



COMMUNITY DEVELOPMENT

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

September 1, 2023

James Anderson
310 7th Avenue SW
Albany, OR 97321

Dear Mr. Anderson,

Re: City of Albany Historic Review Application (File No. HI-13-23)
Property Address: 310 7th Avenue SW
Linn County Assessor's Map No. 11S-03W-07BB; Tax Lot 12800

The Community Development Director **APPROVED** the application for Historic Review of Exterior Alterations (HI-13-23) to replace existing vinyl windows on the sleeping porch with wooden windows. 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 310 7th Avenue SW is identified as Historic Contributing in the Monteith Historic District. The subject property is approximately 8,710 square feet in size and is located on the southwest side of the intersection of Broadalbin St SW and 7th 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 three gabled dormers with eave returns, a pedimented gable porch, fan lights on the third floor east and west sides, first story flanking wings on the east and west side, a fan light and side lights at the front door, a dentil cornice on the porch gable, shutters, and a chimney on the west side (Attachment B).
2. The applicant proposes to remove the existing vinyl windows on the bedroom sleeping porch that wraps around the southeast corner of the building. The applicant has submitted the original architectural drawings of the house to show the style and size of wood window proposed.
3. Application materials include written findings, original exterior building plans, and photos of the existing exterior conditions (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 alteration materially duplicates the affected exterior building feature as determined from the original building plans.
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 in accordance with this application. Please call the historic planner at 541-791-0176 a day or two in advance to schedule.

Sincerely,

Signature on file

Alyssa Schrems, Planner II

541-791-0176

alyssa.schrems@cityofalbany.net

AS:km

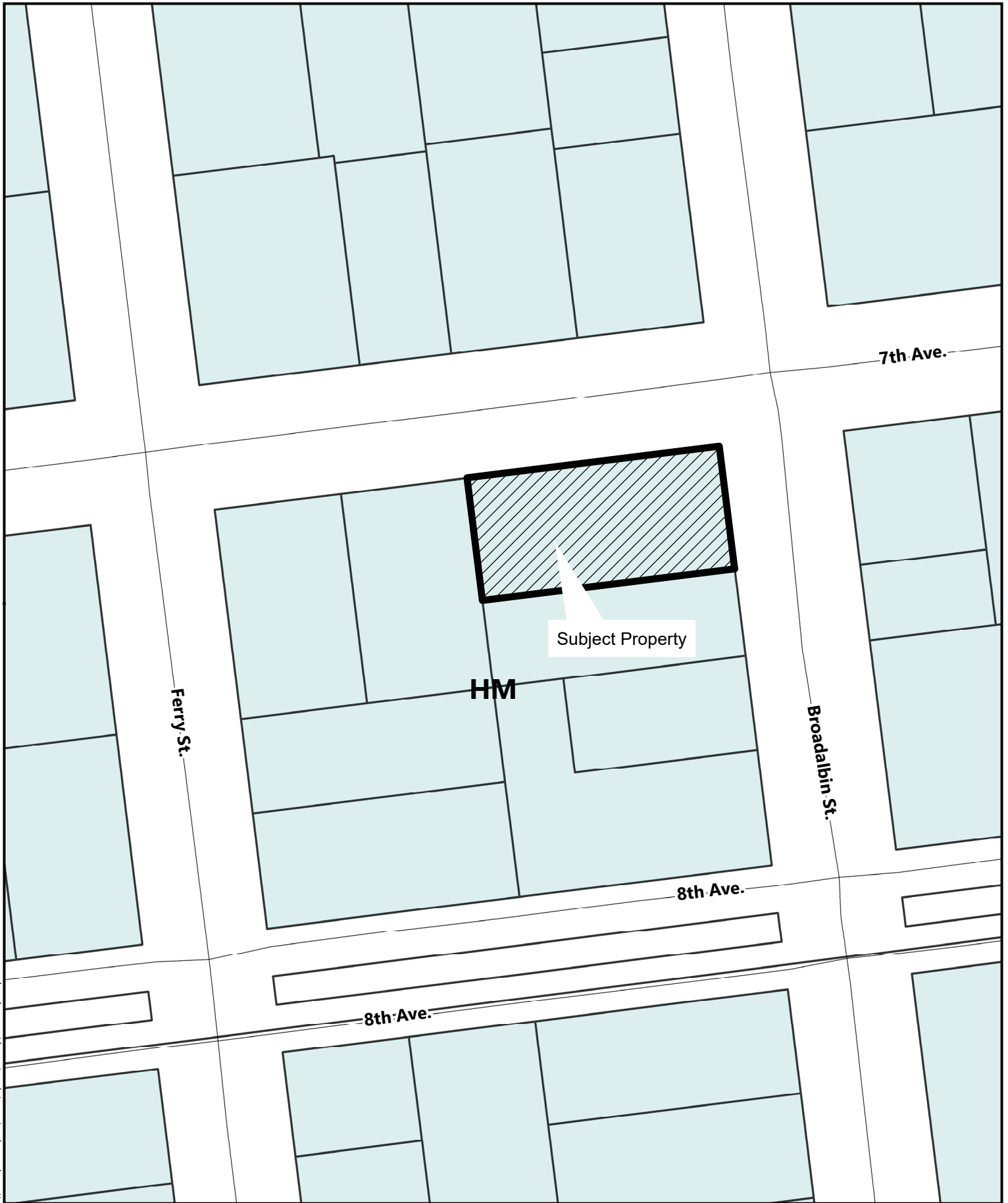
Attachments

A – Location Map

B – Albany Historic Resource Survey

C – Submitted Application

c: Johnathan Balkema, Building Official Manager (via email)
File: HI-13-23



Subject Property

HM

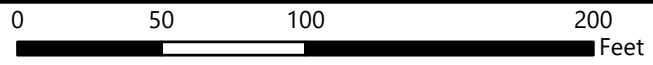
Ferry St.

Broadalbin St.

7th Ave.

8th Ave.

8th Ave.



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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: 310 7th Ave. SW	CONDITION: Good
ADDITIONAL ADDRESS: NONE	INTEGRITY: Good MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c.1925
OWNER: Glenn A Hubert	THEME 20th Century Architecture
CATAGORY: Building	STYLE: Colonial
LOCATION Monteith Historic District	ARCHITECT UNKNOWN
MAP NO: 11S03W07BB TAX LOT: 12800	BUILDER: UNKNOWN
BLOCK: 53 LOT N/A	QUADRANGLE Albany ASSESSMENT: N
ADDITION NAME: Original Platt	ORIGINAL RATING: Compatible
PIN NO: 11S03W07BB12800 ZONING HM	CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: Irregular	NO. OF STORIES: 2.5
FOUNDATION MAT.: Concrete	BASEMENT N
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:

3 gabled dormers with eave returns, pedimented gable porch, fan lights 3rd floor E&W sides, 1st story flanking wings on E&W, fan light & side lights at front door, dentil cornice on porch gable, shutters, ext.chimney W.

EXTERIOR ALTERATIONS/ADDITIONS:

None

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

None

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: M.115

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

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

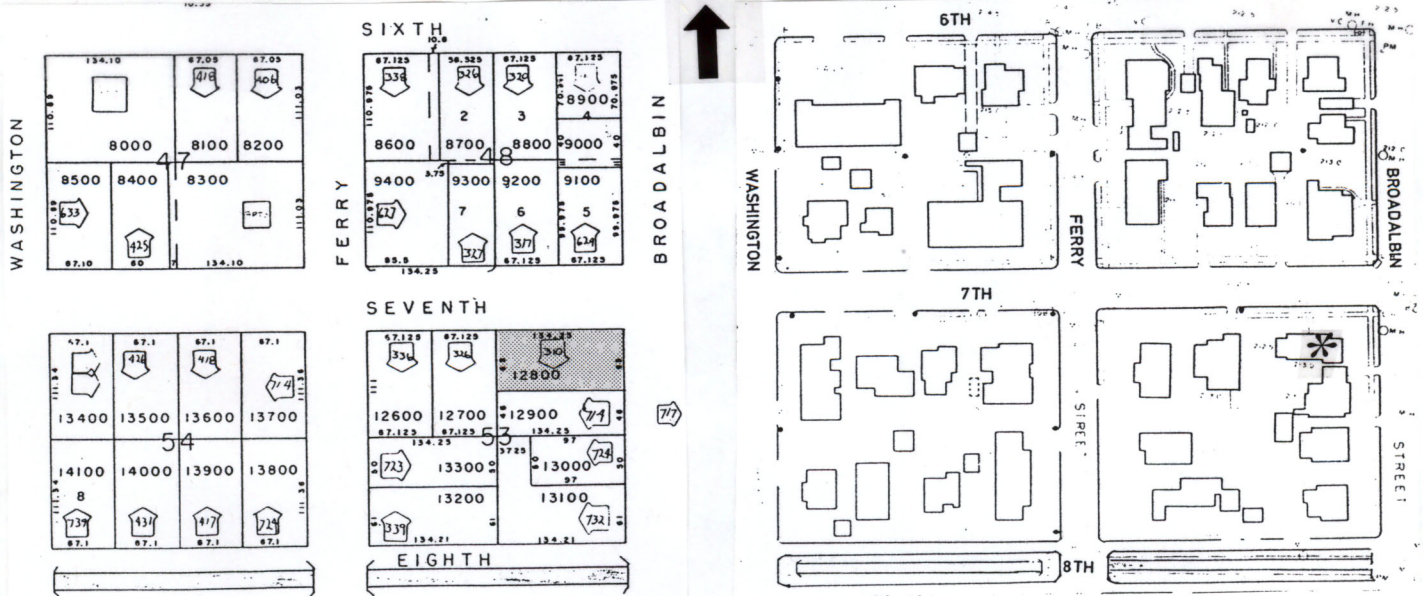
NAME: Jack Rohrbough
ADDRESS: 310 Seventh Ave. S.W.
QUADRANGLE: Albany

T/R/S: T11-R3W-S07
MAP NO.:11-3W-7BB
TAX LOT: 12800



NEGATIVE NO.: H-4

SLIDE NO.: MS.115



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

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

Attachment B.3

COUNTY : Linn

HISTORIC NAME :	ORIGINAL USE : Residence
COMMON NAME :	CURRENT USE : Residence
ADDRESS : 310 7th Ave. SW	CONDITION : Good
CITY : Albany	INTEGRITY : Good MOVED : N
OWNER : Jack Rohrbough	DATE OF CONSTRUCTION : c.1925
CATAGORY : Building	THEME : 20th Century Architecture
LOCATION : Monteith Historic District	STYLE : "Colonial"
ASSOCIATED FEATURES : 0	ARCHITECT :
MAP NO : 11-3W-07BB TAX LOT : 12800	BUILDER :
BLOCK : 53 LOT :	QUADRANGLE : Albany
ADDITION NAME : Original Platt	LOCAL RANKING : Secondary
PIN NO : 11S03W07BB12800 ZONING : HM	SPECIAL ASSESSMENT : N

PLAN TYPE/SHAPE : Irregular	NO. OF STORIES : 2.5
FOUNDATION MAT.: Concrete	BASEMENT : N
ROOF FORM MAT. : Side gable	PORCH : Gable
STRUCTURAL FRAMING : Wood	
PRIMARY WINDOW TYPE : 6/1 double hung	
EXTERIOR SURFACING MATERIALS: PRIMARY EXT : Wide lap siding	DECORATIVE : None
DECORATIVE : 3 gabled dormers with eave returns, pedimented gable porch, fan lights 3rd floor E&W sides, 1st story flanking wings on E&W, fan light & side lights at front door, dentil cornice on porch gable, shutters, ext.chimney W.	
EXTERIOR ALTERATIONS/ADDITIONS : None	
LANDSCAPE FEATURES : None	
OTHER : None	

RECORDED BY : Roz Keeney	DATE : 08/96
LOCAL INVENTORY NO. : M.115	SHPO INVENTORY NO. :
CASE FILE NO. :	

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

Attachment B.4

COUNTY: Linn

NAME: Glenn A Hubert
ADDRESS: 310 7th Ave. SW
QUADRANGLE Albany

PIN 11S03W07BB12800
MAP 11S03W07BB
TAX LOT: 12800

SQ FT:

G/P SOURCES:

EID FOOTPRINT: N

OTHER INFO:

ADA ACCESS (Y/N): N

PARKING (Y/N): N PARKING SPACES: 0

ELEVATOR (Y/N): N

PARAPET (Y/N): N

SEISMIC (Y/N): N

HISTORIC PHOTO: N

NEGATIVE NO.: H-04

SLIDE NO.:

RECORDED BY: Roz Keeney

DATE: 08/96

LOCAL INVENTORY NO.: M.115

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

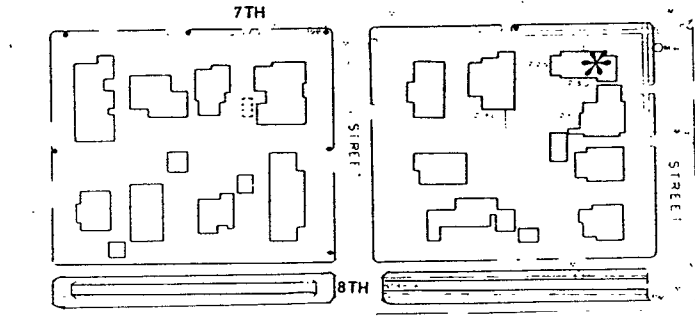
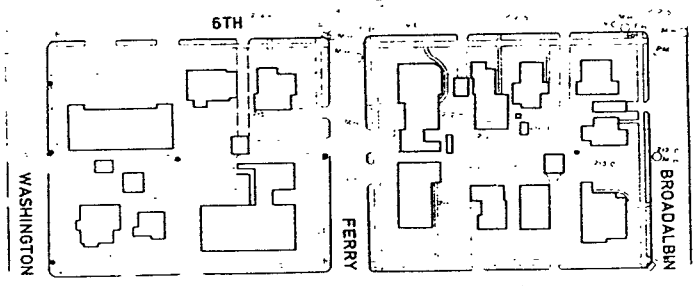
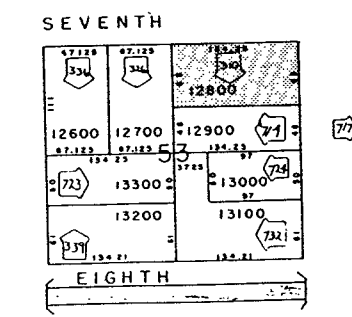
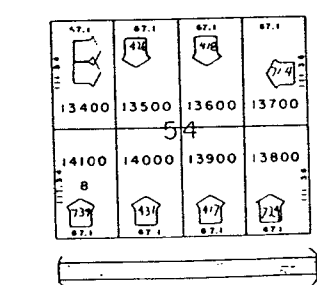
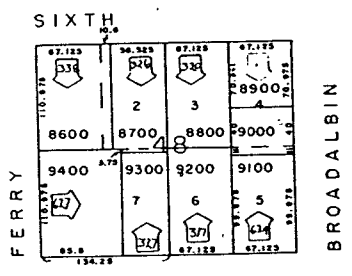
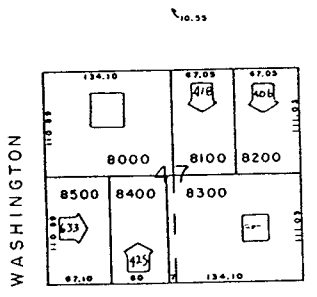
224. 310 Seventh Avenue SW
Significance: Compatible
Use: Residence

Frances
Present Owner: Max/Rohrbough Attachment B.5
310 Seventh Avenue SW
Tax Lot: 11-3W-7BB-12800

Description:

Large two story wood frame residence with gable roof and triple windowed dormer facing the front. Has five, six over one windows on upper level with shutters and four, six over one windows on ground level. Has extensions on sides with sun porches. Gabled portico over entrance and two exterior chimneys on ends of main building.

310 7th



Linn County Tax Data File

Tax lot #..... 11S03W07BB12800
Tax acct #..... 0092326
Site address.. 310 7TH AVE SW

In-City? Y

Owner..... ROHRBOUGH, JACK D
Address-1..... ROHRBOUGH, KEITH J
Address-2..... ZITO, MARY S ETAL
Address-3..... C/O MAX H & FRANCES H ROHRBOUGH
Address-4..... 310 7TH AVE SW
Address-5..... ALBANY, OR 97321-2359

Property class... 1011 Tax Code #1...0801
Stat class..... 550 Tax Code #2...0000

Land market value... 20,030
Imp. market value... 113,580

Of course, since Sears's big general merchandise catalogs were already selling everything needed to furnish a house—from beds and chairs to toilets, sinks, and kitchen ranges—the sales of all these items would increase too!

Kushel's boss, Richard Sears—himself no slouch at merchandising—recognized the plan's potential immediately and so did the buying public. Sears's reputation for quality, low prices, and reliability, carefully nurtured since the company's founding in 1886, was like money in the bank for its customers. The company's first, 44-page *Book of Modern Homes and Building Plans*, issued in 1908, brought an immediate and enthusiastic response.

Kushel wasn't the only or even the first person to come up with a scheme to sell houses by catalog and ship them by rail. In 1906 the North American Construction Company (soon to become known as the makers of "Aladdin Houses" and "Readi-Cuts") of Bay City, Michigan, had begun selling rail-shipped precut buildings—small cottages, garages, and boathouses—out of a mail-order plan book. It wasn't until about 1911 that Sears included framing lumber in its package, and the company didn't begin to offer precut and factory-fitted lumber until 1914. Before then, the lumber still had to be cut to fit at the building site. Montgomery Ward, Sears's foremost catalog competitor in general merchandise, was even slower to jump on the bandwagon, waiting until 1910 to sell house plans from a catalog and 1918 for ready-cut houses. Sears and its competitors all depended on rail service, which by the early 20th century covered most of the continent, and regional lumber mills where the wood could be centrally processed.

In 1911, Sears added an irresistible new twist. The company decided not just to sell house-building packages, but to finance them as well. The nation's booming population was straining the seams of a tight housing market, yet the huge and fast-growing middle and working classes (many members of which were recent European immigrants) had been largely ignored by a conservative banking community. If Sears could offer reasonable interest rates and low down payments, the market seemed endless. Although the financing package initially included only building materials, it soon expanded to cover the building lot.

Not only were the terms easy—a down payment of 25 percent of the cost of house and lot, as little as 6 percent interest for 5 years, or a higher rate for up to 15 years—but the application form contained no questions about race, ethnicity, gender, or even finances. Thousands of formerly ineligible buyers were absorbed into the new-home market.

Catalogs by Category

There is a tendency to think of the "Sears House" as a monolithic entity, but there were actually many different Sears catalogs that offered houses and auxiliary buildings, such as garages. Others continued to sell just lumber and building parts, which had been a Sears staple. Distinctions among the buildings offered, the quality of the materials, and the construction methods used can be confusing.

On one level was what Sears called a house kit. For these, Sears provided building plans and specifications, along with the lumber and any other materials needed. The shipment included everything from nails, screws, and paint to prebuilt building parts, such as staircases and dining nooks. It did not include masonry, such as bricks and cement blocks, which would be cheaper to procure locally than to send by rail. The lumber was cut to size at the building site before being assembled by a local builder.

Ready-Cut The true Ready-Cut House package, first offered about 1914, included plans, specifications, and detailed assembly instructions, along with precut and factory-fitted lumber and all other building materials except masonry. The lumber was stamped with the Sears name and numbered on the ends of the boards to correspond to numbers on the floor plans, so that mistakes in assembly were less likely-though far from impossible, as many extant Sears houses testify by their otherwise inexplicable deviations. Sears estimated that using their precut and fitted lumber could save 40 percent on labor costs.

In theory, really handy homeowners could-and some did-put together their own Sears houses with only the aid of the instruction manual. More often, the actual construction was left to-or at least required considerable help from-a local builder. Over the 30-year lifespan of the Modern Homes program, the various service systems within the house-such as plumbing, electricity, and heating-became more complex, so that owners were more likely to call in trade specialists. At any rate, Sears always furnished estimates of the finished cost of the house, including labor (not part of the Sears package).

Honor Bilt Among Ready-Cut Houses, the Honor Bilt line (apparently established about 1918) was the standard setter. Honor Bilts used high-quality materials and heavy framing. They had double floors (a subfloor and a 13/16" thick finish floor of maple or oak), oak wall paneling, doors, trim, and cabinets, three coats of exterior paint, and higher-grade hardware.

Sears encouraged Honor Bilt buyers to specify the more deluxe bathroom "outfits"-sets of tubs, sinks, and toilets-and kitchen sinks, all of which were optional and separately priced. Electrical systems, water heaters, and furnaces were also separate options. The Honor Bilts were generally larger, more elaborate houses than the ones that Sears called "Standard Bilts."

In a few cases, Honor Bilts were not precut. Sears furnished wood lath for plaster walls, but not the plaster. Alternatively, customers could opt for "sheet plaster" (gypsum board, an early form of wallboard) at considerably greater expense. For roofing, they could choose between red cedar shingles or the costlier "Oriental Asphalt" shingles, which came with a 17-year guarantee.

Standard Bilts Less expensive than the Honor Bilt and of correspondingly lower quality was the Standard Built House (also known as Econo Bilt or Lighter-Built). The lightly framed Standard Bilts were most often used for summer cottages, hunting cabins, and very small dwellings, and were generally recommended for

warm-weather situations. Some designs were offered in both Honor Bilt and Standard Built versions. Sears advised potential buyers that, because the Standard BUILTS had only a single layer of flooring and the walls were not plastered, they were harder to heat than Honor BILTS. Nonetheless, these little light-weights sometimes turn up even today as year-round residences. They were usually not pre-cut or fitted.

Simplex The Simplex was a prefabricated, panelized, one-storey building that could easily be taken apart. Demountable and portable, it was most often used for garages, summer cottages and cabins, and small, utilitarian buildings that the owner might wish to move from place to place. There are separate Simplex catalogs dating from as early as 1911.

What Styles When?

Modern Homes catalogs were issued most years (apparently sometimes twice a year) from 1908 until 1940, although there are a few years for which no catalogs are presently known. In the beginning, Modern Homes designs were assigned numbers rather than names, but soon titles—often suggesting a style provenance—began to accompany the attractive illustrations. Sears knew its audience well and its designs were those most popular at the time. The styles were deliberately conservative rather than innovative.

Beginning with a simplified Queen Anne, Modern Homes styles ranged from Arts & Crafts bungalows and Foursquares in the 1910s and '20s, through the various European revivals of vaguely French, English, and Spanish (usually Mission) styles in the 1920s, to the Colonial Revivals, Cape Cods, and Dutch Colonials found mostly in the 1920s and '30s.

Modern Homes catalogs often carried designs well past what is generally considered their peak years. Bungalows, for instance, were among the most frequently built of all of Sears house types (and along with the Colonial Revival and the Cape Cod cottage the longest-lived), appearing in every catalog from 1908 onward. As late as 1939 the "Winona," which first appeared in 1916, is shown with another, rather stodgy five-room example, the "Plymouth," which first appeared in 1934.

Although most designs were conservative, there were some large and elegant surprises. One of the most elaborate (described in the 1918 and 1921 catalogs as bearing "a close resemblance" to Henry Wadsworth Longfellow's Cambridge, Massachusetts, residence) is the three-storey, eight-room neo-Georgian "Magnolia," with its two-storey columned portico, porte-cochere, and sleeping porches. The "Aurora" and the "Carlton," both of which appear in 1918, are sophisticated Prairie School designs, and the flat-roofed "Bryant" is in the International style. The 1933 to 1939 catalogs feature several early split-levels, including the "Concord."

Sears's later catalogs included a number of Sears-built exhibition houses, including two reproductions of Mount Vernon (one for a 1931 exposition in Paris and one for a Washington Bicentennial celebration in Brooklyn); a reproduction of New York City's Federal Hall, the first capitol of the United States (also for the

Washington Bicentennial); a "dream home" for Warner Brothers (erected in Pittsburgh, Pennsylvania); and a fully furnished model house exhibited at the 1933 Century of Progress World's Fair in Chicago.

Insider Information

Sears prided itself on offering floor plans that were both efficient and attractive, maximizing the usability of very limited space. The smaller houses sometimes combined living and dining rooms, while the smallest made do with a built-in eating nook or the kitchen table.

Most of the houses had two or three bedrooms, although some had four or even five. The majority had only one bathroom, and some, especially in the early 20th century, had none, since many rural and even some suburban areas lacked piped-in water and sewers or septic fields. By the 1930s, though, quite a few of the larger houses had two (or even two and a half bathrooms) or a full bath and a "powder room." Buyers had their choice of two different "outfits," depending on their tastes and pocketbooks and on the requirements of the bathroom layout. Kitchen sinks were included in the specifications.

The Sears house was often equipped with the most sought after conveniences of its time, from built-in china cabinets, mirrored closet doors, dining nooks and kitchen cupboards, to built-in ironing boards, telephone niches, and medicine cabinets. Some of these amenities came as part of the package, while others were options.

Sears houses were often built in multiples, creating entire homogeneous neighborhoods. A number of these still exist, many in industrial towns. One of the best known Sears house locations is in Carlinville, Illinois, where Standard Oil of Indiana built a million-dollar development of 192 Honor Bilt houses for employees of Schoper coal mine (156 intended for miners and other workers, an additional 28 nearby and somewhat more deluxe meant for supervisors). The five- and six-room houses of what became known as the Standard Addition, which included many bungalows and Foursquares, cost roughly \$3,600 to \$4,600 and were regarded as unusually fine examples of worker housing.

On the other end of the socioeconomic scale are places like Cheverly, Maryland, or Crescent Hills in Hopewell, Virginia, both affluent neighborhoods of "strictly high-class [Sears] homes" built by private developers in the 1920s. (Hopewell also has a large group of Aladdin houses built during World War I for workers at the DuPont Corporation's gun-cotton factory there.)

The Modern Homes mortgage program peaked in the late 1920s but showed increasing signs of strain as the full effects of the Great Depression hit. Sears withdrew from the Modern Homes and mortgage loan market in 1934, but was selling houses again a year later, after the establishment of the Federal Housing Administration and its federally insured mortgages fueled a brief upsurge in the housing market. The Modern Homes program was finally defeated by tens of millions of dollars in mortgage defaults, as well as pre-

World War II shortages of building materials. The last Modern Homes catalog was issued in 1940.

By the time the Modern Homes project folded for good, Sears houses were a staple of the American landscape. Frank Kushel continued to head the Modern Homes program until the end, by which time he was still hardly any better known than he had been in 1906. And Frank Lloyd Wright? Interestingly enough, Wright—who always had a strong interest in designing houses for Everyman—entered the pre-cut home market himself when he produced a number of designs for prefabricated houses, American System-Built Houses, for the Richards Company of Milwaukee between 1911 and 1916.

Why It Isn't Always Easy to Know If You Have a Sears House

One of the most frustrating aspects of owning what seems to be a Sears house is the difficulty in finding proof of its provenance. Sometimes the origins of a house that nearly, or, for that matter, exactly, matches a catalog illustration can't be traced beyond all doubt.

The first problem is that in more than 32 years of catalog sales, Sears offered 447 different designs, according to the "Sears Archives." Because most of the houses are small and simple in style, they often resemble those found in the catalogs of other ready-cut companies—or even from enterprising local copycat builders.

Then, too, Sears encouraged potential buyers to customize their designs with the aid of Sears's architectural department—flip a floor plan; change a roofline; add or subtract a room; a porch, or a window; use a different entry detail, etc. Or, the houses may have been altered during construction, either inadvertently or by the owner. And because these were often small "starter" houses, many were altered and added to long after construction.

Another mystery: While many Sears pre-cut and fitted wood pieces (rafters, beams, sills, lintels, woodwork, and mouldings) are stamped with the Sears name and/or numbered for ease of assembly, sometimes there are no markings to be found. This could be because Sears encouraged customers to buy lumber locally if it was cheaper than shipping from a Sears mill. Sears door and cabinet hardware, lighting and plumbing fixtures, and other building parts were also marked but might have been bought for a non-Sears house.

Finally, although Sears houses consistently display certain construction details (five-piece eaves brackets, front porches, and small attic windows, for instance) so do other well-designed ready-cut and conventional houses of the period. So unless the paperwork (mortgage agreement, floor plans, materials list, correspondence, building permits listing Sears as the "architect") or a credible family or neighborhood oral history exists, it may be hard to know where the house originated—though it's always fun to keep digging.

Still Curious?

If you're burning for more information, you can log on to the Sears Archive's popular Modern Homes Web site (www.modernhomes.com), where users are invited to register their Sears houses and ask questions. (Typical queries: "How can I tell whether my house is a Sears model?" and "Where can I get authentic reproduction Sears furniture for my 1920s Sears house?") All 447 designs are listed, along with the years in which they were produced, and many are illustrated. (More illustrations will be added as time goes on.) The text pages are printable.

The classic study of Sears houses is *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company* by Katherine Cole Stevenson and H. Ward Jandl, published in 1986. The most recent is *The Houses That Sears Built: Everything You Ever Wanted to Know about Sears Catalog Homes* by Rosemary Thornton, which came out in March 2002. □

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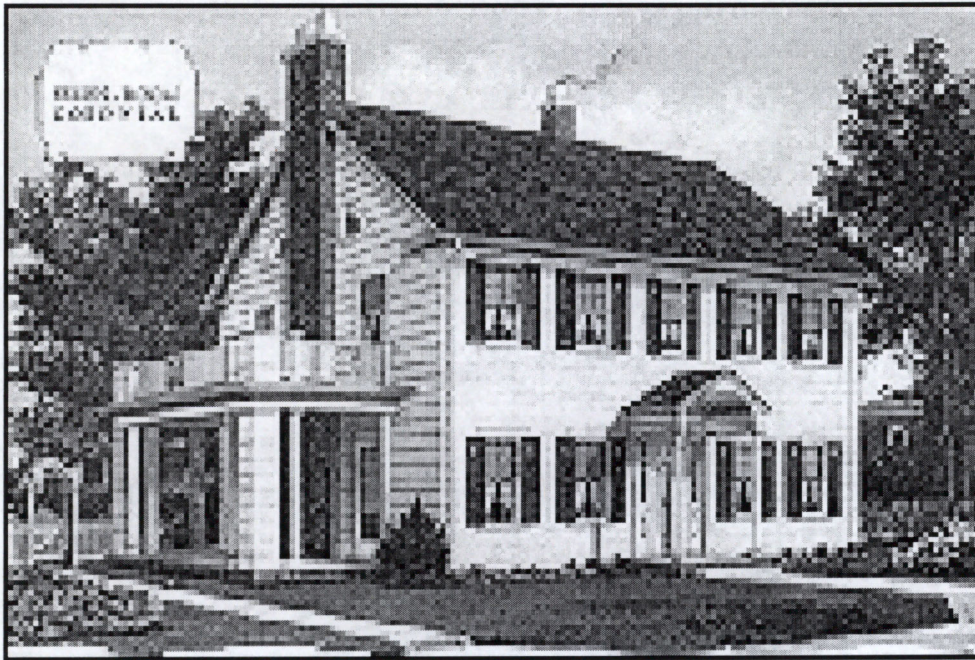
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main
story

The Story on Sears

Houses by rail and mail.

By Shirley Maxwell and James C. Massey

Remember Frank W. Kushel? No? Well, you're not alone. And more's the pity, we might add, for the uncelebrated Mr. Kushel may have had as much impact on American housing as his famous contemporary, Frank Lloyd Wright.

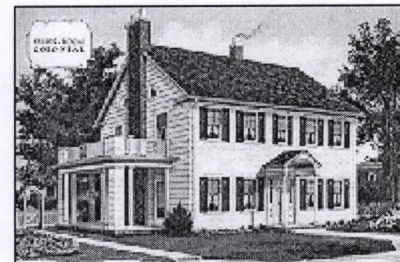


Illustration Courtesy of James C. Massey Archive

Kushel wasn't an architect. He was a merchandising genius credited with inventing Sears, Roebuck and Company's Modern Homes program, which provided well designed, well constructed, economical shelter for perhaps 75,000 American families between 1908 and 1940. Today, buyers are still snapping up vintage Sears houses just as eagerly as they did 80 years ago.

Kushel was managing Sears's china department in 1906 when he was given the dismal task of overseeing the dismantling of the catalog company's unwieldy, money-losing building materials department. Sales were down, and there was too much inventory sitting in expensive warehouses. It seemed time to unload the lot.

Then, hmmm . . . Kushel had an idea. He was convinced that the building supplies could be sold at a profit if storage could be centralized and the goods distributed more rationally-and if there was a little extra incentive for buying them. Instead of abandoning the sale of millwork and other building parts, why not change the way these goods were sold? What if customers could pick a plan for their dream house from a Sears catalog? Then, instead of selling building materials in random bits and pieces, Sears could market them in a coordinated package-one containing exactly what was needed to build a particular house and shipped directly to the railroad station nearest the building site. One order could include everything-nails and screws, paint and roof shingles, windows and doors, woodwork, staircases, and mantelpieces.



310 w 7th
(Rohrbaugh

(

310 7th
W face ②
H-5



31D
E face
9th
①
H-3



PLANNING APPLICATION

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals

Send completed application and checklist(s) to cd.customerservice@cityofalbany.net.

- | | | |
|---|---|---|
| <input type="checkbox"/> Adjustment (AD)
<input type="checkbox"/> Alternative Setback
<input type="checkbox"/> Annexation (AN)
<input type="checkbox"/> Comprehensive Plan Amendment (CP) <ul style="list-style-type: none"> <input type="checkbox"/> Map Amendment <input type="checkbox"/> Map Amendment; concurrent w/zoning <input type="checkbox"/> Text Amendment <input type="checkbox"/> Conditional Use, circle one: Type II or III <ul style="list-style-type: none"> <input type="checkbox"/> Existing Building: expand or modify <input type="checkbox"/> New Construction <input type="checkbox"/> Home Business (Type III only) <input type="checkbox"/> Development Code Text Amendment (DC)
<input type="checkbox"/> Floodplain Development Permit (FP)
<input type="checkbox"/> Historic Review (HI) <ul style="list-style-type: none"> <input type="checkbox"/> Exterior Alteration – residential, not visible from street (Type I) <input type="checkbox"/> Exterior Alteration – all commercial and residential visible from street (Type III) <input type="checkbox"/> New Construction (Type III or I-L) <input type="checkbox"/> Demolition or Moving (Type III) <input type="checkbox"/> Substitute Materials (Type III) <input type="checkbox"/> Interpretation of Code (CI) | <ul style="list-style-type: none"> <input type="checkbox"/> Quasi-Judicial (Type II) <input type="checkbox"/> Legislative (Type IV) <input type="checkbox"/> Land Division (check all that apply) <ul style="list-style-type: none"> <input type="checkbox"/> Partition (PA) <ul style="list-style-type: none"> <input type="checkbox"/> Tentative Plat (Type I-L) <input type="checkbox"/> Tentative Plat PD or CD (Type III) <input type="checkbox"/> Final Plat (Type I) <input type="checkbox"/> Subdivision (SD) <ul style="list-style-type: none"> <input type="checkbox"/> Tentative Plat (Type I-L) <input type="checkbox"/> Tentative Plat PD or CD (Type III) <input type="checkbox"/> Final Plat (Type I) <input type="checkbox"/> Tentative Re-plat Type I-L (RL) <input type="checkbox"/> Modification to Approved Site Plan or Conditional Use <input type="checkbox"/> Natural Resource Boundary Refinement (NR) <input type="checkbox"/> Natural Resource Impact Review (NR) <input type="checkbox"/> Non-Conforming Use (MN) <input type="checkbox"/> Planned Development (PD) <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary (Type III) <input type="checkbox"/> Final (Type I) <input type="checkbox"/> Property Line Adjustment (LA) <input type="checkbox"/> Site Plan Review (SP) <ul style="list-style-type: none"> <input type="checkbox"/> Accessory Building <input type="checkbox"/> Change of Use, Temporary or Minor Developments | <ul style="list-style-type: none"> <input type="checkbox"/> Manufactured Home Park <input type="checkbox"/> Modify Existing Development <input type="checkbox"/> Parking Area Expansion (only) <input type="checkbox"/> New Construction <input type="checkbox"/> Tree Felling <input type="checkbox"/> Temporary Placement (TP)
<input type="checkbox"/> Urban Growth Boundary (UGB)
<input type="checkbox"/> Vacation (VC) <ul style="list-style-type: none"> <input type="checkbox"/> Public Street or Alley <input type="checkbox"/> Public Easements <input type="checkbox"/> Variance (VR) <ul style="list-style-type: none"> <input type="checkbox"/> Major Variance (Type II) <input type="checkbox"/> Minor Variance (Type I-L) <input type="checkbox"/> Willamette Greenway Use (WG)
<input type="checkbox"/> Zoning Map Amendment (ZC) <ul style="list-style-type: none"> <input type="checkbox"/> Quasi-Judicial (Type IV) <input type="checkbox"/> Legislative (Type IV) <input type="checkbox"/> Other Required (check all that apply) <ul style="list-style-type: none"> <input type="checkbox"/> Design Standards <input type="checkbox"/> Hillside Development <input type="checkbox"/> Mitigation <input type="checkbox"/> Parking/Parking Lot <input type="checkbox"/> Traffic Report <input type="checkbox"/> Other _____ |
|---|---|---|

Location/Description of Subject Property(s)

Site Address(es): 310 7th Ave SW

Assessor's Map No(s): _____ Tax Lot No(s): 11S03W07-BB-12800

Comprehensive Plan designation: _____ Zoning designation: _____

Size of Subject Property(s): _____ Related Land Use Cases: _____

Project Description: Replace vinyl windows with wood windows and repair dryrot

- Historic Overlay

 Natural Resource Overlay District

 Floodplain or Floodway Overlay

Historic Review of Exterior Alterations

Checklist and Review Criteria

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (*subject to change every July 1*): staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to cd.customerservice@cityofalbany.net. Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS SUBMITTAL CHECKLIST:

PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.

PROPERTY AND PROJECT INFORMATION.

Submit the following information (separately or on this page):

1. Historic District:

Monteith Hackleman Downtown Local Historic Commercial/Airport

2. Historic rating:

Historic Contributing Historic Non-Contributing Non-Historic (post 1945)

3. Year Built: 1925 Architectural Style(s): Colonial Revival

4. Years of exterior alterations, if any: Unknown, but after 1999

5. Please describe the proposed alteration(s) and the purpose of the alterations: Vinyl Windows were installed at some point in the past. Gaps in caulking allowed water infiltration that caused dry-rot in trim and possibly deeper into the structure. We propose replacing Vinyl Windows with wooden windows that match the appearance of the original windows present on the house. We will replace dry-rotted wood with fresh wood of the same species (most likely cedar) and paint to match the home.

PHOTOGRAPHS. Provide photographs that show the current condition of the area you intend to alter.

CONSTRUCTION PLANS/ELEVATION DRAWINGS. Provide construction plans, architectural drawings or schematics showing detailed building elevations and exterior plans, and dimensions of all altered or new elements, including foundation, windows, and the setbacks to the property lines, materials proposed, profile/design, etc. If construction plans or drawings are not applicable to your project, then submit an accurate alteration description, including photographs, or other information that describes the project.

Note: Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City's land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

□ REVIEW CRITERIA RESPONSES.

On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact starting on last page.)

1. The Community Development Director will approve **residential** alteration applications 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.
2. For all other exterior alteration requests, except for the use of substitute materials*, and including all **non-residential** requests, the review body must find that one of the following criteria has been met to approve an alteration request:
 - a. 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
 - b. 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.

**There is a different application for the use of substitute materials. The review criteria for the use of substitute siding, windows, and trim shall be as found in ADC Sections 7.170-7.225.*

The review body will use the Secretary of the Interior's Standards of Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria [ADC Section 7.160].

The Secretary of the Interior's Standards for Rehabilitation. 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 [ADC Section 7.160].

HISTORIC REVIEW OF EXTERIOR ALTERATIONS – PROCESS AND PROCEDURE

Purpose (ADC 7.100). The purpose of reviewing alterations to historic landmarks is to encourage the preservation of characteristics that led to their designation as historic landmarks. Review is required for exterior alterations or additions to buildings or structures classified as historic contributing and historic non-contributing within the historic districts, and to landmarks outside the districts.

Exemption from Review (ADC 7.110). Historic review is not required for buildings or structures originally constructed after 1945 or for changes to paint color to any home or structure.

Procedure (ADC 7.120). A request for an exterior alteration is reviewed and processed by either the Community Development Director or the Landmarks Commission. The Landmarks Commission replaces the Hearings Board or Planning Commission as the review body. Any exterior or interior alteration to buildings participating in Oregon’s Special Assessment of Historic Property Program will also require review and approval by the State Historic Preservation Office.

1. 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.
2. For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decision will be forwarded to the State Historic Preservation Office.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the

applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact

Statements addressing individual criteria must be in a "finding of fact" format. A finding of fact consists of two parts:

1. Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
2. An explanation of how those facts result in a conclusion supporting the criterion.

Example:

Criterion: 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.

Facts: The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected "sawn" design (rather than turned) that was typical in the late 19th century. (SEE ATTACHED DRAWING.)

Conclusion: Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.

Note: We purchased this home on July 19th 2023. Linn County shows James and Lorinda Anderson as the correct owners for tax purposes. The City of Albany site auto-populated the previous owners and we could not update the information. We are performing this work ourselves as the homeowners.

Statements of Fact

310 7th Ave AW is a 1925 Colonial Revival on a corner lot. It is designated “Historic Contributing”. The North and West sides face the sidewalk. We propose replacing the vinyl windows on the bedroom sleeping porch that wrap the South East corner of the building. We also will address dry rot and water infiltration present on the exterior of the structure.

We hope the Community Development Director can approve this proposal directly under the one or both of the following clauses:

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.

The currently installed vinyl is not a historical building material. (“Existing Vinyl Windows” photo attached)

Original architectural drawings (found framed in the home) show the style of windows the architect envisioned. (Attached photos of drawings are “Original Architect Drawing, South Side” and “Original Architect Drawing, East Side”.) We have provided these drawings to Stayton Wood Windows who can build wooden windows that match the drawings. As homeowners we will install the windows. An example of the same window style already present on the home is in the attached “West Side Original Windows” photo. The new windows will match the window in the bottom right of that photo. (If one looks carefully at the architect’s drawing the installed west side window is larger than shown in the drawing. That window happens to be one of a handful of discrepancies between the architectural drawings and what was actually built. We still feel the drawings provide enough historical guidance.)

A few areas of dry rot and causes of water infiltration need to be addressed to preserve the home. This work will not result in visible alteration once completed. The primary area of concern is the trim around the vinyl windows (“DryRot” 1 & 2 photos attached). Dry rot has spread to the sill plate under the window (not pictured) which must be replaced before new windows can be installed. Another area is around a detached gutter above the vinyl windows. Dry rot is also present in some of the balustrade railing and posts on the east balcony outside the vinyl windows. We plan to restore what we can and replace what we must. If available we will use the same species and quality of lumber. At this time we have not observed any dry rot on the cedar siding. Any visible repairs will be painted to match the home.

Conclusion: We believe these efforts qualify as duplicating the exterior building features. Wooden windows will bring the home closer to its original appearance.

c. The proposed alteration is not visible from the street.

The windows are not visible from directly in front of the home or on the sidewalk on the same side of the street due to a hedge. From across the street at an offset angle the vinyl windows are visible. A chimney increases the angle required to see the windows from the front. The attached photo “East side

elevated street view smaller.png" shows the windows (under a green arrow) from the curb taken while lifting my hands over my head to get over the hedge.

Conclusion: I'm curious if the vinyl window work area is considered street visible.

James Anderson
310 7th Ave SW
Albany, OR 97321
801-499-6575



West Elevation



East Elevation

Scale $\frac{1}{4}'' = 1 \text{ Foot}$

F-E Callister Residence, Albany, Ore.



South Elevation

F. E. Callister Residence, Albany Ore.
Scale 1/4" = 1 Foot.









