Staff Report

Historic Review of Exterior Alterations and Substitute Materials

HI-13-19 and HI-14-19

October 30, 2019

Summary

This staff report evaluates Historic Review of Exterior Alterations (HI-13-19) and the Use of Substitute Materials (HI-14-19) applications for alterations to the primary and accessory structure located at 331 Montgomery Street SE in the Hackleman National Register Historic District (Attachment A). The primary structure was constructed circa 1892 and is rated historic contributing. The accessory structure is first shown on the 1925 Sanborn Fire Insurance Map from Albany, Linn County, Oregon.

Proposed exterior alterations include: 1) installation of new metal roof railings; 2) removal of two existing brick and stucco chimneys; 3) replacement of damaged crown molding, facia, porch flooring, and siding.

The applicant requests the use of substitute materials for the installation of a steel garage door on an accessory structure that originally had a wood door.

Application Information

Review Body: Landmarks Commission (Type III review)
Staff Report Prepared By: Project Planner Laura LaRoque
Property Owners: Howard and Pamela Boyd; 331 Fourth Avenue SE, Albany, OR 97321
Applicant: Joel Dahl; 1312 Water Avenue NE, Albany, OR 97321
Address/Location 331 Montgomery Street SE, Albany, OR 97321
Map/Tax Lot: Linn County Tax Assessor’s Map No.: 11S-03W-06CD, Tax Lot 9200
Zoning: Hackleman Monteith (HM) District with Historic Overlay (Hackleman National Register Historic District)
Total Land Area 7,910 square feet (0.18 acres)
Existing Land Use: Single-family residence
Neighborhood: Central Albany
Surrounding Zoning: North: Hackleman Monteith (HM) District
East: Hackleman Monteith (HM) District
South Hackleman Monteith (HM) District (across Fourth Avenue)
West Central Business (CB) District (across Montgomery Street)
Surrounding Uses:
- North: Single-family residential
- East: Single-family residential
- South: Single-family residential (across Fourth Avenue)
- West: Commercial – Retail Sales and Service (Marrakesh Salon)

Prior Land Use History:
The property was developed prior to land use records. The residence was constructed circa 1893 and the accessory structure is first shown on the 1925 Sanborn Fire Insurance Map from Albany, Linn County, Oregon.

HI-12-19/B-1202-19: Historic Review to replace the foundation of the existing detached accessory structure and install a new carriage style wood garage door.

Notice Information
On October 15, 2019, a Notice of Public Hearing was mailed to property owners within 300 feet of the subject property. On October 15, 2019, Notice of Public Hearing was also posted on the subject site. As of the date of this report, no comments have been received by the Community Development Department.

Appeals
Within five days of the Landmarks Commission’s final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Commission may be appealed to the City Council if a person with standing files a Notice of Appeal and associated filing fee with the City within 10 days of the date the City mails the notice of decision.

Analysis of Development Code Criteria

Planning File: HI-13-19

Historic Review of Exterior Alterations (ADC 7.100-7.165)

Section 7.150 of the Albany Development Code (ADC), Article 7, establishes the following review criteria in bold for Historic Review of Exterior Alterations applications. For applications other than for 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.

1. 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

2. 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.

ADC 7.150 further provides that 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.
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.

The analysis includes findings related to the Exterior Alterations review criteria in ADC 7.150, followed by the evaluation of the applicable Secretary of Interior Standards in ADC 7.160. Staff conclusions are presented after the findings.

Findings of Fact

1.1 Historical Rating. The primary residential structure is rated as Historic Contributing in the Hackleman National Register Historic District (Attachment A).

1.2 History and Architectural Style. The historic resources survey (Attachment B) has a circa 1892 date and lists the building as the Goltra House, constructed in the Italianate architectural style. Decorative features noted on the survey include Eastlake porch trim and window moldings, decorative cornice brackets, six
rectangular bay windows (south and west facades), stained glass windows in doors, stickwork, and segmental arch windows in basement.

1.3 **Prior Alterations.** The historic resources survey (Attachment B) indicates that the south porch was rebuilt previously.

1.4 **Historic Character of the Area.** The subject property is located at 331 Montgomery Street SE at the northeast corner of the Montgomery Street and Fourth Avenue intersection, in the Hackleman Monteith (HM) zoning district and Hackleman National Register Historic District (Attachment A). Surrounding properties to the north and east of the subject property and across Fourth Avenue are zoned HM and are developed with residential single-family uses. Properties to the west across Montgomery Street are in the Central Business (CB) zoning district and are developed with a variety of uses from different time periods. Uses include commercial, industrial, mixed-uses, and parking lots.

1.5 **Proposed Exterior Alterations.** The applicant proposes the following alterations:

a. **Metal Roof Railings.** Installation of new metal cresting and finials along the ridge of the mansard, bay windows (south and west), and porch roofs (south and west) that would replicate the size, design, and placement of the original as shown in a 1915 photograph (Attachment C), except for the cresting and finials along the ridge of the west porch roof which is proposed to be 36 inches in height. The applicant proposes to install metal cresting and finials higher than what was in place originally in order to meet current building code as the west porch roof is accessible via an existing second-floor door.

b. **Chimney Removal.** Removal of the two original brick and stucco chimneys (east elevations).

c. **Crown Molding, Facias, and Siding.** Repair and replace deteriorated crown molding, facia, and siding with cedar as needed on portions of all facades.

d. **Porch Flooring.** Repair and replace deteriorated porch flooring (north, south, and west) with wood floor as needed.

1.6 **Building Use (ADC 7.160(1)).** The use of the property will remain single-family residential.

1.7 **Historic Character (ADC 7.160(2)).** The historic character of the property will largely be retained and preserved apart from the removal of two character-defining brick and stucco chimneys that are located on the east roofs of the first and second floor.

The applicant states that the structural integrity of the chimneys is comprised and that they are at risk of collapse. The applicant submittal includes photographs, written assessments, and quotes for reconstruction. The provided photographs show signs of deterioration, including cracks and spalling (Attachment D). The provided assessments describe the chimneys as leaning and unstable with fracturing at the top and base of both chimneys. Estimates for reconstruction are included under Attachment E which range from approximately $12,600 for two faux chimneys to $41,000 for two fully functional chimneys. The applicant propose removal as opposed to reconstruction as the cost of reconstruction with both like material and faux material was found to be cost prohibitive.

The applicant further proposes to remove and replace deteriorated crown molding, facia, siding, and porch flooring with solid wood material, as needed, on portions of all facades. The applicant states that replacement material will be milled to match the profile, size, proportions, and general appearance of the existing crown molding, facia, siding, and porch flooring. Included in the application submittal is an itemized list of materials and quantity for each (Attachment F).
1.8 **Historic Record and Building Changes (ADC 7.160(3) and (4)).** No conjectural features or architectural elements from other styles, buildings or time periods are proposed. There are no known changes to the primary structure that have acquired historic significance since the date of the nomination. As such, the proposal is consistent with standards ADC 7.160(3) and (4).

1.9 **Distinctive Features and Character (ADC 7.160(5) and (6)).** The building is a two-story Italianate with Eastlake and Classical elements. Decorative features described in the nomination form include the following (Attachment G): Rectangular paneled bays at the first floor of the west and south walls with bracketed cornices and concave hipped roofs. Brackets at the corners and in line with window casings. The paneled frieze features a running half-sting molding, and a quarter round dentil course. Porches (south and west) feature turned posts, scroll brackets, and a frieze and cornice identical to the bays described above. First floor windows have paneled frieze at the roof with similar detail. Casing has molded sills and corner blocks extending above the head trim. Second floor windows are similar with corner blocks extending to the frieze creating a panel above the windows. Panel corners have quarter round sunburst decorations. Walls are covered with horizontal drop siding with plain corner boards with base shingles.

As stated in finding 1.7 above, the applicant is proposing to remove and replace deteriorated crown molding, facia, siding, and porch flooring with solid wood material, as needed, on portions of all facades. Replacement material will be milled to match the profile, size, proportions, and general appearance of the existing crown molding, facia, siding, and porch flooring.

The applicant further proposes to install new cresting and finials along the ridge of the mansard, bay windows (south and west), and porch roofs (south and west) replicating the dimensions, design, and placement of the original metal cresting and finials as shown in a 1915 photograph (Attachment C). The proposal will restore some of the missing architectural elements and craftsmanship of the building based on pictorial evidence and would repair/replace the deteriorated crown molding, facia, siding, and porch flooring satisfying guidelines (5), and (6).

1.10 **Guidelines ADC 7.160(7) and (8) are not applicable.** No chemical or physical treatments or soil disturbance of note is proposed. There are no known archaeological resources on the site.

1.11 **Compatibility of Exterior Alterations and Additions (ADC 7.160(9) and (10)).** The proposal would replace missing metal cresting and finials along the ridge of the mansard, bay windows (south and west), and porch roofs (west and south). The new material will replicate the dimensions, design, and placement of the original metal cresting and finials as shown in a 1915 photograph (Attachment C), except for the cresting and finials along the west porch roof which are proposed to be 36 inches in height. The new metal cresting and finials will be affixed to the roof and can be easily removed in the future. The proposed alterations are consistent with standards ADC 7.160(9) and (10).

**Conclusions**

1.1 The proposed exterior alterations will repair and replace deteriorated crown molding, facia, and siding and will restore metal cresting and finials along the ridge of the mansard, bay windows (south and west), and porch roofs (south and west), a missing character-defining feature of the building.

1.2 The proposed exterior alterations will remove two character-defining chimneys from the east first and second floor roof due to deterioration and concern of potential collapse.

1.3 The remaining alterations will largely cause the structure to more closely approximate the original historic character and appearance of the building satisfying ADC 7.150(1) and the proposed alterations are consistent with the Secretary of Interns Standards in ADC 7.160.
1.4 The proposal, as submitted, satisfies the review criteria for exterior alterations.

**Planning File No.: HI-14-19**


Eligibility for the use of substitute materials (ADC 7.200) and review criteria for Historic Review of the Use of Substitute Materials (ADC 7.210) 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:

1. The building or structure is rated historic non-contributing; OR
2. 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.

To be able to use substitute material, the applicant must first demonstrate that subject materials meet the eligibility requirements per ADC 7.200. Should the Landmarks Commission find one of the eligibility thresholds for the use of substitute materials is met, staff has provided an analysis of ADC 7.210 below regarding the proposed metal garage door.

**Findings of Fact**

2.1 **Purpose.** ADC 7.170 states that historic review is required for substitute materials used for siding, windows, and trim on buildings or structures originally constructed before 1946 and on the Local Historic Inventory (i.e. adopted resource list).

2.2 **Substitute Materials.** ADC 7.170-7.225 were added in 2000 in response to a settlement case regarding the use of vinyl siding, windows, and trim. Since then, other new “substitute” materials have been introduced to replace other building elements/features such as replacement tongue and groove flooring, stairs, soffit material, and roofing. Staff believe the intent of these sections of the ADC are to apply these standards when substitute materials are requested for use on historic buildings, rather than replacing deteriorated elements with the same materials. Therefore, the request for metal garage door will be evaluated using the applicable criteria in ADC 7.210.

2.3 **Eligibility.** The property is in the Hackleman National Register Historic District and the primary structure is rated historic contributing. The detached accessory structure is not mentioned in the Historic Resource Survey or the Hackleman National Register Historic District nomination; however, the accessory structure is believed to be constructed prior to 1925 as evidenced by Sheet 15 of the 1925 Sanborn Fire Insurance Map from Albany, Linn County, Oregon. Therefore, the thresholds in ADC 7.200(2) must be met for eligibility: 1) the existing materials are so deteriorated and damaged that they cannot be repaired; and 2) finding materials that would match the original is cost prohibitive.
2.4 **Existing Conditions.** An approval was recently issued under planning file HI-12-19 for exterior alterations on the accessory structure that included: 1) the removal of failed concrete pad and the installation of a new footing and stem wall in the same footprint as the original; and 2) installation of a new 12-foot by 7.5-foot carriage style wood door in the same location (Montgomery Street facing façade) and doorway opening as the original. No other changes were proposed or approved under planning file HI-12-19.

2.5 The applicant states that the prior garage door was unable to be salvaged and was discard by the previous owner.

2.6 **Door Costs.** The applicant proposes to install a new 12-foot by 7.5-foot Clopay Coachman steel overlay insulated door with two spear lift handles (Attachment H.2). The applicant provided a comparative estimate that estimates the proposed steel door to cost around $2,459 compared to $7,487 for a similar wood door (Attachment H).

Review criteria regarding this proposal are provided below along with staff analysis of the proposal’s conformance with the criteria.

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

**Criteria 1 through 3, Material Dimensions and Finish**

1. The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance of 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.

**Findings of Fact**

2.7 **Prior Door.** Photographs provided by the applicant show that the prior wood garage door was a two-panel barn style, in double combination with outward swing (Attachment I).

2.8 **Proposed Door.** The applicant proposes to install a new 12-foot by 7.5-foot Clopay Coachman steel overlay insulated door with two spear lift handles that is not grained to resemble wood (Attachment H.2 & H.3). The proposed door will be placed in the same doorway opening (Montgomery Street facing façade) as the original but would be an electronic lift style as opposed to an outward swing. The applicant proposes to reuse the existing trim.

2.9 The proposed substitute door will be installed in such a way that it could be removed if a future owner elects to restore the structure to its original condition using traditional materials.

2.10 The placement, profile, size, proportion, and general appearance of the metal door is consistent with the door that was previously installed on the accessory structure and in the historic districts and area.

**Criterion 4 through 6, Decorative Features and Unusual Examples of Historic Siding and Windows**

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.
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.

Findings of Fact

2.8 Siding, Windows, and Trim. The substitute door will not be installed over or cover unusual examples of historic siding, windows, or trim or decorative and character-defining features of the building.

2.9 The applicant will reuse wood trim and replace missing or damaged trim with matching wood trim.

2.10 No decorative or character-defining features of the building would be impacted. As such, criteria 4 through 6 are satisfied.

Criterion 7 through 13: Siding and Trim Preparation and Installation

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.

Findings of Fact

2.11 Substitute materials are not proposed for siding or trim boards. Therefore, criterion 7 through 13 are not applicable.

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

2.12 The applicant states that the previous garage doors were removed by the previous owner. No remaining historic materials are anticipated to be available for salvage.

Overall Summary

Staff finds that all applicable criteria are satisfied for proposed requests in both applications, but also recognize that the Landmarks Commission may reach a different conclusion.
If the Landmarks Commission believes the criterion for use of substitute materials has been met, the Landmarks Commission should approve the request. If the Landmarks Commission believes the criteria for substitute materials have not been satisfied, the Landmarks Commission should either apply conditions of approval that would result in the criteria being satisfied, or if that is not possible, the Landmarks Commission may deny all or portions of the proposed exterior alterations and/or substitute material requests.

Options and Recommendations
The Landmarks Commission has three options with respect to the subject application:
Option 1: Approve the requests in HI-13-19 and HI-14-19 as proposed;
Option 2: Approve the applications with conditions of approval (as suggested or modified); or
Option 3: Deny one or both applications, or portions of each.
Based on the discussion above, staff recommends that the Landmarks Commission pursue Option 1 and approve both applications. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion
I move to approve the requested exterior alterations and use of substitute materials (application planning file Nos. HI-13-19 and HI-14-19) as proposed. This motion is based on the findings and conclusions in the October 30, 2019, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Attachments
A. Location Map
B. Historic Resource Survey – 331 Montgomery Street SE
C. 1915 Photograph
D. 2019 Chimney Photographs
E. Chimney Assessments/Quotes
   1. Mark Lofft Construction, LLC
   2. AQB Premier Construction
F. Mill Order – Architectural Millwork Manufacturing Company
G. Hackleman National Register District Nomination Form, Item Number 7, Page 3
H. Garage Door Comparative Quotes
   1. Solid Wood Door
   2. Steel Overlay Door
   3. Photograph of Steel Door
I. Previous Garage Door Photographs

Acronyms
ADC  Albany Development Code
CB  Central Business Zoning District
HI  Historic Review File Designation
HM  Hackleman Monteith District
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**OREGON INVENTORY OF HISTORIC PROPERTIES**
**HISTORIC RESOURCE SURVEY - ALBANY**
**HISTORIC DISTRICT**

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**PLAN TYPE/SHAPE:** Irregular

**FOUNDATION MAT.:** Brick

**ROOF FORM/MAT.:** Hipped

**STRUCTURAL FRAMING:** Balloon

**PRIMARY WINDOW TYPE:** 1/1 Double Hung

**EXTERIOR SURFACING MATERIALS:** Drop siding

**DECORATIVE FEATURES:**
- Eastlake porch trim & window moldings, decorative cornice brackets, 6 rectangular bay windows (S&W), stained glass window in doors, stickwork, segmental arch windows in basement

**EXTERIOR ALTERATIONS/ADDITIONS:**
- South porch rebuilt

**NOTEWORTHY LANDSCAPE FEATURES:**
- None

**ADDITIONAL INFO:**
- None

**INTERIOR FEATURES:**
- None

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HISTORIC RESOURCE SURVEY - ALBANY
HACKLEMAN HISTORIC DISTRICT - PAGE TWO

NAME: Howard & Pamela Boyd
ADDRESS: 331 Montgomery St. SE
QUADRANGLE: Albany

T/R/S: T11-R3W-S06
MAP NO.: 11-3W-06CD
TAX LOT: 09200

NEGATIVE NO.: Z-22
SLIDE NO.: H.183

GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & Tanya Neel.
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On September 26th, 2019 I inspected two chimneys at 331 S.E. Montgomery St. Albany, OR 97321.

Upon inspection of the two chimneys approx. 2ftx2ftx8ft I discovered that the chimneys had severe damage consisting of areas of chimneys with multiple places where bricks were missing. They were considerably deteriorated consisting of fracture through out the top 2ft of both chimney and the lower 3ft of both chimneys where they penetrate the roof structure. Both chimneys also have fractures inside of the attic spaces.

One chimney has been used to vent furnace and water heaters in basement and has a crack throughout entire length.

Both chimneys are leaning and unstable and are in danger of collapsing and because of there locations on roof structure and considerable height and could very well fall and injure persons on the sidewalk and street area.

It is my recommendation that these chimneys be removed completely and the cost of this is $4587.26 per chimney.

The chimneys are extremely complicated and the cost to rebuild them as they are now would be $19,657.00 per chimney.

Thank You

Mark Lofft

[Signature]
Dear Joel,

Let this document be used as an estimate for the replacement of the two chimneys for Joel done by Alfonso Barrera, owner of AQB Premier Construction.

The two chimneys have structural issues that are making it a necessity to do complete demolition instead of repairs. There is deterioration happening at both the top and base of both stacks. There are two different chimneys I can install after the demolition, both options are listed below.

Demolition ……………………………………………………………………………..$22,000.00

*Demolition price does not include any removal or repair of roofing, framing, drywall, and flooring.*

**Option 1**

I can provide two fully functioning chimneys, they will both be relatively the same size.

Functioning Chimneys…………………………………………………………..$41,220.00

*AQB will not be responsible for any damages done to the surrounding areas during any part of the repair process, or demolition.*

*AQB will not be responsible for installing the chimneys.*

**Option 2**

The other option will be to replace the chimneys with two foe chimneys that will not serve any purpose other than to fill the place of the previous chimneys. The chimneys will have the same height and relatively the same width, but may not be exactly the same size as the original chimneys.

Foe Chimneys………………………………………………………………………….$12,600.00

*The price does not include color, demolition of the original chimneys, or any of the damage created for the demolition process*
**Architectural Millwork Mfg Co**

**2125 Cross St**  
**P.O. Box 2809**  
**Eugene, OR 97402**

### Estimate

**Date**  
9/13/2019  
**Estimate #**  
6977

#### Name / Address

**HOWARD**  
541-905-6000

#### Ship To


#### Terms  
**Visa/MC**  
RM  
**Rep**  
**FOB**

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<td>Milling</td>
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<td>120</td>
<td>LF</td>
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<td>CEDAR</td>
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<td>LF</td>
<td>CEDAR</td>
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<td>LF</td>
<td>CEDAR</td>
<td>4.83</td>
<td>483.00</td>
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<td>---- KNIFE MATERIALS AND GRIND FEE---------</td>
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<td>720.00</td>
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**Total**  
$5,925.00

*All Mill Orders Subject To Possible 10% Over Run.*  
*Please call if you have any questions regarding this estimate.*  
*Estimates do not include state or local tax.*  
*A millwork may require right sanding.*

**Phone #** 541-689-1331  
**Fax #** 541-463-2068

**Signature**

**Web Site**  
www.archmillwork.com
Sample #3
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28. 331 Montgomery S.E.  
Significance: Primary  
Use: Residence  
Date: c. 1893  
Present Owner: Toni Mountain  
331 Montgomery S.E.  
Tax Lot: 11-3W-6CD, TL 9200

Description:

Two story with basement, wood frame, stuccoed brick chimney and foundations, and hipped roofs. Located on a corner lot, this grand house is richly decorated with Eastlake and Classical elements. Between the continuous water table and sill course is a paneled band with diagonal members. The front (west) and south walls have identical rectangular paneled bays at the first floor with bracketed cornices and concave hipped roofs in sheet metal. Brackets are located at the corners and on line with window casings. The paneled frieze features a running half-ring molding, and a quarter round dentil course. The front and side porches have turned posts, scroll brackets, and a frieze and cornice identical to the bays described above. The paneled frieze at the roof is similarly detailed. Windows are double-hung, paired and single, one light over one. At the first floor, casings have molded sill and corner blocks extending above the head trim. Second floor windows are similar - corner blocks extend to the frieze creating a panel above the windows. Panel corners have quarterround sunburst decoration. Walls are covered with horizontal drop siding and plain corner boards with base shingles. Porches have settled - chimneys and some woodwork need repair - gutters and downspouts need repair - paint needed.

Sources 1. 1895 Sanborn Map.

Remarks: The condition of the building is good. The style is Italianate.

Historical Comments: This building appears on the 1895 Sanborn Maps. In 1913, William H. and Sarah A. Goltra lived at the address. Mr. Goltra was born in New Jersey in 1833; he resided there until 1852; then moved to Illinois, and after a short stay, set out for Oregon. He settled on a farm within eight miles of Albany. In 1856, Mr. Goltra married Miss Sarah Denny, and by her had four children. In order to afford school facilities to his family, he settled in Albany in 1874 and entered in the agricultural implement trade. He owned a large amount of real estate in Linn County.
**Valley Overhead Door Sales**

PO BOX 3238 ALBANY OR 97321
CCB#192747
ALBANY (541)926-3828 LEBANON(541)258-2661
FAX (541)926-2874

---

**Estimate**

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**Bill To:**
Dahled Up Construction  
602 SE Jefferson St  
Albany, OR 97321

**Ship To:**
331 Montgomery  
Albany, OR

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<th>Due Date</th>
<th>Job</th>
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<th>Item</th>
<th>Description</th>
<th>Qty</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
</table>
| Residential Door | 12' x 7' 6" Prestige Custom Carriage Door Insulated  
4 Sections  
Western Red Cedar  
Polystyrene Insulated  
2" Strut  
15" R Track  
(2) Spear Lift Handles (4) Spear Strap Hinges  
Wood Stop | 1   | 7,487.00 | 7,487.00 |
| 83558  | Liftmaster 8355W 8' Belt Drive Operator Installed  
Built In WIFI  
1-3 Button Transmitter | 1   | 450.00  | 450.00  |

---

**SIGNATURE**  
**DATE:**

---

PRICING VALID FOR 90 DAYS  

**Total**  
$7,937.00
### Estimate

**PO BOX 3238 ALBANY OR 97321**  
**CCB#192747**  
**ALBANY (541)926-3828 LEBANON(541)258-2661**  
**FAX (541)926-2874**  

**Bill To:**  
Dahled Up Construction  
602 SE Jefferson St  
Albany, OR 97321

**Ship To:**  
331 Montgomery  
Albany, OR

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<tr>
<td>Residential Door</td>
<td>12' x 7' 6&quot; Clopay Coachman Steel Overlay Insulated (6.5 R-Value) Door Installed CD36 With Top 11 Design White With White Overlays 2&quot; Strut 15&quot; R Track (2) Spear Lift Handles (4) Spear Strap Hinges Vinyl Stop</td>
<td>1</td>
<td>2,459.00</td>
<td>2,459.00</td>
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<tr>
<td>83558</td>
<td>Liftmaster 8355W 8' Belt Drive Operator Installed Built In WIFI 1-3 Button Transmitter</td>
<td>1</td>
<td>450.00</td>
<td>450.00</td>
</tr>
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</table>

**Signature:**

**Date:**

PRICING VALID FOR 90 DAYS

**Total:** $2,909.00
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