



## COMMUNITY DEVELOPMENT

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

# 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 non-contributing 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 Monteith East: HM- Hackleman Monteith South: HM- Hackleman Monteith West: HM- Hackleman Monteith
Surrounding Uses:	North: Residential, Single Unit East: Residential, Single Unit South: Residential, Single Unit West: Residential, 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.

### *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 Unifying Development Patterns (ADC 7.270(1)(a)): 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 Size and scale (ADC 7.270(1)(b)): 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 Building materials (ADC 7.270(1)(c)): 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

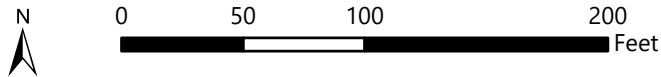
- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal

## Acronyms

ADC Albany Development Code  
HM Hackleman Monteith District



\\con.cityofalbany.net\home\julyssos\Desktop\Notice Map Template.mxd



**925 Walnut Ave SW**

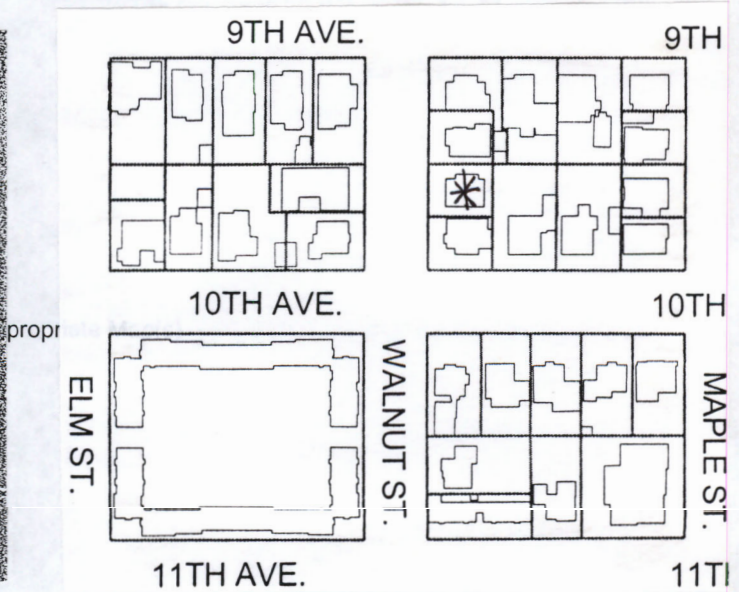
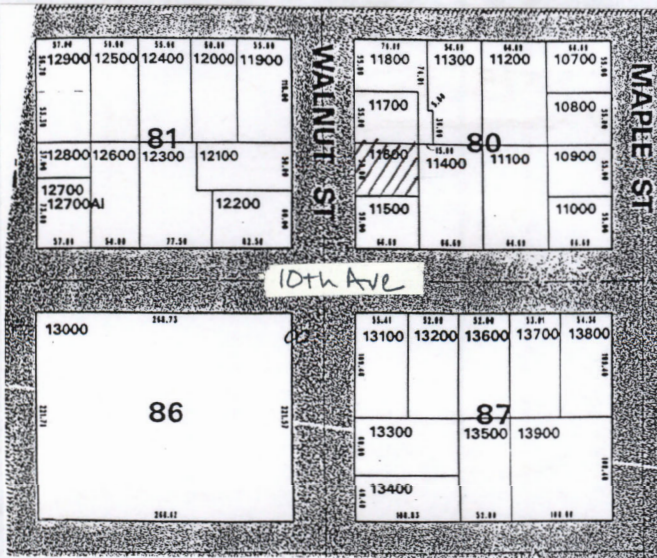
Date: 6/25/2024 Map Source: City of Albany

Location Map

Street Address:  
925 Walnut

City:  
Albany

Attachment B.1



\*Researcher/ Organization:  
David Pinyerd, Historic Preservation Northwest

Date Recorded:  
9/27/2002

\*Photo Roll #:  
1

\*Frame #(s):  
13

Local Designation #:

SHPO #:





## COMMUNITY DEVELOPMENT

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### APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals

Send completed signature page and checklist(s) to [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net).

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

**Location/Description of Subject Property(s)**

Site Address(es): 925 SW Walnut, Albany, OR 97321

Assessor's Map No(s): 11504W12-AD-11600 Lot No(s): \_\_\_\_\_

Comprehensive Plan designation: \_\_\_\_\_ Zoning designation: RES

Size of Subject Property(s): 3485 Related Land Use Cascs: \_\_\_\_\_

Project Description: 1910 Craftman House, front facade has been heavily altered

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Historic Overlay       Natural Resource Overlay District       Floodplain or Floodway Overlay

**Applicant Information (must be signed)**

Name: LeeAnne Stevens Signature: LeeAnne Stevens  
 Mailing Address: 731 Elm SW Date: 5/21/24  
 City: Albany State: OR Zip: 97321  
 Phone #: 541-996-1445 Fax #: \_\_\_\_\_ Email: leeanne.spivey@gmail.com

File #(s): \_\_\_\_\_ Date Fee & Application Received: \_\_\_\_\_  
 Pre-App File #(s): \_\_\_\_\_ Pre-App Meeting Date: \_\_\_\_\_  
 Amount Paid: \_\_\_\_\_ Received By: \_\_\_\_\_

**Property Owner Information (must be signed)**

Same as Applicant  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Date: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Authorized Agent or Representative (must be signed, if applicable)**

Choose One:  Engineer  Architect  Other \_\_\_\_\_  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Date: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Relationship to property owner(s): \_\_\_\_\_

**Electronic Plans Representative (if different from applicant)**

IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES  
 Choose One:  Engineer  Architect  Other Same as applicant  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Date: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Other Representative (must be signed, if applicable)**

Choose One:  Engineer  Architect  Other \_\_\_\_\_  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Date: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Email: \_\_\_\_\_





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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 [communitydevelopment@albany.or.gov](mailto:communitydevelopment@albany.or.gov). 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:

- Monreith     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): Craftsman

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 front porch

**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.

116 Cleveland St.

## **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