



## 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

HI-24-18

December 6, 2018

Type of Application:	Historic Review of Exterior Alterations to modify a condition of approval (file no. HI-04-14 & HI-05-14) to allow the use of copper roofing material instead of standard composition shingles on the porch and window awning covers.
Review Body:	Landmarks Advisory Commission (Type III)
Property Owner/Applicant:	Scott and Spencer Lepman dba Sable Drive LLC; 100 Ferry Street NW; Albany OR 97321
Applicant's Representative:	Candace Ribera; 100 Ferry Street NW; Albany OR 97321
Address/Location:	420 3 <sup>rd</sup> Avenue SW; Albany OR 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-07BB Tax Lot 2800
Zoning:	Downtown Mixed Use (DMU) Zone in the Historic Overlay District (/HD)
Property Rating:	Historic Contributing in the Monteith National Register Historic District

On December 5, 2018, the Albany Landmarks Advisory Commission granted **APPROVAL WITH CONDITIONS** of the application described above. The Landmarks Advisory Commission based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code 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](mailto: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 Chair

**Appeal Date:** December 16, 2018

**Approval Expiration Date:** December 6, 2021

Attachments: Location Map

## Conditions of Approval

*Condition 1* The proposed alterations shall be as described and depicted in the application materials, staff analysis, and conditions listed below.

*Condition 2* **Building Permits.** The applicant shall obtain required building permits associated with the proposal. Work associated with the proposal shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local Codes and ordinances related to building, development, fire, health, and safety, including other provisions of the Albany Development Code.

## 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

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 [ePlans@cityofalbany.net](mailto:ePlans@cityofalbany.net) for details and instructions prior to submittal.