



## COMMUNITY DEVELOPMENT

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

# Notice of Decision

## Historic Review of Exterior Alterations and Use of Substitute Materials

HI-25-24

January 22, 2025

### Application Information

Type of Application:	Historic Review of Use of Substitute Materials for replacement of seven wooden porch columns with fiberglass columns.
Review Body:	Landmarks Commission (Type III review)
Property Owner:	Tom Klaus, 910 6th Avenue SW; Albany, OR 97321
Applicant:	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:	Hackleman Monteith (HM)
Overlays:	Monteith National Register Historic District

### Decision

On January 15, 2025, the Albany Landmarks Commission **APPROVED** the application described above. The Landmarks Commission based its decision upon consideration of findings within the staff report, public testimony, and review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Alyssa Schrems, project planner, at [alyssa.schrems@albanyoregon.gov](mailto:alyssa.schrems@albanyoregon.gov) or 541-791-0176. Staff report is available for review at [albanyoregon.gov/cd/projectreview](http://albanyoregon.gov/cd/projectreview) paper copies can be made available by request.

This approval expires in three years, unless a valid approved building permit exists for new construction or improvements and work has commenced, or unless an extension has been granted pursuant to ADC 1.320. The issuance of this approval by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

*Signature on file*

Landmarks Commission Chair

Appeal Deadline: February 4, 2025  
Approval Expiration Date (if not appealed): January 22, 2028

[albanyoregon.gov/cd](http://albanyoregon.gov/cd)



## Appeal Procedure

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Appeal procedures are found in the Albany Development Code 1.410. The City's decision may be appealed to the City Council if a person with standing files a completed notice to appeal application and pays the associated filing fee no later than 10 days from the date the City mails the Notice of Decision. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

## Conditions of Approval

**Condition 1 Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. 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.

**Condition 3 Use of Substitute Materials** – The two original front columns on the structure are not approved to be replaced under this review (see image below for reference).



## Landmarks Commission Findings of Fact and Conclusions

### 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.

## 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 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 finds that this criterion 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. If significant archeological 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 finds that only the columns installed during the 1997 porch renovation are to be replaced, therefore no historic materials will be destroyed. The Commission finds this criterion is met.

- 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.

## 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.

## Findings of Fact

- 1.1 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.
- 1.2 Substitute Materials. The applicant proposes to replace the columns with fiberglass columns with a round Tuscan Cap and a round Tuscan base.

## Conclusions

- 1.1 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.
- 1.2 The applicant states that wood elements that are damaged due to rot will be replaced with fiberglass columns of similar proportions.
- 1.3 The Commission determines that the applicant has demonstrated that the columns are water damaged and provided evidence that a like-for-like match in historic materials is not financially feasible to locate.

## 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 determines that the proposed columns approximate the general appearance of the original columns as close as possible.

## Conclusions

- 1.1 New columns are proposed to match the general appearance of the existing columns.
- 1.2 The Commission determines that 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. Load bearing columns will be required to support the structure, but provided the future replacement columns can sustain the weight there is no issue with replacement.
- 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.

### Attachments

- A. Location Map

## Information for the Applicant

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Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

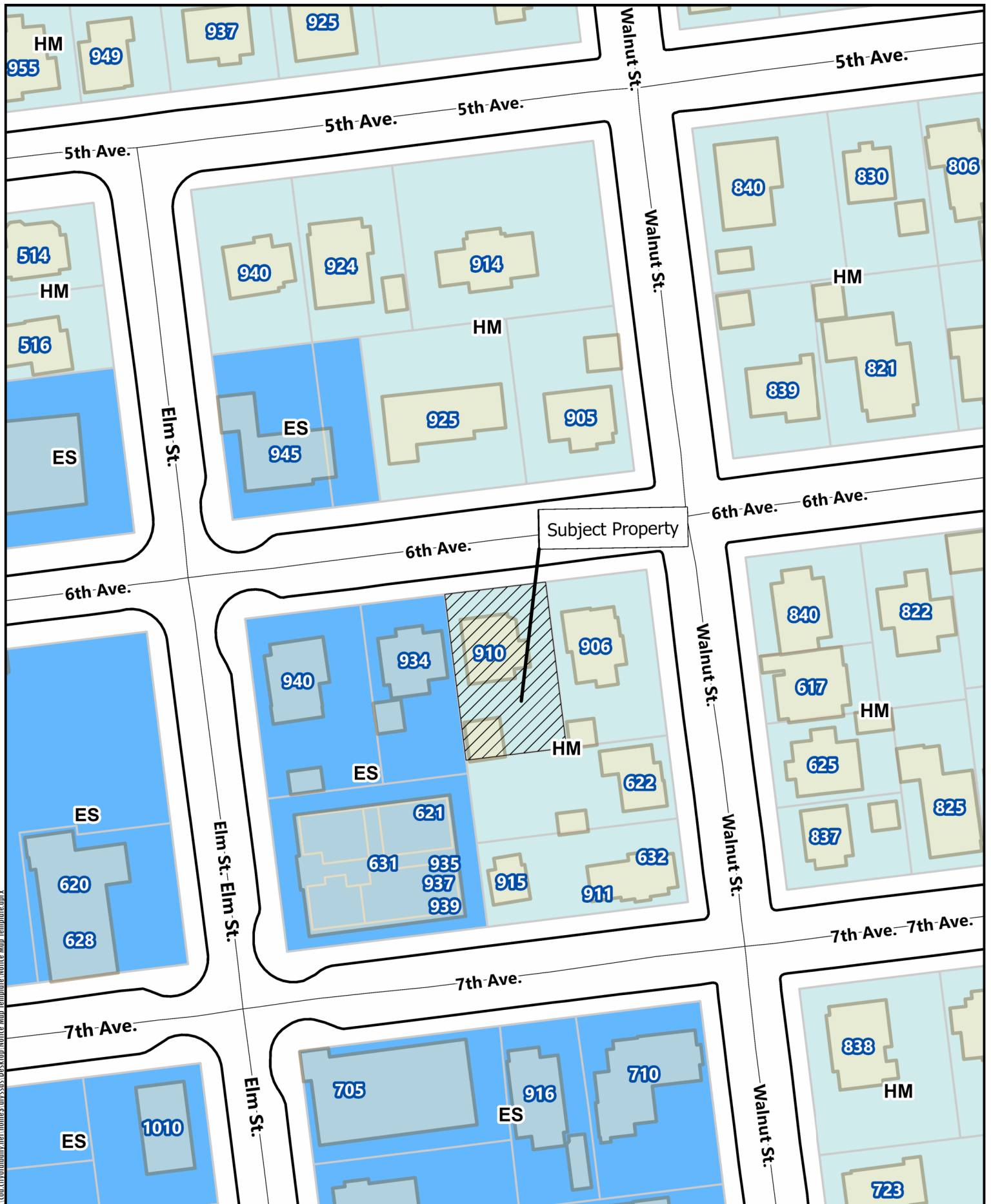
## Building

### Permits

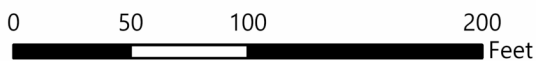
1. The proposed project may require permits that will need to be applied for at [albanyoregon.gov/permits](http://albanyoregon.gov/permits). For questions about permitting requirements, please email [cd.customerservice@albanyoregon.gov](mailto:cd.customerservice@albanyoregon.gov).

### Plan Review for Permits

2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.



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Date: 12/20/2024 Map Source:

**910 6th Ave SW**

Location Map