



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-21-24

November 27, 2024

Summary

This staff report evaluates a Historic Review of New Construction for the construction of a garage within the Hackleman National Register Historic District (Attachment A). The applicant proposes to construct a garage that is approximately 990 square feet in size.

Application Information

| | |
|---------------------------|--|
| Review Body: | Landmarks Commission (Type III review) |
| Staff Report Prepared By: | Alyssa Schrems, Planner II |
| Property Owner/Applicant: | Corey Bontrager; 810 NW Scenic Wood Place, Albany, OR 97321 |
| Address/Location: | 606 6th Avenue SE, Albany, OR 97321 |
| Map/Tax Lot: | Linn County Tax Assessor's Map No. 11S-03W-07AB Tax Lots 5600 & 5500 |
| Zoning: | Hackleman Monteith (HM) District (Hackleman National Register Historic District) |
| Total Land Area: | 4,315 square feet |
| Existing Land Use: | Duplex |
| Neighborhood: | Central Albany |
| Surrounding Zoning: | North: Hackleman Monteith (HM) East: Hackleman Monteith (HM), Office Professional (OP) South: Hackleman Monteith (HM), Residential Medium Density (RM) West: Hackleman Monteith (HM) |
| Surrounding Uses: | North: Single-Dwelling Units East: Single-Dwelling Units, Duplex, Railroad South: Single-Dwelling Units, apartment complex, Pacific Boulevard West: Single-Dwelling Units, triplex, Public Park |
| Prior History: | RL-03-24: Replat to combine two pre-existing lots into one. |

Notice Information

On November 13, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On November 22, 2024, notice of public hearing was posted on the subject site. As of November 25, 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.**

Findings of Fact

- 1.1 Unifying Development Patterns (ADC 7.270(1)(a)): The applicant proposes to construct a double car garage that is approximately 990 square feet in size. The applicant states that “there are many homes with a range of different characteristics in this area. Some have street trees, some do not. Some homes face 6th street, others face the alley, and several lots in the area are industrial or vacant. There are many homes with garages similar to the one I am proposing.” The applicant further provides photos of garages in the surrounding area that are similar in nature to what is being proposed (Attachment D).
- 1.2 Size and scale (ADC 7.270(1)(b)): The applicant states that “the scale/size of buildings around the area consist mostly of two-story homes with many having detached garages, sheds, and/or ADUs”. The applicant provided photos of garages in the surrounding area (Attachment D). Most older garages are smaller than what is proposed, however newer construction is of a size and scale that is similar to what is proposed.
- 1.3 Building materials (ADC 7.270(1)(c)): The applicant proposes to use an eight-inch Hardie lap siding, and cypress wood trim around the gables (2x6) and around the door (1x4). The applicant proposes garage doors with a glass insert located two feet from the top of the garage door. The house is listed on the historic inventory as an Italianate style; however, it shares similar characteristics with American Foursquare structures and features drop siding. Based on the evidence presented, the building materials will be cohesive with the surrounding area.

Overall Conclusions

This proposal seeks to construct a two-car garage of approximately 990 square feet in size.

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-21-24. This motion is based on the findings and conclusions in the November 27, 2024, staff report and findings made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

- Condition 1 **New Construction** – The proposed garage construction 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
- D. Applicant's Photos

Acronyms

- ADC Albany Development Code
- HM Hackleman Monteith District



\\csc.cityofalbany.net\homes\analysis\Desktop\Notice Map Template.aprx



0 50 100 200 Feet

Date: 11/8/2024 Map Source:

606 6th Ave SE

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: 606 6th Ave. SE | CONDITION: Good | | |
| ADDITIONAL ADDRESS: NONE | INTEGRITY: Fair | MOVED? N | |
| CITY: Albany | DATE OF CONSTRUCTION: c.1900 → 1910 | <i>Per tax assessor</i> | |
| OWNER: Cora L. Adams | THEME 20th Century Architecture | | |
| CATAGORY: Building | STYLE: Italianate | | |
| LOCATION Hackleman Historic District | ARCHITECT UNKNOWN | | |
| MAP NO: 11S03W07AB | TAX LOT: 05500 | BUILDER: UNKNOWN | |
| BLOCK: 21 | LOT N/A | QUADRANGLE Albany | ASSESSMENT: N |
| ADDITION NAME: Hackleman's Second Addition | ORIGINAL RATING: Compatible | | |
| PIN NO: 11S03W07AB05500 | ZONING HM | CURRENT RATING: Historic Contributing | |

| | |
|--|--------------------------------|
| PLAN TYPE/SHAPE: Irregular | NO. OF STORIES: 2 |
| FOUNDATION MAT.: | BASEMENT Y |
| ROOF FORM/MAT.: Hipped | PORCH: Hipped, enclosed |
| STRUCTURAL FRAMING: Balloon | |
| PRIMARY WINDOW TYPE: 1/1 Double Hung | |
| EXTERIOR SURFACING MATERIALS: Drop siding | |
| DECORATIVE FEATURES: Exterior chimney (W), corner boards | |

EXTERIOR ALTERATIONS/ADDITIONS:

Enclosed front porch, stair railing, side entry, sliding aluminum windows in basement, diagonal apneling on front basement area

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

Basement apartment?

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: H.143

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

Report printe 03/13/2001

HISTORIC RESOURCE SURVEY -ALBANY HACKLEMAN HISTORIC DISTRICT -PAGE TWO

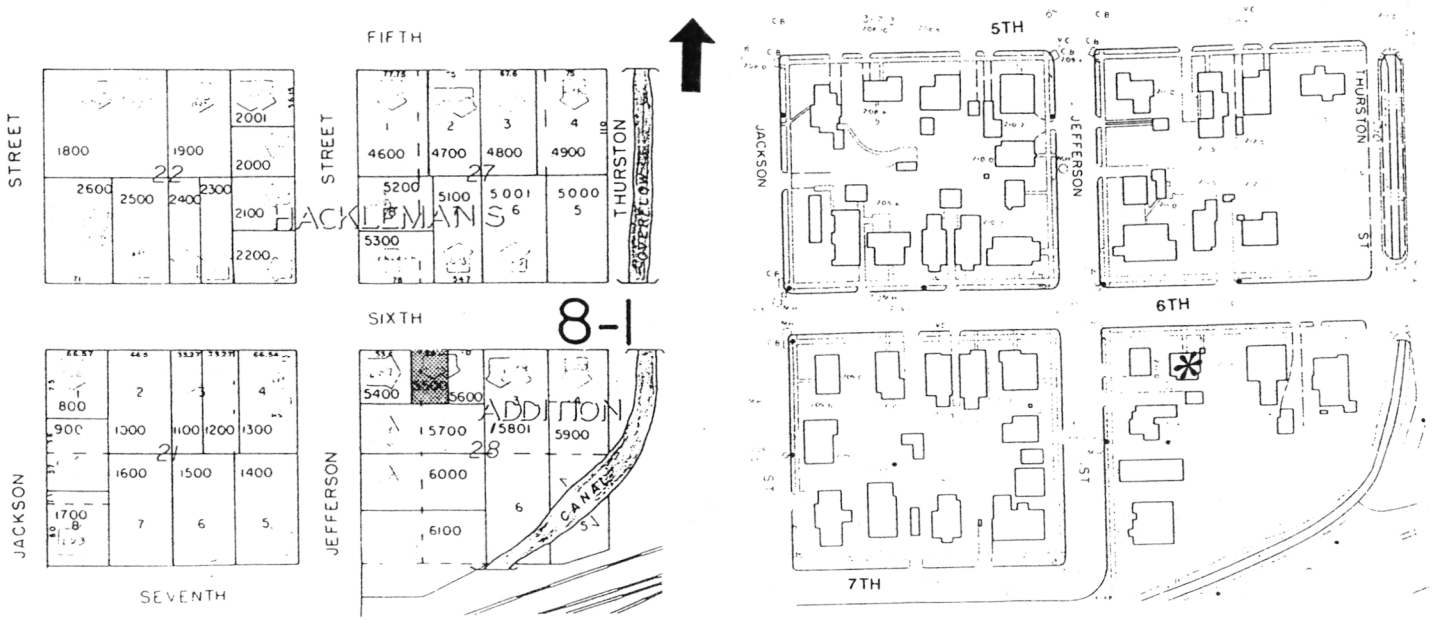
NAME: Cora L. Adams
ADDRESS: 606 Sixth Ave. SE
QUADRANGLE: Albany

T/R/S: T11-R3W-S07
MAP NO.: 11-3W-07AB
TAX LOT: 05500



NEGATIVE NO.: CC-03

SLIDE NO.: H.143



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



COMMUNITY DEVELOPMENT

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Historic Review of New Construction

Checklist, Overview, 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. 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 NEW CONSTRUCTION SUBMITTAL CHECKLIST

PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.

PROPERTY AND PROJECT INFORMATION. See page 2.

REVIEW CRITERIA RESPONSES.

On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the new construction complies with each of the following review criteria (ADC 7.270). Each criterion must have at least one finding of fact and conclusion statement. See page 2 for criteria and page 3 for an example.

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:

1. Within the Monteith and Hackleman Districts:
 - 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.
2. Within the Downtown District:
 - a. The development maintains the horizontal elements of adjacent buildings. (These horizontal elements can include an alignment of window frames, roof lines, facades, and clear distinction between first floors and upper floors.)
 - b. The development maintains other historic patterns, such as the horizontal/vertical pattern of upper story windows and the pattern of entrances along the street.
 - c. Building materials are reflective of and complementary to existing historic buildings within the district.
 - d. Lot coverage, setbacks, and building orientation to the street are consistent with the surrounding



development patterns.

- e. The development maintains the pedestrian scale and orientation of the Downtown District.

- A SITE PLAN** showing the location of the structure on the site, setbacks, building dimensions, the location of driveways and landscape areas, and the general location of structures on adjacent lots.
- CONSTRUCTION PLANS/ELEVATION DRAWINGS** showing detailed building elevations, dimensions, materials, and architectural elements.

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.

PROPERTY AND PROJECT INFORMATION

Submit the following information (separately or on this sheet):

1. Historic District:

Monteith Hackleman Downtown Local Historic Commercial/ Airport

2. Historic rating:

Historic Contributing Historic Non-Contributing Non-Historic (post 1945)

3. Architectural Style(s): Italianate Constructed: 1900

4. Please describe the proposal: Build garage

HISTORIC REVIEW PROCESS OVERVIEW

The City reviews new structures over 100 square feet within historic districts in order to ensure they are compatible with the character of that district. The Director will approve applications for new construction but may decide to refer the application the landmarks commission for a decision. For staff level reviews, the applicant and property owners within 100 feet of the subject property will receive notice of the proposal. For commission reviews, the notice area is 300 feet.

Before submitting your application, a pre-application meeting with the preservation planner is recommended. Projects other than single-unit uses may also require other land use reviews and a pre-application meeting with a team of City representatives to determine what land use issues exist and if any other land use approvals may be required.

New construction will be approved if the review body finds the application satisfied the review criteria (on page 2), possibly with conditions of approval. Staff may require guarantees and evidence that conditions are complied with.

Landmarks Commission decisions may be appealed to the Albany City Council. Staff decisions may be appealed to the Landmarks Commission.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact:

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact:

Statements addressing individual criteria must be in a “finding of fact” format. A finding of fact consists of two parts:

- Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
- An explanation of how those facts result in a conclusion supporting the criterion.

Example:

Criterion: 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.

Fact: The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns, and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected “sawn” design (rather than turned) that was typical in the late 19th century. (SEE ATTACHED DRAWING.)

Conclusion: Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.



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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.

- Adjustment (AD)
- Alternative Setback
- Annexation (AN)
- Comprehensive Plan Amendment (CP)
 - Map Amendment
 - Map Amendment; concurrent w/zoning
 - Text Amendment
- Conditional Use, circle one: Type II or III
 - Existing Building: expand or modify
 - New Construction
 - Home Business (Type III only)
- Development Code Text Amendment (DC)
- Floodplain Development Permit (FP)
- Historic Review (HI)
 - Exterior Alteration – residential, not visible from street (Type I)
 - Exterior Alteration – all commercial and residential visible from street (Type III)
 - New Construction (Type III or I-L)
 - Demolition or Moving (Type III)
 - Substitute Materials (Type III)
- Interpretation of Code (CI)
- Quasi-Judicial (Type II)
- Legislative (Type IV)
- Land Division (check all that apply)
 - Partition (PA) - Expedited
 - Tentative Plat (Type I-L)
 - Tentative Plat PD or CD (Type III)
 - Final Plat (Type I)
 - Subdivision (SD) - Expedited
 - Tentative Plat (Type I-L)
 - Tentative Plat PD or CD (Type III)
 - Final Plat (Type I)
 - Tentative Re-plat Type I-L (RL)
 - Modification to Approved Site Plan or Conditional Use
 - Natural Resource Boundary Refinement (NR)
 - Natural Resource Impact Review (NR)
 - Non-Conforming Use (MN)
 - Planned Development (PD)
 - Preliminary (Type III)
 - Final (Type I)
 - Property Line Adjustment (LA)
 - Site Plan Review (SP)
 - Accessory Building
 - Change of Use, Temporary or Minor Developments
- Manufactured Home Park
- Modify Existing Development
- Parking Area Expansion (only)
- New Construction
- Tree Felling
- Temporary Placement (TP)
- Urban Growth Boundary (UGB)
- Vacation (VC)
 - Public Street or Alley
 - Public Easements
- Variance (VR)
 - Major Variance (Type II)
 - Minor Variance (Type I-L)
- Willamette Greenway Use (WG)
- Zoning Map Amendment (ZC)
 - Quasi-Judicial (Type IV)
 - Legislative (Type IV)
- Other Required (check all that apply)**
 - Design Standards
 - Hillside Development
 - Mitigation
 - Parking/Parking Lot
 - Traffic Report
 - Other _____

Location/Description of Subject Property(s)

Site Address(es): 606 6th Ave SE

Assessor's Map No(s): 11503W67ABOSS00 Tax Lot No(s): _____

Comprehensive Plan designation: _____ Zoning designation: HM

Size of Subject Property(s): _____ Related Land Use Cases: RL-03-24

Project Description: Build garage

- Historic Overlay
- Natural Resource Overlay District
- Floodplain or Floodway Overlay

Review criteria

Criterion: The development maintains any unifying development patterns such as sidewalk, and street tree location, setbacks, building coverage, and orientation to the street.

Fact: There are many homes with a range of different characteristics in this area. Some have street trees, some do not. Some homes face 6th street, others face the alley, and several lots in the area are industrial or vacant. There are many homes with garages similar to the one I am proposing.

Conclusion: The building of a garage will not cause a disruption to the development pattern of the neighborhood. No trees will need to be removed, and all proper setback are adhered to.

Criterion: The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.

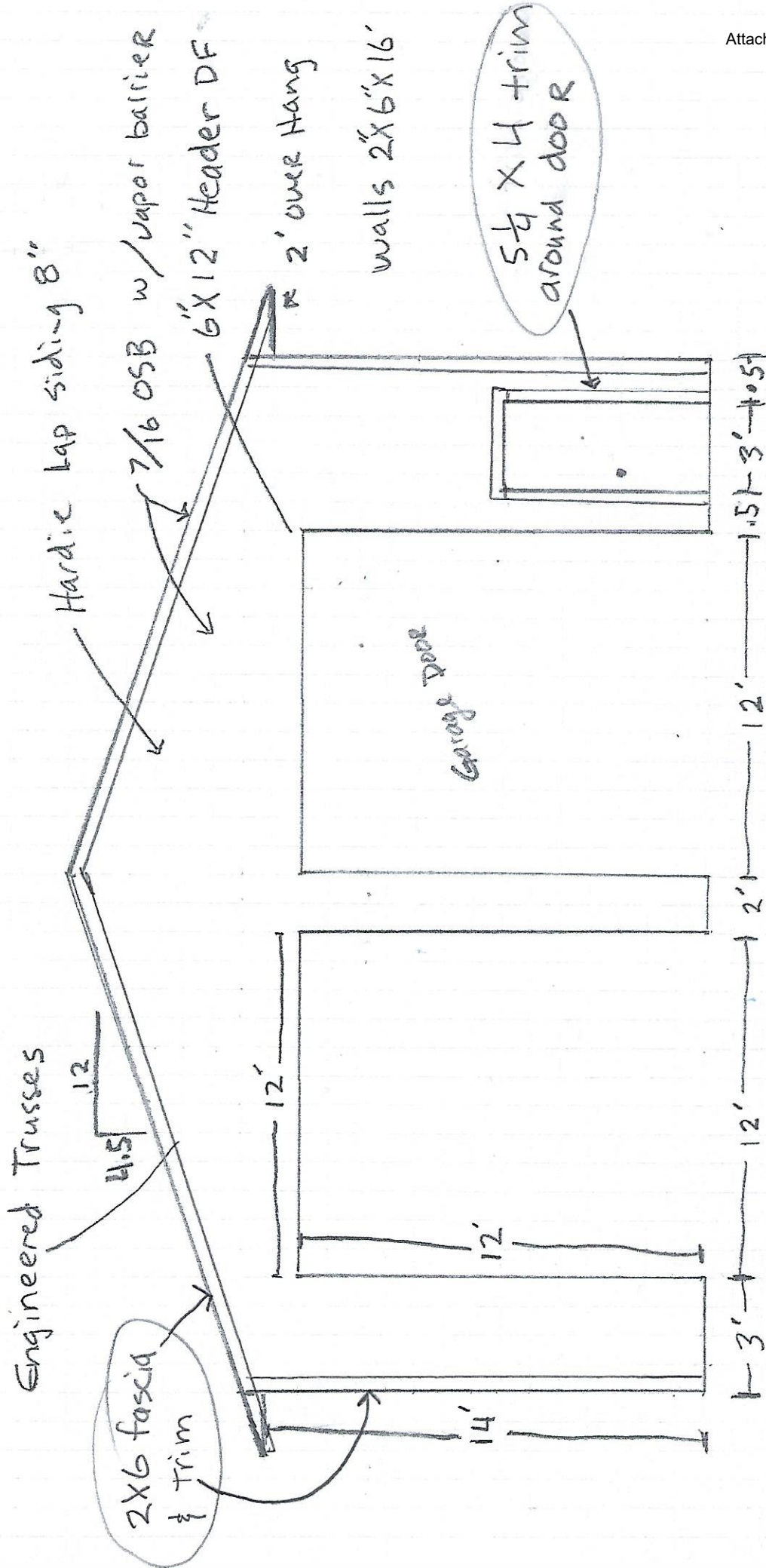
Fact: The scale/size of buildings around the area consist mostly of 2 story homes with many having detached garages, sheds, and/or ADU's.

The craftsmanship/style of the homes varies widely. For example, some homes use gable style roofs, and others use hip pitch. Some homes have bay windows, others do not. Additionally, there is a vacant lot a couple houses down and numerous detached garages in the area.

For this garage, I have chosen to select materials that reflect the craftsmanship of the surrounding buildings as much as possible. For example, the garage will have a 4.5 pitch gable style roof to match similar houses in the neighborhood, with 8" Hardie lap siding, trim will be 2X6 on the gables and the corners and around the door will be 1x4 cypress wood. The matching white garage doors with glass approx. 2' down from the top of the garage door like many of the garages in the neighborhood. Also, will have matching paint/trim with our main home.

Conclusion: The garage will be very similar to many garages in the area and will meet all criteria, also will be an asset to the neighborhood.

Life time architectural singles



A

57

6TH AVENUE

66' R.O.W.

(LOT 3
BLOCK 28)

(LOT 2
BLOCK 28)

PARCEL 1

4,384 SF

(LOT 1
BLOCK 28)

S09°00'07"E 111.20'

55.50'

S81°06'38"W 79.00'

N81°06'38"E 79.00'

S09°00'07"E 55.50'

COREY BONTRAGER

LOCATED IN

A PORTION OF LOT 1 AND A PORTION OF LOT OF BLOCK 28, CITY OF ALBANY, IN THE NW 1/4 NE 1/4 SEC. 7, T. 11S., R. 3W., W.M. CITY OF ALBANY, LINN COUNTY, OREGON

APRIL 8, 2024

CITY OF ALBANY CASE No. RL-03-24

FOUND MONUMENT LIST:

- 50 FOUND 1/2" I.R. (A)
- 51 FOUND 1/2" I.R. (D), HELD
- 52 FOUND 1/2" I.R. (D)
- 54 FOUND 1/2" I.R. (C), HELD
- 55 FOUND 1/2" I.P. (D), HELD
- 56 FOUND 1/2" I.P. (A)
- 57 X IN THE BACK OF THE SIDEWALK
- 58 FOUND 5/8" I.R. (E)
- 59 FOUND 5/8" I.R. (E)

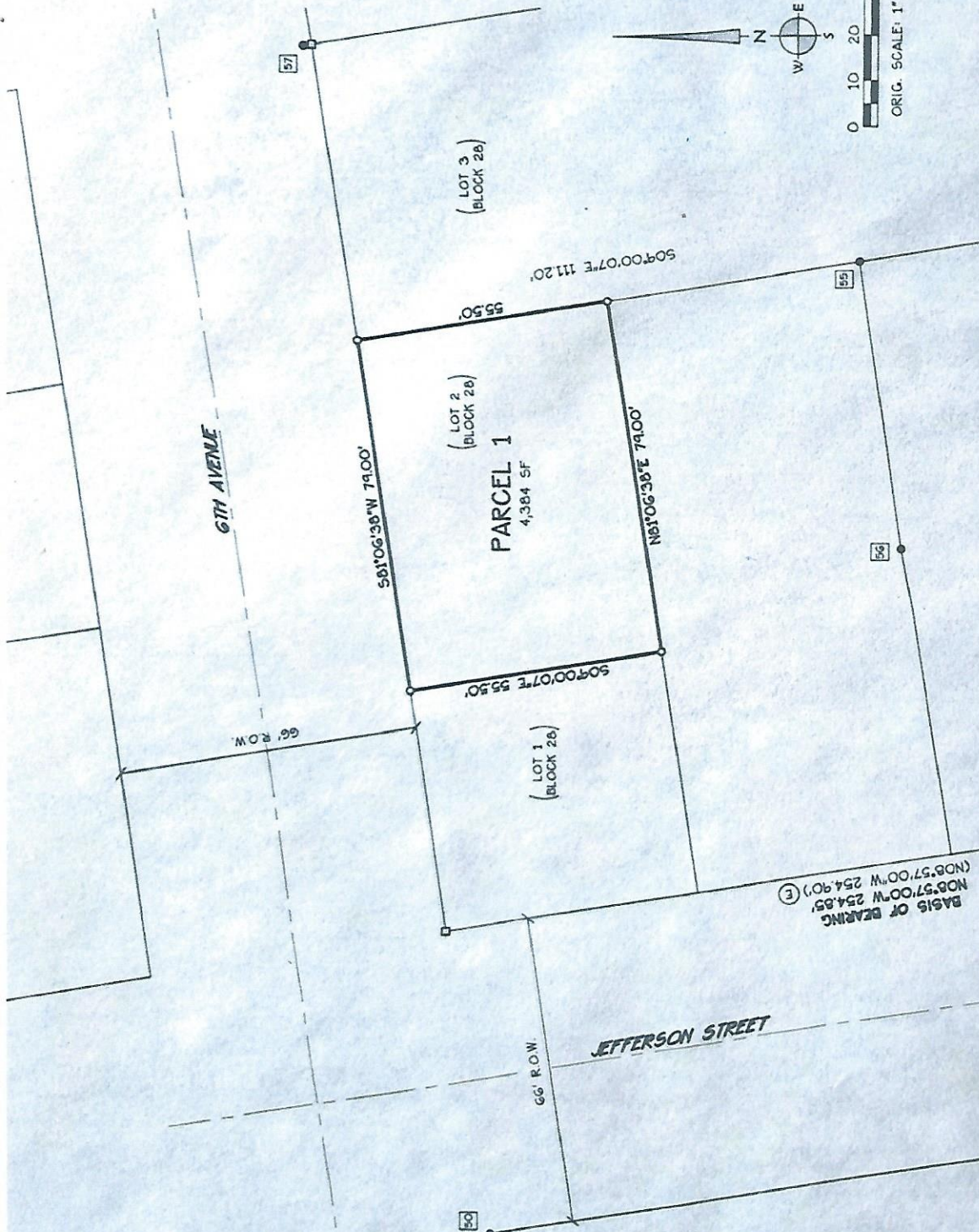
RECORD REFERENCE LIST:

- (A) C.S. 01999E
- (B) C.S. 2027
- (C) C.S. 5884
- (D) C.S. 5122
- (E) C.S. 1450A

Attachment C.8

LEGEND:

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
- SET 5/8" X 30" ROD W/YPC MARKED "K+D ENR. L.S. 58"
- CALCULATED POINT
- () RECORD DATA; SEE "RECORD REFERENCE LIST"
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- S.F. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- 50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- (X) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

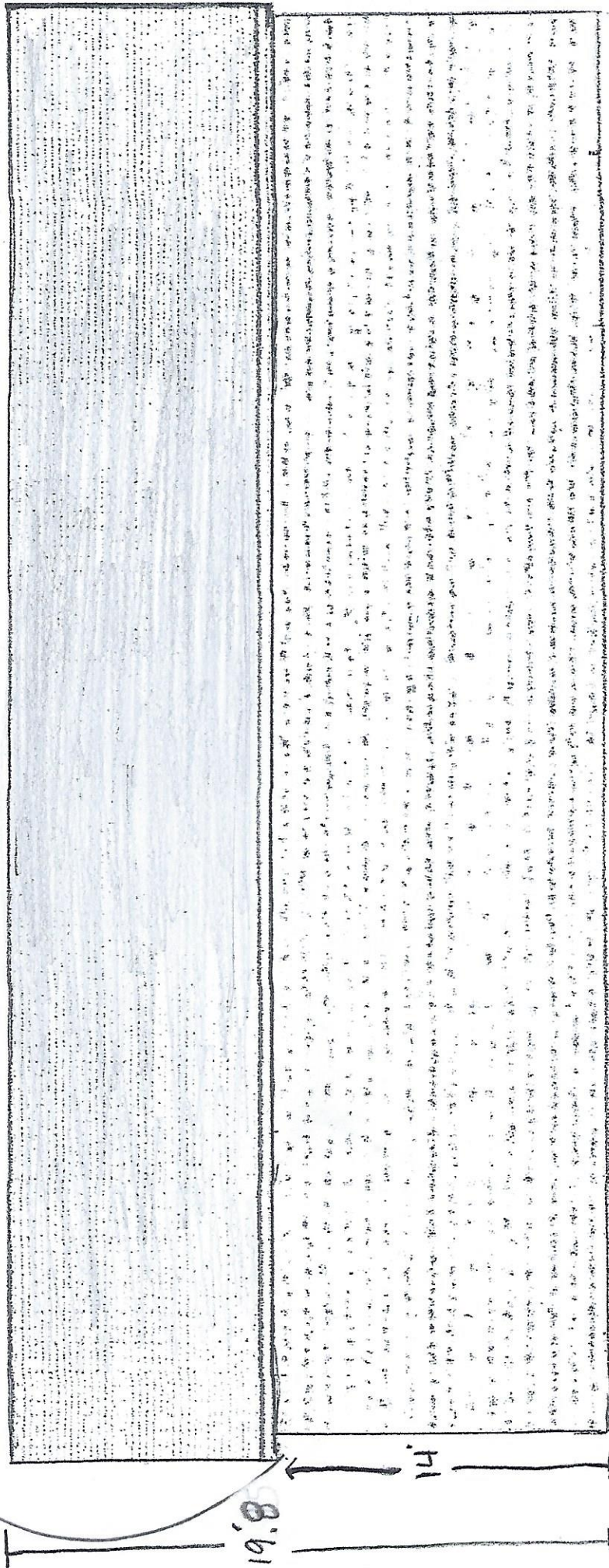
JOE J. GOTA P.L.S. 58561

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 9, 2002
JOE J. GOTA
#5555115

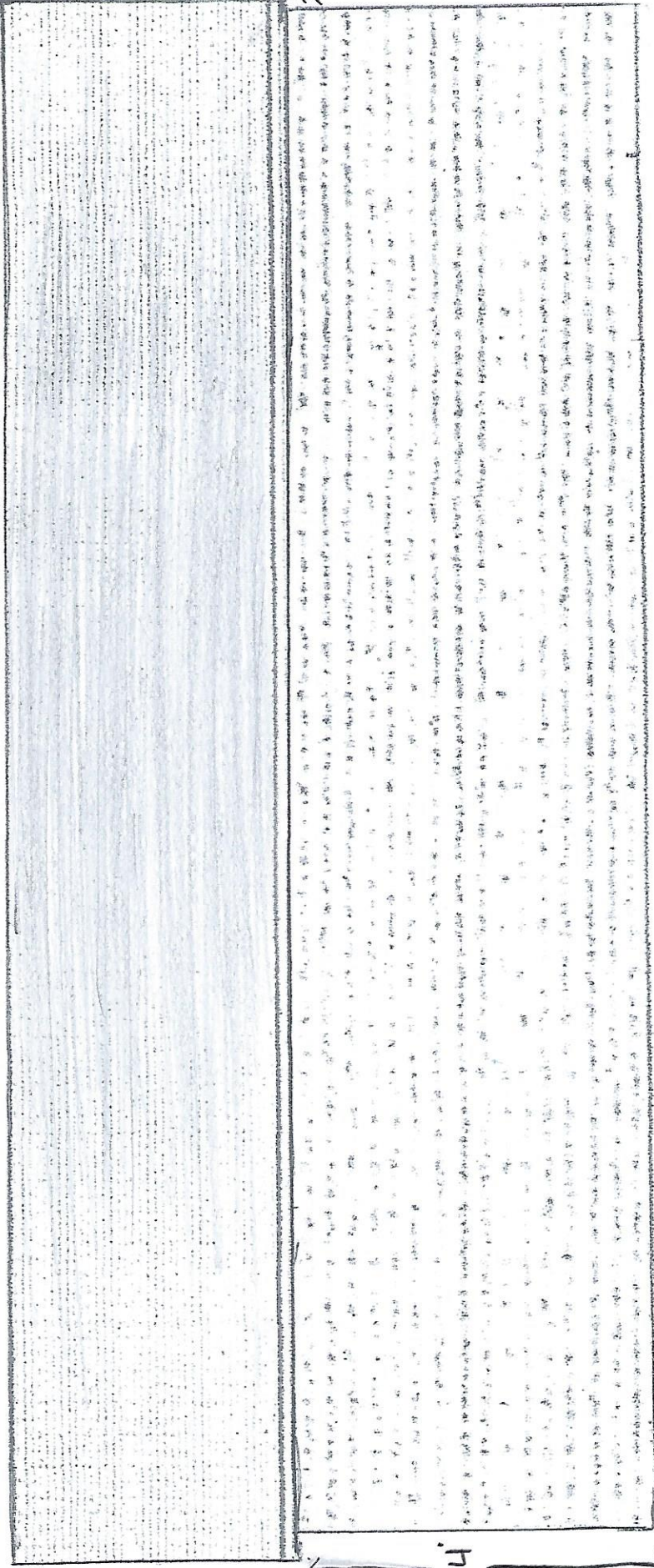
RENEWS: 12/31/25

Over Hang 2'



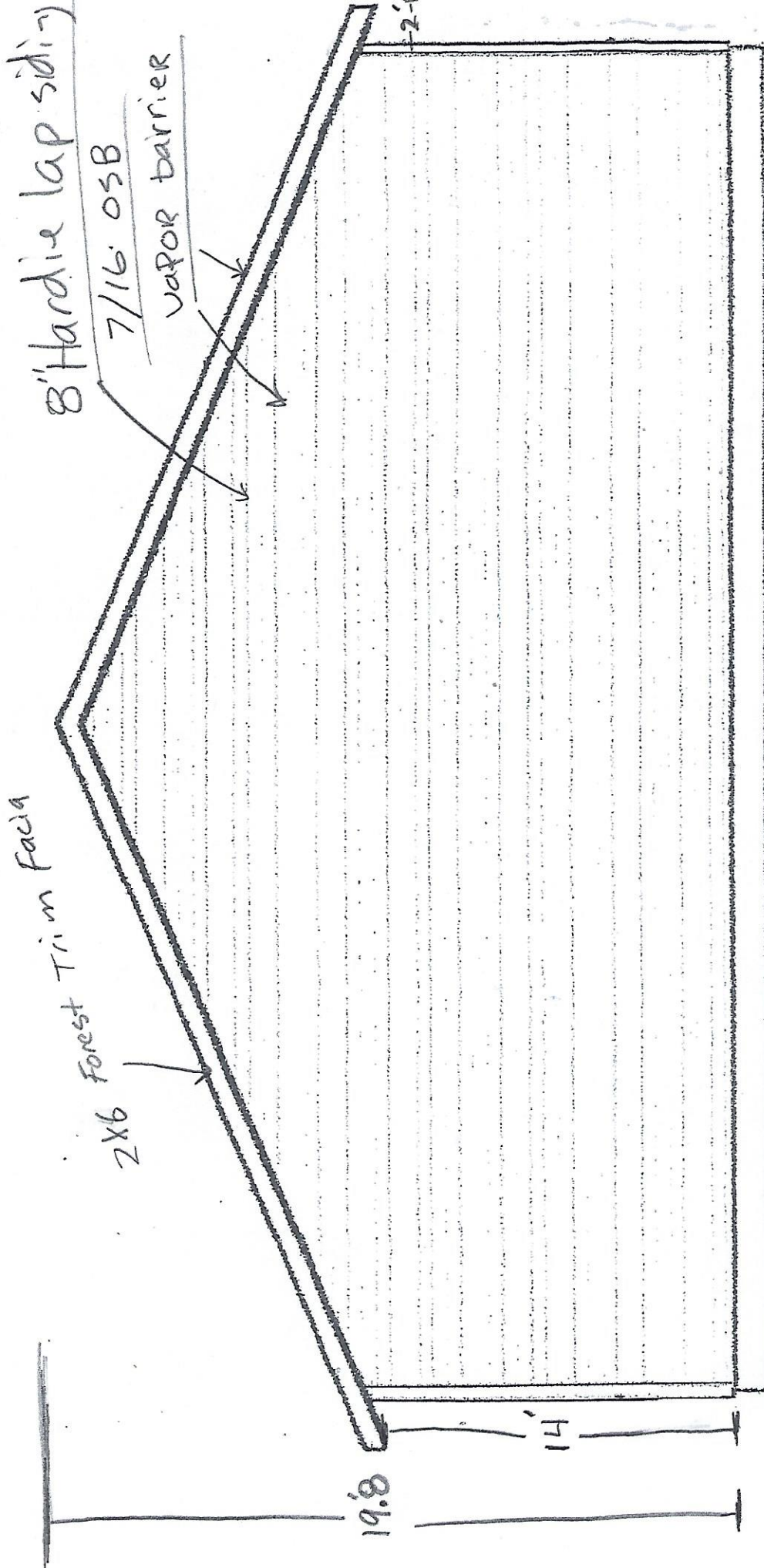
SIDE ELEVATION

Left



SIDE ELEVATION

Right



REAR ELEVATION

33'

30'

