LANDMARKS COMMISSION

AGENDA

Wednesday, June 3, 2020

This meeting will be conducted remotely.

At 6:00 p.m., join the meeting from your computer, tablet, or smartphone,

by clicking the link below:

https://www.gotomeet.me/cityofalbany/landmarks

You can use your microphone or dial in using your phone.

Toll free: 1-866-899-4679

Access code/Meeting Id: 336-318-597

Microphones will be muted and webcams will be turned off for presenters and members of the public unless called upon to speak.

If participant(s) disrupt the meeting, the participant(s) microphone and webcam will be turned off.

If disruption continues, the participant(s) will be removed from the meeting.

1. Call to order and pledge of allegiance

2. Roll call

3. Business from the public

   Persons wanting to address the commission during "business from the public" must send their written comments by email to CDAA@cityofalbany.net. Please limit comments to one page and include your name and address. Emails received before 5:00 p.m. on the day of the meeting will be read aloud during "business from the public."

4. Public hearing

   Persons wanting to address the commission during public hearings have two options:

   1. *Mail or email your comments to the planner in charge of the project, Tony Mills, 333 Broadalbin Street SW, Albany, OR 97321; or tony.mills@cityofalbany.net. Please include your name, address, and subject of the public hearing. Comments must be received before 5:00 p.m. on the day of the meeting in order to be considered by the commission.*

   2. *To appear virtually during a public hearing, register by emailing CDAA@cityofalbany.net before 5:00 p.m. on the day of the meeting. Provide your name, address, and if you are for, against, or neutral. During the public testimony, the chair will call upon those who have registered to speak first, followed by any others.*

   a. HI-05-20, 739 6th Ave. SE (Planner in charge - Tony Mills at tony.mills@cityofalbany.net)

5. Business from the commission

6. Next meeting date

   Wednesday, July 1, 2020

7. Adjournment

Due to Governor Brown's Executive Orders limiting public gatherings during the COVID-19 pandemic, this meeting is accessible to the public via phone and video connection. Remote access information is listed at the top of this agenda.

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Staff Report

Historic Review for Use of Substitute Materials

Siding and Windows

HI-05-20 **May 27, 2020**

Summary

This staff report concerns a Historic Review for Use of Substitute Materials application to: 1) install all new vinyl windows; 2) replace existing window trim with brick molding and primed Wolmanized wood fascia; 3) replace existing basement trim with Hardie straight shingle; and 4) install Hardie lap siding around the front elevation covered porch and stair railings. The subject application is related to a compliance case. The vinyl windows have already been installed, siding along the front elevation hand railing has been removed, and all original window trim has been removed. It appears from street view images dated May 2018 that some alterations may have been made under previous ownership without historic review or permitting.

Exterior alterations noted in the historic resources survey include the addition of a porch awning, a corrugated plastic covering enclosing the covered porch, and the addition of hand railings to the stairs on the southern elevation. Other exterior alterations noted when comparing the historic survey to the current state of the structure include: 1) vertical plywood siding material around the exterior of the enclosed porch; 2) lap siding along the stair railings; 3) removal of central chimney identified in the historic resources survey; 4) replacement of wood shake shingles around the trim of the house with cement fiber board material; and 5) replacement of some windows under previous ownership based on 2018 street view images.

The structure is located on the northwest corner of Lafayette Street and 6th Avenue at 739 6th Avenue SE (Attachment A). This 20th century Queen Anne Cottage style house was constructed circa 1900 and is rated as an eligible/contributing resource within the Hackleman National Register Historic District. Decorative features identified in the historic resources survey include a pediment gable above slanted bay windows on the southern elevation and a rectangle bay on the eastern elevation.

To be able to use substitute material the applicant must first demonstrate that subject materials meet the eligibility requirements per Albany Development Code (ADC) 7.200. ADC 7.200 states that substitute materials may be permitted under two conditions. In this case, ADC 7.200(2) is applicable because the subject structure is rated as historic contributing. ADC 7.200(2) includes two thresholds for eligibility: 1) the existing windows, siding, and/or trim are so deteriorated and damaged that they cannot be repaired; and 2) finding materials that would match the original windows, siding, and/or trim is cost prohibitive. There are no standards to quantify the terms "deterioration" or "cost prohibitive" in the ADC. Therefore, the Landmarks Commission (LC) has the discretion to determine if the subject materials meet the eligibility requirements in ADC 7.200(2).

Should the LC find that two eligibility thresholds for the use of substitute materials in ADC 7.200(2) are met, staff has provided an analysis of ADC 7.210 below pertaining to the proposed vinyl windows, cement fiber board lap siding, Hardie straight shingles, and composite wood window trim. If the LC finds that the two eligibility thresholds of ADC 7.200(2) are not met, the LC could apply a condition of approval to allow the replacement of existing vinyl windows with new wood windows, window trim matching the original materials, and wood shingles that match the original trim in dimensions and design.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Tony Mills, Project Planner
Property Owner:	Spies Real Estate Group, PO Box 548, Corvallis, OR 97339
Applicant Representative:	Derek Dustman, Spies Construction, PO Box 548, Corvallis, OR 97339
Address/Location	739 6th Avenue, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-07AB; Tax Lot 8000
Zoning:	Hackleman Monteith (HM) with Historic Overlay
Total Land Area	5,570 square feet (0.12 acres)
Existing Land Use:	Single-Family Residential
Neighborhood:	Willamette
Surrounding Zoning:	North: Hackleman Monteith (HM) District East: Residential Medium Density (RM) District South Professional Office (OP) District West Hackleman Monteith (HM) District
Surrounding Uses:	North: Residential Single-Family East: Multi-Family South Railroad West Residential Single-Family
Prior Land Use History:	The property was developed prior to land use records

Notice Information

On May 13, 2020, a Notice of Public Hearing was mailed to property owners within 300 feet of the subject property and posted on the subject site. As of May 27, 2020, no public testimony has been received.

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 LC 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

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

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, <u>OR</u>**
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.

Findings of Fact

1.1 <u>Eligibility</u>. The property is rated as an eligible/contributing resource within the Hackleman National Register Historic District. Therefore, 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.

1.2 <u>Existing Window Condition</u>. The historic resource survey identifies one-over-one double-hung windows as the primary window type. Street view data from 2018 indicates that some of the original windows had been replaced under previous ownership. The applicant has replaced all the existing windows with what appear to be single-hung vinyl windows. The placement of the windows has not been altered. Also, the size, scale, and openings appear to be approximately the same. A window may have been added to the basement of the front façade where the historic resources survey shows there was previously a covering.

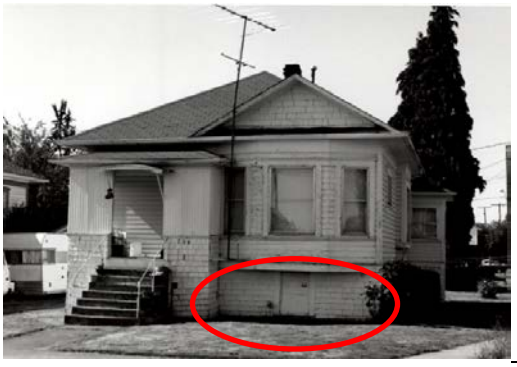
Image 1: Window type comparison

1.3 Window Costs. The application submittal includes estimates showing the cost difference between new single-hung vinyl windows and double-hung wood windows (see Attachments D.4 & D.5). The provided estimates indicate that new double-hung wood windows would cost $10,157 more than new single-hung vinyl windows ($12,630 wood windows - $2,472 vinyl windows). Note that the estimate is not a one-for-one comparison as it compares single-hung to double-hung. According to the applicant's statements (Attachment D.3) none of the original windows were in salvageable condition.

1.4 Existing Window Trim Condition. The applicant has indicated that the existing trim around the exterior of the windows was rotted and not salvageable (Attachment D.3). On some portions of the house where trim has been removed, there appear to be some signs of water damage. All the original window trim has been removed.

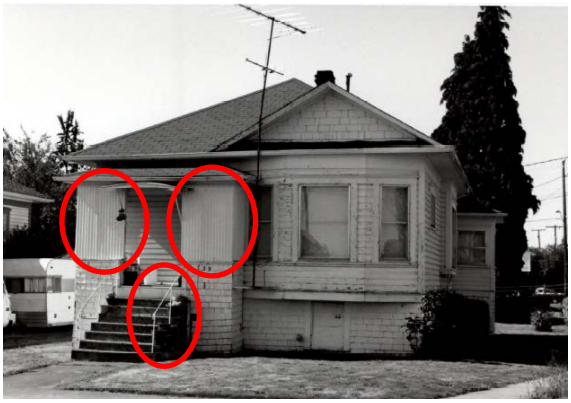
1.5 Window Trim Costs. The application submittal includes an estimate showing the cost difference between replacing the existing trim with like materials and using brick mould with primed Wolmanized fascia (see Attachment D.6 & D.7). The provided estimate indicates that new trim using original materials would be $741.32 and replacing the trim using updated materials would be $655.

1.6 Existing Basement Siding. The original siding identified in the historic resources survey was wood shake shingles. The existing siding appears to be a composite plywood material. The applicant is proposing to replace the existing siding with Hardie straight shingle using composite material.



1.7 Basement Siding Costs. The application submittal includes an estimate showing the cost difference between cedar shingles and Hardie material straight shingles (see Attachment D.7). The provided estimate indicates that cedar shingles would cost $2,653 more than new composite wood ($3,458 for wood siding, approximately $805 for Hardie shingle siding).

1.8 Existing Porch and Railing Siding. The siding materials used for the enclosed porch and railings on the front elevation of the structure appear to be the same composite plywood material used on the trim of the house. It should be noted that the existing siding along the railings has already been removed. The historic resources survey indicates that the porch enclosure and railings on the front elevation of the house were modified from the original structure. These modifications included wrapping the porch in corrugated plastic materials and an addition of metal hand railings to the stairs. The applicant is proposing to replace the existing siding around the enclosed porch and along the stair railing with Hardie lap siding.



1.9 Porch and Railing Siding Costs. The application submittal includes an estimate showing the cost of cedar materials for the porch and railing along the front elevation. Cedar materials have been estimated to cost $2,000 more than the Hardie lap siding ($2,874 for cedar and $874 for Hardie lap siding).

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

2.1 Lap siding. Existing siding along the exterior of the enclosed porch appears to be a form of vertical plywood siding. The applicant is proposing Hardie Lap siding with a six and one quarter-inch reveal (Attachment D.9). This will not match the existing porch materials; however, the historic resources survey implies that the original porch may have been open. The corrugated plastic wrap shown in the survey is identified as an alteration of the porch area and the current materials appear to be different from the plastic materials present at the time of the survey. Lap siding proposed along the front elevation staircase railing will be the same in size and style to what was most recently present. Metal hand railings were identified in the historic resources survey as being an addition or alteration. The currently existing hand railings have been altered since the time of the survey.

2.2 The proposed substitute siding could be removed if a future owner elects to restore the structure to its original condition.

2.3 Windows. The applicant has indicated that all the existing windows have been replaced. Historical photos reveal that many of the original windows may have been replaced since the time of the historic survey (Attachments C.1-3). The new windows are approximately the style and dimension size as the original windows and utilize a white vinyl material.

2.4 The substitute windows could be removed if a future owner elects to restore the structure to its original condition.

2.5 Window Trim. The original trim on most windows situated on the main floor utilized cedar materials and were identified as having classically molded window heads in the historic resources survey. All the original trim has been removed. The applicant is proposing to replace the original materials with a Wolmanized fascia and brick mould. A condition will be included requiring all replacement trim to match the size, style, proportion, and finish of the original materials.

2.6 The proposed substitute window trim could be removed if a future owner elects to restore the structure to its original condition.

2.7 Basement Siding. Original materials used for the basement siding are identified as wood shingle siding in the historic resources survey. Currently, the house appears to have vertical plywood siding around the basement. The applicant is proposing to replace the existing siding with Hardie straight shingles. This would be more in conformance with the original wood shingle siding identified in the historic resources survey.

2.8 The proposed basement siding could be removed if a future owner elects to restore the structure to its original condition.

2.9 The placement, profile, size, proportion, finish, and general appearance of the proposed Hardie lap siding, window trim, and shingles will be consistent with the original materials on the building 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

2.10 Siding, Windows, and Trim. The substitute siding and windows materials will not be installed over or cover unusual examples of historic siding, windows, trim, or decorative and character defining features of the building. Siding would be installed only in areas that were previously sided with wood and would not be installed over historic brick, stone, or other masonry surfaces.

2.11 Window Trim. The applicant has indicated that all the existing window trim was damaged and not

salvageable (Attachment D.3).

2.12 No decorative or character defining features of the building would be impacted. As such, criteria four through six 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

2.13 Any supportive framing that is damaged will be repaired or replaced prior to the building being re-sided. The walls will be insulated.

2.14 The proposed wood fiber cement board lap siding and shingles will be placed over new sheathing with a vapor barrier and rain drain. The proposed siding will not affect the insulation.

2.15 As proposed, the basement siding will be fiber cement board shingles like the original style found in the historic resources survey. Siding proposed along the front elevation hand railings will match the existing horizontal style. The front elevation porch originally had no siding and currently utilizes what appears to be vertical plywood siding. The proposed siding on the front porch will not match the existing siding but will match the horizontal siding found on most of the house.

2.16 Window tape will be used and the trim will be sealed with caulking prior to painting.

2.17 All new window trim will match the size, placement, and distance from siding of the historic trim.

Conclusions

2.1 Street view photos from 2018 of the structure indicate that many of the original one-over-one double-hung windows likely have been replaced under past ownership (Attachment C).

2.2 The new vinyl windows match the dimensions of the previous windows.

2.3 Estimates submitted by the applicant indicate that replacing the windows with a style that matches the original windows would cost $10,157 more than the vinyl windows that are currently installed.

2.4 The applicant indicates that the existing trim was rotted and not salvageable.

2.5 The cost difference between using original materials compared to the proposed substitute materials for window trim is less than $100.

2.6 Proposed Hardie straight shingles along the basement siding will more closely match the wood shingle siding shown in the historic resources survey.

2.7 Siding along the front elevation porch and stair railings have been altered without review and do not match the description or pictures found in the historic resources survey.

2.8 The replacement siding for the stair railings matches the style and orientation that was most recently present.

2.9 Horizontal lap siding around the porch will be more consistent with the orientation of siding on the rest of the house.

2.10 The applicant has indicated that the siding around the porch is necessary to prevent water damage to the house.

2.11 The criteria and guidelines for the use of substitute materials can be satisfied with the following conditions of approval:

Conditions of Approval

Condition 1 **Siding and Trim**. All new trim shall match the style, appearance, and dimensions of the original trim. New siding and trim shall be installed consistent with ADC 7.210 and construction specifications such that moisture infiltration and deterioration are discouraged.

Condition 2 **Window Trim.** New window trim shall match the size, style, appearance, and materials of the original trim.

Condition 3 **Consistency with Plans**. The proposed requests for the use of substitute materials shall be installed and constructed as described and depicted in the application materials, this report, and in the above stated conditions except as modified by approved revisions and conditions of approval.

Condition 4 **Porch Siding**. This review is limited to the use of substitute materials. Any permanent changes to the exterior of the structure such as framing will require a separate review under the criteria found in ADC 7.100 (Historic Review of Exterior Alterations).

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

2.18 There are no remaining historic materials available for salvage.

2.19 This criterion is not applicable.

Overall Summary

The applicant proposes to: 1) retain recently installed vinyl windows; 2) replace recently removed window trim with brick moulding and primed Wolmanized fascia; 3) install new siding along the basement portion of the house with Hardie straight shingle; and 4) install siding around the covered porch and stair railings along the southern elevation with Hardie lap siding.

Per ADC 7.200, to be able to replace siding and windows with a substitute material the applicant must demonstrate that the property is non-contributing or that the original material is damaged or deteriorated beyond repair and finding matching replacement materials is cost prohibitive.

The applicant demonstrates that replacing the recently installed vinyl windows with wood, one-over-one double hung windows is more expensive. The cost of replacing basement siding with Hardie straight shingles instead of cedar shingles is slightly higher so the applicant is requesting to use the cement fiber board (Hardie) shingles. The original window trim was rotted and not salvageable. Replacing the window trim using original materials is marginally more expensive than the composite wood material. Based on ease of maintenance and cost, the applicant is requesting to use composite materials for the window trim. The applicant is requesting to replace the stairway railing in kind but not restore it to the original state. The front elevation porch has been altered and enclosed over time. The applicant is requesting to side the porch, replacing the existing vertical plywood with horizontal Hardie lap siding that has a 6.25 inch reveal. The applicant has suggested that maintaining the enclosed porch and replacing the siding is a necessary preventative measure to keep water from seeping into the basement.

Staff finds that all applicable criteria are satisfied for proposed requests in this application, but also recognizes the LC may reach a different conclusion.

If the LC believes the criterion for use of substitute materials have been met, the LC should approve the requests with conditions. If the LC believes the criteria for substitute materials have not been satisfied, the LC should either apply conditions of approval that would result in the criteria being satisfied, or if that is not possible, the LC may deny the applicable substitute materials requests in the application.

Options and Recommendations

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

Option 1: Approve the requests in HI-05-20 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 requested alteration.

Based on the discussion above, staff recommends that the LC pursue Option 2 and approve both applications subject to conditions of approval. If the LC accepts this recommendation, the following motion is suggested.

Motion

I move that the Landmarks Commission approve land use application(s) file no. HI-05-20 as conditioned in the May 27, 2020 staff report to the Landmarks Commission. This motion is based on findings and conclusions in the staff report and findings in support of the application made during deliberations on this matter.

Conditions of Approval

Condition 1 **Siding and Trim**. All new trim shall match the style, appearance, and dimensions of the original trim. New siding and trim shall be installed consistent with ADC 7.210 and construction specifications such that moisture infiltration and deterioration is discouraged.

Condition 2 **Window Trim.** New window trim shall match the size, style, appearance, and materials of the original trim.

Condition 3 **Consistency with Plans**. The proposed requests for the use of substitute materials shall be installed and constructed as described and depicted in the application materials, this report, and in the above stated conditions except as modified by approved revisions and conditions of approval.

Condition 4 **Porch Siding**. This review is limited to the use of substitute materials. Any permanent changes to the exterior of the structure such as framing will require a separate review under the criteria found in ADC 7.100 (Historic Review of Exterior Alterations).

Attachments

A. Location Map

B. Historic Resource Survey –739 6th Avenue

C. Photographs of Windows from 2018

1. South Facade (Fronting 6th Avenue)
2. East Facade (Fronting Lafayette)
3. West Facade

D. Applicant's Submittal

1. Findings of Fact, Page One
2. Findings of Fact, Page Two
3. Findings of Fact, Page Three
4. Single-Hung Vinyl Window Quote, Page One
5. Double-Hung Wood Window Quote
6. Window Trim Quote (Original Materials)
7. Window Trim Quote (New Materials)
8. Basement Siding Quote
9. Porch and Railing Siding Quote (Cedar)
10. Porch and Railing Siding Quote (Hardie)

E. Applicant Submitted Photos of the Proposed Work

Acronyms

ADC	Albany Development Code
HM	Hackleman Monteith zoning designation
LC	Landmarks Commission
OP	Professional Office zoning designation
RM	Medium Density Residential zoning designation

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N

0 40 80 Feet

739 6th Ave

Date: 3/12/2020 Map Source: City of Albany

Location / Zoning Map

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

COUNTY: Linn

HISTORIC NAME: None
COMMON NAME: None
ADDRESS: 739 6th Ave. SE
ADDITIONAL ADDRESS: NONE
CITY: Albany
OWNER: Howard Williamson
CATAGORY: Building
LOCATION Hackleman Historic District
MAP NO: 11S03W07AB **TAX LOT:** 08000
BLOCK: 34 **LOT** N/A
ADDITION NAME: Hackleman's Second Addition
PIN NO: 11S03W07AB08000 **ZONING** HM

ORIGINAL USE: Residence
CURRENT USE: Residence
CONDITION: Fair
INTEGRITY: Fair **MOVED?** N
DATE OF CONSTRUCTION: c.1900
THEME 20th Century Architecture
STYLE: Queen Anne Cottage
ARCHITECT UNKNOWN
BUILDER: UNKNOWN
QUADRANGLE Albany **ASSESSMENT:** N
ORIGINAL RATING: Secondary
CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: Irregular
FOUNDATION MAT.: Concrete
ROOF FORM/MAT.: Hipped
STRUCTURAL FRAMING: Balloon
PRIMARY WINDOW TYPE: 1/1 Double Hung
EXTERIOR SURFACING MATERIALS: Drop siding

NO. OF STORIES: 1
BASEMENT Y
PORCH: Hipped

DECORATIVE FEATURES:
Pedimented agle above bay, slanted bay window, rectangular bay (W)

EXTERIOR ALTERATIONS/ADDITIONS:
Porch awning, corrigated plastic on porch, stair railing

NOTEWORTHY LANDSCAPE FEATURES:
None

ADDITIONAL INFO:
Similar to 705, 711, 735 6th Ave. SE

INTERIOR FEATURES:
None

LOCAL INVENTORY NO.: H.153
CASE FILE NUMBER: None
SHPO INVENTORY NO.: None

Report printe 02/22/2001

HISTORIC RESOURCE SURVEY -ALBANY
HACKLEMAN HISTORIC DISTRICT -PAGE TWO

NAME:Howard Williamson
ADDRESS:739 Sixth Ave. SE
QUADRANGLE: Albany

T/R/S:T11-R3W-S07
MAP NO.:11-3W-07AB
TAX LOT: 08000

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NEGATIVE NO.: N-23

SLIDE NO.: H.153

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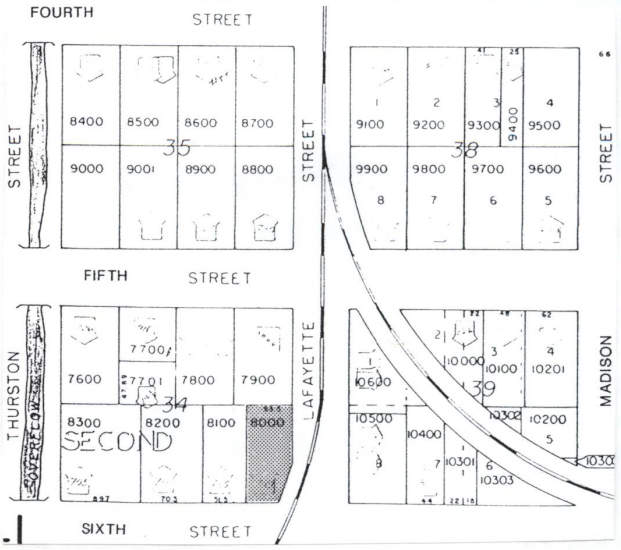
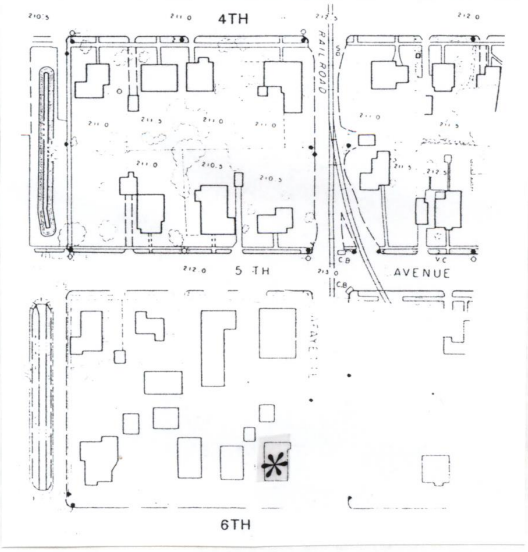




GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & Tanya Neel.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY
ALBANY

COUNTY: Linn

HISTORIC NAME:

COMMON NAME:

ADDRESS: 739 6th

CITY: Albany

OWNER: Howard Williamson

CATAGORY: Resi

LOCATION: ~~Monteith~~ H Historic District

ASSOCIATED FEATURES: garage

MAP NO: 11-3W-07AB **TAX LOT:** 08000

BLOCK: 34 **LOT:**

ADDITION NAME: HACK 2nd

PIN NO.: **ZONING:** HM

ORIGINAL USE: Resi

CURRENT USE: Resi

CONDITION: fair

INTEGRITY: fair **MOVED:**

DATE OF CONSTRUCTION: c. ~~1895~~ 1900

THEME: ~~19~~20th Century Architecture

STYLE: Queen Anne Cottage

ARCHITECT: —

BUILDER: —

QUADRANGLE: Albany

LOCAL RANKING: Secondary

SPECIAL ASSMENT: no

PLAN TYPE/SHAPE: IRRegular

NUMBER OF STORIES: 1

FOUNDATION MATERIAL: concrete

BASEMENT: yes

ROOF FORM MATERIALS: Hipped

PORCH: Hipped

STRUCTURAL FRAMING: Balloon

PRIMARY WINDOW TYPE: 1/1 DH

EXTERIOR SURFACING MATERIALS: **PRIMARY:** drop **DECORATIVE:** shingles

DECORATIVE: Pedimented gable above Bay ~~[illegible]~~, slanted Bay window, Rectangular Bay (west)

EXTERIOR ALTERATIONS/ADDITIONS: porch awning, corrigated plastic on porch, stair railing

NOTEWORTHY LANDSCAPE FEATURES:

OTHER: similar to 705, 711, 1735 SE 6th Ave

RECORDED BY: Roz Keeney **DATE:** 07/96

LOCAL INVENTORY NO.: H, 153 **SHPO INVENTORY NO.:**

CASE FILE NO.:

Linn County Tax Data File

Tax lot #..... 11S03W07AB08000
Tax acct #.... 0087862
Site address.. 739 6TH AVE SE In-City? Y

Owner..... WILLIAMSON, HOWARD B
Address-1..... 739 6TH AVE SE
Address-2..... ALBANY OR 97321-2941
Address-3.....
Address-4.....
Address-5.....

Property class... 1010 Tax Code #1...0801
Stat class..... 000 Tax Code #2...0000

Land market value... 21,770
Imp. market value... 40,740

Inventory—Nomination Form

date entered

Continuation sheet

Item number

Page 116

193 739 S.E. Sixth
Significance: Secondary
Use: Residence
Date: c. 1895

Present Owner: Howard ~~& Helen~~ Williamson
739 S.E. Sixth
Albany, OR 97321

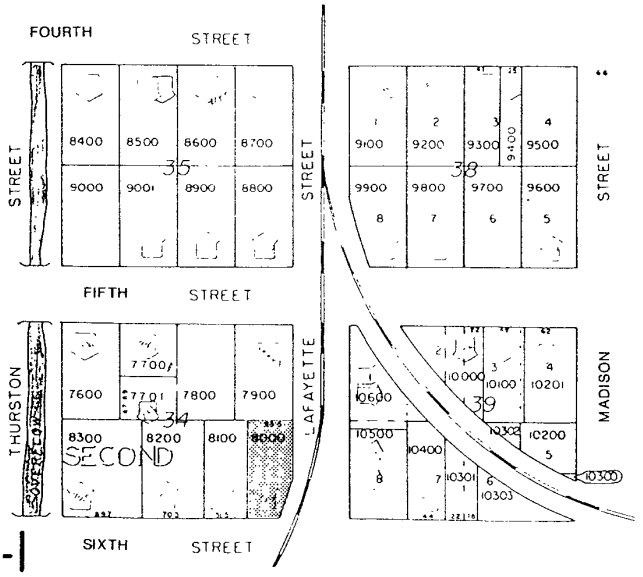
Tax Lot: 11-3W-7AB, TL 8000

Description:

One story, wood frame structure; one central chimney, corbelled cap, lap siding; hip roof with frieze board; gabled portico on front elevation with wood shake siding. Boxed cornices; corner boards; hip roofed porch extends half the face of the front elevation, enclosed with corrugated sun screen, enclosed banisters with wood shingle siding. Basement, with wood shingle siding. Slant bay on front elevation. Windows are double-hung, one light over one with classically molded window heads. Separate garage in back.

Remarks: Style is Queen Anne Cottage, and condition is good.

739 6th E.


FOURTH STREET
FIFTH STREET
SIXTH STREET
THURSTON STREET
LAFAYETTE STREET
MADISON STREET
SECOND
8400
8500
8600
8700
9000
9001
8900
8800
35
9100
9200
9300
9400
9500
9900
9800
9700
9600
38
7600
7700
7701
7800
7900
34
8300
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8100
8000
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10000
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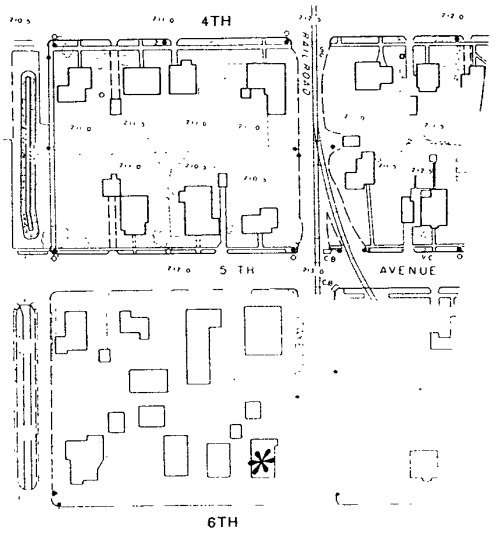
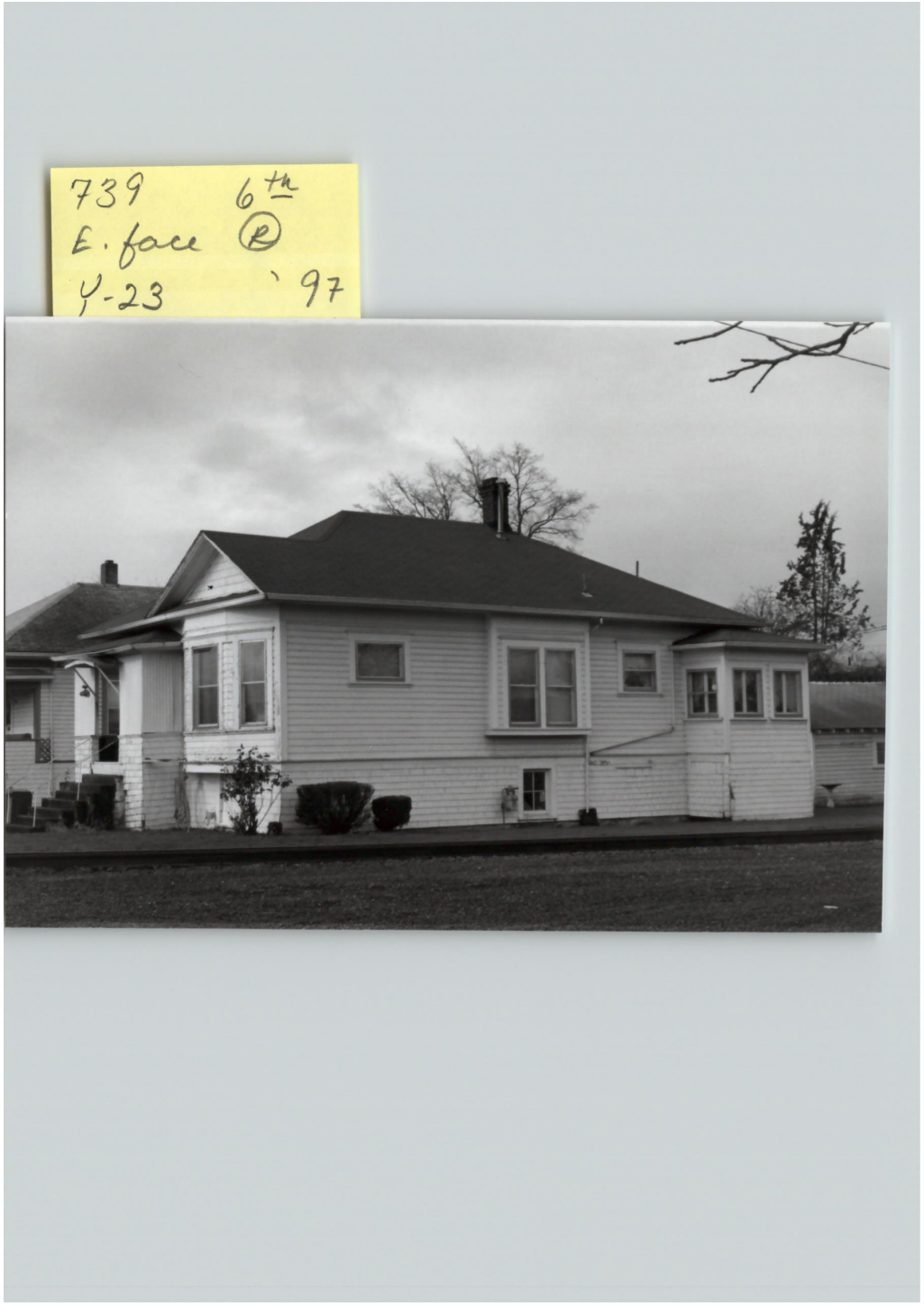
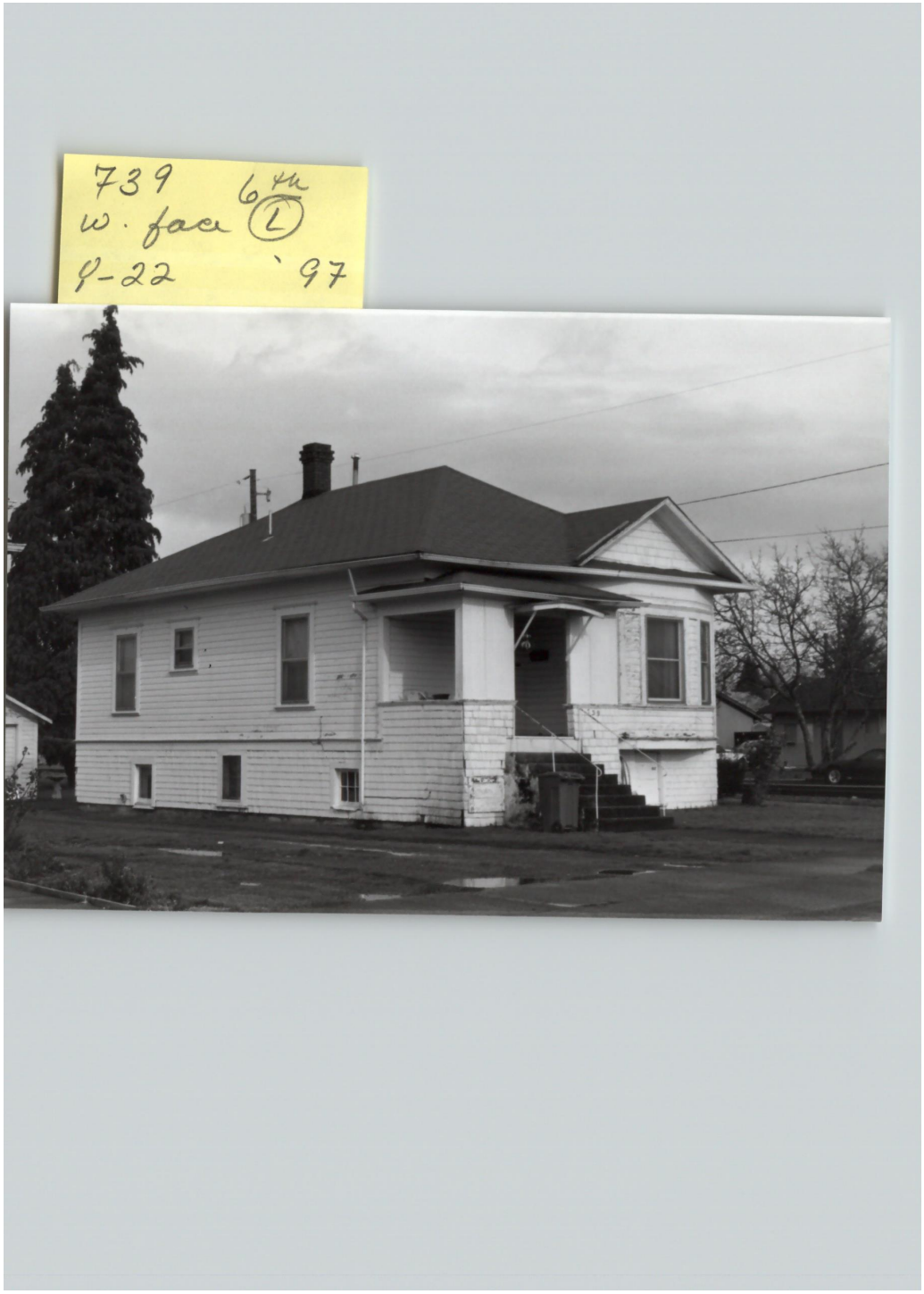
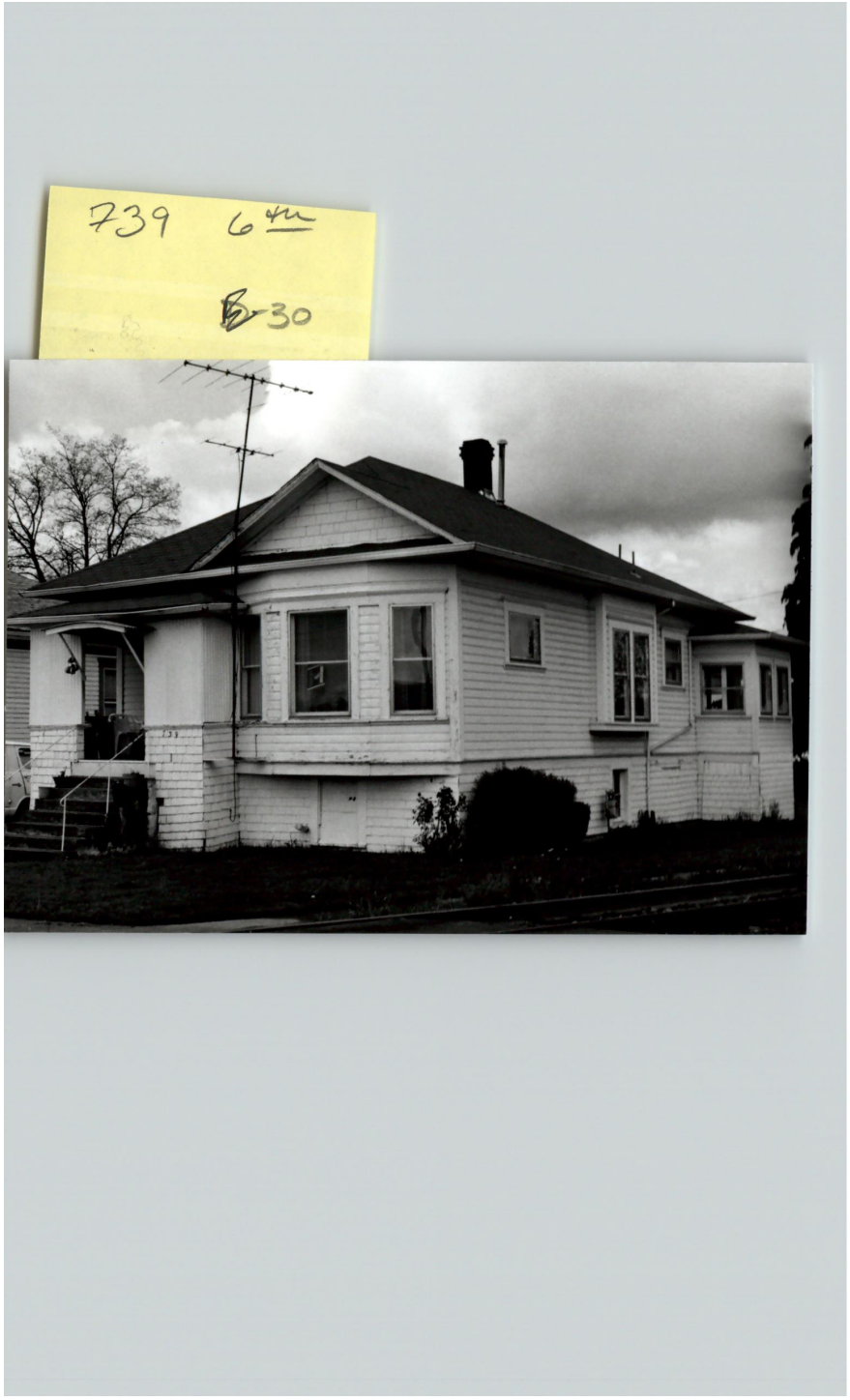
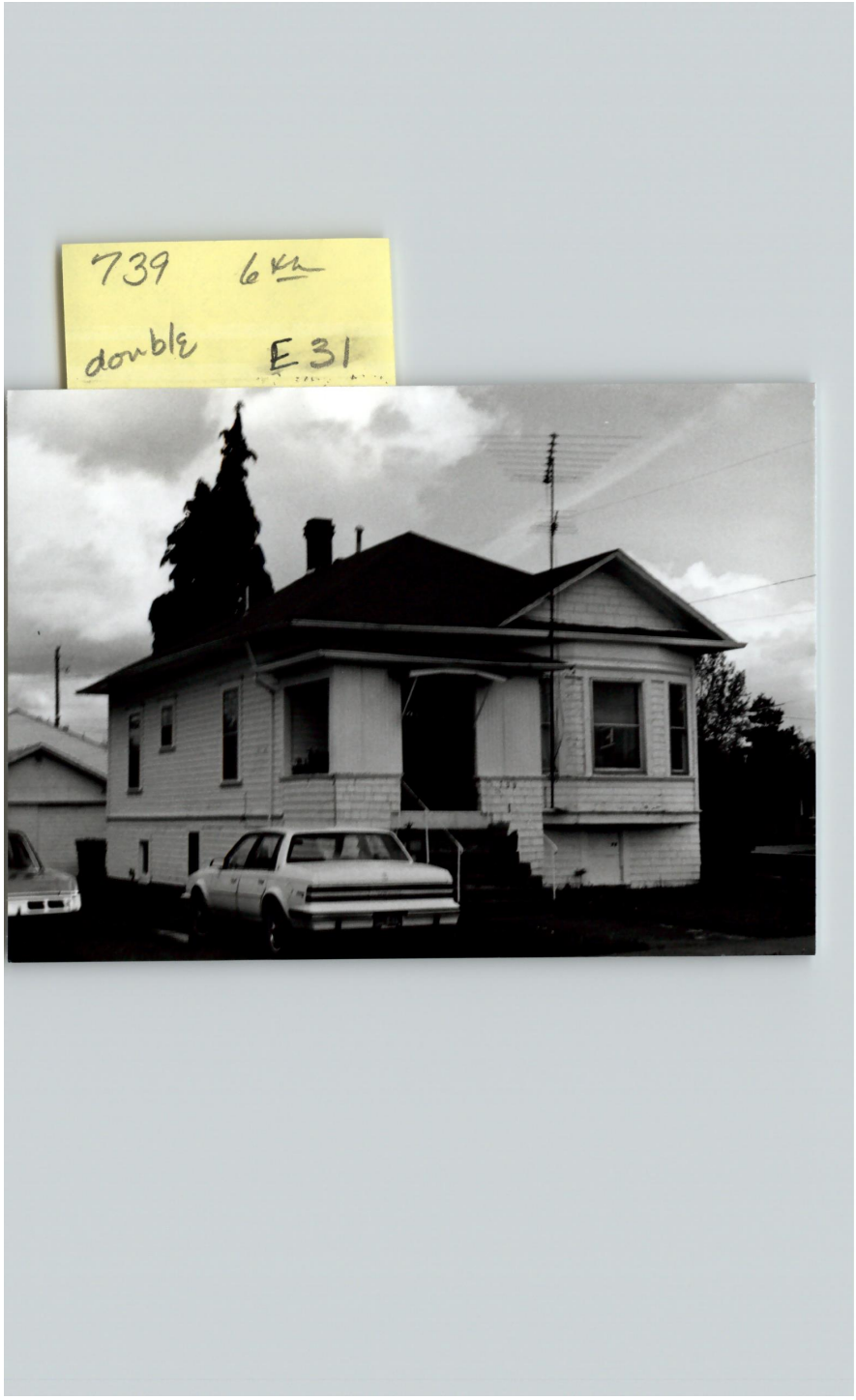
10201
39
10500
10400
10301
10303
10200
10300


4TH
5 TH
AVENUE
6TH


739 6th
E. face ®
Y-23 '97


739 6th
w. face (L)
9-22 '97


739 6th
B-30


739 6th
double E31

739 6 ~~th~~

~~B~~-31

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Spies construction
Po box 548
Corvallis,OR 97339
(541) 829-3969

739 6th ave Albany,OR 97321

(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.

Yes, There is supporting documentation that has been submitted with this application.

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

All new materials will be installed in the same place where old materials were used, to keep the same appearance.

(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.

All new materials will be installed to manufacture spec's and could be removed with some work, to not damage old existing 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.

Ok

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

We are changing out all window trim and fascia do to rot. But will be replacing it with "like material" to keep the outward appearance of the building. This will be seen in plans page #2.

(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.

Ok

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

OK none on site.

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

Ok

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

All materials will be installed to manufacturer's specs.

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

Ok

(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.

All the sheeting materials behind the old siding was in good shape.

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

Yes

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

Yes, window tape will be used and all trim will be sealed with caulking before paint.

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

All new trim sizes are the same.

(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.

No old materials were in salvageable shape.

DISCOUNT WINDOWS

QUOTE - QT004203

Bid For:
Spies Construction

Job Name
739 6th. Ave

Line	**Qty**	**Description**							**Each**	**Total**
			Total Material	+	**Labor**	+	**Delivery**	+	**0% Tax:**	=	**Sub Total**
			2,472.46		0.00		0.00		0.00		2,472.46
										Less Deposit	0.00
										Balance Due:	**$ 2,472.46**

Quotes good for 30 days.

8.22
3/16/20

Sierra Pacific Windows
A Division of Sierra Pacific Industries
2600 Willamette Dr. NE Suite A
Lacey, Washington 98516-1313
(503) 810-9730 (Office)
(503) 558-0820 (Fax)
kmatoon@spi-ind.com

SIERRA PACIFIC WINDOWS

February 19, 2020
7:53 AM

CUSTOMER COPY

Order Number 72004455

Terms:
Required Deposit:
PO # :
Job # :
Permit # :
Box Screens: Yes
Box Hardware: No

Direct Ship: No **Add-On to:**
Subdivision:
Tract Number:
Property Location: 1667 IVY STREET
JUNCTION CITY, OR 97448-

Order Check List

Color(s) (Clad) in order _____

_____ Species	_____ Jamb Size	_____ Drawing Page(s)	_____ Owners Manual/SPW Warranty
_____ Quantity	_____ Primed vs Natural	_____ O/S Purchase lead time	_____ Installation Instructions
_____ Operation	_____ Exterior Trim	_____ O/S Purchase warranty	_____ Shop Drawings
_____ Rough Opening	_____ Hardware	_____ WUI Compliant	_____ (Exterior) _____ (Interior) Distressed
_____ Glazing / Lites	_____ Screens	_____ Terms and Conditions	_____ Traditional _____ Contemporary

Warranty Information
Modified Limited Warranty
(Applies to these line item numbers)

(This order is subject to the terms and conditions printed on the back page. Please read them before signing.)

Customer Signature: _____ Date: _____

Sales Rep Signature: _____

Ken Matoon

Weighted Values
U-Fac: 0.28
SHGC: 0.30
sq ft: 197

Order Summary

Net Total	$12,630.00
Tax Rate	$0.00
Labor Charge	$0.00
Total	**$12,630.00**

Spaeth Lumber
1585 NW 9th St.
Corvallis, OR 97330
541-752-1930

QUOTE

2002-079373

SOLD TO	JOB ADDRESS
Cash Sales	Cash Sales

ACCOUNT	JOB
CASH	0
CREATED ON	02/18/2020
EXPIRES ON	03/18/2020
BRANCH	1000
CUSTOMER PO#	
STATION	S4
CASHIER	MMULL
SALESPERSON	
ORDER ENTRY	MMULL
MODIFIED BY	

old trim

Item	Description	D	Quantity	U/M	Price	Per	Amount
MH535	11/16 X 3-1/2 HEM CASING		144	LFT	2.6588	LFT	382.87
1612TKC	1x6-12' TK CEDAR S1S2E GREEN		22	EACH	2715.5448	MBF	358.45

Quotes are valid for no more than 30 days	CAT 0.57%	Subtotal	741.32
		Sales Tax	+ TAX
		Total	

Buyer:

Signature

Spaeth Lumber
1585 NW 9th St.
Corvallis, OR 97330
541-752-1930

QUOTE

2002-079374

SOLD TO	JOB ADDRESS
Cash Sales	Cash Sales

ACCOUNT	JOB
CASH	0
CREATED ON	02/18/2020
EXPIRES ON	03/18/2020
BRANCH	1000
CUSTOMER PO#	
STATION	S4
CASHIER	MMULL
SALESPERSON	
ORDER ENTRY	MMULL
MODIFIED BY	

New trim

Item	Description	D	Quantity	U/M	Price	Per	Amount
16PF	1x6 PRIMED WOLMANIZED FASCIA 13 - 20', 1 - 8'		268	LFT	2744.3220	MBF	367.74
MP180	FJP 1-1/4x2" BRICK MOULD		144	LFT	1.9952	LFT	287.31

Quotes are valid for no more than 30 days

CAT 0.57%	Subtotal	655.05
	Sales Tax	+ TAX
	Total	

Buyer:

Signature

Gmail

Derek dustman <derekdustman@gmail.com>

CEDAR VS HARDI QUOTE

1 message

Bill Eitenmiller <beitenmiller@rooflinesupply.com>
To: Derek dustman <derekdustman@gmail.com>

Thu, Feb 13, 2020 at 1:29 PM

Derek,

Take off almost finished.

CEDAR:

18" grooved/primed R&R shingles:

Full carton – 50 SF @ 7" exposure

Half carton – 25 SF @ 7" exposure

For 680 SF you would need 14 full cartons – your cost is 247.00/BX old siding

Starter options: #2 16" or 18" shingles – 35-40 LF/BDL – your cost is $48/BDL for 16" and $55/BDL for 18"

HARDIE:

¼" x 15.25" x 48" Hardie Straight Shingle Primed (7" Exposure – 43/pc per sq) @ **$11.50/each**

new siding

RoofLine Supply & Delivery

Bill Eitenmiller

Commercial Sales / Inside Sales Manager

3297 West 1st Avenue | Eugene, Oregon

P: 541-345-1253 | C: 541-731-0425

ROOF HUB

Spaeth Lumber
1585 NW 9th St.
Corvallis, OR 97330
541-752-1930

Spaeth LUMBER COMPANY

QUOTE

2002-078427

SOLD TO	JOB ADDRESS
Cash Sales	Cash Sales

ACCOUNT	JOB
CASH	0
CREATED ON	02/13/2020
EXPIRES ON	03/13/2020
BRANCH	1000
CUSTOMER PO#	
STATION	S4
CASHIER	MMULL
SALESPERSON	
ORDER ENTRY	MMULL
MODIFIED BY	

600 sqft of old siding for front Pourch

Item	Description	D	Quantity	U/M	Price	Per	Amount
16105CCS	1x6 #105 TK-CEDAR SIDING L/F		1,320	LFT	4354.6258	MBF	2,874.05

Quotes are valid for no more than 30 days	CAT 0.57%	Subtotal	2,874.05
		Sales Tax	+ TAX
		Total	

Buyer:

Signature

RoofLine
Supply & Delivery

QUOTE

17740757

ROOF LINE - EUGENE
3297 WEST 1ST AVE
EUGENE, OR 97402
FAX: (541)-345-9504
Phone: (541)-345-1253

Account: IRO320 0001
Branch: RLEUG
Phone: (541)-231-2828
Fax: ( )- -

BILL TO:
IRONHEAD ROOFING LLC
PO BOX 2590
CORVALLIS OR 97339

SHIP TO:
SPIES CONSTRUCTION
125 SW HOPKINS
CORVALLIS OR 97333

PO:		**REF:**		**JOB:**	
EXP DELV DATE: 05/26/20	**SALES** R BAGWELL	**TYPE:** WHSE		**SHIP VIA:**	**FRT TERM:**
ACTIVATION DATE: 05/26/20	**AGENTS**	**QUOTED FOR:**			
CLOSE DATE: 06/25/20	S CRUZ	**QUOTED BY:** SCRUZ			

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
100	PC	NS0001899213 5/16" X6.25" X 12' HARDIE HZ10 SMOOTH PLANK PRIMED	8.74/PC	
		SUBTOTAL		874.00
		DELIVERY CHARGE		75.00

THIS IS A CONFIDENTIAL QUOTE.
ROOFLINE SUPPLY & DELIVERY IS NOT RESPONSIBLE FOR OVERAGES OR SHORTAGES FOR THIS PROJECT. THE QUANTITIES LISTED ON THIS QUOTE ARE ONLY ESTIMATES AND SUBJECT TO CHANGE.

ALL ORDERS ARE SUBJECT TO CREDIT APPROVAL PRIOR TO SHIPMENT. ALL ORDERS ARE SUBJECT TO STANDARD TERMS UNLESS OTHERWISE APPROVED. THIS QUOTE IS VALID FOR 30 DAYS FROM CREATION DATE UNLESS OTHERWISE NOTED IN WRITING BY MANAGEMENT.

PAYMENT TERMS:
1% 10TH, NET 30TH

Total **$949.00**

PRINTED: 05/26/20 10:29:24

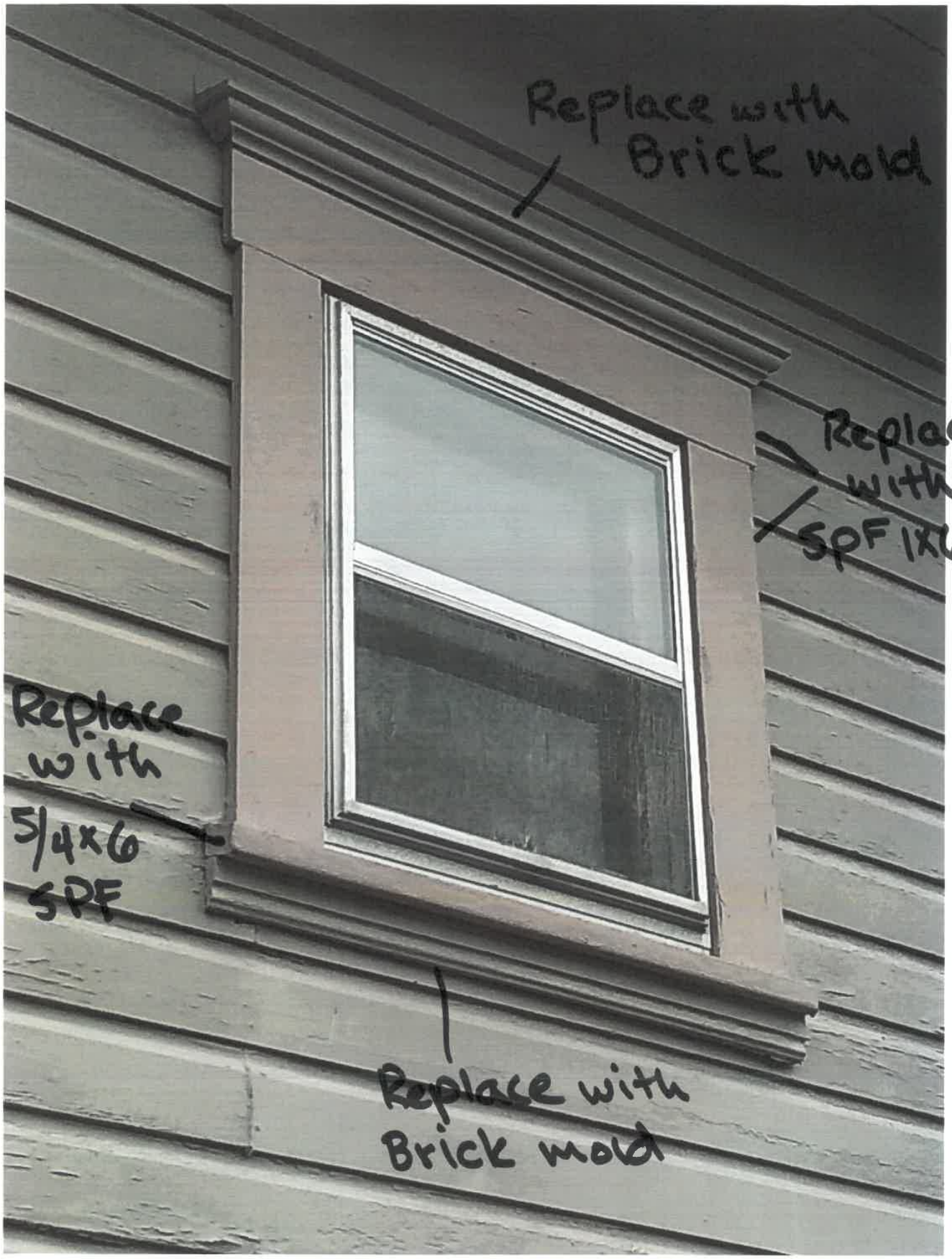
9ft 10 in
13ft 10 in
11ft 6 in
7ft 6 in
2'0 x 5'0
3'6 x 5'0
2'0 x 5'0
24ft 6 in
12ft 9 in
4ft
3'0 x 3'0
9ft 6 in

#2

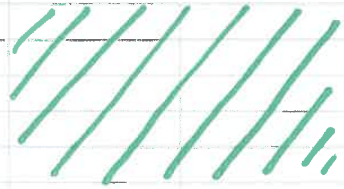
Attachment E
Applicant submitted photos of the proposed work

7ft 7in
2'10 x 3'3
2'10 x 3'3
3ft 3in
23ft
4ft
2'8 x 6'8
5ft

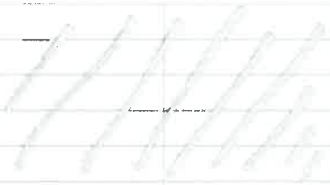
9ft
10in
3'3
x
5'4
2'7
x
2'7
3'3
x
5'4
7ft
6in
6ft
10in
REPUBLIC
41ft 6in
4ft


Replace with
Brick mold
Replace
with
SPF 1X6
Replace
with
5/4x6
SPF
Replace with
Brick mold

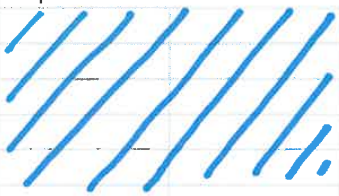
Proposed area for substituste material and the material is 1/4 x 15.25 x 48 Hardie straight shingle



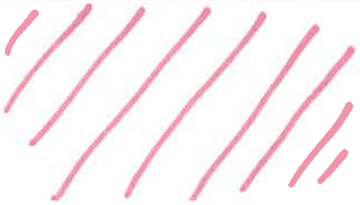
Proposed area for substituste material and the material is new vinyl windows



Proposed area for substituste material and the material is 1/4 Hardie lap with a 6.25 reveal



Proposed area for substituste material and the material is SPF 1x6, 5/4x6, brick mold



Google Maps 768 SE 6th Ave

Image capture: May 2018 © 2020 Google

Albany, Oregon

Google

Street View

Google Maps 589 Lafayette St SE

Image capture: Oct 2012 © 2020 Google

Albany, Oregon

Google

Street View