



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | COMMUNITY DEVELOPMENT 541-917-7550

Staff Report

Historic Review of Exterior Alterations and Substitute Materials

HI-13-24 & HI-14-24

July 31, 2024

Summary

This staff report evaluates a Historic Review of Substitute Materials and Exterior Alterations for a residential structure on a developed lot within the Hackleman National Register Historic District (Attachment A). The applicant proposes to modify the roof line on the east side of the house and to replace the existing T-111 siding with a fiber cement siding.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Ben Taskinen
Address/Location:	740 4th Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07AB-08700
Zoning:	Hackleman Monteith (HM) District (Hackleman National Register Historic District)
Total Land Area:	7,400 square feet
Existing Land Use:	Single Unit Residence
Neighborhood:	Willamette
Surrounding Zoning:	North: HM East: HM South: HM West: HM
Surrounding Uses:	North: Residential single unit East: Residential single unit South: Residential single unit West: Residential single unit
Prior History:	N/A

Notice Information

On July 17, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On July 26, 2024, notice of public hearing was also posted on the subject site. As of July 29, 2024, no public testimony has been received.

Analysis of Development Code Criteria

Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant

approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Exterior Alteration Criteria (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 the use of substitute materials, the review body must find that one of the following criteria has 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.**

Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 740 4th Avenue SE in the Hackleman Monteith (HM) zoning district within the Hackleman National Register Historic District. The surrounding properties are in the HM zoning district and are developed with residential single unit dwellings.
- 1.2 Historic Rating. The subject building is rated as a Historic Contributing resource in the Hackleman National Register Historic District. The building was constructed in 1890.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of the building as Gothic Revival. Previous exterior alterations include new siding, most windows replaced with sliding aluminum, and the front porch deck and railing changed.
- 1.4 Proposed Exterior Alterations. The applicant proposes to change the slope of a rear facing roof that is visible from the east façade of the house in order to accommodate making the room a usable space. The applicant also proposes to replace the existing T-111 siding with a fiber cement siding. Proposed use of substitute materials is discussed further in ADC 7.170-7.225.

ADC 7.150 further provides the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria. Conclusions for ADC 7.150 and 7.160 will be discussed below.

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.**

Findings of Fact

- 2.1 Building Use (ADC 7.160(1)). The property is currently used as a single unit residential dwelling. The applicant does not propose any changes to the building's use. Based on these facts, this criterion is met.
- 2.2 Historic Character (ADC 7.160(2)). The structure was constructed in a Gothic Revival style, with alterations to the building including new siding, most windows replaced with sliding aluminum and the front porch deck and railing changed. The applicant states that he would like to install fiber cement siding in a style similar to the wood siding of a house across the street, and to change the roof pitch on the back of the house (visible from the east façade) to make the room usable. Based on these facts, criterion ADC 7.160(2) is met.
- 2.3 Historic Record & Changes (ADC 7.160(3) and (4)). The structure was originally constructed in 1890, in a Gothic Revival style. The applicant proposes to replace the existing T-111 siding with fiber cement siding and to change the roof pitch on the back of the house to make the room usable. The applicant proposes to use fiber cement siding with a similar profile to the wood siding of a house across the street. The applicant also proposes the roof pitch change in order to make a room in the house a functional space. Based on these facts, criterion ADC 7.160(3 and 4) are met.
- 2.4 Distinctive characteristics (ADC 7.160(5)). There are no inventoried distinctive historic features listed in the Historic Inventory Survey.
- 2.5 Deteriorated Features (ADC 7.160(6)). The applicant states that all historic features that can be repaired will be repaired. When an element or material requires replacement, the new element will match historic intent in design, color, texture, and other visual qualities and where possible, materially. Use of substitute materials is addressed below. Based on these facts, criterion ADC 7.160(6) is met.
- 2.6 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant states they will not use chemical or physical treatments. Based on this, the criterion is met.
- 2.7 Significant Archaeological Resources (ADC 7.160(8)). The applicant states there are no known archeological resources located at or near this site. Based on these facts, this criterion appears to be met.
- 2.8 Historic Materials (ADC 7.160(9)). The house has been heavily modified over the years, with the windows and siding already being replaced once before. The applicant is proposing to replace the non-historic T-111 siding with fiber cement siding that more closely approximates the type of siding found in the surrounding area. The applicant also proposes to change the roof pitch on the back side of the house in order to make the room functional. The proposed roof change would not adversely affect historic materials on the property. Based on these facts, this criterion is met.
- 2.9 New Additions (ADC 7.160(10)). The applicant is not proposing any new construction. Based on these facts, this criterion is met.

Conclusions

- 2.1 The proposed exterior alterations will restore deteriorated and/or missing character-defining features on the front façade.
- 2.2 The rear roof alteration is compatible with the historic characteristics of the surrounding area, and the existing structure.

- 2.3 The proposed siding alterations will cause the structure to more closely approximate the original historic character of the area satisfying ADC 7.150(2) and is consistent with the Secretary of the Interior's Standards in ADC 7.160.
- 2.4 The proposed rear roof alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features, satisfying ADC 7.150(2) and is consistent with the Secretary of the Interior's Standards in ADC 7.160.

Historic Review of the Use of Substitute Materials (ADC 7.170-7.225)

ADC eligibility for the use of substitute materials (ADC 7.200(1)) and review criteria for Historic Review of the Use of Substitute Materials (ADC 7.200) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Eligibility for the Use of Substitute Materials (ADC 7.200)

The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

The building or structure is rated historic non-contributing; OR

In the case of historic contributing buildings or structures, the existing siding, windows or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

Any application for the use of substitute siding, windows, and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

The applicant is proposing fiber cement siding to replace the T-111 siding on the full extent of the house.

Findings of Fact

- 3.1 Eligibility. The subject building is rated as a Historic Contributing resource in the Hackleman National Register Historic District. The structure has been heavily altered, with T-111 siding being added to the house at a later date. The applicant proposes to replace the T-111 siding with fiber cement siding to resemble siding on houses across the road. The applicant will have an opportunity at the hearing to discuss the state of the T-111 siding. The applicant shall have the opportunity to expand on their eligibility for substitute materials at the hearing.
- 3.2 Existing Conditions. The applicant shall have the opportunity to expand on the existing conditions at the hearing.
- 3.3 Substitute Materials. The applicant proposes to replace T-111 siding with fiber cement siding on the full extent of the house.

Conclusions

- 3.1 The building is rated as a Historic Contributing resource in the Hackleman National Historic District and is therefore not eligible for review under the first threshold in ADC 7.200.
- 3.2 The applicant would like to replace the non-historic T-111 siding with fiber cement siding that more closely resembles siding on houses across the street. There is no known evidence of the siding that was on the house prior to the T-111.
- 3.3 Based on the above analysis, staff recommends that additional information regarding eligibility and existing conditions be provided by the applicant at the hearing. The applicant may be eligible under the second threshold in ADC 7.200, but at this time the information in the record appears insufficient to fully support this conclusion.

Design and Application Criteria for the Use of Substitute Materials (ADC 7.210)

Criterion 1

The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance of the existing siding, windows or trim.

Findings of Fact

- 1.1 The applicant is also applying to change the style of siding as part of the exterior alteration with this review.
- 1.2 There is no evidence in the record of what the previous siding on the house looked like, however vertical siding on a gothic revival house was not common in Albany

Conclusions

- 1.1 Based on the style of the house, vertically installed siding was unlikely to have been original, however it is up to the commission to determine if this criterion is met.

Criterion 2

Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

Findings of Fact and Conclusions

- 2.1 The applicant states all substitute materials will be installed to maximize the ability to be removed in the future.
- 2.1 This criterion has been satisfied.

Criterion 3

The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.

Findings of Fact and Conclusions

- 3.1 The applicant states that a fiber cement siding is proposed.
- 3.2 This criterion is satisfied as a condition of approval.

Criterion 4

The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.

Findings of Fact and Conclusions

- 4.1 The applicant states that substitute materials will not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows, and/or trim will not be covered or replaced with substitute materials.
- 4.2 Based on these facts, the criterion appears to be satisfied.

Criterion 5

The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.

Findings of Fact and Conclusions

- 5.1 The applicant states that there is no remaining historic siding, trim, or wood windows.
- 5.2 Based on these facts, this criterion is satisfied.

Criterion 6

Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces;

Findings of Fact

6.1 There is no brick, stone, stucco, or other masonry surfaces on the house.

Conclusions

6.1 There is no historic brick, stone, or stucco on the building.

Criteria 7 - 14

For the application of substitute siding and trim only:

Criterion 7

The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.

Findings of Fact and Conclusions

7.1 The contractor will replace any unfit supporting framing with new material.

7.2 This criterion is satisfied as a condition of approval.

Criterion 8

The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.

Findings of Fact and Conclusions

8.1 The contractor will install a vapor barrier as necessary to comply with this criterion.

8.2 This criterion is satisfied as a condition of approval.

Criterion 9

Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.

Findings of Fact and Conclusions

9.1 The applicant states they will comply with this criterion as applicable.

9.2 This criterion is satisfied as a condition of approval.

Criterion 10

Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.

Findings of Fact and Conclusions

10.1 The applicant states they shall comply with this criterion as applicable.

10.2 This criterion is satisfied as a condition of approval.

Criterion 11

The proposed siding shall be placed in the same direction as the historic siding.

Findings of Fact and Conclusions

11.1 The applicant states they shall comply with this criterion as applicable.

11.2 This criterion is satisfied.

Criterion 12

The new trim shall be applied so as to discourage moisture infiltration and deterioration.

Findings of Fact and Conclusions

12.1 The applicant states they shall comply with this criterion as applicable.

12.2 This criterion is met.

Criterion 13

The distance between the new trim and the new siding shall match the distance between the historic trim and the historic building.

Findings of Fact and Conclusions

- 13.1 Evidence in the Historic Inventory Survey indicates that the historic siding was removed prior to the 1980s.
- 13.2 The distance between the new trim and new siding will match the historic intent.
- 13.3 This criterion has been met.

Criterion 14

A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

Findings of Fact and Conclusions

- 14.1 All existing windows and doors not reused in the project will be sold or donated to architectural salvage.
- 14.2 This criterion has been met.

Summary – Substitute Materials

The applicant proposes to replace the full extent of the siding on the house with fiber cement siding.

Overall Conclusions

The applicant proposes to replace the existing T-111 siding with fiber cement siding on the full extent of the house, as well as to change the roof pitch on the back of the house (visible from the east façade).

Staff finds all applicable criteria are met for the exterior alterations. For the use of substitute materials, staff recommend additional information regarding eligibility be provided by the applicant at the hearing. All other criteria for the use of substitute materials are satisfied.

Options and Recommendations

The Landmarks Commission has five options with respect to the subject application:

- Option 1: Approve the requests as proposed;
- Option 2: Approve the requests with conditions of approval;
- Option 3: Approve the Exterior Alteration request but deny the Use of Substitute Materials;
- Option 4: Approve the Use of Substitute Materials but deny the Exterior Alteration; or
- Option 5: Deny the requests.

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 2 and approve both the Exterior Alteration request and the Use of Substitute Materials request with conditions. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion

I move to approve the exterior alterations and use of substitute materials including conditions of approval as noted in the staff report for application planning files no. HI-13-24 & HI-14-24. This motion is based on the findings and conclusions in the July 31, 2024 staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

- Condition 1 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.
- Condition 2 **Use of Substitute Materials** – Proposed siding may not be wood grained.

- Condition 3 **Use of Substitute Materials** – Support framing that is rotted or otherwise unfit for continued support shall be replaced in kind with new material.
- Condition 4 **Use of Substitute Materials**– A vapor barrier shall be added to the interior surface of the exterior wall to prevent vapor transmission from the interior spaces.
- Condition 5 **Use of Substitute Materials**–Where substitute siding is used, the walls shall be insulated and ventilated from the exterior to eliminate any interior condensation.
- Condition 6 **Use of Substitute Materials**–Sheathing shall be applied to support the new siding material. Additional information shall be provided to staff prior to issuance of building permits.

Attachments

- A. Location Map
- B. Historic Resource Survey
- C. Applicant Submittal

Acronyms

- ADC Albany Development Code
- HM Hackleman Monteith District



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N
 0 50 100 200
 Feet

740 4th Ave SE

Date: 7/15/2024 Map Source: City of Albany

Location Map

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
HISTORIC DISTRICT

COUNTY: Linn

HISTORIC NAME: None	ORIGINAL USE: Residence
COMMON NAME: None	CURRENT USE: Residence
ADDRESS: 740 4th Ave. SE	CONDITION: Fair
ADDITIONAL ADDRESS: NONE	INTEGRITY: Poor MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c.1890
OWNER: Everett Meredith	THEME 19th Century Architecture
CATAGORY: Building	STYLE: Gothic Revival
LOCATION Hackleman Historic District	ARCHITECT UNKNOWN
MAP NO: 11S03W07AB TAX LOT: 08700	BUILDER: UNKNOWN
BLOCK: 35 LOT N/A	QUADRANGLE Albany ASSESSMENT: N
ADDITION NAME: Hackleman's Second Addition	ORIGINAL RATING: Secondary
PIN NO: 11S03W07AB08700 ZONING HM	CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: Irregular	NO. OF STORIES: 2
FOUNDATION MAT.: Concrete	BASEMENT N
ROOF FORM/MAT.: Gable	PORCH: Shed
STRUCTURAL FRAMING: Balloon	
PRIMARY WINDOW TYPE: Sliding Aluminum	
EXTERIOR SURFACING MATERIALS: T1-11	
DECORATIVE FEATURES: None	

EXTERIOR ALTERATIONS/ADDITIONS:

New siding, most windows replaced w/ sliding aluminum, front porch deck & railing changed

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

None

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: H.067

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

Report printed 02/22/2001

HISTORIC RESOURCE SURVEY -ALBANY HACKLEMAN HISTORIC DISTRICT -PAGE TWO

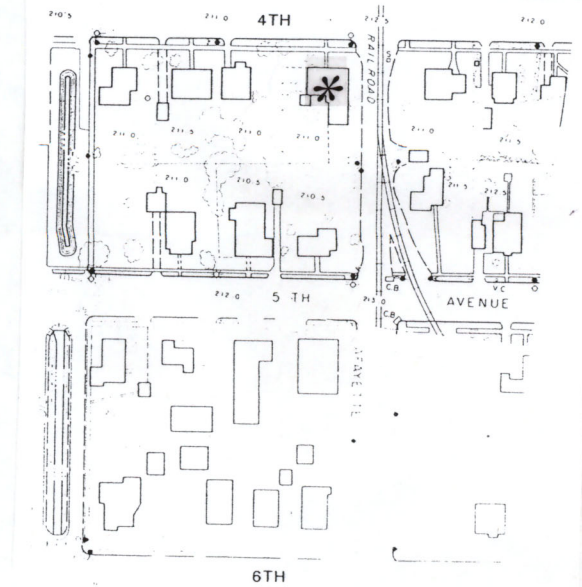
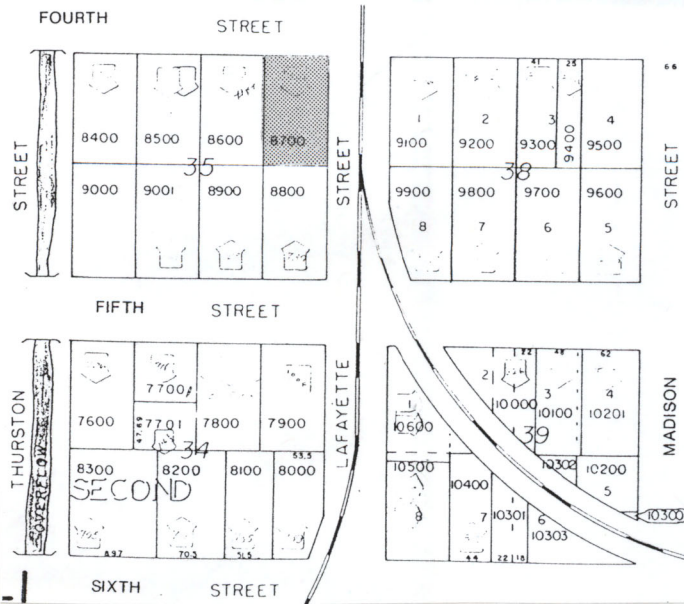
NAME: Everett Meredith
ADDRESS: 740 Fourth Ave. SE
QUADRANGLE: Albany

T/R/S: T11-R3W-S07
MAP NO.: 11-3W-07AB
TAX LOT: 08700



NEGATIVE NO.: S-33

SLIDE NO.: H.067



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & Tanya Neel.

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY
ALBANY**

COUNTY: Linn

HISTORIC NAME:

ORIGINAL USE: Resi

COMMON NAME:

CURRENT USE: Resi

ADDRESS: 740 4th

CONDITION: Fair

CITY: Albany

INTEGRITY: poor MOVED:

OWNER: Everett Meredith

DATE OF CONSTRUCTION: c. 1890

CATAGORY:

THEME: 19th Century Architecture

LOCATION: Monteith Historic District

STYLE: Vernacular Gothic Revival

ASSOCIATED FEATURES:

ARCHITECT:

MAP NO: 11-3W-07AB TAX LOT: 08700

BUILDER:

BLOCK: 35

LOT:

QUADRANGLE: Albany

ADDITION NAME: HACK 2nd

LOCAL RANKING: (Secondary) Altered historic

PIN NO.:

ZONING: Hm

SPECIAL ASSMENT:

PLAN TYPE/SHAPE: irregular

NUMBER OF STORIES: 2

FOUNDATION MATERIAL: concrete

BASEMENT: N

ROOF FORM MATERIALS: gable

PORCH: shed

STRUCTURAL FRAMING: wood Balloon

PRIMARY WINDOW TYPE: Sliding aluminum

EXTERIOR SURFACING MATERIALS:

PRIMARY: T1-11

DECORATIVE:

DECORATIVE:

EXTERIOR ALTERATIONS/ADDITIONS:

New siding, ^{most} windows replaced with sliding Alum. front porch deck & railing changed

NOTEWORTHY LANDSCAPE FEATURES:

OTHER:

RECORDED BY: Roz Keeney

DATE: 07/96

LOCAL INVENTORY NO.: H.067

SHPO INVENTORY NO.:

CASE FILE NO.:

Linn County Tax Data File

Tax lot #..... 11S03W07AB08700
Tax acct #..... 0087938
Site address.. 740 4TH AVE SE

In-City? Y

Owner..... MEREDITH, EVERETT L
Address-1..... 740 4TH AVE SE
Address-2..... ALBANY OR 97321-0000
Address-3.....
Address-4.....
Address-5.....

Property class... 1010 Tax Code #1...0801
Stat class..... 000 Tax Code #2...0000

Land market value... 22,770
Imp. market value... 42,800

134. 740 Fourth S.E.
 Significance: Secondary
 Use: Residence
 Date: c. 1890

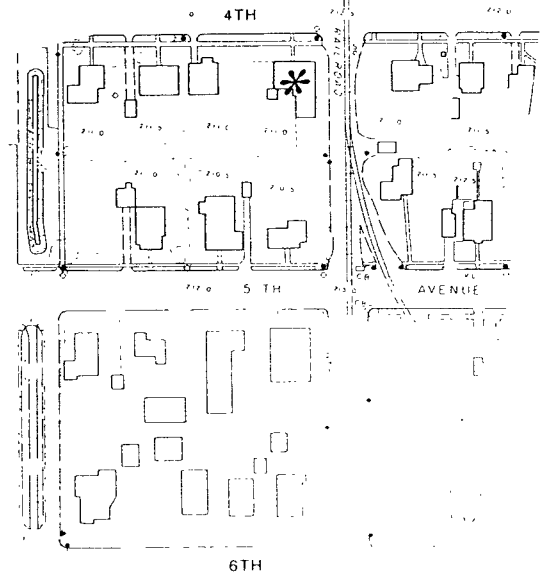
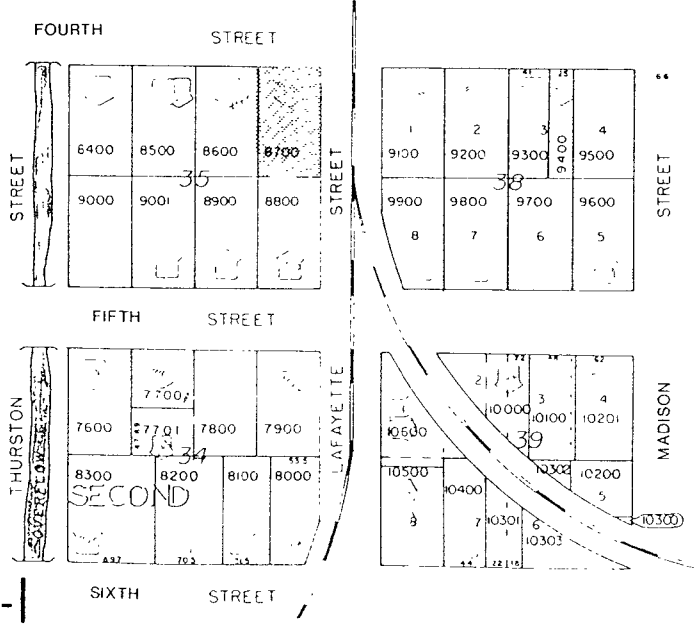
Present Owner: ~~Ella Meier~~ *Everett*
~~c/o E. L. Meredith, Agt~~
~~740 Fourth S.E.~~ *2317 Wauvyle St.*
 Tax Lot: 11-3W-7AB, TL 8700. *SE*

Description: :

Two story, wood frame structure; new vertical wood siding; gable roof; boxed cornices; partial corner board left. Shed roof entryway extends around to side elevation. Overhang supported by wrought iron. Windows are double-hung, one over one; also aluminum frame sliding windows. Additions in rear of house. Wall dormer on front elevation.

Remarks: The style is Rural Vernacular-Modified, and the condition is fair. The building has been vastly altered.

740 4th E



740 4th
w. face (R)
S-32 '97



740 4th
E. face (L)
S-34 '97



740 4th
Back (S)
S-35 '97



740 4th
M10



740 4th

m9



C-29
740 4th





COMMUNITY DEVELOPMENT

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

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 cd.customerservice@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 AND 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. Year Built: 1900? Architectural Style(s): ?

4. Years of exterior alterations, if any: ?

5. Please describe the proposed alteration(s) and the purpose of the alterations: UPDATE EXISTING

T-III SIDING TO HARDI-BOARD SIDING TO MORE CLOSELY MATCH PERIOD OF HOME.

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.

cd.cityofalbany.net



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.

REVIEW CRITERIA RESPONSES.

On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact starting on last page.)

1. The Community Development Director will approve **residential** alteration applications 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 exterior alteration requests, except for the use of substitute materials*, and including all **non-residential** requests, the review body must find that one of the following criteria has been met to approve an alteration request:
 - a. 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
 - b. 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.

**There is a different application for the use of substitute materials. The review criteria for the use of substitute siding, windows, and trim shall be as found in ADC Sections 7.170-7.225.*

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 [ADC Section 7.160].

The Secretary of the Interior's Standards for Rehabilitation. 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 [ADC Section 7.160].

HISTORIC REVIEW OF EXTERIOR ALTERATIONS – PROCESS AND PROCEDURE

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

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:

1. 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.
2. An explanation of how those facts result in a conclusion supporting the criterion.

Example:

Criterion: 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.



COMMUNITY DEVELOPMENT

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

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals

Send completed signature page and checklist(s) to cd.customerservice@cityofalbany.net.

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Adjustment (AD) <input type="checkbox"/> Alternative Setback <input type="checkbox"/> Annexation (AN) <input type="checkbox"/> Comprehensive Plan Amendment (CP) <ul style="list-style-type: none"> <input type="radio"/> Map Amendment <input type="radio"/> Map Amendment; concurrent w/zoning <input type="radio"/> Text Amendment <input type="checkbox"/> Conditional Use, circle one: Type II or III <ul style="list-style-type: none"> <input type="radio"/> Existing Building: expand or modify <input type="radio"/> New Construction <input type="radio"/> Home Business (Type III only) <input type="checkbox"/> Development Code Text Amendment (DC) <input type="checkbox"/> Floodplain Development Permit (FP) <input checked="" type="checkbox"/> Historic Review (HI) <ul style="list-style-type: none"> <input type="radio"/> Exterior Alteration – residential, not visible from street (Type I) <input type="radio"/> Exterior Alteration – all commercial and residential visible from street (Type III) <input type="radio"/> New Construction (Type III or I-L) <input type="radio"/> Demolition or Moving (Type III) <input checked="" type="checkbox"/> Substitute Materials (Type III) <input type="checkbox"/> Interpretation of Code (CI) | <ul style="list-style-type: none"> <input type="radio"/> Quasi-Judicial (Type II) <input type="radio"/> Legislative (Type IV) <input type="checkbox"/> Land Division (check all that apply) <ul style="list-style-type: none"> <input type="checkbox"/> Partition (PA) - Expedited <ul style="list-style-type: none"> <input type="radio"/> Tentative Plat (Type I-L) <input type="radio"/> Tentative Plat PD or CD (Type III) <input type="radio"/> Final Plat (Type I) <input type="checkbox"/> Subdivision (SD) - Expedited <ul style="list-style-type: none"> <input type="radio"/> Tentative Plat (Type I-L) <input type="radio"/> Tentative Plat PD or CD (Type III) <input type="radio"/> Final Plat (Type I) <input type="checkbox"/> Tentative Re-plat Type I-L (RL) <input type="checkbox"/> Modification to Approved Site Plan or Conditional Use <input type="checkbox"/> Natural Resource Boundary Refinement (NR) <input type="checkbox"/> Natural Resource Impact Review (NR) <input type="checkbox"/> Non-Conforming Use (MN) <input type="checkbox"/> Planned Development (PD) <ul style="list-style-type: none"> <input type="radio"/> Preliminary (Type III) <input type="radio"/> Final (Type I) <input type="checkbox"/> Property Line Adjustment (LA) <input type="checkbox"/> Site Plan Review (SP) <ul style="list-style-type: none"> <input type="radio"/> Accessory Building <input type="radio"/> Change of Use, Temporary or Minor Developments | <ul style="list-style-type: none"> <input type="radio"/> Manufactured Home Park <input type="radio"/> Modify Existing Development <input type="radio"/> Parking Area Expansion (only) <input type="radio"/> New Construction <input type="radio"/> Tree Felling <input type="checkbox"/> Temporary Placement (TP) <input type="checkbox"/> Urban Growth Boundary (UGB) <input type="checkbox"/> Vacation (VC) <ul style="list-style-type: none"> <input type="radio"/> Public Street or Alley <input type="radio"/> Public Easements <input type="checkbox"/> Variance (VR) <ul style="list-style-type: none"> <input type="radio"/> Major Variance (Type II) <input type="radio"/> Minor Variance (Type I-L) <input type="checkbox"/> Willamette Greenway Use (WG) <input type="checkbox"/> Zoning Map Amendment (ZC) <ul style="list-style-type: none"> <input type="radio"/> Quasi-Judicial (Type IV) <input type="radio"/> Legislative (Type IV) <input type="checkbox"/> Other Required (check all that apply) <ul style="list-style-type: none"> <input type="radio"/> Design Standards <input type="radio"/> Hillside Development <input type="radio"/> Mitigation <input type="radio"/> Parking/Parking Lot <input type="radio"/> Traffic Report <input type="checkbox"/> Other _____ |
|---|---|--|

Location/Description of Subject Property(s)

Site Address(es): 740 4th AVE SE, ALBANY, OR 97322

Assessor's Map No(s): _____ Tax Lot No(s): _____

Comprehensive Plan designation: _____ Zoning designation: _____

Size of Subject Property(s): 1 1/2 story Related Land Use Cases: _____

Project Description: UPDATE EXISTING T-III SIDING TO HARDI-BOARD SIDING W/ APPROX 4" REVEAL TO MORE CLOSELY MATCH PERIOD OF HOUSE CONVT.

- Historic Overlay
 Natural Resource Overlay District
 Floodplain or Floodway Overlay



Applicant Information (must be signed)

Name: BEN TASKINEN Signature: [Signature]
Mailing Address: 1645 9th AVE SE #291 Date: 6/28/24
City: ALBANY State: OK Zip: 97322
Phone #: 541-990-6102 Fax #: _____ Email: CME1SHOP@GMAIL.COM

File #(s): _____ Date Fee & Application Received: _____
Pre-App File #(s): _____ Pre-App Meeting Date: _____
Amount Paid: _____ Received By: _____

Property Owner Information (must be signed)

Same as Applicant
Name: _____ Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____

Authorized Agent or Representative (must be signed, if applicable)

Choose One: Engineer Architect Other _____
Name: _____ Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____
Relationship to property owner(s): _____

Electronic Plans Representative (if different from applicant)

IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES
Choose One: Engineer Architect Other _____
Name: _____ Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____

Other Representative (must be signed, if applicable)

Choose One: Engineer Architect Other _____
Name: _____ Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____

Orman, Vitsi

From: Schrems, Alyssa
Sent: Monday, July 1, 2024 9:00 AM
To: Orman, Vitsi
Subject: FW: Historic Siding Review - 740 4th Ave SE
Attachments: 6282024-233017.pdf; 6282024-232944.pdf; 20240628_153011.jpg; 20240628_153029.jpg; 20240628_153051.jpg

Hi Vitsi,

Here's the applications for 740 4th Ave SW. Could you please set these up when you have a chance? There will be a substitute materials and an exterior alterations Type III.

Thanks!



Alyssa Schrems

Planner II

Community Development

City of Albany, Oregon

333 Broadalbin St SW, Albany, Oregon 97321

www.cityofalbany.net

she, her, hers

From: Ben Taskinen <ben@fivestarsecurity.net>
Sent: Friday, June 28, 2024 4:50 PM
To: Schrems, Alyssa <Alyssa.Schrems@albanyoregon.gov>
Subject: Historic Siding Review - 740 4th Ave SE

Alyssa,

Please see application. Let me know if you need more. I have included a street side view of my house as well as the neighbors house across the street from me. I believe they were built about the same time and I am using that house as a guide of sorts to try to match my home more closely too. The last owner did an amazing job of restoring that home inside and out. I have also included a side shot to show the slight roof change on the back of the house.

I will look for spec sheets on the hardi board. I am looking at 5 ¼" with a 4" reveal, which will match the neighbors reveal across the street.

The windows are pretty much going back in almost exactly like they came out. Some slight adjustments, but mostly the same sizing/placement. The upstairs windows will be slightly wider for egress and life safety.

Sincerely,

Ben J. Taskinen, Sr.

"Five Star Service Every Step of the Way"

Five Star Security, LLC
 1645 9th Ave. SE #291





