



COMMUNITY DEVELOPMENT

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

May 21, 2024

Steve & Nicole Ballinger
828 Calapooia Street SW
Albany, OR 97321

Dear Steve & Nicole Ballinger:

Re: City of Albany Historic Review Application (File No. HI-08-24)
Property Address: 828 Calapooia St SW
Linn County Assessor's Map No. 11S-04W-012AD; Tax Lot 06700

The Community Development Director **APPROVED** the application for Historic Review of Exterior Alterations (HI-08-24) to replace 27 wood windows with wood windows of the same size on the historic home located at 828 Calapooia Street SW. 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 Alyssa Schrems, project planner.

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 828 Calapooia Street SW is identified as contributing within the Monteith National Register Historic District. The subject property measures about 10,340 square feet and is located on the northwest corner of the intersection of Calapooia Street SW and 9th Avenue SW. The property is within the Hackleman Monteith (HM) zoning district (Attachment A). Per the Albany Historic Resource Survey, the house was constructed circa 1925 in the Colonial style. Identified features include a porch gable with eave returns and paired Tuscan columns, side lights at the front door, modified dentil molding at the cornice, arched windows on the gable ends, paired pilasters at the front porch and first story wing, existing chimney on the south end, and panels on the windows.
2. The applicant proposes to replace 27 existing wood windows in the house with identical wood windows of the same size and configuration. Of the existing windows 25 are 6-over-1, one window is 3-over-3, and one window is 2-over-2. The applicant states that there is no enlargement of the window opening necessary to install the new windows.

3. Application materials include written findings and photos showing the existing and proposed windows (Attachment C).

CONCLUSION

1. Only one of the review criteria in ADC 7.120(1) must be met for the proposed alterations to be approved.
2. The proposed 27 window replacements will match the historic character, appearance, and composition of the existing windows. Of the existing windows 25 are 6-over-1 and will be replaced in kind. One window is 3-over-3 and one is 2-over-2, both of these windows will be replaced by windows that match their configuration and will also match the composition of the existing windows. The applicant states that there is no enlargement of the window opening necessary to install the new windows.
3. This application satisfies the review criteria for a director-level decision based on compliance with ADC 7.120(1) and is approved with the following conditions.

CONDITIONS

- Condition 1** The proposed work will not deviate from the approved plan.
- Condition 2** All work shall be completed in accordance with the applicable building code requirements. Building permits may be required, please reach out to Building Inspection at 541-917-7550 for further assistance.
- Condition 3** A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Sincerely,

Alyssa Schrems, Planner II

541-791-0176

alyssa.schrems@albanyoregon.gov

Signature on file

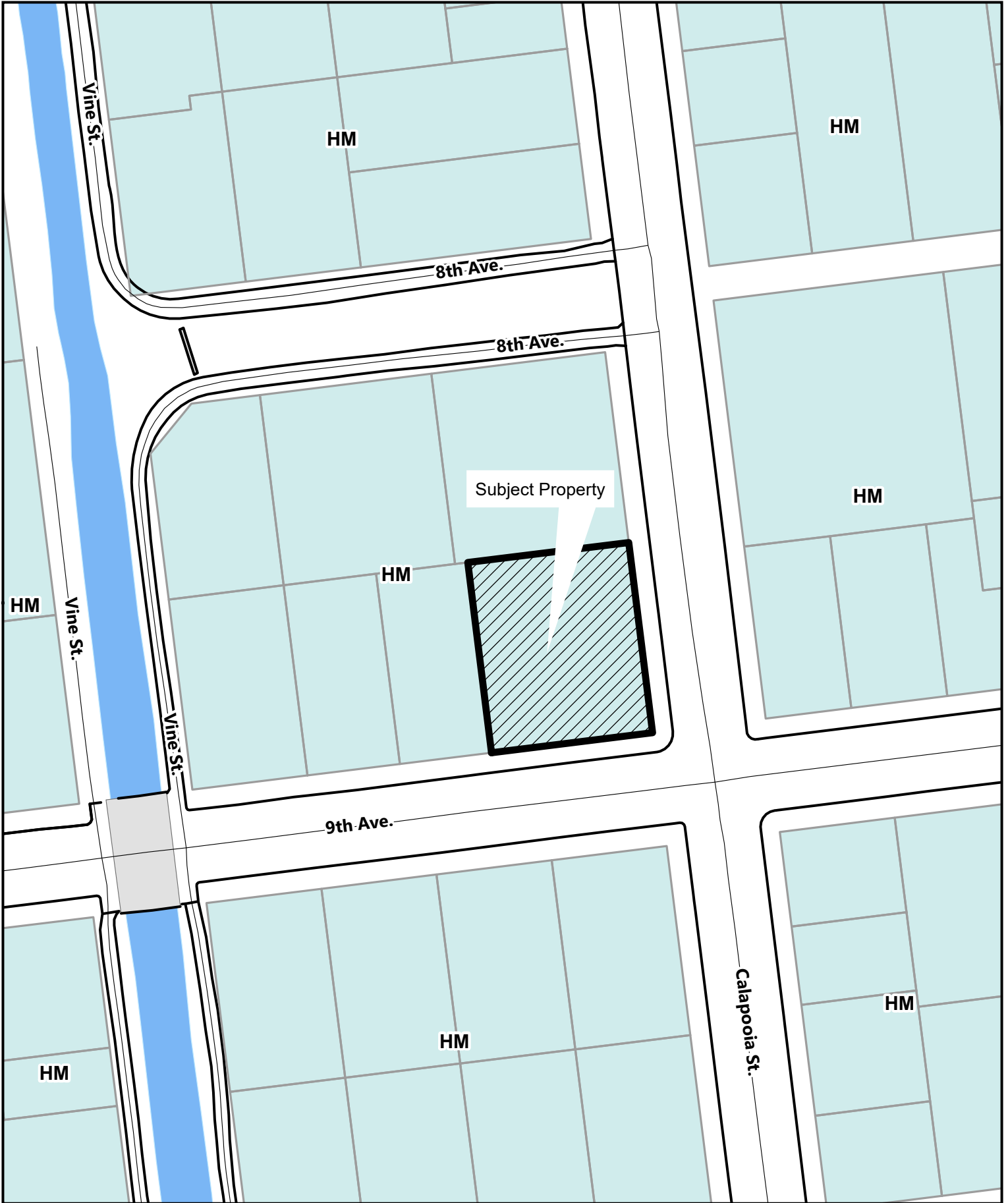
Attachments

A – Location Map

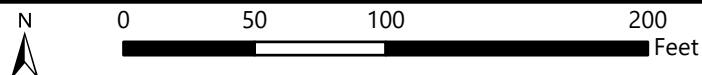
B – Albany Historic Resource Survey

C – Applicant Submittals

c: Johnathan Balkema, Building Official Manager (via email)
File: HI-08-24



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828 Calapooia St SW

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

Attachment B.1

COUNTY: Linn

| | |
|-------------------------------------------------|-----------------------------------------------|
| HISTORIC NAME: None | ORIGINAL USE: Residence |
| COMMON NAME: None | CURRENT USE: Residence |
| ADDRESS: 828 Calapooia St. SW | CONDITION: Good |
| ADDITIONAL ADDRESS: NONE | INTEGRITY: Good MOVED? N |
| CITY: Albany | DATE OF CONSTRUCTION: c.1925 |
| OWNER: Lew & Genevieve Hurd | THEME 20th Century Architecture |
| CATAGORY: Building | STYLE: Colonial |
| LOCATION Monteith Historic District | ARCHITECT UNKNOWN |
| MAP NO: 11S04W12AD TAX LOT: 06700 | BUILDER: UNKNOWN |
| BLOCK: 65 LOT N/A | QUADRANGLE Albany ASSESSMENT: N |
| ADDITION NAME: Original Platt | ORIGINAL RATING: Compatible |
| PIN NO: 11S04W12AD06700 ZONING HM | CURRENT RATING: Historic Contributing |

| | |
|-----------------------------------|--------------------------|
| PLAN TYPE/SHAPE: Rectangle | NO. OF STORIES: 2 |
| FOUNDATION MAT.: Concrete | BASEMENT Y |
| ROOF FORM/MAT.: Side gable | PORCH: Gable |

STRUCTURAL FRAMING: Wood

PRIMARY WINDOW TYPE: 6/1 double hung

EXTERIOR SURFACING MATERIALS: Wide lap siding

DECORATIVE FEATURES:

Porch gable w/ eave returns & paired Tuscan columns, side lights @ door, modified dentil molding at cornice, arched windows on gable ends, paired pilasters @ front porch & 1 story wing, ext. chimney S., panels @ windows

EXTERIOR ALTERATIONS/ADDITIONS:

Front porch steps are brick faced

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

None

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: M.263

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

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

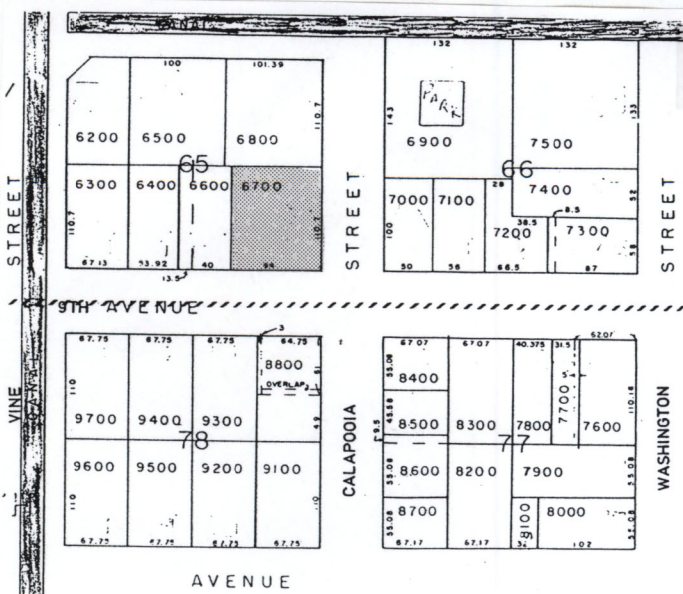
NAME: Lew & Genevieve Hurd
ADDRESS: 828 Calapooia Ave. S.W.
QUADRANGLE: Albany

T/R/S: T11-R4W-S12
MAP NO.: 11-4W-12AD
TAX LOT: 6700



NEGATIVE NO.: R-36

SLIDE NO.: MS.263



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

Linn County Tax Data File

Tax lot #..... 11S04W12AD06700
Tax acct #..... 0134656
Site address.. 828 CALAPOOIA ST SW In-City? Y

Owner..... HURD, E LEW
Address-1..... HURD, GENEVIEVE E
Address-2..... 828 CALAPOOIA ST SW
Address-3..... ALBANY, OR 97321-2464
Address-4.....
Address-5.....

Property class... 1011 Tax Code #1...0801
Stat class..... 540 Tax Code #2...0000

Land market value... 25,450
Imp. market value... 105,070

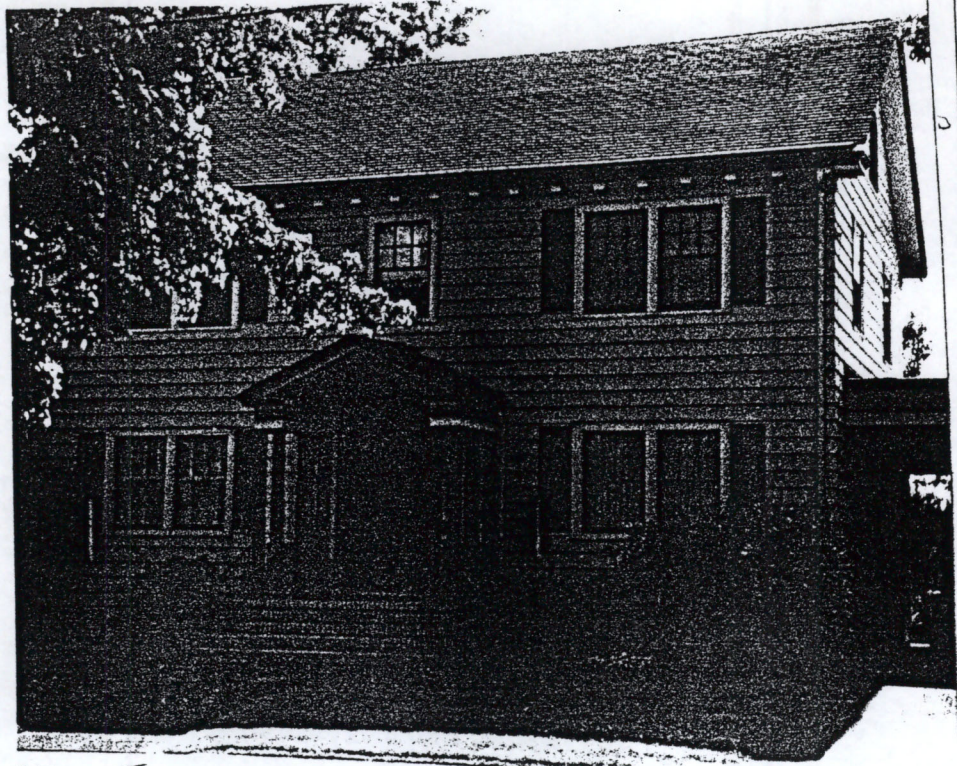
248. 828 Calapooia
Significance: Compatible
Use: Residence

4. Significance

Present Owner: Dr. Lew E. Hurd
828 Calapooia
Tax Lot: 11-4W-12AD-6700

Description:

Two story wood frame residence with wide lap wood siding, windows with shutters; gabled portico over entrance, in very nice condition.



(828 Calapooia
Colonial c. 1928
Notice the similarities
between these 2 houses
built built 68 years apart

(

828 Calapooia
S. face L
S-1



828 Calapooia
N face R
R-35



828 Calapooia
S. face L
OR-37



**Historic Review of Exterior Alterations
828 Calapooia St SW**

1. Monteith Historic District
2. Historic Contributing
3. Colonial Revival, c. 1925
4. Previous know alterations 1950, 2019, 2023
5. Exterior Alterations

The proposed alteration is replacement of 27 double-hung wood windows with double-hung wood windows. 25 windows are 6-over-1 and will be replaced with 6-over-1. One window is 3-over-3 and one is 2-over-2; both of these will be replaced by windows which match the existing configurations. No alterations will be made to any of the window openings' size or shape.

This project complies with the approval criteria for historic exterior alterations as demonstrated below.

- a. There is no change in historic character, appearance, or material composition from the existing structure.

Facts: The existing window are double-hung, wood windows. 25 are 6-over-1, one is 3-over-3 and one is 2-over-2. They will be replaced by double-hung, wood windows. 25 will be 6-over-1, one will be 3-over-3 and one will be 2-over-2. All replacement windows will fit in existing window openings; there will be no change to the size or shape of the openings.

Conclusion: As shown in the final photo of the description attachment (Figure 8), the replacement windows will be visually indistinguishable as to materials, size and shape. Therefore all windows included in this project meet criterion 1.

- 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.

Facts: This project will materially duplicate the affected exterior building features as it will use all the same materials and configurations of existing features. No changes will be made to the sizes of any window openings.

Conclusion: Therefore all windows included in this project meets criterion 2.

(Approval under criterion "c. The proposed alteration is not visible from the street" is not being requested. However:

Facts: While eight (8) of the windows are rear-facing and not easily visible from the street, all windows also meet criteria 1 and 2, as shown above.

Conclusion: Therefore eight (8) of the windows also meet criterion 3.)

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Pictures are included and labeled below:



Figure 1 Main House Calapooia facing (9 windows).

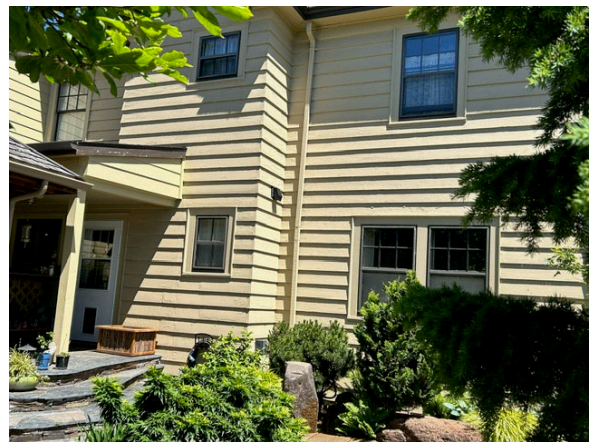


Figure 2 Main house rear facing (6 windows).



Figure 3 Sunroom Calapooia facing (2 windows)



Figure 4 Sunroom 9th Ave facing (4 windows)



Figure 5 Sunroom rear facing 2 windows)



Figure 6 Upstairs main house 9th Ave facing (2 windows)



Figure 7 Upstairs main house north facing (2 windows)



Figure 8 Original windows and Anderson 400 series wood windows on 2019 addition