



LANDMARKS COMMISSION

AGENDA

Wednesday, August 6, 2025

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

- July 2, 2025 [Pages 3-4]

4. Public Comment

5. Scheduled Business

A. (Continuance) HI-05-25, Type III – Quasi-Judicial Process [Pages 5-51]

Summary: Historic Review of Exterior Alterations to enclose a rear area of house and move rear door to align with the rear east wall and Historic Review of Substitute Materials for the replacement of three windows and the aluminum siding of the building located at 244 6th Avenue SE. (Project Planner – Alyssa Schrems alyssa.schrems@albanyoregon.gov)

Persons wanting to provide testimony 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.*

albanyoregon.gov/cd



3- *Appear in person at the meeting and register to speak.*

6. Business from the Commission
7. Staff Updates
8. Next Meeting Date: September 3, 2025
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

July 2, 2025

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, Chad Robinson, Cathy Winterrowd, Richard Engeman, Rayne Legras, Mason Cox, Jim Jansen

Members absent: None

Approval of Minutes for May 7, 2025

Commissioner Settlemier motioned to approve the minutes for May 7, 2025. Commissioner Winterrowd seconded the motion. All voted in favor 7-0. Motion passed.

Business from the Public

6:02 p.m.

Albany Downtown Association, Executive Director, Lise Grato gave a downtown update highlighting that ADA was awarded the Oregon Main Street Revitalization Grant in the amount of \$400,000. They will partner with Albany Civic Theatre and the McAlphin's Confectionary Building for rehabilitation and interior repairs.

Albany Visitors Association, Historic Resources Visitor Services Coordinator, Lonna Capaci gave an update and thanked Alyssa Schrems for her support in helping them secure the Oregon Heritage All-Star Community Grant funding that played a pivotal role in expanding two meaningful projects that will make programs more inclusive, accessible and visible connecting people with local history, preserving the past and enhancing quality of life.

Public Hearing Type III Quasi-Judicial Process File No. HI-06-25:

Historic Review of Exterior Alterations for installation of rooftop solar panels at a historic-contributing building located at 326 6th Avenue SW.

Chair Robinson called the public hearing to order at 6:13 p.m.

Commission Declarations

No members declared any Conflict of Interest or Ex-Parte contact.

Commissioners Winterrowd, Settlemier, Cox, Engeman, Robinson and Jansen did a site visit. Commissioner Legras did not.

No members abstained from the deliberation and there were no challenges to participate.

David Martineau read the hearing procedures.

Staff Report

6:14 p.m.

Planner II Alyssa Schrems presented the staff report for planning file no. HI-06-25 sharing slides*. The home is Historic-Contributing, Schrems noted the Review Criteria used. She reviewed Conditions of Approval and the Decision Options for the Commission.

Applicant Testimony

6:17 p.m.

July 2, 2025

Dustan Johnson testified noted he had received the email comment, but wanted to assure the Commission that during his ownership of the property they have worked diligently to maintain its historic integrity. He noted that their plan includes choosing colors for the panels to create the least amount of contrast visually. He didn't believe it would detract materially from the architectural integrity. He went on to note driving east to west on 6th the panels won't be visible nor visible from anyone standing on the street in front. They are also getting a new roof to support the application of panels.

Commission Questions

Commissioner Settlemier asked about the color and whether the panels will be flush with the roof or tilted. Johnson replied they will be dark and flush with the roof.

Commissioner Jansen asked whether the panels had lines and the installers. Johnson shared it was Ion Solar.

Public Testimony

None.

Procedural Questions

None.

Chair Robinson called the public hearing closed at 6:24 p.m.

Commissioners had no further deliberations.

Motion: Commissioner Legras motioned to approve the exterior alterations including the conditions of approval as noted in the staff report for application planning file HI-06-25. This motion is based on the findings and conclusions in the June 25, 2025 staff report and findings in support of the application made by the Landmarks Commission during deliberations in this matter. Commissioner Settlemier seconded the motion, which passed 7-0.

Business from the Commission

6:26 p.m.

Commissioner Settlemier reminded members about the homes tour on July 26, 2025.

Commissioner Engeman wanted to point out that the Carnegie Library is closed on Saturdays during the summer. To alleviate that the Albany Public Library Foundation is funding four Saturdays of art and music primarily aimed at children but open to all.

Staff Updates

Schrems announced that Monday, July 7, 2025, will be a Joint meeting with the City Council discussing moving forward with the Article 7 updates.

Next Meeting Date

The next meeting is July 7, 2025, at 4:00 p.m. (joint meeting with City Council)

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 6:30 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
Recorder

David Martineau
Current 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 | COMMUNITY DEVELOPMENT 541-917-7550

Staff Report

Historic Review of Exterior Alterations and Substitute Materials

HI-05-25

April 30, 2025

Summary

This staff report evaluates a Historic Review of Substitute Materials and Exterior Alterations for a home on a developed lot within the Hackleman National Register Historic District (Attachment A). The applicant proposes to replace aluminum siding with hardi-plank siding, replace three windows (two aluminum and one vinyl) with Anderson Woodwright windows, replace the front entry door, remove a non-historic side door and enclose a rear covered area of the building and move the rear door to align with the rear east wall.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Scott Lepman dba Glorietta Bay LLC, 100 Ferry Street NW, Albany, OR 97321
Representative:	Candace Ribera, 100 Ferry Street NW, Albany, OR 97321
Address/Location:	244 6th Avenue SE
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07BA, Tax Lot 4700
Zoning:	Hackleman Monteith (HM) District (Hackleman National Register Historic District)
Total Land Area:	4,260 square feet
Existing Land Use:	Single Unit Residence
Neighborhood:	Central Albany
Surrounding Zoning:	North: Hackleman Montieth (HM) East: HM South: HM West: HM
Surrounding Uses:	North: Single Unit Residences, fourplex, apartment complex East: Single Unit Residences, apartment complex South: Single Unit Residences West: Single Unit Residences, Fire Station
Prior History:	HI-10-11: Rebuild single-car detached garage to match existing garage and increase depth by 4 feet and move forward 10 feet. (Approved with Conditions, expired). HI-09-15: New Construction to replace existing garage with a new garage to match existing, move it closer to Montgomery Street SE, and lengthen it by 4 feet. (Approved with Conditions).

albanyoregon.gov/cd



Notice Information

On April 16, 2025, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On April 25, 2025, notice of public hearing was also posted on the subject site. As of April 28, 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 244 6th Avenue SE in the Hackleman Monteith (HM) zoning district within the Hackleman National Register Historic District. Properties in all directions are in the HM zoning district and are developed with residential uses and a fire station.
- 1.2 Historic Rating. The residence is rated as a Historic Contributing resource in the Hackleman National Register Historic District. The residence was constructed around 1940. Previous alterations on the property have both dealt with reconstruction/replacement of the single-car garage on the property.
- 1.3 History and Architectural Style. The nomination form lists the architectural style as Vernacular. The only noted decorative feature is the overhanging eaves. The aluminum siding is noted as an exterior alteration, but there is no note of what the previous siding was.
- 1.4 Proposed Exterior Alterations. The applicant proposes to replace aluminum siding with hardi-plank siding, replace three windows (two aluminum and one vinyl) with Anderson Woodwright windows, replace the front entry door, remove a non-historic side door and enclose a rear covered area of the building and move the rear door to align with the rear east wall.

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 structure was originally constructed as a residence and is proposed to continue to be used as a residence. Based on this fact, criterion ADC 7.160(1) is met.
- 2.2 Historic Character (ADC 7.160(2)). The residence was constructed in the Vernacular style. The existing aluminum siding on the house is noted as an exterior alteration that is not of the time period of significance. Further the applicant proposes to replace three existing windows of aluminum and vinyl with composite windows that would be closer in character to the existing wood windows on the house. The enclosure of the rear covered area, removal of a non-historic side door, and subsequent relocation of the rear door would not alter any defining characteristics of the house. The existing front door does not appear to be original, and as such replacement would also not result in a loss of historic character. Based on these facts, criterion ADC 7.160(2) is met.
- 2.3 Historic Record & Changes (ADC 7.160(3) and (4)). The residence was originally constructed around 1940 in the Vernacular style. The applicant does not propose any conjectural features or architectural elements from other buildings. The aluminum siding, as well as the aluminum and vinyl windows would have been installed after the period of significance and therefore not acquired historic significance in its own right. Based on these facts, criterion ADC 7.160(3 and 4) are met.
- 2.4 Distinctive characteristics (ADC 7.160(5)). The residence was originally constructed around 1940 in the Vernacular style. Distinctive features include overhanging eaves. The applicant proposes to replace the aluminum siding, replace the front entry door, replace three windows (two aluminum and one vinyl window) with Anderson Woodwright windows, remove a non-historic side door, enclose a rear covered area of the building, and move the rear door to align with the rear east wall. Based on these facts, criterion ADC 7.160(5) is met.
- 2.5 Deteriorated Features (ADC 7.160(6)). The applicant proposes to replace the aluminum siding, replace the front entry door, replace three windows (two aluminum and one vinyl window) with Anderson Woodwright windows, and to enclose a rear covered area of the building and move the rear door to align with the rear east wall. None of the elements to be replaced are deteriorated, however except for the enclosure of the covered area, all changes would be occurring to features that have already been

- altered from their original historic material. The enclosure of the covered area is proposed to use the same siding as the rest of the house. Based on this, 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. If significant archeological resources are found on the site, the contractor will notify the architect who will notify a SHPO archeologist. The artifact will not be moved and work in the area will cease until SHPO is done with their review. Based on these facts, this criterion appears to be met.
- 2.8 Historic Materials (ADC 7.160(9)). The applicant states the exterior alterations will not destroy historic materials that characterize the property. The proposed alterations will be compatible with the historic characteristics of the area as the new siding and windows will match the garage. The applicant also states that the removal of the side door, the enclosure of the rear access hallway, and the relocation of the rear door will all not be visible from the street. Based on these facts, criterion ADC 7.160(9) is met.
- 2.9 New Additions (ADC 7.160(10)). The hallway that is proposed to be enclosed is not visible from the street and as such does not affect the essential form and integrity of the historic property. Based on this, the criterion does not apply.

Conclusions

- 2.1 The proposed exterior alterations will either affect features that have already been altered or portions of the house that are not visible from the street.
- 2.2 The proposed alterations are compatible with the historic character of the area, potentially satisfying ADC 7.150(1) 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 the aluminum siding on the house with hardi-plank, replace the existing front door with a Craftsman style wood door, and replace the two existing aluminum windows and one vinyl window (three total) with new Anderson 400-Series Woodwright windows.

Findings of Fact

- 3.1 Eligibility and Existing Conditions. The residence is rated as a Historic Contributing resource in the Hackleman National Register Historic District. The applicant proposes to replace the aluminum siding on the house with hardi-plank, replace the existing front door with a Craftsman style wood door, and replace the two existing aluminum windows and one vinyl window (three total) with new Anderson

400-Series Woodwright windows. The applicant provided photos of all elements proposed to be replaced. There is no information available about the original siding that was on the structure prior to the installation of the aluminum siding.

- 3.2 Substitute Materials. The applicant proposes to replace the three non-historic windows with Anderson Woodwright windows, replace the front door with a Craftsman style wood door, and replace the aluminum wood siding with hardi-plank siding.

Conclusions

- 3.1 The residence is rated as a Historic Contributing resource in the Hackleman National Historic District and is therefore not eligible for review under the first threshold in ADC 7.200.
- 3.2 The applicant proposes to replace existing altered materials on the structure with composite materials (windows) or hardi-plank siding. The front door is the only one proposed to be replaced with a historic material (wood).
- 3.3 Based on the above analysis, staff recommends the applicant address the cost-prohibitive nature of using historic material instead of substitute materials.

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 states that the existing aluminum siding was placed on the house prior to the applicant's purchase of the house and that the proposed hardi-plank is the same siding used on a previous project that the applicant undertook.

Conclusions

- 1.1 New windows are proposed to match the general appearance of the existing windows, just made of a composite material and the hardi-plank is proposed to replicate lap siding.
- 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 windows' components will be grained to resemble wood. As a condition of approval, the hardi-plank will be required to be smooth with no fake wood graining.

Conclusions

- 3.1 The proposed material will not be wood-grained.
- 3.2 This criterion has been satisfied with conditions of approval.

Condition

Condition 1 **Use of Substitute Materials** – Proposed siding may not be wood grained.

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 windows will not be installed in a manner that would affect decorative or character-defining features on the building. The applicant is not proposing to enlarge the window opening. The proposed siding would not affect decorative or character-defining features on the building as the existing siding is non-historic.
- 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 by substitute materials. The existing siding and trim has been replaced by aluminum siding.
- 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.

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 as a condition of approval.

Condition

Condition 2 **Use of Substitute Materials** – Support framing that is rotted or otherwise unfit for continued support shall be replaced in kind with new material.

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 as a condition of approval.

Condition

- Condition 3 **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.

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 as a condition of approval.

Condition

- Condition 4 **Use of Substitute Materials**—Where substitute siding is used, the walls shall be insulated and ventilated from the exterior to eliminate any interior condensation.

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 as a condition of approval.

Condition

- Condition 5 **Use of Substitute Materials**—Sheathing shall be applied to support the new siding material. Additional information about the proposed sheathing shall be provided to staff prior to issuance of building permits.

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.
- 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 they shall comply with this criterion as applicable.
- 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 The applicant states that the siding to be removed from the building is not historic material and is failing. If any wood siding exists under the aluminum siding then it will be saved. The applicant has no objection to selling or donating the removed material if there is any interest.

14.2 This criterion has been met.

Summary – Substitute Materials

The applicant proposes to replace the aluminum siding on the house with hardi-plank, replace the existing front door with a Craftsman style wood door, and replace the two existing aluminum windows and one vinyl window (three total) with new Anderson 400-Series Woodwright windows.

Overall Conclusions

The applicant proposes to replace aluminum siding with hardi-plank siding, replace three windows (two aluminum and one vinyl) with Anderson Woodwright windows, replace the front entry door, remove a non-historic side door, and to enclose a rear covered area of the building and move the rear door to align with the rear east wall.

Staff finds all applicable criteria are met for the exterior alterations and use of substitute materials but encourages additional information regarding eligibility to 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-05-25. This motion is based on the findings and conclusions in the April 30, 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 **Use of Substitute Materials** – Proposed siding may not be wood grained.

Condition 2 **Use of Substitute Materials** – Support framing that is rotted or otherwise unfit for continued support shall be replaced in kind with new material.

Condition 3 **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 4 **Use of Substitute Materials**–Where substitute siding is used, the walls shall be insulated and ventilated from the exterior to eliminate any interior condensation.

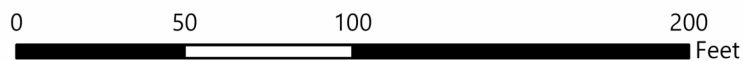
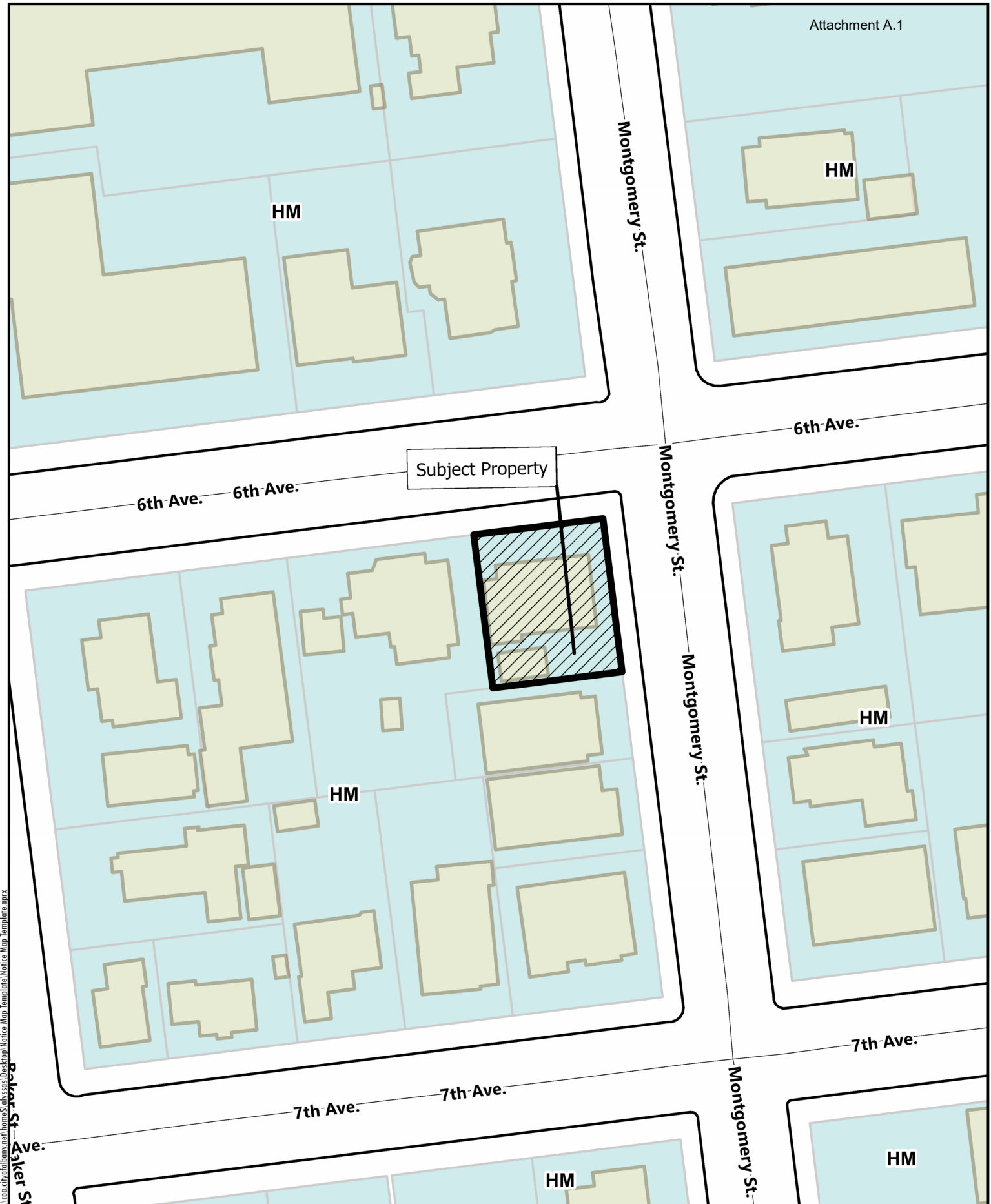
- Condition 5 **Use of Substitute Materials**—Sheathing shall be applied to support the new siding material. Additional information about the proposed sheathing shall be provided to staff prior to issuance of building permits.
- Condition 6 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.
- Condition 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.

Attachments

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

Acronyms

- | | |
|-----|------------------------------------|
| ADC | Albany Development Code |
| HI | Historic file designation |
| HM | Hackleman Monteith Zoning District |



Date: 4/15/2025 Map Source:

244 6th Ave SE

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: 244 6th Ave. SE

CONDITION: Good

ADDITIONAL ADDRESS: NONE

INTEGRITY: Good MOVED? N

CITY: Albany

DATE OF CONSTRUCTION: c.1940

OWNER: Edna H. Pierce

THEME 20th Century Architecture

CATAGORY: Building

STYLE: Vernacular

LOCATION Hackleman Historic District

ARCHITECT UNKNOWN

MAP NO: 11S03W07BA TAX LOT: 04700

BUILDER: UNKNOWN

BLOCK: 4 LOT N/A

QUADRANGLE Albany ASSESSMENT: N

ADDITION NAME: Hackleman's Second Addition

ORIGINAL RATING: Compatible

PIN NO: 11S03W07BA04700 ZONING HM

CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: Rectangle

NO. OF STORIES: 1

FOUNDATION MAT.: Concrete

BASEMENT N

ROOF FORM/MAT.: Gable

PORCH: Shed

STRUCTURAL FRAMING: Wood

PRIMARY WINDOW TYPE: 1/1 Double Hung

EXTERIOR SURFACING MATERIALS: Vinyl siding

DECORATIVE FEATURES:

Overhanging eaves

EXTERIOR ALTERATIONS/ADDITIONS:

Aluminum siding

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

None

Garage not on 1949 Sanborn - but built of salvage materials. This garage was rebuilt and moved per HI-10-11.

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: H.124

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

Report printed 02/22/2001

HI-10-11

Linn County Tax Data File

Tax lot #..... 11S03W07BA04700

Tax acct #..... 0090221

Site address.. 244 6TH AVE SE

In-City? Y

Owner..... PIERCE, EDNA H

Address-1..... 244 6TH AVE SE

Address-2..... ALBANY OR 97321-2926

Address-3.....

Address-4.....

Address-5.....

Property class... 1010 Tax Code #1...0801

Stat class..... 000 Tax Code #2...0000

Land market value... 23,970

Imp. market value... 47,900

205. 244 S.E. 6th
Significance: Compatible
Use: Residence
Date: c. 1935

Edna Pierce

Present Owner: ~~Elwin Badger~~
244 S.E. 6th
Albany, OR 97321
Tax Lot: 11-3W-7BA, TL 4700

Description:

One story; one exterior chimney; wood frames. Shed roof porch extends half the face of the building, metal banisters; double-hung windows, one light over one; concrete foundation.

HISTORIC RESOURCE SURVEY -ALBANY HACKLEMAN HISTORIC DISTRICT -PAGE TWO

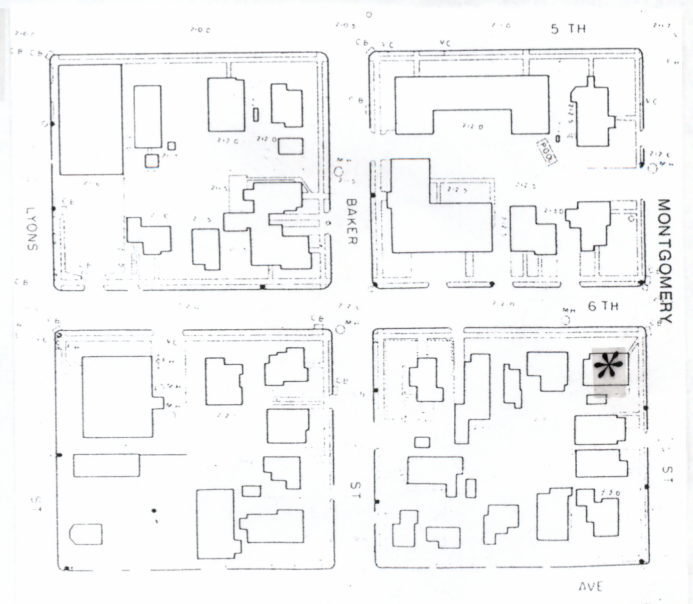
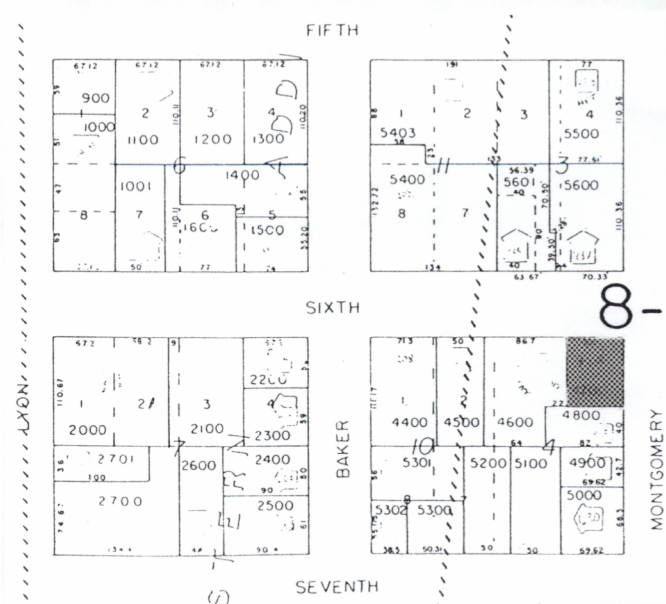
NAME: Edna H. Pierce
ADDRESS: 244 Sixth Ave. SE
QUADRANGLE: Albany

T/R/S: T11-R3W-S07
MAP NO.: 11-3W-07BA
TAX LOT: 04700



NEGATIVE NO.: W-31

SLIDE NO.: H.124



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

244 6th
back E base ③
W-32 ~97



244 6th
w. face (R)
w-30 '97



244 6th

G15





COMMUNITY DEVELOPMENT

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

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals

Send completed signature page and checklist(s) to albanyoregon.gov/permits

- | | | |
|---|---|--|
| <input type="checkbox"/> Adjustment (AD)
<input type="checkbox"/> Alternative Setback
<input type="checkbox"/> Annexation (AN)
<input type="checkbox"/> Comprehensive Plan Amendment (CP)
<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Map Amendment; concurrent w/zoning
<input type="checkbox"/> Text Amendment
<input type="checkbox"/> Conditional Use, circle one: Type II or III
<input type="checkbox"/> Existing Building: expand or modify
<input type="checkbox"/> New Construction
<input type="checkbox"/> Home Business (Type III only)
<input type="checkbox"/> Development Code Text Amendment (DC)
<input type="checkbox"/> Floodplain Development Permit (FP)
<input type="checkbox"/> Historic Review (HI)
<input checked="" type="checkbox"/> Exterior Alteration – residential, not visible from street (Type I)
<input type="checkbox"/> Exterior Alteration – all commercial and residential visible from street (Type III)
<input type="checkbox"/> New Construction (Type III or I-L)
<input type="checkbox"/> Demolition or Moving (Type III)
<input checked="" type="checkbox"/> Substitute Materials (Type III)
<input type="checkbox"/> Interpretation of Code (CI) | <input type="checkbox"/> Quasi-Judicial (Type II)
<input type="checkbox"/> Legislative (Type IV)
<input type="checkbox"/> Land Division (check all that apply)
<input type="checkbox"/> Partition (PA) <input type="checkbox"/> Expedited
<input type="checkbox"/> Tentative Plat (Type I-L)
<input type="checkbox"/> Tentative Plat PD or CD (Type III)
<input type="checkbox"/> Final Plat (Type I)
<input type="checkbox"/> Subdivision (SD) <input type="checkbox"/> Expedited
<input type="checkbox"/> Tentative Plat (Type I-L)
<input type="checkbox"/> Tentative Plat PD or CD (Type III)
<input type="checkbox"/> Final Plat (Type I)
<input type="checkbox"/> Tentative Re-plat Type I-L (RL)
<input type="checkbox"/> Modification to Approved Site Plan or Conditional Use
<input type="checkbox"/> Natural Resource Boundary Refinement (NR)
<input type="checkbox"/> Natural Resource Impact Review (NR)
<input type="checkbox"/> Non-Conforming Use (MN)
<input type="checkbox"/> Planned Development (PD)
<input type="checkbox"/> Preliminary (Type III)
<input type="checkbox"/> Final (Type I)
<input type="checkbox"/> Property Line Adjustment (LA)
<input type="checkbox"/> Site Plan Review (SP)
<input type="checkbox"/> Accessory Building
<input type="checkbox"/> Change of Use, Temporary or Minor Developments | <input type="checkbox"/> Manufactured Home Park
<input type="checkbox"/> Modify Existing Development
<input type="checkbox"/> Parking Area Expansion (only)
<input type="checkbox"/> New Construction
<input type="checkbox"/> Tree Felling
<input type="checkbox"/> Temporary Placement (TP)
<input type="checkbox"/> Urban Growth Boundary (UGB)
<input type="checkbox"/> Vacation (VC)
<input type="checkbox"/> Public Street or Alley
<input type="checkbox"/> Public Easements
<input type="checkbox"/> Variance (VR)
<input type="checkbox"/> Major Variance (Type II)
<input type="checkbox"/> Minor Variance (Type I-L)
<input type="checkbox"/> Willamette Greenway Use (WG)
<input type="checkbox"/> Zoning Map Amendment (ZC)
<input type="checkbox"/> Quasi-Judicial (Type IV)
<input type="checkbox"/> Legislative (Type IV)
<input type="checkbox"/> Other Required (check all that apply)
<input type="checkbox"/> Design Standards
<input type="checkbox"/> Hillside Development
<input type="checkbox"/> Mitigation
<input type="checkbox"/> Parking/Parking Lot
<input type="checkbox"/> Traffic Report
<input type="checkbox"/> Other _____ |
|---|---|--|

Location/Description of Subject Property(s)

Site Address(es): 244 6th Avenue SE

Assessor's Map No(s): 11S03W07BA

Tax Lot No(s): 04700

Comprehensive Plan designation: _____

Zoning designation: HM-Hackleman Montezuma

Size of Subject Property(s): 4,260 sq.ft.

Related Land Use Cases: H1-10-11 & H1-09-15

Project Description: Historic Review of Substitute Material and Historic Review of Exterior Alterations

☒ Historic Overlay

☐ Natural Resource Overlay District

☐ Floodplain or Floodway Overlay

albanyoregon.gov/cd





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.
- Application and materials must be submitted online through Accela at <http://www.albanyoregon.gov/permits>. 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.** In a separate document, 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): C 1940 Vernacular House

albanyoregon.gov/cd



4. Construction Date: Some time between August & September 2025
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.
- (1) Replace aluminum siding; (2) Replace front entry door; (3) Retain 8 of the existing wood windows; (4) To replace 2 existing aluminum windows and 1 vinyl window on the rear of the building with new Anderson 400-Series Woodwright windows; and (5) to enclose a rear covered area of the building and move th rear door to align with rear east wall.
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?
- No new windows. Retaining 8 wood windows and replacing 2 aluminum windows and 1 vinyl window with Anderson 400-Series Woodwright windows.

- ☒ **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.

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.
4. The proposed siding, 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.
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.
6. Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.

For the application of substitute siding and trim only:

7. The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.
8. The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.
9. Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.
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.
11. The proposed siding shall be placed in the same direction as the historic siding.
12. The new trim shall be applied so as to discourage moisture infiltration and deterioration.
13. The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.
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.

HISTORIC REVIEW OF SUBSTITUTE MATERIALS: OVERVIEW

The City reviews the use of substitute materials to encourage preservation of characteristics and materials of the historic architectural style. Review is required for the application of substitute materials for siding, windows, and trim on buildings or structures originally constructed before 1946 and on the Local Historic Inventory.

A pre-application meeting is recommended prior to applying for this land use permit. This meeting provides for an exchange of information about Development Code and Comprehensive Plan requirements and offers technical and design assistance to the applicant. **Please contact the Historic Preservation Planner in the Planning Division to arrange a time to meet to review your project proposal. In most cases, a site visit will be needed to document the condition of the materials proposed to be replaced.**

The Landmarks Commission reviews applications for use of substitute materials. The applicant and adjoining property owners within 100 feet (ADC 7.180) will receive notification of the Landmarks Commission meeting on the proposal. The Commission accepts both written and verbal testimony. The Landmarks Commission may attach conditions of approval appropriate for the promotion or preservation of historic or architectural integrity. All conditions must relate to a review criterion.

All decisions must specify the basis for the decision. Landmarks Commission decisions may be appealed to the Albany City Council. Decisions of the Community Development Director may be appealed to the Landmarks Commission.

Note: Projects that require a historic review may also require other land use reviews. If other reviews are required, they may be handled concurrently.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact:

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact:

Statements addressing individual criteria must be in a "finding of fact" format. A finding of fact consists of two parts:

1. Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
2. An explanation of how those facts result in a conclusion supporting the criterion.

Example:

Criterion: 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.

Facts: The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns, and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected "sawn" design (rather than turned) that was typical in the late 19th century. (SEE ATTACHED DRAWING.)

Conclusion: Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Building & 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.
- Application and materials must be submitted online through Accela at <http://www.albanyoregon.gov/permits>. 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: 1935+ Architectural Style(s): C 1940 Vernacular House

4. Years of exterior alterations, if any: Unknown Year of wood siding replaced with aluminum siding.
2017 Replacement of detached garage (11-10-11, 11-09-15)

5. Please describe the proposed alteration(s) and the purpose of the alterations: To move the rear entry door to align with the rear east wall enclosing 119 sq. ft to add to the living area and remove an access door on the west side of the building.

☐ **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

albanyoregon.gov/cd



submit an accurate alteration description, including photographs, or other information that describes the project.

Note: Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City's land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

☐ 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 following review criteria. Each criterion must have at least one finding of fact and conclusion statement. 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 following review criteria. Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact starting on last page.)

1. The Community Development Director will approve **residential** alteration applications if one of the following criteria is met:
 - a. There is no change in historic character, appearance, or material composition from the existing structure.
 - b. 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.
 - c. The proposed alteration is not visible from the street.
2. For all other exterior alteration requests, except for the use of substitute materials*, and including all **non-residential** requests, the review body must find that one of the following criteria has been met 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.

**There is a different application for the use of substitute materials. The review criteria for the use of substitute siding, windows, and trim shall be as found in ADC Sections 7.170-7.225.*

The review body will use the Secretary of the Interior's Standards of Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria [ADC Section 7.160].

The Secretary of the Interior's Standards for Rehabilitation. 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 [ADC Section 7.160].

HISTORIC REVIEW OF EXTERIOR ALTERATIONS – PROCESS AND PROCEDURE

Purpose (ADC 7.100). The purpose of reviewing alterations to historic landmarks is to encourage the preservation of characteristics that led to their designation as historic landmarks. Review is required for exterior alterations or additions to buildings or structures classified as historic contributing and historic non-contributing within the historic districts, and to landmarks outside the districts.

Exemption from Review (ADC 7.110). Historic review is not required for buildings or structures originally constructed after 1945 or for changes to paint color to any home or structure.

Procedure (ADC 7.120). A request for an exterior alteration is reviewed and processed by either the Community Development Director or the Landmarks Commission. The Landmarks Commission replaces the Hearings Board or Planning Commission as the review body. Any exterior or interior alteration to buildings participating in Oregon's Special Assessment of Historic Property Program will also require review and approval by the State Historic Preservation Office.

1. The Director will approve residential alteration requests if one of the following criteria is met:
 - a. There is no change in historic character, appearance, or material composition from the existing structure.
 - b. 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.
 - c. The proposed alteration is not visible from the street.
2. For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decision will be forwarded to the State Historic Preservation Office.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact

Statements addressing individual criteria must be in a "finding of fact" format. A finding of fact consists of two parts:

1. Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
2. An explanation of how those facts result in a conclusion supporting the criterion.

Example:

Criterion: 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.

Facts: The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected "sawn" design (rather than turned) that was typical in the late 19th century. (SEE ATTACHED DRAWING.)

Conclusion: Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.

HISTORIC REVIEW OF SUBSTITUTE MATERIALS APPLICATION FOR PROPERTY LOCATED AT 244 SIXTH AVENUE SE

Applicant: Scott Lepman dba Glorietta Bay LLC; 100 Ferry Street NW; Albany OR 97321

Telephone: 541-928-9390 **Fax:** 541-928-4456 **E-mail:** scottlepman@gmail.com

Applicant's Primary Contact: Candace Ribera; 100 Ferry Street NW; Albany OR 97321

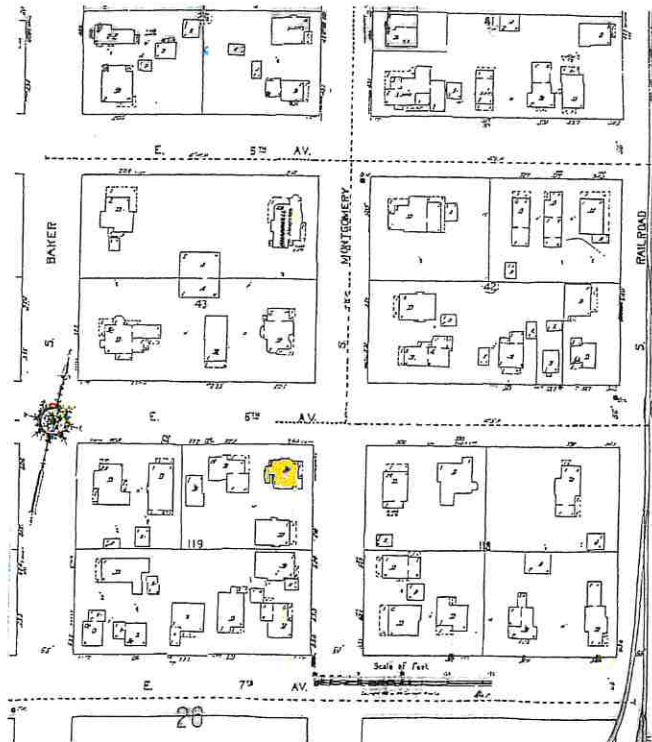
Telephone: 541-704-0364 ex. 1006 **E-mail:** candace@slcompany.com

Request: Am application to (1) replace the aluminum lap siding with a smooth Hardi Plank lap siding; (2) to replace the front entry door with a Craftsman style door; (3) to retain 8 of the existing wood windows; (4) to replace 2 existing aluminum windows and 1 vinyl window located on the rear of the building with new Anderson 400-Series Woodwright windows; and (5) to remove an unused access door on the west side of the building and to enclose a rear covered area of the building (119 sq. ft.) and move the rear door to align with the rear east wall of the single-family house located at 244 Sixth Avenue SE which is within the Hackleman Historic District with a Historic Contributing Rating.

Subject Property: Tax Lot 04700, Linn County Assessor's Map 11S-03W-07BA containing 4,260 square feet.

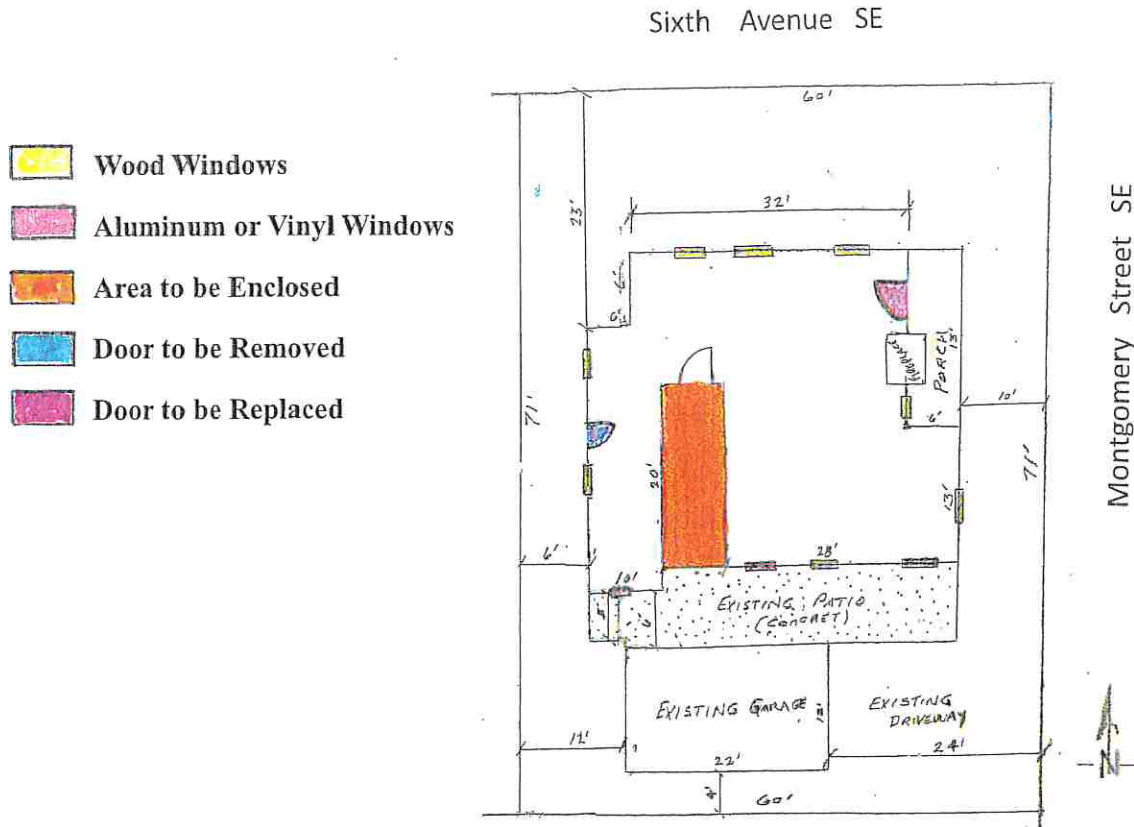
Zoning: HM (Hackleman Monteith)

Historic District: Hackleman



History of Property: The property contains a one-story 1,072 square foot c.1940 Vernacular house. The house currently has aluminum lap siding that was placed over the original narrow lap wood siding. A detached 264 square foot single-car garage was constructed sometime after 1949. The detached garage was torn down in 2017 as the building was near collapsing due to not having a foundation and the outer walls were rotting. The garage was replaced with a new 312 square foot single car garage that was sided with a smooth-faced 3½ inch wide cement fiberboard lap board siding (Hardie Plank) (Historic Review HI-10-11).

Existing Structures: The existing residence contains a covered access way into the house from the rear entry door to the building to 3 feet from the corner of the building. An additional narrow outside door is located on the west side of the building with access only to Sixth Avenue. We are proposing to enclose the rear covered access way (119 square feet) and to move the rear access door to align with the rear east wall of the newly enclosed area. We will also remove the access door located on the west side of the building as it opens into bedroom areas.



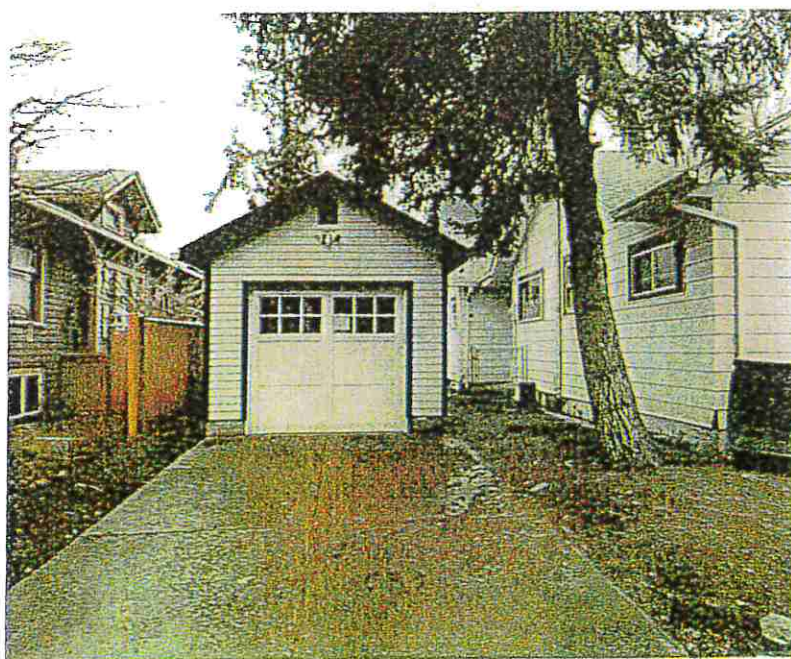
Current Front View of the House from Sixth Avenue SE (north side)



View of the Existing East and South Sides of House and Corner of Detached Garage From East Side of Property



View of Existing House and Detached Garage From Montgomery Street (East Side of Structure)



View of the Existing House and Corner of Detached Garage From West Side of Structure



View of the Existing House From the West with Close-up of Existing Door to be Removed



View of the South Side of the Backside of Existing House with Rear Entrance to Interior
Of the House and the North Side of the Detached Garage with the Patio Area Between



View of Existing Front Door Proposed to Be Replaced



View of the Existing House and Detached Garage From Montgomery Street (East Side of Structure)



View of the Existing House and Detached Garage From West Side of Structure



View of the South Side of the Backside of Existing House in Area of the Existing Rear Door
Proposed to Become Living Space with the Door Moved to the East Corner of the Building



FINDINGS THAT APPLY TO THE ALBANY DEVELOPMENT CODE CRITERIA FOR HISTORIC SUBSTITUTE MATERIALS

ADC Section 7.150 Exterior Alteration Review Criteria. For applications other than for the use of substitute material, 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 historic character, appearance or material composition of the original structure than the existing structure, or*

Applicant's Response: The subject single-family house is designated on the Local Historic Inventory as within the Hackleman Historic District. The existing single-family home is a c1940 Vernacular style building. The house currently has aluminum lap siding that was installed over the original narrow lap wood siding. The house is one story and contains 1,072 square feet. The new lap siding will be a smooth fiber cement (Hardi Plank) that will match the siding on the existing detached garage in color and in width as approved in Historic Review Case No. HI-10-11.

- (2) *The proposed alteration is compatible with the historic characteristic of the area and with the existing structure in massing, size, scale, materials and architectural features.*

Applicant's Response: The proposed alterations to the existing single-family home will be compatible with the historic character of the area. The removal of the aluminum siding and the replacement of the siding with a product that will match the detached garage (Hardi Plank) will enhance the look of the property. The removal of a side door that was constructed as part of an add-on to the original house will not be noticed from the street. The enclosure of the rear access hallway and the relocation of the rear door will also not be visible from the street but will add approximately 119 square feet of livable area to the house.

FINDINGS THAT APPLY TO THE ALBANY DEVELOPMENT CODE
CRITERIA FOR HISTORIC SUBSTITUTE MATERIALS

ADC Section 7.210 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 sidings, 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.*

Applicant's Response: The existing aluminum siding was placed on the house prior to the applicant's purchase of the property. The proposed Hardi Plank is the same siding that was placed on the Opera House building to match the look of the existing failing wood siding that had been covered by a vinyl siding. The existing wood windows on three sides of the building and the one wood window located on the rear of the house will be maintained. The two existing aluminum windows and one vinyl located on the rear of the dwelling unit will be replaced with new Anderson 400-Series Woodwright windows. The front door will be replaced with a Craftsman style wood door.

- (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 conditions using traditional materials.*

Applicant's Response: In the future, if a new owner should choose to replace the proposed Hardi Plank lap siding or to replace any of the windows on the rear of the building, both could be replaced using traditional historic material subject to Historic Review.

- (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.*

Applicant's Response: The proposed smooth Hardi Plank lap siding will match the siding on the existing detached garage siding in texture and width and will be painted the same color as the detached garage. This can be ensured by a condition of approval.

- (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.*

Applicant's Response: The existing wood windows and frames on the building will be left in place on the building. The two aluminum windows and one vinyl window located on the south side of the building facing the detached garage will be replaced with new Anderson 400-Series Woodwright windows and will have similar wood trim matching the rest of the windows. The single wood window on the southeast side of the building will be left in place.

- (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.*

Applicant's Response: Currently, there are no unusual examples on the house as the previous owners replaced the wood siding with aluminum siding. The windows and trim on the north, east and west sides of the building are currently wood windows with aluminum storm windows placed over the wood windows. The existing wood

windows and trim will remain. If the trim needs to be repaired, it will be replaced with similar wood. This can be ensured by a condition of approval.

(6) *Substitute siding or trim may not be applied over brick, stone, or other masonry surfaces;*

Applicant's Response: The existing aluminum siding will be removed. The new siding and trim will not be applied over any existing historic brick, stone or other masonry surfaces if discovered by the removal of the existing aluminum siding. This can be ensured by a condition of approval.

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

Applicant's Response: When the existing aluminum siding is removed, insulation will be installed in the wall and if any rotted material is found, it too will be replaced in kind with new material. This can be ensured by a condition of approval.

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

Applicant's Response: The interior surface of the exterior walls will receive a vapor barrier to prevent vapor transmission from the interior spaces. This can be ensured by a condition of approval.

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

Applicant's Response: The existing aluminum siding will be removed and replaced with a smooth-faced cement lap board siding (Hardie Plank) that will be painted to match the existing garage. The interior surface of the new siding will be insulated and ventilated to meet current Building Code standards. This can be ensured by a condition of approval.

(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.*

Applicant's Response: The original wood siding was nailed directly to the studs with no vapor barrier or moisture protection to protect the building. The structure needs new siding to protect the structure and the sheathing is needed to provide lateral bracing to support the proposed siding material. This can be ensured by a condition of approval.

(11) *The proposed siding shall be placed in the same direction as the historic siding.*

Applicant's Response: The proposed Hardie Plank siding will be placed in the same direction as the existing siding on the building and detached garage. This can be ensured by a condition of approval.

(12) *The new trim shall be applied so as to discourage moisture infiltration and deterioration.*

Applicant's Response: The new trim will be installed to prevent moisture infiltration and deterioration. This can be ensured by a condition of approval.

(13) *The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.*

Applicant's Response: The new trim and new siding will match the distance between the trim and the siding that has been placed on the newly constructed detached garage. This can be ensured by a condition of approval.

- (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 material.*

Applicant's Response: The proposed siding to be removed from the building is not historic material. The siding is a failing aluminum siding. If the wood siding was left under the aluminum siding when the siding was placed on the building, the wood will be saved. The wood windows are not proposed to be removed. The three aluminum windows located on the rear of the building facing the detached garage are proposed to be replaced with new aluminum windows (Anderson's Traditional Windows). There may or may not be any interest in the aluminum siding material, wood siding or the windows. However, the applicant has no objection to selling or donating the material to whomever expresses an interest in the material.

FINDINGS THAT APPLY TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION.

ADC Section 7.160 The Secretary of the Interior's Standards for Rehabilitation. 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.*

Applicant's Response: The subject property has contained a single-family home on the site sometime around 1949. The use and defining characteristics of the building will not be changed.

- (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 should be avoided.*

Applicant's Response: The removal of the aluminum siding that was placed on the building sometime in the early 70's will be replaced with a smooth-faced 3½ inch wide cement fiberboard lap board siding (Hardi Plan) as was placed on the approved detached garage in 2011 and constructed in 2017 (Historic Review Case No. HI-10-11).

- (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 architecture elements from other building, shall not be undertaken.*

Applicant's Response: The house will look much like it did before the original lap siding was replaced by the aluminum siding in the early 70's. The new siding will match the siding on the detached garage (Historic Review Case No. HI-10-11)

- (4) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Applicant's Response: There is nothing historically significant on the design of the house.

- (5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Applicant's Response: There are no distinctive features, finishes or construction techniques in the construction of the existing house on the property.

- (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.

Applicant's Response: The 8 existing wood windows on the building located on the north, east and west sides of the building will remain and the 2 existing aluminum windows and a single vinyl window located on the rear of the building (south side) will be replaced with new Anderson 400-Series Woodwright windows. The existing wood front door will be replaced with a Craftsman style door.

(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.

Applicant's Response: No chemical or physical treatments are proposed for the exterior alterations to the building.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Applicant's Response. There are not significant archeological resources located on the property.

(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.

Applicant's Response: The enclosure of 119 square feet of a 7-foot wide by 17-foot long entrance to the back of the house will not destroy the historic character of the house as the enclosure is 38 feet from the public sidewalk will not be seen from the street.

(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 unimpacted.

Applicant's Response: The 119 square feet enclosure will become a part of the interior of the existing house and will create a safer environment for the residents of the house as currently the back door is located 20-feet from the back patio that is located between the house and the detached garage.

Schrems, Alyssa

From: Candace Ribera <candace@slcompany.com>
Sent: Monday, April 28, 2025 2:44 PM
To: Schrems, Alyssa
Subject: Re: HI-05-25 staff report (244 6th Ave SE)

[WARNING! This email came from outside our organization. Do NOT click unknown attachments or links in email.]

Don't panic. This is what I said in my findings for the Opera House which is very similar to what I said in the findings document for 6th Avenue.

1.

" The vinyl siding on the east, west and south sides of the building will be removed and replaced with a smooth-faced cement fiberboard lap board siding (HardiePlank) that will be painted (see Exhibit 'H' –Existing and Proposed Building Elevations). The proposed siding will be placed to Historic District standards with the same vertical dimensions and reveal (4-inch) as is typical for 3 to 6 inch reveal for craftsman style buildings."

We will be matching the siding on the existing detached garage of which pictures were provided of the existing garage which was already approved by Landmarks.

From: "Alyssa Schrems" <Alyssa.Schrems@albanyoregon.gov>
To: "candace ." <candace@slcompany.com>
Sent: Monday, April 28, 2025 2:10:00 PM
Subject: HI-05-25 staff report (244 6th Ave SE)

Hi Candace,

While I was working through the staff report I realized that very few (if any!) of our Landmarks Commissioners were around for the Opera house review that was done. The proposed siding for this project is described as "the same siding" that was used on the Opera house. Would you mind submitting additional information about what style, reveal, and width the proposed siding will have? This could also be addressed at the hearing. I just don't think this commission is as familiar with that specific product, so I just want y'all to be prepared to provide additional details about specifically what siding is being proposed. Let me know if you have any questions.

Thanks,



Alyssa Schrems

Planner II / Historic Planner

Community Development

City of Albany, Oregon

333 Broadalbin St SW, Albany, Oregon 97321

www.albanyoregon.gov

she, her, hers

DISCLAIMER: This email may be considered a public record of the City of Albany and subject to the

State of Oregon Retention Schedule. This email also may be subject to public disclosure under the Oregon Public Records Law. This email, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you have received this communication in error, please notify the sender immediately and destroy all copies of the original message.

Scott Lepman Company

Scott Lepman, SRA, RM
Real Estate Appraisal and Consultation
100 Ferry Street NW
Albany, Oregon 97321
(541) 928-9390 Phone
(541) 928-4456 Fax

June 23, 2025

City of Albany Landmarks Commission
ATTN: Chairman Chad Robinson
333 Broadalbin Street SW
Albany, OR 97321

RE: 244 Sixth Avenue SE (Case Number HI-05-25)

Dear Chairman Robinson,

Enclosed is the information packet you requested regarding the replacement of siding at 244 6th Avenue SE Albany, OR.

We have provided the additional information that we hope is complete:

1. Picture of the proposed exterior door that will be replacing the front door.
2. Pictures of the soffit on the building. Our plan is to remove the existing metal soffit. If the soffit is in good condition, it will remain. If the soffit is in poor condition or is deteriorated, we will install a new HardiePlank soffit.
3. Pictures of:
 - a. The existing siding reveal
 - b. The proposed siding reveal
 - c. The original siding reveal
 - d. The existing garage siding reveal
4. Picture of what the corner trim will look like.
5. Pictures of the existing wood siding under the steel siding.
6. Costs of materials for wood lap siding vs HardiePlank siding. The cedar lap siding cost is \$7,929. The HardiePlank siding is \$3,237.68. This does not include labor costs.

Please review the attached packet with additional information for your consideration.

Respectfully,



Scott Lepman



Candace Ribera

Additional Information for Historic Review for Replacement of Metal Siding
on Single Family Home Located at 244 Sixth Avenue SE (Case No. HI-05-25)

Photo of Existing House with Metal Siding

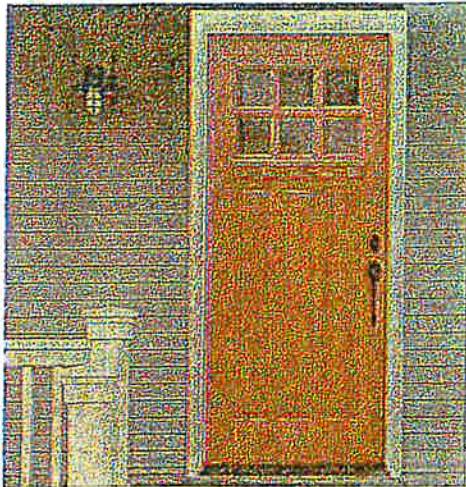


Photo of Existing Detached Garage with Cedar Siding

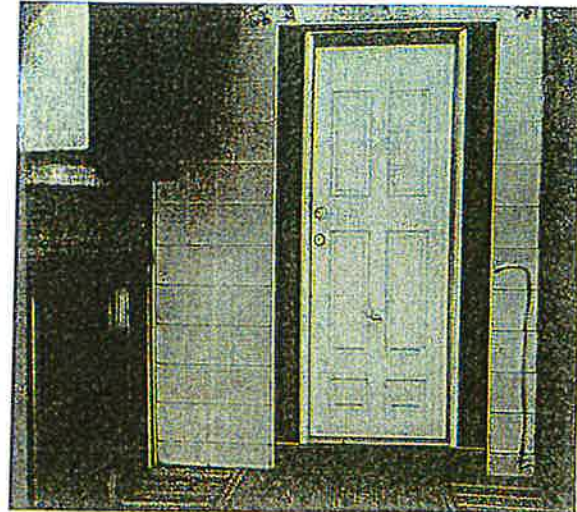


Requested Information by the Landmark Commission for 244 Sixth Avenue SE:

1. Request for pictures of the proposed exterior doors that are replacing the existing front and rear doors. The front and rear doors will be replaced with Craftsman style wood doors similar to what is shown below.

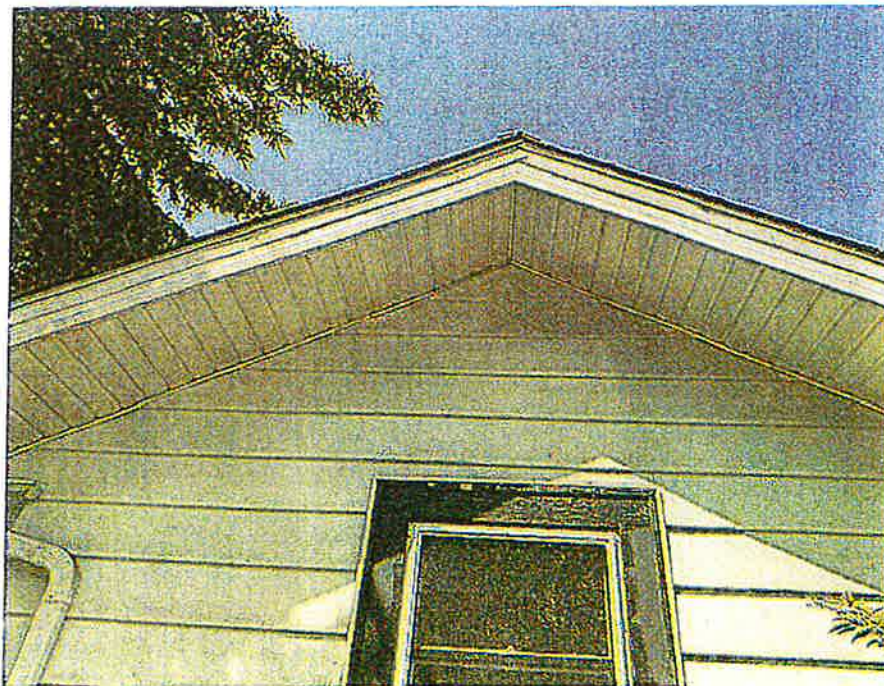


Front Door



Rear Door

2. Request to show what the existing soffit looks like and what the new soffit on the building will look like.



Existing Soffit

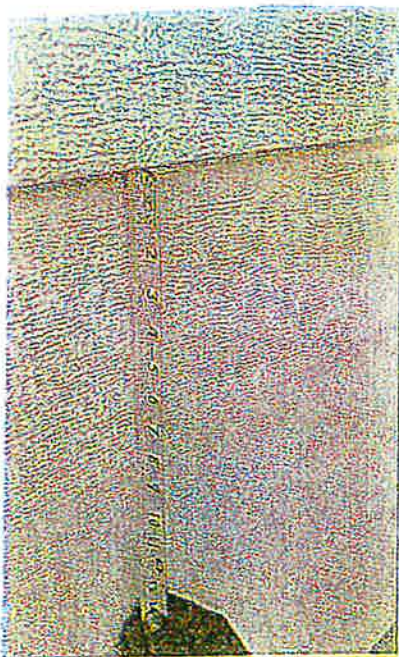
Proposed New Soffit: The proposed new soffit will match the style of the soffit that is currently under the existing soffit and will match the new siding in color.

3. Request to show the reveal of the siding on the existing house and existing garage.

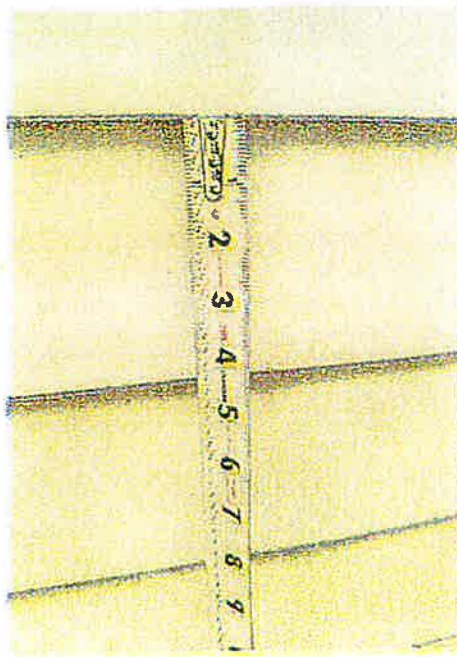
Background information: The existing garage siding and reveal was approved on July 12, 2011 through Historic Review subject to the following conditions:

- a. The siding on the new garage shall match the siding on the north side of the garage in material, style, and reveal.
- b. The existing "man" door on the north side shall be reused in the rebuilt garage.
- c. The garage door design will approximate the design of the existing garage doors. The final garage door design shall be approved by the preservation planner prior to issuing building permits.

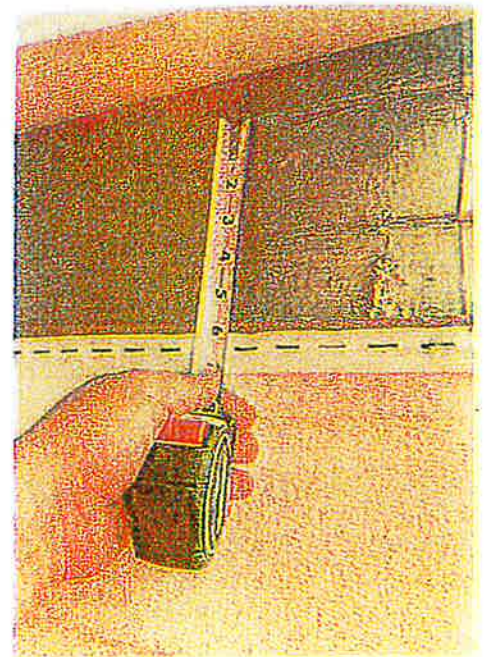
The garage building received Final Review from the Building Department on October 11, 2017. The existing siding reveal on the house is 8 inches. The existing siding reveal on the garage siding is 4 inches. The original wood siding reveal under the existing exposed siding on the house is 3 ½ inches.



*Existing Metal Siding
Reveal – 8 "*

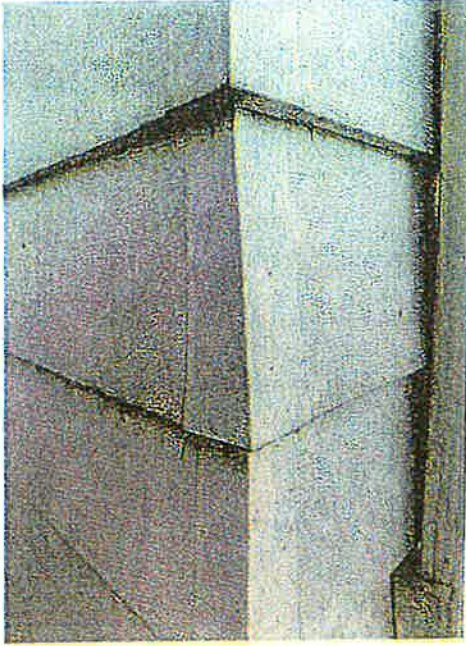


*Existing Garage HardiPlank
Siding Reveal – 4"*

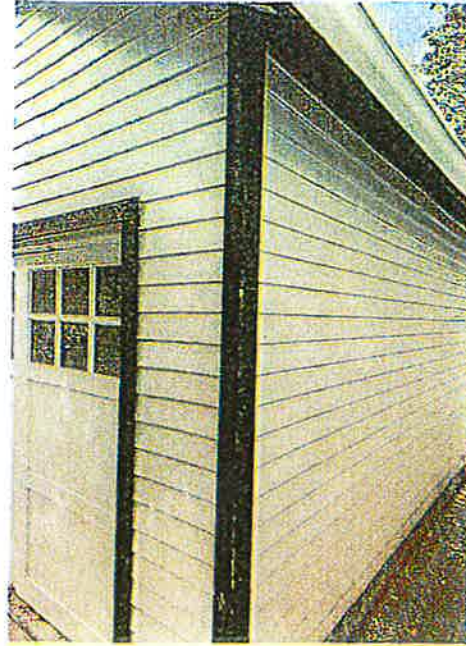


*Underlying Wood Siding
Reveal – 3 ½"*

4. Request to show what the corner trim on the existing house and the existing garage look like.



Existing House Corner Trim



Existing Garage Corner Trim

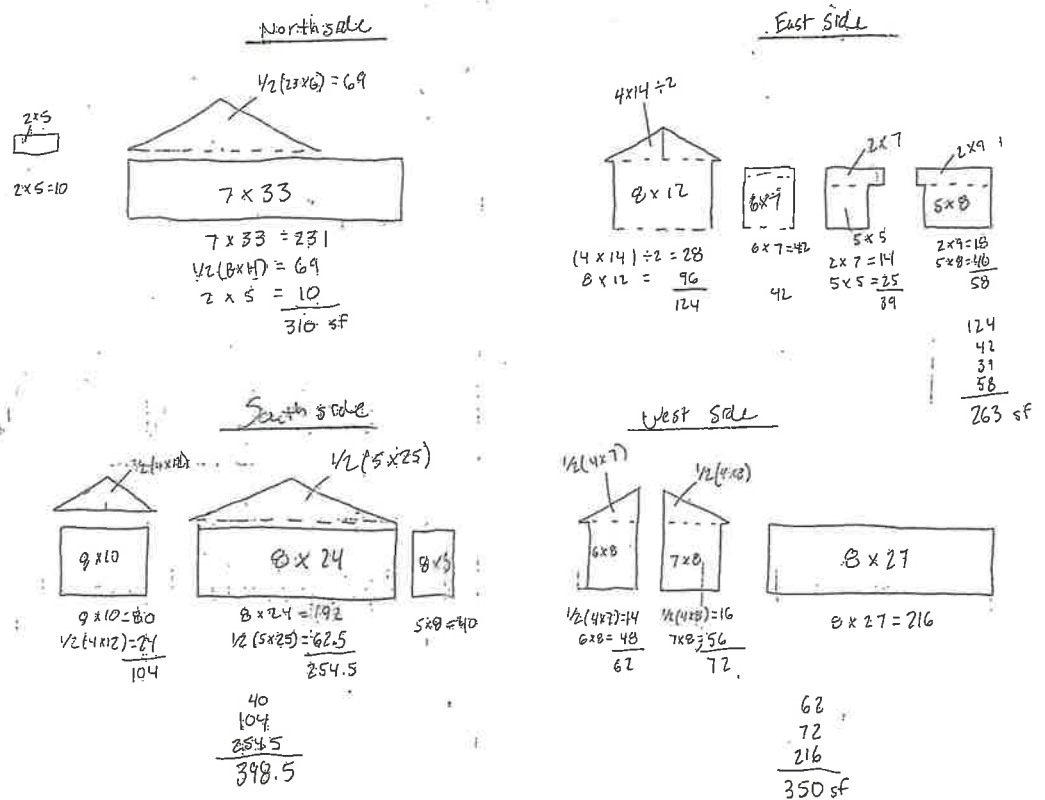
5. Submit pictures of the condition of the original wood siding.



6. **Justification for enclosing the "rear alcove".** The "rear alcove" is located 38 feet from the sidewalk on Montgomery Street and currently provides a rear access into the house. The existing rear door is 20 feet from the back patio that is located between the garage and the house. The "alcove" is 17 feet long and 7 feet wide and provides a hidden access for someone wanting to break into the house as the rear door cannot be viewed from the street or by adjoining neighbors. The enclosure of this area will also provide 119 square feet of additional livable area to the interior of the house.



7. Request to provide an estimated cost of the installation of wood lap siding versus HardiPlank lap siding (cost of material and cost of installation).



6th St Home Siding Breakdown

North Side Calculations	SF
2x5	10
7x33	231
1/2(6x23)	69
Total	310

West Side Calculations	SF
1/2(4x7)	14
6x8	48
1/2(4x8)	16
7x8	56
8x27	216
Total	350

East Side Calculations	SF
1/2(4x14)	28
8x12	96
6x7	42
2x7	14
5x5	25
2x9	18
5x8	40
Total	263

South Side Calculations	SF
1/2(4x12)	24
8x10	80
1/2(5x25)	62.5
8x24	192
5x8	40
Total	398.5

Grand Total SF	1321.5
----------------	--------

Siding Pricing From Parr Lumber

Cedar Cost Per SF	Total Siding Cost
\$6.00	\$7,929.00

HardiPlank Cost Per SF	Total Siding Cost
\$2.45	\$3,237.68

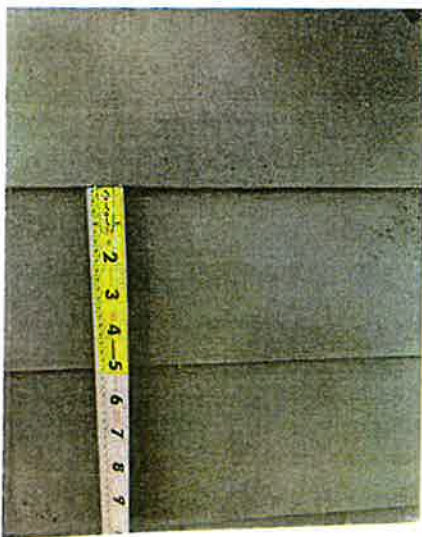
The existing wood siding has been coated a number of times with at least one coat being lead based paint as tested by our own Maintenance Manager. With that knowledge, the fact that the paint is severely chipped in the areas where we have pulled back the metal siding, and the requirement to address all pre-1978 structures with prescriptive procedures for lead paint remediation, the scope of work will not be a simple undertaking. In addition, the cost that we have provided for new wood siding vs. HardiPlank siding does not include the cost of the removal of the existing underlying wood siding; does not include the additional costs for tools for our crew, nor the documentation of all the OSHA requirements, testing, and the difficulty of obtaining liability insurance that covers lead-safe remodeling.



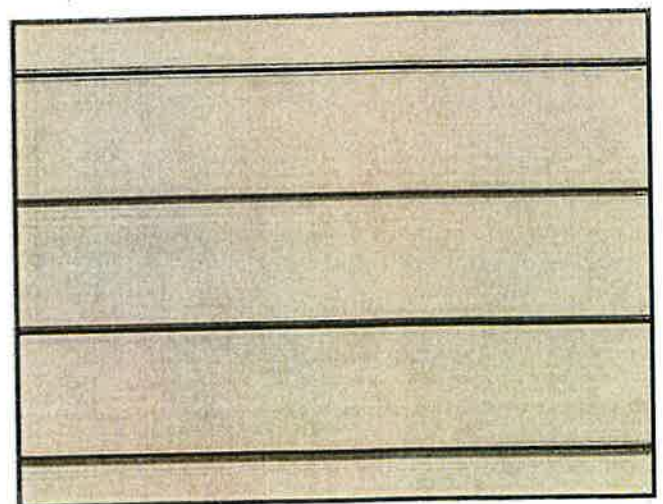
Rear of Opera House 5 1/4" HardiPlank Siding



Opera House Rear Soffit



Opera House Siding Reveal



5 1/4" Reveal Smooth HardiPlank Siding