



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-14-20 & HI-15-20

July 13, 2020

HEARING INFORMATION

Review Body: Landmarks Commission (Type III)

Hearing Date: Wednesday, August 5, 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](tel:1-646-749-3117)

Access code: [336-318-597](tel:336-318-597)

Application Information

Type of Application: **Historic Review of Exterior Alterations (file no. HI-14-20) to:**

- 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:

- 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)

cd.cityofalbany.net



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)

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, July 29, 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, 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 Monday, August 3, 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.

The public hearing will occur on **Wednesday, August 5, 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, 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.

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, 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.

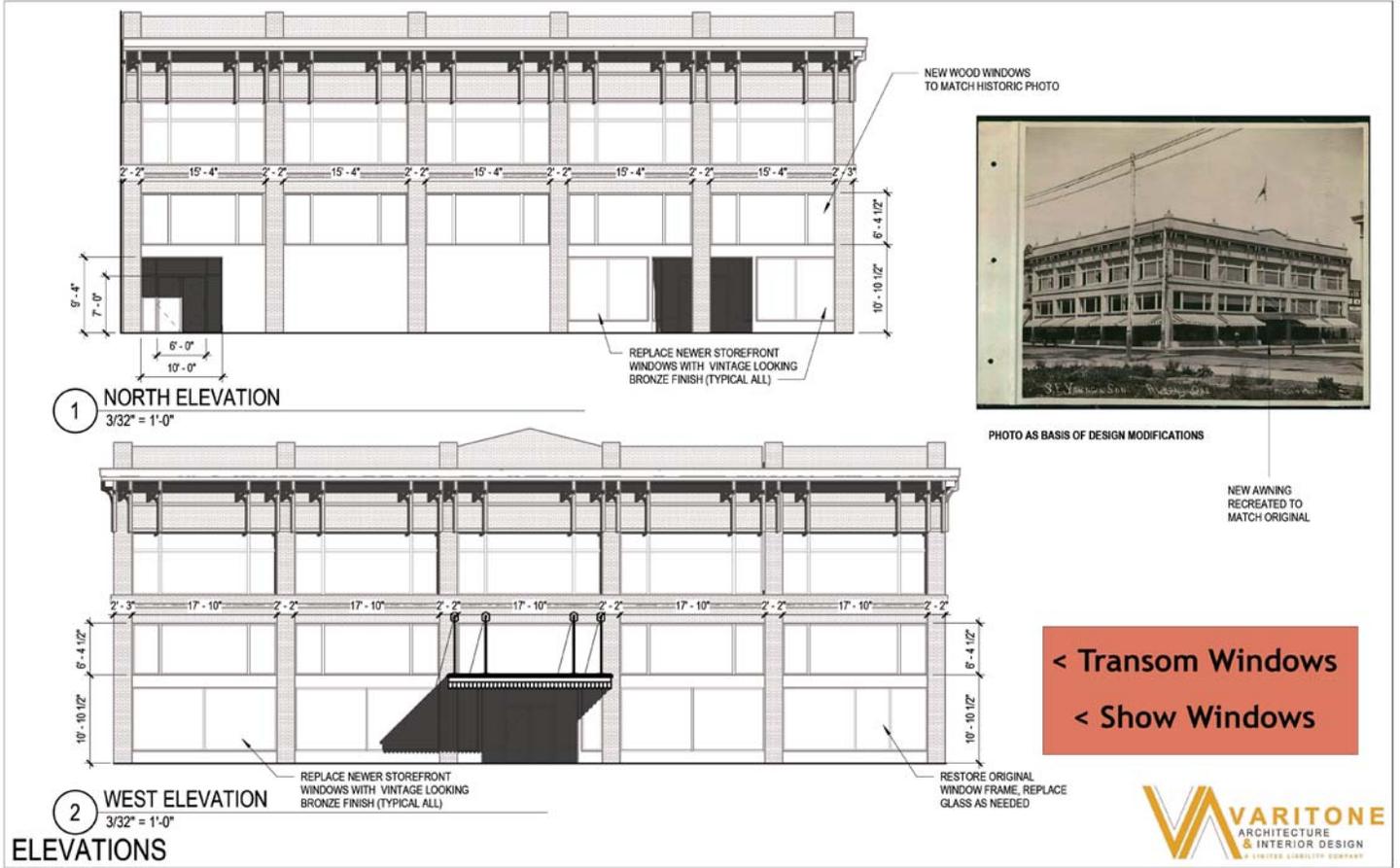
Additional review standards for this application are found in ADC Articles 1, 2, 5, & 7.

Attachments: Location Map, Elevations



124 Broadalbin St. SW

Location/Zone Map



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.

