



COMMUNITY DEVELOPMENT

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

Staff Report

Historic Review of Exterior Alterations

HI-19-24

October 31, 2024

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a residential structure on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant proposes installing solar panels on the historic home.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner:	Lynda & George Cook; 622 Walnut Street SW, Albany, OR, 97321
Applicant:	Benjamin Steffen; 139 Ankeny Hill Road SE, Jefferson, OR 97352
Address/Location:	622 Walnut Street SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AA-09800
Zoning:	Hackleman Monteith (HM) District (Monteith National Register Historic District)
Total Land Area:	7,315 square feet
Existing Land Use:	Single Unit Residential
Neighborhood:	Central Albany
Surrounding Zoning:	North: HM- Hackleman Monteith, ES- Elm Street East: HM- Hackleman Monteith South: HM- Hackleman Monteith, ES- Elm Street West: ES- Elm Street
Surrounding Uses:	North: Residential, Single Unit; Commercial Office East: Residential, Single Unit South: Residential, Single Unit, Church, Medical Office West: Residential, Single Unit, Medical Office, Hospital
Prior History:	N/A

Notice Information

On October 17, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On October 24, 2024, notice of public hearing was posted on the subject site. As of October 30, 2024, no public testimony has been received.

Analysis of Development Code Criteria

Historic Review of Exterior Alterations Generally (ADC 7.120)



Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Exterior Alteration Criteria (ADC 7.100-7.165)

Section 7.150 of the ADC, Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

1. **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**
2. **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.**

ADC 7.150 further provides that the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria.

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

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.**

The analysis includes findings related to the Exterior Alterations review criteria in ADC 7.150, followed by the evaluation of the applicable Secretary of Interior Standards in ADC 7.160. Staff conclusions are presented after the findings.

Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 622 Walnut Street SW in the Hackleman Monteith (HM) zoning district within the Monteith National Register Historic District. The surrounding properties are in the HM and ES zoning districts. Surrounding properties are developed with a mix of single dwelling unit residences, commercial offices, medical offices, a hospital and a church.
- 1.2 Historic Rating. The subject building is rated as a Historic Contributing resource in the Monteith National Register Historic District.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of the building as Western Farmhouse (Attachment B).
- 1.4 Prior Alterations. The nomination form notes that the window on the north side of the house has been replaced.
- 1.5 Proposed Exterior Alterations. The applicant proposes to install 12 roof mounted solar panels on the south roof elevation, with the related service located on the north side of the house near the existing main service panel.

The applicant states that the panels will be low-profile with a 36-degree tilt (Attachment C.1). While the panels will be visible from the street, they will match the angle of the roof. The solar panels will also be removable, non-permanent structures.

Based on the facts provided, the addition of solar panels will not change the historic character, appearance, or material composition of the existing structure. Based on these facts, criterion ADC 7.150(2) is met.

- 1.6 Building Use (ADC 7.160(1)). The building's original use was a single unit house. The building is still used as a dwelling and the applicant does not propose to change the use as part of this application.
Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).
- 1.7 Historic Character (ADC 7.160(2)). The house was constructed in 1880 in the Western Farmhouse style. Distinctive features of the house include turned columns on the front porch, three bullseye decorations above the second story window on the east face, a transom above the door, wide frieze board, stained glass window in the front door and jigsaw cut porch brackets (Attachment B).
The applicant states that the panels and hardware for the solar panels will be removable and that no historic material will be removed. There will be no alteration of any features or spaces that characterize the property as historic. Based on these facts, criterion ADC 7.160(2) is met.
- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The house is designed in the Western Farmhouse style. The applicant proposes installing solar panels onto the roof with removable hardware in order to generate energy. No conjectural features or architectural elements are proposed in addition to the solar panels. Based on these facts, criterion ADC 7.160(3) and (4) are met.
- 1.9 Distinctive Characteristics (ADC 7.160(5)). The applicant states that there will be no changes to any features, finishes, construction techniques, or examples of craftsmanship with the addition of the solar panels. No changes are proposed to the roof pitch. Based on these facts, criterion ADC 7.160(5) is met.
- 1.10 Deteriorated Features (ADC 7.160(6)). The applicant states that there are no existing deteriorated historic features. Since there are no deteriorated historic features and the applicant is proposing to add solar panels and not change any existing features, criterion ADC 7.160(6) is satisfied.

- 1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose any chemical or physical treatments in relation to the installation of the solar panels and further states that cleaning of solar panels only requires soap and water. Based on these facts, criterion ADC 7.160(7) is met.
- 1.12 Significant Archaeological Resources (ADC 7.160(8)). The applicant states there are no known archeological resources located at or near this site. Based on these facts, this criterion appears to be met.
- 1.13 Historic Materials (ADC 7.160(9)). The applicant states that the project will not destroy any historic materials or make any changes to the massing, size, scale, or architectural features of the property. The removable solar panels will be set parallel with the existing roof and will not affect the profile or roofline of the structure. Based on these facts, the criterion in ADC 7.160(9) is met.
- 1.14 New Additions (ADC 7.160(10)). The applicant states they are not proposing any new additions or adjacent or related new construction. Solar panels will be installed with removable hardware and can conceivably be returned to its original form if a future property owner desired to remove the solar panels. Based on these facts, the criterion in ADC 7.160(10) is met.

Conclusions

- 1.1 The proposed exterior alterations will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.
- 1.2 The proposed alteration is consistent with the Secretary of the Interior's Standards in ADC 7.160.

Overall Conclusions

This proposal seeks to complete exterior alterations to add solar panels to the south roof of the house.

Staff finds all applicable criteria are met for the exterior alterations.

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 and approve the Exterior Alteration request with conditions. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion

I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-19-24. This motion is based on the findings and conclusions in the May 29, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

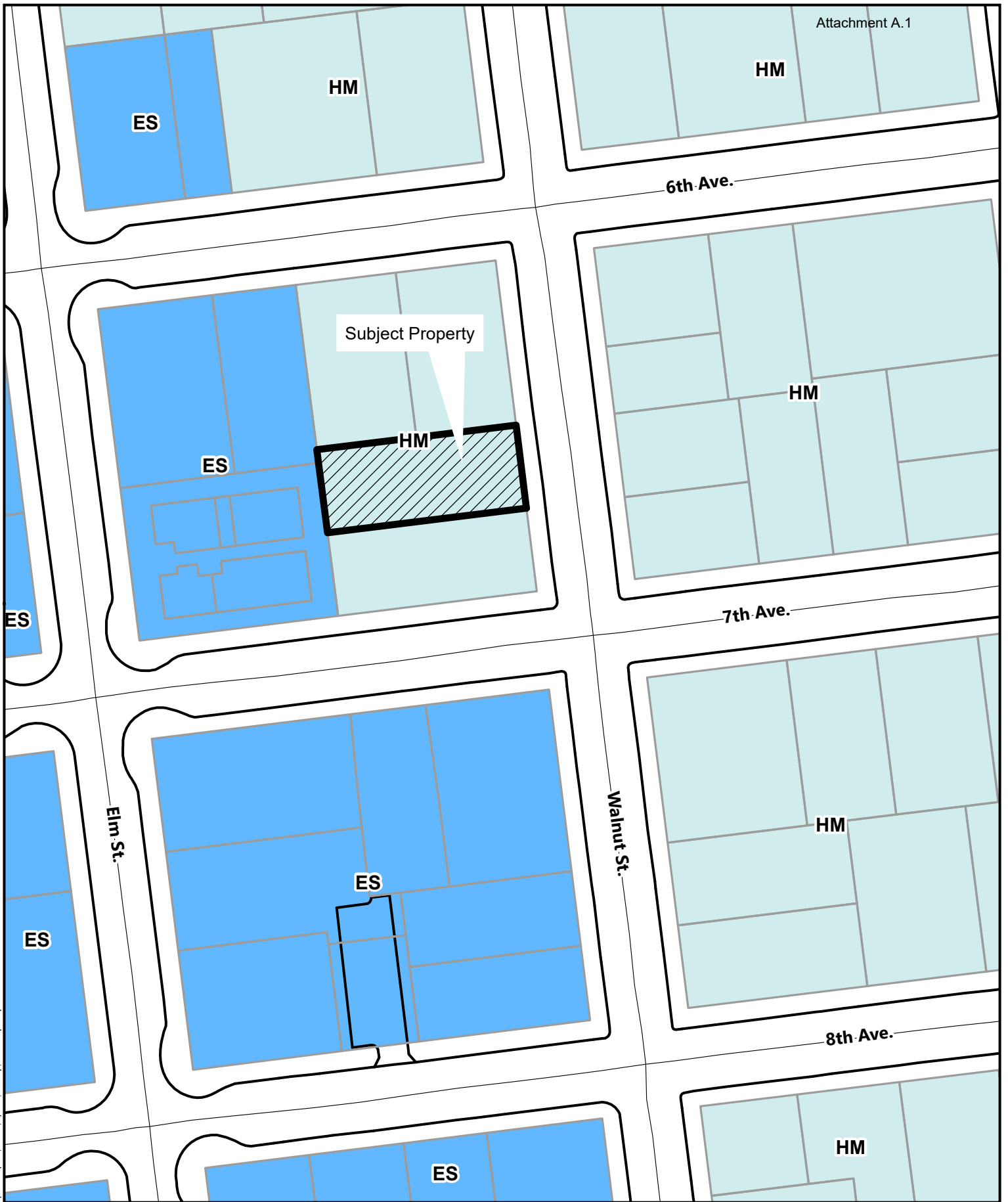
- Condition 1 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.
- Condition 2 **Historic Review**– A final historic inspection is 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
ES	Elm Street District
HM	Hackleman Monteith District



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0 50 100 200 Feet

Date: 10/15/2024 Map Source: City of Albany

622 Walnut St SW

Location Map

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: 622 Walnut St. SW	CONDITION: Fair
ADDITIONAL ADDRESS: NONE	INTEGRITY: Good MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c.1880
OWNER: Rosemary K. Schoblom	THEME 19th Century Architecture
CATAGORY: Building	STYLE: Western Farmhouse
LOCATION Monteith Historic District	ARCHITECT UNKNOWN
MAP NO: 11S04W12AA TAX LOT: 09800	BUILDER: UNKNOWN
BLOCK: 42 LOT N/A	QUADRANGLE Albany ASSESSMENT: N
ADDITION NAME: Original Platt	ORIGINAL RATING: Secondary
PIN NO: 11S04W12AA09800 ZONING HM	CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: L-shaped	NO. OF STORIES: 1.5
FOUNDATION MAT.: Concrete Bricks	BASEMENT N
ROOF FORM/MAT.: Gable	PORCH: Hipped

STRUCTURAL FRAMING: Wood

PRIMARY WINDOW TYPE: 1/1 double hung

EXTERIOR SURFACING MATERIALS: Drop siding

DECORATIVE FEATURES:

Turned columns on front porch, 3 bullseye decorations above 2nd story window on E. face, Transom above door, wide frieze board, stained glass window in front door, Jigsaw cut porch brackets

EXTERIOR ALTERATIONS/ADDITIONS:

Window on N.side replaced

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

1 story wing at back

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: M.333

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

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

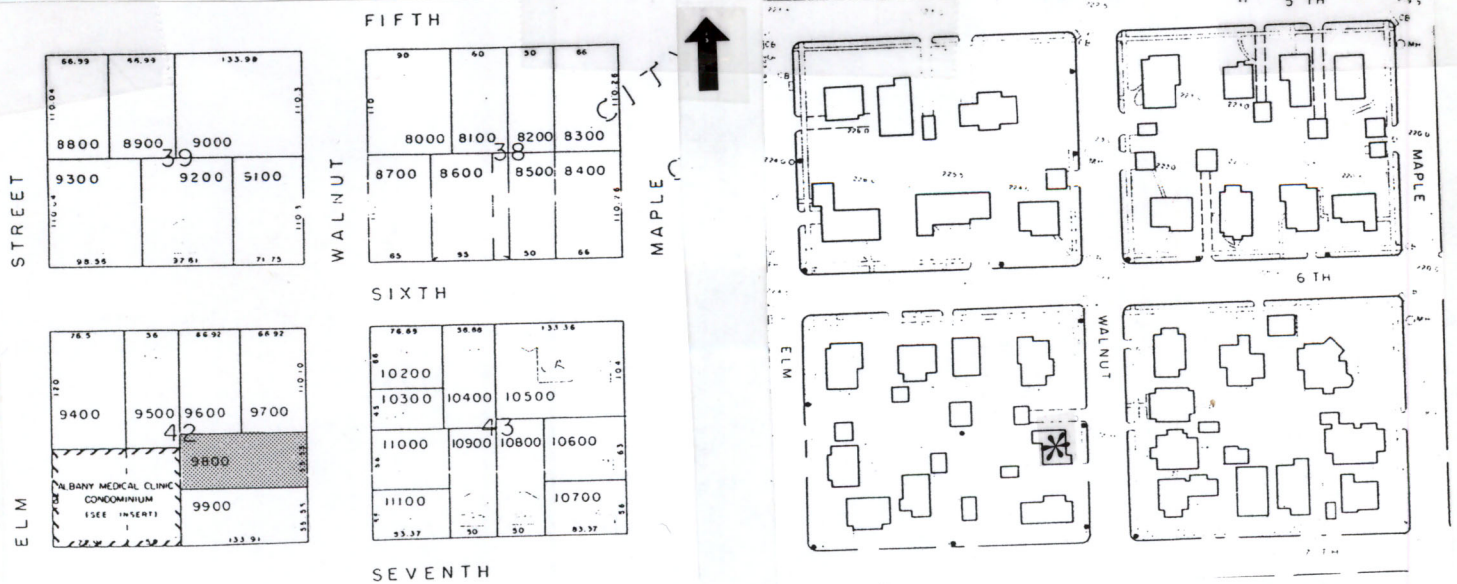
NAME: Rosemary K. Schoblom
ADDRESS: 622 Walnut Ave. S.W.
QUADRANGLE: Albany

T/R/S: T11-R4W-S12
MAP NO.: 11-4W-12AA
TAX LOT: 9800



NEGATIVE NO.: V-32

SLIDE NO.: MS.333



126. 622 Walnut S.W.
Significance: Secondary
Use: Residence
Date: c. 1900

Present Owners: Mauritz ^{of Rossmore} Schoblom
622 Walnut S.W.
Tax Lot: 11-4W-12AA-9800

Description:

Two story, wood frame structure with gable roof, rakeboard T-shape plan with drop siding and one over one light double hung windows with classically molded surrounds. Hipped roof on street side, porch with wide plain frieze board turned posts, brackets and ladder banister.

622 Walnut
N. face R
V-31



622 ~~Maple~~ walnut
S. face L
V-33





36° tilt 172° azimuth
 Array FT² = 222
 Total Roof FT² = 1,100
 Area = 20% < 25% of total FT²

WALNUT ST

(E) HOUSE

- DESIGN CRITERIA**
 Risk Category I or II
 Snow Load = 25 psf
 Wind = 110mph, exp B
- KEYED NOTES**
- 1 Existing Utility Meter
 - 2 Existing Main Panel
 - 3 Existing CT Cabinet
 - 4 Existing Main Disconnect
 - 5 Existing AC Sub-Panel
 - 6 New PV AC disconnect switch
 - 7 New PV System Meterbase
 - 8 New AC PV Combiner Sub-Panel
 - 9 New PV Inverter(s)
 - 10 New PV Roof Mount Array
 - 11 New PV Ground Mount Array
 - 12 New PV Circuit route
 - 13 New Energy Storage System(ESS)
 - 14 New ESS AC Backup Loads Panel
 - 15 New Battery Disconnect Switch
 - 16 N/A
 - 17 N/A

To whom it may concern in regards to the Historic District of Albany,

In regards to the tentative solar installation at 622 SW Walnut ST, Albany OR, 97321. We propose the 4.8kW solar system as pictured below. The solar system we propose is a temporary solution to solar's future availability of solar shingles. This is a temporary addition to the home to eliminate most of the customers electric bill to help improve the environment until solar shingles are made more available and more feasible. At the time of the availability of solar shingles the existing solar panels can be reused and recycled on a non historic district home or ground mount at another location. This is a temporary addition to the home that will not alter the historic home's appearance permanently. The Department of Energy Exclaims, "Solar energy can also improve air quality, reduce water use from energy production, and provide ecosystem services for host communities through carbon sequestration, pollination, and ground and stormwater management."

Criterion: There is no change in historic character, appearance, or material composition from the existing structure.

Facts: As we designed the solar system with the homeowner we experimented with all roof plains, with the compromise production we selected an array that occupies all the roofs that can not be seen from the road. Any part of the array that can be minimally seen from the road is very challenging due to the steep angles, degree of the roof, roof pitch, distance of vision, and sight of line.

Conclusion: Adding solar to non visible roof plains that don't face the street will cause the structure to more closely approximate its historic character and appearance, and will help the environment in doing so.

Criterion: 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.

Facts: The proposed alteration is temporary until the more inconspicuous solar shingles become more available and feasible to install. The solar installation is temporary and does not affect the structural integrity of the building that sits below.

Conclusion: The proposed alteration is temporary and does not alternate the original exterior building features.

Criterion: The proposed alteration is not visible from the street.

Facts: As we designed the solar system with the homeowner we experimented with all roof plains, with the compromise production we selected an array that occupies all the roofs that can not be seen from the road. There are many trees that block any partial view of the tentative array. Any part of the array that can be minimally seen from the road is very challenging due to the steep angles, degree of the roof, roof pitch, distance of vision, and sight of line.

Conclusion: Adding solar to non visible roof plains that don't face the street will cause the structure to more closely approximate its historic character and appearance, and will help the environment in doing so.

