



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

HI-24-18

November 6, 2018

HEARING INFORMATION

Review Body:	Landmarks Advisory Commission
Hearing Date:	Wednesday, December 5, 2018
Hearing Time:	6:00 p.m.
Hearing Location:	Albany City Hall, Municipal Court Room, 333 Broadalbin Street SW

APPLICATION INFORMATION

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 opposed to 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 rd Avenue SW; Albany OR 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S03W07BB 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

The Planning Division has received the Historic Review of Exterior Alteration application 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, November 28, 2018 and on the City's web site at:

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

cd.cityofalbany.net



Copies will be provided upon request at a reasonable cost. For more information, please contact **Laura LaRoque**, Project Planner, at laura.laroque@cityofalbany.net, 541-917-7640, 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.

REVIEW CRITERIA FOR THIS APPLICATION

Historic Review of Exterior Alterations (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.

Attachments: Location Map, Project Illustration



G:\Community Development\Planning\Land Use Cases\2010s\2018\Historic (H)\H\24-18 - 420 3rd SW (Modify roofing material)\Location Map.mxd



0 25 50 100
Feet

Date: 10/29/2018

Location Map

420 3rd Ave. SW



Front Elevation Drawing of Canopies with Standing Seam Roof



Front Elevation Drawing of Canopies with Shingles

SUPPORTIVE CONCLUSION: This Criterion can be met and can be ensured by a condition(s) of approval.