



## COMMUNITY DEVELOPMENT

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

# Staff Report

## Historic Review of Exterior Alterations and Substitute Materials

HI-25-24

January 8, 2025

### Summary

This staff report evaluates a Historic Review of Substitute Materials and Exterior Alterations for a residential structure on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant proposes a like for like replacement of the porch frame and decking, as well as a replacement of seven wooden porch columns with fiberglass columns in the same proportions, but slightly different turning profile.

### Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner:	Tom Klaus, 910 6th Avenue SW; Albany, OR 97321
Applicant/Contractor:	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:	Historic Monteith (HM) District (Montieth National Register Historic District)
Total Land Area:	7,260 square feet
Existing Land Use:	Single Unit Residence
Neighborhood:	Central Albany
Surrounding Zoning:	North: Hackleman Montieth (HM), Elm Street (ES) East: HM South: HM, ES West: ES
Surrounding Uses:	North: Single Unit Residences, Medical Office East: Single Unit Residences South: Single Unit Residences, Parking Garage, Medical Offices, Church West: Single Unit Residences, Hospital, Medical Offices & Care Facilities
Prior History:	<b>HI-24-24</b> – Application for Historic Review of Exterior Alterations to install solar panels on the south and west facing roof. <b>HI-12-97</b> - Application for Historic Review of Exterior Alterations to alter the porch on a home located at 910 6th Avenue SW.

### Notice Information

On December 24, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On January 3, 2025, notice of public hearing was also posted on the subject site. As of January 8, 2025, no comments have 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.

- a. **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**
- b. **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 may determine if this criterion is met based on further evidence and testimony submitted.
- 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 archaeological 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 may determine if this criterion is met based on further evidence and testimony submitted.
- 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,

## 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 seven wooden columns that are deteriorated with fiberglass columns of the same proportion, but slightly different turning profile.

## Findings of Fact

- 3.1 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.
- 3.2 Substitute Materials. The applicant proposes to replace the columns with fiberglass columns with a round Tuscan Cap and a round Tuscan base.

## Conclusions

- 3.1 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.
- 3.2 The applicant states that wood elements that are damaged due to rot will be replaced with fiberglass columns of similar proportions.
- 3.3 Based on the above analysis, staff recommends additional information regarding the cost prohibitive nature of non-substitute materials and additional evidence of the damaged nature of the wood frames and sashes. The applicant shall have an opportunity to expand on their eligibility at the hearing.

## 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 has the discretion to determine if this proposed column generally approximates the appearance of the previous column.

## Conclusions

- 1.1 New columns are proposed to match the general appearance of the existing columns.
- 1.2 The Commission may 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 Based on the plans, all installed materials can be removed and replaced later if needed without considerable damage to the structure.
- 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.

## Summary – Substitute Materials

The applicant proposes to replace seven existing wooden columns with fiberglass columns that generally match the profile and details of the previous columns.

## Overall Conclusions

The applicant proposes a like for like replacement of the porch frame and decking, as well as a replacement of seven wooden porch columns with fiberglass columns in the same proportions, but slightly different turning profile.

Staff finds all applicable criteria are met for the exterior alterations and use of substitute materials but encourages additional information regarding eligibility be provided by the applicant at the hearing.

## Options and Recommendations

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

Option 1: Approve the requests as proposed;

Option 2: Approve the requests with conditions of approval;

Option 3: Approve the Exterior Alteration request but deny the Use of Substitute Materials;

Option 4: Approve the Use of Substitute Materials but deny the Exterior Alteration; or

Option 5: Deny the requests.

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

## Motion

*I move to approve the exterior alterations and use of substitute materials including conditions of approval as noted in the staff report for application planning file no. HI-25-24. This motion is based on the findings and conclusions in the January 8, 2025, 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. 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

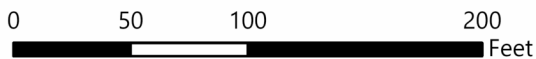
- A.     Location Map
- B.     Historic Resource Survey
- C.     Applicant's Submittal

## Acronyms

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



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Date: 12/20/2024 Map Source:

**910 6th Ave SW**

Location Map

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

Attachment B.1

COUNTY: Linn

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<b>HISTORIC NAME:</b> None	<b>ORIGINAL USE:</b> Residence
<b>COMMON NAME:</b> None	<b>CURRENT USE:</b> Residence
<b>ADDRESS:</b> 910 6th Ave. SW	<b>CONDITION:</b> Fair
<b>ADDITIONAL ADDRESS:</b> NONE	<b>INTEGRITY:</b> Fair <b>MOVED?</b> N
<b>CITY:</b> Albany	<b>DATE OF CONSTRUCTION:</b> c.1900
<b>OWNER:</b> Daine L. Anderson	<b>THEME</b> 20th Century Architecture
<b>CATAGORY:</b> Building	<b>STYLE:</b> Queen Anne/Vernacular
<b>LOCATION</b> Monteith Historic District	<b>ARCHITECT</b> UNKNOWN
<b>MAP NO:</b> 11S04W12AA <b>TAX LOT:</b> 09600	<b>BUILDER:</b> UNKNOWN
<b>BLOCK:</b> 42 <b>LOT</b> N/A	<b>QUADRANGLE</b> Albany <b>ASSESSMENT:</b> N
<b>ADDITION NAME:</b> Original Platt	<b>ORIGINAL RATING:</b> Secondary
<b>PIN NO:</b> 11S04W12AA09600 <b>ZONING</b> HM	<b>CURRENT RATING:</b> Historic Contributing

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<b>PLAN TYPE/SHAPE:</b> Irregular	<b>NO. OF STORIES:</b> 1
<b>FOUNDATION MAT.:</b> Brick	<b>BASEMENT</b> Y
<b>ROOF FORM/MAT.:</b> Hipped and gables	<b>PORCH:</b> Recessed

**STRUCTURAL FRAMING:** Balloon

**PRIMARY WINDOW TYPE:** 1/1 double hung

**EXTERIOR SURFACING MATERIALS:** Aluminum siding

**DECORATIVE FEATURES:**

Pedimented gable in W. wing, gable wall dormer on E. side, Tuscan columns on front porch, panels in porch frieze

**EXTERIOR ALTERATIONS/ADDITIONS:**

Aluminum siding  
Rehab store front areas of the circa 1925 Meaders Automotive building

**NOTEWORTHY LANDSCAPE FEATURES:**

None

**ADDITIONAL INFO:**

None

**INTERIOR FEATURES:**

None

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**LOCAL INVENTORY NO.:** M.104

**SHPO INVENTORY NO.:** None

**CASE FILE NUMBER:** HI-12-97



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

NAME: Robert Edgar/Mary Cornish  
ADDRESS: 910 Sixth Ave. S.W.  
QUADRANGLE: Albany

T/R/S: T11-R4W-S12  
MAP NO.:11-4W-12AA  
TAX LOT: 9600

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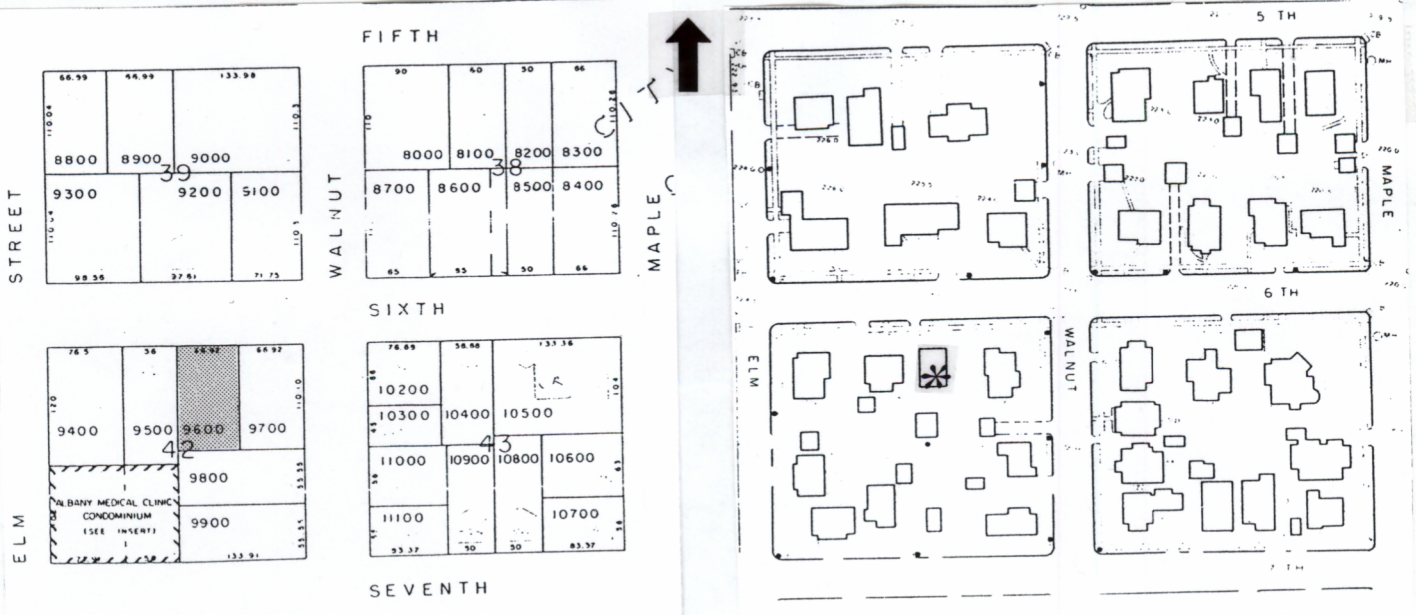


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NEGATIVE NO.: G-23

SLIDE NO.: MS.104

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

FYI

AUGUST 18, 1997

MS. ROSALIND KEENEY  
CITY OF ALBANY BUILDING AND PLANNING  
ALBANY, OR 97321

RE: 910 6TH AVE SW, ALBANY, OR

DEAR MS. KEENEY:

THIS IS TO NOTIFY YOU THAT I HAVE BEEN INFORMED BY MY GENERAL CONTRACTOR, GREG NORLANDER, THAT MY HOME IN THE MONTIETH DISTRICT IS CATEGORIZED AS "ALTERED HISTORICAL" AND THAT I HAVE THE OPTION OF BYPASSING THE HISTORICAL GUIDELINES FOR ALTERATION/RENOVATION IF I SO CHOOSE FOR MY PORCH ADDITION.

AFTER CAREFUL CONSIDERATION, I DO ELECT TO BYPASS THIS PROCESS AND WISH TO PROCEED DIRECTLY TO BUILDING AND PLANNING FOR CONVENTIONAL PERMITS THROUGH MY BUILDER.

I HAVE ALSO BEEN MADE AWARE THAT IF I SO CHOOSE TO REGISTER MY HOME IN THE FUTURE THE BUILDING PROJECT THAT I AM UNDERTAKING IN AT THIS TIME WILL BE CLOSELY SCRUTINIZED AND MAY HAVE TO BE ALTERED IF IT IS NOT IN COMPLIANCE WITH THE SECRETARY OF INTERIORS GUIDELINES FOR RESTORATION/ALTERATION.

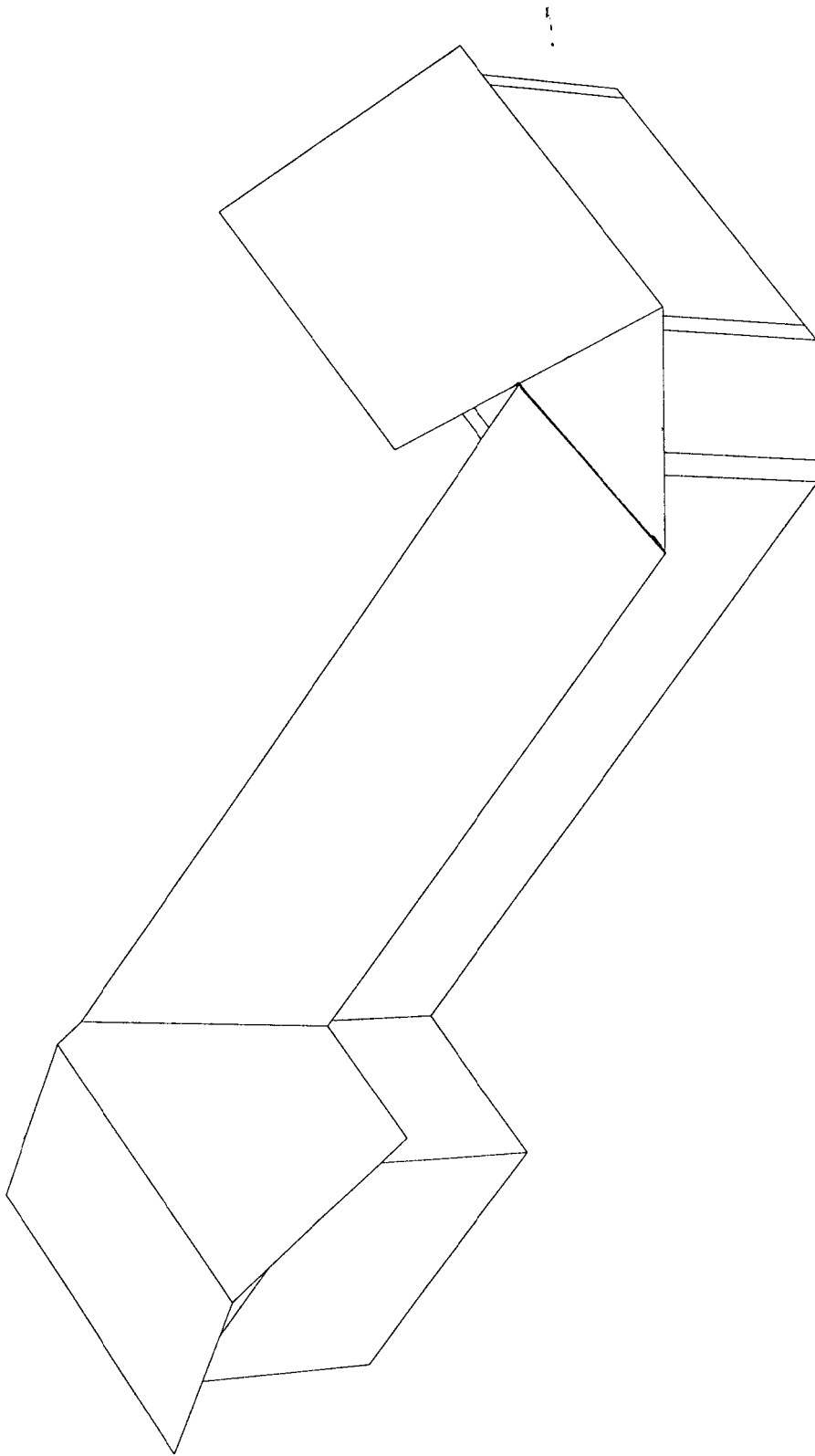
THANK YOU IN ADVANCE FOR YOUR ATTENTION TO THIS MATTER.

SINCERELY,



DIANE ANDERSON  
910 6TH AVE SW  
ALBANY, OR 97321

CC. GREG NORLANDER



JOB DIANE	DATE 8 - 15 - 97	APPROVED	SCALE .184" = 1'	SHEET OF
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## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING &amp; PLANNING 541-917-7550

# Historic Review of Exterior Alterations

## Checklist and Review Criteria

### INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (*subject to change every July 1*): staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net). Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

### HISTORIC REVIEW OF EXTERIOR ALTERATIONS SUBMITTAL CHECKLIST:

**PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**

**PROPERTY AND PROJECT INFORMATION.**

Submit the following information (separately or on 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. Year Built: 1900 Architectural Style(s): Queen Anne / Vernacular

4. Years of exterior alterations, if any: \_\_\_\_\_

5. Please describe the proposed alteration(s) and the purpose of the alterations: \_\_\_\_\_

- Like-for-like replacement of approx. 312 sq ft front/side porch; frame to be pressure treated  
- lumber, decking to be vertical grain douglas fir porch decking installed as existing. No  
- change in footprint or layout from existing structure.

**PHOTOGRAPHS.** Provide photographs that show the current condition of the area you intend to alter.

**CONSTRUCTION PLANS/ELEVATION DRAWINGS.** Provide construction plans, architectural drawings or schematics showing detailed building elevations and exterior plans, and dimensions of all altered or new elements, including foundation, windows, and the setbacks to the property lines, materials proposed, profile/design, etc. If construction plans or drawings are not applicable to your project, then submit an accurate alteration description, including photographs, or other information that describes the project.

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## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING &amp; PLANNING 541-917-7550

# Historic Review of Substitute Materials

## Checklist and Review Criteria

### INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (*subject to change every July 1*); staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net). Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

### REQUIRED ATTACHMENTS AND CHECKLIST:

- PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**
- HISTORIC INFORMATION.** Provide a copy of the historic information about the building and proposed project below.
- WRITTEN DESCRIPTION/DRAWINGS.** Detail where the substitute material is proposed, the type of substitute materials, proposed dimensions, and proposed methods of application of substitute materials and preservation of the original materials and architectural elements.
- PHOTOGRAPHS.** Please submit any photos that clearly show the current condition of the area intended to be altered by the application of substitute materials.
- PEST AND DRY ROT INSPECTION REPORT.** The City may require a pest and dry rot inspection and a report assessing the structure's condition.
- REVIEW CRITERIA RESPONSES.** On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the review criteria found on pages 2 & 3.
- HISTORIC PROPERTY INFORMATION & PROJECT DESCRIPTION**  
Submit the following information (separately or submit this page):

1. Historic District:

- Monteith    Hackleman    Downtown    Local Historic    Commercial/Airport

2. Historic rating:

- Historic Contributing    Historic Non-Contributing    Non-Historic (post 1945)

3. House Architectural Style(s): Queen Anne / vernacular4. Construction Date: c. 1900

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5. Please explain in detail what original features (siding, windows, trim, etc.) are proposed to be replaced. For windows, measurements are needed for each window proposed to be replaced. At least one photograph of each window is required to show the condition of all window parts.

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(7) existing wood porch columns are proposed to be replaced with fiberglass columns in the same proportions and a very similar turning profile as the existing.

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6. **Proposed materials and application methods.** Include dimensions and design details for each new window. (Note: new windows must match the style and profile of the original windows. For example, a single-pane sash must be replaced with a single-pane sash; a six-pane sash must be replaced with a six-pane sash.)
7. How will the original materials and architectural features/elements be preserved?

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The surrounding porch railing will be temporarily removed for the replacement of the columns and will be reinstalled as existing. All other existing surrounding materials will remain unchanged and the architectural features will be preserved as the replacement columns will retain the same proportions and a very similar turning profile as the existing.

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- REVIEW CRITERIA RESPONSES.** On a **separate page** please prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria (ADC 7.200 and 7.210). Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact on page 3.)

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

1. The building or structure is rated historic non-contributing OR, in the case of historic contributing buildings or structures, the existing siding, windows, or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

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

Design and Application Criteria for Substitute Materials. For buildings or structures rated historic contributing or historic non-contributing, the application for the use of substitute materials on siding, windows or trim must follow these guidelines:

1. The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows, or trim.
2. Substitute siding, windows, and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

## Historic Review of Exterior Alterations

910 6<sup>th</sup> Ave SW, Albany, OR 97321

### Review Criteria Response

11/14/24

**Criterion:** 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.

**Facts:** The Inventory of Historic Properties indicates that the house was constructed c.1900 and the style is Queen Anne. The noted decorative features relative to the porch are the vertical grain douglas fir porch decking, the stylized rails, and the turned porch columns.

This application proposes a like-for-like replacement of the eastern and southern-most sections of the porch frame and douglas fir porch decking. There will be no change in footprint or layout of the porch. (See attached drawings.)

**Conclusion:** This like-for-like replacement will maintain the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

## Historic Review of Substitute Materials

910 6<sup>th</sup> Ave SW, Albany, OR 97321

### Review Criteria Response

11/14/24

**Criterion:** The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, and architectural features. The proposed substitute materials will approximate in placement, profile, size, proportion, and general appearance the existing porch columns.

**Facts:** The Inventory of Historic Properties indicates that the house was constructed c.1900 and the style is Queen Anne. The noted decorative features relative to the porch are the turned porch columns.

This application proposes a replacement of seven existing rotten wood columns on the eastern and southern-most sections of the porch. These would be replaced with fiberglass columns in the same proportions and a very similar turning profile as the existing, with the existing stylized rails reinstalled.

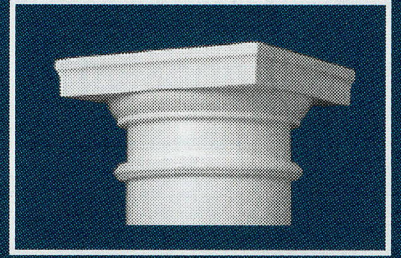
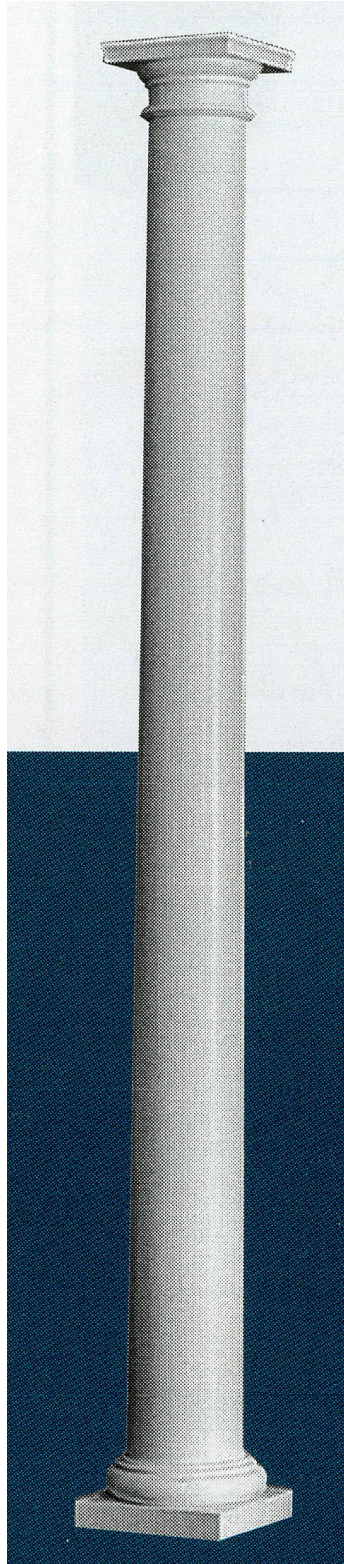
**Conclusion:** This porch column replacement will maintain the historic characteristics of the area and with the existing structure in massing, size, scale, and architectural features.



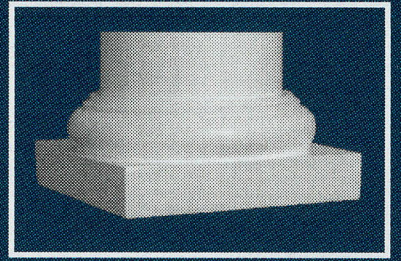
**Existing**



**Proposed Replacement**



Tuscan Cap (Round)



Tuscan Base Poly/Fiberglass  
(Round)




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Approx.  
4'-0"

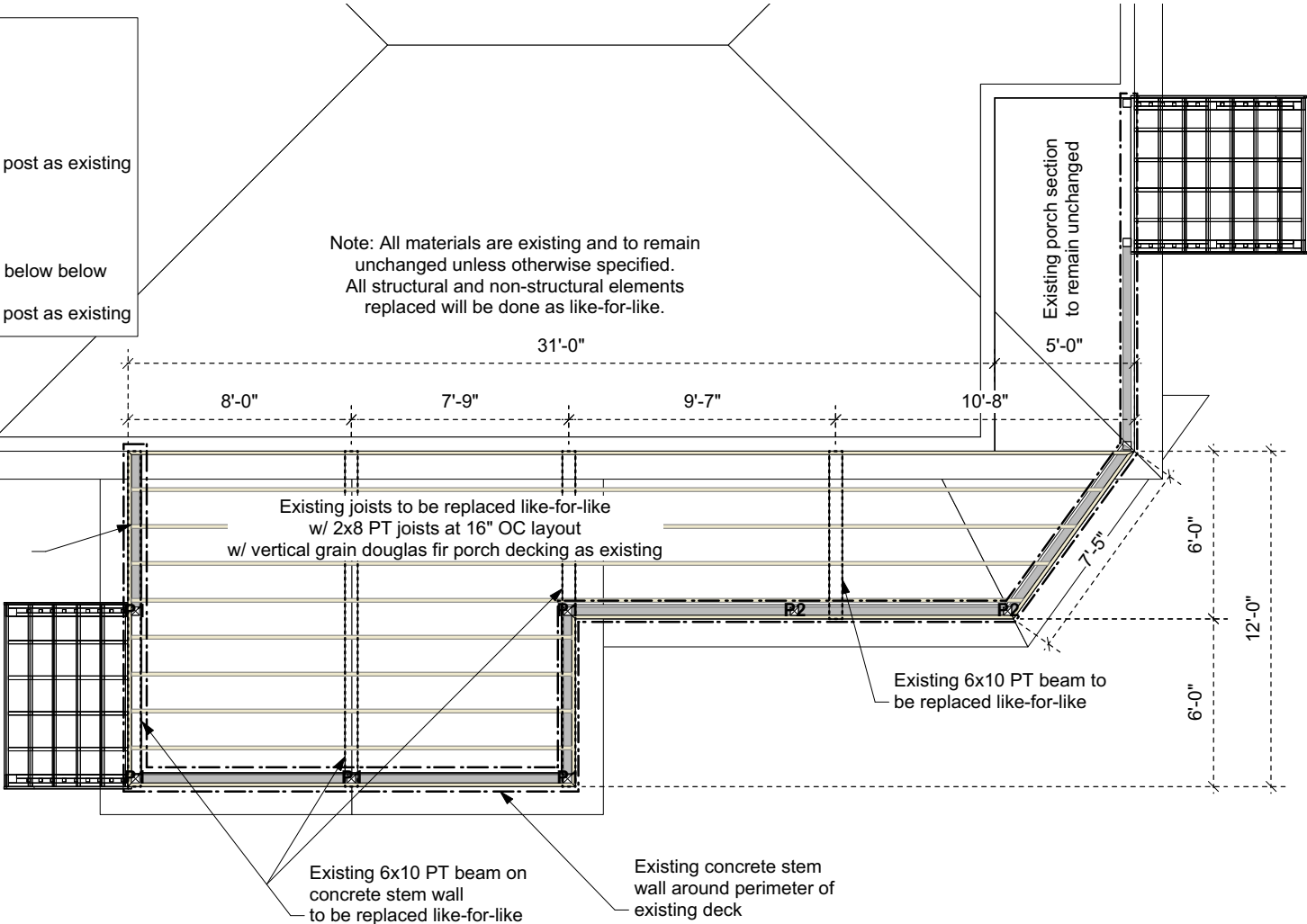
	General Contractor TnT Builders Inc 620 Queen Ave. SW Albany, OR 97322 CCB #105770	Project Title Klaus Porch Modification 910 6th Ave SW Albany, OR 97321	Project Manager Brent Mosser	Drawing Title Elevation View
			Date November 7, 2024	Scale (not to scale)
			Phone (541) 926-3117	


Attachment C.11

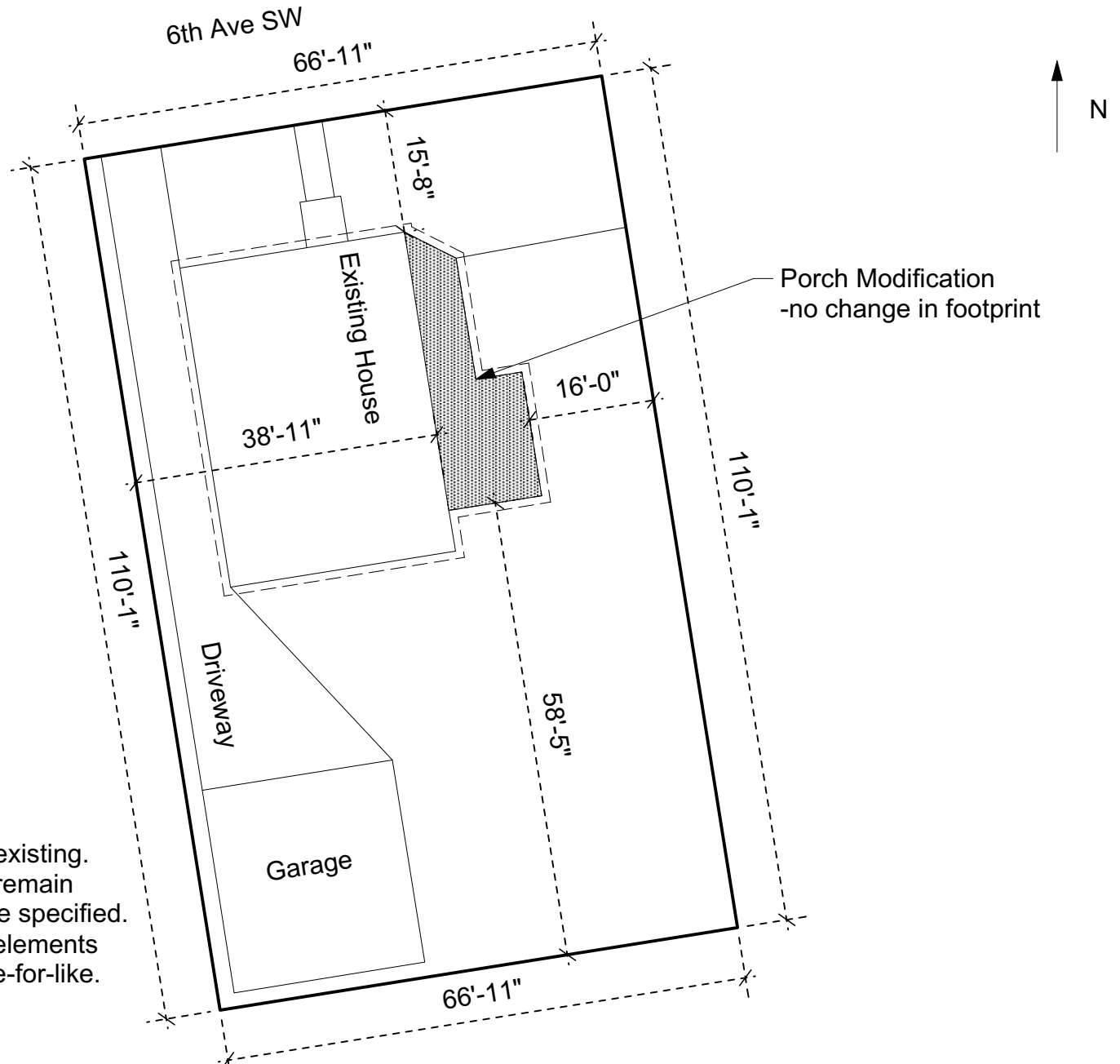
Note:  
**"P1"** - Existing 4x4 PT post to be replaced like-for-like w/ AC4Z at deck beam below and cover beam above w/ fiberglass column surrounding post as existing

Note:  
**"P2"** - Existing 4x4 PT post to be replaced like-for-like w/ ABA44Z at concrete stem wall below below w/ AC4Z at cover beam above w/ fiberglass column surrounding post as existing


Note: All materials are existing and to remain unchanged unless otherwise specified. All structural and non-structural elements replaced will be done as like-for-like.



 <p>TnT Builders deck and patio cover experts</p>	General Contractor	Project Title	Project Manager	Drawing Title
	TnT Builders Inc 620 Queen Ave. SW Albany, OR 97322 CCB #105770	Klaus Porch Modification 910 6th Ave SW Albany, OR 97321	Brent Mosser	Framing Plan
			Date November 4, 2024	Scale 1/4" = 1'
			Phone (541) 926-3117	



Note: No change in footprint from existing.  
 All materials are existing and to remain unchanged unless otherwise specified.  
 All structural and non-structural elements replaced will be done as like-for-like.

	General Contractor TnT Builders Inc 620 Queen Ave. SW Albany, OR 97322 CCB #105770	Project Title Klaus Porch Modification 910 6th Ave SW Albany, OR 97321	Project Manager Brent Mosser	Drawing Title Site Plan
			Date November 7, 2024	Scale 1" = 20'
			Phone (541) 926-3117	