



LANDMARKS COMMISSION AGENDA

Thursday, November 7, 2024
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

- October 2, 2024 [Pages 3-5]

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-19-24, Type III – Quasi-Judicial Process [Pages 6-19]

Summary: Historic Review of Exterior Alterations to install solar panels to a historic home located at 622 Walnut Street SW.

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

albanyoregon.gov/cd



B. HI-22-24, Type III – Quasi-Judicial Process [Pages 20-37]

Summary: Historic Review of Use of Substitute Materials for replacement of exterior windows with vinyl windows on a home located at 230 6th Avenue SE.

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

6. Business from the Commission

7. Staff Updates

- CLG conference

8. Next Meeting Date: December 4, 2024

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

October 2, 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

6:00 p.m.

Roll Call

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

Members absent: Rayne Legras (excused)

Approval of Minutes

6:02 p.m.

Motion: Commissioner Engeman moved to approve the minutes from September 4, 2024, as presented. Commissioner Ryals seconded the motion which passed 6-0.

Business from the Public

Albany Downtown Association Executive Director, Lise Grato provided a summary of the upcoming Downtown Newsletter.

Scheduled Business

Public Hearing Type III-Quasi-Judicial Process

File HI-18-24: Historic Review of Exterior Alterations for exterior lighting, removal of rear stairway, changes to doors, the addition of mechanical units, ADA improvements and historic review of the use of substitute materials for the replacement of exterior windows.

Chair Robinson opened the hearing at 6:07 p.m.

Commissioner Declarations

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

All commissioners visited the site.

Commissioner Ryals reported having familiarity with the building and owner in the past but didn't consider it a conflict in terms of the deliberation.

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

David Martineau read the hearing procedures.

Staff Report

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

Applicant Testimony

Applicant representative Laura Laroque, of Udell Engineering and Land Surveying detailing out the project plan and answering specific questions based upon different aspects of the renovation. (Doors, windows, lighting, mechanical and ADA changes.) The building is undergoing a total renovation and has undergone review by the state and National Park Service, so the plans have been thoroughly vetted. The first set of approvals is for exterior lighting, lighting that will illuminate the architecture and entrance. Exterior light fixtures attached to the building will not be visible from the street. She then discussed the window

alterations. Aluminum basement level windows will be replaced with a resin/composite material window with metal bars. The main entrance had been updated in 1960s with an aluminum frame they are going to replace with a tempered style window with a darker color. Windows will be added to the more recent modern addition.

Commissioner Settlemier had a question about the top arched full-length window on the back side, whether it was beyond repair. Laroque responded that the window spanned two separate floors and for fire code reasons the window needs to be removed, with the first-floor window section replaced and the second floor infilled. Commissioner Settlemier asked about the basement windows, some blocked and infilled and others looked in pretty good shape. He hadn't seen condition reports for the basement windows. Laroque shared that some of the windows had been blocked in with concrete without weather protection and are deteriorating. The plan is to remove the fill and replace the windows with material more weather resistant with protective bars as required.

Commissioner Winterrowd asked which windows are going to be preserved. Laroque answered that most of the windows will be reconditioned and then specified which windows had been infilled needing to be replaced and the change to the full-length window partly infilled partly restored.

Commissioner Settlemier asked about the placement of the LED lighting on the top of the building. He was assured that the lighting fixture will not be visible.

They shifted the plan review to identifying door changes and placement of mechanical units for modern heating/air on the one-story rear addition and not visible from the street. ADA accessibility requires the ramp be regraded to meet current standards with a new metal railing and overhang over the entrance door. She wanted to add that ventilation screen system is proposed on the rear basement window, not visible to the street. And an electrical box will be installed on the side of the 1960 story addition.

Commissioner Cox asked about the lighting, whether it would complement the historic nature of the building at night. Laroque confirmed it will just subtly highlight the building. The security lighting on the staircase and doorways will be more functional.

Commissioner Ryals commended the plan and was gratified that they are taking on the restoration of the majority of the windows rather than replacing them.

Public Testimony

7:00 p.m.

None.

Staff Response/Rebuttal/Procedural Questions

None.

Chair Robinson called the public hearing closed at 7:01 p.m.

Commission Deliberations

Commissioner Settlemier noted that this building had come to the city's possession in disrepair and his main concern was with the full-length window and partial covering of the second-floor portion. In general, he believed that the positives outweigh the negatives. All commissioners voiced concern and dismay that the full-length window could not be restored intact and had issue with the lack of evidence provided regarding cost prohibitive argument. Ultimately, they agreed that the extensive review of this project probably accommodated the necessity to seal that window space, as they spared no pains to restore most of the building windows wherever possible. Commissioner Robinson reasoned that there are other changes such as earthquake retrofits, etc. that occur and require accommodation and are extenuating circumstances.

Motion: Commissioner Winterrowd motioned to approve the exterior alteration and use of substitute materials including conditions of approval as noted in the staff report for application planning file no. HI-18-24. This motion is based on the findings and conclusions in support of the application made by the Landmarks Commission during deliberations on this matter. The motion was seconded by Commissioner Cox, which passed 6-0.

Business from commission

7:16 p.m.

Commissioner Winterrowd wanted to share that David Lewis, Asst Professor of Anthropology at OSU, author of the Tribal Histories of Western Oregon would be doing a workshop at Chemeketa CC in October on land use and restoration using indigenous knowledge.

Commissioner Robinson reported on NETL Campus and Building 2, he spoke with Keith Lohse from the Albany Regional Museum and sharing sensing some caution with what they could do about placement of any artifacts that may be recovered. Staff added that they are still in the process of environmental assessment and offered there may be some other options for homing any artifacts found.

Business from Staff

7:21 p.m.

Schrems announced the CLG training is scheduled for November 6, 2024. She assumed all members would benefit from those standards discussions and encouraged attendance as she found the training to be helpful. She then reported on the first round of the CLG grants and was informed that the French drain ask couldn't be funded because the state ruled that it has to be part of the actual structure and doesn't meet their guidelines.

Chris Gustaveson had contacted Schrems with a plan for additional window workshops or talks about different aspects of historic window preservation. There was some discussion about sponsoring that. Commissioner Ryals suggested the benefits to local homeowners in preserving their historic homes. They asked staff about the possibility of subsidizing scholarship spots. And noted there could be opportunities to do short lectures on restoration basics as well.

David Martineau shared they are scheduling 3 to 4 focus group meetings in November. Schrems will send out a doodle poll to those interested in participating to establish dates/time. He invited any of the commissioners to attend. They plan on asking a question about cost-effectiveness and financial feasibility as it seems to be a recurring issue in historic review. Commissioner Winterrowd offered that they had to define it in San Diego's code, and it could be a template to consider.

Next Meeting Date

The next meeting is scheduled for November 7, 2024, in the Council Chambers at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
Recorder

David Martineau
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 | BUILDING & PLANNING 541-917-7550

Staff Report

Historic Review of Exterior Alterations

HI-19-24

October 31, 2024

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a residential structure on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant proposes installing solar panels on the historic home.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner:	Lynda & George Cook; 622 Walnut Street SW, Albany, OR, 97321
Applicant:	Benjamin Steffen; 139 Ankeny Hill Road SE, Jefferson, OR 97352
Address/Location:	622 Walnut Street SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AA-09800
Zoning:	Hackleman Monteith (HM) District (Monteith National Register Historic District)
Total Land Area:	7,315 square feet
Existing Land Use:	Single Unit Residential
Neighborhood:	Central Albany
Surrounding Zoning:	North: HM- Hackleman Monteith, ES- Elm Street East: HM- Hackleman Monteith South: HM- Hackleman Monteith, ES- Elm Street West: ES- Elm Street
Surrounding Uses:	North: Residential, Single Unit; Commercial Office East: Residential, Single Unit South: Residential, Single Unit, Church, Medical Office West: Residential, Single Unit, Medical Office, Hospital
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 posted on the subject site. As of October 30, 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.**

ADC 7.150 further provides that 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.

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.**

The analysis includes findings related to the Exterior Alterations review criteria in ADC 7.150, followed by the evaluation of the applicable Secretary of Interior Standards in ADC 7.160. Staff conclusions are presented after the findings.

Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 622 Walnut Street SW in the Hackleman Monteith (HM) zoning district within the Monteith National Register Historic District. The surrounding properties are in the HM and ES zoning districts. Surrounding properties are developed with a mix of single dwelling unit residences, commercial offices, medical offices, a hospital and a church.
- 1.2 Historic Rating. The subject building is rated as a Historic Contributing resource in the Monteith National Register Historic District.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of the building as Western Farmhouse (Attachment B).
- 1.4 Prior Alterations. The nomination form notes that the window on the north side of the house has been replaced.
- 1.5 Proposed Exterior Alterations. The applicant proposes to install 12 roof mounted solar panels on the south roof elevation, with the related service located on the north side of the house near the existing main service panel.

The applicant states that the panels will be low-profile with a 36-degree tilt (Attachment C.1). While the panels will be visible from the street, they will match the angle of the roof. The solar panels will also be removable, non-permanent structures.

Based on the facts provided, the addition of solar panels will not change the historic character, appearance, or material composition of the existing structure. Based on these facts, criterion ADC 7.150(2) is met.

- 1.6 Building Use (ADC 7.160(1)). The building's original use was a single unit house. The building is still used as a dwelling and the applicant does not propose to change the use as part of this application.

Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).
- 1.7 Historic Character (ADC 7.160(2)). The house was constructed in 1880 in the Western Farmhouse style. Distinctive features of the house include turned columns on the front porch, three bullseye decorations above the second story window on the east face, a transom above the door, wide frieze board, stained glass window in the front door and jigsaw cut porch brackets (Attachment B).

The applicant states that the panels and hardware for the solar panels will be removable and that no historic material will be removed. There will be no alteration of any features or spaces that characterize the property as historic. Based on these facts, criterion ADC 7.160(2) is met.
- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The house is designed in the Western Farmhouse style. The applicant proposes installing solar panels onto the roof with removable hardware in order to generate energy. No conjectural features or architectural elements are proposed in addition to the solar panels. Based on these facts, criterion ADC 7.160(3) and (4) are met.
- 1.9 Distinctive Characteristics (ADC 7.160(5)). The applicant states that there will be no changes to any features, finishes, construction techniques, or examples of craftsmanship with the addition of the solar panels. No changes are proposed to the roof pitch. Based on these facts, criterion ADC 7.160(5) is met.
- 1.10 Deteriorated Features (ADC 7.160(6)). The applicant states that there are no existing deteriorated historic features. Since there are no deteriorated historic features and the applicant is proposing to add solar panels and not change any existing features, criterion ADC 7.160(6) is satisfied.

- 1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose any chemical or physical treatments in relation to the installation of the solar panels and further states that cleaning of solar panels only requires soap and water. Based on these facts, criterion ADC 7.160(7) is met.
- 1.12 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.
- 1.13 Historic Materials (ADC 7.160(9)). The applicant states that the project will not destroy any historic materials or make any changes to the massing, size, scale, or architectural features of the property. The removable solar panels will be set parallel with the existing roof and will not affect the profile or roofline of the structure. Based on these facts, the criterion in ADC 7.160(9) is met.
- 1.14 New Additions (ADC 7.160(10)). The applicant states they are not proposing any new additions or adjacent or related new construction. Solar panels will be installed with removable hardware and can conceivably be returned to its original form if a future property owner desired to remove the solar panels. Based on these facts, the criterion in ADC 7.160(10) is met.

Conclusions

- 1.1 The proposed exterior alterations will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.
- 1.2 The proposed alteration is consistent with the Secretary of the Interior's Standards in ADC 7.160.

Overall Conclusions

This proposal seeks to complete exterior alterations to add solar panels to the south roof of the house.

Staff finds all applicable criteria are met for the exterior alterations.

Options and Recommendations

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

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

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

Motion

I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-19-24. This motion is based on the findings and conclusions in the May 29, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

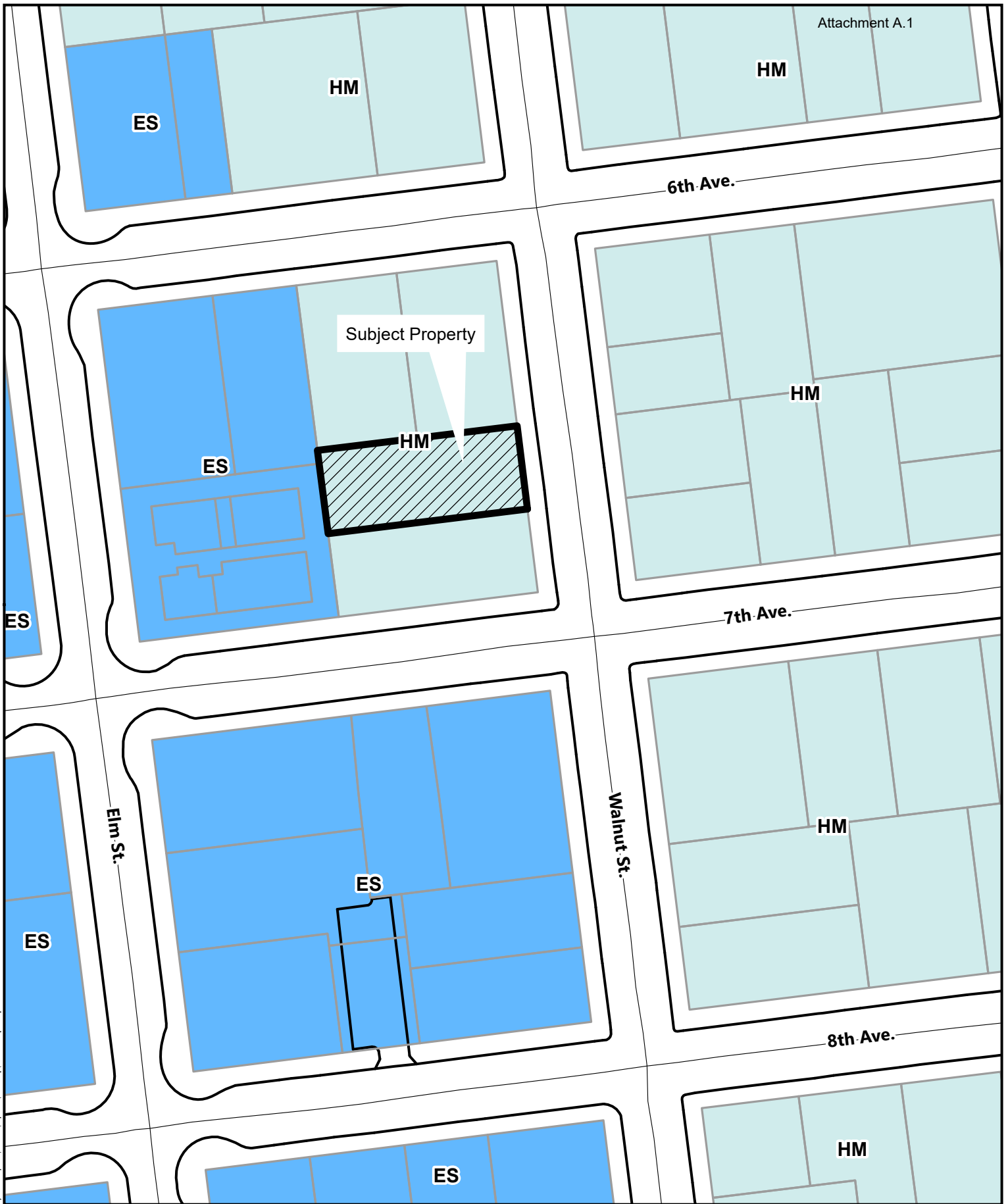
- Condition 1 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.
- Condition 2 **Historic Review**– A final historic inspection is 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.

Attachments

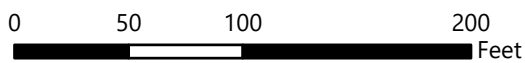
- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal

Acronyms

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



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



Date: 10/15/2024 Map Source: City of Albany

622 Walnut St 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: 622 Walnut St. SW	CONDITION: Fair
ADDITIONAL ADDRESS: NONE	INTEGRITY: Good MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c.1880
OWNER: Rosemary K. Schoblom	THEME 19th Century Architecture
CATAGORY: Building	STYLE: Western Farmhouse
LOCATION Monteith Historic District	ARCHITECT UNKNOWN
MAP NO: 11S04W12AA TAX LOT: 09800	BUILDER: UNKNOWN
BLOCK: 42 LOT N/A	QUADRANGLE Albany ASSESSMENT: N
ADDITION NAME: Original Platt	ORIGINAL RATING: Secondary
PIN NO: 11S04W12AA09800 ZONING HM	CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: L-shaped	NO. OF STORIES: 1.5
FOUNDATION MAT.: Concrete Bricks	BASEMENT N
ROOF FORM/MAT.: Gable	PORCH: Hipped

STRUCTURAL FRAMING: Wood

PRIMARY WINDOW TYPE: 1/1 double hung

EXTERIOR SURFACING MATERIALS: Drop siding

DECORATIVE FEATURES:

Turned columns on front porch, 3 bullseye decorations above 2nd story window on E. face, Transom above door, wide frieze board, stained glass window in front door, Jigsaw cut porch brackets

EXTERIOR ALTERATIONS/ADDITIONS:

Window on N.side replaced

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

1 story wing at back

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: M.333

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

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

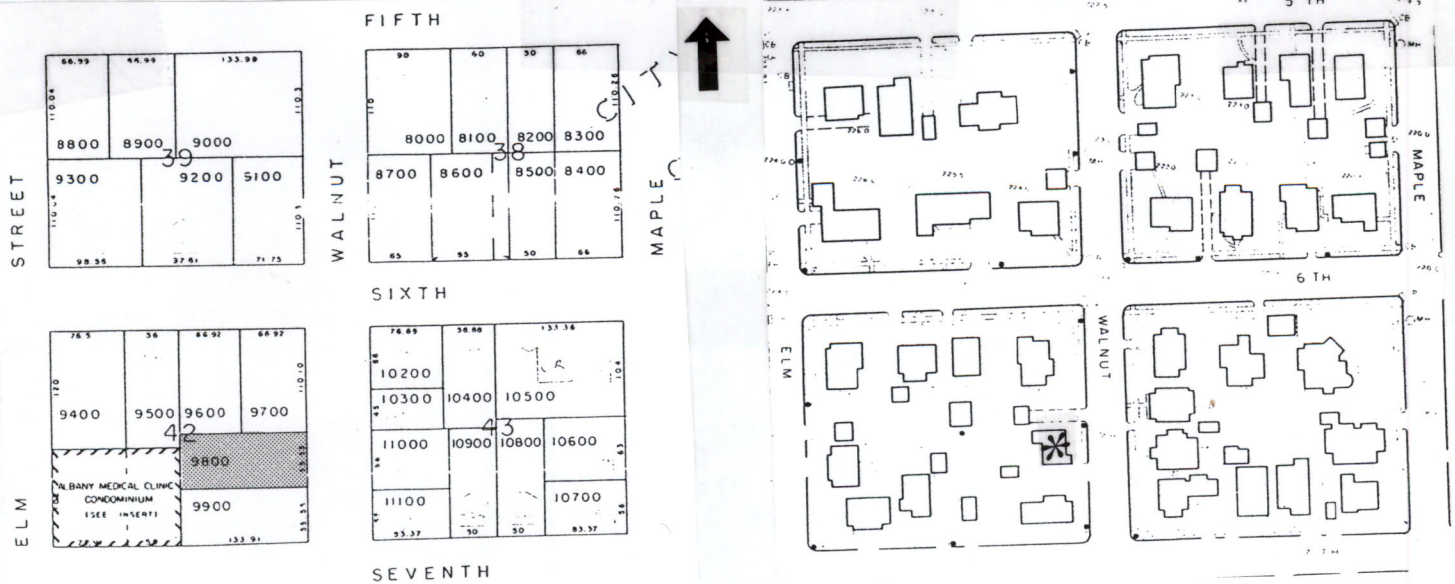
NAME: Rosemary K. Schoblom
ADDRESS: 622 Walnut Ave. S.W.
QUADRANGLE: Albany

T/R/S: T11-R4W-S12
MAP NO.: 11-4W-12AA
TAX LOT: 9800



NEGATIVE NO.: V-32

SLIDE NO.: MS.333



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

126. 622 Walnut S.W.
Significance: Secondary
Use: Residence
Date: c. 1900

Present Owners: Mauritz ^{of Rossmore} Schoblom
622 Walnut S.W.
Tax Lot: 11-4W-12AA-9800

Description:

Two story, wood frame structure with gable roof, rakeboard T-shape plan with drop siding and one over one light double hung windows with classically molded surrounds. Hipped roof on street side, porch with wide plain frieze board turned posts, brackets and ladder banister.

622 Walnut
N. face R
V-31



622 ~~Maple~~ walnut
S. face L
V-33





36° tilt 172° azimuth
 Array FT² = 222
 Total Roof FT² = 1,100
 Area = 20% < 25% of total FT²

WALNUT ST

(E) HOUSE

- DESIGN CRITERIA**
 Risk Category I or II
 Snow Load = 25 psf
 Wind = 110mph, exp B
- KEYED NOTES**
- 1 Existing Utility Meter
 - 2 Existing Main Panel
 - 3 Existing CT Cabinet
 - 4 Existing Main Disconnect
 - 5 Existing AC Sub-Panel
 - 6 New PV AC disconnect switch
 - 7 New PV System Meterbase
 - 8 New AC PV Combiner Sub-Panel
 - 9 New PV Inverter(s)
 - 10 New PV Roof Mount Array
 - 11 New PV Ground Mount Array
 - 12 New PV Circuit route
 - 13 New Energy Storage System(ESS)
 - 14 New ESS AC Backup Loads Panel
 - 15 New Battery Disconnect Switch
 - 16 N/A
 - 17 N/A

To whom it may concern in regards to the Historic District of Albany,

In regards to the tentative solar installation at 622 SW Walnut ST, Albany OR, 97321. We propose the 4.8kW solar system as pictured below. The solar system we propose is a temporary solution to solar's future availability of solar shingles. This is a temporary addition to the home to eliminate most of the customers electric bill to help improve the environment until solar shingles are made more available and more feasible. At the time of the availability of solar shingles the existing solar panels can be reused and recycled on a non historic district home or ground mount at another location. This is a temporary addition to the home that will not alter the historic home's appearance permanently. The Department of Energy Exclaims, "Solar energy can also improve air quality, reduce water use from energy production, and provide ecosystem services for host communities through carbon sequestration, pollination, and ground and stormwater management."

Criterion: There is no change in historic character, appearance, or material composition from the existing structure.

Facts: As we designed the solar system with the homeowner we experimented with all roof plains, with the compromise production we selected an array that occupies all the roofs that can not be seen from the road. Any part of the array that can be minimally seen from the road is very challenging due to the steep angles, degree of the roof, roof pitch, distance of vision, and sight of line.

Conclusion: Adding solar to non visible roof plains that don't face the street will cause the structure to more closely approximate its historic character and appearance, and will help the environment in doing so.

Criterion: 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.

Facts: The proposed alteration is temporary until the more inconspicuous solar shingles become more available and feasible to install. The solar installation is temporary and does not affect the structural integrity of the building that sits below.

Conclusion: The proposed alteration is temporary and does not alternate the original exterior building features.

Criterion: The proposed alteration is not visible from the street.

Facts: As we designed the solar system with the homeowner we experimented with all roof plains, with the compromise production we selected an array that occupies all the roofs that can not be seen from the road. There are many trees that block any partial view of the tentative array. Any part of the array that can be minimally seen from the road is very challenging due to the steep angles, degree of the roof, roof pitch, distance of vision, and sight of line.

Conclusion: Adding solar to non visible roof plains that don't face the street will cause the structure to more closely approximate its historic character and appearance, and will help the environment in doing so.





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

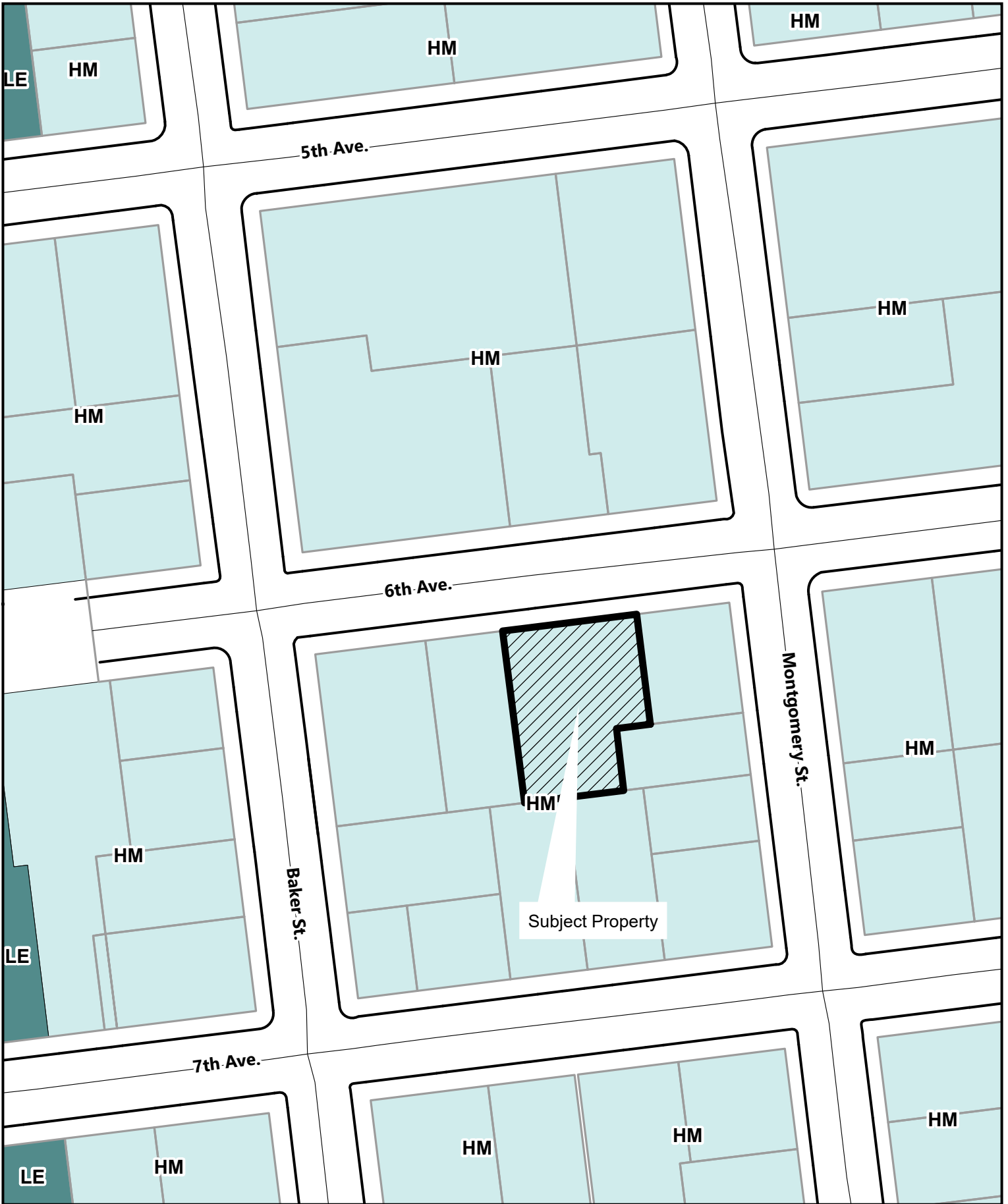
I move to approve the use of substitute materials as noted in the staff report for application planning file no. HI-22-24. This motion is based on the findings and conclusions in the October 31, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations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

Attachments

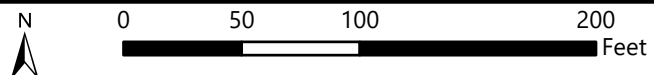
- A. Location Map
- B. Historic Resource Survey
- C. Land Use Findings
- D. Photos

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

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

PLAN TYPE/SHAPE: L-shaped	NO. OF STORIES: 2
FOUNDATION MAT.: Concrete	BASEMENT Y
ROOF FORM/MAT.: Gable	PORCH: Hipped, wraparound
STRUCTURAL FRAMING: Balloon	
PRIMARY WINDOW TYPE: Various forms	
EXTERIOR SURFACING MATERIALS: Drop siding	
DECORATIVE FEATURES: 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

LOCAL INVENTORY NO.: H.122

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

Report printe 02/22/200125

HISTORIC RESOURCE SURVEY -ALBANY HACKLEMAN HISTORIC DISTRICT -PAGE TWO

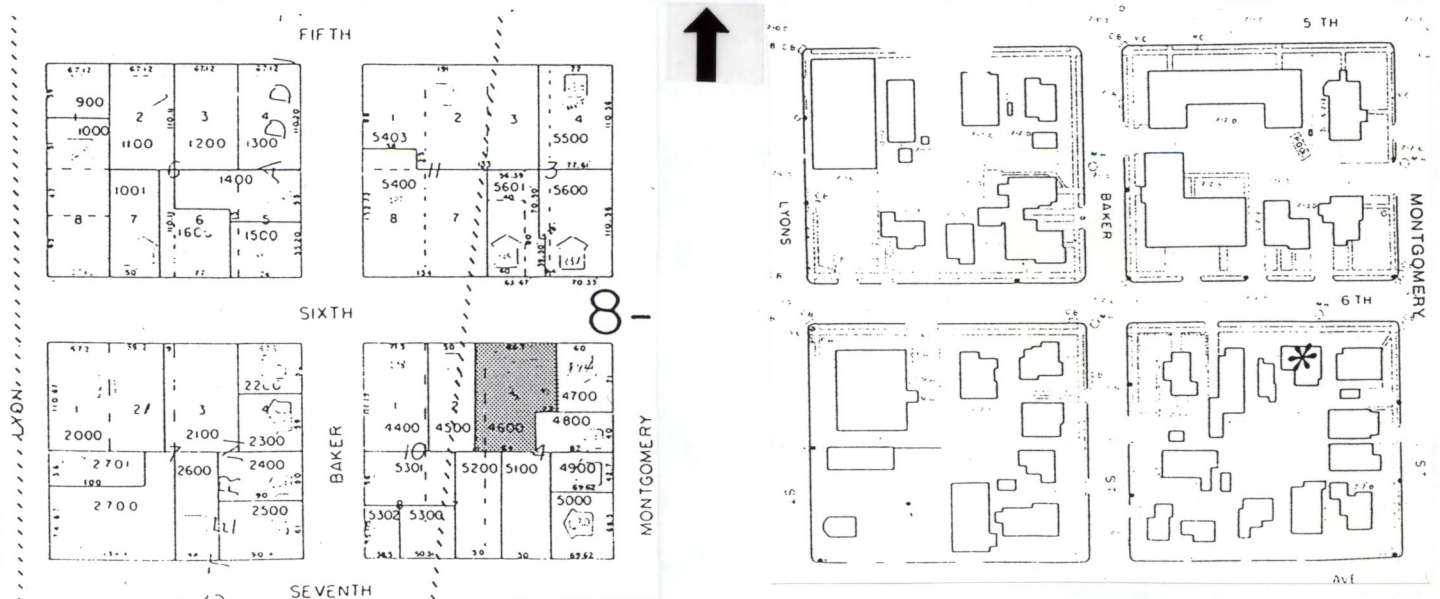
NAME: Samuel Gutierrez/Virginia Matland
ADDRESS: 230 Sixth Ave. SE
QUADRANGLE: Albany

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



NEGATIVE NO.: M-36

SLIDE NO.: H.122



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. 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

cd.cityofalbany.net



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.

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.

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?

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

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.

- 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)

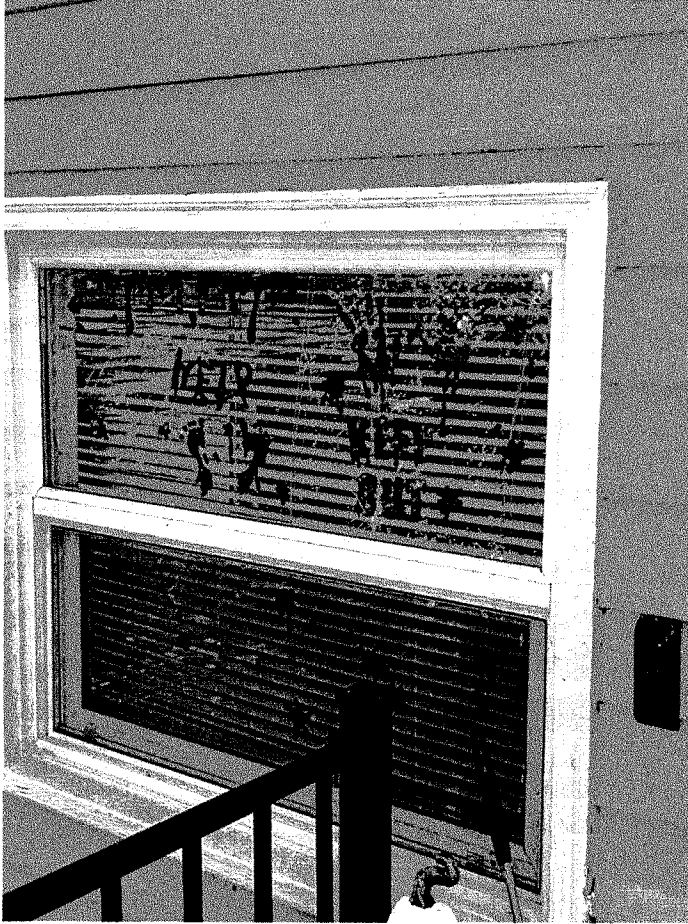
40 ½ x 34 ½ (Right window)

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