



## COMMUNITY DEVELOPMENT

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

September 17, 2024

Isaiah Ellison  
3540 Brooks Avenue BLDG 2  
Salem, OR 97301

**Re: City of Albany Historic Review Application (File No. HI-20-24)**  
**Property Address: 225 Calapooia Street SW**  
**Linn County Assessor's Map No. 11S-04W-01DD; Tax Lot 02500**

Dear Isaiah Ellison:

The Community Development Director **APPROVED** the application for Historic Review of Exterior Alterations (HI-20-24) to add a basement egress window on the side (south) facade of the historic home located at 225 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 225 Calapooia Street SW is identified as contributing within the Monteith National Register Historic District. The subject property measures about 5,002 square feet and is located on the east side of Calapooia Street SW. The property is within the Downtown Mixed Use (DMU) zoning district (Attachment A). Per the Albany Historic Resource Survey, the house was constructed circa 1925 in the Bungalow style. Identified features include knee braces, exposed rafters, and square pillar porch supports (Attachment B).
2. On the south side of the house, the applicant proposes to install a basement egress window. The proposed changes will all be in the side yard behind an existing fence, occurring close to grade.
3. Application materials include a site plan and photos showing the proposed location of the changes (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 alteration is not visible from the street.
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**

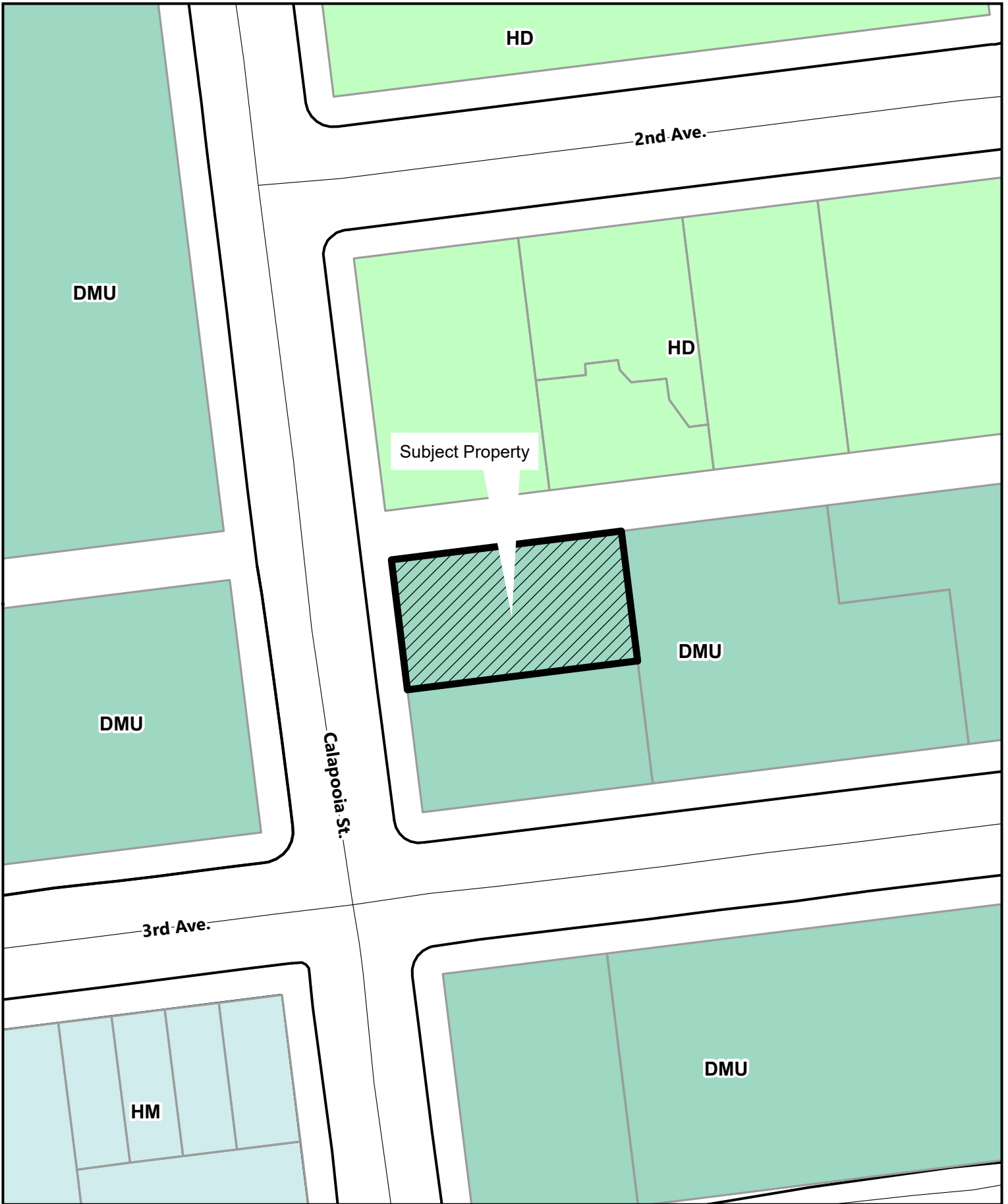
541-791-0176

alyssa.schrems@albanyoregon.gov

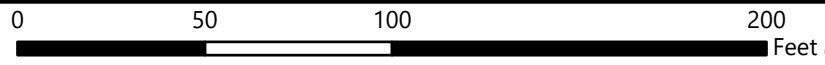
## Attachments

- A – Location Map
- B – Albany Historic Resource Survey
- C – Site Plan

c: Johnathan Balkema, Building Official Manager (via email)  
File: HI-20-24



\\con.cityofalbany.net\homes\p\sys\sos\Desktop\Notice Map\_Template.mxd



**225 Calapooia SW**

Date: 9/16/2024 Map Source: City of Albany

Location Map

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

Attachment B.1

COUNTY: Linn

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<b>HISTORIC NAME:</b> None	<b>ORIGINAL USE:</b> Residence
<b>COMMON NAME:</b> None	<b>CURRENT USE:</b> Residence
<b>ADDRESS:</b> 225 Calapooia 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> c.1925
<b>OWNER:</b> John Morgan	<b>THEME</b> 20th Century Architecture
<b>CATAGORY:</b> Building	<b>STYLE:</b> Bungalow
<b>LOCATION</b> Monteith Historic District	<b>ARCHITECT</b> UNKNOWN
<b>MAP NO:</b> 11S04W01DD <b>TAX LOT:</b> 02500	<b>BUILDER:</b> UNKNOWN
<b>BLOCK:</b> 14 <b>LOT</b> 8	<b>QUADRANGLE</b> Albany <b>ASSESSMENT:</b> N
<b>ADDITION NAME:</b> Original Platt	<b>ORIGINAL RATING:</b> Compatible
<b>PIN NO:</b> 11S04W01DD02500 <b>ZONING</b> HD	<b>CURRENT RATING:</b> Historic Contributing

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<b>PLAN TYPE/SHAPE:</b> Irregular	<b>NO. OF STORIES:</b> 1
<b>FOUNDATION MAT.:</b> Concrete	<b>BASEMENT</b> N
<b>ROOF FORM/MAT.:</b> Hipped and gable	<b>PORCH:</b> Gable
<b>STRUCTURAL FRAMING:</b> Balloon	
<b>PRIMARY WINDOW TYPE:</b> 1/1 double hung	
<b>EXTERIOR SURFACING MATERIALS:</b> Beveled siding	
<b>DECORATIVE FEATURES:</b> Knee braces, exposed rafters, square pillar porch supports	

**EXTERIOR ALTERATIONS/ADDITIONS:**

None  
*Handwritten notes:* [illegible]

**NOTEWORTHY LANDSCAPE FEATURES:**

None

**ADDITIONAL INFO:**

None

**INTERIOR FEATURES:**

None

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**LOCAL INVENTORY NO.:** M.240

**SHPO INVENTORY NO.:** None

**CASE FILE NUMBER:** None *HI-15-10*

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

**NAME:** Robert & Terrill Banks  
**ADDRESS:** 225 Calapooia Ave. S.W.  
**QUADRANGLE:** Albany

**T/R/S:** T11-R4W-S01  
**MAP NO.:** 11-4W-1DD  
**TAX LOT:** 2500

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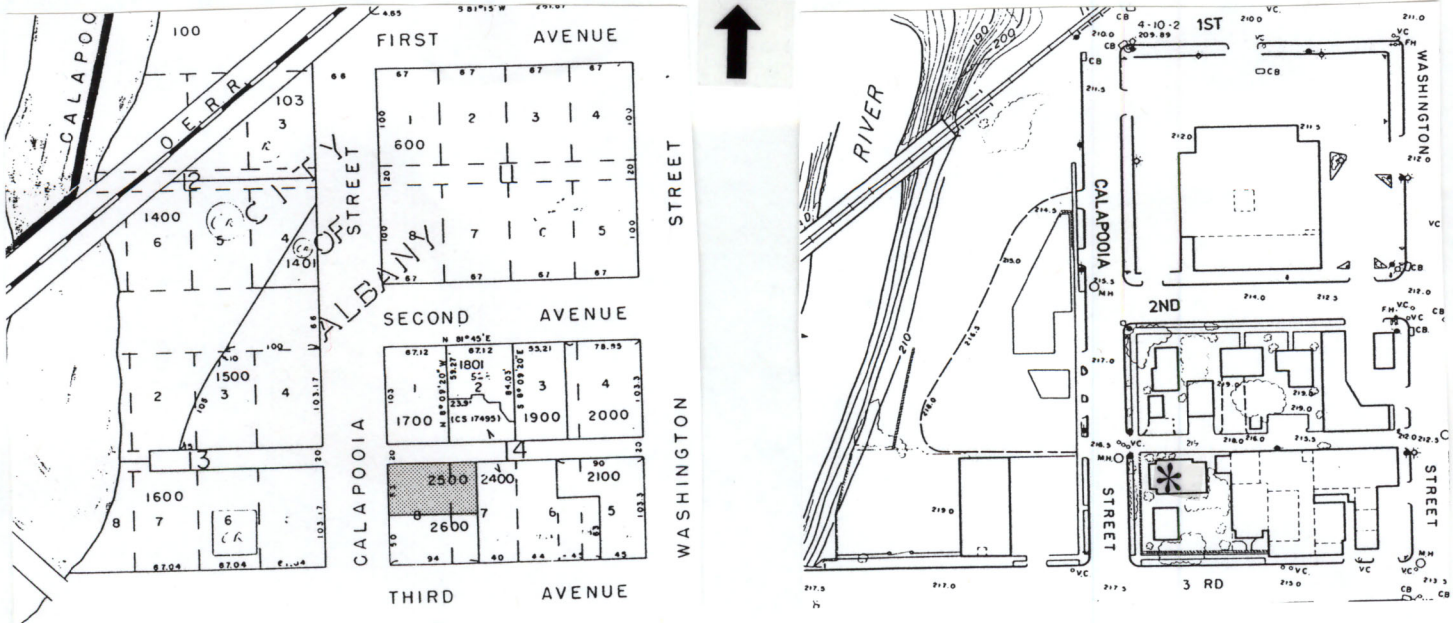


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**NEGATIVE NO.:** FF-15

**SLIDE NO.:** MS.240

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

## Linn County Tax Data File

Tax lot #..... 11S04W01DD02500  
Tax acct #..... 0130282  
Site address.. 225 CALAPOOIA ST SW

In-City? Y

Owner..... BANKS, ROBERT  
Address-1..... BANKS, TERRILL  
Address-2..... 225 CALAPOOIA ST SW  
Address-3..... ALBANY, OR 97321-0000  
Address-4.....  
Address-5.....

Property class... 2011    Tax Code #1...0801  
Stat class..... 330    Tax Code #2...0000

Land market value...    8,710  
Imp. market value...    35,130

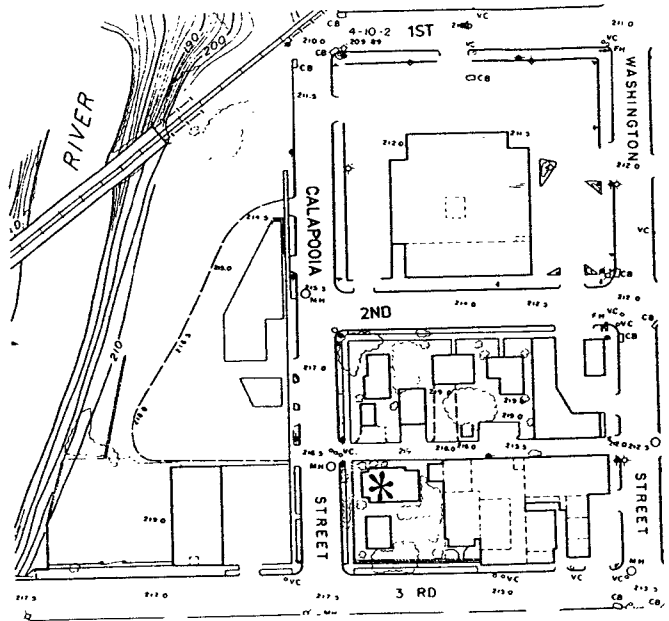
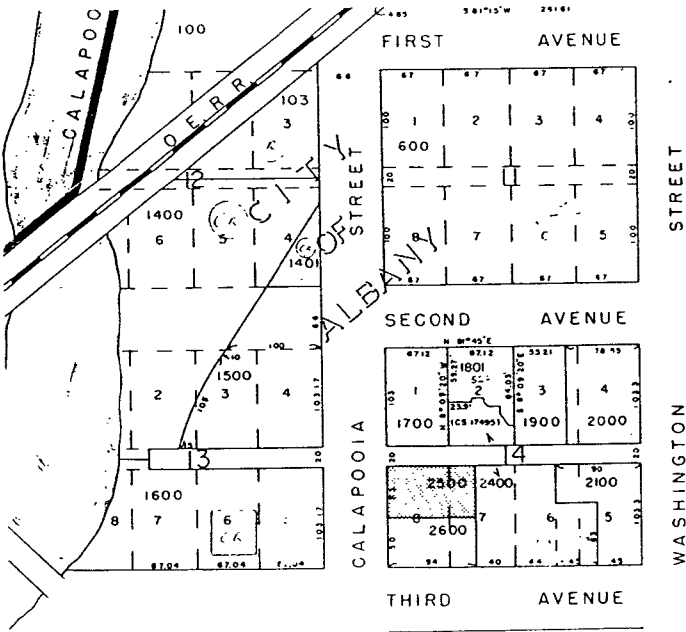
5. 225 Calapooia  
Significance: Compatible  
Use: Residence

*Robert & Terrell Banks*  
*205 Calapooia SW*  
Present Owner: ~~Dwight J. Carnahan~~  
~~18 Merrill Pl. N.W.~~  
Tax Lot: 11-4W-1DD-2500

Description:

One story, wood frame house with front porch extending the entire length of front; interior chimney. House has a gable roof with plain brackets.

225  
Calapooia





#9

DOWNTOWN ALBANY PROPERTY PROFILE

LOCATION

F Name of Building Residence

F Street Address(es) 225 SW Calapooia

COG Block 14 Tax Lot 2500 Assessor's Map No. 11-4-1DD

COG Owner's Name and Address Dwight & Karen Carnahan 180 NW Merrill Place Albany 97321

BUILDING INFORMATION

COG/F Total Building Size 2100 Square Ft. per Floor, 2 1/2 floors

1st Floor use(s) Residence

2nd Floor use(s) Attic

Basement use(s) Residence

F/COG Expandable to 5225 square feet

F Multi-tenant or free standing Free standing

COG Year built N/A

\* Code restriction on First Floor \_\_\_\_\_

Upper Floor(s) \_\_\_\_\_

Basement \_\_\_\_\_

PARKING

F/COG On-site  No Number of spaces ---- Distance to public off-site lot -----

COG Historic Preservation Category (if applicable): N/A

F General Description and Comments \_\_\_\_\_

Building Type Wood Frame Residence

Comments \_\_\_\_\_

F/\* For sale (  ) or lease (  )

F/\* Local Contact

Name By Owners

Company \_\_\_\_\_

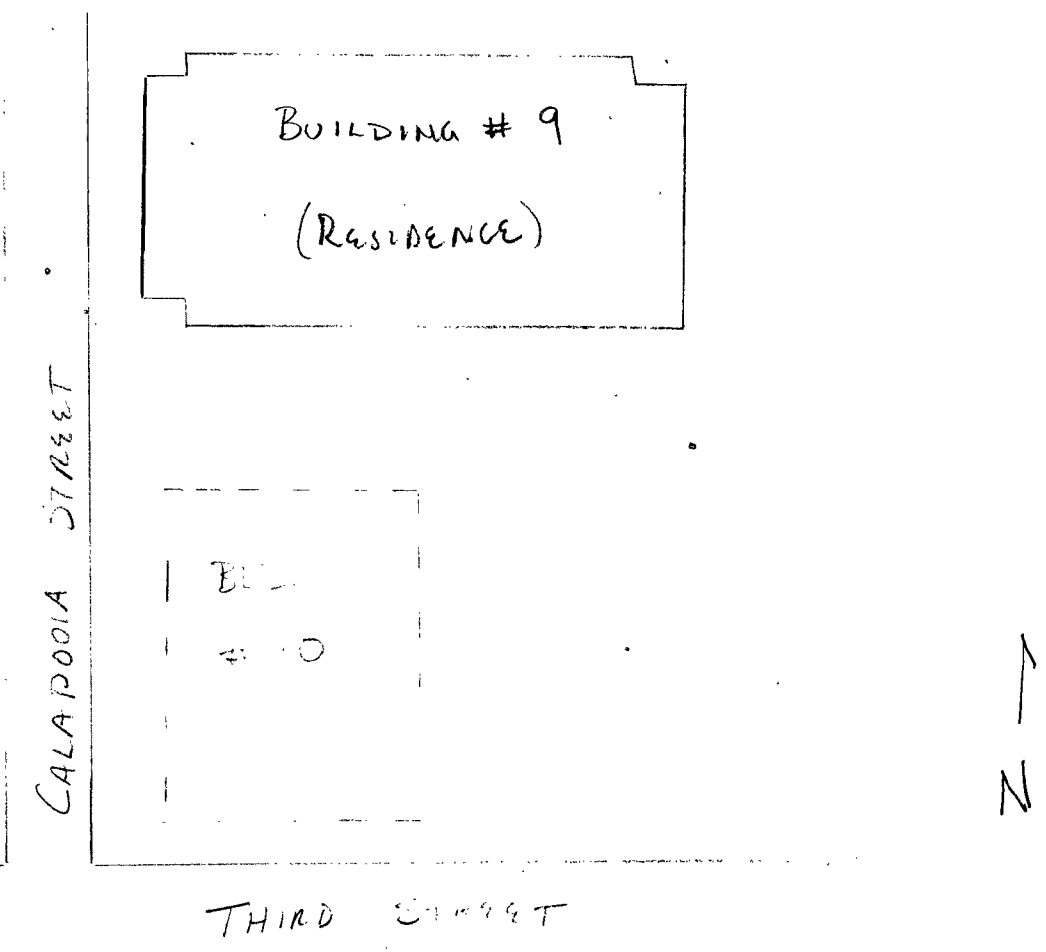
Address \_\_\_\_\_

Phone Number 926-1367

Exclusive agent (  ) yes (  ) no

Date expires \_\_\_\_\_

F Sketch:



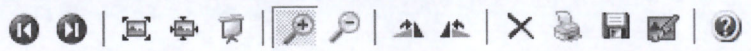
Name Bill Osborn Date 5/24/82

File 225calapooia.fromriverview.JPG - Windows Picture and Fax Viewer



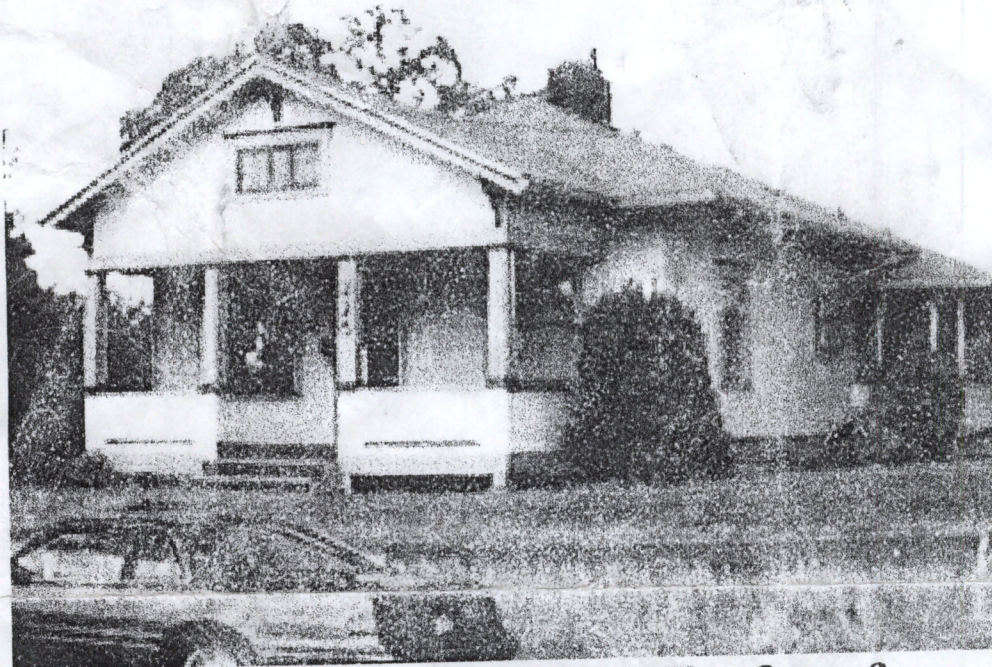
To-Do Bar  
 3:00 PM: break, walk  
 Today: 1 Task

2509 ft 2009?



# 225 Calapooia St. SW

## ALBANY



### Large family? Or Westside Office Space?...

This 4 bedroom 2 bath home has two living areas with a kitchen & bathroom on each floor. The basement is wired for an office. The house has many updates, newer floor coverings, Office professional zoning.

6,760

# PRICE \$109,903

TA R0130282 Taxes \$ 1,041.18

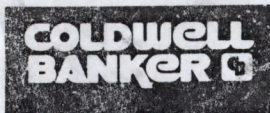
For More information Call:

## Craig Ekman, Sales Associate

### 928-6317 or 928-5234 eves

Summer 1996

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## COLDWELL BANKER VALLEY BROKERS

947 Geary Street, SE • Albany, OR 97321  
(503) 928-6317 • FAX (503) 928-2994







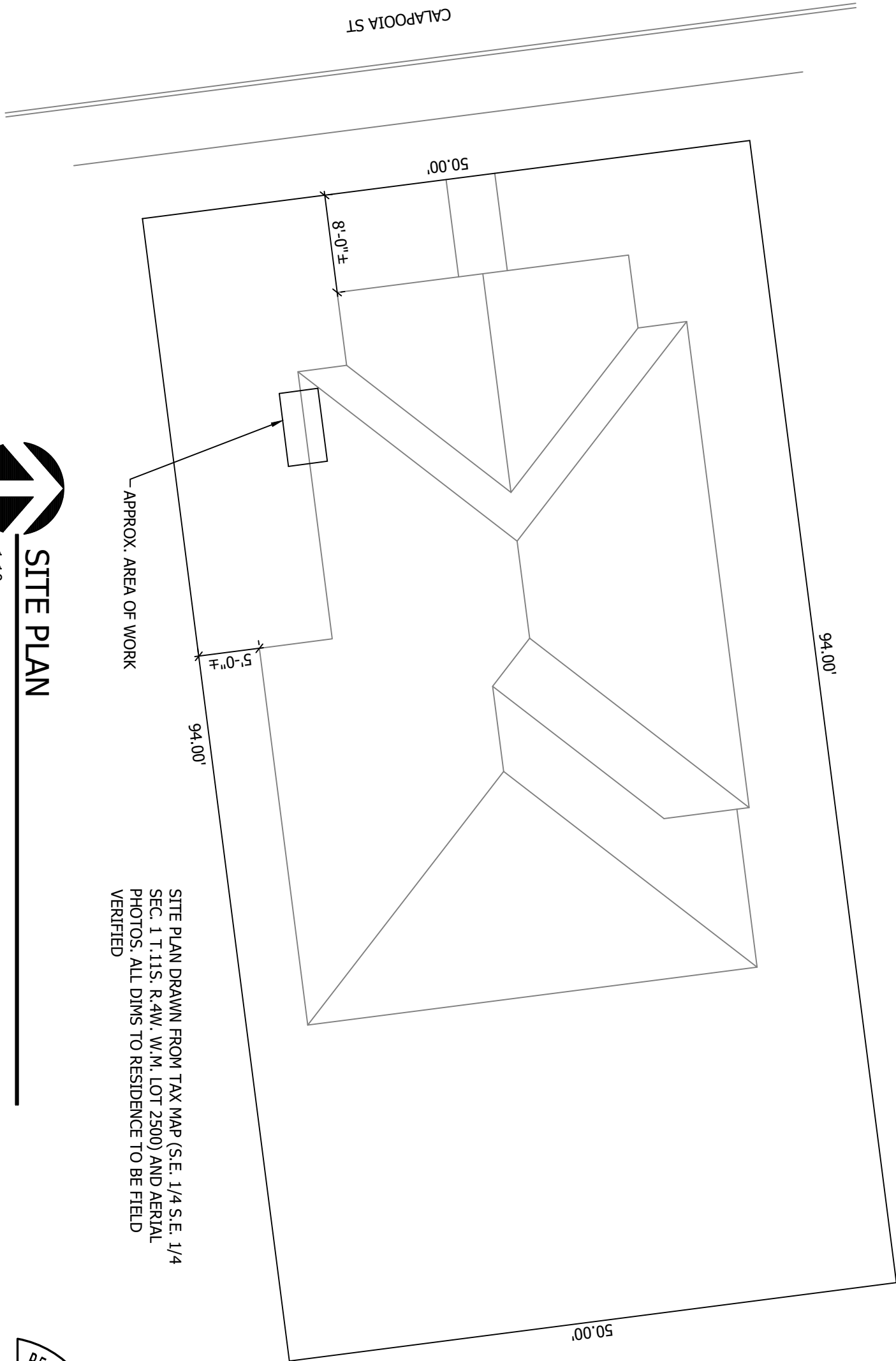


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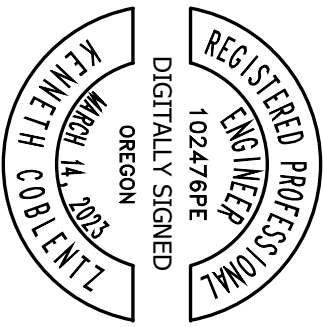
# SITE PLAN

APPROX. AREA OF WORK

SITE PLAN DRAWN FROM TAX MAP (S.E. 1/4 S.E. 1/4 SEC. 1 T. 11S. R. 4W. W.M. LOT 2500) AND AERIAL PHOTOS. ALL DIMS TO RESIDENCE TO BE FIELD VERIFIED

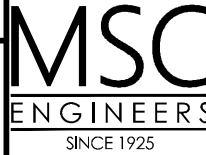


EXPIRES: DEC. 31, 2025



SITE PLAN

225 SW CALAPOOIA FOUNDATION  
225 SW CALAPOOIA ST  
ALBANY, OR  
WESTERN CONSTRUCTION SYSTEMS



CONSULTING STRUCTURAL ENGINEERS  
3470 Pipeline Place NE  
Suite 120  
Salem, OR 97301  
503.399.1399  
mscengineersinc.com

JOB NO. 240514 CHECKED BY:  
DRAWN BY: JCP DATE: 06-04-24

REVISION:

DWG. NO.

S1

1 of 3

240514



