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 and Use of Substitute Materials

HI-09-20 & HI-10-20 June 10, 2020June 10, 2020

HEARING INFORMATION

Review Body:	Landmarks 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 (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.
- Widen the brick opening to the south entry 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 with 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/Applicant:	Jeff Blackford, Chance Recovery 238 Third Avenue SE, Albany, OR 97321
Architect:	Christina Larson, Varitone Architecture 231 Second Avenue SW, Albany, OR 97321
Address/Location:	231 Lyon Street SE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-06CD; Tax Lot 1900
Zoning:	Historic Downtown (HD) Zone District, Historic Overlay District (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

Should you wish to discuss this case with a planner, please contact Project Planner Laura LaRoque at laura.laroque@cityofalbany.net or 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 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.

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.

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.

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

Attachments: Location Map, Elevations (Sheets HR-5.1 & HR-5.2)

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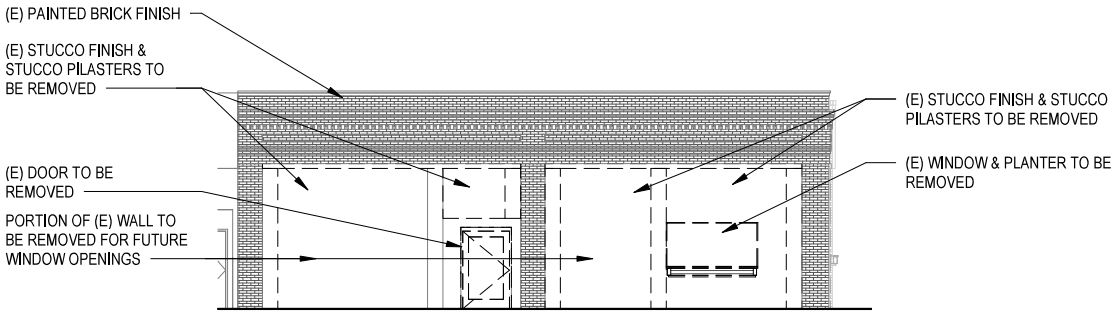
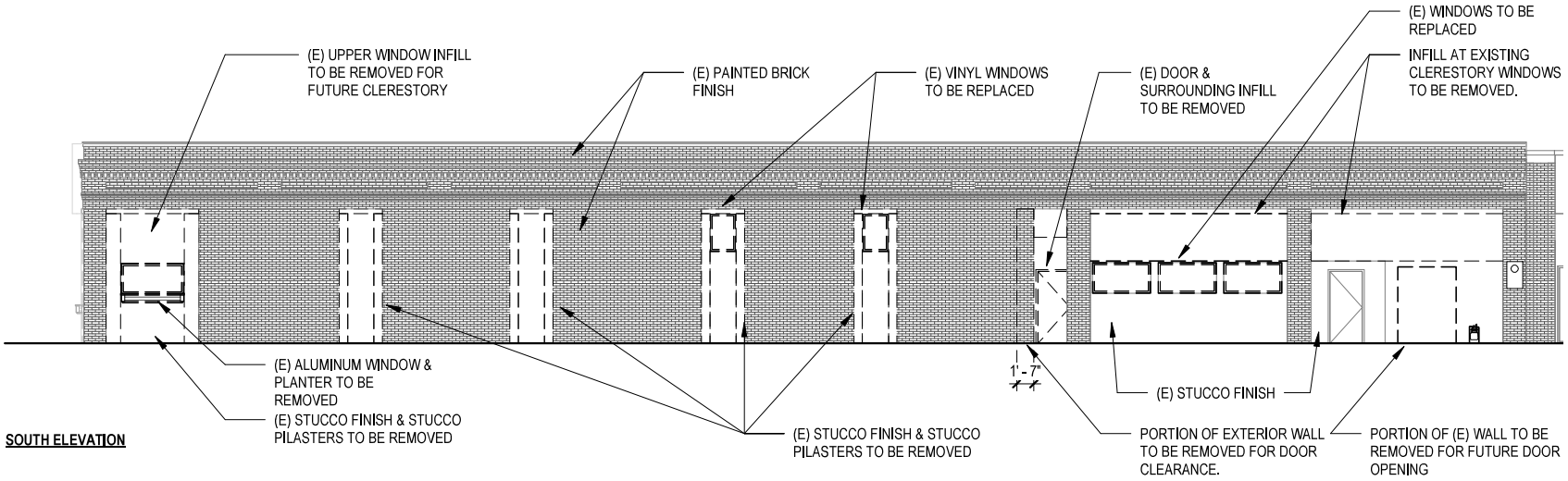
Date: 5/22/2020 Map Source: City of Albany

231 Lyon St. SE

Location / Zoning Map



WEST ELEVATION



SOUTH ELEVATION

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

VARITONE ARCHITECTURE & INTERIOR DESIGN
231 2nd Ave SW
Albany, Oregon 97321
Ph: 541.497.2954

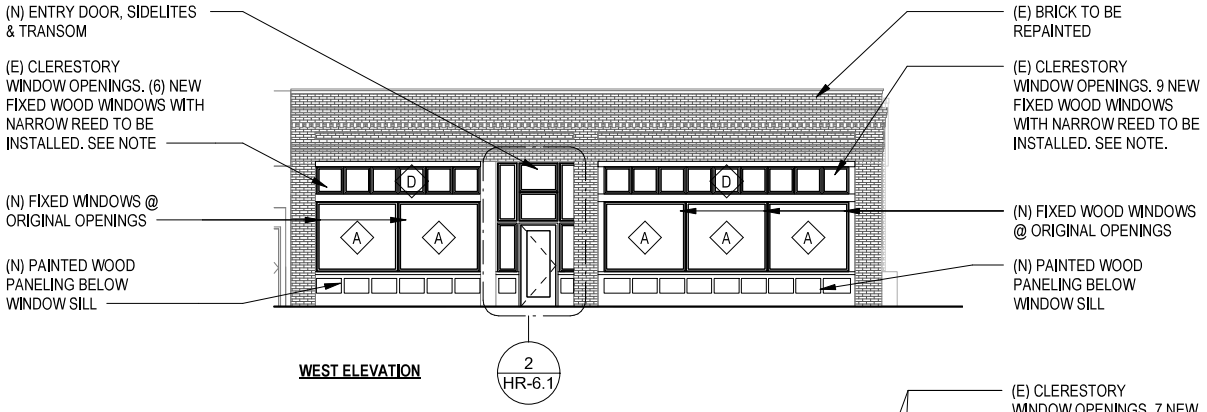
Exterior Alteration
KING GRIFF BUILDING
231 SE LYON ST. ALBANY, OR 97321

Issue: HISTORIC REVIEW
Date: 04/28/2020

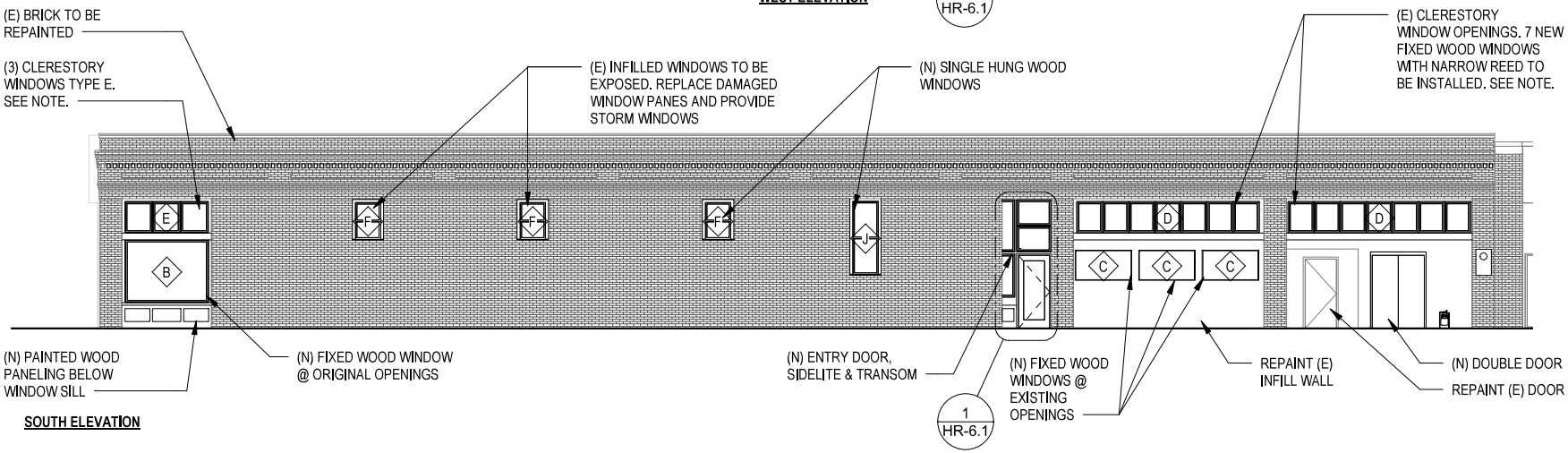
DEMOLITION ELEVATIONS

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



SOUTH ELEVATION

1 NEW ELEVATIONS

3/32" = 1'-0"

VARITONE ARCHITECTURE & INTERIOR DESIGN
A LIMITED LIABILITY COMPANY

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

NEW ELEVATIONS

HR-5.2