



## COMMUNITY DEVELOPMENT

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

# Staff Report

## Historic Review of Substitute Materials

HI-22-24

October 31, 2024

### Summary

This staff report evaluates a Historic Review of Substitute Materials for a residential structure on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant seeks approval of previously installed vinyl windows.

### Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Alfred Holman, PO Box 1896, Albany, OR 97321
Address/Location:	230 6th Avenue SE
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07BA-04600
Zoning:	Hackleman Monteith (HM) District (Hackleman National Register Historic District)
Total Land Area:	8,716 square feet
Existing Land Use:	Apartment Building
Neighborhood:	Central Albany
Surrounding Zoning:	North: Hackleman Monteith (HM), Lyon Ellsworth (LE) East: HM South: HM, Pacific Boulevard (PB) West: HM, LE
Surrounding Uses:	North: Multi-unit development, fourplex, single dwelling unit residences East: Single dwelling unit residences South: Single dwelling unit residences West: Single dwelling unit residences, Fire Station
Prior History:	N/A

### Notice Information

On October 17, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On October 24, 2024, notice of public hearing was also posted on the subject site. As of October 30, 2024, no public testimony has been received.

### Analysis of Development Code Criteria

#### 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 seeks approval of vinyl windows that were previously installed on the structure without review.

#### Findings of Fact

- 1.1 Eligibility. The subject building is rated as a Historic Non-Contributing.
- 1.2 Existing Conditions. The applicant states that the vinyl windows were installed prior to property purchase in 2023.
- 1.3 Substitute Materials. The applicant seeks approval of the installed vinyl windows on the structure.

#### Conclusions

- 1.1 The building is rated as a Historic Non-Contributing resource in the Monteith National Historic District and is therefore eligible for review under the first threshold in ADC 7.200.

### 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 side, windows or trim.**

#### Findings of Fact

- 1.1 The applicant provided a document showing the location and style of all vinyl windows that have been installed.
- 1.2 The historic resource survey for the structure notes that the primary window type is "various forms". Based on this information, it appears that there have been a mix of window styles throughout time.

#### Conclusions

- 1.1 The historic integrity of the structure has been compromised to the point that not much information is available regarding the original windows. The Commission can 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 existing windows have been installed, however based on photos the windows appear to be able to be removed without too much damage to the structure.
- 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

- 3.1 The applicant states that the structure will be painted with a historically appropriate color when work is finished.

#### Conclusions

- 3.1 The proposed windows will be finished with historically appropriate color.
- 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 historic resource inventory does not indicate a primary window type on the structure. The applicant also provided a photo inventory of all vinyl windows that have been installed on the structure. There are no noted distinctive or character defining features on 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 trim is proposed to be replaced 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 residential structure does not have any historic brick, stone, stucco, or other masonry surfaces.

#### Conclusions

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

### Summary – Substitute Materials

The applicant seeks approval of previously installed vinyl windows.

Staff finds all applicable criteria are met for the use of substitute materials.

### Options and Recommendations

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

- Option 1: Approve the application as proposed;
- Option 2: Approve the application with conditions of approval;
- Option 3: Deny the application.

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

### Motion

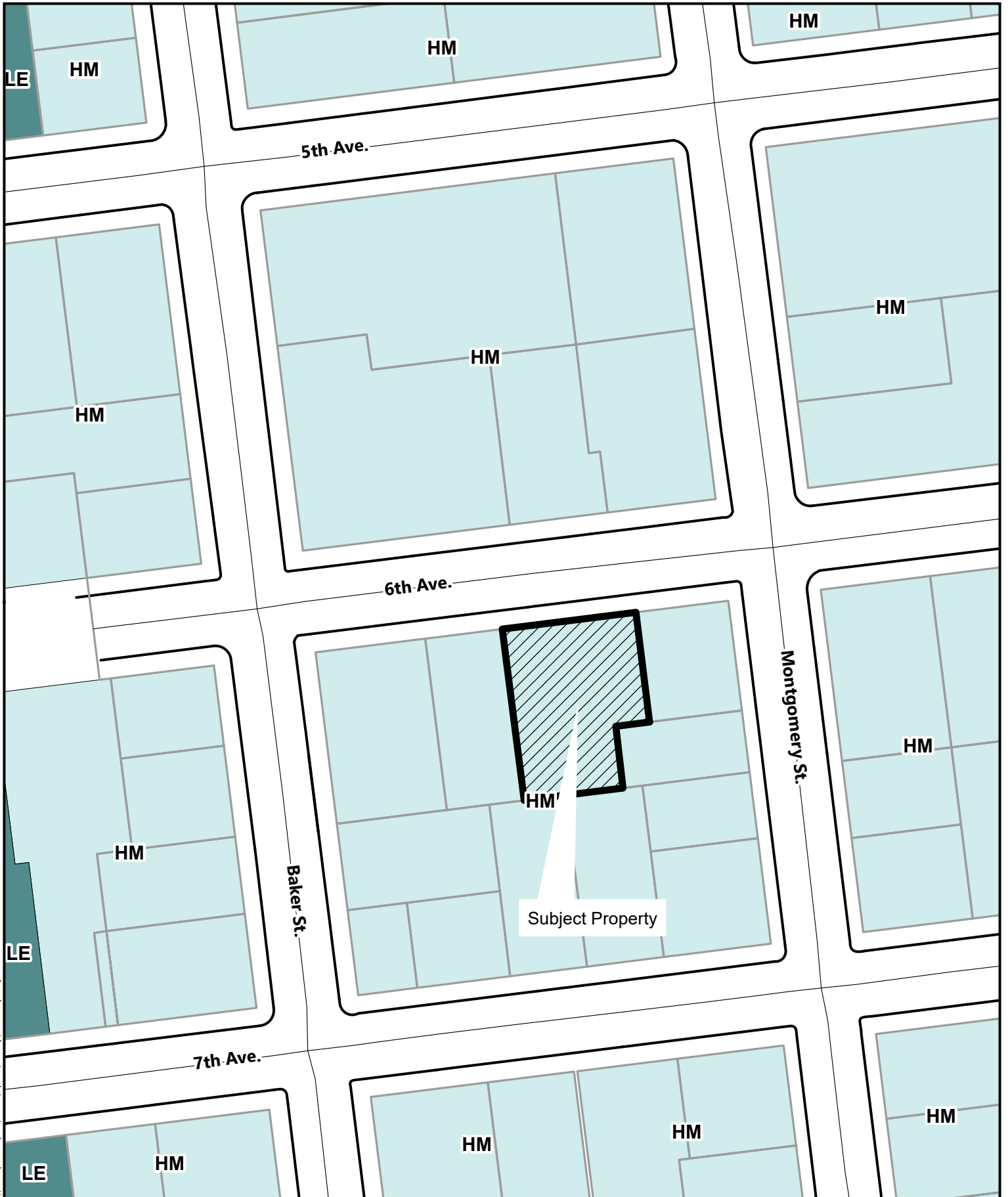
*I move to approve the use of substitute materials as noted in the staff report for application planning file no. HI-22-24. This motion is based on the findings and conclusions in the October 31, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

### Attachments

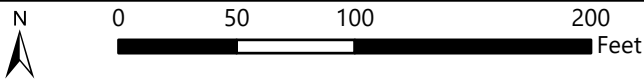
- A. Location Map
- B. Historic Resource Survey
- C. Land Use Findings
- D. Photos

### Acronyms

ADC	Albany Development Code
HM	Hackleman Monteith District
LE	Lyon Ellsworth District



\\con.cityofalbany.net\homes\analysis\Desktop\Notice Map Template.mxd



**230 6th Ave SE**

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

Attachment B.1

COUNTY: Linn

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<b>HISTORIC NAME:</b> None	<b>ORIGINAL USE:</b> Residence
<b>COMMON NAME:</b> None	<b>CURRENT USE:</b> Apartment
<b>ADDRESS:</b> 230 6th Ave. SE	<b>CONDITION:</b>
<b>ADDITIONAL ADDRESS:</b> NONE	<b>INTEGRITY:</b> MOVED? N
<b>CITY:</b> Albany	<b>DATE OF CONSTRUCTION:</b> c.1885
<b>OWNER:</b> Samuel Gutierrez/Virginia Matland	<b>THEME</b> 19th Century Architecture
<b>CATAGORY:</b> Building	<b>STYLE:</b> Western Farmhouse
<b>LOCATION</b> Hackleman Historic District	<b>ARCHITECT</b> UNKNOWN
<b>MAP NO:</b> 11S03W07BA <b>TAX LOT:</b> 04600	<b>BUILDER:</b> UNKNOWN
<b>BLOCK:</b> 4 <b>LOT</b> N/A	<b>QUADRANGLE</b> Albany <b>ASSESSMENT:</b> N
<b>ADDITION NAME:</b> Hackleman's Second Addition	<b>ORIGINAL RATING:</b> Secondary
<b>PIN NO:</b> 11S03W07BA04600 <b>ZONING</b> HM	<b>CURRENT RATING:</b> Historic Non-Contributing

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<b>PLAN TYPE/SHAPE:</b> L-shaped	<b>NO. OF STORIES:</b> 2
<b>FOUNDATION MAT.:</b> Concrete	<b>BASEMENT</b> Y
<b>ROOF FORM/MAT.:</b> Gable	<b>PORCH:</b> Hipped, wraparound
<b>STRUCTURAL FRAMING:</b> Balloon	
<b>PRIMARY WINDOW TYPE:</b> Various forms	
<b>EXTERIOR SURFACING MATERIALS:</b> Drop siding	
<b>DECORATIVE FEATURES:</b> None	

**EXTERIOR ALTERATIONS/ADDITIONS:**

Flagstone on basement level, stairs to 2nd floor, windows changed, aluminum windows in basement, front stairs, converted into apartments  
5 units

**NOTEWORTHY LANDSCAPE FEATURES:**

None

**ADDITIONAL INFO:**

Same taxlot as 228 6th Ave. SE

**INTERIOR FEATURES:**

None

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**LOCAL INVENTORY NO.:** H.122

**SHPO INVENTORY NO.:** None

**CASE FILE NUMBER:** None

Report printe 02/22/2001



# HISTORIC RESOURCE SURVEY -ALBANY HACKLEMAN HISTORIC DISTRICT -PAGE TWO

**NAME:** Samuel Gutierrez/Virginia Matland  
**ADDRESS:** 230 Sixth Ave. SE  
**QUADRANGLE:** Albany

**T/R/S:** T11-R3W-S07  
**MAP NO.:** 11-3W-07BA  
**TAX LOT:** 04600

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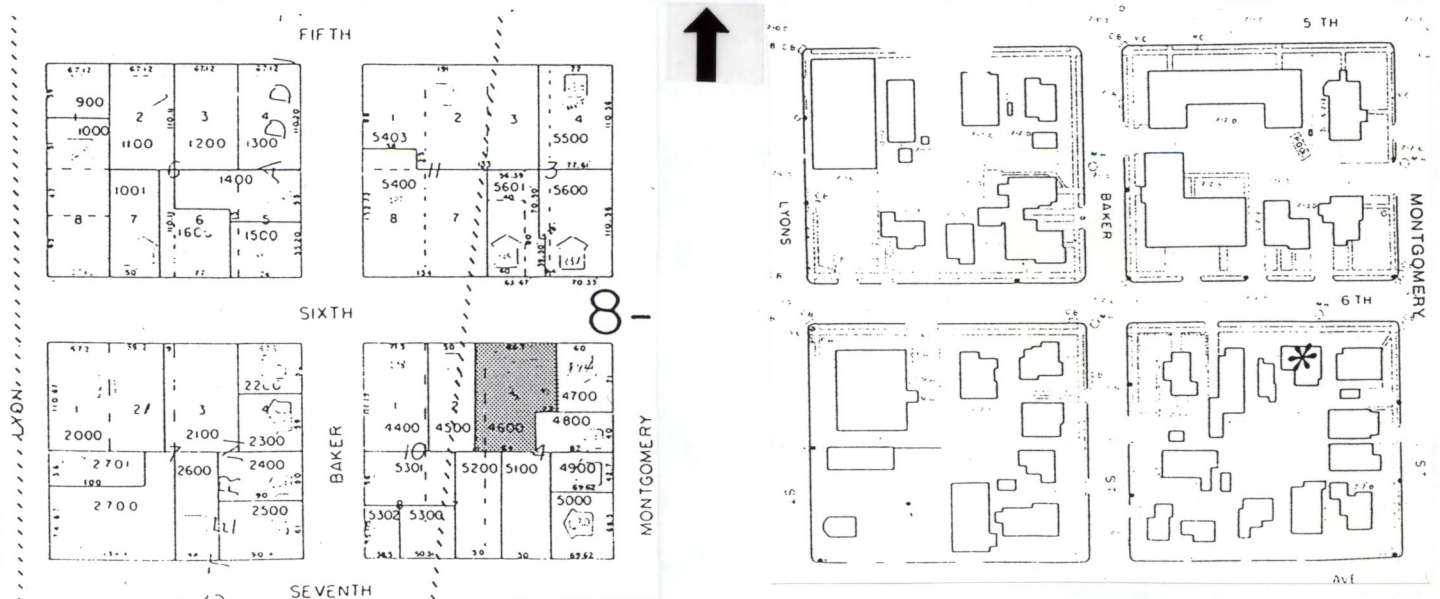


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**NEGATIVE NO.:** M-36

**SLIDE NO.:** H.122

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



## 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](mailto: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): Western Farmhouse
  4. Construction Date: 1885





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.

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We are not planning on changing any windows. The existing windows have been the size they are now for many years before we purchased the building.

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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?

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There are very few original materials and architectural features remaining on this structure.

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We are using the Historical approved paint colors from Millers Paint. We intend to remove the stone that was previously install on the front of the building and use siding that resembles the original siding.

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- 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.

October 7, 2024

To whom it may concern

Re: The Historical Review of the property located at 230 6th Ave SE, Albany, OR

In February 2022, I was approached by Samuel and Sharon Gutierrez, owners of the low-income rental building at 230 6th Ave SE, Albany, OR. They were facing a Notice of Abatement from the Albany Code Compliance Department. Concerned about the potential homelessness of their tenants, given their age and their limited resources, the Gutierrez's were seeking a way to bring the property into compliance with city standards.

Recognizing the urgency of the situation to avoid potential condemnation, my business partner, Timothy Brown, and I proposed a Lease Option to Buy arrangement with Sam and Sharon. Our collective goal was to preserve the property as low-income housing, which it had served as since at least 1976, and to prevent the displacement of its residents. We are proud to say that many tenants who were living there when we began the project still reside in the building today, having previously experienced homelessness before being offered a place to live by Sam and Sharon.

After conducting a thorough assessment, it became clear that the building required a complete overhaul to meet livability standards. I collaborated closely with Kris Schendel, the overseeing police officer, and legal aid to address the Notice of Abatement requirements. Through our coordinated efforts, we quickly initiated renovations to restore the building, ultimately supporting the community's need for quality low-income housing.

After months of diligent repairs, I received an email from Kris stating, "I have closed the case regarding this dangerous building... during my walkthrough, the highest priority life safety issues have been addressed."

With no disrespect intended, our team was focused solely on converting a dilapidated and unsafe environment into a pleasant, safe home for the residents. The possibility of the building holding historical significance never occurred to us, given the extensive alterations it has undergone over nearly 50 years.

The Oregon Inventory of Historic Properties Historic Resource Survey, completed in July 1996, notes several exterior changes, including the replacement of windows, the addition of flagstone to the basement level, stair access to the second floor, and the conversion of the building into five apartments. Additionally, images provided by the Historical Society depict a structure very different from what exists today, further illustrating the lack of historical significance.

In closing, I sincerely apologize for my oversight regarding the role of the Historical Society in preserving the beauty of Albany's historical homes. Please understand that the potential historical significance of this property was not intentionally overlooked in our planning. I chose materials that were consistent with those already present in the structure, prioritizing safety and livability above all else. I am proud to say that we currently provide affordable homes for six families, contributing to the community's well-being.

Sincere Regards,

Al Holman

Notice of Abatement letter by the Albany Code Compliance Department stating the entire building was in a state of disrepair. 18.30.145 states "Throughout the whole exterior of the structure there are exposed surfaces, walls, holes, breaks and rotting boards. These should be abated." 18.30.190/18.30.195 states "Doors and windows throughout both structures are not weathertight and allow for excess moisture and drafts. Most of the windows have dry rot, one of which is completely disconnected from the structure. There are also multiple broken/cracked windows that have not been properly sealed or replaced." 18.30.225 states "Multiple windows, due to their dry rot, have lost the ability to perform as emergency egress. Some have also, due to the rot, lost their ability to be held in position by their hardware." These were just three of the thirteen issues that were reported on this Notice of Abatement (included).

Unit #1



Dimensions:

21 x 53 (window on the left)

21 x 52 (window on the right)

29 1/2 x 53 (window in the middle)

Unit #2: Located on the front side of the building



(Window on the left)

(Window on the right)

Dimensions:

58 1/2 x 53 (window on the left)

58 1/2 x 53 (window on the right)



Unit #2: Located on the right side of the building



(Left side of the staircase)



(Right side of the staircase)

Dimensions:

41 ½ x 35 ¾ (window on the left)

23 ½ x 45 ½ (window on the right)

Unit #3: Located on the front side of the building



(Window on the left)



(Window on the right)

Dimensions:

40 ½ x 34 ½ (Left window)

40 ½ x 34 ½ (Right window)

Unit #3: Located on the right side of the building



Dimensions:  
33 1/2 x 51 3/4

Unit #4: Located on the front side of the building



(Left of the front door. Tenants have decorated the window for Halloween)

Dimensions:  
39 x 34 ½

Unit #4: Located on the left side of the building



Dimensions:  
47 ½ x 37 ½