



## COMMUNITY DEVELOPMENT

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

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February 8, 2023

Michael Davis  
PO Box 456  
Albany, OR 97321

Dear Michael Davis,

**Re: City of Albany Historic Review Application (File No. HI-18-23)**  
**Property Address: 532 Ferry Street SW**  
**Linn County Assessor's Map No. 11S-03W-07BB-07700**

The Community Development Director **APPROVED** the application for Historic Review of Exterior Alterations (HI-18-23) for exterior alterations to repair the existing stairs and porch decking with like for like materials. 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)

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*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

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1. The residential structure located at 532 Ferry Street SW is identified as Historic Contributing in the Monteith National Register District. The subject property is approximately 8,487 square feet in size and is located on the northwest corner of Ferry St SW and 6th 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 1900 in the Queen Anne style. Identified features include a second story octagonal turret at the southeast corner with a domed roof and finial, turned porch posts, gable dormer with stick work on the east side, recessed oak paneled doorway, stick work on rectangular bay on the south, and decorative brackets under overhanging eaves.
2. The applicant proposes to do a like for like replacement of the front stairs and south porch decking of the building. The applicant states the purpose is to repair and reuse existing materials where possible, but when new is necessary Doug Fir and hemlock materials will be used.
3. Application materials include written findings and a site plan showing the proposed alterations (Attachment C).

## CONCLUSION

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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 work does not change the historic character, appearance, or material composition from the existing structure.
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

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- 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,

*Signature on file*

**Alyssa Schrems, Planner II**

541-791-0176

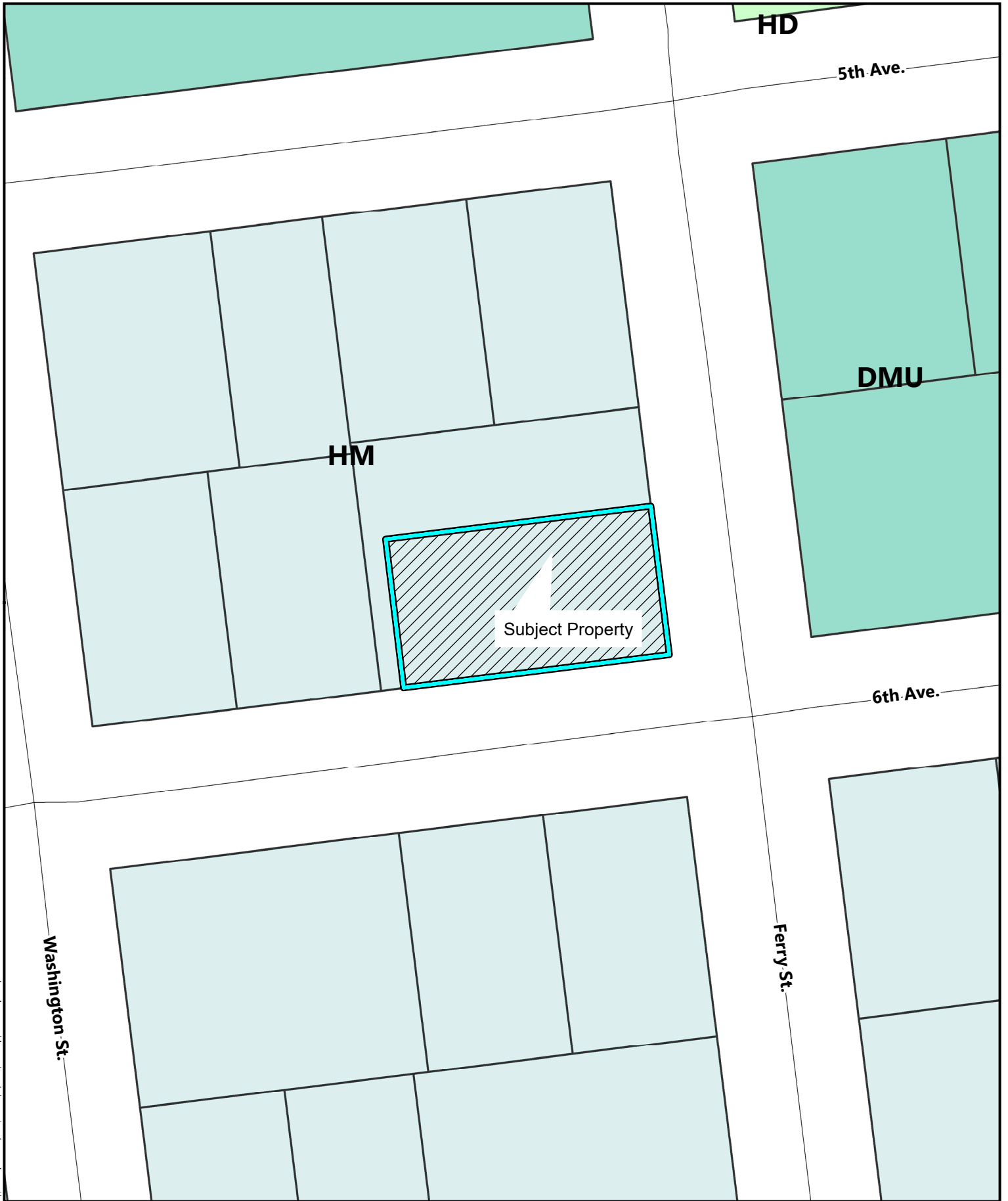
[alyssa.schrems@cityofalbany.net](mailto:alyssa.schrems@cityofalbany.net)

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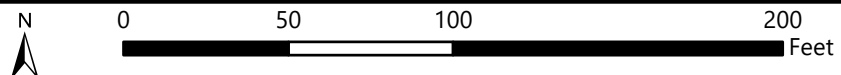
### Attachments

- A – Location Map
- B – Albany Historic Resource Survey
- C – Submitted Application

c: Johnathan Balkema, Building Official Manager (via email)  
File: HI-18-23



\\con.cityofalbany.net\homes\analysis\desktop\Notice Map Template.mxd



**532 Ferry St SW**

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

Attachment B.1

COUNTY: Linn

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<b>HISTORIC NAME:</b> Charles Pfeiffer House	<b>ORIGINAL USE:</b> Residence
<b>COMMON NAME:</b> None	<b>CURRENT USE:</b> Residence
<b>ADDRESS:</b> 532 Ferry St. SW	<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> 1900
<b>OWNER:</b> Eleanor Johnson	<b>THEME</b> 20th Century Architecture
<b>CATAGORY:</b> Building	<b>STYLE:</b> Queen Anne
<b>LOCATION</b> Monteith Historic District	<b>ARCHITECT</b> UNKNOWN
<b>MAP NO:</b> 11S03W07BB <b>TAX LOT:</b> 07700	<b>BUILDER:</b> UNKNOWN
<b>BLOCK:</b> 34 <b>LOT</b> N/A	<b>QUADRANGLE</b> Albany <b>ASSESSMENT:</b> N 1981
<b>ADDITION NAME:</b> Original Platt	<b>ORIGINAL RATING:</b> Primary
<b>PIN NO:</b> 11S03W07BB07700 <b>ZONING</b> HM	<b>CURRENT RATING:</b> Historic Contributing

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<b>PLAN TYPE/SHAPE:</b> Irregular	<b>NO. OF STORIES:</b> 1.5
<b>FOUNDATION MAT.:</b> Brick	<b>BASEMENT</b> Y
<b>ROOF FORM/MAT.:</b> Hipped and gable	<b>PORCH:</b> Shed

**STRUCTURAL FRAMING:** Balloon

**PRIMARY WINDOW TYPE:** 1/1 double hung

**EXTERIOR SURFACING MATERIALS:** Drop siding

**DECORATIVE FEATURES:**

2 story oct. turret at SE corner w/ domed roof & finial, turned porch posts, gable dormer w/ stick work E., recessed oak paneled doorway, stick work on rect. bay on S., decorative brackets under overhanging eaves

**EXTERIOR ALTERATIONS/ADDITIONS:**

None

**NOTEWORTHY LANDSCAPE FEATURES:**

None

**ADDITIONAL INFO:**

Front porch steps & railing rehabilitated c. 1989

**INTERIOR FEATURES:**

None

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**LOCAL INVENTORY NO.:** M.289

**SHPO INVENTORY NO.:** None

**CASE FILE NUMBER:** HI-12-92

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

**NAME:** Eleanor Johnson  
**ADDRESS:** 532 Ferry Ave. S.W.  
**QUADRANGLE:** Albany

**T/R/S:** T11-R3W-S07  
**MAP NO.:** 11-3W-7BB  
**TAX LOT:** 7700

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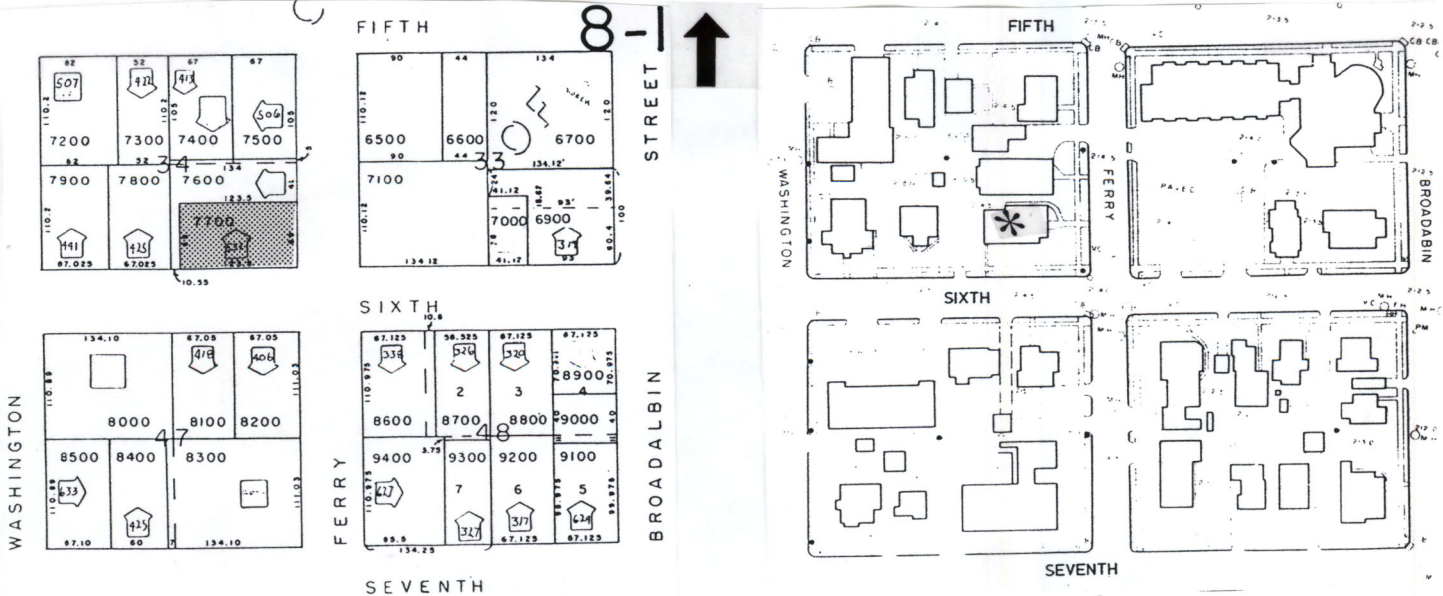


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**NEGATIVE NO.:** II-22

**SLIDE NO.:** MS.289

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

115. 532 Ferry S.W.  
 Significance: Primary  
 Use: Residence (Pfeiffer (Charles) House  
 Date: C. 1900

*Eleanor Johnson*  
 Present Owners: ~~Gerald Morgan~~  
 532 Ferry S.W.  
 Tax Lot: 11-3W-7BB-7700

Description:

One and one-half story with basement, wood frame, hipped and gable roofs, and a brick foundation with stucco finish scored to simulate stone. Located on a corner lot the house features a two story octagonal turret at the corner terminated with a cornice, domed octagonal roof and a finial. Extending across the front (east) from the turret is the front porch with turned posts, simple architrave and hipped roof with outlookers.

The recessed entry, finished in oak has paneled side walls and ceiling, and a door with a beveled round headed light and classical moldings.

Above the entry is a paneled dormer with a central fixed window with diamond pattern muntins.

The south wall features a projecting gabled bay with paired windows, a bracketed Eastlake balustrade at the sill and a bracketed hip roof at the head. The bracketed gable has a fan window, imbricated shingles and Eastlake details.

Horizontal drop siding is used on all walls except in the gables and turret.

Typical windows are double hung, one light over one.

Alterations - the northerly two bays of the front porch were filled in c.1940-- a tall single window has been replaced by a shorter pair of windows on the south wall-- porch stairs and railings are not original.

The house is in good condition.

Old trees and other plantings enhance the historic setting.

Remarks: The Style is Queen Anne; condition good.

Historical Comments: Charles Pfeiffer, a resident of Pennsylvania, moved to Albany to establish the Revere House Hotel. After his sale of the Hotel, he built his retirement home in 1900. Pfeiffer imported eastern oak for detail work in the house. The tile for the fireplace was laid by an expert from California.

## 11. CHARLES and EMMA PFEIFFER HOUSE

532 FERRY, SW

QUEEN ANNE, c. 1900

Owners: Mark and Natalie Elder and their son, Cameron

This captivating example of Queen Anne architecture is truly a showplace. From the two-story octagonal turret to the Eastern oak detailed fretwork, it's easy to see how the Elders fell in love with their home.

Mark and Natalie bought their beautiful Queen Anne home just six months ago and already they have been busy replacing carpeting and preparing kitchen cupboards and ceiling for stenciling.

Built in 1900 by prominent Revere House Hotel proprietor Charles Pfeiffer as his retirement home, the house boasts many unusual features. The Pfeiffers used the main floor for entertaining and lived in the downstairs. The brick lined bathroom on the lower floor was once an ice room.

Mr. Pfeiffer hired a sea captain to sculpt the ornate woodwork and fretwork between the doorways. Imported Italian brick highlights the dramatic entryway fireplace. Opposite the fireplace is a beautiful wooden bench where guests were believed to have waited while their host prepared for them.

Please notice the leaded windows in the parlor. They are made of small beveled prisms that reflect rainbows of color in the early morning sun.

The Albany Convention and Visitors Commission have chosen this home to represent an example of Albany's beautiful Victorian homes in one of its informational brochures, entitled Living History.

The Elders intend to continue adding to the charm of their home by installing tin ceilings and restoring the downstairs living area.

Natalie hopes to someday fulfill her dream of having a business by opening her home for weddings, teas and special occasions; entertaining in the style of the Pfeiffers. Other plans include filing the house with foster children.

## 12. JOHN and DORA BENTLY HOUSE

606 CALAPOOIA, SW

STICK/EASTLAKE, c 1889

Owners: David and Jack Contrera and their sons, Kelly and Chris

After being in their home only a short time, the Contrera's added a third color to complement the exterior paint of the house. It brings to life the carefully tailored gingerbread trim. The house is very cozy and inviting inside and is much larger than it appears from the outside.

David and Judy Contrera and their two sons have lived in their home less than a year. Their plans include replacing the roof with wood shingles which are historically correct for the time period. They also hope to complete some additional work on the kitchen.

The small bathroom off the kitchen was once a small porch enclosed over the years by previous owners. The Contrera's believe the front porch once wrapped around the north side of the house.

While the outside yard is small, it suits the Contrera's lifestyle. Kelly and Chris are very active in sports which takes a lot of the family's time.

Very little of this house's original history is known. Anyone who lived in Albany years ago, though, remembers when this house was the neighborhood grocery store. The store's entrance through the basement is still visible on the north side.

532 Ferry  
 Charles Pfeiffer House c. 1900  
 Corner 6th & Ferry  
 Queen

Pfeiffer was the proprietor of the Revere Hotel which was built downtown in 1878. He was aided by his wife Emma. They had two sons Franz and Will. Charles was on the City Council in 1896 and Franz was on the council in 1899, 1900 and again in 1914 and 1915.

Charles was called "the most prosperous hotelman in the history of the city. It is said they they Pfeiffers lived in the basement and entertained on the main floor.

Note: onion dome turret with finial design in the gable end colonetts

*ALBANY DEMOCRAT-HERALD*  
SATURDAY, MARCH 1, 2008  
PAGE A1

**Oxford House**

The story: Mike Davis of Albany bought the 107-year-old Charles Pfeiffer house at 532 Ferry St. S.W., and after doing some renovation applied to have it designated an Oxford House. An Oxford House is a place where people live temporarily as they recover from drug and alcohol addictions. The houses, part of a national program, are described as being democratically run, self-supporting and nonprofit. Oxford House leases the home from the property owner, who pays the property taxes.

The latest: The home has been designated an Oxford House, said Robin Breckenridge of Oregon Recovery Homes of Portland. Her organization provides start-up loans for Oxford Houses. She said the house on Ferry Street opened last week, and it is for men only. The house is the sixth in Albany, and Davis owns five of them. The others are at 124 Seventh Ave. S.W., 118 Seventh Ave. S.W., 1810 Sixth Ave. S.E., 705 Montgomery Ave. S.E. and 818 First Ave. S.E.



## Linn County Tax Data File

Tax lot #..... 11S03W07BB07700  
Tax acct #..... 0091781  
Site address.. 532 FERRY ST SW

In-City? Y

Owner..... JOHNSON, ELEANOR  
Address-1..... 532 FERRY ST SW  
Address-2..... ALBANY, OR 97321-2322  
Address-3.....  
Address-4.....  
Address-5.....

Property class... 0041      Tax Code #1...0801  
Stat class..... 570      Tax Code #2...0000

Land market value...      10,700  
Imp. market value...      57,180

DETERMINATION OF ELIGIBILITY FOR SPECIAL ASSESSMENT OF HISTORIC PROPERTY

DATE May 7, 1980

Linn County Tax Assessor  
County Courthouse  
Albany, OR 97321 ✓

*In accordance with Oregon Laws 1975, Chapter 514 (Special Assessment of Historic Property), the following action is taken on the application of:*

Gerald & Marcie Morgan  
532 S. Ferry  
Albany, OR 97321

*for the property identified as:*

County Linn

Code and Account Numbers 91781 8-1

Historic Nature Pfeiffer (Charles) House  
Monteith Historic District - primary structure #115

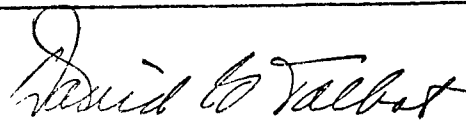
Location 532 S. Ferry, Albany

*Property is certified for special assessment in its condition this date for the reason(s) noted below. Alterations, improvements and repairs to the property will be made in accordance with the Administrative Rules for Oregon Laws 1975, Chapter 514.*

*Certification for special assessment is denied.*

Comment: Property is a primary structure within the Monteith Historic District, entered in the National Register of Historic Places on February 29, 1980. Special assessment for this property shall begin with assessments as of January 1, 1981.

By: Applicant  
Ruth Rhyne-Gonzalez



David G. Talbot  
State Historic Preservation Officer

Attached is a copy of the administrative rules for ORS 358.475-358.545. If there are any questions regarding this determination, contact John M. Tess, Grants Manager, State Historic Preservation Office, 378-6858.

Monteith file

Attachment B.8  
530 S. Ferry  
532 S. Ferry  
319 W. 6th

October 13, 1960

To Whom It May Concern:

I, Mary Bates, am writing this letter, since I know much about my family history, to help establish the age and historical nature of the house now at 530 S. Ferry St. Albany which was built by my great grandparents, Charles and Catherine Pfeiffer. They purchased lots 5 and 6 of block no. 34 Albany on February 6, 1902 (see county Book of Deeds No. 68 page 313). In that year, the corner house (current address 532 S. Ferry St.) was built as a retirement home for Charles and Catherine Pfeiffer then the owners and operators of the "Revere House Hotel". They lived in this house for 4½ years. After their last daughter was married, they decided on a smaller house and built the "Jungalow" style house (now 530 S. Ferry St.) on the remaining part of the same two lots.

The house I am now living in at 319 W. 6th St. was built in 1908 by my grandparents William F. and Mary Pfeiffer at the same time and by the same builder as the above mentioned house of my great grandparents. The two houses in fact have the same style beams, light fixtures, fireplace brick, and cabinet work which shows the houses were built at the same time. I can readily state that the house now at 530 S. Ferry St. was built in 1908. If there are any questions, please feel free to contact me.

Sincerely,

*Mary R. Bates*  
Mary Bates



DAVID PATTON/DEMOCRAT-HERALD

The owner of a 107-year-old house at the corner of Ferry Street and Sixth Avenue wants to turn the residence into a transition house that provides support to alcoholics and drug abusers

## Rehab center worries neighbors

BY CATHY INGALLS  
ALBANY DEMOCRAT-HERALD

Mike Davis said he will know by Sunday whether a house he owns at Ferry Street and Sixth Avenue will become the sixth Oxford House in downtown Albany established to provide support to recovering alcoholics and drug users.

Neighbors and others in the downtown historic districts are apprehensive about the plan at 532 Ferry St. S.W., saying, among other things, they do not want to risk losing the single-family flavor of the historic downtown.

"The residents live in the homes on a temporary basis, and their actions are restricted so they do not become part of the community," Jon Kenneke said in an e-mail to the Democrat-Herald. He said he has observed a variety of vehicles parked in front of other Oxford Houses along with an assortment of household furniture on the front porches.

Deborah Lusk, who has converted the property next door to a bed and breakfast, said "we have invested time and money into our home to make it a peaceful and a nice place for our guests. We were hoping for a family who would re-

### ABOUT THE PFEIFFER HOUSE

Charles Pfeiffer of Pennsylvania moved to Albany to establish the Revere House Hotel in 1878. After he sold the hotel, he built his Queen Anne retirement home in 1900 at 532 Ferry St. S.W. He imported Eastern oak for detail work, and the tile for the fireplace was laid by an expert from California.

The house contains a two-story octagonal turret, ornate wood and fretwork, imported Italian brick, and leaded windows in the parlor. A brick-lined bathroom on the lower floor was once an ice room.

store the house inside and out because at one time it was considered the grandest house in Albany."

Oxford House does not need a conditional-use permit to operate even though at least eight people who are not related are scheduled to live in the 107-year-old Charles Pfeiffer house, said Anne Catlin a planner for the city.

"Oxford Houses have been protected by the Fair Housing Amendment Act of 1988 and upheld by several Supreme Court cases," she said. "The residents are considered a family and are exempt from any zoning regulation that limits the number of unrelated individuals that can live in one house."

Davis would lease his property to Oxford House, Inc., described as a democratically run, self-supporting, nonprofit organization charged with providing "safe" houses for people recovering from addictions.

"The goal is to keep people clean and sober, get them to pay their bills and get them to work and take part in a living structure where they do chores and share rent," he said. "If people live in an Oxford House for 16 months, they have an 80 percent chance of staying clean and sober the rest of their lives."

Davis, 46, who refers to himself as an investor/philanthropist, said the average stay in a house is about a year. There are houses that have all men, all women or women with children. Sex offenders are not allowed in the houses, he said.

Door found -

1/16

Michael Davis 990-3948

- Puffer - Davis glass replacing broken glass
- replacing glass-

"Blessing Community"

- fully-renovated
- 5 brass door <sup>stamps</sup> knobs
- Massach newel posts - front
- Drug & al newel posts
- No sev changed
- account

- 1 more property + need 2 in Corvallis
- rents are guaranteed & repairs required

About 8 people

Sharon Anderson; 740-8040

email wall height

30  
51  
acres Larry-791-4407

11503W 08DD 721100  
2920 20th SE

2855 Three Lakes Rd

1/22/08



The owner of a 107-year-old house at the corner of E

DAVID PATTON/DEMOCRAT-HERALD

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can legal

6. **ST. MARY'S CATHOLIC CHURCH**  
822 Ellsworth, (Gothic Revival, 1898)



The church interior is open for viewing from 11 am to 2 pm and 3 pm to 5 pm. Please respect the privacy of a wedding from 2 to 3 pm.

This beautiful building started as an abandoned one-room schoolhouse that was moved to this site in 1875. The building was enlarged over the years and major remodeling was undertaken in the 1890's under the direction of Rev. Louis Metayer, the first priest. The result is a reproduction in wood of an abbey in France. Interior fir work featuring mouldings with a pressed poppy, thistle, and leaf pattern was manufactured at the Albany Planing Mill.

7. **VICTORIAN THEME GARDEN and INFORMATION CENTER**  
8th and Ellsworth (across from St. Mary's Church)

Take a moment to enjoy the beauty and fragrance of an era lost to time. The Victorian Theme Garden is the Historic Albany Interior Tour Committee's gift to Albany. The garden is filled with plant varieties reminiscent of the 19th Century, with special emphasis on historic roses.

This year, grant funds provided by the Albany Convention and Visitors' Commission allow for private maintenance of the garden.

Here you'll find a rose known to exist in the gardens of Pompeii and an example of each type of rose that led to the development of the first hybrid tea in 1867. Other special plantings include an English lavender hedge, fragrant lilies, iris, carnations, heliotrope, phlox, mock orange, lilac and edgings of scented herbs.



**VICTORIAN CARRIAGE**

Throughout the day you may see a Victorian Carriage pulled by two horses owned by the Charlie and Esther Jensen of Halsey.

The carriage tours are sponsored by Albany Gibson Girl Horse-Drawn Carriage Tours. A guide, dressed in victorian clothing, points out the styles and architectural details of historic houses and tells you about Albany's history. District. You may purchase tickets at the Victorian Theme Garden and Information Center for \$2 per person.

8. **CHARLES and EMMA PFEIFFER HOUSE**  
532 SW Ferry, (Queen Anne, c. 1900)  
Owners: Mark and Natalie Elder and their son, Cameron



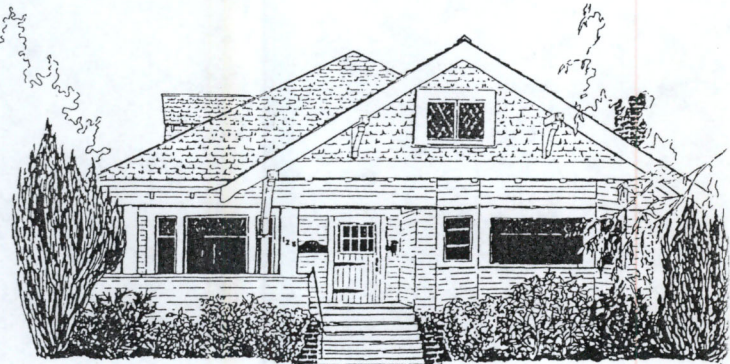
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Built in 1900 by prominent Revere House Hotel proprietor Charles Pfeiffer as his retirement home, the house boasts many unusual features. The Pfeiffers used the main floor for entertaining and lived in the downstairs. The brick lined bathroom on the lower floor was once an ice room.

Mr. Pfeiffer hired a sea captain to sculpt the ornate woodwork and fretwork between the doorways. Imported Italian brick highlights the dramatic entryway fireplace. Opposite the fireplace is a beautiful wooden bench where guests were believed to have waited while their host prepared for them.

Please notice the leaded windows in the parlor. They are made of small beveled prisms that reflect rainbows of color in the early morning sun.

The Albany Convention and Visitors Commission chose this home to represent an example of Albany's beautiful Victorian homes in one of its informational brochures, entitled Living History.



9. **WILLIS HOUSE**  
128 SE 5th (Craftsman Bungalow, c. 1910)  
Owner: Cristina Barnes

Mr. Willis, an Albany attorney, lived in this house in the early 1900's. Little more is known about him. The house was once located several blocks away and was moved to this, its final resting place, in the 1960's.

Some say this is Albany's most ornate Craftsman Bungalow. Beautiful woodwork enhances every room. The house boasts of original brass and glass lamps and leaded glass windows.

The charm of each room provides Cristina Barnes with a special "private gallery" for her artwork.



10. **NAOMI YOUNG HOUSE**  
714 SW Broadalbin  
(Queen Anne Cottage, c. 1905)  
Owners: Glenn and Lynn Hubert, and their sons Matt and Greg

Old deed records show that Abigail Scott Duniway, a famous women's rights activist, owned this property around 1886. It appears another house once stood here.

Naomi Young owned the property from 1889 to 1935. The Young family was very wealthy and owned Albany's Merchantile Store.

# FERRY

2

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LOCATION: MONTEITH NATIONAL REGISTER HISTORIC DISTRICT  
(PROPOSED)

SIGNIFICANCE: PRIMARY

CONSTRUCTION DATE: c. 1900

STYLE: QUEEN ANNE

5

## ARCHITECTURE

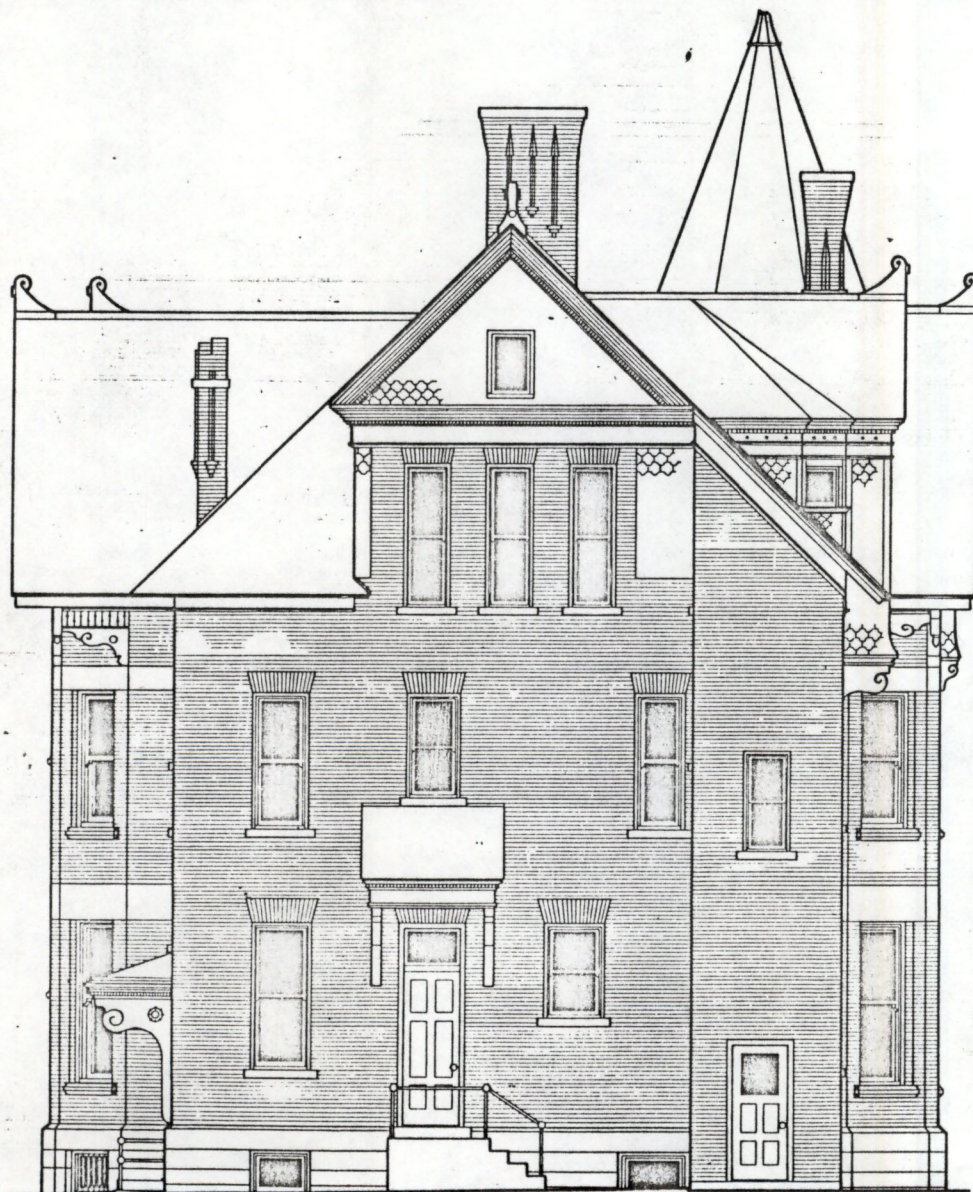
The Queen Anne style portrays irregularity of shape and variety of textures. Windows are of many forms, straight-topped or round-arched, but never pointed-arched. Notice the tops of the windows on this house, most are straight-topped, although the bracketed gable has a fan window. Note the small panes - this is a characteristic of the style. Bay windows are also characteristic. The south wall features a projecting gabled bay. In this type of architecture, roofs are high and multiple, their ridges meet at right angles; the polygonal turret is a feature of the later phase of the style. This house features a two-story octagonal turret at the corner terminated with a cornice, domed octagonal roof, and a finial. The A-roof is the predominant type for the Queen Anne style, but hipped roofs are seen, as in this case. Gables contribute to the overall effect. Detail is often classical and tends to be small in scale.

## HISTORY

Charles Pfeiffer built this house as his retirement home in 1900. Mr. Pfeiffer, a resident of Pennsylvania, moved to Albany and established the Revere House Hotel. After the

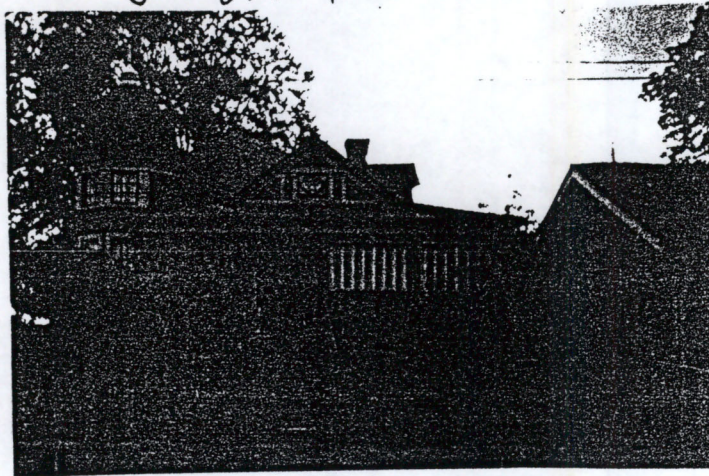


sale of the hotel, he built his home. Pheiffer imported eastern oak for detail work in the house. The tile for the fireplace was laid by an expert from California.



To be on Tour

6



Stop

Charles & Emma Pfeiffer House  
58~~2~~ Ferry St.

<sup>32</sup>  
c. 1900 Queen Anne

104 det

2

Charles Pfeiffer was the proprietor of the Revere Hotel in downtown Albany, which was built in 1878. He was called the most prosperous hotel man in the history of the city.

This house was built as a retirement home for Charles & Emma. It is said that they lived in the basement of the house and entertained on the main floor. Note the two-story octagonal turret with a domed octagonal roof (referred to as an Onion Dome) and all of the fancy window trim.

(MENTION THE BUNGALOW NEXT DOOR)

After Charles died, Emma had this smaller more modest dwelling built for her to move into.

Eleanor Johnson  
9265811

Go Quickly to Next House 45

332 Perry

II-24



532 Perry  
S. base L  
TI-23



532 Perry  
front  
12K-20



S32 Perry  
N. face R  
II-21





537 Ferry St

Attachment C.3

## COMMUNITY DEVELOPMENT

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

# 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](mailto: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: 1890 Architectural Style(s): Queen Ann

4. Years of exterior alterations, if any: now

5. Please describe the proposed alteration(s) and the purpose of the alterations: Repairs stairs

handrail

**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.

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**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.



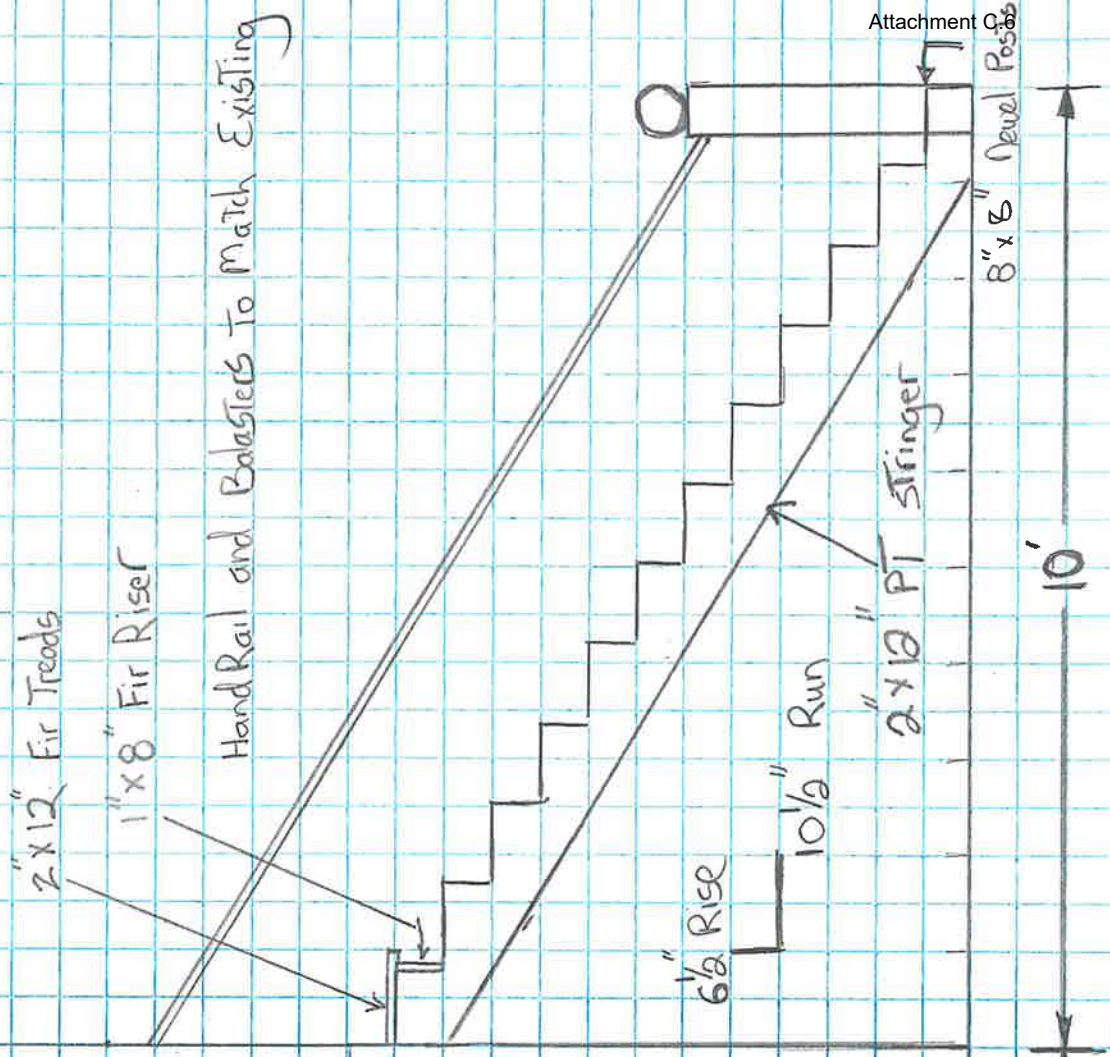
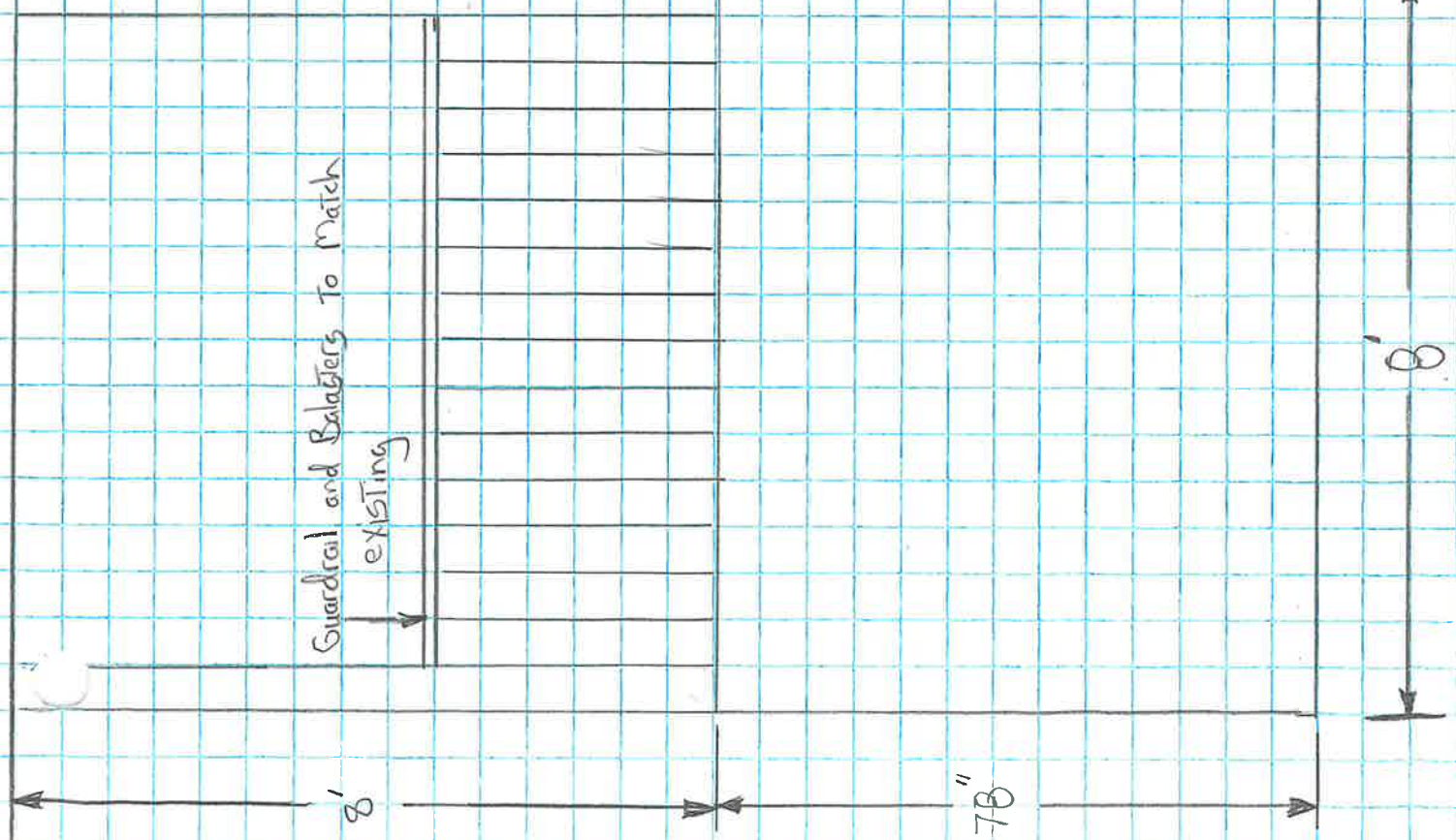
## Project 532 Ferry St

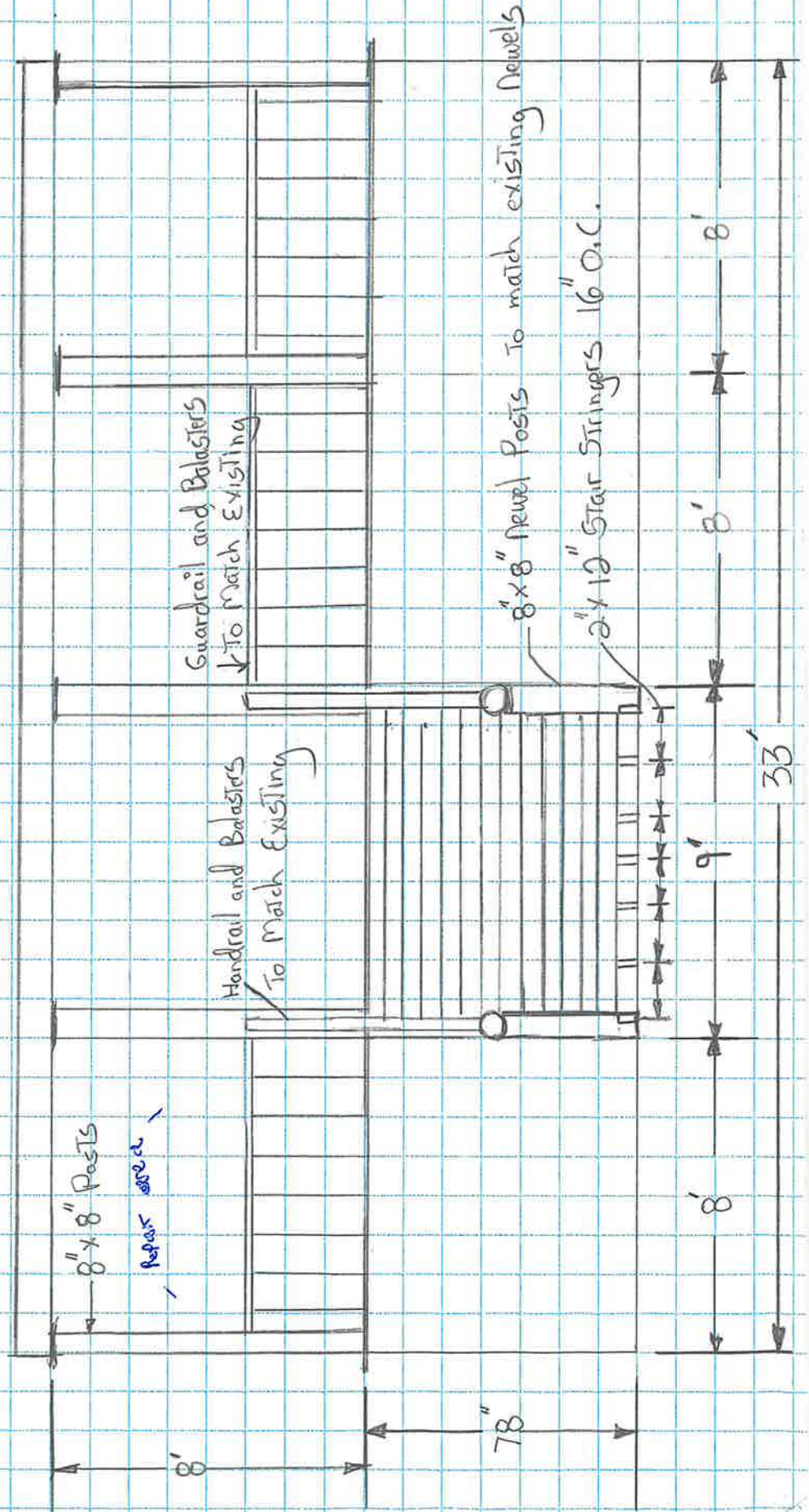
The Intent of this project is to Remove repair, replace where necessary, when ever replacement is required, I will be replicating To original.

The work on the stairs - New stringers, Treads, risers, Newel Posts hand rail will be reused.

on the SE corner of the Porch I will be replacing approx 100 SF decking and 16' of guardrail. I plan to Match existing.

Materials to be used Doug fir, Hemlock





sidewalk to porch 28'

sidewalk to stairs 18'



Remove Salvage Handrail, approximately 12'  
decking where possible