

Staff Report

Historic Review of New Construction

HI-10-24

July 10, 2024

Summary

This staff report evaluates a Historic Review of New Construction for reconstruction of a porch on a noncontributing home within the Monteith National Register Historic District (Attachment A). The applicant proposes to reconstruct a porch where no photographic evidence of previous design exists.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Lee Anne Stevens; 731 Elm Street SW, Albany, OR 97321
Address/Location:	925 Walnut Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AD-11600
Zoning:	Hackleman Monteith (HM) District (Monteith National Register Historic District)
Total Land Area:	3,485 square feet
Existing Land Use:	Single Unit Residential
Neighborhood:	Central Albany
Surrounding Zoning:	North:HM- Hackleman MonteithEast:HM- Hackleman MonteithSouthHM- Hackleman MonteithWestHM- Hackleman Monteith
Surrounding Uses:	North:Residential, Single UnitEast:Residential, Single UnitSouthResidential, Single UnitWestResidential, Single Unit
Prior History:	N/A

Notice Information

On July 3, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On July 5, 2024, notice of public hearing was posted on the subject site. As of July 10, 2024, no public testimony has been received.

Analysis of Development Code Criteria

Historic Review of New Construction (ADC 7.270)

The Community Development Director or the Landmarks Commission must find that the request meets the following applicable criteria in order to approve the new construction request.

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Within the Monteith and Hackleman Districts (ADC 7.270(1))

- a. The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.
- b. The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.
- c. Building materials are reflective of and complementary to existing buildings within the district.

Background Information

The subject property is rated as "Altered-Irretrievable Lack of Integrity" on the Historic Inventory Survey. There is no visual evidence (photos, drawings, etc.) of what the house looked like prior to the alterations. Based on this information, the Community Development Director determined that the reconstruction of the porch should be subject to the criteria found in Historic Review of New Construction in order to assure visual compatibility with the surrounding area, while acknowledging the lack of information regarding the previous design of the house.

Findings of Fact

1.1 <u>Unifying Development Patterns (ADC 7.270(1)(a))</u>: The applicant proposes to change the design of the front porch and steps on the dwelling, using the house at 116 Cleveland Street as a reference (Attachment C.4). The dwelling on the subject property was constructed in 1910 with major renovations occurring over time, leading to a designation of Altered-Irretrievable Lack of Integrity. The style of the structure is Craftsman Bungalow, with decorative features consisting of a bargeboard, exposed rafter tails, decorative brackets, cornerboards, water table and cap, interior chimney, and boxed posts incorporated into the front entrance (Attachment B.2).

The applicant states "a defining characteristic of Craftsman houses is their use of tapered porch columns, typically made of wood. This proposal seeks to restore the original steps to their historic location, based on visible seams in the siding where the steps once connected. Additionally, new columns will be installed to match the existing tapered column, maintain the handcrafted aesthetic" (Attachment C.4). The applicant further states "although photographs of the original house are unavailable, a comparable property built by the same builder in the same year (116 Cleveland SE, Albany, OR) provides a reference point for the restoration design. Attached pictures showcase this comparable property". Based on the evidence submitted by the applicant, the proposed porch restoration maintains the development pattern of other local craftsman style buildings.

- 1.2 <u>Size and scale (ADC 7.270(1)(b))</u>: The applicant states that "the new columns will be installed to match the existing tapered column, maintaining the handcrafted aesthetic" (Attachment C.4). The proposed new columns of the porch are proposed to match the size and scale of the existing features of the house and as much as possible reflect the craftsmanship of those features. This proposed detail is in keeping with the size and scale of other Craftsman-style homes in the area.
- 1.3 <u>Building materials (ADC 7.270(1)(c))</u>: The applicant does not address the proposed building materials but will have the opportunity to discuss them at the public hearing.

Overall Conclusions

This proposal seeks to reconstruct a porch where no photographic evidence of previous design exists.

Staff finds that applicable criteria are met for the new construction.

Options and Recommendations

The Landmarks Commission has three options with respect to the subject application:

Option 1: Approve the request as proposed;

- Option 2: Approve the request with conditions of approval;
- Option 3: Deny the request.

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 2 approve the request with conditions of approval. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion

I move to approve the application for new construction as detailed in planning file no. HI-10-24. This motion is based on the findings and conclusions in the July 10, 2024, staff report and findings made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

- Condition 1 **New Construction** The proposed porch reconstruction shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.
- Condition 2 **New Construction** 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.

Attachments

- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal

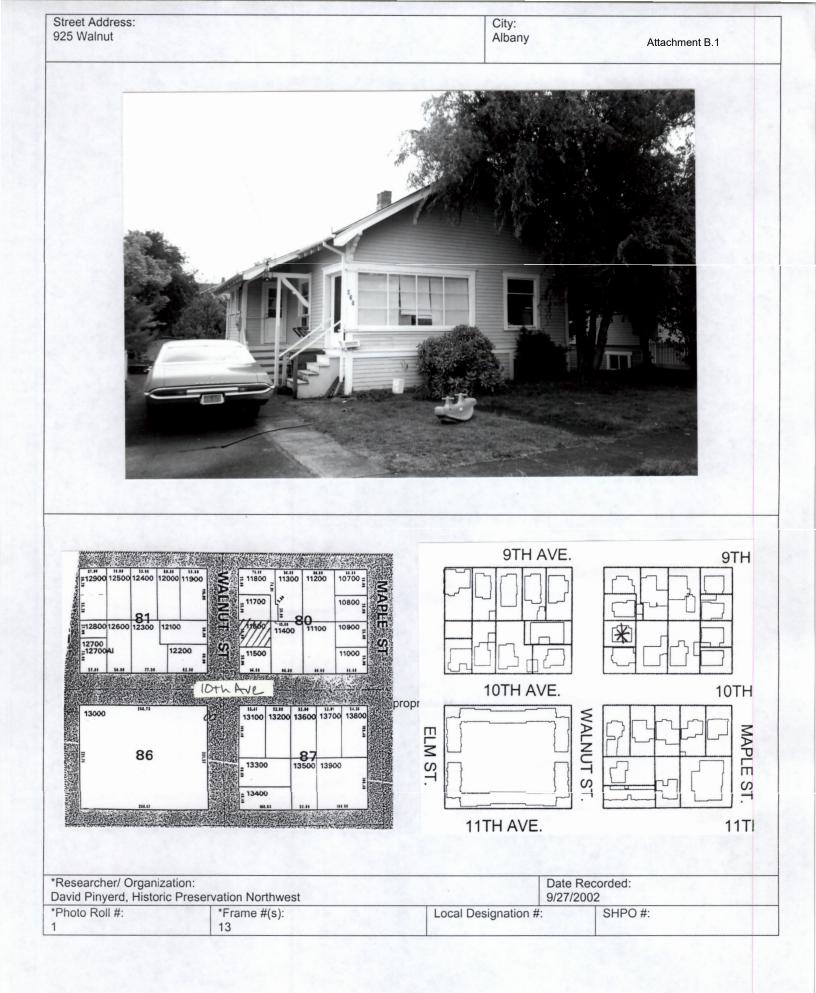
Acronyms

ADC	Albany Development Code
HM	Hackleman Monteith District



Date: 6/25/2024 Map Source: City of Albany

Location Map



Note: For properties 35 ye	ears old and newer, star	ed (*) sections	are the only	required fields.
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Faces west, mid-block. Third house south of 9th, a busy residential street.
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Statement of Significance: [Required only for Intensive Level Surveys] (Use additional sheets if necessary) On 1925 Sanborn
Basement Bargeboard, exposed rafter tails, decorative brackets. Cornerboards. Water table and cap. Interior chimney. Boxed posts incorporated
into front entrance.
*Researcher/ Organization: Date Recorded:
David Pinyerd, Historic Preservation Northwest 9/27/2002 *Photo Roll #: *Frame #(s): Local Designation #: SHPO #:
1 13 Local Designation #: SHPO #.
*County:



COMMUNITY DEVELOPMENT

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

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with <u>ALL</u> City of Albany planning submittals

Send completed signature page and checklist(s) to <u>cd.customerservice@cityofalbany.net</u>.

🗆 Adjustment (AD)	o Quasi-Judicial (Type II)	• Manufactured Home Park
Alternative Setback	o Legislative (Type IV)	O Modify Existing Development
Annexation (AN)	□ Land Division (check all that apply)	o Parking Area Expansion (only)
Comprehensive Plan Amendment	Partition (PA) - Expedited	O New Construction
(CP)	• Tentative Plat (Type 1-L)	o Tree Felling
O Map Amendment	O Tentative Plat PD or CD (Type III)	□ Temporary Placement (TP)
 Map Amendment; concurrent 	O Final Plat (Type I)	Urban Growth Boundary (UGB)
w/zoning	Subdivision (SD) - Expedited	□ Vacation (VC)
o Text Amendment	O Tentative Plat (Type I-L)	o Public Street or Alley
□ Conditional Use, circle one: Type II or	O Tentative Plat PD or CD (Type III)	o Public Easements
	O Final Plat (Type I)	Variance (VR)
 Existing Building: expand or modify 	Tentative Re-plat Type I-L (RL)	• Major Variance (Type 11)
• New Construction	□ Modification to Approved Site Plan	o Minor Variance (Type I-L)
O Home Business (Type III only)	or Conditional Use	Willamette Greenway Use (WG)
□ Development Code Text Amendment	Natural Resource Boundary	Zoning Map Amendment (ZC)
(DC)	Refinement (NR)	O Quasi-Judicial (Type IV)
Floodplain Development Permit (FP)	🗆 Natural Resource Impact Review	o Legislative (Type IV)
Historic Review (HII)	(NR)	Other Required (check all that
• Exterior Alteration – residential, not	Non-Conforming Use (MIN)	apply)
visible from street (Type I)	Planned Development (PD)	o Design Standards
Exterior Alteration – all commercial	o Preliminary (Type III)	o Hillside Development
and residential visible from street	O Final (Type I)	o Mitigation
(Type III)	Property Line Adjustment (LA)	o Parking/Parking Lot
o New Construction (Type III or I-L)	□ Site Plan Review (SP)	o Traffic Report
O Demolition or Moving (Type III)	 Accessory Building 	□ Other
O Substitute Materials (Type III)	O Change of Use, Temporary or	
□ Interpretation of Code (CI)	Minor Developments	
Location/Description of Sub	ect Property(s)	
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Site Address(cs): 925 SU	Mainut, HIBa	ny CR 97.321
Assessor's Map No(s): 115041	1/12-AD-116 6200ot No	(5):
Comprehensive Plan designation:	Zoning desig	mation: RES
Size of Subject Property(s):348	5 Related Land Use Cases:	
Project Description: 1910	aftman House,	front Jacade
has been heavy	ily attered	
	/	

K Historic Overlay

D Natural Resource Overlay District

C Floodplain or Floodway Overlay

Land Use Signature Page

Page 2 of 2

Applicant Inform:	ation (must be sig	ned)		
Name: <u>lee</u> #	ne Stellen	S Signature	Gerchu	gna
Mailing Address: 73	*		Date: 5/21/	24
City:_ <u>Albany</u>	/	State: OR	Zip: <u>97,32/</u>	
Phone #:541-990-	<u>144</u> 5Fax #:	Email:	annespilled	Canal.co
File #(s):		Date Fee & Apj	olication Received:	
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Amount Paid:		Received By:		
Property Owner I	atomation (nousi	besigned)		
Same as Applicant				
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COMMUNITY DEVELOPMENT

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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 <u>concrete states and concrete</u>. 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:

igtimes 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: 1910 Architectural Style(s): Crafsman
	4. Years of exterior alterations, if any: unknown before 1980
	5. Please describe the proposed alteration(s) and the purpose of the alterations:
<	Propose to re-instate the stairs to the
	frontporch
M	0
Å	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

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.



Preserving the Craftsman Character: A Proposal for Porch Restoration

This document proposes the restoration of the original front porch steps to a Craftsman house located at 925 Walnut SW, Albany, OR 97321. Historical evidence suggests the steps were removed sometime before 1980.

Historical Significance:

- Cultural Resource Inventory confirms the house as a Craftsman bungalow built around 1910.
- On-site inspection and research at the Albany Regional Museum revealed modifications to the porch, including the removal of the original steps and railing.

Craftsman Style and Proposed Restoration:

- A defining characteristic of Craftsman houses is their use of tapered porch columns, typically made of wood.
- This proposal seeks to restore the original steps to their historic location, based on visible seams in the siding where the steps once connected.
- Additionally, new columns will be installed to match the existing tapered column, maintaining the handcrafted aesthetic.

Supporting Evidence:

• Although photographs of the original house are unavailable, a comparable property built by the same builder in the same year (116 Cleveland SE, Albany, OR) provides a reference point for the restoration design. Attached pictures showcase this comparable property.

Conclusion:

Restoring the front porch steps to their original design and location will significantly enhance the home's architectural integrity and recapture the essence of the Craftsman style. This restoration will not only improve the property's aesthetics but also preserve its historical value.



116 Cleveland SE Example property



Evidence of step removal



Subject property : 925 Walnut SW