



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

HI-22-24

November 13, 2024

Application Information

Type of Application:	Historic Review of Use of Substitute Materials for replacement of windows.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant	AHTB Holdings/Alfred Holman, PO Box 1896, Albany, OR 97321
Address/Location:	230 6th Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07BA-04600
Zoning:	Hackleman Monteith (HM)
Overlays:	Hackleman National Register Historic District

Decision

On November 7, 2024, 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 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: November 27, 2024
Approval Expiration Date (if not appealed): November 13, 2027

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 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.

albanyoregon.gov/cd



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.

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 structure is rated as Historic Non-Contributing in the Hackleman Historic District.
- 1.2 Existing Conditions. The applicant states that vinyl windows were installed prior to property purchase in 2023 and that the windows under review were installed as a like for like replacement.
- 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 Hackleman 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 siding, 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. Based on the lack of information available, the Commission determined that the proposed windows are a close approximation of the previous windows as no additional widening of the openings was needed.

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 and Conclusions

- 6.1 The residential structure does not have any historic brick, stone, stucco, or other masonry surfaces.
- 6.2 Based on this fact, this criterion is satisfied.

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.

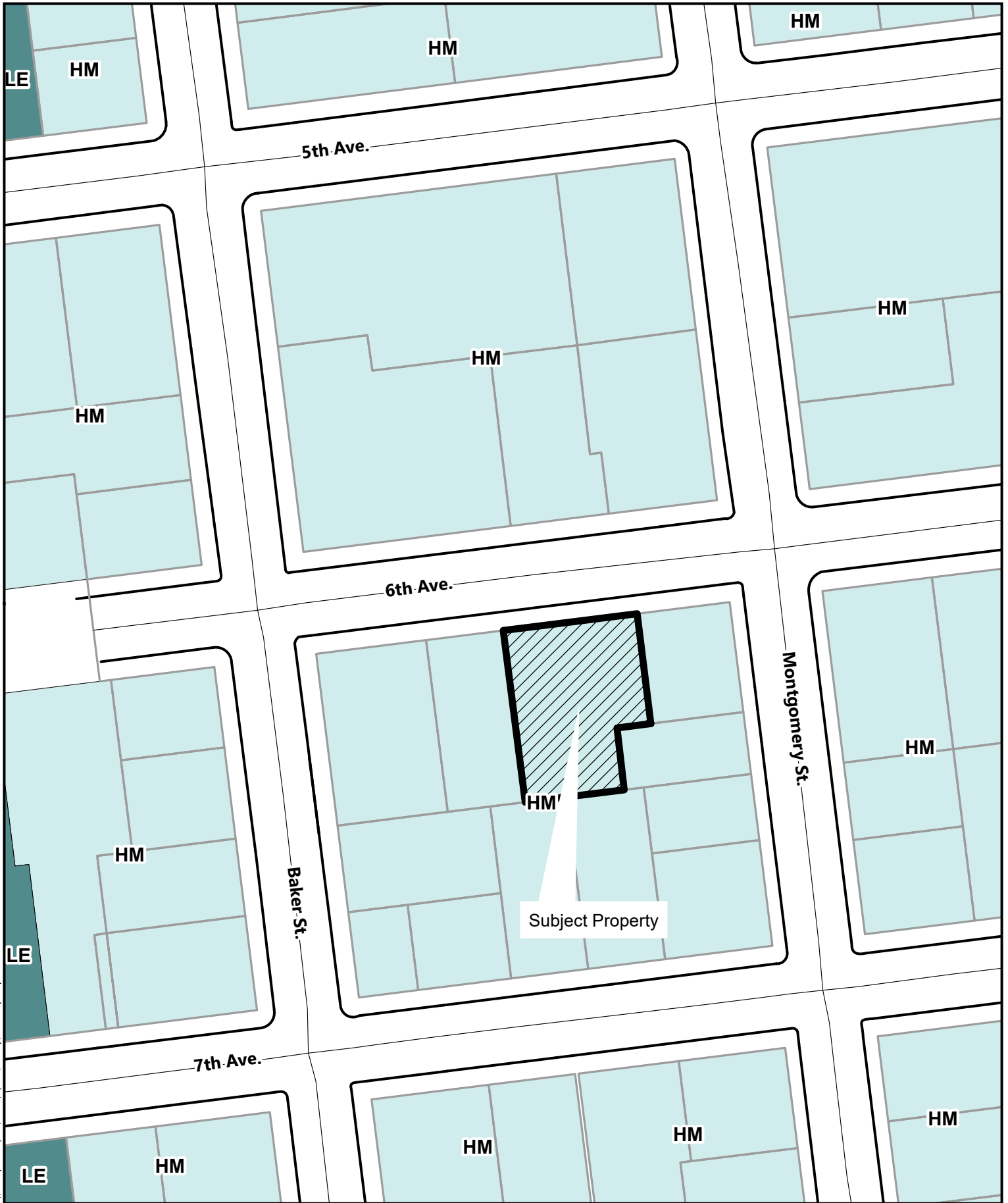
Building

Permits

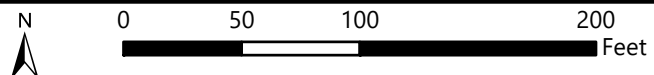
1. The proposed project may require permits that will need to be applied for at www.albanyoregon.gov/permits. For questions about permitting requirements, please email cd.customerservice@albanyoregon.gov.

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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230 6th Ave SE

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

Location Map