 First Avenue**  
**Linn County Assessor's Map No. 11S-03W-06DA; Tax Lot 3700**

On January 23, 2020, the Community Development Director **APPROVED WITH CONDITIONS** the application to reconstruct the existing front porch and railing (application file no. HI-18-19). 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 (Albany Development Code Section 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 1105 First Avenue Northeast is identified as a Historic Contributing landmark situated within the Residential Medium Density zoning designation (Attachment A). Per the Historic Resource Survey Form, the circa 1893 19th Century Architecture Western Farmhouse style structure features Eastlake elements with a peaked gable roof (Attachment B). The existing porch, railings, stairs, and backyard additions were altered and updated in 1980 according to the Historic Resources Survey.
2. The house is located on a 0.11-acre parcel at the northeast corner of Main Street and First Avenue. The site consists of a two-story structure, approximately 1,996 square feet in size, converted into three separate residential units. The house is set back approximately 17 feet from the front property line along First Avenue and approximately eight feet from the property line along Main Street. The south and western elevations are screened from the public right of way.
3. On the east elevation (not visible from the right of way) and south elevation (visible from First Avenue), the applicant proposes to:
  - a. Reconstruct the existing front stairway, porch, and railing with same wood materials on the eastern elevation. No changes are proposed to this structure. (Attachment C).

[cd.cityofalbany.net](http://cd.cityofalbany.net)



- b. Reconstruct the existing front stairway with same wood materials on the southern elevation. No changes are proposed to this structure. (Attachment C).
4. Application materials include images of the existing porch, stairs, and railing with a narrative describing the proposed work and substitute materials (Attachment C). The applicant is proposing to replace in kind the same wood materials.
5. Information was not included regarding the style and dimensions of the porch, stairway, and handrail; therefore, a condition of approval will require that these elements be reconstructed to match the existing materials.
6. No dimensional changes are proposed.
7. The applicant has not submitted a building permit application. A building permit will be required for this proposal.

## 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 proposal is to reconstruct a porch and stairway on the eastern portion of the structure facing a neighboring property and to reconstruct an existing stairway and porch on the front of the house. These features were identified in the 1990 Historic Survey as additions/exterior alterations put in place in roughly 1980. The existing porch and stairways are identified as most of the remaining material is deteriorated. Proposed replacement material will duplicate the original in terms of style, dimension, and material therefore, the proposed alterations satisfy criterion ADC 7.120(1)(a), as conditioned.
3. This application satisfies the review criteria for a director-level decision based on compliance with ADC 7.120(1)(a) and(b) and is approved with the conditions of approval provided below.

## Conditions

- Condition 1** All visible building materials, including stairway stringers, posts, railings, spindles, rim joists, and apron shall be constructed of naturally decay-resistant wood such as redwood, cypress, cedar, or fir.
- Condition 2** The building official may provide building code leniency to allow the front porch railings and handrails to be reinstalled at the original height. Prior to the issuance of a building permit, the applicant shall submit elevation plans and/or porch details for review and approval by the Community Development Department.
- Condition 3** All replacement materials including the stairway posts and caps, handrail and bottom rail, spindles, rim joists, and apron shall match what is shown as currently existing (Attachment C).

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

Sincerely,

*Signature on file*

David Martineau  
Planning Manager

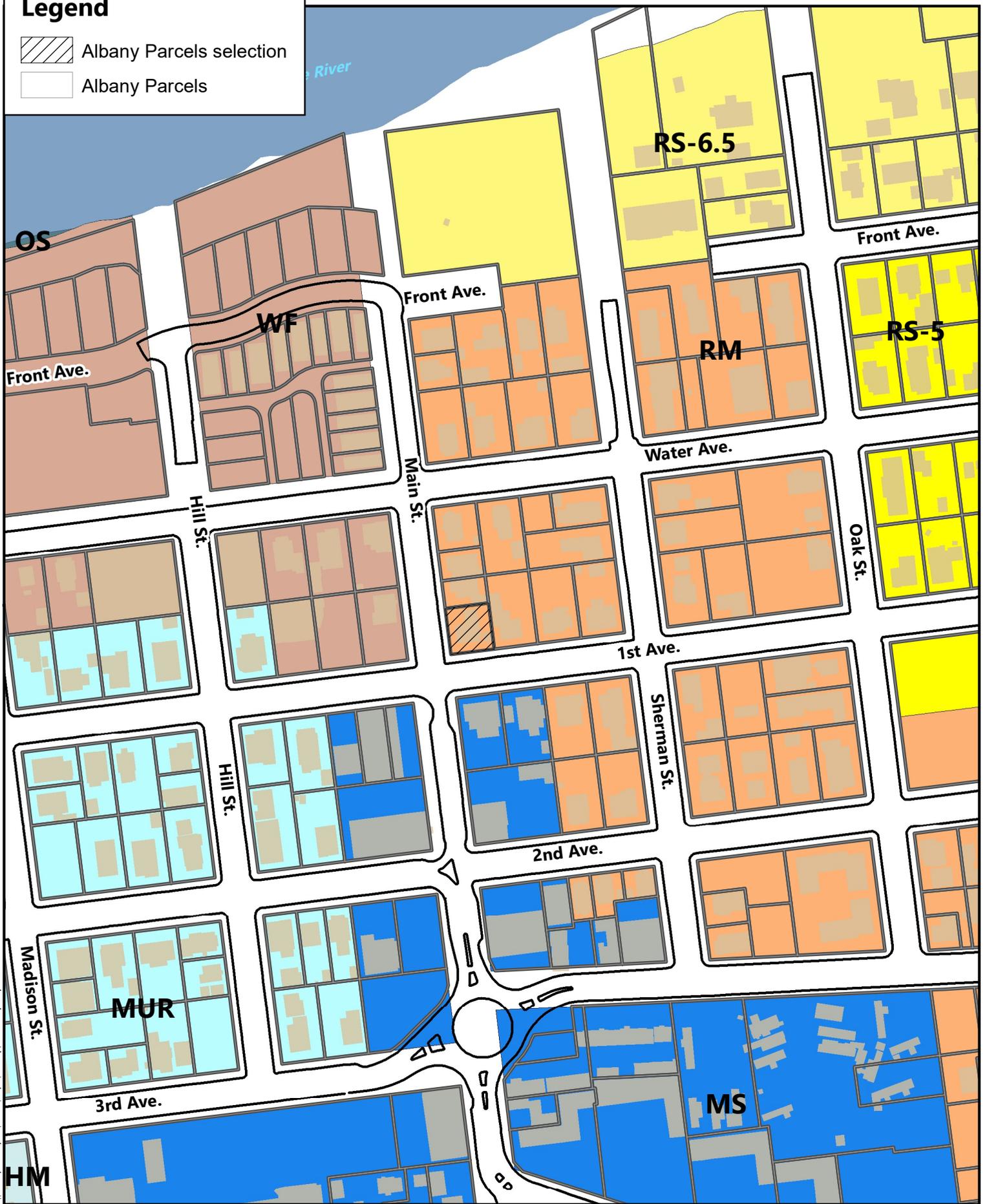
TM:js

Enclosures 3

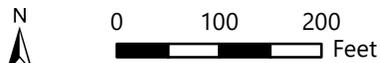
c: Johnathan Balkema, Building Official Manager  
File: HI-18-19

# Legend

-  Albany Parcels selection
-  Albany Parcels



\\con.cityofalbany.net\homas\tonym\desktop\locationmap\temp\lata.mxd



Date: 1/2/2020 Map Source: City of Albany

## 1105 1st Ave

### Location / Zoning Map

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM  
COUNTY: LINN**

FIELD NO.: 10

HISTORIC NAME: Conn House

COMMON NAME: None

ADDRESS: 1105 First Avenue NE

CITY: Albany

OWNER: George G. Bellamy, P. O. Box 1300, Albany, OR 97321

BUILDER: Elmer Conn

T/R/S: 11S, 3W, 6

TAX LOT: 3700

MAP NO: 11-3W-6DA

ADDITION: Hacklemans Third Addition

BLOCK: 3

LOT: 8

QUAD: Albany

DATE OF CONSTRUCTION: c. 1893

ORIGINAL USE: Residence

PRESENT USE: Apartment

ARCHITECT: Unknown

THEME: 19th Century architecture

STYLE: Western Farmhouse w\Eastlake elements

BLDG. XXX

STRUC.

DIST.

SITE OBJ.

PLAN TYPE/SHAPE: L-shaped floor plan (gabled ell)

FOUNDATION MATERIAL: Timber on concrete footings

ROOF FORM & MATERIALS: Cross gables, composition shingles

WALL CONSTRUCTION: Balloon frame

PRIMARY WINDOW TYPE: One-over-one double-hung w/decorative frame moldings

EXTERIOR SURFACING MATERIALS: Shiplap siding, corner boards, medium frieze

DECORATIVE FEATURES: Eastlake gable peak brackets .

OTHER: None

CONDITION:

GOOD

FAIR XXX

POOR

MOVED

DATE:

NO. OF STORIES: 1.5

BASEMENT (Y/N): N

STRUCTURAL FRAME: Wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Front porch post, railing & stairs c. 1980. Rear shed additions

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: Carport

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: South facing house on the north side of First Avenue on the corner of First Avenue & Main Street SE. One block south of the railroad tracks.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): A good example of a Western Farmhouse with Eastlake trim elements on the east side of town. In 1902-05, Elmer & Eva Conn lived here. Mr. Conn was a carpenter and son of Samuel Conn, owner of the Conn & Huston grocery store. The Conn brothers built several houses in Albany during the Victorian era.

SOURCES: City Directories 1905, 1909, 1911-13; Sanborn-Perris fire maps 1895

NEGATIVE NO.: 0-24

SLIDE NO.: 10

ASSIGNED RATING: Secondary

DATE: 07-91

RECORDED BY: R. Keeney

DATE: 03-13-90

SHPO INVENTORY NO: \_\_\_\_\_

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM - TWO**

FIELD NO.: 10  
 NAME: George G. Bellamy  
 ADDRESS: 1105 First Avenue NE  
 QUADRANGLE: Albany

T/R/S: 11S, 3W, 6  
 MAP NO.: 11-3W-6DA TAX LOT: 3700

\*\*\*\*\*

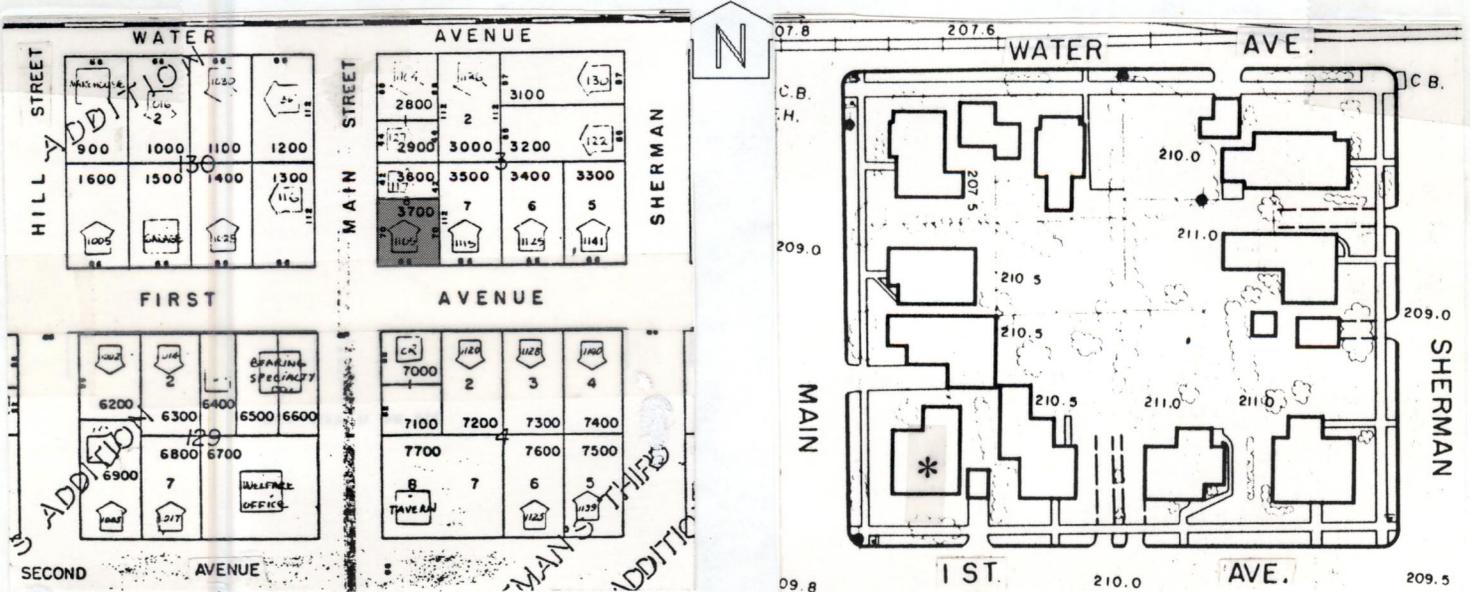


\*\*\*\*\*

NEGATIVE NO.: 0-24

SLIDE NO.: 10

\*\*\*\*\*



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & R. Keeney

SHPO INVENTORY NO: \_\_\_\_\_

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM  
COUNTY: LINN**

FIELD NO.: 10

HISTORIC NAME: Conn House

COMMON NAME: None

ADDRESS: 1105 First Avenue NE

CITY: Albany

OWNER: George G. Bellamy, P. O. Box 1300, Albany, OR 97321

BUILDER: Elmer Conn

T/R/S: 11S, 3W, 6

TAX LOT: 3700

MAP NO: 11-3W-6DA

ADDITION: Hacklemans Third Addition

BLOCK: 3

LOT: 8

QUAD: Albany

DATE OF CONSTRUCTION: c. 1893

ORIGINAL USE: Residence

PRESENT USE: Apartment

ARCHITECT: Unknown

THEME: 19th Century architecture

STYLE: Western Farmhouse w\Eastlake elements

BLDG. XXX

STRUC.

DIST.

SITE OBJ.

PLAN TYPE/SHAPE: L-shaped floor plan (gabled ell)

FOUNDATION MATERIAL: Timber on concrete footings

ROOF FORM & MATERIALS: Cross gables, composition shingles

WALL CONSTRUCTION: Balloon frame

PRIMARY WINDOW TYPE: One-over-one double-hung w/decorative frame moldings

EXTERIOR SURFACING MATERIALS: Shiplap siding, corner boards, medium frieze

DECORATIVE FEATURES: Eastlake gable peak brackets

OTHER: None

CONDITION:

GOOD

FAIR XXX

POOR

MOVED

DATE:

NO. OF STORIES: 1.5

BASEMENT (Y/N): N

STRUCTURAL FRAME: Wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Front porch post, railing & stairs c. 1980. Rear shed additions **NOTEWORTHY LANDSCAPE**

FEATURES: None

ASSOCIATED STRUCTURES: Carport

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: South facing house on the north side of First Avenue on the corner of First Avenue & Main Street SE. One block south of the railroad tracks.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): A good example of a Western Farmhouse with Eastlake trim elements on the east side of town. In 1902-05, Elmer & Eva Conn lived here. Mr. Conn was a carpenter and son of Samuel Conn, owner of the Conn & Huston grocery store. The Conn brothers built several houses in Albany during the Victorian era.

SOURCES: City Directories 1905, 1909, 1911-13; Sanborn-Perris fire maps 1895

NEGATIVE NO.: 0-24

SLIDE NO.: 10

ASSIGNED RATING:

Secondary

DATE: 07-91

RECORDED BY: R. Keeney

DATE: 03-13-90

SHPO INVENTORY NO: \_\_\_\_\_

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

PAGE Block #5

21. 1105 N.E. First

Significance: Primary

Use: Apartment

Date: c. 1893

Physical Description:

1½ story, wood frame, interior brick chimney and exterior concrete block chimney, timber foundation on concrete footing, and hipped, shed and gable roofs.

Located on a corner lot, this house is typical vernacular except for the bracketed collar tie, spindle course and scroll work at the peaks of the front (south) and east side gable wings.

Typical windows are double-hung, one light over one, with plain casings, hex-end sill blocks and classical cornice mold.

The walls of the northwest corner wing (not original) are covered with wood shingles. Other walls have horizontal drop siding with plain corner, frieze and rake boards.

Alterations - the house is presently undergoing rehabilitation - work includes: new concrete footing, new porch stairs, posts and balustrade and repairs to the floor structure.

Earlier alterations include: the concrete block chimney - additions at the rear - a detached carport - composition roof shingles. Upon completion of present work, the house will be in good condition.

Sources:

1. 1895 Sanborn Map

Remarks: The condition of the building is good. The style is Rural Vernacular.

Historical Comments: The structure appears on the 1895 Sanborn Maps. In 1913, James P. and Gladys A. Soper lived at the address. Mr. Soper was a cleaner for Corvallis and Eastern Railroad. Henry and Sarah F. Maine also lived at the address. Mr. Maine was a painter.

1105 E. 1st

1913 Polks.

Henry<sup>H.</sup> & Sarah F. Maine

also

James P. & Gladys. Soper  
cleaner C&E.R.R.

1911-12 <sup>Henry & Sarah</sup>  
Painter C&E.R.R.

1909- John H. Maine, Retired

1905 J. Henry Maine at 1040 E. 4th  
painter C&E.R.R.

1902. Conn. Elmer, Carpenter Res.  
Conn Eva Mrs E-

1905 Conn Elmer laborer Res

1909 1105 Maine John H Retired res





12/20/19

Laura,

The property located at 1103 1<sup>st</sup> Ave NE the porches are in disrepair & will be remedied.

There will be no change in the historic character, appearance or material composition from the existing structure. The wood materials will be

removed & replaced  
with solid wood. The  
style & dimensions  
will not be changed.

Walter  
Jones

EAST BLV





East



Front



Front



Front



West



West



EAST ELV

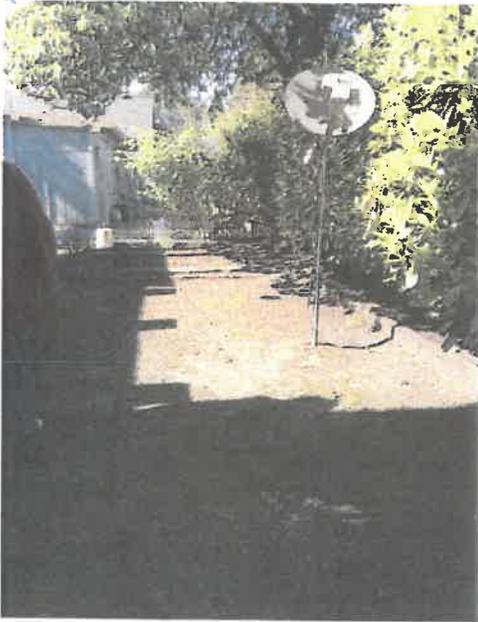


EAST ELV



EAST ELV

EAST BLV



Ex 81W





Front-Net





EAST ELV