



COMMUNITY DEVELOPMENT

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

Notice of Public Hearing

Historic Review of New Construction

HI-10-24

June 26, 2024

HEARING INFORMATION

Review Body:	Landmarks Commission (Type III)
Hearing Date:	Wednesday, July 17, 2024
Hearing Time:	6:00 p.m.
Hearing Location:	Council Chambers, Albany City Hall, 333 Broadalbin Street SW
	<u>Virtual Option:</u> At 6:00 p.m., join the meeting using the link below: https://council.albanyoregon.gov/groups/lac/zoom
	You can use your microphone or dial in using phone.
	<u>Phone Audio Option:</u> +1 (253) 215-8782 (long distance charges may apply)
	<u>Meeting Id:</u> 891-3470-9381; <u>Passcode:</u> 530561

Application Information

Type of Application:	Historic Review of New Construction to build new front stairs to an existing home.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant:	Lee Anne Stevens
Address/Location:	925 Walnut Avenue SW Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-04W-12AD-11600
Zoning:	Hackleman Monteith (HM)
Overlays:	Monteith Historic District

The Planning Division has received the application referenced above and has scheduled a public hearing before the Landmarks Commission. We are mailing notice of the application to property owners within 100 feet of the proposed development.

A copy of the application, all documents, and evidence submitted by or on behalf of the applicant, and applicable criteria, are available for inspection at the Albany Community Development Department, Planning Division. Copies can be provided by mail upon request at a reasonable cost or electronically at no charge. The staff report for the hearing is available by 5:00 p.m. on Wednesday, July 10, 2024, on the City's website at:

www.cityofalbany.net/cdprojects

Should you wish to discuss this case please contact Alyssa Schrems, project planner, at alyssa.schrems@albanyoregon.gov, 541-791-0176.

Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the notice of decision.

albanyoregon.gov/cd



YOUR COMMENTS

Your comments will be considered when the Landmarks Commission makes a decision on this application. All testimony and evidence must be directed toward the approval standards for the applications listed in this notice. Failure to raise an issue by letter or verbally before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Landmarks Commission an adequate opportunity to respond to each issue raised precludes an appeal based on that issue.

PUBLIC HEARING PROCEDURE

Persons wanting to provide testimony during public hearings at meetings may:

1. Email written comments to alyssa.schrems@albanyoregon.gov **before noon the day of the meeting**, including your name and subject of the public hearing, or mail comments to Albany Planning Division; PO Box 490, Albany, OR 97321. **Written comments to be addressed in the staff report must be received by City staff on or before July 8, 2024.**
2. To testify virtually during the public hearing, register by emailing cdaa@albanyoregon.gov **before noon on the day of the meeting**, with your name, address, phone number, and if you are speaking for, against, or neutral on the project/subject. The chair will call upon those who have registered to speak.
3. Appear in person at the meeting and register to speak using the signup sheet on the table.

The public hearing will begin with a declaration of any bias, *ex parte* contacts (contacts that occurred outside of the public hearing), or any conflict of interest by the decision-makers. This will be followed by the staff report from the planning staff. Then the applicant will testify. This will be followed by calling upon those who registered to speak in support of the application. After those in favor of the application are finished, testimony from those who registered to speak in opposition will begin. This will be followed by testimony from people who neither favor nor oppose the application. Following, a calling upon anyone else who wishes to testify either in support, in opposition, or neutral will be made. The applicant will then be able to respond to the public comments. The decision-makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing. Once all comments are recorded as part of the meeting, and the applicant responds, the Landmarks Commission will close the public hearing and deliberate on the application.

If additional documents or evidence are provided by any party, the City may allow a continuance, or leave the record open, to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the 120-day time limitations of Oregon Revised Statute (ORS) 227.178.

If the hearing is continued or the record is left open, the chair will announce the date, time, and place for the resumption of the hearing and/or what limitations exist on further testimony or submittal of written materials. If the hearing and record are closed, the decision-makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify City staff at least 48 hours in advance of the meeting at 541-917-7550, or email cdaa@albanyoregon.gov.

APPEALS

Within five days of the Landmarks Commission's final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Commission may be appealed to the City Council if a person with standing files a notice of appeal and pays the associated filing fee with the City within ten days of the date the City mails the notice of decision.

Approval Standards for This Request

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:

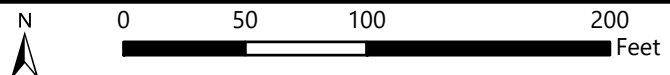
1. Within the Monteith and Hackleman Districts:
 - (a) The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.
 - (b) The structure is of similar size and scale of surrounding buildings, and as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

Additional review standards for this application are found in ADC Articles 1, 2, 3, and 7.

Attachments: Location Map, Applicant Photos



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925 Walnut Ave SW

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

Location Map

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