



COMMUNITY DEVELOPMENT

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

Notice of Public Hearing

Historic Review of Exterior Alterations

HI-05-20

May 13, 2020

HEARING INFORMATION

Review Body: Landmarks Commission (Type III)

Hearing Date: Wednesday, June 3, 2020

Hearing Time: 6:00 p.m.

Hearing Location: **Due to Governor Brown's Executive Order No. 20-12, prohibiting public gatherings during the COVID-19 pandemic, this meeting is accessible to the public only via phone and video connection.**

At 6:00 p.m., join the meeting from your computer, tablet, or smartphone by entering 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: 336-318-597

APPLICATION INFORMATION

Type of Application: Historic Review of the Use of Substitute Materials: 1) Replace siding of enclosed front porch and stair railings as well as siding along the trim of the entire house. 2) Replace and repair all windows including the exterior facia and trim.

Property Owner: Spies Real Estate Group; PO Box 548 Corvallis, OR 97339

Applicant: Spies Construction LLC; PO Box 548 Corvallis, OR 97339

Address/Location: 739 6th Avenue Albany, Oregon 97321

Map/Tax Lot: Linn County Assessor's Map No. 11S-03W-07AB; Tax Lot 8000

Zoning & Historic District: Hackleman-Monteith (HM) & Hackleman Historic District

cd.cityofalbany.net



The Planning Division has received the applications referenced above and has scheduled a public hearing before the Landmarks Commission. We are mailing notice of this public hearing to property owners within 300 feet of the subject site.

All documents and evidence submitted by or on behalf of the applicant, and applicable criteria, are available for inspection by appointment only at the Albany Community Development Department, Planning Division. Copies can be provided by mail upon request at a reasonable cost or electronically at no charge. The staff report for the hearing is available by 5:00 p.m. on Friday, May 22, 2020, and on the City's website at:

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

For more information, please contact Project Planner **Tony Mills** at tony.mills@cityofalbany.net, 541-917-7555, or Planning Manager David Martineau at 541-917-7561. Submit any written comments to the Planning Division; PO 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.

YOUR COMMENTS

We invite your comments, either in writing prior to the day of the public hearing or virtually at the hearing. Your comments will be considered when the Landmarks Commission makes a decision on this application. All testimony and evidence must be directed toward the approval standards for the applications listed in this notice. Failure to raise an issue in writing 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 Commission an adequate opportunity to respond to each issue raised, precludes an appeal based on that issue.

VIRTUAL PUBLIC HEARING PROCEDURE

Due to the COVID-19 pandemic, the City will be hosting a virtual Landmarks Commission meeting and following the procedural guidance provided by the Oregon Department of Land Conservation and Development (DLCD) in compliance with Oregon Public Meeting Laws.

Written comments will be received by City staff until 5:00 p.m. on Tuesday, June 2, 2020. The public hearing will occur on Wednesday, June 3, 2020, at 6:00 p.m., the Landmarks Commission will open the public hearing. The public hearing will begin with a declaration of any bias, *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 will testify. Following this, written comments received from the public will then be entered into the record. This will be followed by calling upon those who registered to speak in support of the application. After those in favor of the application are finished, testimony from those who registered to speak in opposition will begin. This will be followed by testimony from people who neither favor nor oppose the application. Following, a calling upon anyone else who wishes to testify either in support, in opposition or neutral will be made. The applicant will then be able to respond to the public comments. The decision-makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing. Once all comments are recorded as part of the meeting, and the applicant responds, the Landmarks Commission will close the public hearing and deliberate on the application.

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.

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.

If you have a disability that requires accommodation, please notify the Human Resources Department in advance by calling 541-917-7500

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.

Approval Standards for This Request

ELIGIBILITY FOR THE USE OF SUBSTITUTE MATERIALS (ADC 7.200)

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.

HISTORIC REVIEW OF SUBSTITUTE MATERIALS USED FOR SIDING, WINDOWS, AND TRIM (ADC 7.210)

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;
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.

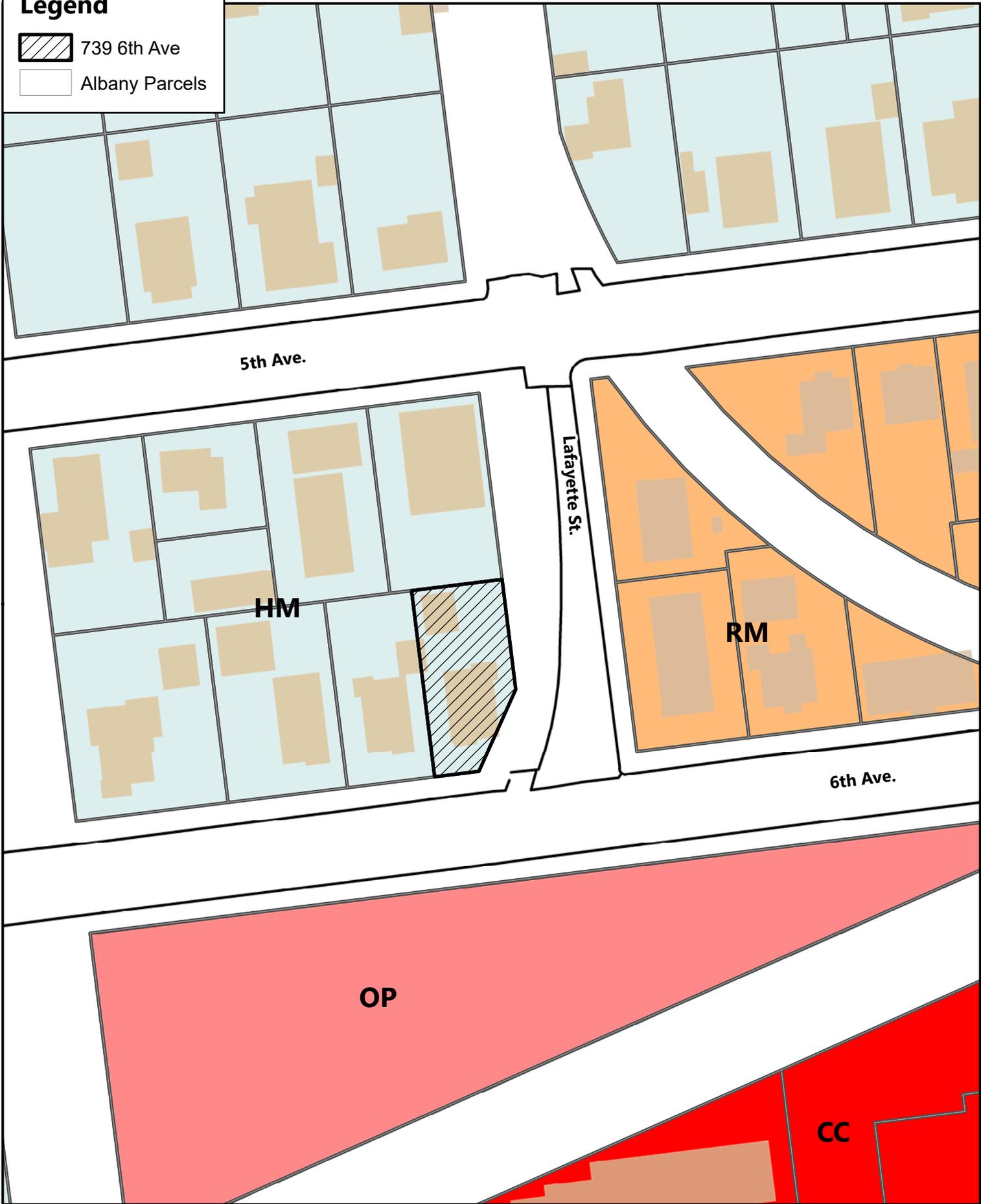
12. The new trim shall be applied so as to discourage moisture infiltration and deterioration.
13. The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.
14. A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

Additional review standards for this application are found in ADC Articles 1, 2, 3, & 7.

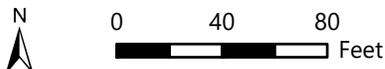
Attachment: Location Map

Legend

-  739 6th Ave
-  Albany Parcels



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

739 6th Ave

Location / Zoning Map