



## 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-11-21

September 15, 2021

### HEARING INFORMATION

Review Body:	Landmarks Commission (Type III)
Hearing Date:	Wednesday, October 6, 2021
Hearing Time:	6:00 p.m.
Hearing Location:	<b>This meeting is accessible by phone, and/or video connection.</b> For remote access, at 6:00 p.m., join with the GoToMeeting app on your computer, tablet, or smartphone (using your device's microphone and speakers): <a href="https://www.gotomeet.me/CommunityDevelopmentCityofAlbany/landmarks">https://www.gotomeet.me/CommunityDevelopmentCityofAlbany/landmarks</a> You can use your microphone or dial in using your phone. To attend by phone, call: <a href="tel:1-408-650-3123">1-408-650-3123</a> ; access code: <a href="tel:368-235-021">368-235-021</a>

### Application Information

Type of Application:	Historic Review of Exterior Alterations to install roof-mounted solar panels.
Review Body:	Landmarks Commission (Type III review)
Applicant:	Jeffrey Lee; Blue Raven Solar; 1403 N Research Way, Orem, UT 84097
Property Owner:	Ashlee Graybeal; 321 Sixth Avenue SW, Albany, OR 97321
Address/Location:	321 Sixth Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07BB; Tax Lot 7000
Zoning:	Office Professional (OP) Zoning District, Monteith National Historic District Overlay

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, evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection 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, September 29, 2021, 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 David Martineau, project planner, at [david.martineau@cityofalbany.net](mailto:david.martineau@cityofalbany.net), 541-917-7555, or Planning Supervisor Scott Whyte 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.

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



## YOUR COMMENTS

We invite your comments, either in writing prior to the day of the public hearing or in person at the hearing. 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.

## PUBLIC HEARING PROCEDURE

Persons wanting to provide testimony during public hearings at meetings may:

1. Email written comments to [david.martineau@cityofalbany.net](mailto:david.martineau@cityofalbany.net) **before noon the day of the meeting** and include your name and subject of the public hearing, or mail comments to Albany Planning Division; PO Box 490, Albany, OR 97321. **Written comments to be addressed in the staff report must be received by City staff on or before September 24, 2021.**
2. To testify virtually during the public hearing, register before **noon on the day of the meeting** by emailing [cdaa@cityofalbany.net](mailto:cdaa@cityofalbany.net), with your name, address, phone number, and if you are speaking for, against, or neutral on the proposal. The chair will call upon those who registered.

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, in 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.

Due to the COVID-19 pandemic, the landmarks commission will meet virtually. If you have a disability that requires accommodation, please notify City staff at least 48-hours in advance of the meeting at 541-917-7550, or email [cdaa@cityofalbany.net](mailto:cdaa@cityofalbany.net).

## 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 pays the associated filing fee with the City within 10 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.

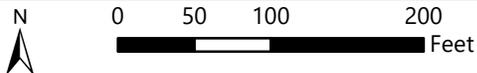
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration 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, 4, and 7.

**Attachments:** Location Map, Proposed Project



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Date: 8/11/2021 Map Source: City of Albany

**321 6th Avenue SW**

Location / Zoning Map

### 5.67kW PV Solar Panel Installation on Roof

The installation of solar panels will not alter any of the current features of the home. The roof will be covered but not altered and it will conform with the current shape of the home. The integrity of the property will not be compromised and will overall enhance the home and it's value.

See the proposed layout showing this in the following image.

