Historic Review of Exterior Alterations

HI-26-20
December 31, 2020

Summary
This staff report evaluated an application for Historic Review of Exterior Alterations (HI-26-20) to construct a 72-square-foot laundry room addition to an existing dwelling.

The proposed alterations are for a structure located at 1140 Calapooia Street SW. The property is situated on the northwest corner of 12th Avenue SW and Calapooia Street SW, within the Hackleman Monteith zoning district, and the Monteith National Historic District (Attachment A). This bungalow-style structure was constructed circa 1920 and is rated as contributing within the Monteith National Historic District (Attachment B). The property also has a detached garage that is identified in the survey as non-contributing (Attachment B).

According to the applicant’s submission (Attachment C), the proposed addition will match the style and scale of the existing structure and all new materials will match the existing materials of the structure.

Application Information
Review Body: Landmarks Commission (Type III review)
Staff Report Prepared By: Tony Mills, project planner
Property Owner/Applicant: Michael and Deborah Burner; 1140 Calapooia Street SW, Albany, OR 97321
Address/Location: 1140 Calapooia Street SW, Albany, OR 97321
Map/Tax Lot: Linn County Assessor’s Map No. 11S-04W-12AD; Tax Lot 17700
Zoning: Hackleman Monteith (HM) Zoning District, Monteith National Historic District
Total Land Area: 6,875 square feet (0.15 acres)
Existing Land Use: Single-family Residence
Neighborhood: Central Albany
Surrounding Zoning: North: HM
East: HM
South: HM
West: HM
Surrounding Uses: North: Single-family residential
East: Single-family residential (across Calapooia Street SW)
South: Single-family residential (across 12th Avenue SW)
West: Single-family residential
Prior Land Use History: HI-08-17 for a 102-square-foot addition to the rear portion of the house.

Notice Information
On December 16, 2020, a Notice of Public Hearing was mailed to property owners within 300 feet of the subject property. By December 31, 2020, Notice of Public Hearing was also posted on the subject site. As of the date of this report, no comments have been received by the Community Development Department.

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 associated filing fee with the City within 10 days of the date the City mails the Notice of Decision.

Analysis of Albany Development Code (ADC) Criteria

Historic Review of Exterior Alterations (ADC 7.100-7.165)
Section 7.150 of the Albany Development Code (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.
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 Historically Character of the Area. The house at 1140 Calapooia Street SW is a Historic Contributing landmark in the Monteith National Register Historic District. The surrounding historic district is characterized by single-family homes of various styles constructed between 1849 and 1945. The house is located near the southern boundary of the District at the northwest corner of Calapooia Street and 12th Avenue SW (Attachment A). The house faces Calapooia Street to the east with a breezeway attached to a garage to the rear, which faces 12th Avenue.

1.2 Historical Rating. This structure is rated as contributing within the Monteith National Historic District (Attachment B).

1.3 History and Architectural Style. Per the Historic Resource Survey form, the circa 1920 bungalow-style house has one story and horizontal board siding. The survey form does not note any decorative features or alterations apart from identifying the associated detached garage as a non-contributing structure.

1.4 Prior Alterations. The Historic Resources Survey (Attachment B) does not identify any alterations. A previous review of exterior alterations (HI-08-17) approved a 102-square-foot addition to the northwest corner of the subject structure. Additionally, the staff report for HI-08-17 identifies the breezeway on the western portion of the house as an alteration.

1.5 Proposed Exterior Alterations. The applicant is proposing an eight by nine-foot addition (Attachment C) to the portion of the house facing 12th Avenue SW. This 72-square-foot addition is described as a “bump out” with a window on each exterior wall (Attachment C). According to the application (Attachment D), all new materials will match the existing materials of the structure.

1.6 Massing and Scale. Elevation drawings submitted by the applicant indicate the primary structure is 23 feet in height. The proposed addition will be 16 feet extending from the top of the basement to match the existing roofline of the house at a 6:12 pitch (Attachment C).

1.7 Materials and Design. The applicant has indicated the existing materials will match like for like. Any of the original materials that are removed will be salvaged and incorporated where it is feasible.

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.

1.8 Building Use [ADC 7.160(1)]. The use of the property will remain as residential.

1.9 Historic Character [ADC 7.160(2)]. The Historic Resource Survey does not identify any character defining or decorative features on this structure. All new materials are proposed to match the existing materials.

1.10 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).

1.11 Distinctive Features and Character [ADC 7.160(5) and (6)]. The primary structure is a one-story bungalow-style house. There are no distinctive features noted in the nomination.

1.12 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.

1.13 Compatibility of Exterior Alterations and Additions [ADC 7.160(9) and (10)]. The proposed addition will match the style of the existing structure and utilize materials consistent with the existing materials found on the structure.

Conclusions

1.1 The proposed exterior alterations will remove no character-defining features.

1.2 By minimizing impact to the structure and not altering character defining features, the proposal meets the Historic Exterior Review Criteria [ADC 7.150(1)] and is consistent with the Secretary of Interior Standards for Rehabilitation (ADC 7.160).

1.3 The proposal, as submitted, satisfies the review criteria for exterior alterations.

Conditions

Condition 1 The proposed alterations shall be as described and depicted in the application materials and staff report.

- The wood siding, windows, trim, roof design, and other architectural details visible on the exterior shall have the same materials, design, dimensions, and finishes as those that remain on the house.

- New siding shall be horizontal and solid wood, have the same dimensions and three-inch reveal, and be placed above and below a water table and cap.
• New windows shall be solid wood and shall match, or be substantially similar to, the dimensions and design of the existing windows on the house.

**Condition 2**
The applicant shall obtain required building permits associated with the proposal. Work associated with the proposal shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local codes and ordinances related to building, development, fire, health, and safety, including other provisions of the Albany Development Code.

**Overall Conclusion – Conditions of Approval**
As proposed and conditioned, the application for Historic Review of Exterior Alterations within the Monteith National Register Historic District satisfies all applicable review criteria as outlined in this report.

**Condition 1**
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**Options and Recommendations**
The Landmarks Commission has three options with respect to the subject application:
Option 1: Approve the requests in HI-26-20 as proposed.
Option 2: Approve the application with conditions of approval (as suggested or modified); or
Option 3: Deny the application.

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 1 and approve the application. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

**Motion**
I move to approve the requested exterior alterations (application planning file No. HI-26-20) as proposed. This motion is based on the findings and conclusions in the December 31, 2020, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.
Attachments
A. Location Map
B. Historic Resource Survey – 1140 Calapooia Street SW
C. Elevation & Site Plan
D. Applicant Findings
E. Applicant Photos

Acronyms
ADC Albany Development Code
HI Historic Review File Designation
HM Hackleman Monteith Zoning District
# Oregon Historic Site Record

## LOCATION AND PROPERTY NAME

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## ARCHITECTURAL / PROPERTY DESCRIPTION

(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)

## HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)

## RESEARCH INFORMATION

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<th>Title Records</th>
<th>Census Records</th>
<th>Property Tax Records</th>
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<td>Building Permits</td>
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Local Library: University Library: Other Repository:

Bibliography:
Debbie and Mike Burner and their children Meagan, Garrett and Taylor moved to Albany in 1989. After a couple of attempts at trying to purchase a home in one of the historic districts, they finally found the right one in 1994. The Burners first spotted their turn of the century historic bungalow style Cross House on a Christmas tour of historic homes.

Since moving in, the Burners have rebuilt the north and south walls that were rotting. They temporarily lost their fireplace because of this but have plans to add a period fireplace and mantel soon. The Burners have also replaced missing dividing walls and restored ceiling beams. Mrs. Burner plans to use the old bricks from the replaced walls to put in a brick patio. She says their "house is in progress."

When it came to selecting paint colors, Mrs. Burner spent time driving around the neighborhood looking at historic paint color combinations for ideas. She saw a combination of colors that she liked on a 4th Avenue historic home and went to the paint store. The colors she decided on are Zeus for the siding (the green) and Cheddar for the trim. The doors are finished in a New England red. Debbie knew these colors would look good, and it does! The new paint really accents the defining overhanging eaves and exposed rafters. Before repainting, the bungalow was all white with a red painted windows, so this is a completely new look for this historic home. We think the home looks wonderful, great job to the Burners!
Most Innovative Window by a Large Manufacturer
Historic Review of Exterior Alterations

Checklist 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 eplan@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 Exterior Alterations Submittal Checklist
☐ PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES

☐ PROPERTY & PROJECT INFORMATION

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

1) Historic District:
☐ Monteith ☐ Hackleman ☐ Downtown ☐ Local Historic ☐ Commercial/Airport

2) Historic rating:
☐ Historic Contributing ☐ Historic Non-Contributing ☐ Non-Historic (post 1945)

3) House Architectural Style(s):
BUNGALOW
CRAFTSMAN

4) Construction Date: FEBRUARY

5) Please describe the proposed alteration(s) and the purpose of the alterations: THE BUILD OUT WILL BE 9' TOWARDS 12TH ST., 8' WIDE. IT WILL BE A LAUNDRY ROOM UP STAIRS. CURRENTLY OUR LAUNDRY ROOM IS DOWNSTAIRS IN A UNFINISHED BASEMENT. WE ARE TRYING TO PREPARE EARLY AS WE GET OLDER.

THE BUILD OUT WILL USE ALL THE SAME MATERIALS. ALL OUR WINDOWS HAVE BEEN DONE BY VINTAGE WINDOW. THE MAIN WINDOW IN THE KITCHEN WILL BE MOVED —
6. Detriorated 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 [ADC Section 7.160].

☐ Photographs. Provide photographs that show the current condition of the area you intend to alter.

☐ Construction Plans/Elevation Drawings. Provide construction plans, architectural drawings or schematics showing detailed building elevations and exterior plans, and dimensions of all altered or new elements, including foundation, windows, and the setbacks to the property lines, materials proposed, profile/design, etc. If construction plans or drawings are not applicable to your project, then submit an accurate alteration description, including photographs, or other information that describes the project.

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.

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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: 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.

Facts: 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.


Purpose (ADC 7.100) The purpose of reviewing alterations to historic landmarks is to encourage the preservation of characteristics that led to their designation as historic landmarks. Review is required for exterior alterations or additions to buildings or structures classified as historic contributing and historic non-contributing within the historic districts, and to landmarks outside the districts.

Exemption from Review (ADC 7.110). Historic review is not required for buildings or structures originally constructed after 1945 or for changes to paint color to any home or structure.

Procedure (ADC 7.120) A request for an exterior alteration is reviewed and processed by either the Community Development Director or the Landmarks Advisory Commission. The Landmarks Advisory Commission replaces the Hearings Board or Planning Commission as the review body. Any exterior or interior alteration to buildings participating in Oregon’s Special Assessment of Historic Property Program will also require review and approval by the State Historic Preservation Office.

1. 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.

2. For all other requests, the Landmarks Advisory Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Advisory Commission public hearing on the proposal. The Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Advisory Commission decision will be forwarded to the State Historic Preservation Office.
Review Criteria Responses

2) The alteration will not change the historical character appearance. All material that will be used is the same as the original.

2.8) There will be no characteristics of the alteration that is any different than the surrounding houses. I walked several blocks in the district. If anything, once it is done, I don't think anybody will be able to tell that we added it on.

The Secretary of the Intervenor's for Rehabilitation

1) The property will remain historically correct. All material will be exactly the same as what was used. Windows, wood type, decorative corbals, facia.

2) Historic character will be retained and preserved. All material will be the same.

3) The alteration will use time period correct. No new features or ideas will be added to this house. I will maintain all features that existed from the time
It was built.

4) All changes will be time period correct. Everything on the house will remain historically correct.

5) All features and finishes, and a construction will remain historically correct.

6) We always try to keep up on deteriorated historic features and match them to what they originally looked like from the time the house was built.

7) Chemicals or treatment will not be used on this house. We love our house and always will care for it. We will be in this house till our deaths.

8) No archaeological resources will be affected.

9) As mentioned several times above, we will maintain the historically correct period construction for our house. All materials used will the same as what was used as when the house was built.
I don't think that anybody would want to remove this laundry room. But I do think if you were to remove it, the house would look exactly the same, with minimal effort. Thank you!
12th Street View

Laundry Room

Same window will be used in laundry room.

All materials will be the same.
ALREADY REFINISHED Y WINDOW
WILL BE USED IN ADD-ON BUMP OUT