



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Staff Report

Historic Review of Exterior Alterations

HI-12-20

July 28, 2020

Summary

This staff report is to evaluate an application for a Historic Review of Exterior Alterations (HI-12-20) to replace the existing front staircase and railing using like materials, raise the railing to match the height of the existing pony wall, and enclose the staircase using siding to match the original materials. The proposal is located at 2914 Grand Prairie Road SE.

The structure is located on the south side of Grand Prairie Road roughly 600 feet east from the intersection of Grand Prairie Road and Waverly Drive within the Residential Single Family-6.5 (RS-6.5) zoning district. The Lasselle House is listed on the Local Historic Inventory but is not situated within a National Historic District. According to the Historic Resources Survey the primary structure was constructed circa 1910 (Attachment B). Alterations noted in the survey include replacement vinyl siding on portions of the house circa 1985 and an enclosed second story porch.

The applicant has indicated that the proposed alterations will match the existing original materials. Aluminum siding along the front porch will be replaced with cedar lap siding. Cedar lap siding will be used to enclose the staircase. The Douglas fir staircase and solid wood hand railings are proposed to be replaced with like materials.

Application Information

Review Body:	Community Development Director (Type II review)
Staff Report Prepared By:	Project Planner Tony Mills
Property Owner:	Alf and Mary Price; 2914 Grand Prairie Road SE, Albany, Oregon 97322
Applicant:	McHenry Remodeling, LLC; 34570 Mountain View Place NE, Albany, Oregon 97322
Address/Location	2914 Grand Prairie Road SE, Albany, Oregon 97322
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-17D; Tax Lot 115
Zoning:	Residential Single-Family (RS-6.5)
Total Land Area	.42 Acres
Existing Land Use:	Single-family residence
Neighborhood:	Periwinkle



Surrounding Zoning:	North: Residential Single-Family (RS-6.5) (across Grand Prairie Road) East: Residential Single-Family (RS-6.5) South: Residential Single-Family (RS-6.5) West: Residential Single-Family (RS-6.5)
Surrounding Uses:	North: Single-Family residential East: Religious Institution South: Religious Institution West: Religious Institution
Prior Land Use History:	A Historic Review of Exterior Alterations (HI-15-17) was approved to remove a non-historic deck and restore an original porch on the southern elevation of the house in 2017.

Notice Information

On June 19, 2020, a Notice of Public Hearing was mailed to property owners within 300 feet of the subject property. As of the date of this report, no comments have been received by the Community Development Department.

Analysis of Albany Development Code (ADC) Criteria

Historic Review of Exterior Alterations (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 for the use of substitute materials, the review body must find that one of the following criteria have 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 of 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 Historical Rating. The primary residential structure listed on the Historic Inventory is rated as Historic Contributing but is located outside of a Historic District.
- 1.2 History and Architectural Style. The Historic Resources Survey (Attachment B) indicates a circa 1910 construction date. The Lasselle House was constructed in a 20th Century Craftsman architectural style. Decorative features listed in the survey include a gabled dormer, a full-length porch, and a second-story porch.
- 1.3 Prior Alterations. The historic resources survey (Attachment B) indicates that vinyl lap siding was placed on the house circa 1985 and that the second story porch had been enclosed. The applicant has also indicated that aluminum siding has been placed along the front porch of the house.
- 1.4 Historic Character of the Area. The subject property is located at 2914 Grand Prairie Road SE roughly 600 feet east of the intersection between Grand Prairie Road and Waverly Drive within the RS-6.5 zoning district. All surrounding properties are also situated within the RS-6.5 zoning district. The Lasselle House is listed on the Local historic inventory but is situated outside of a National Historic District.
- 1.5 Proposed Exterior Alterations. Submitted application materials (Attachment C) indicate that the applicant intends to re-side the front porch of the house including the pony wall using lap cedar materials and enclose the existing staircase using the same cedar siding materials that will be used along the porch area. Additionally, the applicant is proposing to replace the existing front porch staircase and railing with like materials.

- 1.6 Building Use (ADC 7.160(1)). The use of the property will remain single-family residential.
- 1.7 Historic Character (ADC 7.160(2)). Updating the existing siding and enclosing the staircase using materials more consistent with the original structure as well as replacing the staircase and railings with like materials will result in bringing the subject structure into greater conformance with the property's historic character.
- 1.8 Historic Record and Building Changes (ADC 7.160(3) and (4)). No conjectural features or architectural elements from other styles, buildings or time periods are proposed. There are no known changes to the primary structure that have acquired historic significance since the date of the nomination. As such, the proposal is consistent with standards ADC 7.160(3) and (4).
- 1.9 Distinctive Features and Character (ADC 7.160(5) and (6)). The building is a two-story 20th Century Craftsman. Distinctive features identified in the historic resources survey (Attachment B) include a gabled dormer, full length porch, and second story porch. The applicant is not proposing to make any changes to the identified distinct features.
- 1.10 Guidelines ADC 7.160(7) and (8) are not applicable. No chemical or physical treatments or soil disturbance of note is proposed. There are no known archaeological resources on the site.
- 1.11 Compatibility of Exterior Alterations and Additions (ADC 7.160(9) and (10)). This proposal will not impact any identified features that contribute to the historic character of the property. The proposed alterations will bring the structure into greater conformance with its historic character and are consistent with ADC standards 7.160(9) and (10).

Conclusions

- 1.1 The proposed exterior alterations will replace siding with updated material more closely resembling the original style.
- 1.2 The staircase and railings will be replaced with like materials.
- 1.3 The proposed exterior alterations will remove no character-defining features.
- 1.4 By using materials that more closely match the original historic character and appearance of the building, the proposed alteration satisfies the Historic Exterior Review Criteria (ADC 7.150(1)) and is consistent with the Secretary of Interiors Standards for Rehabilitation (ADC 7.160).
- 1.5 The proposal, as submitted, satisfies the review criteria for exterior alterations.

Conditions of Approval

Condition 1 All work shall be completed in accordance with the applicable building code requirements.

Condition 2 The Building Official may provide building code leniency to allow the porch railings to be reinstalled at 36 inches and handrails to be reinstalled at 30 inches. Prior to the issuance of a building permit, the applicant shall submit elevation plans and/or porch details for review and approval by the Community Development Department.

Overall Summary

As proposed and conditioned, the application for Historic Review of Exterior Alterations satisfies all applicable review criteria as outlined in this report.

STAFF DECISION

APPROVAL with CONDITIONS of the Historic Review of Exterior Alterations application. The approval is subject to the following conditions.

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Attachments

- A. Location Map
- B. Historic Resource Survey – 2914 Grand Prairie Road
- C. Applicant Submittal

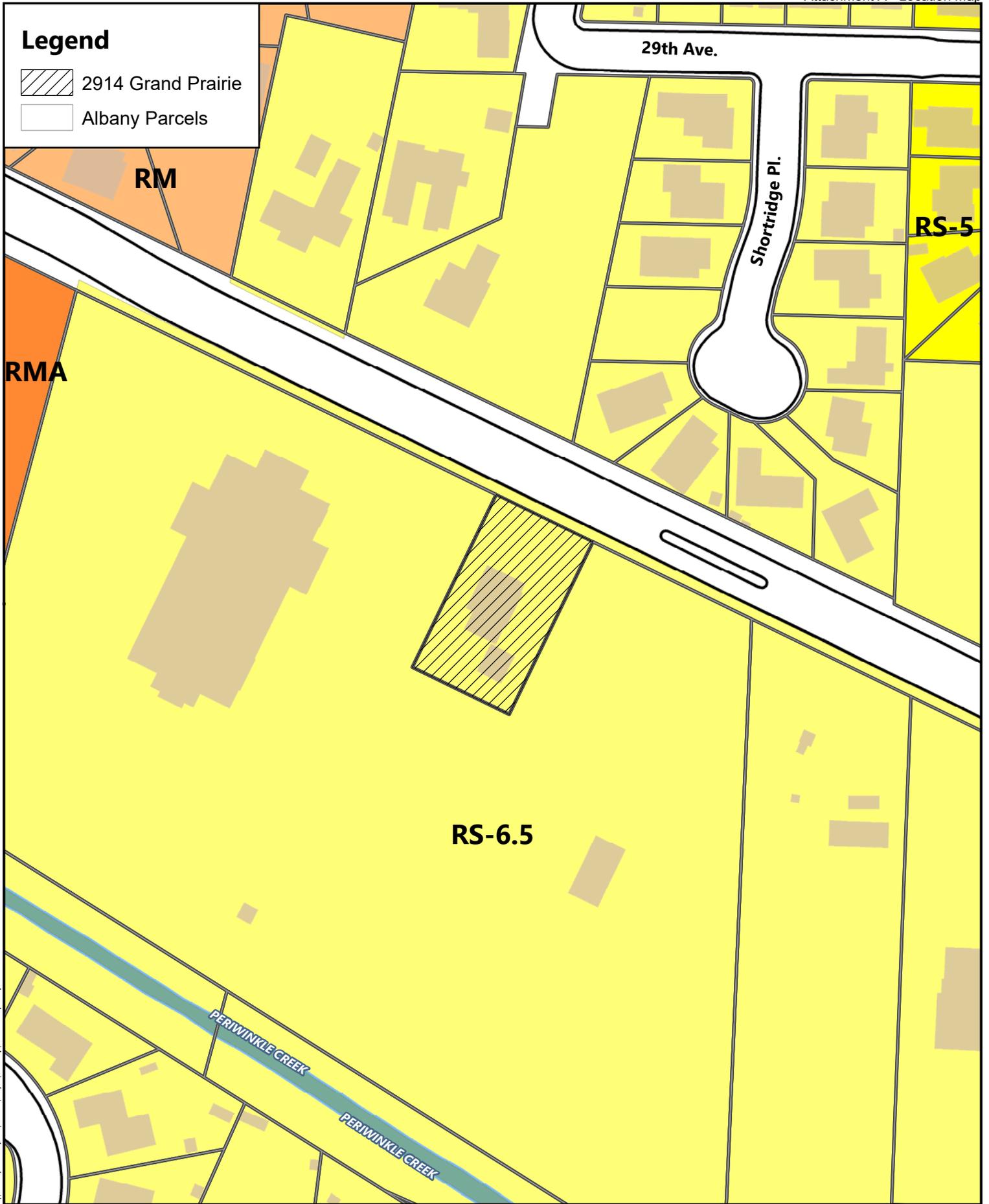
Acronyms

ADC	Albany Development Code
HI	Historic Review File Designation
HRS	Historic Resources Survey
RS-6.5	Single Family Residential District

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Legend

-  2914 Grand Prairie
-  Albany Parcels



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Date: 6/10/2020 Map Source: City of Albany

2914 Grand Prairie Road SE

Location / Zoning Map

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**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: LINN**

FIELD NO.: 55

HISTORIC NAME: Lasselle House

COMMON NAME: Mishler House

ADDRESS: 2914 Grand Prairie Road SE

CITY: Albany UGB

OWNER: Marion & Linda Sharrah, 2914 Grand Prarie Road SE, Albany, OR 97321

BUILDER: Unknown

T/R/S: 11S, 3W, 17

TAX LOT: 115

MAP NO: 11-3W-17D

ADDITION: N/A

BLOCK: N/A

LOT: N/A QUAD: Albany

DATE OF CONSTRUCTION: c. 1910

ORIGINAL USE: Residence

PRESENT USE: Residence

ARCHITECT: Unknown

THEME: 20th Century architecture

STYLE: Craftsman

BLDG. XXX

STRUC.

DIST.

SITE OBJ.

PLAN TYPE/SHAPE: Rectangular

FOUNDATION MATERIAL: Cement

ROOF FORM & MATERIALS: Flared hip, enclosed eaves, wood shingles, hipped roof porch

WALL CONSTRUCTION: Balloon frame

PRIMARY WINDOW TYPE: One-over-one double-hung

EXTERIOR SURFACING MATERIALS: Vinyl siding over lap siding

DECORATIVE FEATURES: Gabled dormer, full length porch, second story porch

OTHER: Rectangular bay

CONDITION:

GOOD XXX

FAIR

POOR

MOVED

DATE:

NO. OF STORIES: 2

BASEMENT (Y/N): Y

STRUCTURAL FRAME: Wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Vinyl siding c. 1985, enclosed second-story porch

NOTEWORTHY LANDSCAPE FEATURES: Mature trees & shrubs

ASSOCIATED STRUCTURES: Garage in rear (southeast)

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: Northeast facing house on the south side of Grand Prarie Road

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): One of the few surviving farmhouses in Albany city limits and associated with the prune growing industry that by 1910 was the most important crop in Linn County. According to the Linn County Deed Records the property was purchased in 1892 by W. G. & Matilda Wood & H. S. & Eleline Warner for \$9,4447.50 from John H. & Ella R. Burkhart. In 1895 Horace W. & Augusta Lasselle purchased the property for \$16,000. In 1917 it was sold to John Flora C. & George Leslie who sold it to L.L. & Ella Swan in 1919. In March 1920 it was sold to Loren & Lenora Seward for \$20,500. September of that same year, it was sold to L. G. & Marguarite Peebler. D. P. & Dolly Mishler purchased it in 1921 and it was sold in 1972 by Dolly. In 1962 the hosue and barn was subdivided and sold to Donald E. and Barbara Easdale. In 1909-1910 Sanford A. Lassalle is listed as the manager of the NW Fruit Association. He resided at 1106 Ferry at that time. The 1913 City Directory lists Sanford Laselle as residing two miles south of city limits. The Lassell brothers (Jerome T.) were prune packers. (In The Land of Linn Linn Floyd Mullen states that by 1910 prunes were the most important horticultural crop in Linn County). Horace W. or Augusta are not listed but may have been the parents or other relatives. According to the son of D. P. Mishler, he remembers a prune orchard behind the house however there are no prune trees now. He said that when his family lived there it was a dairy. The barn that was originally associated with the house and probably built in the 1920's has subdivided off the current lot.

SOURCES: Linn County Deed Records

NEGATIVE NO.: R-29

SLIDE NO.: 55

RECORDED BY: R. Keeney

DATE: 04-17-90

SHPO INVENTORY NO: 906

OREGON INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY FORM - TWO

FIELD NO.: 55

NAME: Marion & Linda Sharrah

ADDRESS: 2914 Grand Prairie Road SE

QUADRANGLE: Albany

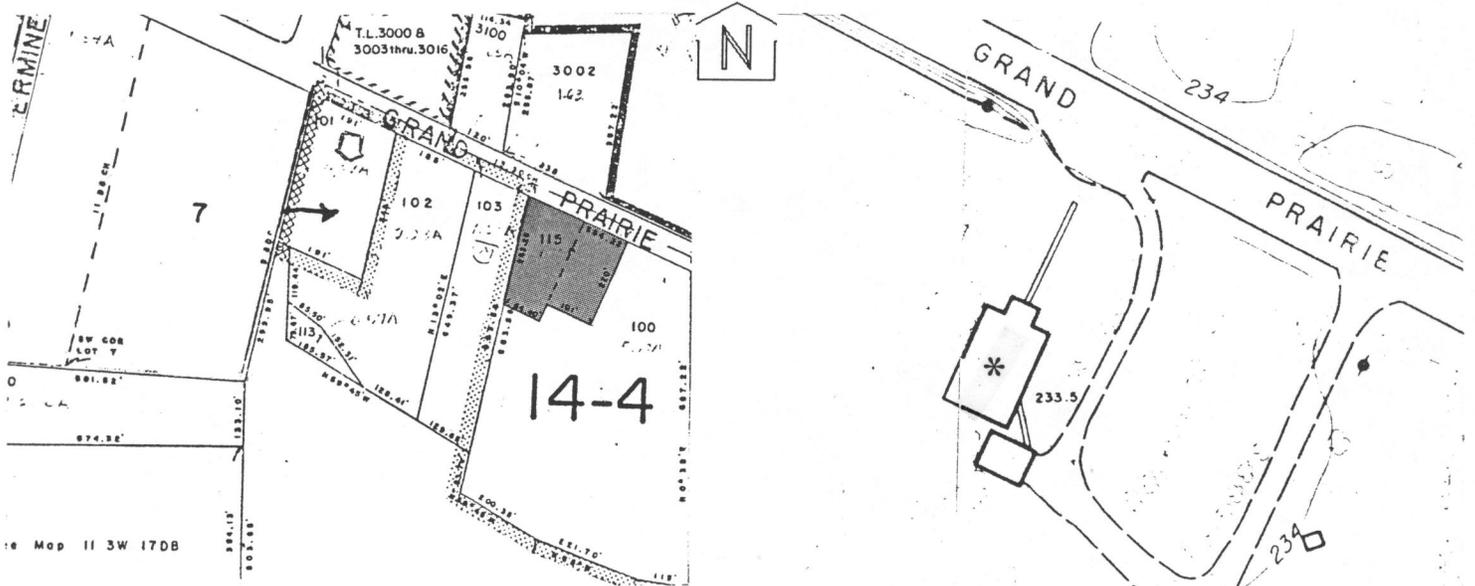
T/R/S: 11S, 3W, 5

MAP NO.: 11-3W-5CC TAX LOT: 100



NEGATIVE NO.: R-29

SLIDE NO.: 55



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & R. Keeney

SHPO INVENTORY NO: _____

Price Residence

2914 Grand Prarie Road SE, Albany, OR 97322

Owners: Alf and Mary Price

Contractor: McHenry Remodeling, LLC CCB#199912

Project Goal:

Front Elevation of House



Low pony walls on front porch match remnant on back porch.

New stairs to have rail and balusters to match front stair, except for an increase in rail height and enclosed sides of stair.

Note: No changes to any other part of the house are planned at this time.

PORCH RESTORATION

LASSELLE HOUSE - 1910
2914 GRAND PRARIE, ALBANY OR

OWNERS - MARY & ALF PRICE CONTRACTOR
- McHenry Remodeling 199912

SCALE - 1/4" = 1'

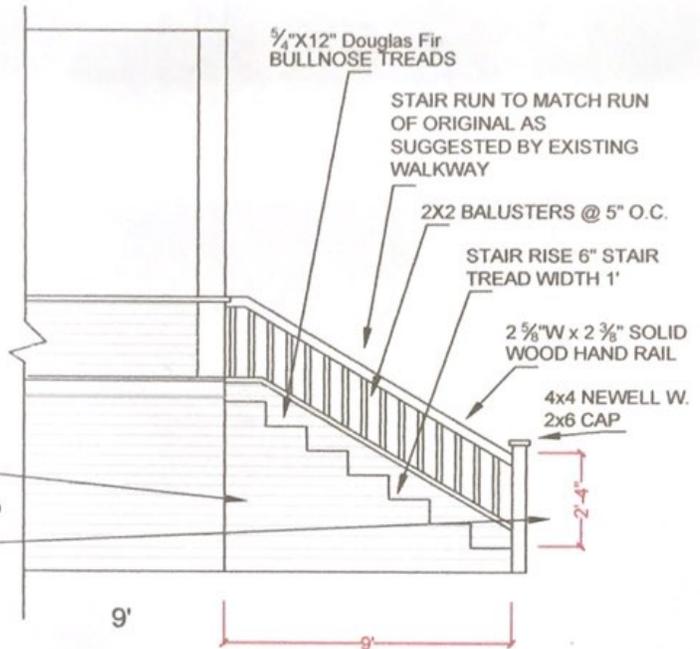
ENCLOSED SIDES OF STAIR HAVE SIDING TO MATCH ORIGINAL HOUSE SIDING

RAIL HEIGHT CHOSEN TO MATCH PONY WALL

NOTES

ALL MATERIALS TO BE SOLID WOOD SUITABLE FOR A APINTED FINISH.

CONCEALED FRAMING MEMBERS MAY BE P.T. FIR.



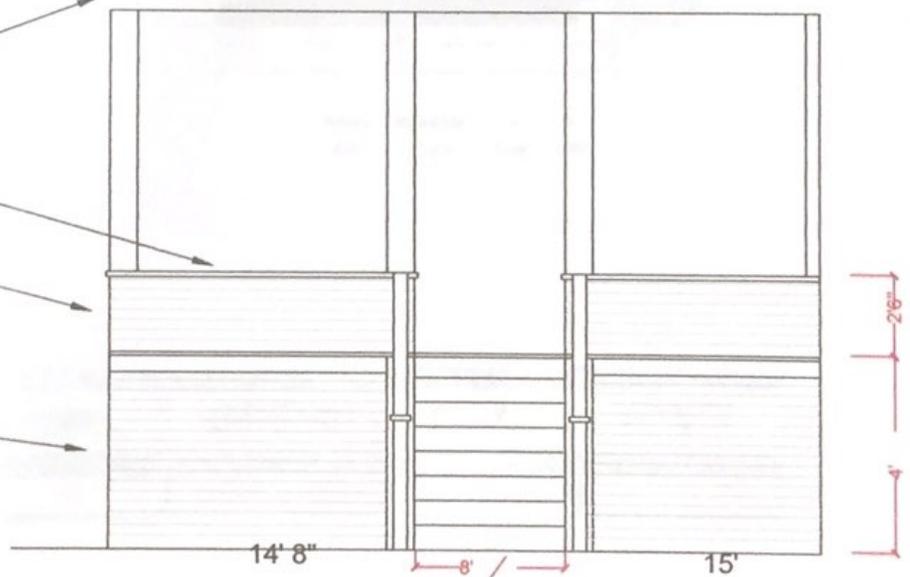
PORCH SOUTH ELEVATION

ROOF STRUCTURE ABOVE PORCH TO REMAIN AS IS

2 x 12 WALL CAPPING

NEW PONY WALLS TO MATCH EXISTING ON SOUTH SIDE

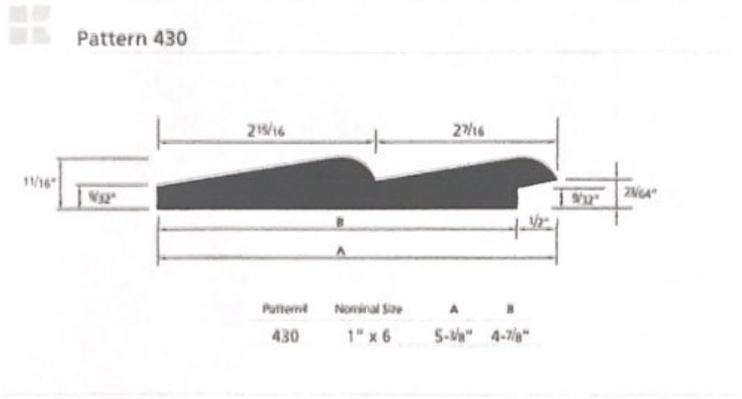
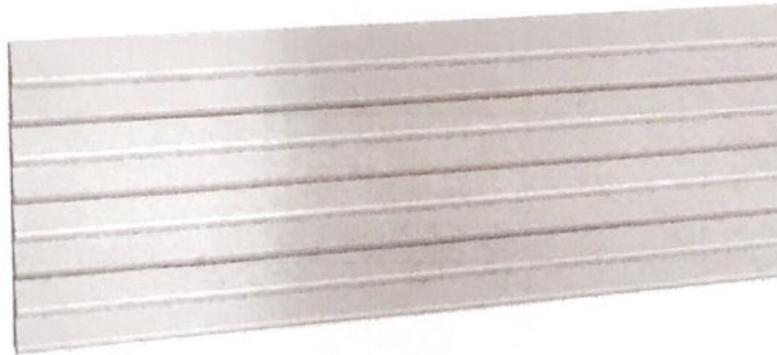
SIDING TO MATCH ORIGINAL NOW CONCEALED BY ALUMINUM SIDING. SEE ATACHED FOR DETAILS



PORCH EAST ELEVATION

Lumber, Siding and Exterior Mouldings

2 Lap Siding



Size	Pattern	SOLID AVG CEDAR		LOSP TREATED PRIMED		UNTREATED PRIMED		
		R/L: 8'-20'	16'	20'	16'	20'	16'	20'
1 x 6	#430	N/A	2043224	2043226	7043224	7043226	N/A	N/A