



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-04-24

April 24, 2024

Summary

This staff report evaluates a Historic Review of Substitute Materials for a residential structure on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant proposes to replace the existing siding with a fiber-cement siding.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Occupant
Address/Location:	906 11th Avenue SW
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AD; Tax Lot 19700
Zoning:	Hackleman Monteith (HM) District (Monteith National Register Historic District)
Total Land Area:	4,000 square feet
Existing Land Use:	Residential Dwelling Unit
Neighborhood:	Central Albany
Surrounding Zoning:	North: Elm Street (ES), Hackleman Monteith (HM) East: HM South: HM West: HM
Surrounding Uses:	North: Multi-unit development, fourplex, single dwelling unit residences East: Single dwelling unit residences South: Single dwelling unit residences West: Single dwelling unit residences
Prior History:	N/A

Notice Information

On April 10, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On April 18, 2024, notice of public hearing was also posted on the subject site. As of April 22, 2024, no public testimony has been received.

Analysis of Development Code Criteria

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

ADC eligibility for the use of substitute materials (ADC 7.200(1)) and review criteria for Historic Review of the Use of Substitute Materials (ADC 7.200) are addressed in this report for the proposed development. The

criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Eligibility for the Use of Substitute Materials (ADC 7.200)

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

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

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

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

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

Findings of Fact

- 1.1 Eligibility. The subject building is rated as a Historic Contributing.
- 1.2 Existing Conditions. The applicant states that wood elements on the structure may not be salvageable due to deterioration. The applicant will have a further opportunity to discuss this at the hearing.
- 1.3 Substitute Materials. The applicant proposes to replace wood elements (such as trim and siding) that are not salvageable with fiber-cement siding.

Conclusions

- 1.1 The building is rated as a Historic Contributing resource in the Monteith National Historic District and is therefore eligible for review under the second threshold in ADC 7.200. The applicant will have an opportunity to discuss the existing conditions at the hearing.

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

Criterion 1

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

Findings of Fact

- 1.1 The applicant states that wood elements such as trim and siding are deteriorated and require replacement.
- 1.2 The applicant further states that they intend to replace the existing cedar shingle siding with fiber cement siding and provides several siding options. The proposed siding option two most closely resembles the cedar shingle siding. The proposed siding one is more similar to a lap siding.

Conclusions

- 1.1 New trim and siding is proposed in fiber-cement, with two options provided.
- 1.2 Proposed option two most closely resembles a cedar shingle.
- 1.3 Proposed option one is similar to a lap siding and does not closely approximate the existing siding.
- 1.4 Siding option two would satisfy this condition while siding option one would not.

Criterion 2

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

Findings of Fact and Conclusions

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

Criterion 3

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

Findings of Fact

- 3.1 The applicant states that the material does not have a grain and that it will be painted to match the house.

Conclusions

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

Criterion 4

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

Findings of Fact and Conclusions

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

Criterion 5

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

Findings of Fact and Conclusions

- 5.1 The applicant states that the trim is also deteriorated and must be replaced.
- 5.2 The proposed new fiber-cement material will be used.
- 5.3 Based on these facts, this criterion is satisfied.

Criterion 6

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

Findings of Fact

- 6.1 The residential structure does not have any historic brick, stone, stucco, or other masonry surfaces.

Conclusions

- 6.1 There is no historic brick, stone, or stucco on the building.

Criteria 7 - 14

For the application of substitute siding and trim only:

Criterion 7

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

Findings of Fact and Conclusions

- 7.1 The applicant proposes to replace or repair any supporting framing as needed.
- 7.2 This criterion is satisfied as a condition of approval.

Criterion 8

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

Findings of Fact and Conclusions

- 8.1 The applicant proposes installing a vapor barrier as necessary to comply with this criterion.
- 8.2 This criterion is satisfied as a condition of approval.

Criterion 9

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

Findings of Fact and Conclusions

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

Criterion 10

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

Findings of Fact and Conclusions

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

Criterion 11

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

Findings of Fact and Conclusions

- 11.1 The applicant states that the current siding is horizontal and the new siding will be applied horizontally as well.
- 11.2 This criterion is satisfied.

Criterion 12

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

Findings of Fact and Conclusions

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

Criterion 13

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

Findings of Fact and Conclusions

13.1 The applicant states that they will comply to the best of their abilities.

13.2 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 indicates that they intend to donate what they can, but states that some materials may not be able to be donated due to lead based paint.

14.2 This criterion has been met.

Summary – Substitute Materials

The applicant proposes to replace wood elements (such as trim and siding) that are not salvageable with fiber-cement siding. The applicant proposed two different siding options; option one is similar in design to a wood lap siding and option two is similar in design to a cedar shingle siding.

Staff finds all applicable criteria are met for the use of substitute materials if siding option two is approved. Siding option one would be a visual deviation from the existing siding. All other criteria for the use of substitute materials are satisfied.

Options and Recommendations

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

Option 1: Approve both siding options as proposed;

Option 2: Approve both siding options with conditions of approval;

Option 3: Approve siding option one with conditions of approval;

Option 4: Approve siding option two with conditions of approval; or

Option 5: Deny both siding options

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 4 and approve siding option two with conditions. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion

I move to approve the use of substitute materials for siding option two including conditions of approval as noted in the staff report for application planning file no. HI-04-24. This motion is based on the findings and conclusions in the April 24, 2024, 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** – Support framing that is rotted or otherwise unfit for continued support shall be replaced in kind with new material.

Condition 2 **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 3 **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 4 **Use of Substitute Materials**–Sheathing shall be applied to support the new siding material. Additional information shall be provided to staff prior to issuance of building permits.

Attachments

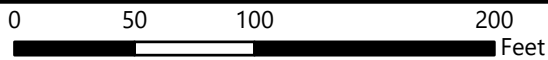
- A. Location Map
- B. Historic Resource Survey
- C. Land Use Findings
- D. Siding Options

Acronyms

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



\\con.cityofalbany.net\homes\analysis\ss\Desktop\Notice Map_Template.mxd



906 11th Ave SW

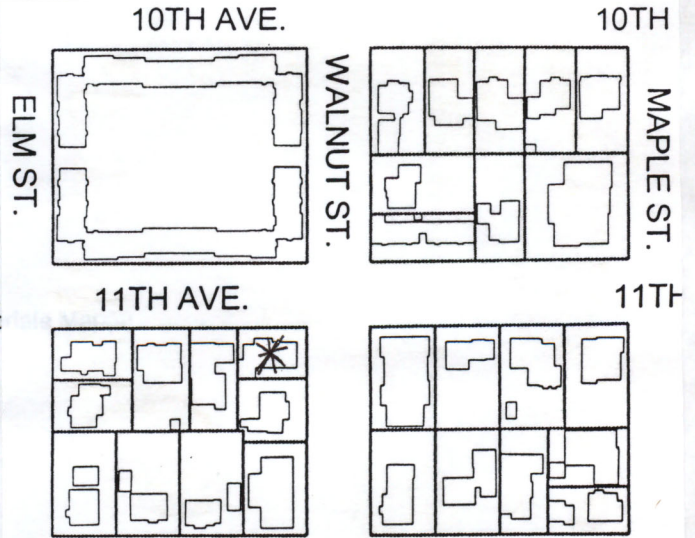
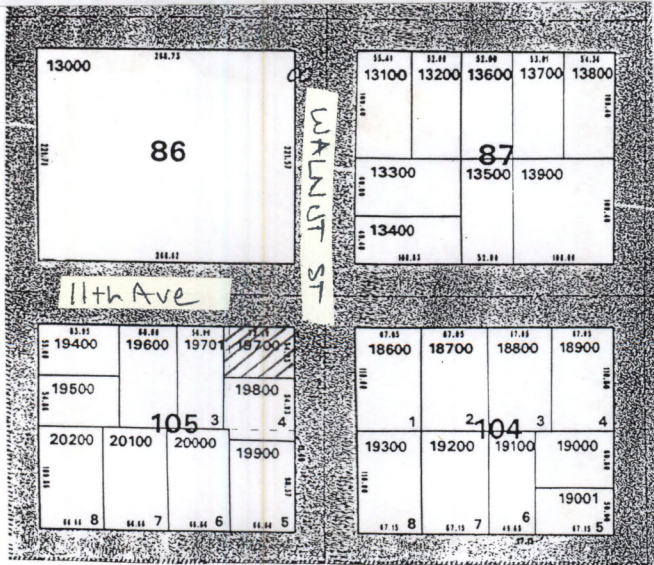
Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

				*County: Linn	
*Street Address: 906 11th Ave SW			*City Albany		
USGS Quad Name: Albany		GPS Latitude:		Longitude:	
Township: 11S	Range: 4W	Section: 12	Block/Lot: AD		Tax Lot #: 19700
*Date of Construction: c. 1940		Historic Name:		Historic Use or Function: Single-family	
Grouping or Cluster Name:		*Current Name or Use: Single-family		Associated Archaeological Site:	
Architectural Classification(s): Minimal Traditional		Plan Type/Shape: Rectangular		Number of stories: 1.5	
Foundation Material: Concrete		Structural Framing:		Moved? No	
Roof Type/Material: Gable/comp			Window Type/Material: 6/1 wood double-hung		
Exterior Surface Materials Primary: Wood shingles		Secondary:		Decorative:	
Exterior Alterations or Additions, Approximate Date: Front (N) windows changed to 6/1 vinyl					
Number and Type of Associated Resources: Carport to west in front of attached garage					
Integrity: Good		Condition: Good		Local Ranking:	
National Register Listed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown					
Preliminary National Register Findings:					
<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: * Side gabled w/front gabled entry * Enclosed front entry w/arched opening and flare roof * Central tapered chimney * Side entry w/metal awning * Dormers on south side * Rear addition (S)					
Statement of Significance: [Required only for Intensive Level Surveys] (Use additional sheets if necessary)					
*Researcher/ Organization: David Pinyerd, Historic Preservation Northwest				Date Recorded: 9/27/2002	
*Photo Roll #: 2	*Frame #(s): 15	Local Designation #:		SHPO #:	
				*County: Linn	

Street Address:
906 11th Ave SW

City:
Albany

Attachment B.2



*Researcher/ Organization:
David Pinyerd, Historic Preservation Northwest

Date Recorded:
9/27/2002

*Photo Roll #:
2

*Frame #(s):
15

Local Designation #:

SHPO #:

Findings of Fact:

906 11th Ave. SW, 97321

House located on the corner of Walnut and 11th in downtown Albany.

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

Proposed findings:

The current siding is a cedar shingle material. It appears to have been painted a couple of times and has since deteriorated, as have the window trims. Notably several of the windows were previously replaced with vinyl windows. The proposed replacement material comes in a couple sizes, both of which are outlined and pictured in previous correspondence. The most readily available would be lap siding made from fiber-cement. The lap siding of course look slightly different (please see photos previously provided) and will be several inches thinner in reveal. The other variant is fiber-cement shingles, which appear extremely similar to what is currently on the home. The sourced product depends on availability to the contractor.

- 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.**

Proposed findings:

The replaced materials will be done in accordance with city code. Should someone desire to replace them, they would need to remove the siding/trim and replace it with cedar and wood. This should certainly be doable should someone wish to do so.

- 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.**

Proposed findings:

The material will be a color that is typical in housing, namely a gray/blue color. The siding will either resemble the siding that is currently there (cedar shingle) or will be lap siding. I do not believe it has a wood grain.

- 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.**

Proposed Findings:

The home does not have unusual historic features, so this is a non-issue.

- 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.**

Proposed findings:

This is not a possibility.

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

Proposed findings:

These materials are not present and thus this is inapplicable.

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

Proposed findings:

If there are structural issues below the siding, we will repair them before replacing the siding.

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

Proposed findings:

The quotes we have sought include a vapor barrier.

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

Proposed findings:

The siding will be installed by a professional as to avoid these issues.

- 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.**

Proposed findings:

The siding will be installed by a professional as to avoid these issues.

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

Proposed Findings:

The siding is currently horizontal. The new siding will be as well.

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

Proposed Findings:

The siding will be installed by a professional as to avoid these issues.

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

Proposed Findings:

I'm unsure how to answer this question. The materials will be different (though one possibility will closely resemble the original) and thus the reveals and dimensions will vary slightly.

- 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.**

Proposed Findings:

We will attempt to dispose of materials that can be maintained by donation. My understanding is the paint may be lead based and thus prevent saving it.

Siding option 1:



Siding option 2:

