



COMMUNITY DEVELOPMENT

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

Notice of Decision

Historic Review of New Construction

HI-10-24

August 12, 2024

Application Information

Type of Application:	Historic Review of New Construction for reconstruction of a porch and handrail.
Review Body:	Landmarks Commission (Type III review)
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)
Overlays:	Monteith National Register Historic District

Decision

On August 7, 2024, the Albany Landmarks Commission **APPROVED WITH CONDITIONS** the application described above. The Landmarks Commission based its decision upon consideration of findings within the staff report, public testimony, and review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Alyssa Schrems, project planner, at alyssa.schrems@albanyoregon.gov or 541-791-0176. Staff report is available for review at albanyoregon.gov/cd/projectreview paper copies can be made available by request.

This approval expires in three years, unless a valid approved building permit exists for new construction or improvements and work has commenced, or unless an extension has been granted pursuant to ADC 1.320. The issuance of this approval by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Signature on file

Landmarks Commission Chair

Appeal Deadline: August 22, 2024

Approval Expiration Date (if not appealed): August 12, 2027

Conditions of Approval

Condition 1 New Construction – The proposed porch reconstruction shall be performed and completed as specified in the elevations submitted (photos included for reference). Deviations from these descriptions may require additional review.

albanyoregon.gov/cd





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.

Appeal Procedure

Appeal procedures are found in the Albany Development Code 1.410. The City’s decision may be appealed to the City Council if a person with standing files a completed notice to appeal application and the associated filing fee no later than 10 days from the date the City mails the Notice of Decision. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

Landmarks Commission Findings of Fact and Conclusions

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 change the design of the front porch and steps on the dwelling to create an inset porch with stairs that are offset from the front door, and to return the stairs to the front façade of the dwelling. 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.

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, maintaining 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”. 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 proposes to use materials that match the rest of the house in profile, with the exception of the railings for the stairs which will be made out of metal.

Additional Comments

Friends of Historic Albany (FOHA) submitted comments to the record stating that without elevations to show what the proposed change would visually look like that it would be difficult to verify the conditions of approval that the approval be matched.

The applicant provided additional building elevations prior to the continued August 7, 2024, Landmarks meeting that provided a visual representation of the work to be completed. The Commission finds that the visual representation matches what was described in the scope of work and meets the criterion as required.

Attachments

- A. Location Map

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Building

Permits

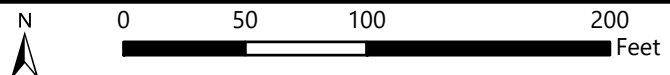
1. The proposed project may require permits that will need to be applied for at www.albanyoregon.gov/permits. For questions about permitting requirements, please email cd.customerservice@albanyoregon.gov.

Plan Review for Permits

2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.



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925 Walnut Ave SW

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

Location Map