



## 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 & Adjustment

HI-13-20 & AD-03-20

September 21, 2020

### Summary

This application is to alter the exterior of a single-family residence rated historic contributing within the Monteith National Historic District and adjust the minimum driveway dimension standards. This circa 1935 structure is rated historic contributing within the Monteith National Historic District (Attachment B). The property is located at 821 Maple Street on the east side of Maple Street (Attachment A), mid-block between 9th and 8th Avenues within the Hackleman Monteith zoning district. Alterations noted in the Historic Resources Survey include an addition to the rear chimney and an entry gable. The applicant is proposing to convert the existing detached garage into additional living space. Proposed exterior alterations include replacing the existing garage door with new double swing doors, replace existing siding and trim with like materials as needed, a new 8-lite glass paneled door on the southern elevation, two new wood clad windows to replace the existing windows (same dimensions), addition of skylights on the roof of the northern elevation, and the addition of a window of the upper gable on the eastern elevation.

The requested adjustment is to address an existing nonconforming driveway. Parking requirements in Article 9, Table 9-1 require two off-street parking spaces per single-family residence. ADC 3.250(2) defines a parking space as a paved area that is at least 10 feet wide and 20 feet long. According to the applicant's submitted materials, the existing driveway is 39 feet wide and roughly 11 feet wide.

Review criteria for Historic Review of Exterior Alterations (ADC 7.120) and Adjustment (ADC 2.080) are addressed in this staff report. These criteria must be met to grant approval of this application.

### Application Information

Review Body:	Staff (Type I-L review)
Staff Report Prepared By:	Tony Mills, Project Planner
Property Owner:	Sarah Whiteside; 821 Maple Street SW, Albany, Oregon 97321
Applicant:	G Christianson Construction; 644 NW 4th Street, Corvallis, Oregon 97330
Address/Location	821 Maple Albany, Oregon 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-04W-12AD Tax Lot 5800
Zoning:	Hackleman Monteith (HM) & Monteith Historic District
Total Land Area:	.05 acres
Existing Land Use:	Single-Family Home
Neighborhood:	Central Albany
Surrounding Zoning	North: Hackleman Monteith District (HM) East: Hackleman Monteith District (HM) (Across Maple Street) South: Hackleman Monteith District (HM) West: Hackleman Monteith District (HM)

Surrounding Uses:	North: Residential Single-Family East: Residential Single-Family (across Maple Street) South: Residential Single-Family West: Residential Single-Family
Prior History:	No prior land use history.

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## Notice Information

Notices were mailed to surrounding property owners within 100 feet of the subject property on July 28, 2020. At the time the comment period ended August 11, 2020, the Albany Planning Division had received no comments.

## Analysis of Development Code Criteria

### Historic Review

#### Review Criteria (ADC 7.120)

*The Director will approve residential alteration requests if one of the following criteria is met:*

- a. There is no change in historic character, appearance, or material composition from the existing structure.*
- b. 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.*
- c. The proposed alteration is not visible from the street.*

### Findings of Fact

1. The residential structure located at 821 Maple Street SW (Attachment A) is identified as Historic Contributing within the Monteith Historic District. Per the historic resources survey, this circa 1935 square style house includes such features as colonial pilasters and an entablature entry way with rakeboard and frieze. Noted alterations include a rear chimney and a gable over the entryway (Attachment B). Additionally, a detached garage located on the property (north of the residence) is identified in the historic resources survey as a historic structure.
2. These structures are located on a 0.05-acre parcel along the western side of maple street, mid-block between 8th Avenue and 9th Avenue. The site consists of a 1,416 square foot, two-story residential structure with an approximately 320 square-foot garage to the north. The house is setback approximately five feet from the front property line along Maple Street.
3. On the western elevation (partially visible from the street) the applicant proposes to:
  - a. Replace the existing sliding garage door with a wide throw hinged double door and a solid panel (Attachment C).
  - b. The new door will utilize like for like materials to match the appearance of the existing siding and trim (Attachment C).
4. On the southern elevation (not visible from the right-of-way), the applicant proposes to:
  - a. Replace existing windows with wood double hug windows to match existing size, style, and materials (Attachment C).
  - b. Install a new 10-lite door to match the style of the windows. (Attachment C).
5. On the eastern elevation (not visible from the right-of-way) the applicant proposes to:
  - a. Replace existing windows with wood double-hug windows to match existing windows size, style, and materials (Attachment C).
  - b. Add a new window in the upper gable. The proposed new window will match the size style, shape, and materials of the other windows (Attachment C).

6. On the northern elevation (not visible from the right-of-way) the applicant proposes to:
  - a. Install two new sky lights on the north facing portion of the roof not visible from the right-of-way (Attachment C).
7. Application materials include elevation drawing of the existing structure with notes describing the proposed alterations (Attachment C).

### Conclusions

1. Only one of the review criteria in ADC 7.120(1) must be met for the proposed alterations to be approved.
2. The proposal is to convert a detached garage into habitable space. The proposed alterations that are visible from the right-of-way will not alter or change the exterior appearance of the structure, meeting the criteria in ADC 7.120(1)(a).
3. All other proposed alterations are not visible from the right-of-way, meeting the criteria in ADC 7.120 (c).
4. This application satisfies the review criteria for a director-level decision based on compliance with ADC 7.120(1)(a) and (c) with conditions.

### Condition

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

## Adjustment Review

### Review Criteria

Section 2.080 of the ADC includes the following review criteria, which must be met for this application to be approved. Code criteria are written in **bold** and are followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

### Criterion 1

**The adjustment is not requested to avoid a land use review process or increase density; AND**

### Findings of Fact

- 1.1 The applicant is requesting an adjustment to the single-family residence parking area requirements found in ADC 3.250.
- 1.2 The subject property is situated within the Hackleman Monteith (HM) zoning district and the Monteith National Historic District.
- 1.3 According to Linn County Assessor information, the property is 2,500 square feet. The minimum lot size for a single-family detached home in the HM zone is 5,000 square feet.
- 1.4 The subject property is legally existing but non-conforming to the minimum lot standards found in ADC 3.190 Table 1.
- 1.5 The property is developed with structures that were constructed circa 1935. The proposal will not add any additional dwelling units.

### Conclusions

- 1.1 The adjustment application is not requested to avoid a land use review or increase density.
- 1.2 This review criterion is met without conditions.

### Criterion 2

**The need for the adjustment is created by the unusual configuration of the property, to protect natural features, due to the location of an existing structure on the site, or the site is an infill or redevelopment site less than one acre with development on both sides; AND**

## Findings of Fact

- 2.1 The applicant is requesting an adjustment to the single-family residence parking area requirements found in ADC 3.250.
- 2.2 ADC 9.020 Table 9-1 requires two off street parking spaces for all single-family residential structures.
- 2.3 ADC 3.250 (2) defines a parking area for a single-family residence as a paved surface at least 10 feet wide and 20 feet long.
- 2.4 Materials submitted by the applicant (Attachment D) indicate that the existing driveway is 11 feet wide and 39 feet long.
- 2.5 The subject property is developed with an existing single-family residence on an approximately 2,500 square-foot lot within the Hackleman Monteith zoning district. This zoning district has a minimum lot size of 5,000 square feet for a single-family residence.
- 2.6 Both the existing residence and detached garage are identified as historic contributing structures within the Monteith National Historic District.
- 2.7 According to Linn County Assessor data, the existing residence has a building footprint of 792 square feet and the garage has a building footprint of 320 square feet. The existing historic structures occupy 1,112 square feet of the 2,500 square foot lot.
- 2.8 The orientation of the existing single-family residence and garage limit the ability to change, expand, or re-orient the existing driveway.

## Conclusions

- 2.1 The need for the adjustment is created by the configuration of the property and existing historic structures.
- 2.2 This criterion is met without conditions.

## Criterion 3

**The adjustment is the minimum necessary to address the unusual circumstance, generally no more than 10 percent from a numeric standard, and the request is still consistent with the purpose of the zoning district and any applicable overlay districts.**

## Findings of Fact

- 3.1 The applicant is requesting a one-foot adjustment to the single-family residence parking area requirements found in ADC 3.250.
- 3.2 ADC 9.020 Table 9-1 requires two off street parking spaces for all single-family residential structures.
- 3.3 ADC 3.250 (2) defines a parking area for a single-family residence as a paved surface at least 10 feet wide and 20 feet long.
- 3.4 Materials submitted by the applicant (Attachment D) indicate that the existing driveway is 11 feet wide and 39 feet long. This means the driveway meets the dimensional standard for width (10 feet) and is one foot from of meeting the standard for the two required parking spaces (20 feet each).
- 3.5 To expand or alter the driveway one of the existing historic structures will need to be altered, moved, or partially demolished.
- 3.6 A 10 percent reduction to the 20-foot dimensional standard is two feet. The applicant is requesting a reduction of one foot.
- 3.7 A written narrative submitted by the applicant (Attachment D) indicates that existing driveway currently accommodates the two off-street parking spaces that are required for a single-family residence in ADC 9.020 Table 9-1.

## Conclusions

- 3.1 The existing driveway can accommodate two off street parking spaces.
- 3.2 The approval is for less than 10 percent of the numeric standard.

3.3 This review criterion is met without conditions.

## Overall Conclusion

The application requesting historic alterations (ADC Article 7) and a reduction to dimensional standards for a single family residential off-street parking area (ADC 2.080) is approved with conditions.

## Overall Conditions

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

## Attachments

- A Location Map
- B Historic Resources Survey
- C Elevation Drawings (Historic review)
- D Applicant Narrative (Adjustment)
- E Site Plan

## Acronyms

ADC	Albany Development Code
HM	Hackleman Monteith (Zoning District)

# Legend

-  821 Maple SW
-  Albany Parcels



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Date: 6/18/2020 Map Source: City of Albany

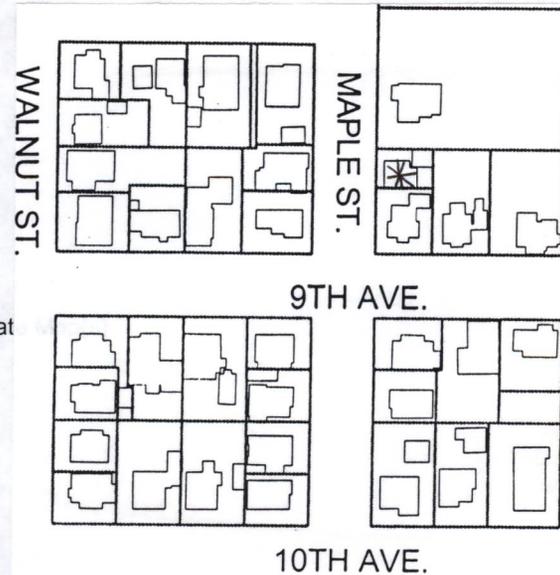
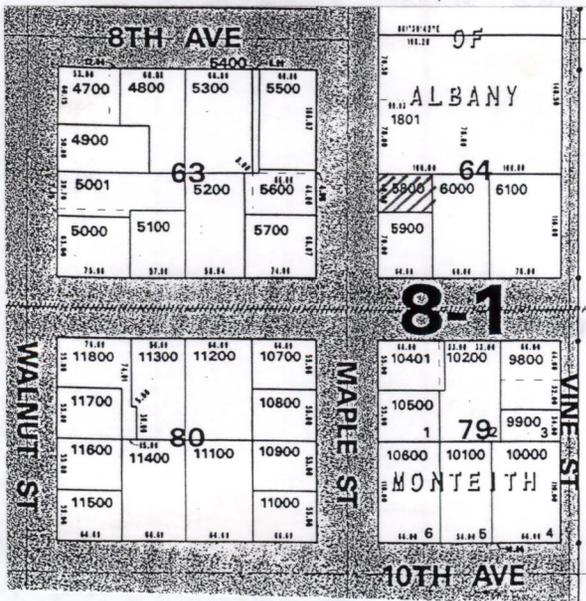
## 821 Maple SW

### Location / Zoning Map

				*County: Linn	
*Street Address: 821 Maple			*City Albany		
USGS Quad Name: Albany		GPS Latitude:		Longitude:	
Township: 11S	Range: 4W	Section: 12	Block/Lot: AD		Tax Lot #: 05800
*Date of Construction: c. 1935		Historic Name:		Historic Use or Function:	
Grouping or Cluster Name:		*Current Name or Use:		Associated Archaeological Site:	
Architectural Classification(s):		Plan Type/Shape: square		Number of stories: 2	
Foundation Material: Concrete bricks		Structural Framing:		Moved? No	
Roof Type/Material: Hip w/comp shingle			Window Type/Material: wood		
Exterior Surface Materials Primary: Lap		Secondary:		Decorative:	
Exterior Alterations or Additions, Approximate Date: 1-story addn to rear w/chimney. Gable over entry – early addition?					
Number and Type of Associated Resources: 1 – historic garage to north					
Integrity: Good		Condition: Good		Local Ranking:	
National Register Listed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown					
<b>Preliminary National Register Findings:</b> <p> <u>Potentially Eligible:</u>    <input type="checkbox"/> Individually or    <input checked="" type="checkbox"/> As a contributing resource in a District  <u>Not Eligible:</u>            <input type="checkbox"/> Intact but lacks distinction     <input type="checkbox"/> Altered (Choose one) :    <input type="checkbox"/> Reversible/ potentially eligible     <input type="checkbox"/> Individually or in a district     <input type="checkbox"/> Reversible/ ineligible, lacks distinction     <input type="checkbox"/> Irretrievable lack of integrity    <input type="checkbox"/> Not 50 years old </p>					
Description of Physical and or Landscape Features: * West facing – mid-block, residential area. 2 houses south of school. Cherry tree. * Colonial pilasters and entablature at entry. Rakeboard and frieze.					
Statement of Significance: [Required only for Intensive Level Surveys] (Use additional sheets if necessary)					
*Researcher/ Organization: David Pinyerd, Historic Preservation Northwest				Date Recorded: 9/27/2002	
*Photo Roll #: 1	*Frame #(s): 30	Local Designation #:		SHPO #:	
				*County: Linn	

Street Address:  
821 Maple

City:  
Albany



Appropriat

*Researcher/ Organization: David Pinyerd, Historic Preservation Northwest		Date Recorded: 9/27/2002	
*Photo Roll #: 1	*Frame #(s): 30	Local Designation #:	SHPO #:



### 821 Maple (1935)

The property at 821 Maple was constructed by C.E. and Myrtle Spence in 1935. Cyrus H. Walker owned the property briefly in 1912. He was significant throughout the state of Oregon, organizing 43 Granges throughout the state. He was known in 1913 as the oldest person born west of the Rockies, when he celebrated his 75<sup>th</sup> birthday on Dec. 7, 1913. He was born at the Whitman Mission (Walla Walla, WA) in December 1838. His father was Reverend Elkanah Walker. Cyrus served as a First Lieutenant in a company of volunteers in the Indian Wars and later served as the Grand Commander of the Indian War Veterans of the North Pacific Coast. In addition to organizing Granges throughout the State, he also served as Chaplain of the State Grange and as State Deputy of the Grange. The property was purchased in 1959 by the Shreves. Mary Shreve was a teacher, and her husband Elmer was a chemist with the Wah Chang Corporation. They owned the property until 1968 when it was purchased by James and Gladys Edwards. James Edwards was a state patrolman who lived with his wife and two children at 821 Maple until 1974.

## Intensive Level Survey

## Albany Monteith Expansion

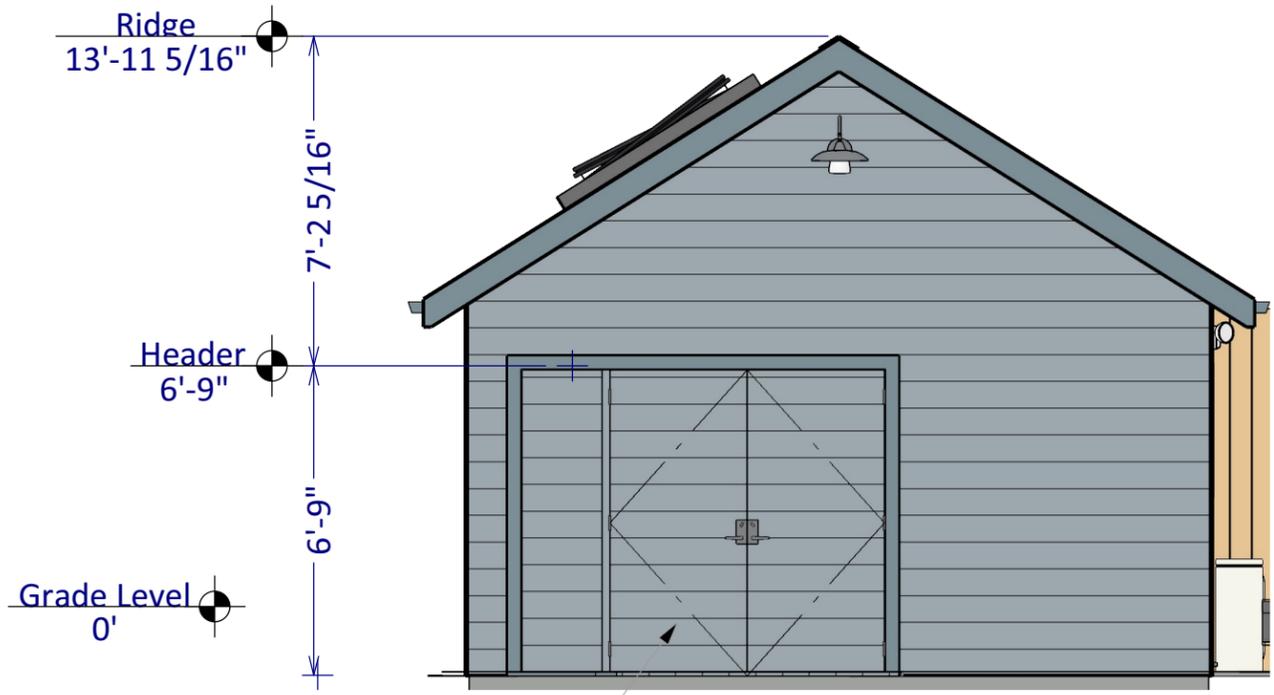
D & D Properties Donna Artz	San Diego Trust & Savings Bank - Scott David Lepman	2/5/1992	Vol 587 Pg 312
Karen J. Lord- Trustee Charla Richards-Kreitzberg Charitable Foundation	Charla Richards-Kreitzberg Charitable Foundation	3/22/1999	Vol 1017 Pg 993
D & D Properties Donna Artz	R.M. & Donna Artz - D & D Properties	3/22/1999	Vol 1017 Pg 995
Scott David Lepman, Spencer Clemens Lepman, & Staci Lepman Jenkins	Scott David Lepman, Spencer Clemens Lepman, & Staci Lepman Jenkins		Vol 1017 Pg 996
Scott David Lepman, Spencer Clemens Lepman, & Staci Lepman Jenkins (three trusts)	Scott David Lepman, Trustee	3/22/1999	Vol 1018 Pg 626
	Shady Lane LLC	2/17/2000	Vol 1083 Pg 958
<p>**I am not sure how these below fit in with the info I found on 1015 Elm (above). Since the property is so large, these could be for a different parcel. I tried to look up some of these names, but couldnot find a connection with the above information. I was also running out of time while I was in Albany.</p>			
Bernice Johnston James & Donald Johnston Russell L. Piper & Ruth L. Piper	Russell L. & Ruth L. Piper Russell L. & Ruth L. Piper	9/4/1973 2/7/1975	Vol. 70 page 080 Vol. 111 page 956
Darrell G. Arlene Carver Darrell G. Arlene Carver	Darrell G. & Arlene S. Carver	7/9/1975	Vol. 111 page 958 Vol. 110 page 838-9
James & Dona Carver	trust deed 23,850 James D. & Dona L. Carver	6/20/1975 2/7/1980	Vol. 255 page 423 Vol. 255 page 424-5
James & Dona Carver	Mortgage H.P. Employees Credit Union	4/15/1980 4/10/1991	Vol. 196 page 40-43 Vol. 560 page 05-08
James & Dona Carver James & Dona Carver	Oregon Title Insurance Shane & Debra Hargett	4/15/1991 6/28/1999	Vol. 1045 page 24

## Intensive Level Survey

## Albany Monteith Expansion

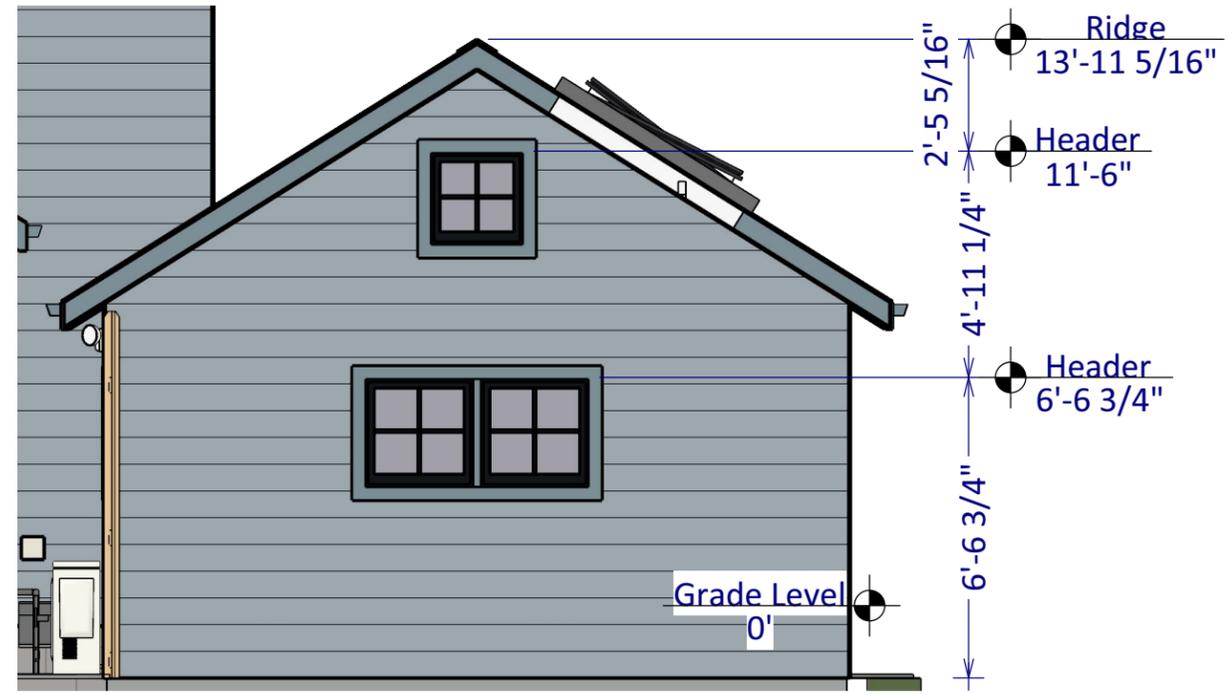
**Monteith Addition, Block 64 - 821 Maple**

<b>From:</b>	<b>To:</b>	<b>Date:</b>	<b>Notes</b>
Alice P. Richards	C.H.Walker	12/20/1912	Book 56 Pg 292; Rel 371
Cyrus H. Walker	Margaret MacNeill	12/20/1912	Book 55 Pg 449
Margaret MacNeill	C.E. & Myrtle M Spence	4/24/1930	Book 135 Pg 332 (10)
C.E. & Myrtle Spence	Sara Ella Morley	1/1/1959	Vol 183 Pg 805
Sara Ella Morley	Mary Shreve & Evelyn Himes	4/30/1959	Book 259 Pg 270
Mary & Elmer Shreve & Evelyn & W.S. Himes	James B. & Gladys L. Edwards	12/12/1968	Book 335 Pg 433
James B & Gladys L. Edwards	Lawrence H. & Mary E. Merchant	1/7/1974	Vol 77 Pg 81
Lawrence H. & Mary E. Merchant	Alan R. & Sally S. Gaines	10/9/1974	Vol 95 Pg 398
Alan R. & Sally S. Gaines	Denice M. Coon & Norman H. Coon (Daughter & Father)	1/27/1978	Vol 180 Pg 759
Denice M. Coon & Norman H. Coon	D.T. Ordeman & Denice M. Ordeman	5/26/1982	Vol 311 Pg 828
D.T.Ordeman & Denice M. Ordeman	Brent A. & Kellie M. Wallace	7/1/1983	Vol 336 Pg 536
Kelly Michelle Wallace	Brent Alan Wallace	5/7/1986	Vol 409 Pg 643
Brent Alan Wallace?	Freedom Federal Savings & Loan Assoc.	11/3/1986	Vol 425 Pg 302 TD (1)
Freedom Federal Savings & Loan	Leland E. & Beverly A. Fisher & Pamela J. Zeemin	5/4/1987	Vol 440 Pg 311
Leland E. & Beverly A. Fisher & Pamela J. Zeemin	Suzanne Adell Smith	5/31/1990	Vol 530 Pg 414
Suzanne Adell Smith	Jennifer R. Foster	3/29/1993	Vol 633 Pg 765



**E1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

FRAME IN 6' DOUBLE DOOR, KEEP TRIM IN SAME LOCATION LOWER HEADER, ADD PANEL TO FILL IN SPACE



**E3 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**E2 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**E4 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



City of Albany

Public Works – Community Development  
333 Broadalbin St SW  
Albany, OR 97321

June 16, 2020

Adjustment Checklist & Review Criteria

Planning Application form with Authorizing Signatures – Submitted with this Checklist.

Review Criteria Responses

A) Regular Adjustment Application Criteria (Article 2.080)

2. The need for the adjustment is due to the location of an existing structure on the site.

The property is Historic Contributing and we are converting the single car garage into habitable space, which takes away one parking spot. There needs to be 2 available parking spots on the property. We are requesting the adjustment of the driveway length which is just under 40', to be allowed to accommodate 2 parking spots on the property. The length of the driveway cannot be extended and the garage at the end will not be moved based on the existing site.

The request is based on a few inches less than it is required for parking for today's standards. This is a Historic Contributing house, 2 vehicles will fit in this driveway without affecting the existing site or structure to make this work.

Thank you,

Sarah Maisel  
Senior Designer  
G. Christianson Construction  
644 NW 4<sup>th</sup> St  
Corvallis, OR 97330



**SITE PLAN**  
SCALE: 1" = 10'-0"



G. CHRISTIANSON CONSTRUCTION  
644 NW 4TH ST  
CORVALLIS, OR 97330  
541-754-6326

CLIENT:  
SARAH WHITESIDE  
SITE ADDRESS:  
821 MAPLE ST SW

PROJECT:  
GARAGE CONVERSION

SUPERINTENDENT:  
JON CHRISTOPHERSON  
DRAWINGS PROVIDED BY:  
SARAH MAISEL

DATE:  
5/7/2020

PAGE:  
**1**