



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW,
P.O. Box 490; Albany, OR 97321

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www.cityofalbany.net

NOTICE OF DECISION Historic Review of Exterior Alterations

GENERAL INFORMATION

DATE OF NOTICE: January 5, 2018

FILES: HI-11-17

TYPE OF APPLICATION: Historic Review of Exterior Alterations for multiple alterations

REVIEW BODY: Landmarks Advisory Commission

OWNER/APPLICANT: Gary Nieland; 3695 Cameron Paul Court; Las Vegas, NV 89139

ARCHITECT/REPRESENTATIVE : Christina Knowles; Varitone Architecture; P.O. Box 3420; Albany, OR 97322

ADDRESS/LOCATION: 129 1st Avenue NW, Albany, OR 97321

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-06CC; Tax Lot 4100

ZONING: Historic Downtown (HD) District with Historic /HD Overlay (Downtown)

HISTORIC RATING: Historic-Contributing, Downtown National Register Historic District

On January 3 2018, the Albany Landmarks Advisory Commission APPROVED with CONDITIONS the Historic Review of Exterior Alterations application described above. The Conditions of Approval are included in this notice.

The Commission based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the Commission in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Shawna Adams at 541-791-0176, or Bob Richardson, Planning Manager, at 541-917-7555.

The Landmarks Advisory Commission's decision may be appealed to the Albany City Council if a person with standing files a Notice to Appeal and the associated filing fee to the Planning Division within ten days from the date the City mails the Notice of Decision.

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.

Appeal Deadline: January 17, 2018
Approval Expiration Date: January 5, 2021

Signature on file

Landmarks Commission Chair

Attachments: Location Map

CONDITIONS OF APPROVAL
Planning File HI-11-17
129 1st Avenue NW

- Condition 1 Except as conditions of approval provide otherwise, the proposed alterations shall be as described and depicted in the application materials and staff report.
- Condition 2 Single storefront display windows shall be installed on the south elevation as depicted in the Alternative Perspective illustration submitted on December 12, 2017, (Attachment B.11) rather than the twin window arrangement shown on perspective illustration, elevation drawings, and window details submitted on December 5, 2017, that were not approved.
- Condition 3 Glass in the proposed windows, door, and sidelight shall be clear and without tinting.
- Condition 4 The transom panels over the storefront display windows shall be identical in design. The wood panel transoms shall be as depicted in either the Sheet HR-2 Perspective graphic rendering or Sheet HR-9 Alternative Façade graphic rendering (Attachment B.4 and Attachment B.11).
- Condition 5 All window and door framing and trim shall be solid wood and painted as proposed.
- Condition 6 The applicant shall obtain required building permits associated with the proposal. Work associated with the proposal shall comply with the Building Code, as adopted and amended by the State of Oregon and other applicable state and local codes and ordinances related to building, development, fire, health, and safety, including other provisions of the Albany Development Code.

ADDITIONAL INFORMATION FOR THE APPLICANT

PLANNING

1. The use must substantially conform to the site plan that was submitted for review subject to the Conditions of Approval. Any changes to approved plans may require the approval of new land use applications.
2. Land use approval does not constitute Building or Public Works permit approvals.
3. Historic Review of Exterior Alterations approval does not eliminate the need for compliance with other federal, state, or local regulations. Work associated with any Historic Review approvals shall comply with the Building Code, as adopted and amended by the State of Oregon; standards for signs in Article 13 of the Albany Development Code; other applicable local, state, and federal requirements; and account for existing property lines. It is the applicant's responsibility to obtain required sign and building permits and contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

