



## 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-08-20

June 10, 2020

### HEARING INFORMATION

Review Body: Landmark Commission (Type III)

Hearing Date: Wednesday, July 1, 2020

Hearing Time: 6:00 p.m.

Hearing Location: **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.**

At 6:00 p.m., join with the GoToMeeting app on your computer, tablet, or smartphone (using your device's microphone and speakers):

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

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

Call: 1-646-749-3117 (long distance charges may apply)

Access code: 336-318-597

### Application Information

Type of Application: 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 97321-2253

Representative: Candace Ribera  
100 Ferry Street NW, Albany, OR 97321

Architect: Don Johnson, Skyline Architect  
2806 45th Court SE, Albany, OR 97322

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



Engineer: Brian Vandetta; Udell Engineering and Surveying  
63 East Ash Street, Lebanon, OR 97355

Address/Location: 222 Third Avenue SE

Map/Tax Lot: Linn County Assessor's Map No.; 11S-03W-06CD; Tax Lot 3200

Zoning: Downtown Central Business (CB) Zone District, Historic Overlay District (/HD); Local Inventory

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

A copy of the application, 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 Wednesday, June 24, 2020, on the City's website at:

[www.cityofalbany.net/cdprojects](http://www.cityofalbany.net/cdprojects)

Should you wish to discuss this case with a planner, please contact Project Planner Laura LaRoque at [laura.laroque@cityofalbany.net](mailto:laura.laroque@cityofalbany.net), 541-917-7640, 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

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 by letter or verbally 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 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.**

Written comments will be received by City staff until 5:00 p.m. on Tuesday, June 30, 2020. To testify virtually during a public hearing, register by emailing [cdaa@cityofalbany.net](mailto:cdaa@cityofalbany.net) before 3:00 p.m. on the day of the meeting with your name and if you are speaking for, against, or neutral on the project. During public testimony, the chair will call upon those who have registered to speak first, followed by any others.

The public hearing will occur on Wednesday, July 1, 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. 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, 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 chair 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 ten days of the date the City mails the notice of decision.

## Approval Standards for This Request

### *Historic Review of Exterior Alteration (ADC 7.150)*

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:

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)*

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.

Additional review standards for this application are found in ADC Articles 1, 2, 5, & 7.

**Attachments:** Location Map, Elevations (Plan Sheets A3.0 & A3.1)

**Legend**

 Subject Property

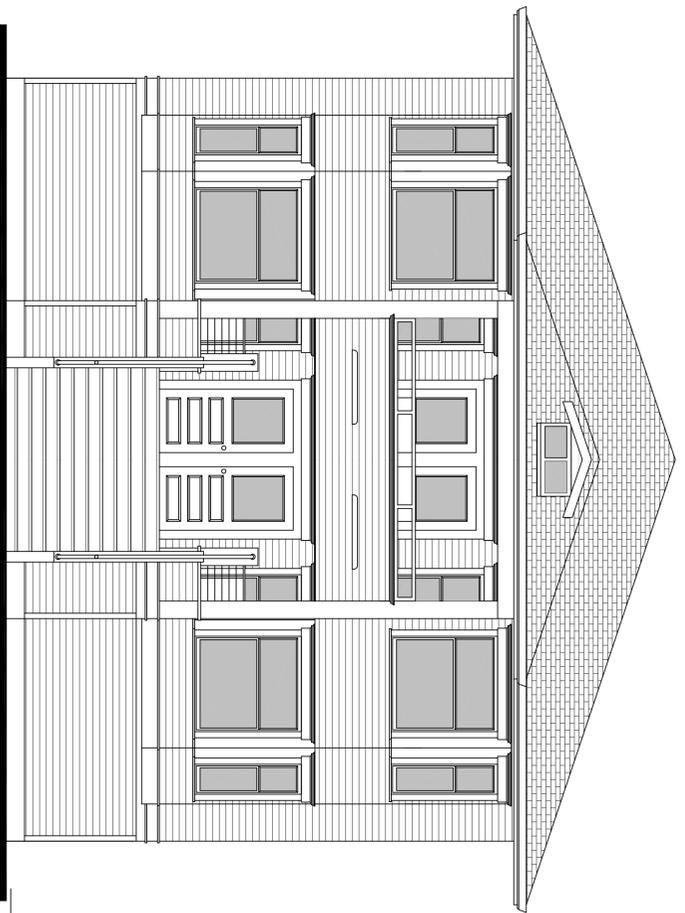


0 25 50 100 Feet

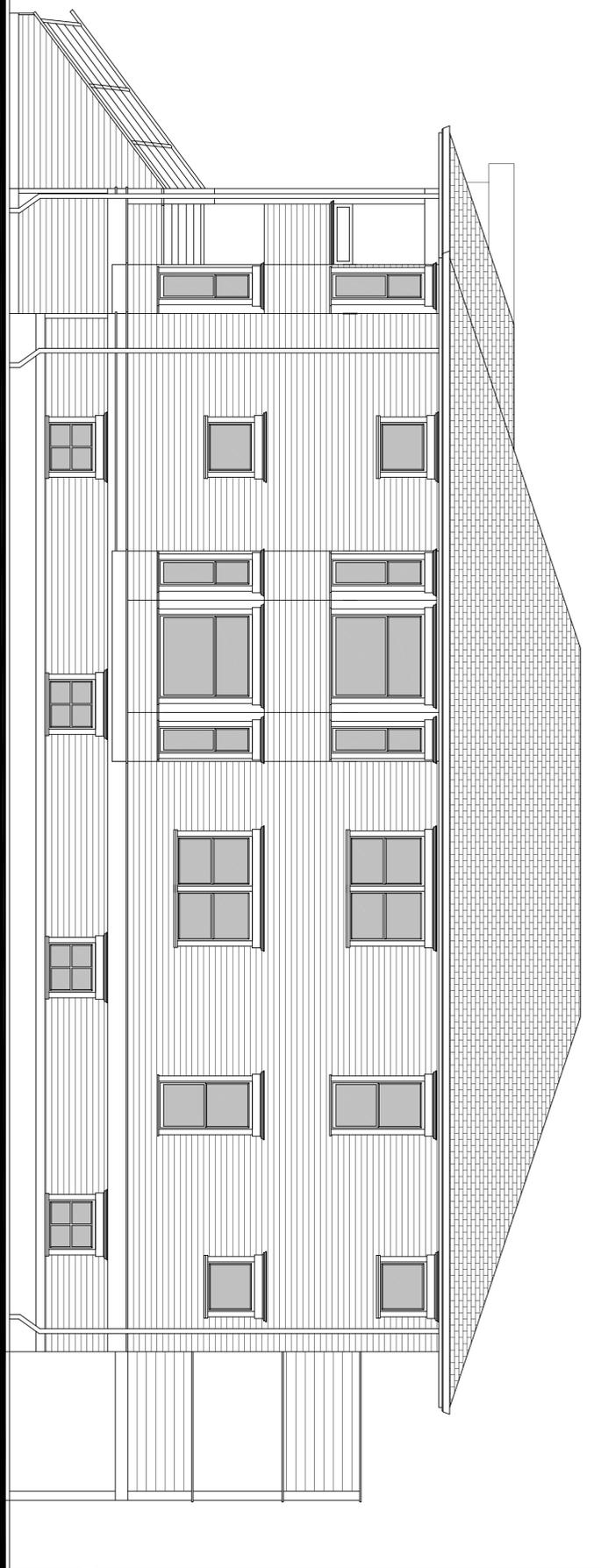
Date: 5/8/2020 Map Source: City of Albany

**222 3rd Avenue SE**

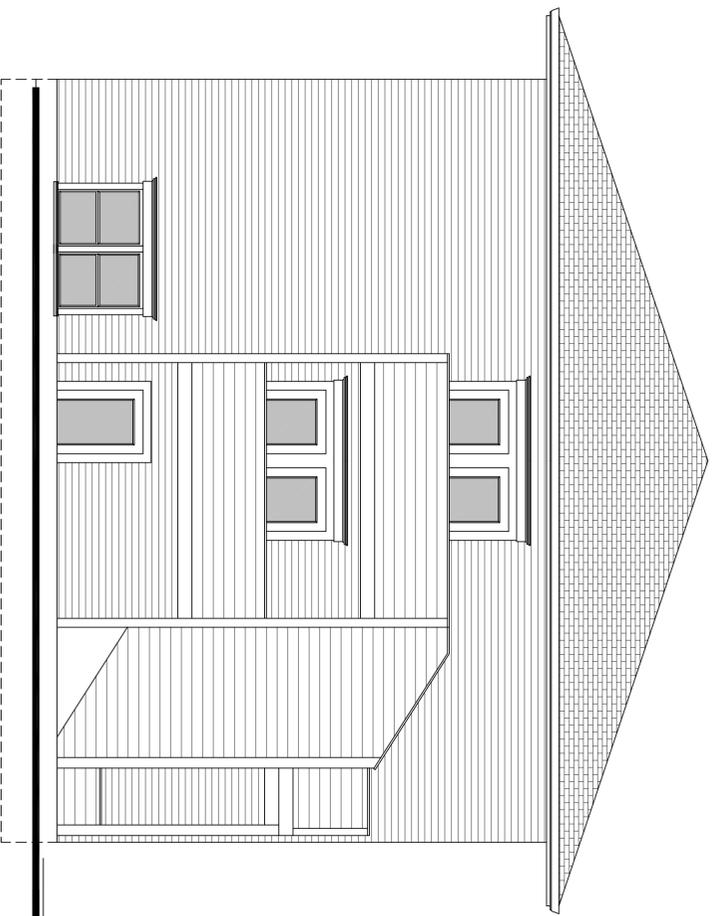
Location / Zoning Map



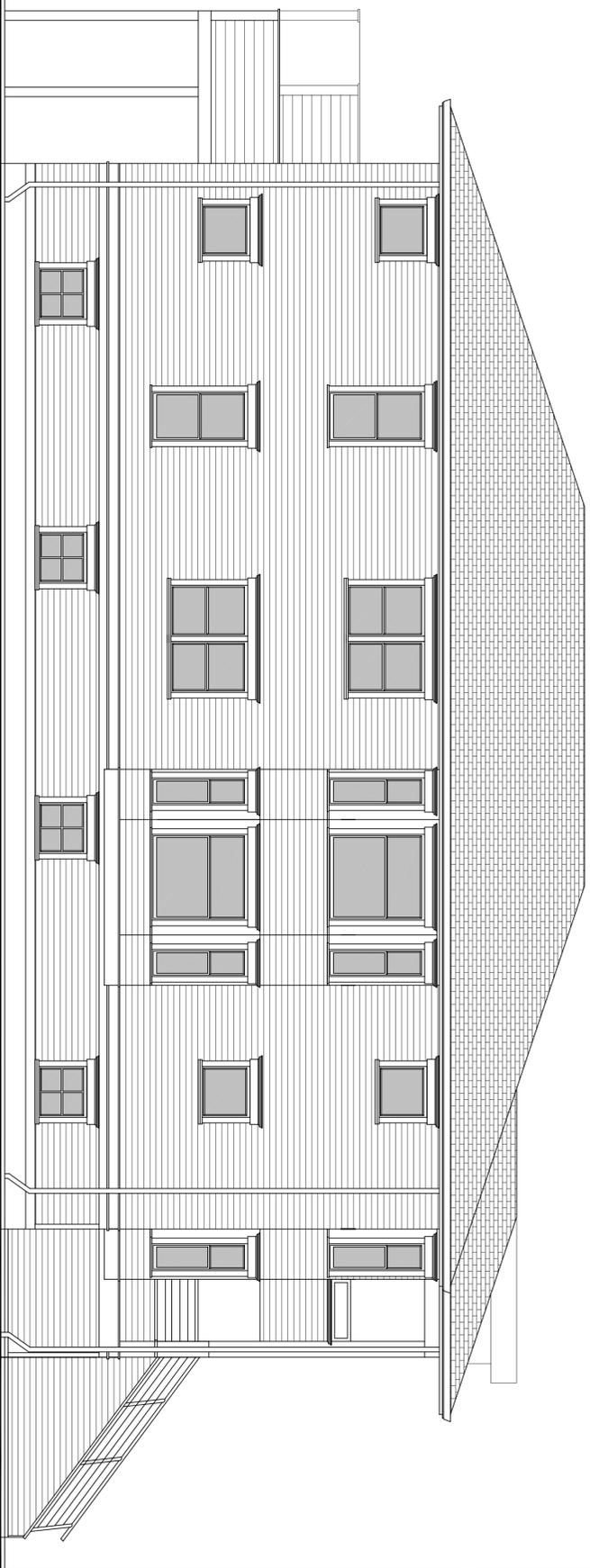
EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1' - 0"



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



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



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

NOTE:  
ELEVATIONS SHOWN FOR REFERENCE  
NO WORK WILL BE DONE ON EXTERIOR  
IN PHASE ONE

EXISTING BUILDING ELEVATIONS

WOODS APARTMENTS  
RENOVATION

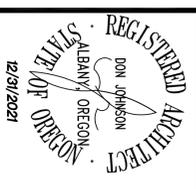
222 SE THIRD AVENUE

Albany, Or 97322

REVISION	
NO.	DATE/DESCRIPTION

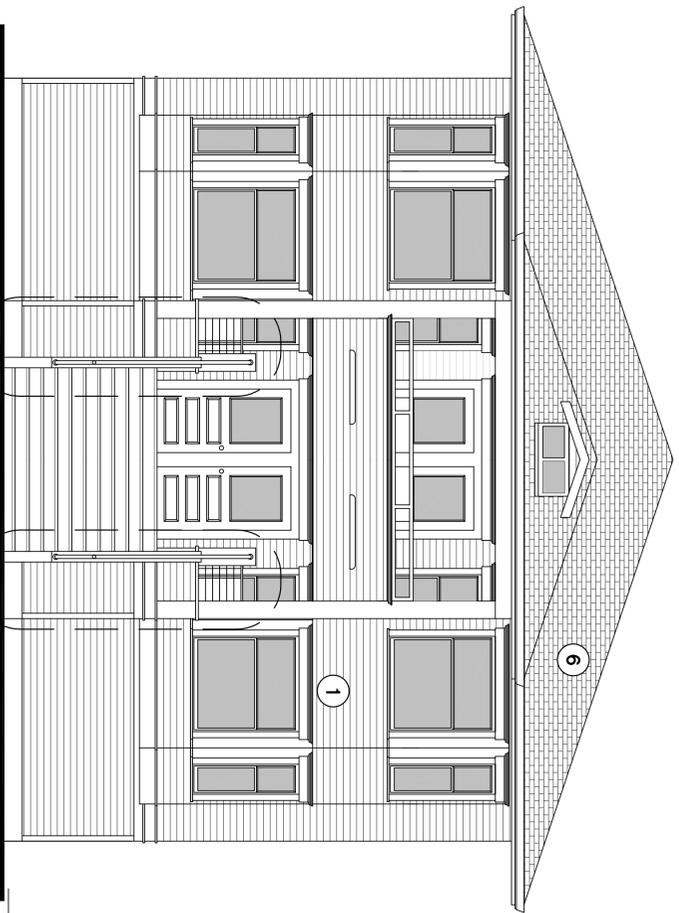
These documents were prepared by:  
Skyline Architectre, LLC  
License No. 3190, Expiration 12/31/2019  
Address: 2806 45th Ct SE, Albany, Or 97322  
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Email: donjohnn@man.com

DATE ISSUED:  
4/23/2020  
PROJECT NUMBER:  
62-19



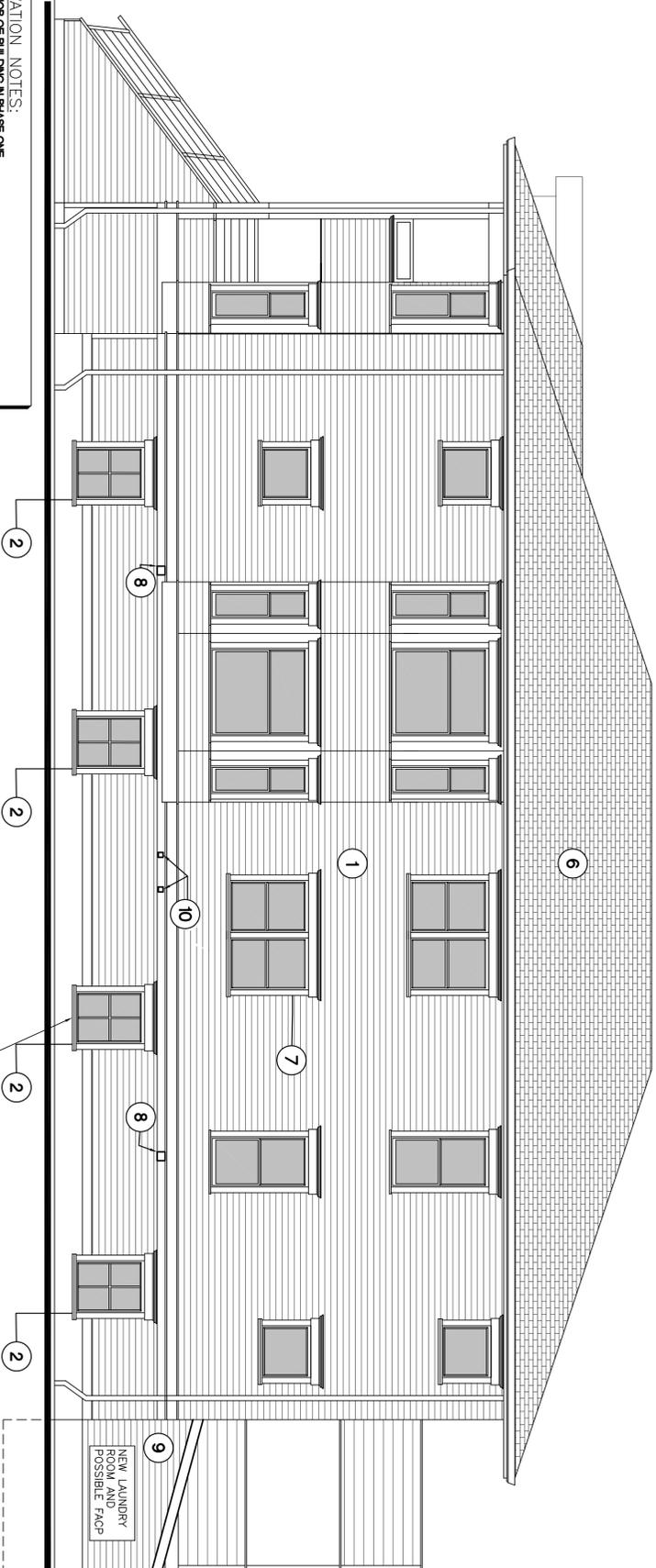
A3.0

1/4" = 1' - 0"



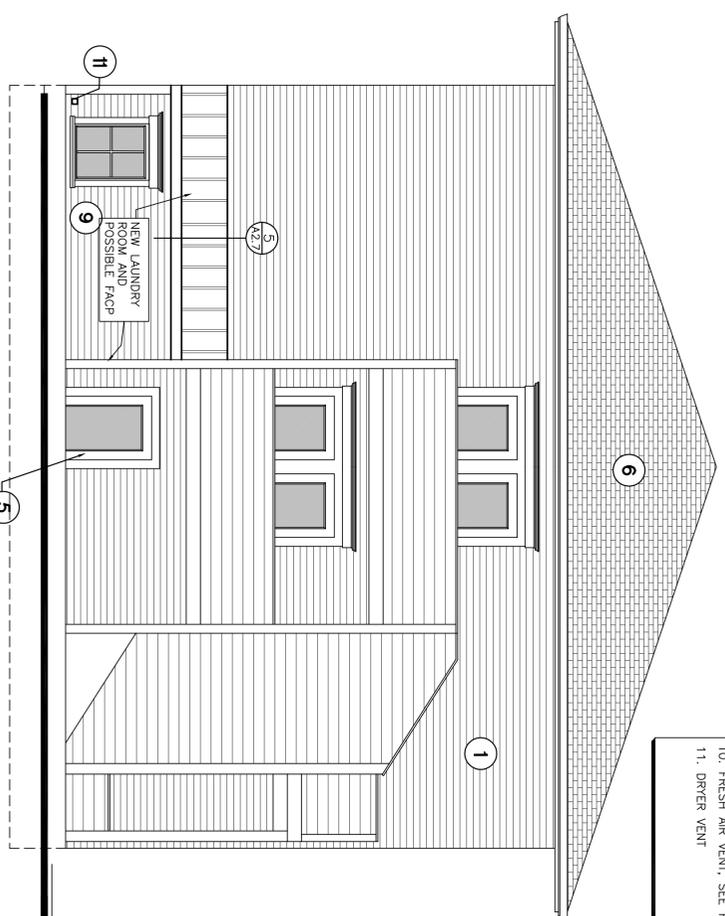
**REVISED NORTH ELEVATION**  
 SCALE: 1/4" = 1' - 0"

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

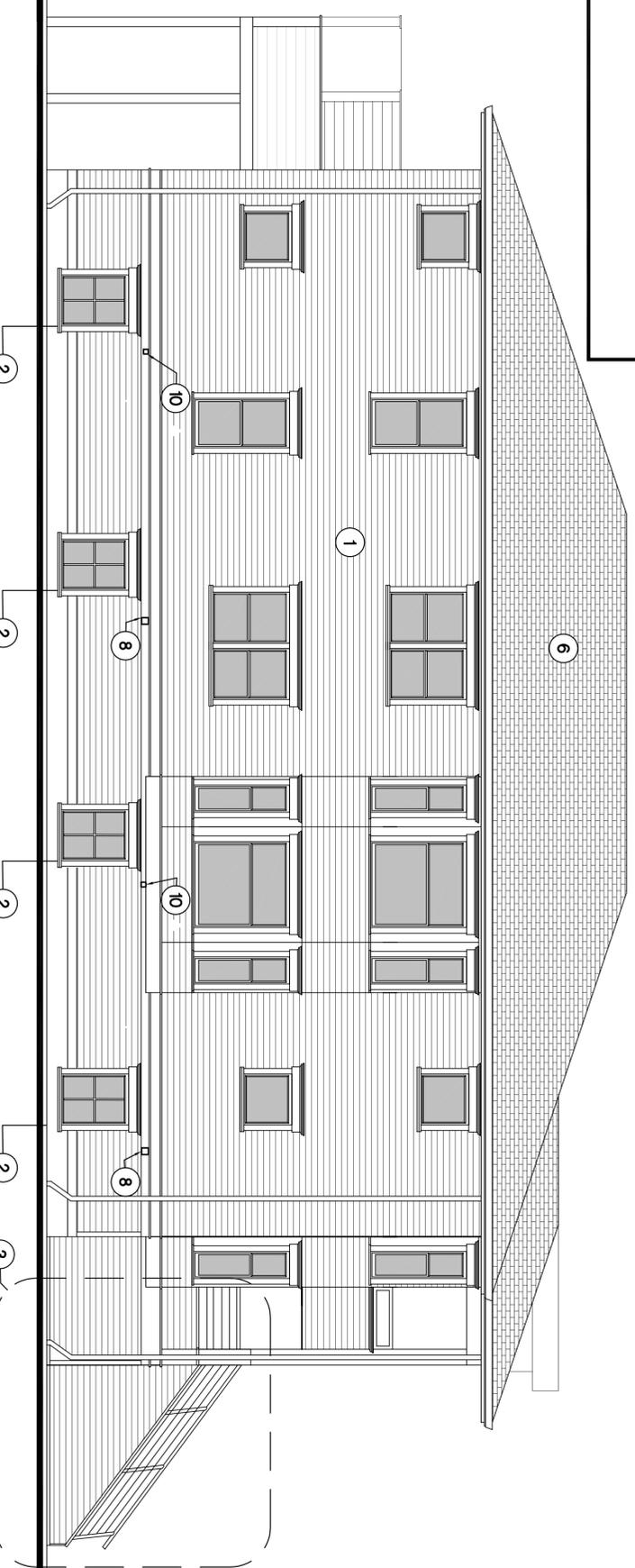


NOTE: EXISTING WINDOW WILL BE REPLACED IN PHASE TWO WORK PERMITS APPROVAL OF THE LANDMARK COMMISSION

- EXTERIOR RENOVATION NOTES:**  
 NOTE: NO WORK ON EXTERIOR OF BUILDING IN PHASE ONE
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/A2.7
  3. REPLACE EXISTING CABLE RAIL SYSTEM WITH NEW RAIL TO COMPLY WITH CURRENT CODES SEE DETAIL 4/A2.10
  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



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



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

REVISION	
NO.	DATE/DESCRIPTION

**BUILDING ELEVATIONS**  
**WOODS APARTMENTS**  
**RENOVATION**

222 SE THIRD AVENUE Albany, Or 97322

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

These documents were prepared by:  
 Skyline Architectre, LLC  
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A3.1