



## COMMUNITY DEVELOPMENT DEPARTMENT

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

Phone: 541-917-7550 Fax: 541-917-7598  
[www.cityofalbany.net](http://www.cityofalbany.net)

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### NOTICE OF PUBLIC HEARING

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<b><u>HEARING BODY</u></b>	Landmarks Advisory Commission
<b><u>HEARING DATE</u></b>	Wednesday, May 2, 2018
<b><u>HEARING TIME</u></b>	6:00 p.m.
<b><u>HEARING LOCATION</u></b>	Albany City Hall, Council Chambers, 333 Broadalbin Street SW

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#### **GENERAL INFORMATION**

DATE OF NOTICE:	April 10, 2018
FILE:	HI-04-18; HI-05-18; HI-09-18
TYPE OF APPLICATION:	HI-04-18: Historic Review of New Construction for the construction of a 200-square-foot accessory building. HI-05-18: Historic Review for Use of Substitute Materials to replace wood siding on the north and east foundation wall with smooth horizontal cement fiber board. HI-09-018: Historic Review of Exterior Alterations to replace seven existing wood windows with wood replacement windows.
REVIEW BODY:	Landmarks Advisory Commission
APPLICANT/OWNER:	John Pascone; 38953 Mount Hope Drive, Lebanon, OR 97355; 541-926-7064; <a href="mailto:pasconj@peak.org">pasconj@peak.org</a>
ADDRESS/LOCATION:	1131 Ferry Street SW
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-03W-07BC; Tax Lot 5600
ZONING:	Hackleman Monteith (HM) District with Historic /HD Overlay (Monteith)

The Planning Division has received the applications referenced above and has scheduled a public hearing before the Landmarks Advisory Commission. We are mailing notice of this public hearing to property owners within 300 feet of the subject site. We invite your comments, either in writing prior to the day of the public hearing or in person at the hearing. Your comments will be considered when the Landmarks Advisory Commission makes a decision on this application.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost at the Albany Community Development Department, Planning Division. The staff report will be available at the Planning Division located in City Hall by 5:00 p.m. on Wednesday, April 25, 2018 and on the City's web site at:

<http://www.cityofalbany.net/departments/community-development/planning/all-projects>.

Copies will be provided upon request at a reasonable cost. For more information, please contact **Laura LaRoque**, Project Planner, at [laura.laroque@cityofalbany.net](mailto:laura.laroque@cityofalbany.net), 541-917-7640, or Bob Richardson, Planning Manager, at 541-917-7555. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the Notice of Decision.

If additional documents or evidence are provided by any party, the City may allow a continuance, or leave the record open, to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the 120-day time limitations of Oregon Revised Statute (ORS) 227.178.

### **YOUR COMMENTS**

All testimony and evidence must be directed toward the approval standards for this application listed in this notice. Failure to raise an issue by letter or in person before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Landmarks Advisory Commission an adequate opportunity to respond to each issue raised, precludes an appeal based on that issue.

### **PUBLIC HEARING PROCEDURE**

The public hearing will begin with a declaration of any *ex parte* contacts (contacts that occurred outside of the public hearing) or any conflict of interest by the decision-makers. This will be followed by the staff report from the Planning staff. Then the applicant (or appellant if the case is an appeal) will testify, followed by testimony from other people in support of the application. After those in favor of the application are finished, testimony from opponents will begin. This will be followed by testimony from people who neither favor nor oppose the application. The applicant will then be given the opportunity for rebuttal. The decision-makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing.

If the hearing is continued or the record is left open, the chairperson will announce the date, time, and place for the resumption of the hearing and/or what limitations exist on further testimony or submittal of written materials. If the hearing and record are closed, the decision-makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.

### **APPEALS**

Within five days of the Landmarks Advisory 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 Advisory 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.

The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.

### **APPROVAL STANDARDS FOR APPLICATIONS**

NEW CONSTRUCTION (ADC 7.270) Application File No. HI-04-18

The Landmarks Advisory Commission must find that the request meets the following applicable criteria:

- (1) Within the Monteith and Hackleman Districts:
  - (a) The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.
  - (b) The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.
  - (c) Building materials are reflective of and complementary to existing buildings within the district.

In addition, any alterations to buildings participating in Oregon's Special Assessment of Historic Property Program will also require review and approval by the State Historic Preservation Office.

HISTORIC REVIEW OF SUBSTITUTE MATERIALS USED FOR SIDING, WINDOWS, AND TRIM  
(ADC 7.210) Application File No. HI-05-18

ADC 7.210 Design and Application Criteria for Substitute Materials. For buildings or structures rated historic contributing or historic non-contributing, the application for the use of substitute materials on siding, windows or trim must follow these guidelines:

- 1) The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows or trim.
- 2) Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.
- 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.
- 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.
- 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;

*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.
- 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.

EXTERIOR ALTERATIONS REVIEW CRITERIA (ADC 7.150) Application File No. HI-09-18

Exterior Alteration Review Criteria. 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:

[Ord. 5488, 7/11/01]

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.

SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION (ADC 7.160) Application File No.  
HI-09-18

The Secretary of the Interior's Standards for Rehabilitation. 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.

Attachment: Location Map



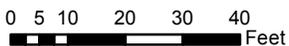
**Subject Property**

12th Ave.

**Location Map: 1131 Ferry SW, Albany, OR 97321**



The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect, thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the



April 9, 2018

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550