



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 & Use of Substitute Materials

HI-09-20 & HI-10-20

July 2, 2020

Proposal:

Historic Review of Exterior Alterations (file no. HI-09-20) to:

- Remove all existing window planters at both south and west facades.
- Remove existing stucco infill at southern facade to expose the original window openings.
- Install reconstructed wood clerestory windows at all original locations.
- Replace existing south door with a new wood door, transom and sidelite with the configuration of the sidelite and transom to reflect the uncovered existing condition at the west entry door.
- The brick opening to the south entry widened to provide ADA clearances at the door.
- Remove existing windows at west facade. Replace with new wood windows to fit size of original window openings.
- Replace existing west door with a new wood door, transom and sidelites to reflect the original sizes and configuration uncovered on the interior during demolition.

Historic Review of Substitute Material Used for Siding, Windows, and Trim (file no. HI-10-20) for the use of:

- Thermal panes and reeded glass in the transom windows to approximate the original glazing.
- Boral TruExterior trim (a poly ash product) for the stops and millwork in locations where the original exterior window and door trim is beyond repair.

Review Body:

Landmarks Commission (Type III review)

Property Owner/Applicants:

Jeff Blackford, Chance Recovery
238 Third Avenue SW, Albany, OR 97321

Architect:

Christina Larson, Varitone Architecture
231 Second Avenue SW; Albany, OR 97321

Address/Location

231 Lyon Street SW, Albany, OR 97321

Map/Tax Lot:

Linn County Assessor's Map No.; 11S-03W-06CD; Tax Lot 1900

Zoning:

Historic Downtown (HD) 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 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

Attachments: Information for the Applicant, Location Map, Demolition Elevation (Sheet HR-5.1) New Elevation (Sheet HR-5.2), and Window Schedule (Sheet HR-7.1)

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.

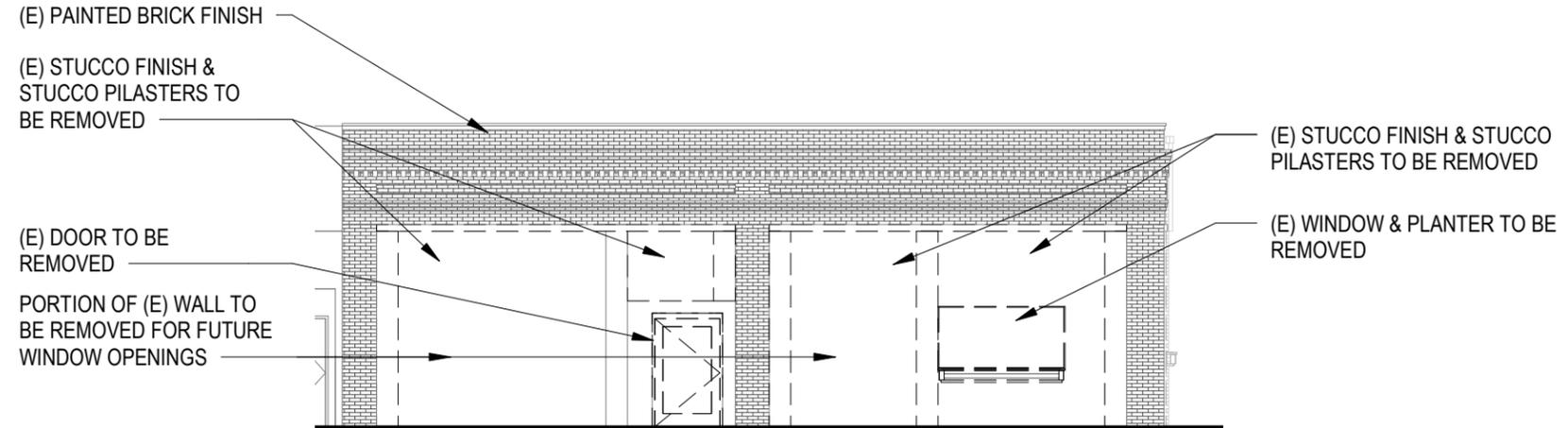
Building

Permits

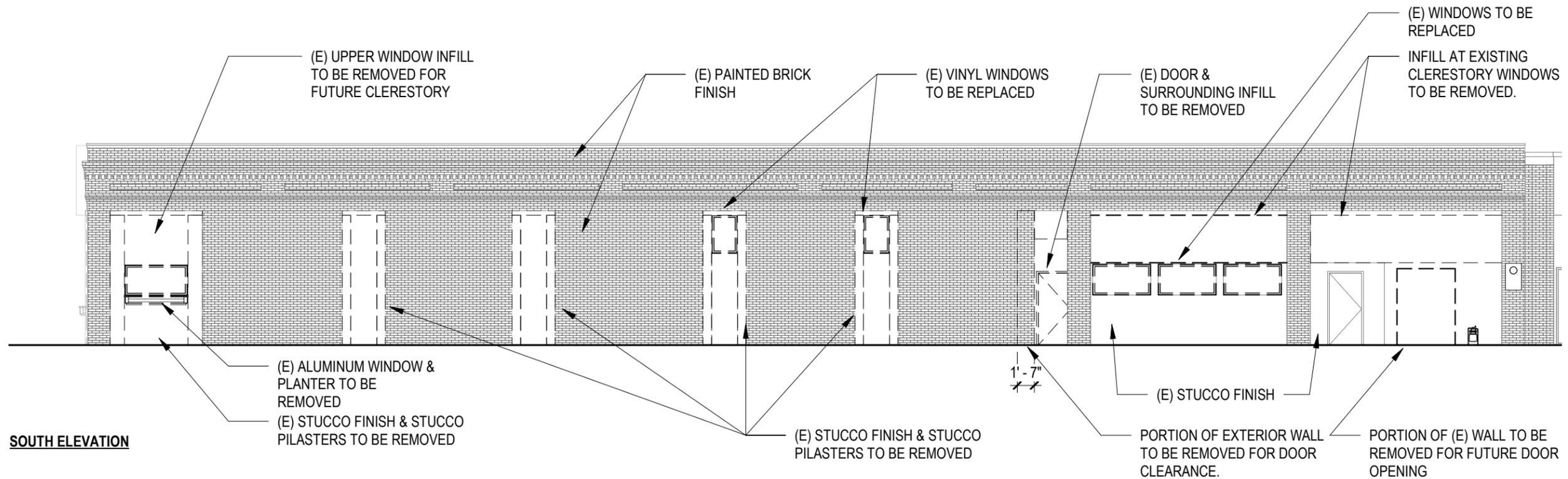
Obtain Building Permits prior to any construction.

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 for details and instructions prior to submittal.



WEST ELEVATION



SOUTH ELEVATION

1 DEMOLITION ELEVATIONS
3/32" = 1'-0"



231 2nd Ave SW
Albany, Oregon 97321
Ph: 541.497.2954

**Exterior Alteration
KING GRIFF
BUILDING**

231 SE LYON ST. ALBANY, OR 97321

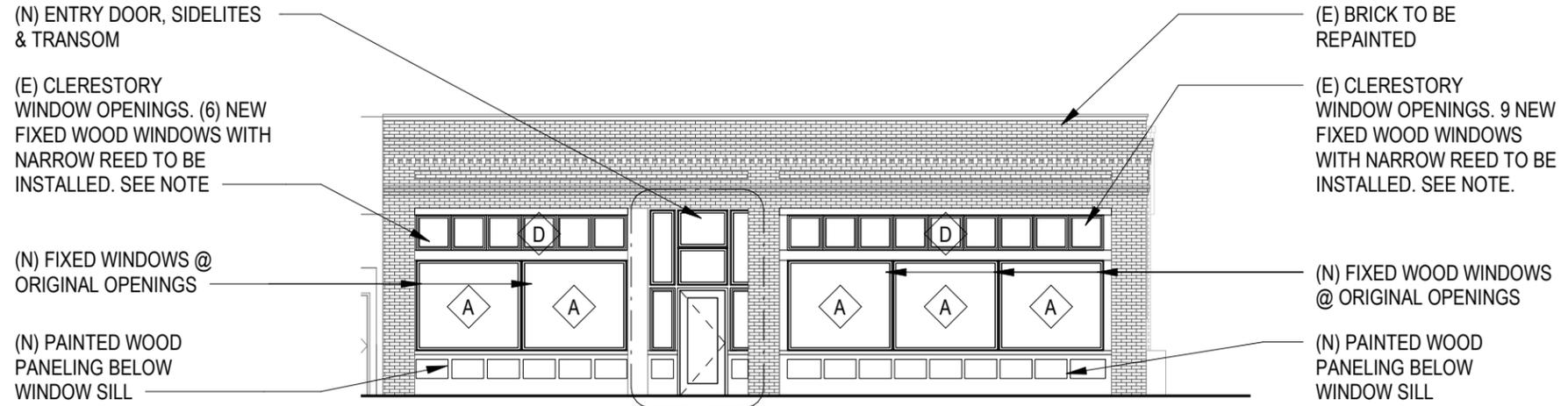
Issue: HISTORIC REVIEW

Date: 04/28/2020

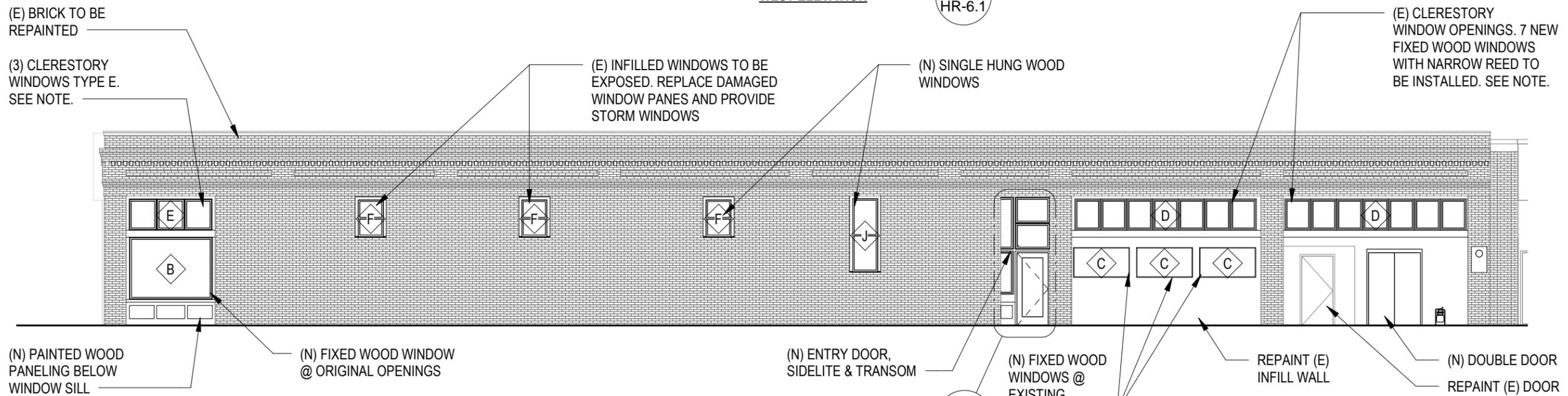
DEMOLITION
ELEVATIONS

HR-5.1

- ELEVATION NOTES:**
1. CONCEALED EXISTING TRANSOM WINDOWS TO BE REMOVED AND REPURPOSED FOR INTERIOR TRANSOM RELITES. NEW FIXED WOOD WINDOWS WITH NARROW REED TO BE INSTALLED AT EXISTING TRANSOM WINDOW LOCATIONS.
 2. REPAIR DRYROT AT BASE OF (E) INFILL WALLS



WEST ELEVATION
2
HR-6.1



SOUTH ELEVATION

1 NEW ELEVATIONS
3/32" = 1'-0"

VARITONE
ARCHITECTURE
& INTERIOR DESIGN
A LIMITED LIABILITY COMPANY

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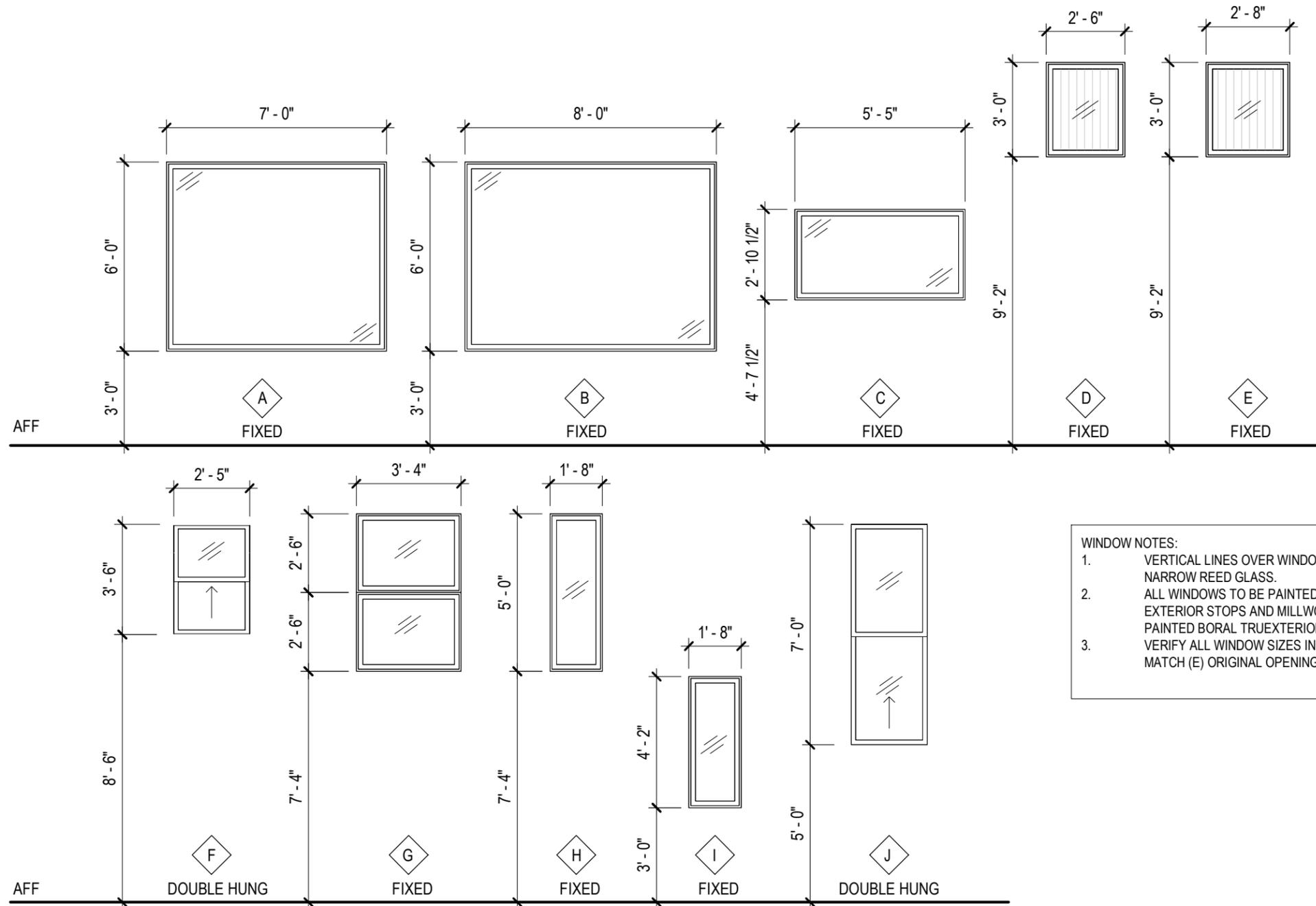
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NEW
ELEVATIONS

HR-5.2



WINDOW NOTES:

1. VERTICAL LINES OVER WINDOWS DENOTES NARROW REED GLASS.
2. ALL WINDOWS TO BE PAINTED WOOD. EXTERIOR STOPS AND MILLWORK TO BE PAINTED BORAL TRU EXTERIOR TRIM.
3. VERIFY ALL WINDOW SIZES IN FIELD TO MATCH (E) ORIGINAL OPENINGS.

LEGEND- WINDOW TYPES

1/4" = 1'-0"

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WINDOW SCHEDULE

HR-7.1