



333 Broadalbin Street SW, P.O. Box 490  
Albany, OR 97321

# Community Development Department

Phone: 541-917-7550 Facsimile: 541-917-7598  
www.cityofalbany.net

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## NOTICE OF DECISION

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DATE OF NOTICE: March 8, 2018

FILE: HI-01-18

TYPE OF APPLICATION: Historic Review for Use of Substitute Materials to replace eight existing second floor windows on the west (side) and south (rear, alley) facades with aluminum clad windows.

REVIEW BODY: Landmarks Advisory Commission

PROPERTY OWNER: Seth Fortier; 1654 Christmas Tree Lane NW; Albany, OR 97321

ADDRESS/LOCATION: 206 2<sup>nd</sup> Avenue SW, Albany, OR 97321

MAP/TAX LOT: Linn County Tax Assessor's Map No. 11S-03W-06CC; Tax Lot 10500

ZONING: Historic Downtown (HD) District with Historic /HD Overlay (Downtown)

HISTORIC RATING: Historic-Contributing (Downtown National Register Historic District)

On March 7, 2018, the Albany Landmarks Advisory Commission APPROVED with CONDITIONS the Historic Review for Use of Substitute Materials application described above. The Conditions of Approval are included in this notice.

The Commission based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the Commission in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Laura LaRoque at 541-917-7640 or Bob Richardson, Planning Manager, at 541-917-7555.

The Landmarks Advisory Commission's decision may be appealed to the Albany City Council if a person with standing files a Notice to Appeal and the associated filing fee to the Planning Division within ten days from the date the City mails the Notice of Decision.

This approval expires in three years, unless a valid approved building permit exists for new construction or improvements, and work has commenced, or unless an extension has been granted pursuant to ADC 1.083. The issuance of this approval by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

*Signature on file*

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Landmarks Commission Chair

**Appeal Deadline:** March 18, 2018  
**Approval Expiration Date:** March 8, 2021

Attachments: Excerpt of application showing window locations.

## CONDITIONS OF APPROVAL (HI-01-18)

- Condition 1     **Wood Windows.** All proposed replacement windows shall be constructed of wood material and must approximate in placement, profile, size, proportions, and general appearance the existing windows as described and depicted in the application materials and staff report except as modified by approved revisions and conditions of approval. Aluminum-clad wood windows are not permitted.
- Condition 2     **Segmental Arch.** The existing segmental arches above the second-floor windows located on the west (side) and south (rear, alley) facades shall not be altered, removed, or replaced without Historic Review Approval. These arches may be repaired.
- Condition 3     **Trim.** All existing window trim on the second floor of the west (side) and south (rear, alley) facades shall be retained and reinstalled upon the installation of the replacement windows. Trim may also be repaired or replaced in-kind (same material, dimension, style, location). All trim shall be installed consistent with the ADC 7.210(12) such that moisture infiltration and deterioration is discouraged.

**West Elevation**

**South Elevation**

**1**

**2**

**3**

**4**

**5**

**6**

**7**

**8**

