



## COMMUNITY DEVELOPMENT

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

# Notice of Decision

## Historic Review of Exterior Alterations

HI-08-20

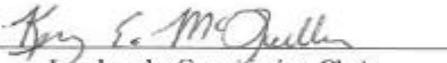
July 2, 2020

Proposal:	Historic Review of Exterior Alterations to 1) remove and replace existing basement windows with wood framed egress windows; 2) remove two vinyl framed windows on the basement level at the rear of the building; 3) add a 140 square foot, one-story addition to the rear of the building.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant:	Scott and Spencer Lepman, dba Sable Drive LLC 100 Ferry Street NW, Albany, OR 97321
Applicant Representative:	Candace Ribera, Scott Lepman Company; 100 Ferry Street NW; Albany, OR 97321
Architect:	Don Johnson, Skyline Architecture; 2806 45th Court SE; Albany, OR 97322
Civil Engineer:	Brian Vandetta, Udell Engineering and Surveying 63 East Ash Street, Lebanon, OR 97355
Address/Location	222 Third Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No.: 11S-03W-06CD; Tax Lot 3200
Zoning:	Central Business (CB) District, Historic Overlay District (Local Historic Inventory)

On July 1, 2020, the Albany Landmarks Commission granted **APPROVAL** of the applications described above. The Landmarks Commission based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code, staff report dated June 24, 2020, and consideration of public testimony. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Project Planner **Laura LaRoque** at [laura.laroque@cityofalbany.net](mailto:laura.laroque@cityofalbany.net) or 541-917-7640 or Planning Manager David Martineau at 541-917-7561.

The City's decision may be appealed to the City Council if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 10 days from the date the City mails the Notice of Decision. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

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.

  
Landmarks Commission Chair

Appeal Date: July 13, 2020  
Approval Expiration Date (if not appealed): July 2, 2023

[cd.cityofalbany.net](http://cd.cityofalbany.net)



Attachments: Information for the Applicant, Location Map, Building Elevation (Sheet A4.0), Details (Sheet A2.9), Basement Floor Plan (Sheet A2.4), and Details (Sheet A2.7)

**The issuance of this permit 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.**

## Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or Albany Development Code (ADC) regulations or administrative policies of the Planning, Public Works, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit 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 ensure compliance with all applicable regulations.

### Planning

Land use approval does not constitute Building or Public Works permit approvals.

### Building

#### Permits

Obtain Building Permits prior to any construction.

#### Plan Review for Permits

All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at [ePlans@cityofalbany.net](mailto:ePlans@cityofalbany.net) for details and instructions prior to submittal.

**Legend**

 Subject Property



0 25 50 100 Feet

Date: 5/8/2020 Map Source: City of Albany

**222 3rd Avenue SE**

Location / Zoning Map



**REVISED NORTH ELEVATION**  
SCALE: 1/4" = 1' - 0"

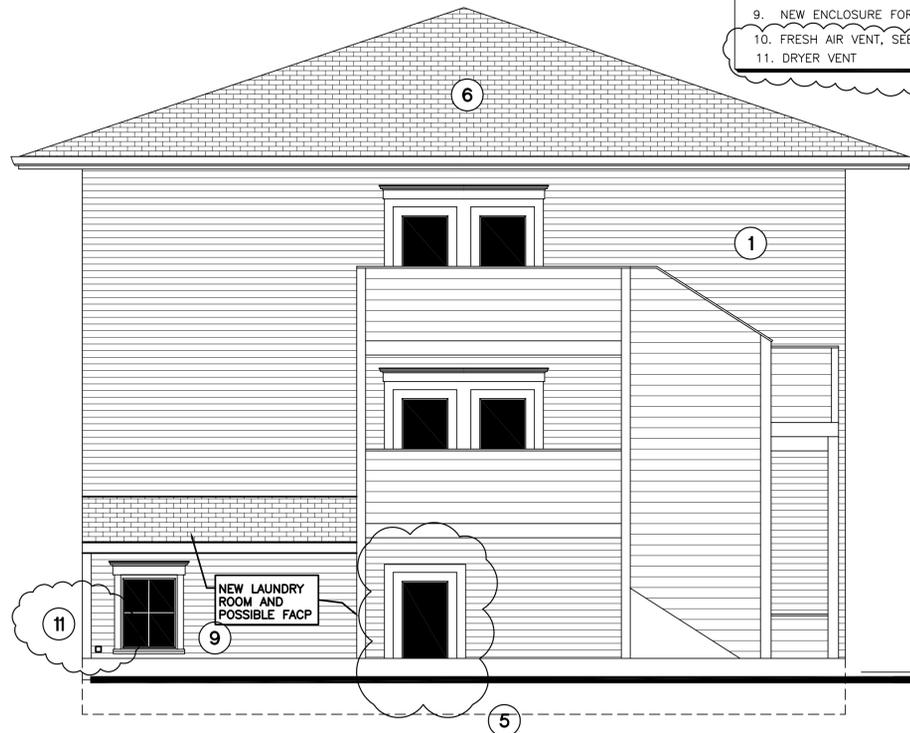


**REVISED WEST ELEVATION**  
SCALE: 1/4" = 1' - 0"

**EXTERIOR RENOVATION NOTES:**

1. EXTERIOR SIDING TO REMAIN, PREP AND PAINT
2. REPLACE EXISTING BASEMENT WOOD WINDOWS WITH NEW WOOD WINDOWS FOR CODE COMPLIANT EGRESS WINDOWS SEE WINDOW SCHEDULE DETAIL 1/A3.0
3. REPLACE EXISTING CABLE RAIL SYSTEM WITH NEW RAIL TO COMPLY WITH CURRENT CODES SEE DETAIL 4/A3.0
4. REPLACE EXISTING VINYL WINDOWS WITH NEW ENERGY COMPLIANT VINYL WINDOWS (TYPICAL OF TWO AT REAR OF BUILDING, SOUTH ELEVATION)
5. REPLACE EXISTING EXTERIOR DOOR WITH NEW DOOR (TYPICAL OF ONE AT REAR OF BUILDING, SOUTH ELEVATION)
6. EXISTING ROOF TO REMAIN
7. ALL WINDOWS TO REMAIN UNLESS NOTED OTHERWISE
8. VENT FOR RANGE HOOD
9. NEW ENCLOSURE FOR BICYCLES, LAUNDRY AND POSSIBLE FIRE SPRINKLER
10. FRESH AIR VENT, SEE FLOOR PLAN FOR LOCATION
11. DRYER VENT

(NOTE: EXISTING WINDOWS ARE TO REMAIN AS IS THIS PHASE OF CONSTRUCTION THEY WILL BE REPLACED IN FUTURE PHASE UNDER SEPARATE PERMIT) PENDING APPROVAL OF LANDMARK COMMISSION



**REVISED SOUTH ELEVATION**  
SCALE: 1/4" = 1' - 0"



**REVISED EAST ELEVATION**  
SCALE: 1/4" = 1' - 0"

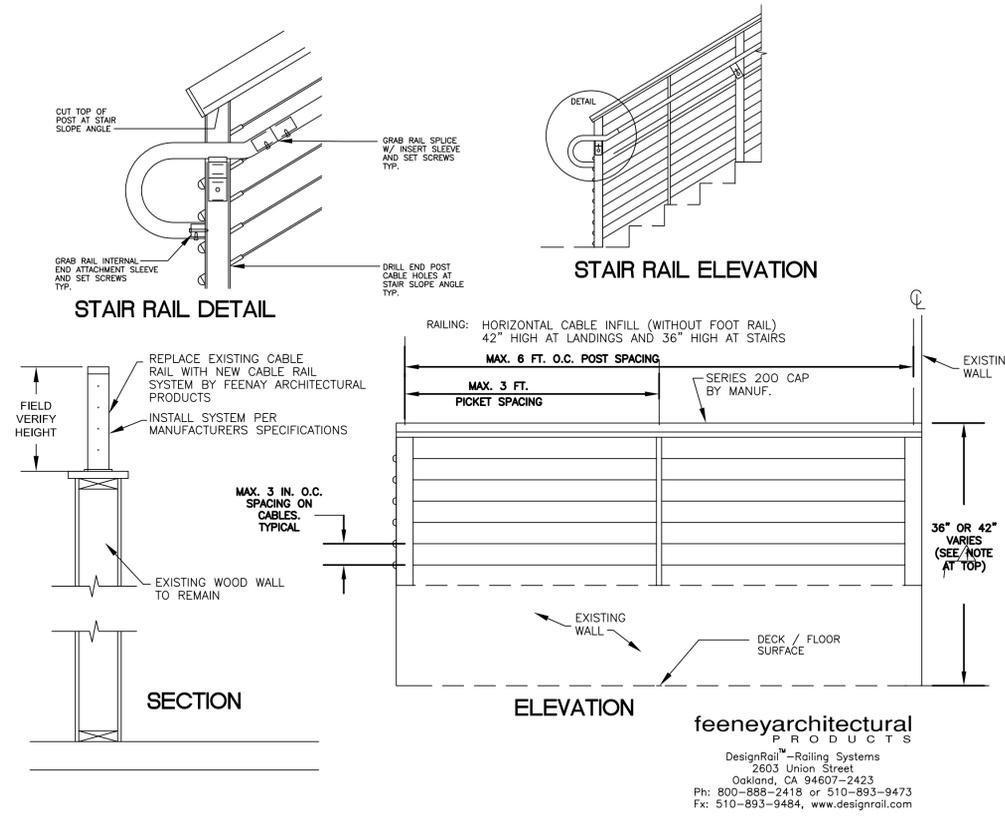
REVISION NO.	DATE/DESCRIPTION
1	Revisions per plan review one 3-4-2020
2	REVISED MECHANICAL SYSTEM 4-12-2020

**BUILDING ELEVATIONS**  
**RENOVATION**  
 222 SE THIRD AVENUE  
 Albany, Or 97322

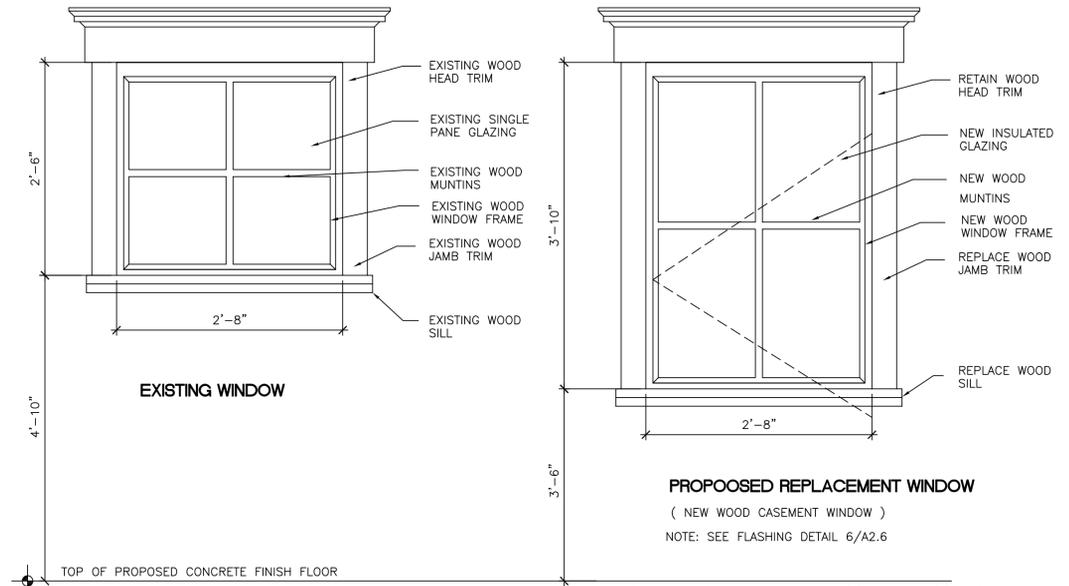


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 DATE ISSUED: 10/21/2019  
 PROJECT NUMBER: 02-19

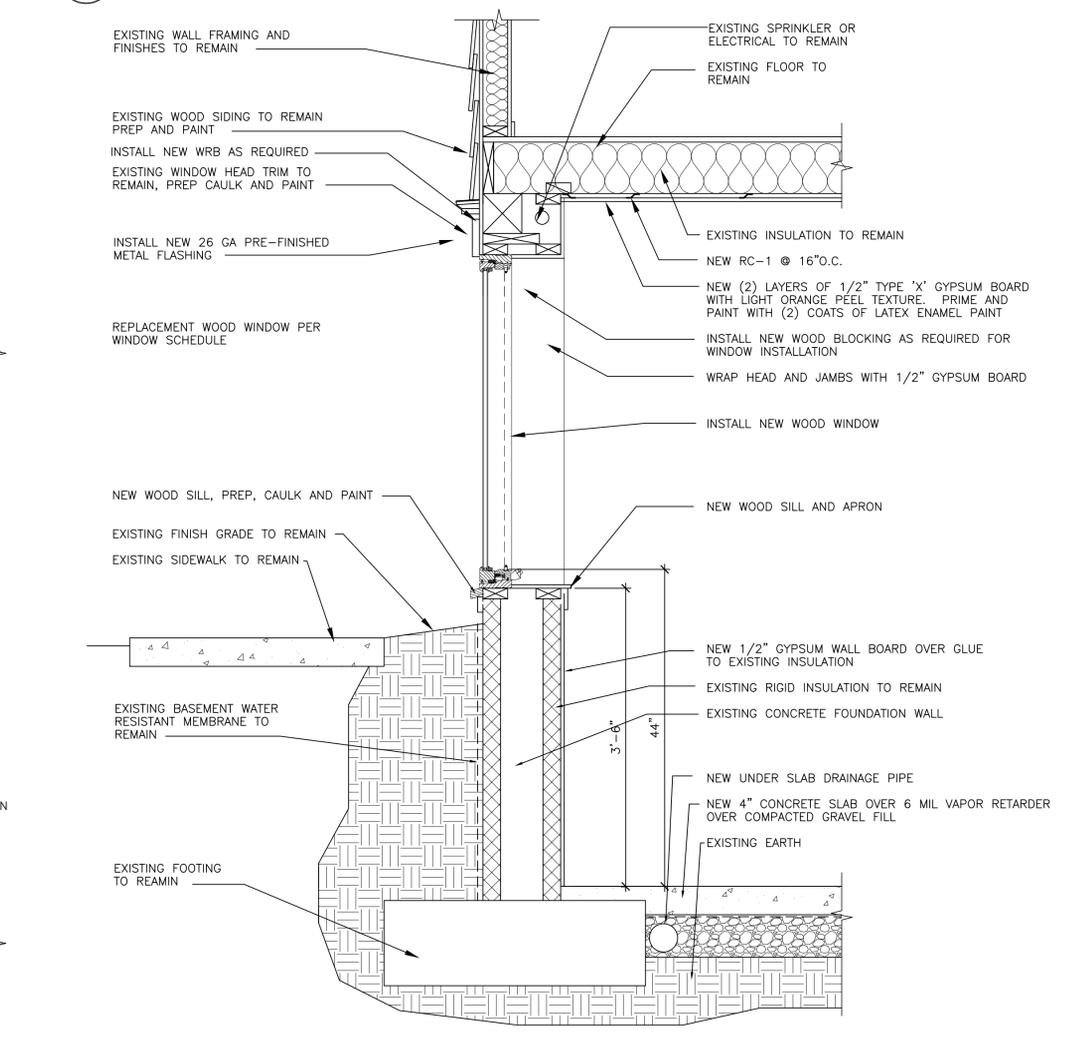
**A4.0**



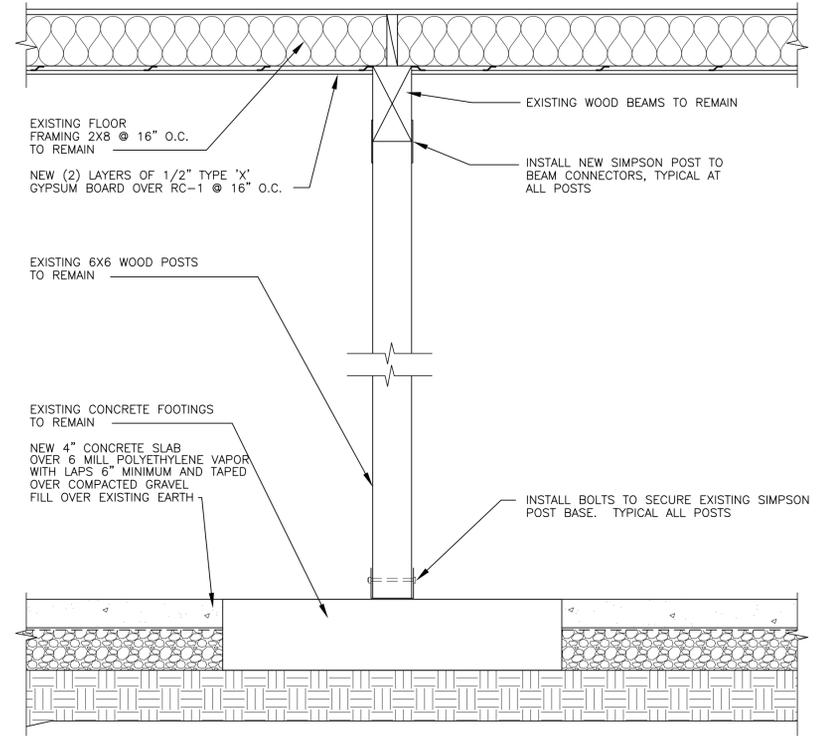
**4 CABLE RAILING DETAIL**  
SCALE: 1/2" = 1' - 0" DTL004 12



**1 WINDOW SCHEDULE**  
SCALE: 1/2" = 1' - 0" DTL001 12



**2 WALL SECTION**  
SCALE: 1/2" = 1' - 0" DTL002 12



**3 POST-BEAM-FOOTING SECTION**  
SCALE: 1/2" = 1' - 0" DTL003 12

**SCOPE OF PHASING**

**PHASE ONE**  
FIRST AND SECOND FLOOR  
DEMOLITION AND RECONSTRUCTION OF FIRST FLOOR APARTMENT INTERIOR ENTRY INCLUDING REVISING EXISTING STAIRWAY TO CREATE A LANDING AT TOP OF STAIRS.  
INSTALL NEW FRAMING, DOORS AND INTERIOR FINISHES

**BASEMENT**  
DEMOLITION OF GYPSUM BOARD CEILING, REMOVAL OF TWO FOOTINGS AND PARTIAL CONCRETE SLAB, DEMOLITION OF EXISTING STAIRWAY, EXTENSION OF EXISTING SPRINKLER RISER  
NEW CONSTRUCTION, REPLACE TWO FOOTINGS, LEVEL EXISTING BARE EARTH FLOOR AND INSTALL A NEW VAPOR BARRIER AND CONCRETE SLAB. ROUGH IN WALL FRAMING TO CREATE FOUR NEW APARTMENTS, WORK INCLUDES ROUGH FRAMING, PLUMBING AND ELECTRICAL. REVISE SPRINKLER SYSTEM

**EXTERIOR**  
NO EXTERIOR WORK PROPOSED THIS PHASE

**PHASE TWO**  
FIRST AND SECOND FLOOR  
NO WORK THIS PHASE

**BASEMENT**  
REMOVE EXISTING BASEMENT WINDOWS AND REPLACE WITH NEW WINDOWS: WORK IS PENDING APPROVAL FROM SITE PLAN REVIEW AND HISTORICAL REVIEW.  
INSTALL TOP OUT OF MEP, INSTALL INSULATION AND GYPSUM BOARD AND FINISHES

**EXTERIOR**  
REPLACE EXISTING STAIRWAY RAILING AT FRONT ENTRANCE  
BUILD NEW LAUNDRY ENCLOSURE  
INSTALL NEW SITE IMPROVEMENTS, SIDEWALK, MAILBOX, GAZEBO, NEW WINDOWS

**PHASE ONE WORK**

**PHASE TWO WORK**

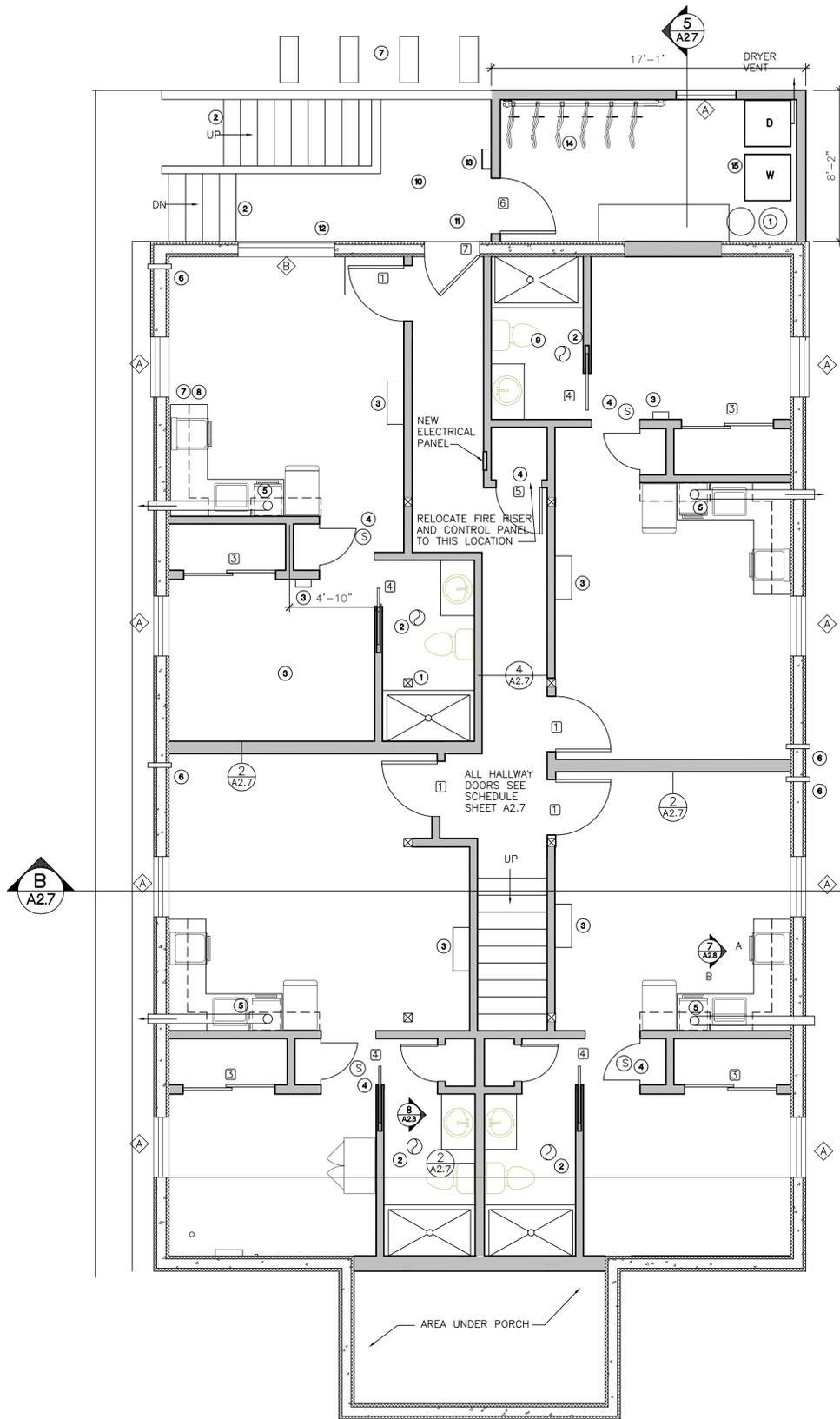
REVISION NO.	DATE/DESCRIPTION
1	Revisions per plan review one 3-4-2020

**DETAILS**  
**WOODS APARTMENTS RENOVATION**  
 Albany, Or 97322

**REGISTERED ARCHITECT**  
 DON JOHNSON  
 ALBANY, OREGON  
 STATE OF OREGON  
 12/31/2021

These documents were prepared by:  
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 DATE ISSUED: 4/23/2020  
 PROJECT NUMBER: 02-19

**A2.9**



**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"  
**PHASE TWO WORK**

**NOTES:**

- 1 EXISTING WOOD POSTS SHOWN ARE FOR REFERENCE, FIELD VERIFY LOCATION
- 2 EXISTING STAIRS TO REMAIN
- 3 EXISTING SPRINKLER PIPES AND HEADS TO BE REVISED AS REQUIRED TO FIT ROOM LAYOUT
- 4 EXISTING FIRE ALARM PANEL TO BE RELOCATED, VERIFY LOCATION WITH FIRE MARSHALL
- 5 EXISTING FIRE RISER TO BE EXTENDED OVERHEAD TO NEW LOCATION APPROVED BY FIRE MARSHALL, SEE PLAN FOR PROPOSED LOCATION
- 6 EXISTING ICF (INSULATED CONCRETE FORMS) ATTACH GYPSUM BOARD TO ICF MOUNTING INSERTS PER ICF MANUFACTURERS RECOMMENDATIONS, FIELD VERIFY LOCATION OF MOUNTING STRAPS
- 7 EXISTING WINDOW OPENINGS ARE TO BE ENLARGED TO ALLOW FOR LARGER WINDOWS SEE DETAILS
- 8 NEW WINDOWS ARE TO BE INSTALLED SUCH THAT THE FINISH HEIGHT FROM FINISH FLOOR TO TOP OF SILL DOES NOT EXCEED 42", FIELD VERIFY HEIGHT OF NEW CONCRETE FLOOR SLAB PRIOR TO ENLARGING EXISTING WINDOW OPENING AND INSTALLING WINDOW.
- 9 UNDER SLAB PLUMBING IS LOCATED TO MISS EXISTING FOOTINGS, FIELD VERIFY LOCATIONS OF FOOTINGS AND PIPE ROUTING PRIOR TO START OF CONSTRUCTION AND NOTIFY THE CONTRACTOR IF CONFLICTS EXIST.
- 10 EXISTING BASEMENT ACCESS IS CONCRETE SLAB ON GRADE TO REMAIN
- 11 EXISTING DOOR TO BE REPLACED WITH NEW DOOR IN SAME OPENING
- 12 EXISTING WINDOWS TO BE REPLACED WITH NEW WINDOWS IN SAME OPENING
- 13 LOCATION OF RE-LOCKED ELECTRICAL METERS, COORDINATE WITH POWER COMPANY
- 14 INSTALL WALL MOUNTED BICYCLE RACKS
- 15 WASHER AND DRYER

**LEGEND:**

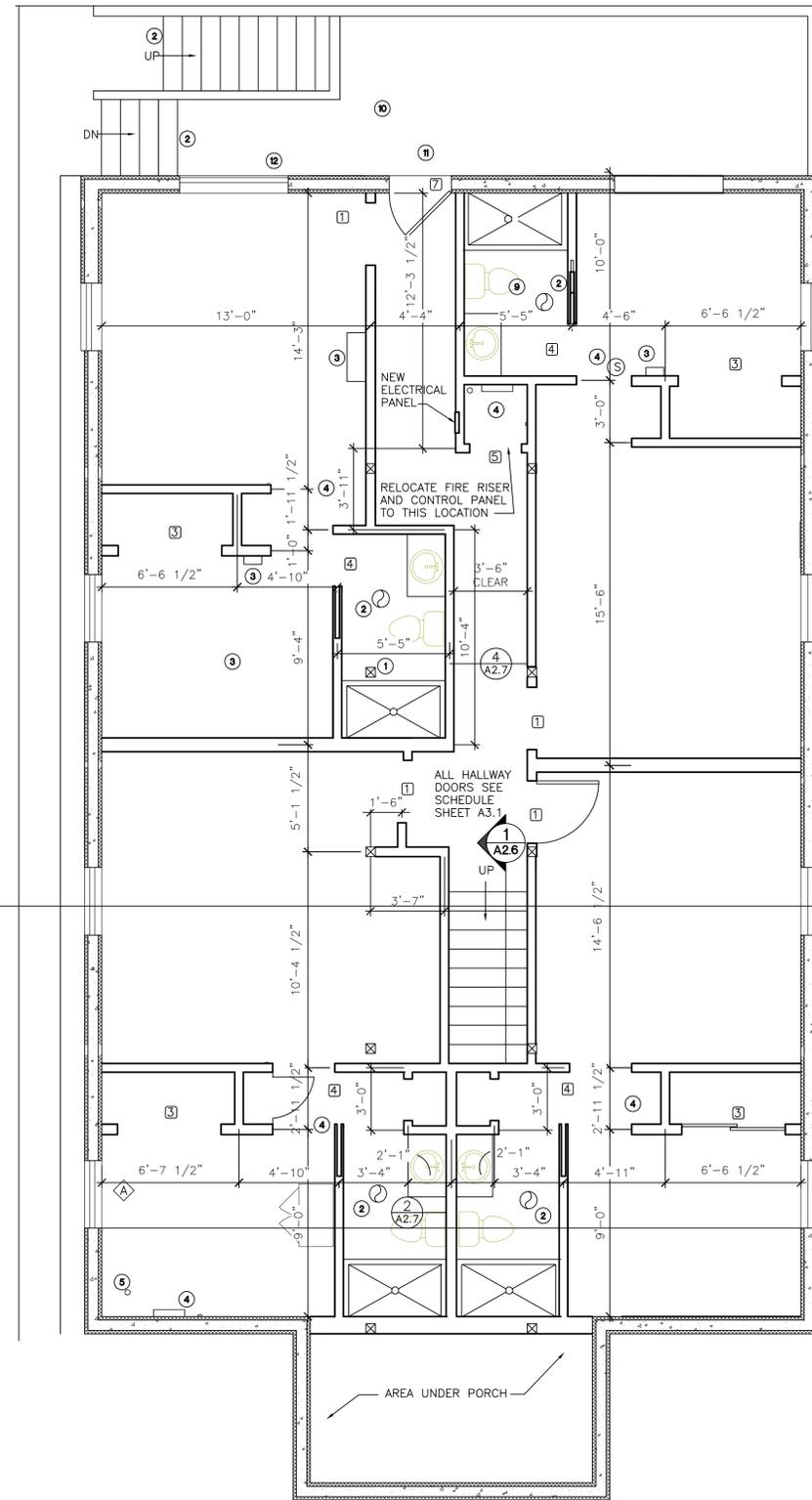
- ☒ DOOR TAG, SEE SCHEDULE SHEET A2.7
- ◇ WINDOW TAG, SEE DETAIL 1/A2.9
- ⊠ EXISTING WOOD POST
- ▨ EXISTING ICF WALL
- ▬ NEW BARE STUDS WALL FRAMING PER WALL TYPES. BARE STUDS ONLY IN PHASE ONE SEE WALL TYPES SHEET A2.7
- ▬ INSTALL SOUND BATT INSULATION AND GYPSUM BOARD PER WALL TYPES, OVER 2X FRAMING INSTALLED IN PHASE ONE

**FLOOR PLAN AREA SUMMARY**

UNIT 101 = 419 SF  
 UNIT 102 = 431 SF  
 UNIT 103 = 427 SF  
 UNIT 104 = 485 SF  
 COMMON AREAS = 223 SF  
 TOTAL FLOOR AREA = 1,985 SF

**SCOPE OF PHASING**

- PHASE ONE:**  
 FIRST AND SECOND FLOOR  
 DEMOLITION AND RECONSTRUCTION OF FIRST FLOOR APARTMENT INTERIOR ENTRY INCLUDING REVISING EXISTING STAIRWAY TO CREATE A LANDING AT TOP OF STAIRS.  
 INSTALL NEW FRAMING, DOORS AND INTERIOR FINISHES
- BASEMENT**  
 DEMOLITION OF GYPSUM BOARD CEILING, REMOVAL OF TWO FOOTINGS AND PARTIAL CONCRETE SLAB, DEMOLITION OF EXISTING STAIRWAY, EXTENSION OF EXISTING SPRINKLER RISER.  
 NEW CONSTRUCTION, REPLACE TWO FOOTINGS, LEVEL EXISTING BARE EARTH FLOOR AND INSTALL A NEW VAPOR BARRIER AND CONCRETE SLAB. ROUGH IN WALL FRAMING TO CREATE FOUR NEW APARTMENTS, WORK INCLUDES ROUGH FRAMING, PLUMBING AND ELECTRICAL. REVISE SPRINKLER SYSTEM
- EXTERIOR**  
 NO EXTERIOR WORK PROPOSED THIS PHASE
- PHASE TWO:**  
 FIRST AND SECOND FLOOR  
 NO WORK THIS PHASE
- BASEMENT**  
 REMOVE EXISTING BASEMENT WINDOWS AND REPLACE WITH NEW WINDOWS. WORK IS PENDING APPROVAL FROM SITE PLAN REVIEW AND HISTORICAL REVIEW.  
 INSTALL TOP OUT OF MEP, INSTALL INSULATION AND GYPSUM BOARD AND FINISHES
- EXTERIOR**  
 REPLACE EXISTING STAIRWAY RAILING AT FRONT ENTRANCE  
 BUILD NEW LAUNDRY ENCLOSURE  
 INSTALL NEW SITE IMPROVEMENTS, SIDEWALK, MAILBOX, GAZEBO, NEW WINDOWS



**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"  
**PHASE ONE WORK**

REVISION NO.	DATE/DESCRIPTION

**BASEMENT FLOOR PLAN**  
**WOODS APARTMENTS**  
**RENOVATION**  
 222 SE THIRD AVENUE  
 Albany, Or 97322



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DATE ISSUED: 4/23/2020  
 PROJECT NUMBER: 02-19

A2.4

DOOR SCHEDULE									
#	LOCATION	TYPE	WIDTH	HEIGHT	MATERIAL	HARDWARE GROUP	HARDWARE SPECIFICATION	NOTES	
1	APARTMENT ENTRY	A	3'-0"	6'-8"	SC WOOD	1	1		
2	EXISTING DOOR	EXISTING NO CHANGE							
3	CLOSET	B	5'-0"	6'-8"	HC WOOD	5	2		
4	BATH	C	2'-8"	6'-8"	HC WOOD	3			
5	FACP	C	2'-8"	6'-8"	SC WOOD	2	1		
6	LAUNDRY	A	3'-0"	6'-8"	STEEL	4	4	INSULATED	
7	BUILDING ENTRY	A	3'-0"	6'-8"	STEEL	4	4	INSULATED	

HARDWARE SCHEDULE									
HW-1			HW-2			HW-3			
3	EA.	BUTTS (spring loaded)	3	EA.	BUTTS (spring loaded)	2	EA.	PULLS	
1	EA.	DEAD BOLT	1	EA.	LATCH	2	EA.	DOOR MANUFACTURER'S BIPASS HARDWARE	
1	EA.	LOCKSET	1	EA.	STOP	1	EA.		
1	EA.	STOP	1	EA.	SMOKE SEAL (type 'S')	1	EA.		
1	EA.	PEEPHOLE	1	EA.	THRESHOLD	3	EA.	BUTTS (spring loaded)	
1	EA.	SMOKE SEAL (type 'S')	1	EA.	DOOR BOTTOM	1	EA.	LATCH	
1	EA.	THRESHOLD	1	EA.		1	EA.	STOP	
1	EA.	DOOR BOTTOM		EA.		1	EA.	THRESHOLD	
						1	EA.	DOOR BOTTOM	

**HARDWARE SPECIFICATION**

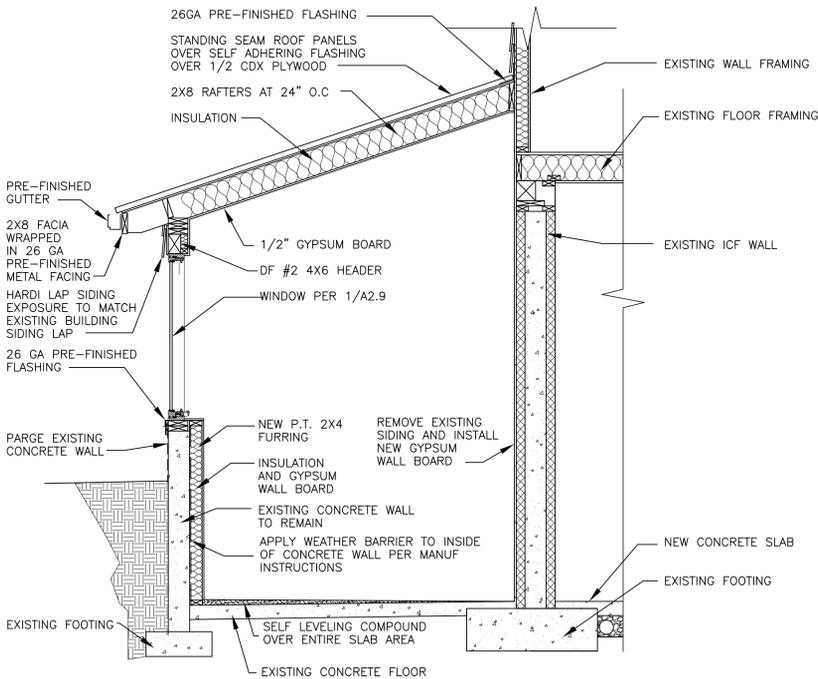
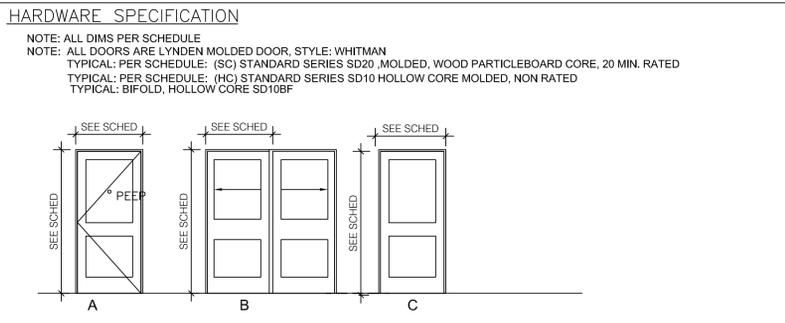
NOTE: ALL: KWICKSET WITH MASTER KEY

1 - APARTMENT ENTRY DOOR: Kwickset Premus, touch screen, smart lock, Traditional, oil rubbed bronze finish  
Spring loaded closure hinges, type 'S' smoke seal

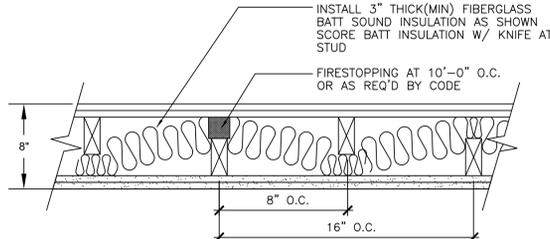
2 - BI-PASS DOOR: Johnson #100BP, Dummy pull 121 black

3 - FACP DOOR: Kwickset Premus, latch with, smart lock, Traditional, oil rubbed bronze finish  
Spring loaded closure hinges, type 'S' smoke seal

4 - ENTRY DOOR: Kwickset Premus, touch screen, smart lock, Traditional, oil rubbed bronze finish  
Spring loaded closure hinges



**3 SECTION THROUGH LAUNDRY ROOM**  
SCALE: 1/2" = 1' - 0" DTL016



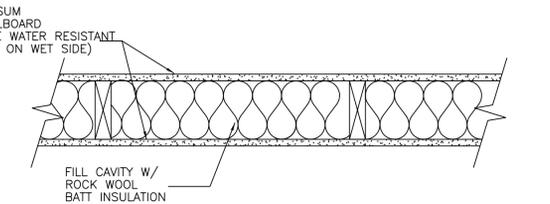
TEST NO. NBC-W9b(16" O.C.) STC = 56  
OC. ASSEMBLY NO. DLWS277B  
RATING - 2 HR

FOR NON-LOAD BEARING WALLS WOOD STUDS AT 16" OC.  
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2X WOOD STUDS STAGGERED ON 2X WOOD PLATES, WITH 6D COATED NAILS, 1 1/4" LONG, 0.085" SHANK, = HEADS 24" O.C., FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2 1/4" LONG, 0.113" SHANK, 3/32" HEADS, 8" O.C.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH NAILS FOR BASE LAYER SPACED 6" O.C., HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD-BEARING)

NOTE:  
LAY ACOUSTICAL INSULATION IN SERPENTINE FASHION IN STUD SPACE AS SHOWN.

**2 PARTY WALL ASSEMBLY**  
SCALE: 1 1/2" = 1' - 0" DTL013

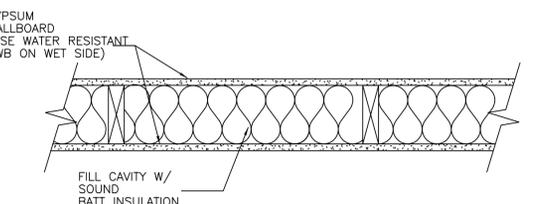


ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLE TO EACH SIDE OF 2X4 WOOD STUDS 16" O.C. WITH 1 1/4" DRYWALL SCREWS SPACED 7" O.C.

NOTE: WALL TO MATCH EXISTING WALL FRAMING AND THICKNESS  
ROCK WOOL IS ADDED TO IMPROVE SOUND CONTROL STC 50

1 - HR HALLWAY ASSEMBLY  
BASED ON GA FILE NO. FC 3605

**3 WALL ASSEMBLY**  
SCALE: 1 1/2" = 1' - 0" DTL014

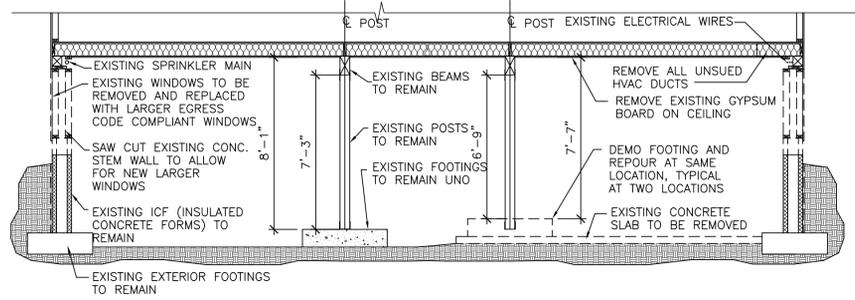


RESILIENT CHANNELS AT 24" O.C. ATTACHED TO HALLWAY SIDE OF STUDS 16" O.C., WITH 1 1/4" DRYWALL SCREWS. (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL TO CHANNELS WITH 1" TYPE 'S' DRYWALL SCREWS 12" O.C., 3" ROCK WOOL INSULATION IN STUD SPACE.

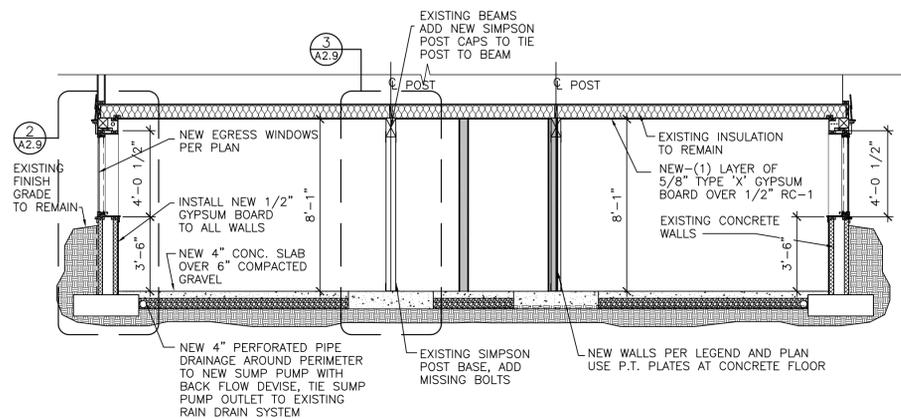
OPPOSITE SIDE OF STUD (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD WITH 1 1/4" TYPE 'W' DRYWALL SCREWS AT 12" O.C.

1 - HR HALLWAY ASSEMBLY STC 50  
BASED ON GA FILE NO. FC 3240

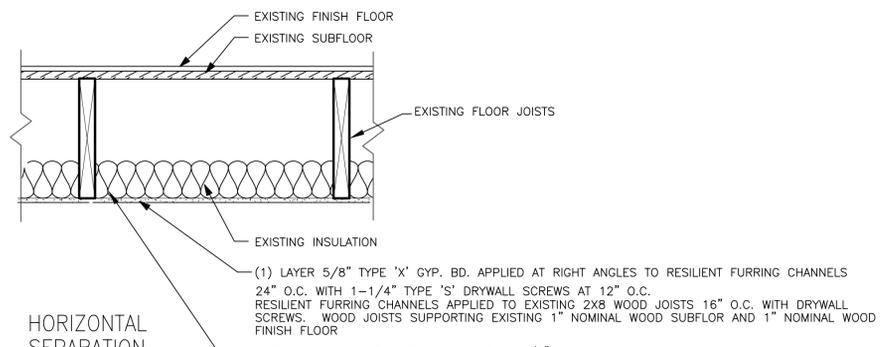
**4 WALL ASSEMBLY**  
SCALE: 1 1/2" = 1' - 0" DTL015



**A BASEMENT SECTION - DEMOLITION**  
SCALE: 1/4" = 1' - 0"



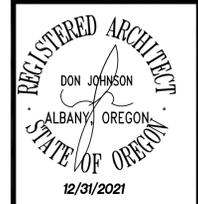
**B BASEMENT SECTION - PROPOSED**  
SCALE: 1/4" = 1' - 0"



**1 FLOOR-CEILING ASSEMBLY**  
SCALE: 1 1/2" = 1' - 0" DTL006

REVISION NO.	DATE/DESCRIPTION

**DETAILS**  
**WOODS APARTMENTS**  
**RENOVATION**  
 Albany, Or 97322  
 222 SE THIRD AVENUE



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 Email: donjohnson@skylinearch.com

DATE ISSUED: 4/23/2020  
 PROJECT NUMBER: 02-19

**A2.7**