



## COMMUNITY DEVELOPMENT

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

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September 24, 2020

Lonny George  
Top Odeep LLC  
33010 Fircreek Lane  
Philomath, OR 97370

Dear Mr. George:

**CITY OF ALBANY HISTORIC REVIEW APPLICATION (FILE NO. HI-22-20)  
PROPERTY ADDRESS: 118-120 SEVENTH AVENUE SE  
LINN COUNTY ASSESSOR'S MAP NO. 11S-03W-07BA; TAX LOTS 3000**

On September 14, 2020, the Community Development Director **APPROVED** the application to replace existing storm windows to match original materials. The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The following findings are in support of the decision to approve this application.

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 (duplex) located at 118-120 SE Seventh Avenue is a Historic Contributing landmark in the Hackleman National Register Historic District (Attachment A). Per the Historic Resource Survey Form, the circa 1910 20th Century Architecture Craftsman style structure features drop siding. Decorative features include four Tuscan porch supporting columns, gable dormer, double front exterior staircase, open eaves, and exposed rafters (Attachment B). The porch stair rail is the only noted exterior alteration in the 1996 Historic Resource Survey Form.
2. The house is located on a 0.14-acre parcel located south of Seventh Avenue. The site consists of a 1,460-square-foot two-story structure with a basement, covered front porch, and 379 square foot single-story detached accessory structure (i.e., garage). The house is set back 12 feet from the interior edge of the sidewalk with the north, east, and west elevations partially visible from the street.

3. On the western elevation (partially visible from Seventh Avenue), the applicants propose to:
  - a. Replace two basement storm windows to meet building code requirements.
  - b. All windows will be framed in painted port orford cedar to match existing original windows. (Attachment C).
4. On the southern elevation (not visible from Seventh Avenue), the applicants propose to:
  - a. Replace two basement storm windows to meet building code requirements.
  - b. All windows will be framed in painted port oxford cedar to match existing original windows. (Attachment C).
5. Building permits have been approved.

### CONCLUSIONS

1. Only one of the review criteria in ADC 7.120(1) must be met for the proposed alterations to be approved.
2. This application satisfies the review criteria for a director-level decision based on compliance with ADC 7.120(1)(a) and(c) and is approved with the conditions of approval provided below.

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

Sincerely,

Signature on File

David Martineau  
Planning Manager

TM:prj

Enclosures

- A. Location Map
  - B. Historic Resource Survey – 118-120 Seventh Avenue SE
  - C. Applicant's materials
- c: Building Division (Johnathan Balkema)  
File: HI-21-20

# Legend

 Subject Property



G:\Community Development\Planning\Land Use Cases\previews\2019\p.49-19 (118 & 120 7th St)\Location\_Map\_P.49-19.mxd



N  
0 25 50 100 150  
Feet

Date: 5/23/2019 Map Source: City of Albany

## 118 & 120 7th Ave SE

### Location / Zoning Map

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

Attachment B

COUNTY: Linn

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<b>HISTORIC NAME:</b> None	<b>ORIGINAL USE:</b> Duplex
<b>COMMON NAME:</b> None	<b>CURRENT USE:</b> Duplex
<b>ADDRESS:</b> 118-120 7th Ave. SE	<b>CONDITION:</b> Good
<b>ADDITIONAL ADDRESS:</b> NONE	<b>INTEGRITY:</b> Good <b>MOVED?</b> N
<b>CITY:</b> Albany	<b>DATE OF CONSTRUCTION:</b> c.1910
<b>OWNER:</b> Carl & Vickie Foster	<b>THEME</b> 20th Century Architecture
<b>CATAGORY:</b> Building	<b>STYLE:</b> Craftsman
<b>LOCATION</b> Hackleman Historic District	<b>ARCHITECT</b> UNKNOWN
<b>MAP NO:</b> 11S03W07BA <b>TAX LOT:</b> 03000	<b>BUILDER:</b> UNKNOWN
<b>BLOCK:</b> 8 <b>LOT</b> N/A	<b>QUADRANGLE</b> Albany <b>ASSESSMENT:</b> N
<b>ADDITION NAME:</b> Eastern Addition	<b>ORIGINAL RATING:</b> Secondary
<b>PIN NO:</b> 11S03W07BA03000 <b>ZONING</b> HM	<b>CURRENT RATING:</b> Historic Contributing

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

**STRUCTURAL FRAMING:** Balloon

**PRIMARY WINDOW TYPE:** 1/1 Double Hung

**EXTERIOR SURFACING MATERIALS:** Drop siding

**DECORATIVE FEATURES:**

Tuscan columns on porch, gable dormer (N), double front stairs, open eaves, exposed rafters

**EXTERIOR ALTERATIONS/ADDITIONS:**

Porch stair rail

**NOTEWORTHY LANDSCAPE FEATURES:**

None

**ADDITIONAL INFO:**

None

**INTERIOR FEATURES:**

None

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**LOCAL INVENTORY NO.:** H.154

**SHPO INVENTORY NO.:** None

**CASE FILE NUMBER:** None

Report printe 02/22/2001

# HISTORIC RESOURCE SURVEY -ALBANY HACKLEMAN HISTORIC DISTRICT -PAGE TWO

**NAME:** Carl & Vickie Foster  
**ADDRESS:** 118-120 Seventh Ave. SE  
**QUADRANGLE:** Albany

**T/R/S:** T11-R3W-S07  
**MAP NO.:** 11-3W-07BA  
**TAX LOT:** 03000

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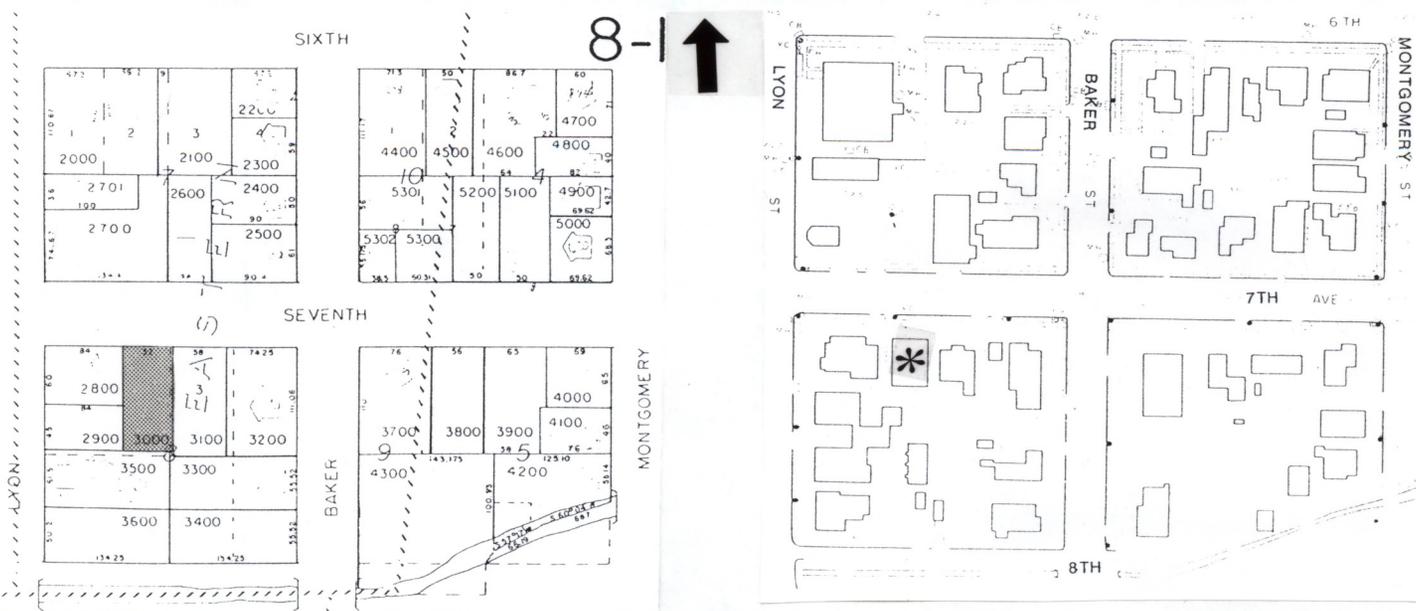


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**NEGATIVE NO.:** G-23

**SLIDE NO.:** H.154

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

- Glazing is,  $\frac{1}{8}$  over  $\frac{1}{8}$  Low E, argon filled IGU,  $\frac{5}{8}$  overall glass thickness set in  $1\frac{1}{2}$ " x  $2\frac{1}{4}$ " wood frame
- window frame material is painted, Port Orford cedar
- All windows are the same size - net opening  $30$  w x  $30\frac{1}{2}$  H
- The 4 side windows are casement full opening
- The 2 windows on the back of the house are fixed, non opening

