



LANDMARKS COMMISSION AGENDA

Wednesday, January 15, 2025
6:00 p.m.

This meeting includes in-person and virtual participation.

Council Chambers

333 Broadalbin Street SW

Or join the meeting here:

<https://council.albanyoregon.gov/groups/lac/zoom>

Phone: 1 (253) 215-8782 (long distance charges may apply)

Meeting ID: 891-3470-9381 Passcode: 530561

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order and Pledge of Allegiance

2. Roll Call

3. Approval of Minutes

- December 4, 2024 [Pages 3-6]

4. Business from the Public

Persons wanting to provide comments may:

1- *Email written comments to cdaa@albanyoregon.gov, including your name, before **noon on the day of the meeting.***

2- *To comment virtually during the meeting, register by emailing cdaa@albanyoregon.gov before **noon on the day of the meeting**, with your name. The chair will call upon those who have registered to speak.*

3- *Appear in person at the meeting and register to speak.*

5. Scheduled Business

A. HI-25-24, Type III – Quasi-Judicial Process [Pages 7-29]

Summary: Historic Review of Exterior Alterations and Historic Review for Use of Substitute Materials to replace seven existing wood columns on the porch with fiberglass columns in the same proportions, but slightly different turning profile.

albanyoregon.gov/cd



(Project planner – Alyssa Schrems alyssa.schrems@albanyoregon.gov)

6. Business from the Commission
7. Staff Updates
 - Historic Inventory Survey
8. Next Meeting Date: February 5, 2025
9. Adjournment

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

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.



MINUTES

December 4, 2024

6:00 p.m.

Hybrid – Council Chambers

Approved: Draft

Call to Order

Chair Robinson called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Roll Call

Members present: Camron Settlemier, Rayne Legras, Cathy Winterrowd, Bill Ryals, Richard Engeman, Chad Robinson, Mason Cox

Members absent: None

Approval of Minutes

6:01 p.m.

Motion: Commissioner Legras moved to approve the minutes from November 7, 2024, as presented. Commissioner Cox seconded the motion which passed 7-0.

Business from the Public

6:01 p.m.

None at the scheduled time.

Scheduled Business

6:02 p.m.

Public Hearing Type III-Quasi-Judicial Process

File HI-21-24: Historic Review of New Construction for 990 square foot garage at 606 6th Avenue SE.

Chair Robinson opened the hearing at 6:02 p.m.

Commissioner Declarations

No commissioners reported a conflict of interest or ex parte contact.

Commissioners Settlemier, Robinson, Winterrowd, Legras, Cox and Engeman reported driving by the site.

No members abstained. There were no challenges to the Commission.

David Martineau, Planning Manager read the Hearing Procedures.

Staff Report

Project Planner, Alyssa Schrems presented the staff report sharing slides* of the proposed application.

Applicant Testimony

The applicant was not present for the hearing.

Public Testimony

Barbara Aeene (online) expressed concern about the oversized nature of the structure and the potential for the building to be used for commercial business space.

Staff Response/Procedural Questions

None.

Chair Robinson called the public hearing closed at 6:13 p.m.

Commission Deliberations

Commissioner Engeman expressed concern that the proposed garage seemed out of scale to the house and is not typical of a residential garage. He surmised that it seemed more suitable for a commercial space, with its double garage door 12-foot heights and walk-through door.

Commissioner Cox agreed that the size and scope of the building is inconsistent with other buildings in the neighborhood and the setback distance seemed almost level with the home.

Commissioner Settlemier listed the issues he had with the application citing the criteria, noting it wouldn't be in character with the district. The examples the applicant provided weren't historic structures. The driveway width and building size didn't fit with any underlying development pattern. The lot coverage also was concerning. The application didn't indicate craftsmanship detail. It was not typical of a residential garage. Information provided was not sufficient to make a decision.

Commissioner Robinson noted that he saw there was a potential for commercial-type intent. He agreed that they can't justify approval based on the examples provided of other large structures in the district which were built post the period of significance but prior to the historic district establishment. He noted the significant lack of materials detail, especially in the minimal trim suggested and doors.

Commissioner Ryals mentioned the unusual lot size, summarily just a piece of a lot. The lack of detail was all very troubling. He further stated that he knew the applicant but didn't realize it prior to the Commissioner Declarations. He shared that he had no monetary interest but recused himself from the vote. Additionally, he suggested it wasn't in the Commission's purview to decide intent but agreed that there isn't enough information to confidently discharge the Commission's duty to approve the application.

Commissioner Legras appreciated the comments and was inclined to deny the request for the fact that the applicant wasn't present to answer the Commission's questions and didn't provide sufficient details to make an informed decision.

Commissioner Winterrowd felt the structural size was not in keeping with the district. She noted that a typical 2-car garage is 400 square feet and this is 990 square feet. She concurred with Commissioner Settlemier's reasoning and review of the criteria.

Motion: Commissioner Winterrowd motioned for denial of the application for new construction as detailed in Planning File no. HI-21-24 based on the information provided in the staff report and public testimony deliberation by the Landmarks Commissioners. Commissioner Settlemier seconded the motion which passed 6-0 with Commissioner Ryals abstaining from the vote because he realized he knew the applicant, but didn't believe there was a conflict.

Business from the Commission

6:32 p.m.

Commissioner Winterrowd had compiled and provided a one-pager on defining the scope of work for an update of the City of Albany's History Survey. She used the National Register Site to look at recent updates to other surveyed districts. Staff suggested it would be good to get feedback on the ideas proposed. Identifying priorities and what qualifications would be required for a project manager/investigator. She advised that there would be qualifications required for whoever may sign off or supervise the survey work. Winterrowd also brought up identifying homes that had been altered without permits and perhaps suggest alterations to bring them back to contributing status.

Commissioner Robinson asked how to work within the limited budget, such as surveying partial districts as the budget allowed one at a time. Staff recommended that the preference is to do the full survey, and the priority would be to find funding to accomplish that.

Commissioner Settlemier suggested doing whatever would be budgetarily possible. And suggested including accessory structures in the districts as the current standards differ from what was surveyed before.

Commissioner Ryals concurred that accessory structures and other historic elements should be included. As well as correcting improperly identified structures for the period. He responded to the point of

recommending a change of boundaries or adding new historic districts noting that effort would probably be met with apathy or resistance.

David Martineau shared that they would be meeting with their director regarding funding from the Economic Development fund or other local funds. Schrems added that they could ask the Council for additional funding. Commissioner Ryals agreed there is a good argument to be made for the benefits of a new survey. Benefits for the Commission, staff and the applicants.

Commissioner Robinson volunteered that during the Focus Groups he saw that there was a lot of misunderstanding expressed by applicants around the process and so a lot of education was needed. He suggested perhaps setting up a work session with the new Council. Martineau responded that is something that will occur along with the Article 7 updates. All expressed a desire for a meet-n-greet with the new Council.

In response to a question by Commissioner Winterrowd about historic homes outside of the districts, Schrems explained that there is a designation process and explained that everything in the historic districts is on the local historic inventory but not everything on the local historic inventory is within the districts. People on the local historic inventory are subject to Article 7 standards but those outside the districts don't benefit from CLG funding. She suggested a review if subjected to regulation if there is no incentive for compliance. The listing process is voluntary.

Commissioner Legras requested some funds be used in a notification process to residents of the districts regarding the regulations for exterior alterations. She expressed significant concern that new homeowners may not be aware of standards prior to having work done.

Commissioner Winterrowd suggested going back to developing a city newsletter that could have a standing article advising homeowners about historic alterations. Schrems added she has approached Friends of Historic Albany about including some information in their newsletter as well. Perhaps a seasonal highlight.

Business from the Public

6:56 p.m.

Albany Downtown Association, Executive Director Lise Grato offered to provide content for the direct mail effort or collaborate as a resource. She went on to provide a downtown update on December activities and provided the December Downtown Albany newsletter*.

Business from Staff

7:00 p.m.

Current Planning Manager, David Martineau handed out two summaries of the Focus Group meetings that were held November 14 and 21, 2024. He reported finding the discussions interesting and enjoyed the interactions between property owners. Schrems takeaways were that participants didn't have specific gripes around the code but overall that there was a lot of misinformation and confusion around the application process as well as what the Commission's role is in helping homeowners find the proper materials and contractors. She strongly suggested that the Commission needs to do more PR outreach work to reassure residents that the Commission isn't just a rulemaking authority but is there to assist them. Commissioner Robinson had attended a Focus Group, and his takeaway was the lack of understanding and fear of the process and enforcement.

Martineau capped the discussion reminding the members that as a Quasi-Judicial Commission they needed to be careful not to directly provide advice to potential applicants as they must maintain impartiality. Commissioner Robinson suggested the use of consultants to advise homeowners on historic alterations and design guidance. Commissioner Winterrowd shared her experience with the use of design assistance and support prior to the application process which could be an incentive to maintain the property. Commissioner Robinson added having that assistance prior to the application would be beneficial all the way around. Schrems agreed that people struggle with this process and suggested potentially organize a mixer with industry folks, professionals and property owners to informally facilitate some connections.

Schrems brought up identifying the location of historic research materials and composing a resiliency plan for disasters. She asked whether commissioners knew of the location of historic resources and photos.

Next Meeting Date

The next meeting is scheduled for January 15th, 2025, in the Council Chambers at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
Recorder

David Martineau
Current Planning Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@albanyoregon.gov.*



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-25-24

January 8, 2025

Summary

This staff report evaluates a Historic Review of Substitute Materials and Exterior Alterations for a residential structure on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant proposes a like for like replacement of the porch frame and decking, as well as a replacement of seven wooden porch columns with fiberglass columns in the same proportions, but slightly different turning profile.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner:	Tom Klaus, 910 6th Avenue SW; Albany, OR 97321
Applicant/Contractor:	Brent Mosser c/o TNT Builders, 620 Queen Avenue SW, Albany, OR 97322
Address/Location:	910 6th Avenue SW Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AA-09600
Zoning:	Historic Monteith (HM) District (Montieth National Register Historic District)
Total Land Area:	7,260 square feet
Existing Land Use:	Single Unit Residence
Neighborhood:	Central Albany
Surrounding Zoning:	North: Hackleman Montieth (HM), Elm Street (ES) East: HM South: HM, ES West: ES
Surrounding Uses:	North: Single Unit Residences, Medical Office East: Single Unit Residences South: Single Unit Residences, Parking Garage, Medical Offices, Church West: Single Unit Residences, Hospital, Medical Offices & Care Facilities
Prior History:	HI-24-24 – Application for Historic Review of Exterior Alterations to install solar panels on the south and west facing roof. HI-12-97 - Application for Historic Review of Exterior Alterations to alter the porch on a home located at 910 6th Avenue SW.

Notice Information

On December 24, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On January 3, 2025, notice of public hearing was also posted on the subject site. As of January 8, 2025, no comments have 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.

- 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.**

Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 910 6th Avenue SW in the Hackleman Monteith (HM) zoning district within the Monteith National Register Historic District. Properties to the northwest, west, and southwest are in the Elm Street (ES) zoning district and are developed with residential uses and medical offices, facilities, and a hospital. Properties to the northeast, east, and southeast are in the HM zone and are developed with residential uses.
- 1.2 Historic Rating. The subject building is rated as a Historic Contributing resource in the Monteith National Register Historic District. The building was constructed in 1900.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of the building as Queen Anne/Vernacular style. The porch was previously modified in 1997. At the time there appeared to be the option to bypass historic review, which the property owner elected to do.
- 1.4 Proposed Exterior Alterations. The applicant proposes to replace the porch supports and decking with like for like materials and to replace seven existing wooden columns with fiberglass columns of the same proportion with a slightly different turning profile.

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 building was originally constructed as a residence and continues to be used as a residence. Based on this fact, this criterion is met.
- 2.2 Historic Character (ADC 7.160(2)). The structure was constructed in the Queen Anne/Vernacular style. In 1997, the property owner expanded the porch and added additional detail work such as additional porch columns, decorative banister, and turret-style roof at the mid-line. The applicant is proposing to slightly modify the existing porch columns at this time due to deterioration. The porch columns are proposed to have round Tuscan style bases and caps (Attachment C.6). The style is very similar to what currently exists and appears to closely match the two original porch columns seen in the original photo (Attachment B.2). 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 1900 in the Queen Anne/Vernacular style. The applicant does not propose any conjectural features or architectural elements from other buildings. The changes to the house that have occurred have not acquired historic significance in their own right. Based on these facts, criterion ADC 7.160(3 and 4) are met.
- 2.4 Distinctive characteristics (ADC 7.160(5)). The structure was originally constructed in 1900 in the Queen Anne/Vernacular style. Distinctive features include a pedimented gable in the west wing, a gable wall dormer on the east side, Tuscan columns on the front porch, and panels in the porch frieze.
- 2.5 Deteriorated Features (ADC 7.160(6)). The applicant proposes to replace seven of the existing columns on the structure with fiberglass columns in a similar Tuscan profile. The applicant states that they are unable to find an exact match for the existing columns and proposes to use a close match. The Commission may determine if this criterion is met based on further evidence and testimony submitted.
- 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. If significant archaeological resources are found on the site, the contractor will notify the architect who will notify a SHPO archeologist. The artifact will not be moved and work in the area will cease until SHPO is done with their review. Based on these facts, this criterion appears to be met.
- 2.8 Historic Materials (ADC 7.160(9)). The applicant states the exterior alterations will not destroy historic materials that characterize the property. The proposed alterations will approximate the size, scale, and architectural features based on pictorial evidence. The Commission may determine if this criterion is met based on further evidence and testimony submitted.
- 2.9 New Additions (ADC 7.160(10)). The applicant states that there are no new additions proposed with this request, therefore this criterion is not applicable.

Conclusions

- 2.1 The proposed exterior alterations will restore deteriorated and/or missing character-defining features on the front façade.
- 2.2 The proposed alterations are consistent with the existing structure in massing, size, scale, materials, and architectural features, potentially satisfying ADC 7.150(2) and consistent with the Secretary of 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 proposes to replace seven wooden columns that are deteriorated with fiberglass columns of the same proportion, but slightly different turning profile.

Findings of Fact

- 3.1 Eligibility and Existing Conditions. The subject building is rated as a Historic Contributing resource in the Montieth National Register Historic District. The applicant states that seven of the existing wooden columns are rotten and need to be replaced. The applicant provided a photo of one of the existing columns that shows deterioration at the base of the column, with cracking and expansion of the wood.
- 3.2 Substitute Materials. The applicant proposes to replace the columns with fiberglass columns with a round Tuscan Cap and a round Tuscan base.

Conclusions

- 3.1 The building is rated as a Historic Contributing resource in the Montieth National Historic District and is therefore not eligible for review under the first threshold in ADC 7.200.
- 3.2 The applicant states that wood elements that are damaged due to rot will be replaced with fiberglass columns of similar proportions.
- 3.3 Based on the above analysis, staff recommends additional information regarding the cost prohibitive nature of non-substitute materials and additional evidence of the damaged nature of the wood frames and sashes. The applicant shall have an opportunity to expand on their eligibility at the hearing.

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 provided a rendering of the proposed column in the application submittals. The proposed column appears to replicate the profile and size of the original column, with only minor detail changes. The Commission has the discretion to determine if this proposed column generally approximates the appearance of the previous column.

Conclusions

- 1.1 New columns are proposed to match the general appearance of the existing columns.
- 1.2 The Commission may 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 Based on the plans, all installed materials can be removed and replaced later if needed without considerable damage to the structure.
- 2.2 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

- 3.1 Based on the submittals, none of the column components will be grained to resemble wood.

Conclusions

- 3.1 The proposed material will not be wood-grained.
- 3.2 This criterion has been satisfied.

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 columns will not be installed over, or cover unusual examples of historic windows, trim, or decorative and character-defining features of the building.
- 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 No historic trim is proposed to be covered with this application.
- 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 The applicant does not propose to install any siding or trim over historic brick, stone, stucco, or other masonry surfaces.

Conclusions

- 6.1 There is no siding or trim to be installed over the historic limestone or stucco.

Summary – Substitute Materials

The applicant proposes to replace seven existing wooden columns with fiberglass columns that generally match the profile and details of the previous columns.

Overall Conclusions

The applicant proposes a like for like replacement of the porch frame and decking, as well as a replacement of seven wooden porch columns with fiberglass columns in the same proportions, but slightly different turning profile.

Staff finds all applicable criteria are met for the exterior alterations and use of substitute materials but encourages additional information regarding eligibility be provided by the applicant at the hearing.

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 file no. HI-25-24. This motion is based on the findings and conclusions in the January 8, 2025, 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.

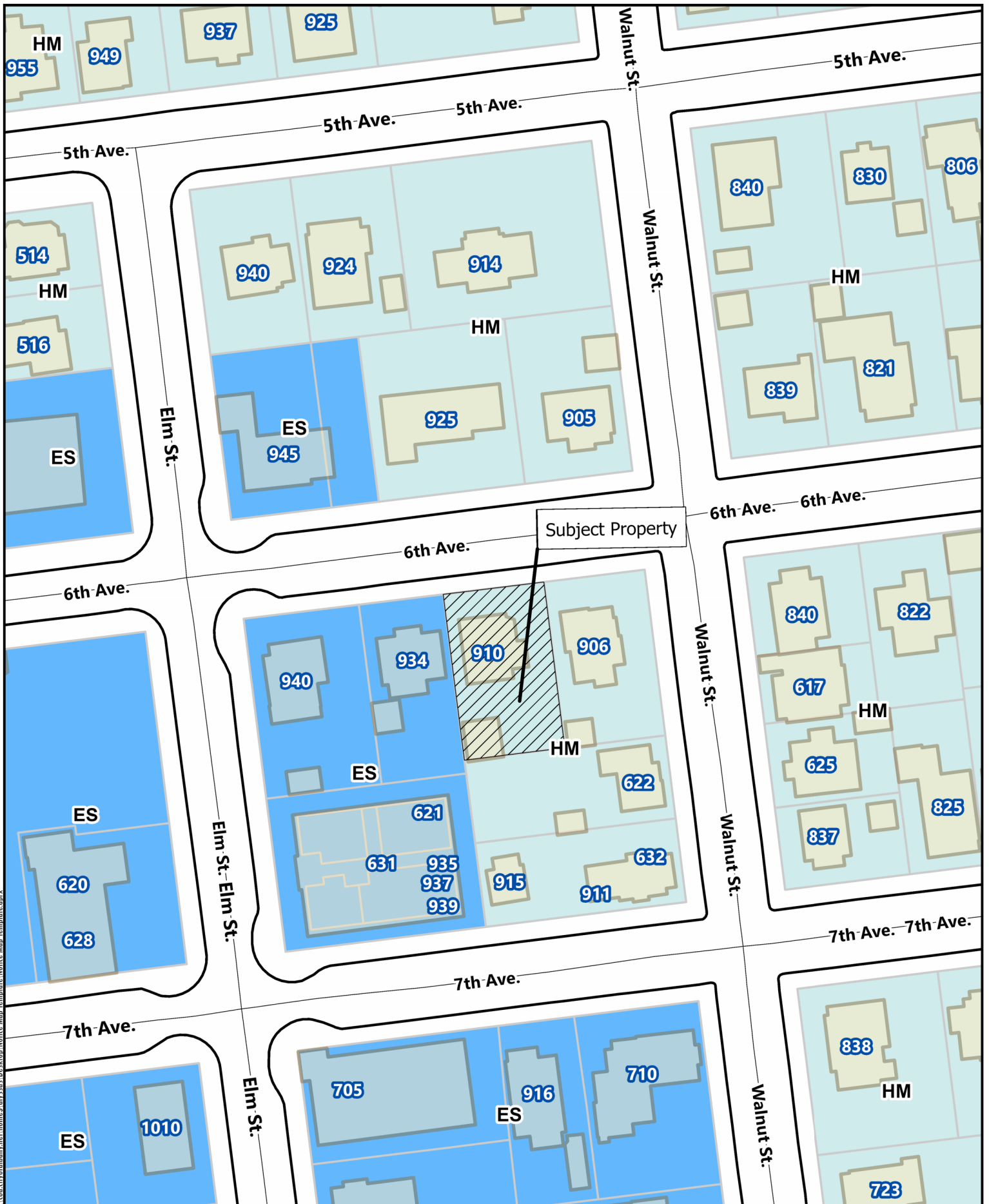
Condition 2 **Historic Review** – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

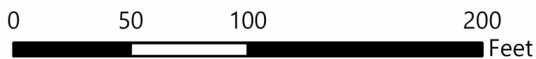
- A. Location Map
- B. Historic Resource Survey
- C. Applicant’s Submittal

Acronyms

ADC	Albany Development Code
ES	Elm Street Zoning District
HM	Hackleman Monteith Zoning District



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Date: 12/20/2024 Map Source:

910 6th Ave SW

Location Map

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

Attachment B.1

COUNTY: Linn

HISTORIC NAME: None	ORIGINAL USE: Residence
COMMON NAME: None	CURRENT USE: Residence
ADDRESS: 910 6th Ave. SW	CONDITION: Fair
ADDITIONAL ADDRESS: NONE	INTEGRITY: Fair MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c.1900
OWNER: Daine L. Anderson	THEME 20th Century Architecture
CATAGORY: Building	STYLE: Queen Anne/Vernacular
LOCATION Monteith Historic District	ARCHITECT UNKNOWN
MAP NO: 11S04W12AA TAX LOT: 09600	BUILDER: UNKNOWN
BLOCK: 42 LOT N/A	QUADRANGLE Albany ASSESSMENT: N
ADDITION NAME: Original Platt	ORIGINAL RATING: Secondary
PIN NO: 11S04W12AA09600 ZONING HM	CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: Irregular	NO. OF STORIES: 1
FOUNDATION MAT.: Brick	BASEMENT Y
ROOF FORM/MAT.: Hipped and gables	PORCH: Recessed

STRUCTURAL FRAMING: Balloon

PRIMARY WINDOW TYPE: 1/1 double hung

EXTERIOR SURFACING MATERIALS: Aluminum siding

DECORATIVE FEATURES:

Pedimented gable in W. wing, gable wall dormer on E. side, Tuscan columns on front porch, panels in porch frieze

EXTERIOR ALTERATIONS/ADDITIONS:

Aluminum siding
Rehab store front areas of the circa 1925 Meaders Automotive building

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

None

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: M.104

SHPO INVENTORY NO.: None

CASE FILE NUMBER: HI-12-97

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY -ALBANY
MONTEITH HISTORIC DISTRICT -PAGE TWO

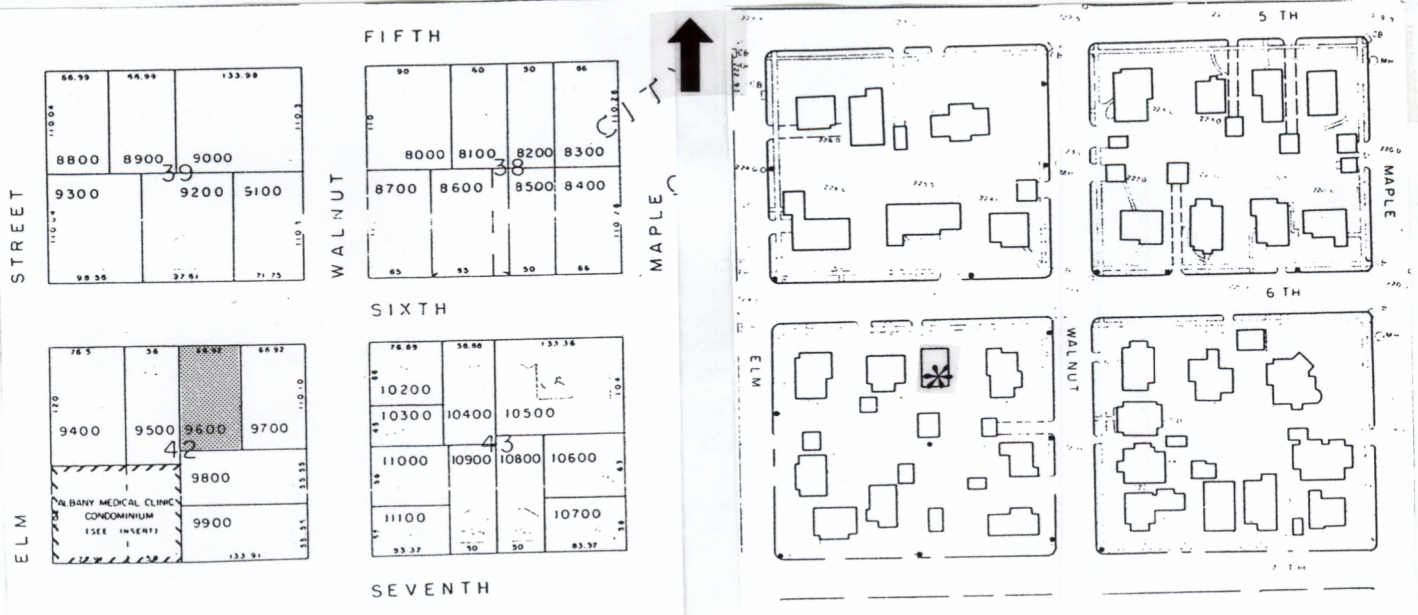
NAME: Robert Edgar/Mary Cornish
ADDRESS: 910 Sixth Ave. S.W.
QUADRANGLE: Albany

T/R/S: T11-R4W-S12
MAP NO.:11-4W-12AA
TAX LOT: 9600



NEGATIVE NO.: G-23

SLIDE NO.: MS.104



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

FYI

AUGUST 18, 1997

MS. ROSALIND KEENEY
CITY OF ALBANY BUILDING AND PLANNING
ALBANY, OR 97321

RE: 910 6TH AVE SW, ALBANY, OR

DEAR MS. KEENEY:

THIS IS TO NOTIFY YOU THAT I HAVE BEEN INFORMED BY MY GENERAL CONTRACTOR, GREG NORLANDER, THAT MY HOME IN THE MONTIETH DISTRICT IS CATEGORIZED AS "ALTERED HISTORICAL" AND THAT I HAVE THE OPTION OF BYPASSING THE HISTORICAL GUIDELINES FOR ALTERATION/RENOVATION IF I SO CHOOSE FOR MY PORCH ADDITION.

AFTER CAREFUL CONSIDERATION, I DO ELECT TO BYPASS THIS PROCESS AND WISH TO PROCEED DIRECTLY TO BUILDING AND PLANNING FOR CONVENTIONAL PERMITS THROUGH MY BUILDER.

I HAVE ALSO BEEN MADE AWARE THAT IF I SO CHOOSE TO REGISTER MY HOME IN THE FUTURE THE BUILDING PROJECT THAT I AM UNDERTAKING IN AT THIS TIME WILL BE CLOSELY SCRUTINIZED AND MAY HAVE TO BE ALTERED IF IT IS NOT IN COMPLIANCE WITH THE SECRETARY OF INTERIORS GUIDELINES FOR RESTORATION/ALTERATION.

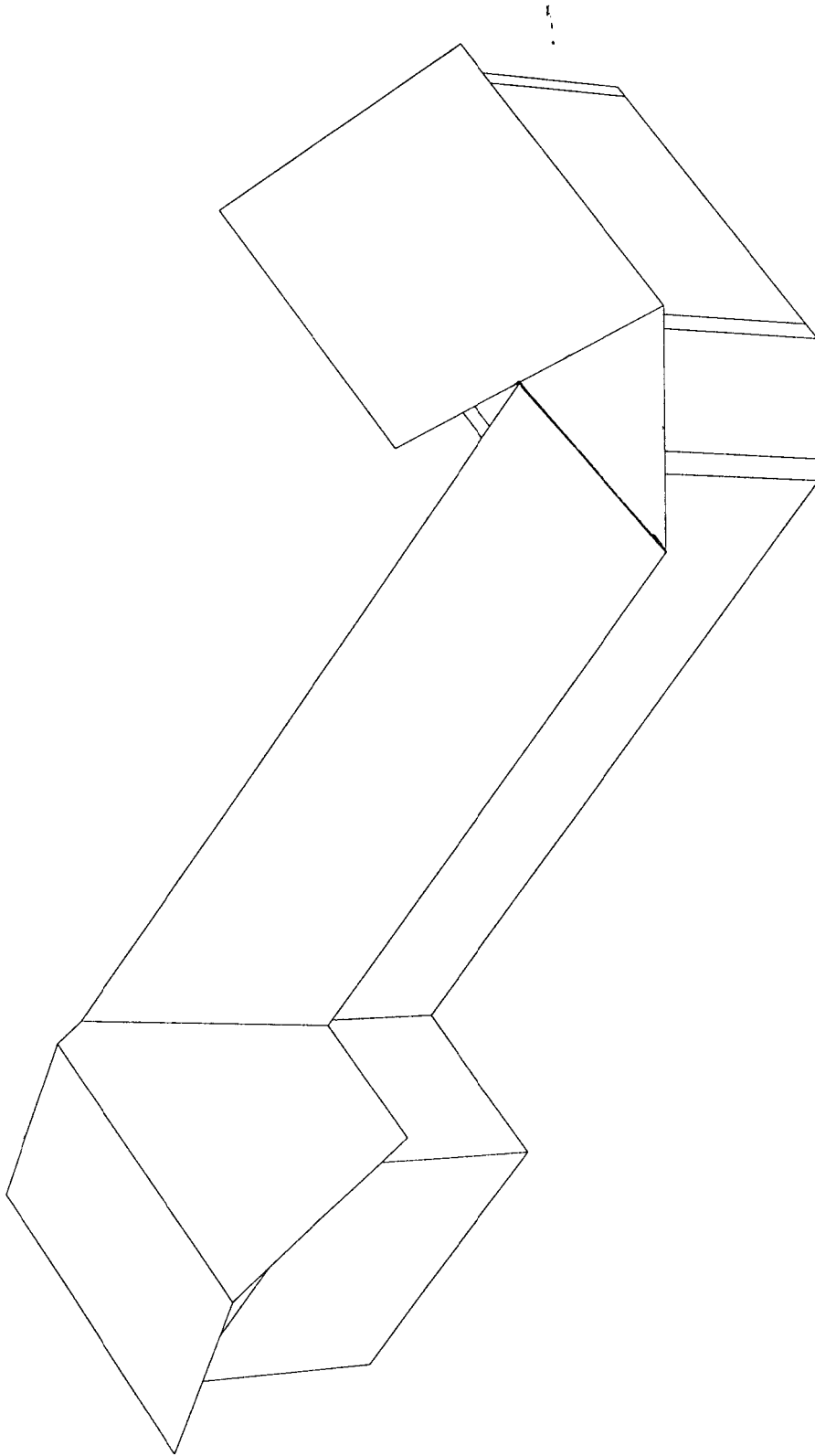
THANK YOU IN ADVANCE FOR YOUR ATTENTION TO THIS MATTER.

SINCERELY,



DIANE ANDERSON
910 6TH AVE SW
ALBANY, OR 97321

CC. GREG NORLANDER



JOB DIANE	DATE 8-15-97	APPROVED	SCALE .184"=1'	SHEET OF
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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): Queen Anne / Vernacular

4. Years of exterior alterations, if any: _____

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

- Like-for-like replacement of approx. 312 sq ft front/side porch; frame to be pressure treated
- lumber, decking to be vertical grain douglas fir porch decking installed as existing. No
- change in footprint or layout from existing structure.

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





COMMUNITY DEVELOPMENT

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

Historic Review of Substitute Materials

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.

REQUIRED ATTACHMENTS AND CHECKLIST:

- PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**
- HISTORIC INFORMATION.** Provide a copy of the historic information about the building and proposed project below.
- WRITTEN DESCRIPTION/DRAWINGS.** Detail where the substitute material is proposed, the type of substitute materials, proposed dimensions, and proposed methods of application of substitute materials and preservation of the original materials and architectural elements.
- PHOTOGRAPHS.** Please submit any photos that clearly show the current condition of the area intended to be altered by the application of substitute materials.
- PEST AND DRY ROT INSPECTION REPORT.** The City may require a pest and dry rot inspection and a report assessing the structure's condition.
- 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 review criteria found on pages 2 & 3.

HISTORIC PROPERTY INFORMATION & PROJECT DESCRIPTION

Submit the following information (separately or submit 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): Queen Anne / vernacular
4. Construction Date: c. 1900

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5. Please explain in detail what original features (siding, windows, trim, etc.) are proposed to be replaced. For windows, measurements are needed for each window proposed to be replaced. At least one photograph of each window is required to show the condition of all window parts.

(7) existing wood porch columns are proposed to be replaced with fiberglass columns in the same proportions and a very similar turning profile as the existing.

6. **Proposed materials and application methods.** Include dimensions and design details for each new window. (Note: new windows must match the style and profile of the original windows. For example, a single-pane sash must be replaced with a single-pane sash; a six-pane sash must be replaced with a six-pane sash.)
7. How will the original materials and architectural features/elements be preserved?

The surrounding porch railing will be temporarily removed for the replacement of the columns and will be reinstalled as existing. All other existing surrounding materials will remain unchanged and the architectural features will be preserved as the replacement columns will retain the same proportions and a very similar turning profile as the existing.

- REVIEW CRITERIA RESPONSES.** On a **separate page** please 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 (ADC 7.200 and 7.210). Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact on page 3.)

Eligibility for the Use of Substitute Materials. 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:

1. 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.

Design and Application Criteria for Substitute Materials. For buildings or structures rated historic contributing or historic non-contributing, the application for the use of substitute materials on siding, windows or trim must follow these guidelines:

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

Historic Review of Exterior Alterations

910 6th Ave SW, Albany, OR 97321

Review Criteria Response

11/14/24

Criterion: 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.

Facts: The Inventory of Historic Properties indicates that the house was constructed c.1900 and the style is Queen Anne. The noted decorative features relative to the porch are the vertical grain douglas fir porch decking, the stylized rails, and the turned porch columns.

This application proposes a like-for-like replacement of the eastern and southern-most sections of the porch frame and douglas fir porch decking. There will be no change in footprint or layout of the porch. (See attached drawings.)

Conclusion: This like-for-like replacement will maintain the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

Historic Review of Substitute Materials

910 6th Ave SW, Albany, OR 97321

Review Criteria Response

11/14/24

Criterion: The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, and architectural features. The proposed substitute materials will approximate in placement, profile, size, proportion, and general appearance the existing porch columns.

Facts: The Inventory of Historic Properties indicates that the house was constructed c.1900 and the style is Queen Anne. The noted decorative features relative to the porch are the turned porch columns.

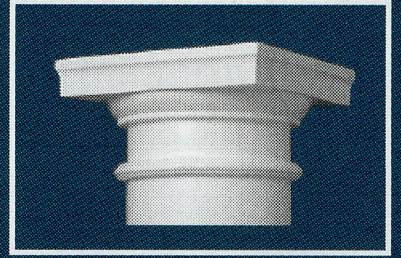
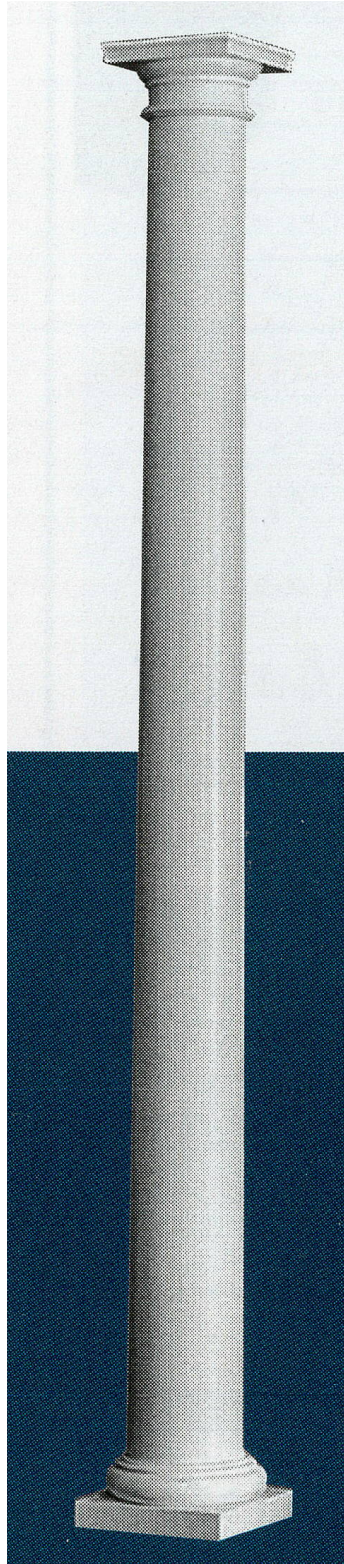
This application proposes a replacement of seven existing rotten wood columns on the eastern and southern-most sections of the porch. These would be replaced with fiberglass columns in the same proportions and a very similar turning profile as the existing, with the existing stylized rails reinstalled.

Conclusion: This porch column replacement will maintain the historic characteristics of the area and with the existing structure in massing, size, scale, and architectural features.

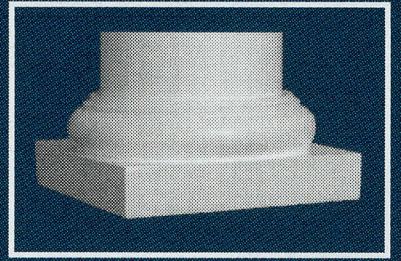
Existing



Proposed Replacement



Tuscan Cap (Round)



Tuscan Base Poly/Fiberglass
(Round)










Approx.
4'-0"

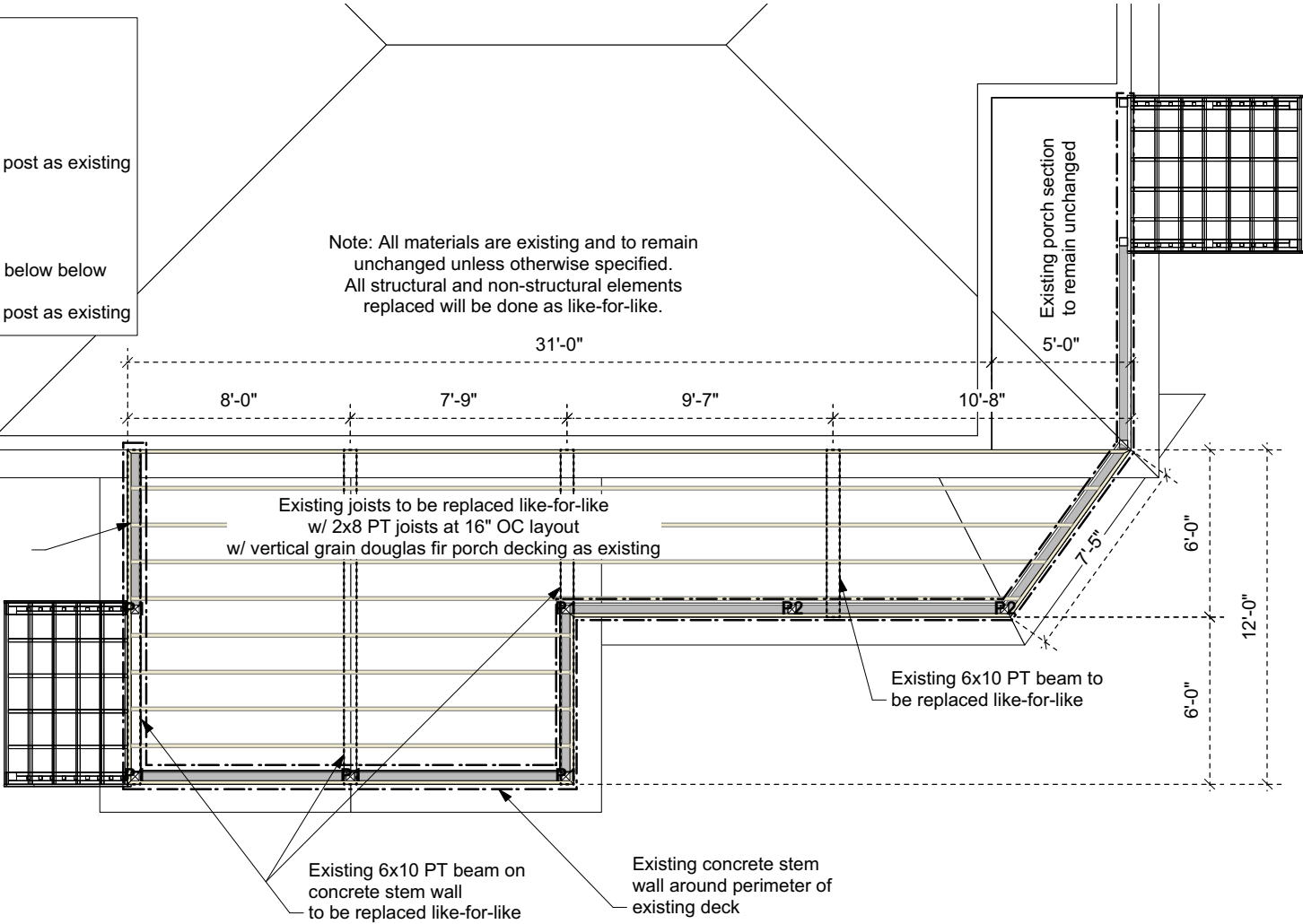
	General Contractor TnT Builders Inc 620 Queen Ave. SW Albany, OR 97322 CCB #105770	Project Title Klaus Porch Modification 910 6th Ave SW Albany, OR 97321	Project Manager Brent Mosser	Drawing Title Elevation View
			Date November 7, 2024	Scale (not to scale)
			Phone (541) 926-3117	


Attachment C.11

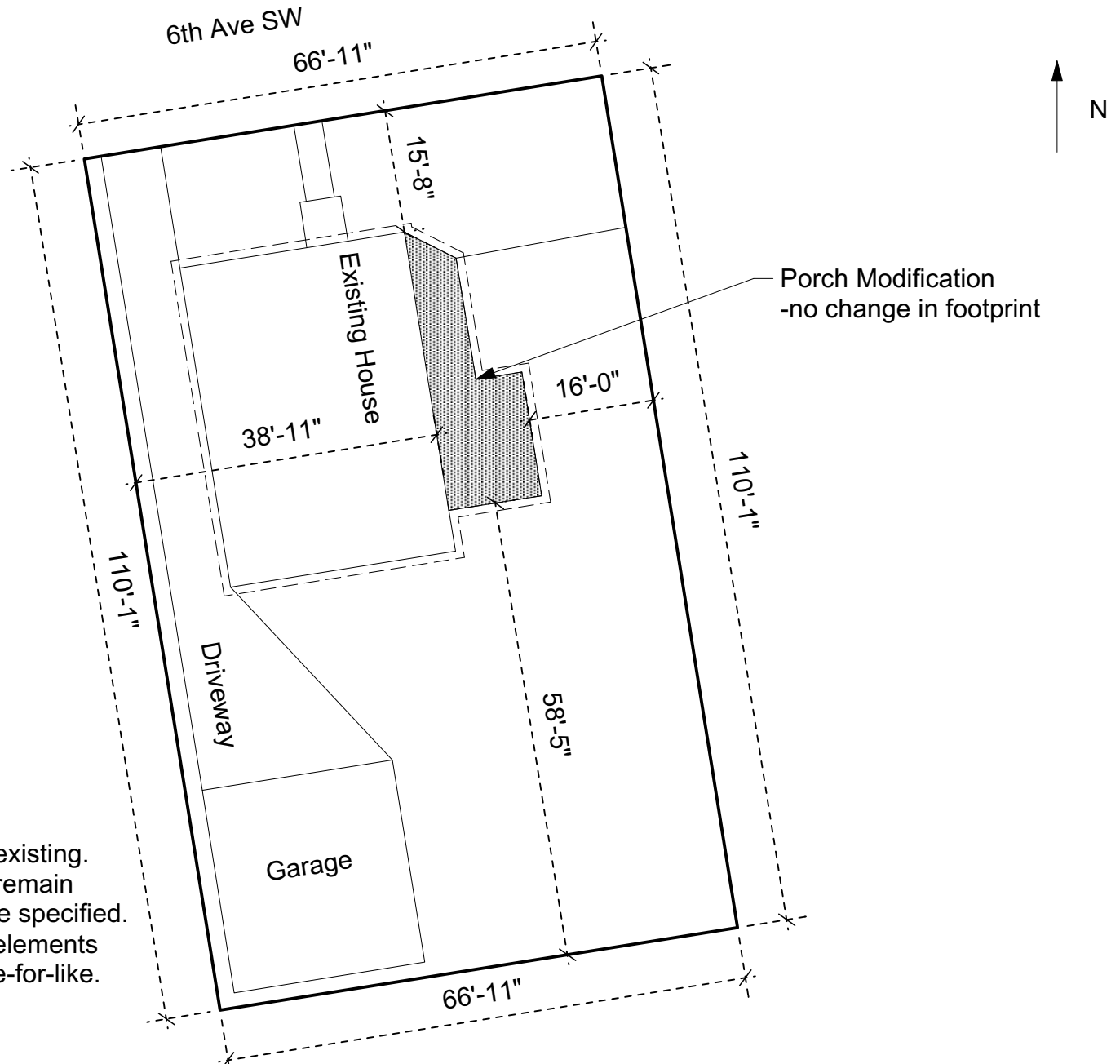
Note:
"P1" - Existing 4x4 PT post to be replaced like-for-like w/ AC4Z at deck beam below and cover beam above w/ fiberglass column surrounding post as existing

Note:
"P2" - Existing 4x4 PT post to be replaced like-for-like w/ ABA44Z at concrete stem wall below below w/ AC4Z at cover beam above w/ fiberglass column surrounding post as existing


Note: All materials are existing and to remain unchanged unless otherwise specified. All structural and non-structural elements replaced will be done as like-for-like.



	General Contractor	Project Title	Project Manager	Drawing Title
	TnT Builders Inc 620 Queen Ave. SW Albany, OR 97322 CCB #105770	Klaus Porch Modification 910 6th Ave SW Albany, OR 97321	Brent Mosser	Framing Plan
			Date November 4, 2024	Scale 1/4" = 1'
			Phone (541) 926-3117	



Note: No change in footprint from existing.
 All materials are existing and to remain unchanged unless otherwise specified.
 All structural and non-structural elements replaced will be done as like-for-like.

	General Contractor TnT Builders Inc 620 Queen Ave. SW Albany, OR 97322 CCB #105770	Project Title Klaus Porch Modification 910 6th Ave SW Albany, OR 97321	Project Manager Brent Mosser	Drawing Title Site Plan
			Date November 7, 2024	Scale 1" = 20'
			Phone (541) 926-3117	