



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-14-20 & HI-15-20

August 6, 2020

Type of Application:	Historic Review of Exterior Alterations (file no. HI-14-20) to: <ul style="list-style-type: none">• Replace the mezzanine windows.• Replicate the ground floor storefront windows.• Rebuild the Broadalbin Street entrance doorway.• Install a new egress door to the alley side of the building• Replicate the original hard awning. Historic Review of Substitute Material Used for Siding, Windows, and Trim (file no. HI-15-20) for the use of: <ul style="list-style-type: none">• Replace the wood mezzanine windows with wood composite.• Replace Broadalbin Street entrance doorway with bronze colored aluminum and wooden door with glass.• Install a new metal egress alley door.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant:	Oscar Hult, Natty Dresser, 328 Water Avenue NE, Albany, OR 97321
Architect:	Christina Larson, Varitone Architecture; 231 Second Avenue SW; Albany, OR 97321
Address/Location:	124 Broadalbin Street SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-06CC Tax Lot 7000
Zoning:	Historic Downtown (HD) Zone District, Historic Overlay District (Downtown National Register Historic District)

On August 5, 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 July 29, 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.

Signature on file

Landmarks Commission Vice-Chair

Appeal Date: August 17, 2020

Approval Expiration Date (if not appealed): August 6, 2023

Attachments: Information for the Applicant, Location Map, Elevations, and Interior Elevation and Details (Sheet A700)

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.

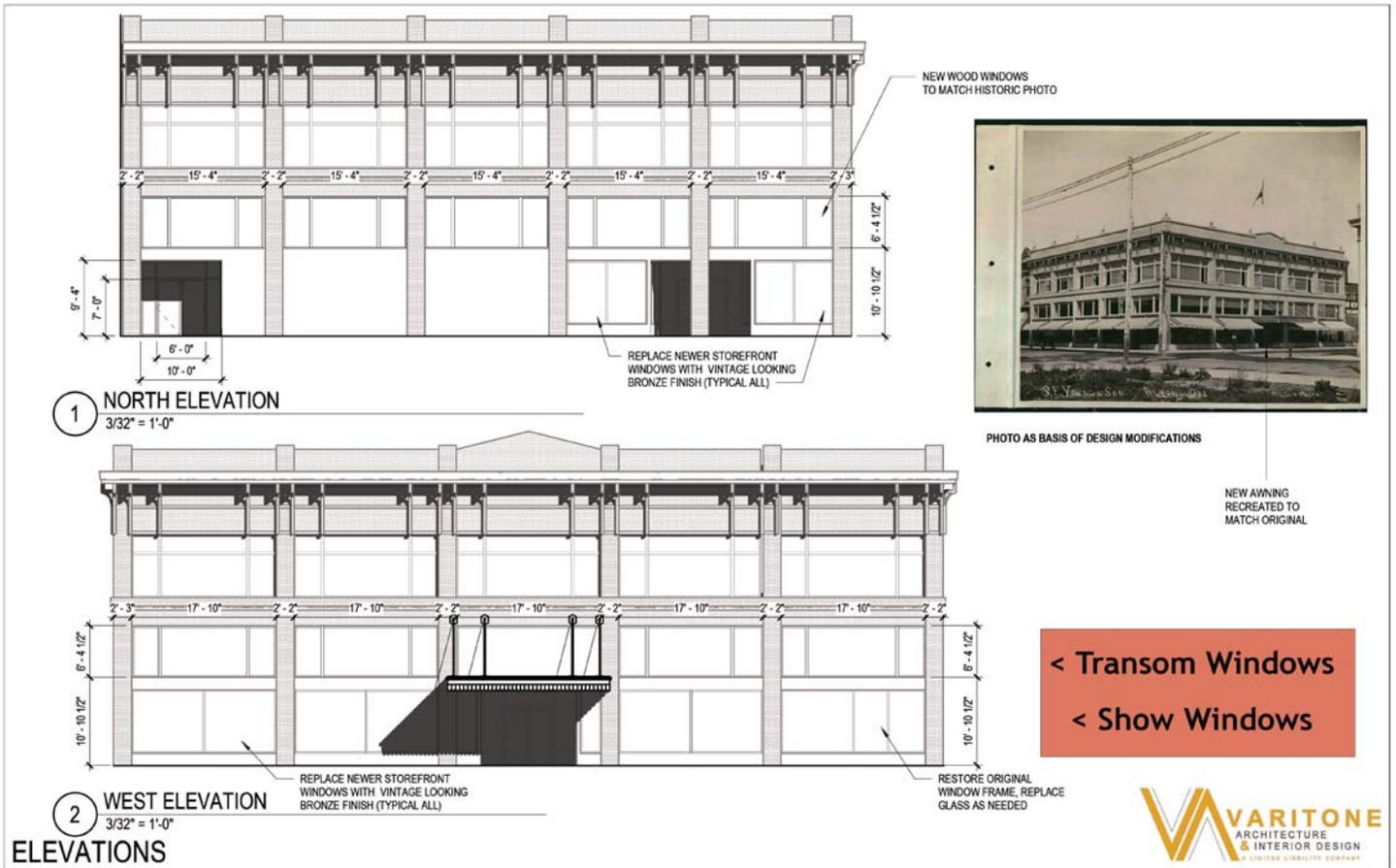
Building

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.



As you can see from these elevations and the historic photos, this project will return the SE Young Department Store building to its historic look. The additional alley door will be a departure from that goal, but the life/safety benefits we believe outweigh the slight deviation from the original design. The new door will be in keeping with the overall look and feel of the building and surrounding businesses.



