



## 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-18-18 & HI-10-19

July 15, 2019

## HEARING INFORMATION

Review Body:	Landmarks Advisory Commission (Type III)
Hearing Date:	Wednesday, August 7, 2019
Hearing Time:	6:00 p.m.
Hearing Location:	Albany City Hall, Council Chambers, 333 Broadalbin Street SW

## APPLICATION INFORMATION

Proposal:	<p><b>Historic Review of Exterior Alterations to:</b> 1) reconstruct the first floor and second floor porch; 2) remove four windows on the front (north) facade; 3) remove and relocate two windows on the rear (south) facade; 4) allow exterior mechanical ventilation vents on the east, west, and south facades on the first, second, and third floors; 5) construct a vestibule addition on the rear (south) facade; 6) replace the composition roofing shingles with steel or aluminum interlocking shingle panels.</p> <p><b>Historic Review of Substitute Material Used for Siding, Windows, and Trim to:</b> 1) replace existing vinyl lap siding on the east, west, and south facade of the building with smooth cement fiber lap siding; 2) replace all aluminum trim with wood trim; 3) replace existing wood attic windows on the north, east, and west facade with vinyl windows; 3) allow the use of composite flooring and ceiling material on the first and second floor porches and under the soffits.</p>
Property Owner/Applicant:	Scott Lepman dba Glorietta Bay LLC; 100 NW Ferry Street, Albany, OR 97321
Representative:	Candace Ribera; 100 NW Ferry Street, Albany, OR 97321
Architect:	Don Johnson dba Skyline Architecture; 2806 SE 45 <sup>th</sup> Court, Albany, OR 97322
Address/Location:	222 SE First Avenue, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-06CD Tax Lot 5000
Zoning & Historic District:	Central Business (CB) Zone with Historic Overlay (Local Inventory)

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



The Planning Division has received the applications referenced above and has scheduled a public hearing before the Landmarks Advisory Commission. We are mailing notice of this public hearing to property owners within 300 feet of the subject site.

A copy of the application, all documents, and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost at the Albany Community Development Department, Planning Division. The staff report will be available at the Planning Division located in City Hall by 5:00 p.m. on Wednesday, July 31, 2019 and on the City's web site at:

<http://www.cityofalbany.net/departments/community-development/planning/all-projects>.

Copies will be provided upon request at a reasonable cost. For more information, please contact **Anne Catlin**, Project Planner, at [anne.catlin@cityofalbany.net](mailto:anne.catlin@cityofalbany.net), 541-917-7560, or David Martineau, Planning Manager, at 541-917-7561. Submit any written comments to the Planning Division; P.O. 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

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 Advisory Commission makes a decision on this application. All testimony and evidence must be directed toward the approval standards for this application listed in this notice. Failure to raise an issue by letter or in person 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 Advisory Commission an adequate opportunity to respond to each issue raised, precludes an appeal based on that issue.

## PUBLIC HEARING PROCEDURE

The public hearing will begin with a declaration of any *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, followed by testimony from other people in support of the application. After those in favor of the application are finished, testimony from opponents will begin. This will be followed by testimony from people who neither favor nor oppose the application. The applicant will then be given the opportunity for rebuttal. The decision-makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing.

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 chairperson 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.

The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.

## APPEALS

Within five days of the Landmarks Advisory 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 Advisory 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 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.

#### *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.

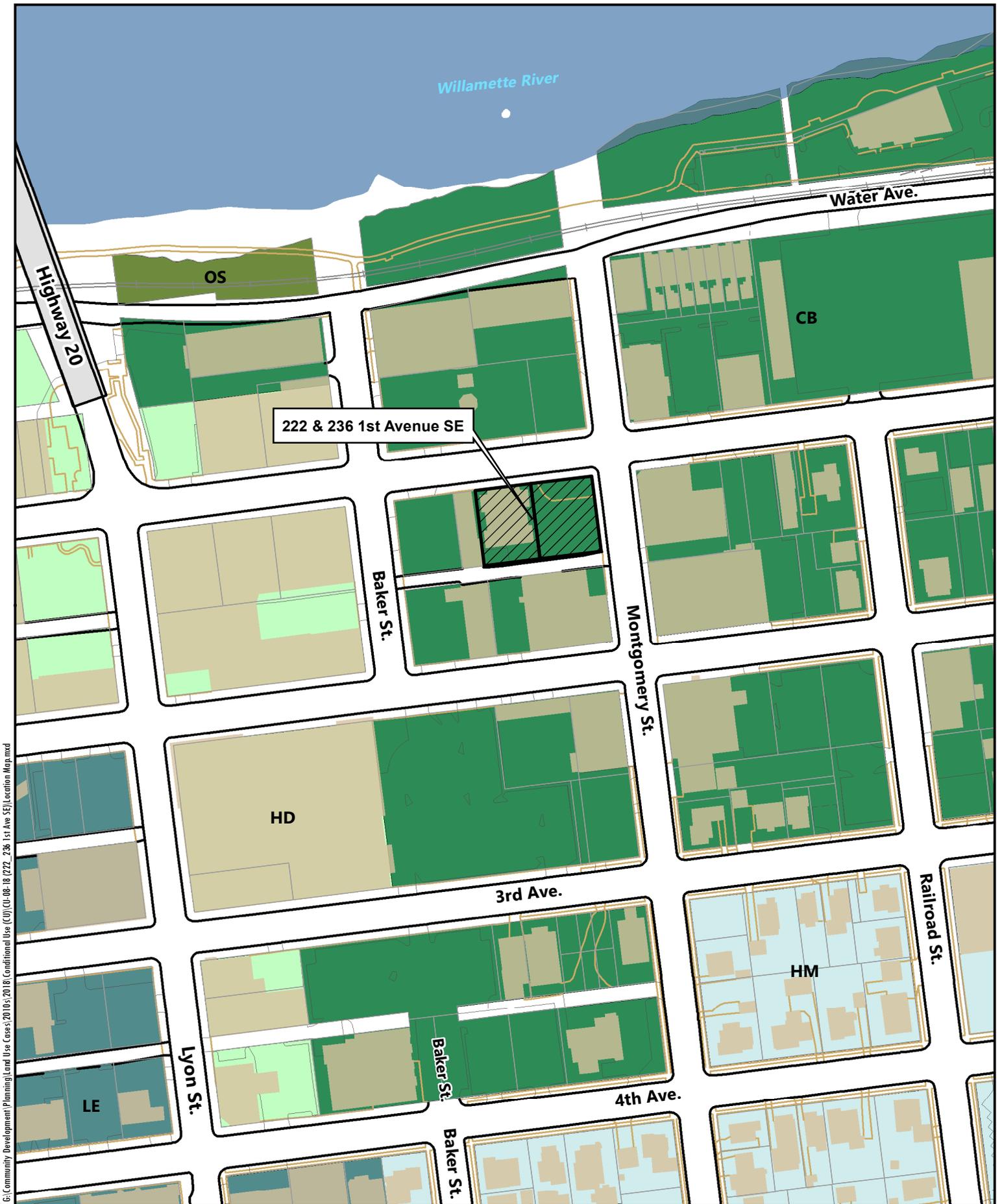
#### *HISTORIC REVIEW OF SUBSTITUTE MATERIALS USED FOR SIDING, WINDOWS, AND TRIM (ADC 7.210)*

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, 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



G:\Community Development\Planning\Land Use Cases\2010s\2018\Conditional Use (CU)\CU-08-18 (222, 236, 1st Ave SE)\Location Map.mxd



0 25 50 100 150 200 250 Feet

Date: 9/5/2018 Map Source: City of Albany

**222 & 236 1st Avenue SE**

Location / Zoning Map