



## LANDMARKS COMMISSION

# AGENDA

**Wednesday, April 1, 2026**

**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
  - February 4, 2026 [Pages 3-5]
4. Public Comment
5. Scheduled Business
  - A. HI-02-26, Type III – Quasi-Judicial Process [Pages 6-35]

Summary: Historic Review for Exterior Alterations and the Use of Substitute materials for the construction of a deck on the front façade of a house. The structure is located at 915 Walnut Street SW. (Project Planner – Alyssa Schrems [alyssa.schrems@albanyoregon.gov](mailto:alyssa.schrems@albanyoregon.gov))

*Persons wanting to provide testimony may:*

    - 1- **Email written comments to [cd.testimony@albanyoregon.gov](mailto:cd.testimony@albanyoregon.gov), including your name, before noon on the day of the meeting.**
    - 2- *To comment virtually during the meeting, register by emailing [cd.testimony@albanyoregon.gov](mailto:cd.testimony@albanyoregon.gov), before **noon on the day of the meeting**, with your name. The chair will call upon those who have registered to speak.*
    - 3- *Appear in person at the meeting and register to speak.*

[albanyoregon.gov/cd](http://albanyoregon.gov/cd)



6. Business from the Commission
  - Historic Preservation Month Activities
7. Staff Updates
8. Next Meeting Date: May 6, 2026
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](mailto: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.*



## LANDMARKS COMMISSION

### MINUTES

February 4, 2026

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

#### Roll Call

Members present: Camron Settlemier, Chad Robinson, Richard Engeman, Rayne Legras, Cathy Winterrowd

Members excused: Mason Cox (excused)

#### Election of Chair/Vice Chair for 2026

Commissioner Winterrowd nominated Commissioner Robinson for the position of Chair. Commissioner Legras seconded the nomination. Chair Robinson accepted the nomination. The vote was 5-0 in favor of Commissioner Robinson for the position of Chair.

Commissioner Legras nominated Commissioner Settlemier for Vice Chair. Commissioner Engeman seconded the nomination. Settlemier accepted the nomination. The vote was 5-0 for Commissioner Settlemier as Vice Chair.

#### Approval of Minutes for January 7, 2026

**6:03 p.m.**

Commissioner Settlemier noted a correction to the minutes. That it stated that the size increase was a better match historically as the building's history as a truck repair shop during the period of significance. His correction noted striking out the words "actually better" and "truck" in that paragraph.

Commissioner Legras motioned for an approval of the minutes with those corrections. Commissioner Settlemier seconded the motion, which passed 5-0.

#### Public Comment

**6:01 p.m.**

Visitor Service/Historic Resources Manager, Lonna Capaci, with the Albany Visitors Association (AVA) reported that the AVA Photography Contest is now open for submissions and runs through March 27, 2026. She reported that the AVA has a free app Albany Explorer with a Pioneering Women's section. She reported other Black History Month activities including Linn-Benton Community College lunchtime lectures on Black History in Oregon. Albany Public Library is also showcasing a traveling exhibit on Oregon Black History.

#### Scheduled Business

**6:05 p.m.**

HI-01-25, Type III – Quasi-Judicial Process Historic Review of Substitute Materials to replace existing wood siding with Hardie Plank at 230 6th Avenue SE.

***Chair called the public hearing to order at 6:11 p.m.***

#### Commission Declarations

No members declared any conflict of interest

No members declared any ex-parte contact

Commissioners Settlemier, Robinson, and Engeman walked/drove by the home.

No members abstained from the deliberation.

There were no public challenges to participation.

Alyssa Schrems read the hearing procedures.

Staff Report

**6:12 p.m.**

Project Planner, Jennifer Cepello, presented the staff report sharing slides\*. She noted that staff has prepared some possible conditions for approval. They received a clarifying comment from the Friends of Historic Albany (FOHA) regarding some inconsistencies. FOHA wanted the Commission to consider specifying the style of Hardie Plank.

Commissioner Winterrowd asked if the applicant was aware of the conditions added in the staff report. Cepello noted it was posted in the staff report, but she couldn't verify their awareness of the condition that the siding should be smooth wood and not wood grain.

Commissioner Robinson wanted clarification that the condition of the siding being smooth rather than wood grain would pertain to the siding and the proposed siding trim as well. Staff responded that it does.

Applicant Testimony

**6:18 p.m.**

Property owner, Al Holman, stated they are just looking to upgrade the building with materials that would have longevity. He noted that they hadn't considered the trim, but replacement would be consistent.

Commissioner Questions

Commissioner Legras asked if they had planned to replace the trim. Holman shared that the trim wasn't in bad shape but they would update it as well in a smooth finish.

Commissioner Settlemier asked what condition the trim is in. Holman reported it was aged but not as badly as the siding. He asked about replacing the stone siding on the basement level. Holman agreed that he would replace it for a consistent look.

Public Testimony

None.

Rebuttal Testimony

None.

Chair Robinson asked the applicant if they wanted to waive the seven-day waiting period to submit additional written arguments. Holman agreed to waive the waiting period.

***Chair Robinson called the public hearing to close at 6:25 p.m.***

Commission Deliberation

Commissioner Settlemier commented that he had an issue with Criteria 4 regarding affecting the character-defining features of the building. He agreed that there had been a lot of remodeling over the years and the one defining characteristic is the wood siding. If replaced it could be considered destruction of a character-defining feature. Next, he voiced concern about replacing trim should not be allowed if it can be reasonably repaired. Older doesn't mean beyond repair. He agreed on them changing out the stone front, which was not historical.

Commissioner Winterrowd didn't have concerns about the proposal.

Commissioner Robinson witnessed the condition of the siding and with the extensive renovations done over the years, almost ensuring the siding/trim was not original so not character-defining but agreed on the condition that the siding/trim is smooth and not wood-grained.

Commissioner Legras wanted to ensure that the siding would have a five-inch reveal to keep it consistent with the rest of the siding and to keep it smooth with a five-inch reveal.

**Motion:** Commissioner Winterrowd motioned to approve the application for use of substitute siding and trim materials including conditions of approval as noted in the staff report with the condition requiring the siding material have a five-inch reveal with smooth texture for application planning file HI-01-26. This motion is based upon the findings and conclusions in the January 28, 2026, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter including deliberations on the additional conditions. Commissioner Engeman seconded the motion with conditions, which passed 4-1 with Commissioner Settlemier voting against.

Business from the Commission

**6:32 p.m.**

Commissioner Legras offered that she has walked past the building they had an application for replacing the transom window but saw that despite their discussion on the window style it was being replicated in the same style. Schrems replied that was discussed but not part of the conditions for approval.

Commissioner Robinson mentioned the training coming up and the joint work session.

Business from Staff

Schrems announced the February 26, 2026, training for Citizen Advisory Group members with two opportunities to attend. The joint work session scheduling is waiting for the new member to be onboarded. She also reported that they are eligible for the Certified Local Government (CLG) grant for training. They are in the stage of getting an agreement signed for the speaker.

The Chair asked for any ideas for May Historic Preservation Month. Commissioner Winterrowd suggested reaching out to the Black Pioneers Association to promote that aspect of Albany's history. Staff will reach out to get a representative to share with the Commission.

Schrems reminded them about Goal 5 changes and Albany archeology. They currently are scoping out what the pilot project will look like as an opportunity for Albany. What kind of technical assistance the State will provide instead of hiring a position to do that. They will start sending notice to the tribes, but that comes from the City Council. She noted that Oregon is very restrictive on archeology data and the city doesn't have access to it. It would take a certified archeologist to review the data and provide mitigation measures. Staff will keep the commission updated.

Next Meeting Dates

The next meeting is scheduled for March 4, 2026, at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 6:42 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz  
Recorder

Alyssa Schrems  
Planner II

*\*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](mailto: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 for Exterior Alterations and the Use of Substitute Materials

HI-02-26

March 25, 2026

### Summary

This staff report evaluates a Historic Review for Exterior Alterations and Use of Substitute Materials for a home on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant proposes to construct a deck on the front façade of the house with substitute materials.

### Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Project Planner
Applicant:	Tim Broeke, 28039 Riggs Hill Road, Foster, OR 97345
Property Owner:	Hazel Harrison, 915 Walnut Street SW, Albany, OR 97321
Address/Location:	915 Walnut Street SW
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AD Tax Lot 11700
Zoning:	Hackleman Monteith (HM) District (Monteith National Register Historic District)
Total Land Area:	3,630 square feet
Existing Land Use:	Single Unit Dwelling
Neighborhood:	Central Albany
Surrounding Zoning:	North: Hackleman Montieth (HM) East: HM South: HM West: Elm Street (ES)
Surrounding Uses:	North: Single Unit Residences East: Single Unit Residences South: Single Unit Residences West: Single Unit Residences, Commercial Offices
Prior History:	HI-05-13: Request to add a small addition on the north side of the house.

## Notice Information

On March 11, 2026, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On March 20, 2026, notice of public hearing was also posted on the subject site. As of March 23, 2026, no comments have been received.

## Analysis of Development Code 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 915 Walnut Street SW in the Hackleman Monteith (HM) zoning district within the Monteith National Register Historic District. Properties to the north, east and south are zoned HM and are in single unit residential use. Properties to the west are zoned Elm Street (ES) and are in a mix of commercial (office) use and single unit residential use.
- 1.2 Historic Rating. The structure is rated as a Historic Contributing resource in the Monteith National Register Historic District.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of the house as bungalow. The house has previously had the front handrails and door modified, as well as a side entrance, steps, and rail. A previous review (HI-05-13) approved extending an enclosed side porch by nine (9) feet. There is no record of approval for the porch that is the subject of this request, and it did not exist prior to the 2013 approval.
- 1.4 Proposed Exterior Alterations. The applicant proposes to replace the existing front porch (associated with the extended side porch approved in 2013) with Trex composite decking.

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

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

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

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

#### Findings of Fact

- 2.1 Building Use (ADC 7.160(1)). The building was originally used as a single unit dwelling and it continues to be used in this manner. Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).
- 2.2 Historic Character (ADC 7.160(2)). The structure was constructed in the Bungalow style. As the porch appears to be an addition that is more recent than 2013, no historic material is proposed to be replaced.

2.3 Historic Record & Changes (ADC 7.160(3) and (4)). No conjectural features or architectural elements from other styles, buildings, or time periods are proposed. This proposal is consistent with ADC 7.160(3) and (4).

2.4 Distinctive characteristics (ADC 7.160(5)). The Historic Inventory sheet notes distinctive features including cornerboards, an interior chimney, beveled glass, a half-width recessed porch with tapered box posts on closed rail, exposed rafter tails, bargeboard, carved brackets, a projecting bay on the north side, and a water table and cap.

The application does not indicate any removal or work to any of the distinctive features. Based on these facts, the proposal appears to be consistent with ADC 7.160(5).

2.5 Deteriorated Features (ADC 7.160(6)). The applicant proposes to replace the existing porch decking with Trex decking due to deterioration. The porch appears to be an addition that is more recent than 2013, however the applicant refers to this request as a porch replacement.

The Commission may determine if this criterion 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 standard is met.

2.7 Significant Archaeological Resources (ADC 7.160(8)). No ground disturbing work is proposed with this application. As no groundwork is proposed, no disturbance of any archaeological resources is anticipated. Based on these facts, this standard appears to be met.

2.8 Historic Materials (ADC 7.160(9)). The applicant proposes to replace the existing porch decking with Trex decking due to deterioration. The porch appears to be an addition that is more recent than 2013, however the applicant refers to this request as a porch replacement. The porch appears to be differentiated from the house in terms of design and materials.

The Commission may determine if the proposed construction is compatible with the massing, size, scale, and architectural features of the existing building.

2.9 New Additions (ADC 7.160(10)). The applicant does not propose any new additions with this application as the request is to replace the porch. No previous review has been completed for the addition of this porch; therefore, it may qualify as a new addition for the purposes of review.

The Commission may determine if the porch qualifies as a new addition, and if so, if it has been constructed in a manner that allows for minimal damage to the essential form and integrity of the historic structure.

## Conclusions

2.1 The Commission may determine if the Secretary of the Interior's standards are met.

### 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.**

### Findings of Fact

- 1.1 As the porch itself appears to be an addition that is more recent than 2013, the Commission may determine if a review for Use of Substitute Materials is warranted when the area of work is one that is a non-historic addition. For the purposes of this report, staff will review the request assuming that this replacement should be subject to the standards and criteria used to evaluate a request for the Use of Substitute Materials.
- 1.2 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 existing decking with Trex decking due to the deterioration of the existing decking. Photos of the deck were provided, but they appear to show the decking has already been replaced with Trex decking.
- 1.3 Substitute Materials. The applicant proposes to replace the decking on the porch with Trex decking. The applicant argues that the current lifespan of cedar decking is “10 years at the high end of the range”. The applicant argues that the ten-year cost of maintaining cedar decking is between \$1,400-\$3,800 and that the decking will still need to be replaced at a cost of \$2,000 per 100 square feet of decking at the end of this time.

### Conclusions

- 1.1 The residence is rated as a Historic Contributing resource in the Hackleman National Historic District and is therefore only eligible for review under the second threshold in ADC 7.200.
- 1.2 The applicant proposes replacing the existing cedar decking with Trex decking.

## 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 and Conclusions

- 1.1 There are no photos or documentation showing what the previous decking looked like. Staff is unable to review if this criterion is met or not.
- 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 The applicant is not proposing to replace the siding, windows or trim.
- 2.2 This criterion is met.

### 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 and Conclusions

- 3.1 The decking appears to be done in a shade of grey.
- 3.2 The Commission may determine if this criterion is met.

### Criterion 4

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

#### Findings of Fact and Conclusions

- 4.1 The applicant does not propose any changes to the siding, windows, or trim
- 4.2 Based on these facts, this criterion is met.

### 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 changes are proposed to any historic wood windows or door trim.
- 5.2 Based on these facts, this criterion is satisfied.

## Criterion 6

**Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.**

### Findings of Fact and Conclusions

6.1 The applicant does not propose any substitute siding or trim.

6.2 Based upon these facts, this criterion is satisfied.

## Criteria 7 - 14

**For the application of substitute siding and trim only.**

### Overall Conclusions

The proposal seeks to replace the existing front porch (associated with the extended side porch approved in 2013) with Trex composite decking.

Staff recommends additional information be provided at the hearing to determine if this application is satisfied.

### Options and Recommendations

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

Option 1: Approve the request as proposed;

Option 2: Approve the request with conditions of approval;

Option 3: Deny the request.

### Motions

**Approval:** 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-02-26. This motion is based on the findings and conclusions in the March 25, 2026, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

**Approval with new conditions of approval:** I move to approve the Exterior Alterations and Use of Substitute Materials including conditions of approval as **drafted during this meeting** for application planning file no. HI-02-26. This motion is based on the findings and conclusions in the March 25, 2026, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

**Denial:** I move to deny the Exterior Alterations and Use of Substitute Materials as detailed in planning file no. HI-02-26. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.

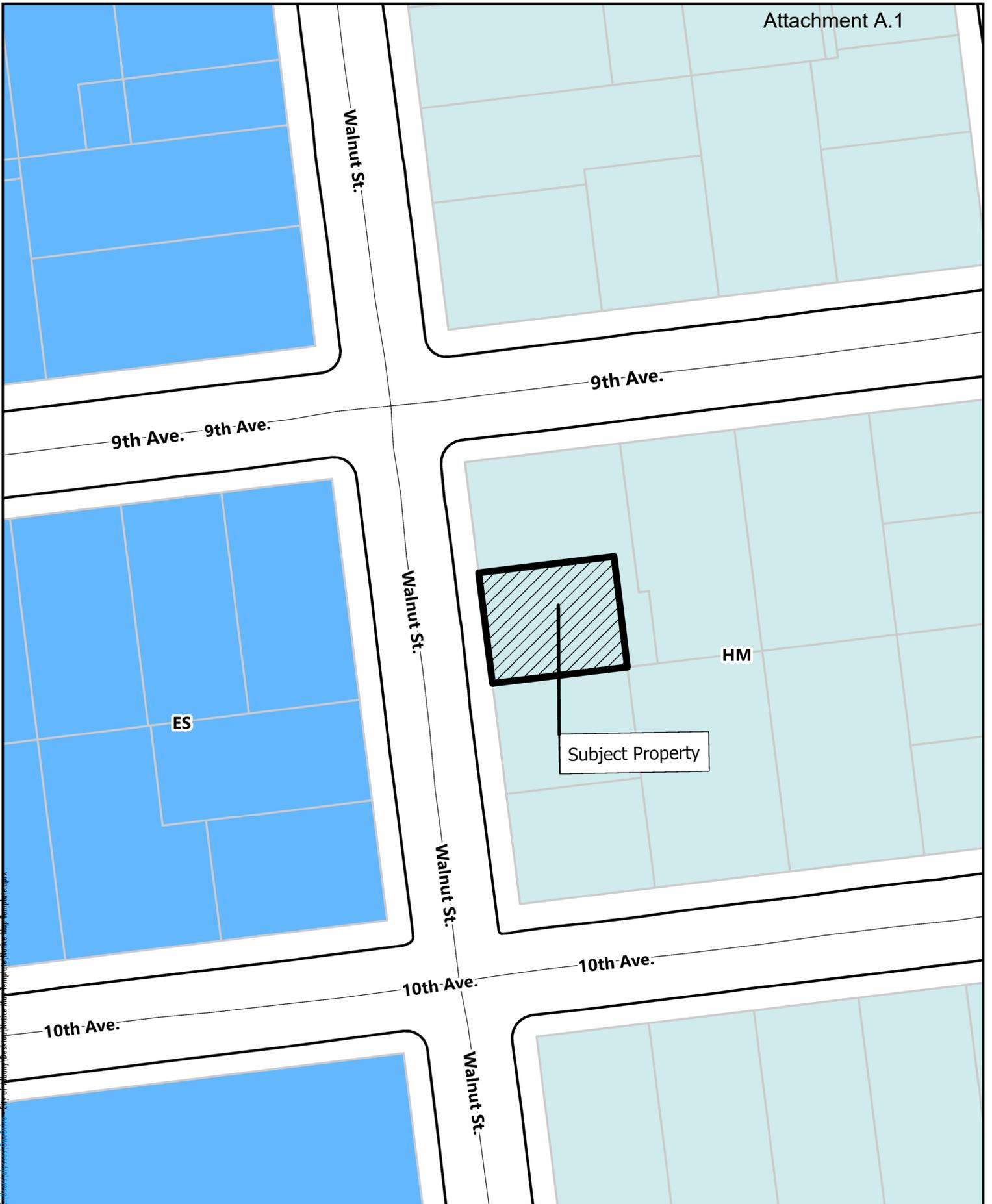
### Attachments

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

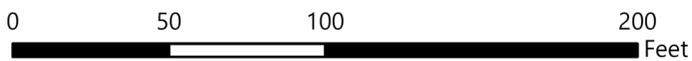
### Acronyms

ADC Albany Development Code

ES Elm Street Zoning District  
HI Historic file designation  
HM Hackleman Monteith Zoning District



City of Albany - Oregon - 3/9/2026



915 Walnut Street SW

Date: 3/9/2026 Map Source:

Location Map

Note: For properties 35 years old and newer, starred (\*) sections are the only required fields.

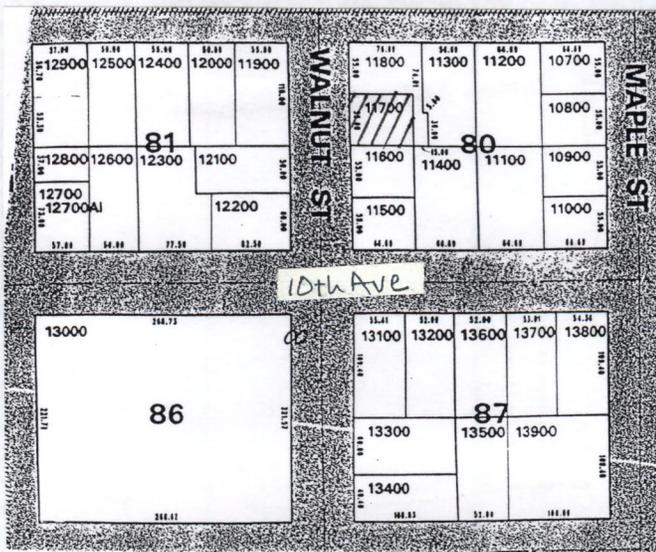
\*County: **Attachment B.1**  
Linn

*Street Address: 915 Walnut		*City Albany			
USGS Quad Name: Albany		GPS Latitude:		Longitude:	
Township: 11S	Range: 4W	Section: 12	Block/Lot: AD	Tax Lot #: 11700	
*Date of Construction: c 1915		Historic Name:		Historic Use or Function: sfr	
Grouping or Cluster Name:		*Current Name or Use: sfr		Associated Archaeological Site:	
Architectural Classification(s): Bungalow		Plan Type/Shape: Irregular		Number of stories: 1	
Foundation Material: Concrete		Structural Framing:		Moved? No	
Roof Type/Material:			Window Type/Material:		
Exterior Surface Materials Primary: Lap		Secondary:		Decorative:	
Exterior Alterations or Additions, Approximate Date: Front hand rails. Side entrance, steps and rail. Front door. <i>H1-05-13, Extend enclosed side porch 9ft.</i>					
Number and Type of Associated Resources: None					
Integrity: Good		Condition: Good		Local Ranking:	
National Register Listed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown					
<b>Preliminary National Register Findings:</b>					
<u>Potentially Eligible:</u>		<input type="checkbox"/> Individually or		<input checked="" type="checkbox"/> As a contributing resource in a District	
<u>Not Eligible:</u>		<input type="checkbox"/> Intact but lacks distinction			
		<input type="checkbox"/> Altered (Choose one):		<input type="checkbox"/> Reversible/ potentially eligible	
				<input type="checkbox"/> Individually or in a district	
				<input type="checkbox"/> Reversible/ ineligible, lacks distinction	
				<input type="checkbox"/> Irretrievable lack of integrity	
		<input type="checkbox"/> Not 50 years old			
Description of Physical and or Landscape Features: Faces west; 2nd house south of 9th, a busy residential street.					
Statement of Significance: [Required only for Intensive Level Surveys] (Use additional sheets if necessary) On 1925 Sanborn Basement Cornerboards Interior chimney. Beveled glass. Half-width recessed porch w/tapered box posts on closed rail. Exposed rafter tails, bargeboard, carved brackets. Projecting bay on north. Water table and cap.					
*Researcher/ Organization: David Pinyerd, Historic Preservation Northwest				Date Recorded: 9/27/2002	
*Photo Roll #: 1	*Frame #(s): 12	Local Designation #:		SHPO #:	
				*County: Linn	

Street Address:  
915 Walnut

City:  
Albany

Attachment B.2



\*Researcher/ Organization:  
David Pinyerd, Historic Preservation Northwest

Date Recorded:  
9/27/2002

\*Photo Roll #:  
1

\*Frame #(s):  
12

Local Designation #:

SHPO #:



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): Historical Bungalow

[albanyoregon.gov/cd](http://albanyoregon.gov/cd)



Historic Review of Substitute Materials

- 4. Construction Date: Feb 1<sup>st</sup>
- 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.

Back porch deck replacement

- 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?

The entirety of the back porch will be replaced with new pressure treated building material. The original building material and decking is too damaged from being waterlogged to reuse. New decking will be used as the new decking material. This was chosen partly for safety reasons, as the surrounding area causes the porch to be waterlogged the majority of the year, and secondly to aesthetically match the house. There were no other actual feelings or preferences.

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.



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](http://albanyoregon.gov/permits)

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

Location/Description of Subject Property(s)

Site Address(es): 915 SW Walnut St. Albany

Assessor's Map No(s): 11700 11304W12AD Tax Lot No(s): 11700

Comprehensive Plan designation: \_\_\_\_\_ Zoning designation: \_\_\_\_\_

Size of Subject Property(s): \_\_\_\_\_ Related Land Use Cases: \_\_\_\_\_

Project Description: Back porch replacement

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Historic Overlay       Natural Resource Overlay District       Floodplain or Floodway Overlay

[albanyoregon.gov/cd](http://albanyoregon.gov/cd)



The application proposed is to replace the existing back porch with a new porch to be decked with Trex composite decking.

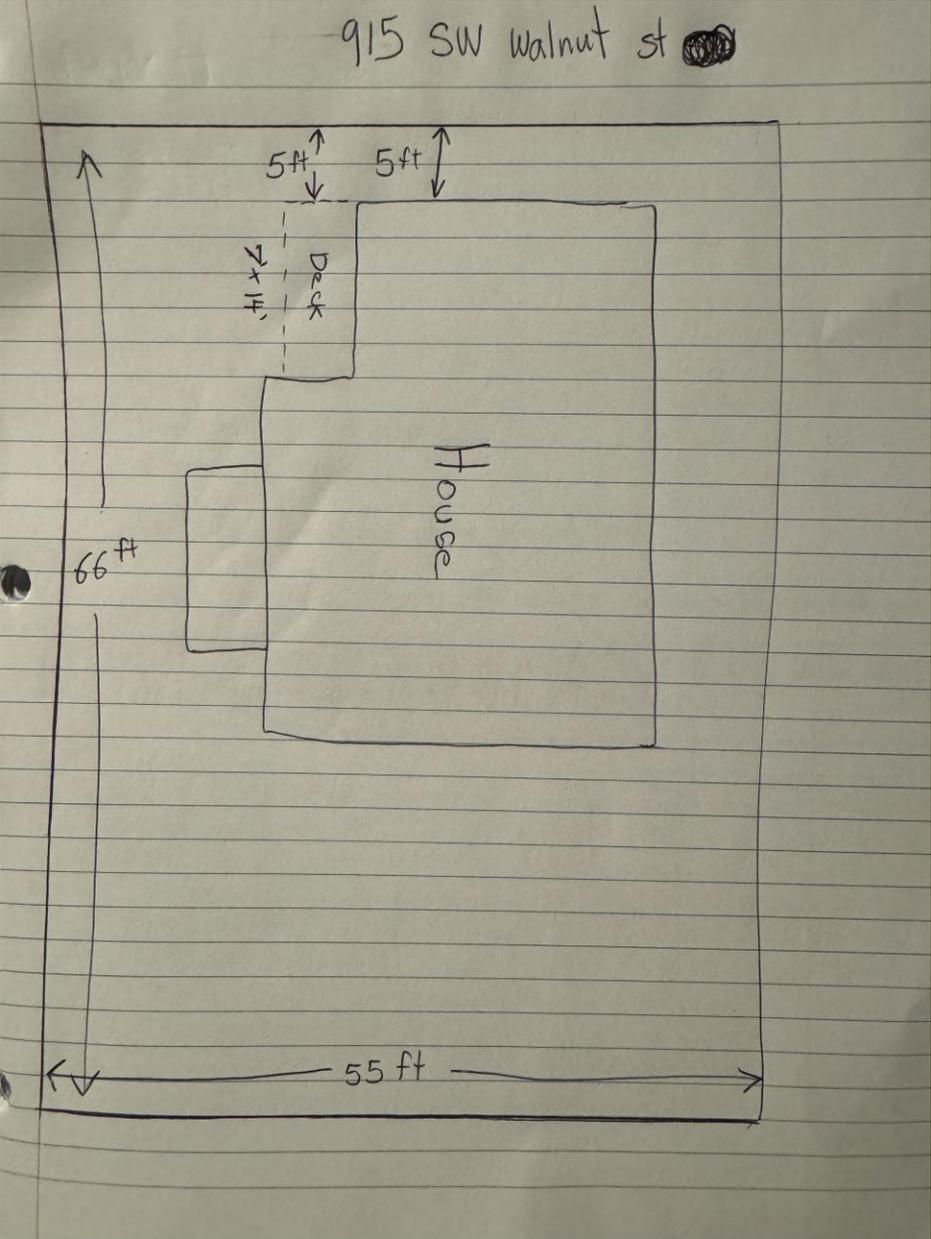
The current back porch is too deteriorated to be repaired or to reuse any of the current materials (see attached photo). We would like to use pressure treated materials to frame the deck and use Trex decking instead of cedar decking.

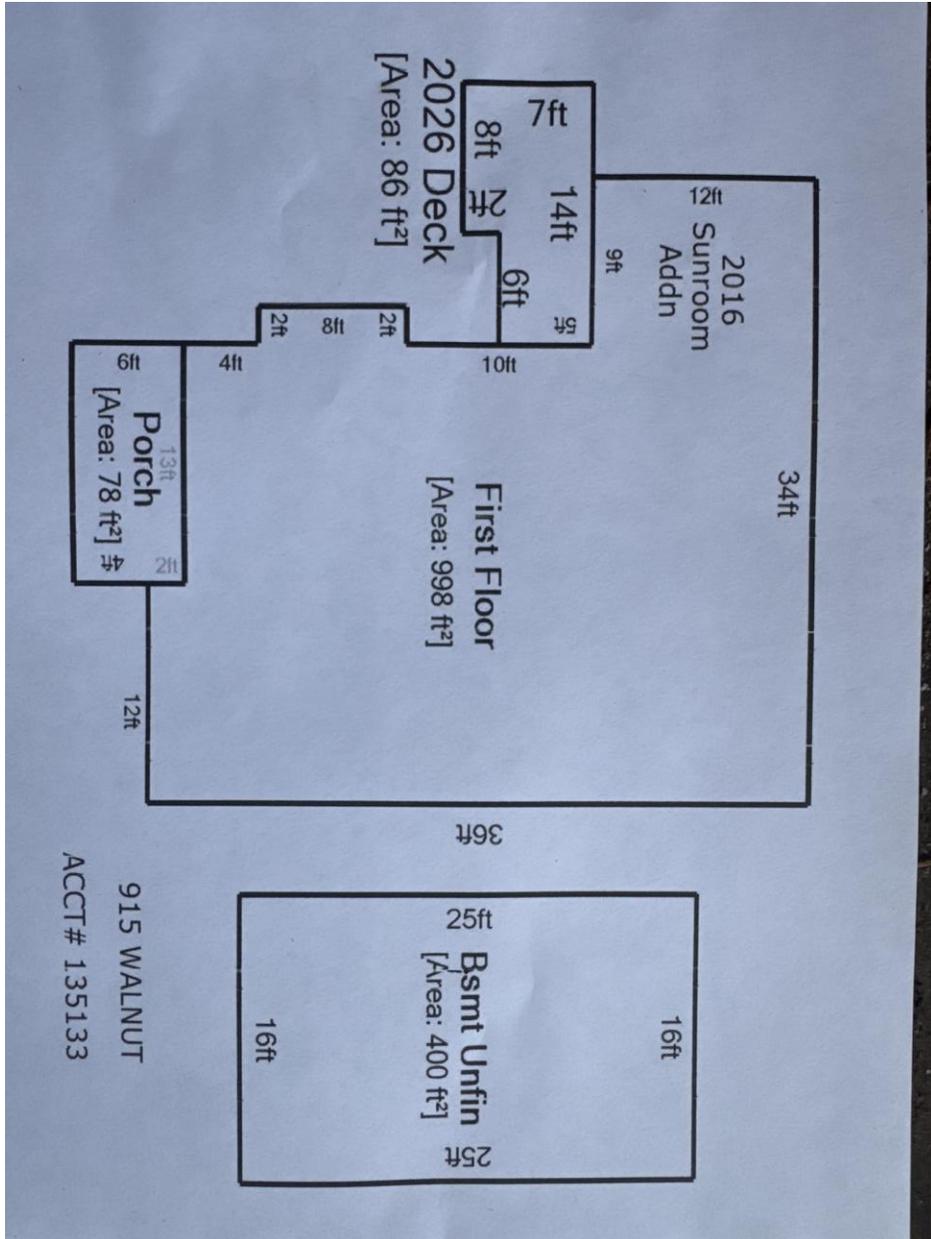
The current average lifespan for cedar decking in Oregon is 10 years at the high end of the range. This lifespan can be significantly shortened by things such as not maintaining the deck, the amount of moisture in the air, the area that the deck is in, as far as open space or under trees. Most of the listed conditions are common in western Oregon.

The current average lifespan for a Trex composite deck is the lifetime of the owner. There may be repairs that need to be done structurally, but the decking will last well beyond that.

The current cost for a 2x6x16 cedar decking board at Home Depot is \$52.68 per board or \$3.30 per linear foot. The average annual cost for maintaining a cedar deck in Oregon is \$100-\$300. This maintenance would include processes such as sanding, staining, and small repairs. On average in Oregon a customer can expect to add another \$200-\$400 every 5 years for larger repairs. These maintenance and repair costs are just for materials, the cost increases significantly if the work to do these tasks is hired out. Assuming that all maintenance and repairs are completed on a schedule, the cedar decking will cost on average \$1,400-\$3,800 over 10 years and the decking will still need to be replaced at a cost of \$2,000 per 100sq ft of decking.

The current cost for a 1x6x16 Trex composite decking board at Home Depot is \$41.58 per board or \$2.59 per linear foot. The average annual cost for maintaining a Trex composite deck in Oregon is \$0.00. On average in Oregon a customer can expect to add another \$200-\$400 every 10 years for larger repairs. Minus the initial cost to construct the deck, a Trex deck will cost \$200-\$400 on average over 10 years with no need to replace the decking.





915 SW Walnut st

Deck stairs info:

Tread depth  $11\frac{1}{2}$  inches

Rise 8 inches

Deck stairs info:

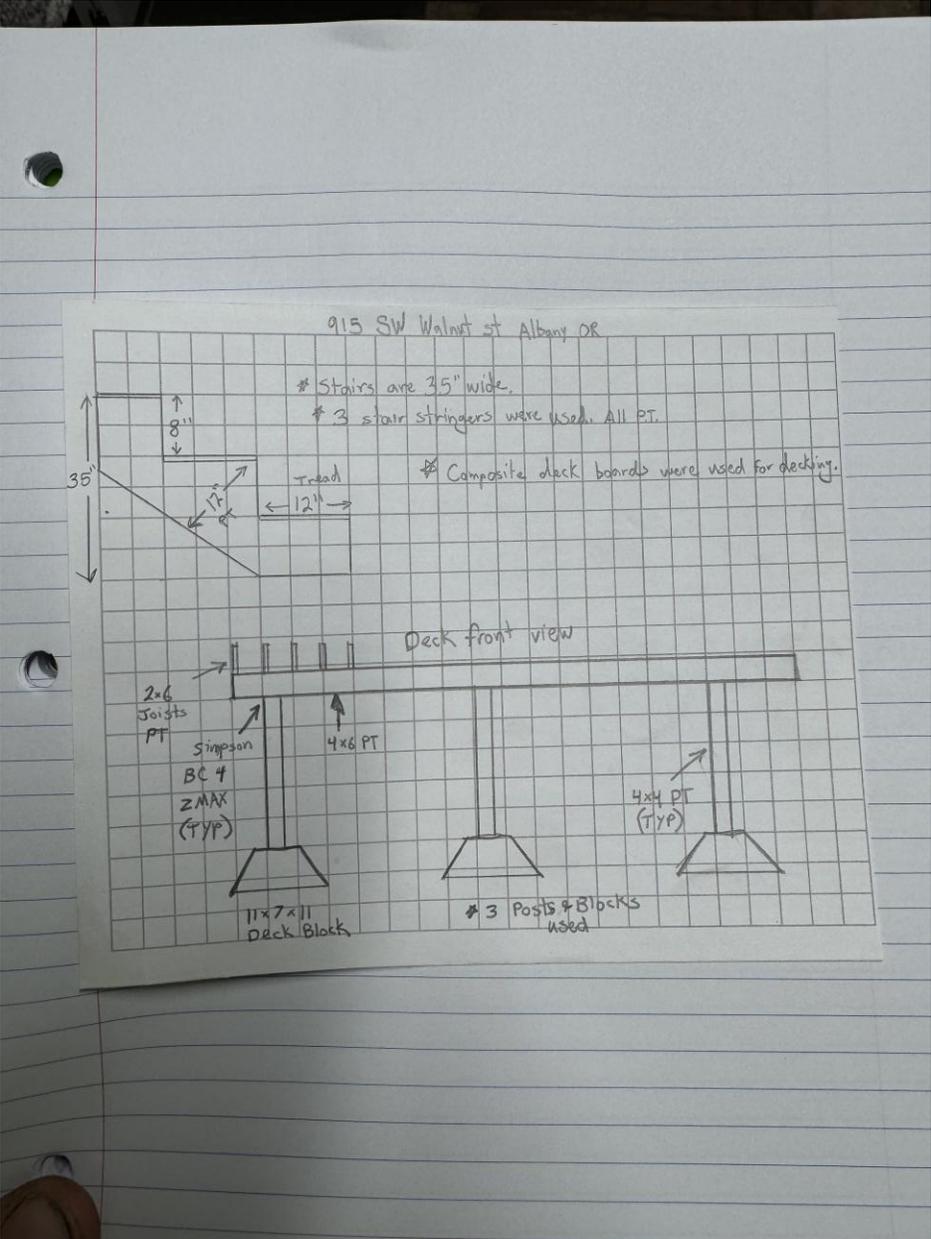
Tread depth =  $11\frac{1}{2}$  inches

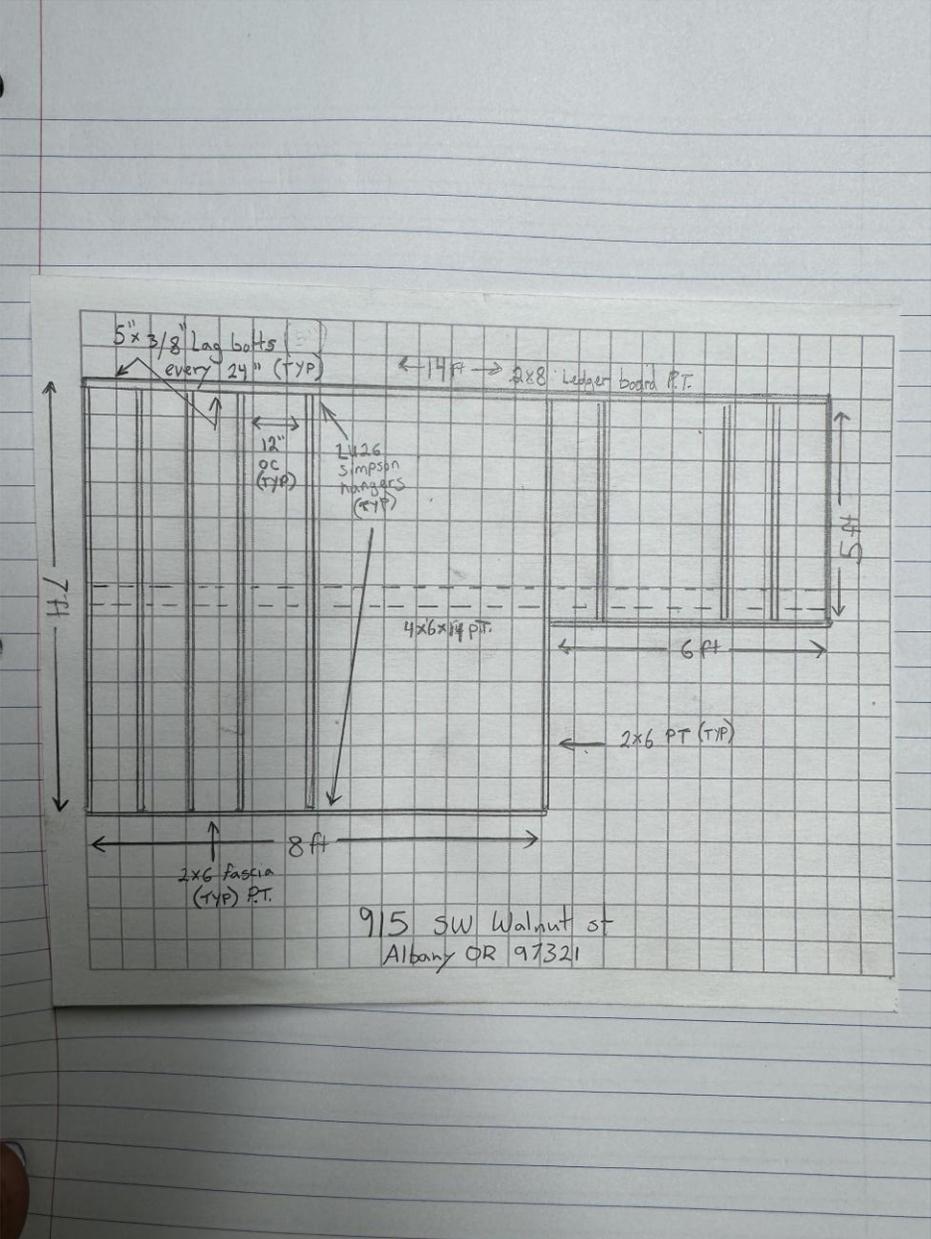
Rise = 8 inches

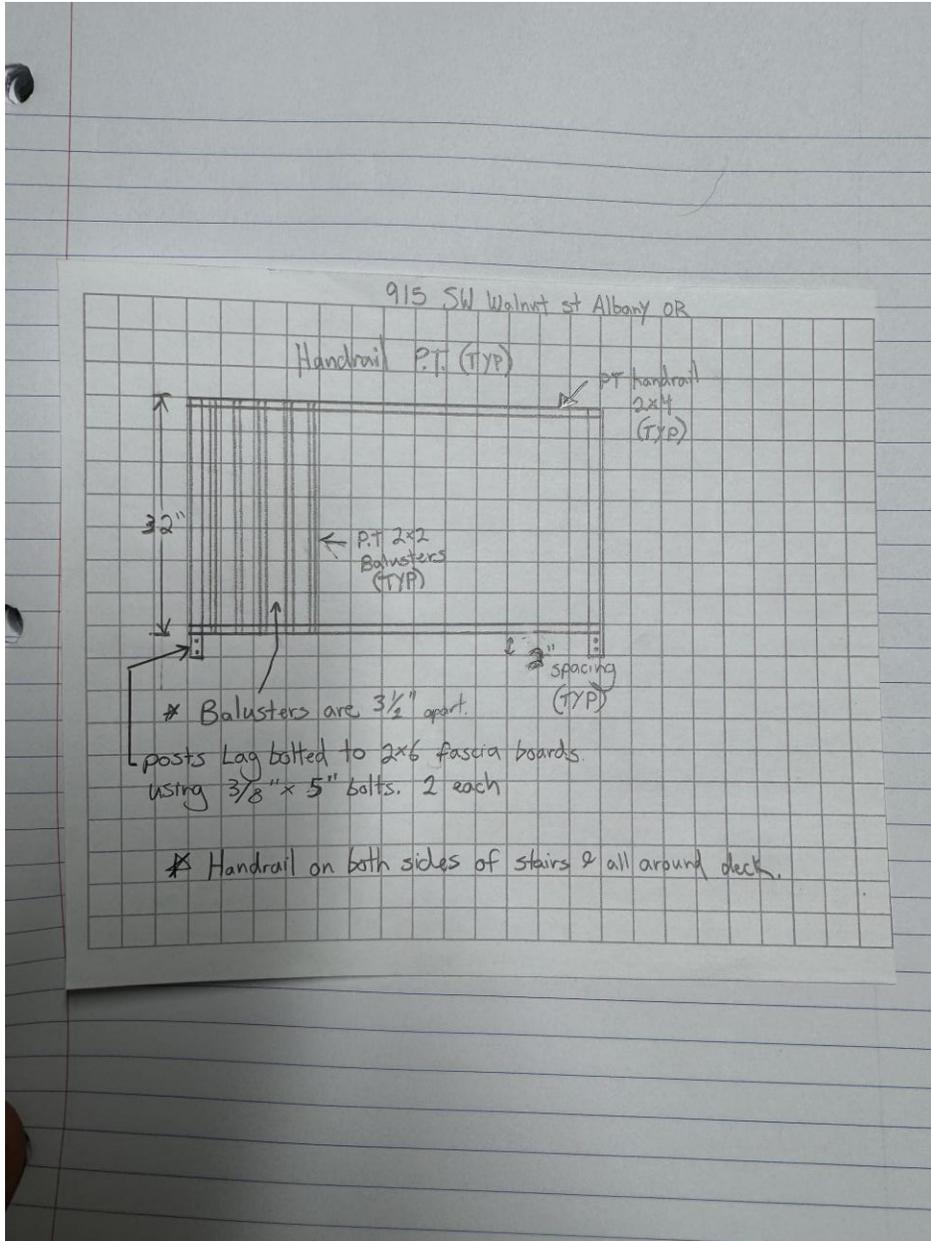
Deck is 36 inches above ground level

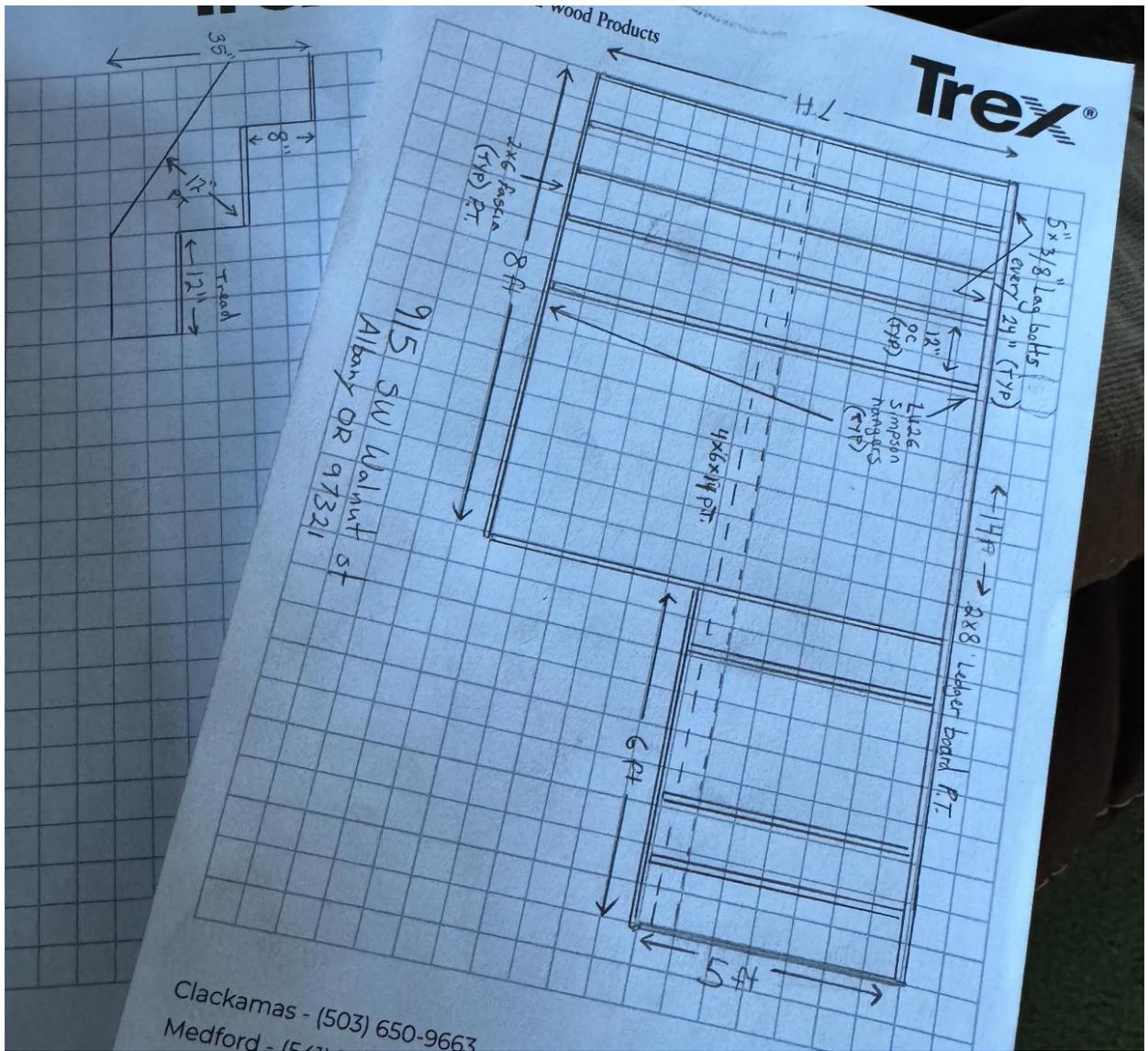
Deck footings are on pier blocks 12 inch x 12 inch x 10 inch

Deck is fastened to house using  $\frac{5}{16}$  x 6" Lag bolts every 16" on Ledger board (2x8x14' PT)









Clackamas - (503) 650-9663  
Medford - (541) 753-1111

