



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Planning & Building 541-917-7550

# Notice of Decision

## Historic Review of Exterior Alterations and Use of Substitute Materials

HI-16-22

January 6, 2023

### Application Information

Type of Application:	Historic Review of Substitute Materials and Exterior Alterations for a commercial structure on a developed lot within the Downtown Commercial National Register Historic District. The applicant proposes to alter the exterior façade to more closely approximate the original historic architecture, remove stucco to uncover historic brick façade, replace the existing windows with new wood replicas, add new storefront windows on the ground level, add awnings, add neon lights, and add stucco banding for signage.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant:	Mercy House International/Colleen Anderson 411 Second Ave SW, Albany, OR 97321
Representative:	Taylor Roosa, Varitone Architecture; 231 Second Avenue SW, Albany, OR 97321
Address/Location:	411 Second Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-06CC; Tax Lot 8300
Zoning & Historic District:	Historic Downtown (HD) Zoning District, Downtown National Historic District Overlay

### Decision

On January 4, 2023, the Albany Landmarks Commission **APPROVED WITH CONDITIONS** the application described above. The Landmarks Commission based its decision upon consideration of findings within Staff Report, public testimony, and review criteria listed in the Albany Development Code (ADC). 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 Alyssa Schrems, project planner, at [Alyssa.Schrems@cityofalbany.net](mailto:Alyssa.Schrems@cityofalbany.net), 541-791-0176

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

Must be Appealed by Date: **January 17, 2023**

Approval Expiration Date (if not appealed): **January 6, 2026**

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



## Conditions of Approval

**Condition 1 Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the Staff Report. Deviations from these descriptions may require additional review.

**Condition 2** The new trim shall be applied so as to discourage moisture infiltration and deterioration.

## Appeal Procedure

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Appeal procedures are found in the Albany Development Code 1.410. 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.

## Information for the Applicant

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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 ADC regulations or administrative policies of the Planning, Engineering, 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 assure compliance with all applicable regulations.

### Building (Building Official Manager, Johnathan Balkema, 541-791-0199)

#### Permits

1. Obtain building permits prior to any construction.

#### Plan Review for Permits

2. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net) for details and instructions prior to submittal.

### Public Works – Engineering (Gordon Steffensmeier, 541-917-7647)

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

## Attachments

- A. Location Map



Subject Property

2nd Ave.

1st Ave.

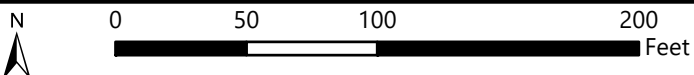
2nd Ave.

Washington St.

Ferry St.

HD

DMU



411 2nd Ave SW



Date: 12/9/2022 Map Source: City of Albany

Location Map

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