



COMMUNITY DEVELOPMENT

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

Notice of Decision

Historic Review of Use of Substitute Materials and Exterior Alterations

HI-13-24 & HI-14-24

August 12, 2024

Application Information

Type of Application:	Historic Review of Use of Substitute Materials for replacement of siding and Historic Review of Exterior Alterations to modify the roof line on the east side and changes to the size of window openings.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant	Ben Taskinen
Address/Location:	740 4th Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07AB-08700
Zoning:	Hackleman Monteith (HM)
Overlays:	Hackleman National Register Historic District

Decision

On August 7, 2024, the Albany Landmarks Commission **APPROVED WITH CONDITIONS** 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 or 541-791-0176. Staff report is available for review at 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: August 22, 2024

Approval Expiration Date (if not appealed): August 12, 2027

Conditions of Approval

Condition 1 Exterior Alterations – The proposed exterior alterations shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.

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- Condition 2 Use of Substitute Materials** – Proposed siding may not be wood grained.
- Condition 3 Use of Substitute Materials** – Support framing that is rotted or otherwise unfit for continued support shall be replaced in kind with new material.
- Condition 4 Use of Substitute Materials**– A vapor barrier shall be added to the interior surface of the exterior wall to prevent vapor transmission from the interior spaces.
- Condition 5 Use of Substitute Materials**–Where substitute siding is used, the walls shall be insulated and ventilated from the exterior to eliminate any interior condensation.
- Condition 6 Use of Substitute Materials**–Sheathing shall be applied to support the new siding material. Additional information shall be provided to staff prior to issuance of building permits.
- Condition 7 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.

Appeal Procedure

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 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.

Landmarks Commission Findings of Fact and Conclusions

Exterior Alteration Criteria (ADC 7.100-7.165)

Section 7.150 of the ADC, Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

- 1. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure; OR**
- 2. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

Findings of Fact

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

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

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Findings of Fact

- 2.1 Building Use (ADC 7.160(1)). The property is currently used as a single unit residential dwelling. The applicant does not propose any changes to the building's use. Based on these facts, this criterion is met.
- 2.2 Historic Character (ADC 7.160(2)). The structure was constructed in a Gothic Revival style, with alterations to the building including new siding, most windows replaced with sliding aluminum and the front porch deck and railing changed. The applicant states that he would like to install fiber cement siding in a style similar to the wood siding of a house across the street, change the roof pitch on the back of the house (visible from the east façade) to make the room usable, and replace the existing windows with vinyl windows that are a mix of sliding and single hung. Based on these facts, criterion ADC 7.160(2) is met.
- 2.3 Historic Record & Changes (ADC 7.160(3) and (4)). The structure was originally constructed in 1890, in a Gothic Revival style. The applicant proposes to replace the existing T-111 siding with fiber cement siding, change the roof pitch on the back of the house to make the room usable and replace the existing windows with vinyl windows that are a mix of sliding and single hung. The applicant proposes to use fiber cement siding with a similar profile to the wood siding of a house across the street. The applicant also proposes the roof pitch change in order to make a room in the house a functional space. Based on these facts, criterion ADC 7.160(3 and 4) are met.

- 2.4 Distinctive characteristics (ADC 7.160(5)). There are no inventoried distinctive historic features listed in the Historic Inventory Survey.
- 2.5 Deteriorated Features (ADC 7.160(6)). The applicant states that all historic features that can be repaired will be repaired. When an element or material requires replacement, the new element will match historic intent in design, color, texture, and other visual qualities and where possible, materially. Use of substitute materials is addressed below. Based on these facts, criterion ADC 7.160(6) is met.
- 2.6 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant states they will not use chemical or physical treatments. Based on this, the criterion is met.
- 2.7 Significant Archaeological Resources (ADC 7.160(8)). The applicant states there are no known archeological resources located at or near this site. Based on these facts, this criterion appears to be met.
- 2.8 Historic Materials (ADC 7.160(9)). The house has been heavily modified over the years, with the windows and siding already being replaced once before. The applicant is proposing to replace the non-historic T-111 siding with fiber cement siding that more closely approximates the type of siding found in the surrounding area. The applicant also proposes to change the roof pitch on the back side of the house in order to make the room functional. The proposed roof change would not adversely affect historic materials on the property. Lastly, the applicant is proposing to replace the existing vinyl windows with new vinyl windows that are a mix of sliding and single hung. Based on these facts, this criterion is met.
- 2.9 New Additions (ADC 7.160(10)). The applicant is not proposing any new construction. Based on these facts, this criterion is met.

Conclusions

- 2.1 The proposed exterior alterations will restore deteriorated and/or missing character-defining features on the front façade.
- 2.2 The rear roof alteration is compatible with the historic characteristics of the surrounding area, and the existing structure.
- 2.3 The replacement windows proposed are more in keeping with the style of the home than the previous sliding windows.
- 2.4 The proposed siding alterations will cause the structure to more closely approximate the original historic character of the area satisfying ADC 7.150(2) and is consistent with the Secretary of the Interior's Standards in ADC 7.160.
- 2.5 The proposed rear roof alteration and replacement windows are compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features, satisfying ADC 7.150(2) and is consistent with the Secretary of the Interior's Standards in ADC 7.160.

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

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

Eligibility for the Use of Substitute Materials (ADC 7.200)

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

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

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

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

The applicant proposes to replace wood elements (such as siding and trim) that are not salvageable. The applicant is also proposing fiber cement siding to replace the wood lap siding on the front and rear façade.

Findings of Fact

- 1.1 Eligibility. The subject building is rated as a Historic Contributing resource in the Hackleman National Register Historic District. The structure has been heavily altered, with T-111 siding being added to the house at a later date. The applicant proposes to replace the T-111 siding with fiber cement siding to resemble siding on houses across the road.
- 1.2 Existing Conditions. The applicant states that the T-111 siding that was on the house was in poor shape.
- 1.3 Substitute Materials. The applicant proposes to replace wood elements (such as trim and siding) that are not salvageable with fiber-cement siding.

Conclusions

- 1.1 The building is rated as a Historic Contributing resource in the Monteith National Historic District and is therefore not eligible for review under the first threshold in ADC 7.200.
- 1.2 The applicant would like to replace the non-historic T-111 siding with fiber cement siding that more closely resembles siding on houses across the street. There is no known evidence of the siding that was on the house prior to the T-111.
- 1.3 The Commission finds that the T-111 siding is not historic in nature, in poor condition, and attempting to source historically accurate material would be cost prohibitive.

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

Criterion 1

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

Findings of Fact

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

Conclusions

- 1.1 The Commission finds that based on the style of the house, vertically installed siding would not have been original to the home, therefore the new siding is permitted to be installed in a horizontal manner.
- 1.2 As proposed, this criterion has been satisfied.

Criterion 2

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

Findings of Fact and Conclusions

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

Criterion 3

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

Findings of Fact

- 3.1 The applicant states that a fiber cement siding is proposed. The Commission voted to include a condition of approval prohibiting the use of hardiplank siding that is wood grained.

Conclusions

- 3.1 The proposed material will be a smooth finish painted in a color appropriate to the historic character of the building.
- 3.2 This criterion has been satisfied with conditions of approval.

Criterion 4

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

Findings of Fact and Conclusions

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

Criterion 5

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

Findings of Fact and Conclusions

- 5.1 The applicant states that there are no remaining historic siding, trim, or wood windows on the house.
- 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.

Criteria 7 - 14

For the application of substitute siding and trim only:

Criterion 7

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

Findings of Fact and Conclusions

- 7.1 The contractor will replace any unfit supporting framing with new material.
- 7.2 This criterion is satisfied through a condition of approval.

Criterion 8

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

Findings of Fact and Conclusions

- 8.1 The contractor will install a vapor barrier as necessary to comply with this criterion.
- 8.2 This criterion is satisfied through a condition of approval.

Criterion 9

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

Findings of Fact and Conclusions

- 9.1 The applicant states they will comply with this criterion as applicable.
- 9.2 This criterion is satisfied through a condition of approval.

Criterion 10

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

Findings of Fact and Conclusions

- 10.1 The applicant states they shall comply with this criterion as applicable.
- 10.2 This criterion is satisfied through a condition of approval.

Criterion 11

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

Findings of Fact and Conclusions

- 11.1 The applicant states they shall comply with this criterion as applicable. The proposed renderings show that the siding is placed in the same direction as the historic siding.
- 11.2 This criterion is satisfied.

Criterion 12

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

Findings of Fact and Conclusions

- 12.1 The applicant states that the new trim will be installed in a manner to discourage moisture infiltration and deterioration.
- 12.2 This criterion is met.

Criterion 13

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

Findings of Fact and Conclusions

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

Criterion 14

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

Findings of Fact and Conclusions

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

Additional Comments

Friends of Historic Albany (FOHA) submitted comments to the record stating that the applicant should clarify the style of siding that is proposed to be installed. FOHA also commented that there is insufficient information regarding the change in roof pitch and “slight adjustments” to the windows, and that without further details it is unclear how a decision could be made.

The applicant brought in an example of hardiplank with a four-inch reveal, which the Commission finds is appropriate for the home. In regard to the windows and the change in roof pitch, the applicant provided further information regarding the proposed replacement windows, which will be a mix of sliding and single-hung, and it was found that based on the lack of information regarding the previous windows that were present in the house that the replacement windows were in keeping with the style of the previous replacement windows. The Commission also notes that this project was a difficult undertaking for the applicant due to the lack of the historic evidence regarding details of the house such as original siding, window size and style, and decorative features. Overall, the project is more in line with the Gothic Revival style of the house and more compatible with the surrounding area.

Attachments

- A. Location Map

Information for the Applicant

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.

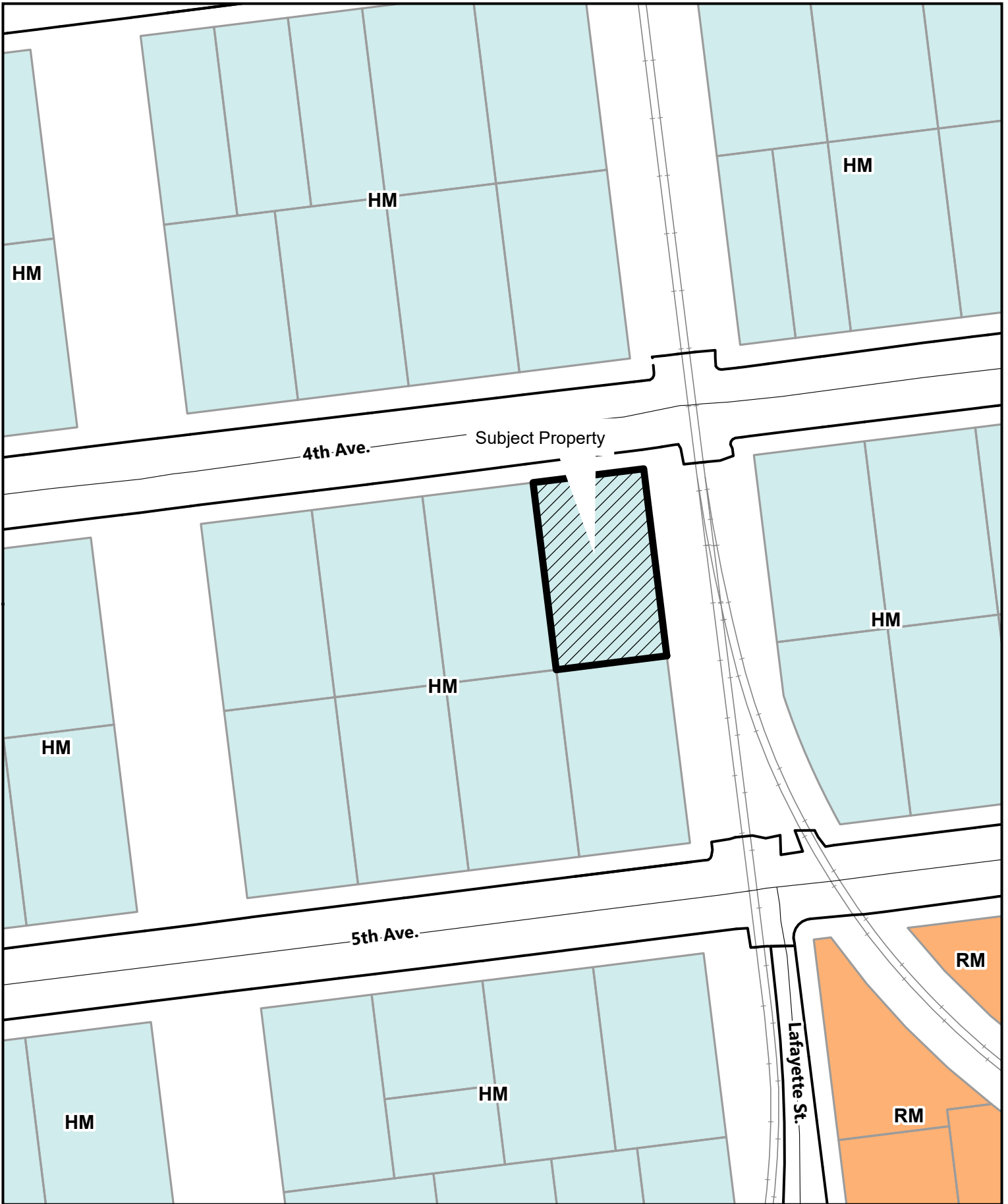
Building

Permits

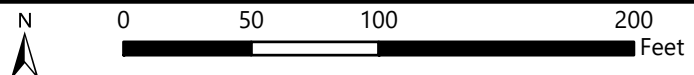
1. The proposed project may require permits that will need to be applied for at www.albanyoregon.gov/permits. For questions about permitting requirements, please email cd.customerservice@albanyoregon.gov.

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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740 4th Ave SE

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

Location Map