

From: [Cheryl french](#)
To: [LaRoque, Laura](#)
Subject: COMMENTS FOR LANDMARKS COMMISSION
Date: Thursday, May 7, 2020 1:30:59 PM

[External Email Notice: Avoid unknown attachments or links, especially from unexpected mail.]

Hi: Cheryl French and I (John Byrne) would like the following remarks to be given to the Landmarks Commission before the discussion of the property at 4th SW and Calapooia SW. I am also mailing four printed copies to you for distribution to the Commission. Thank you for your attention to this matter. John Byrne

TO: The Albany City Landmarks Commission

RE: Proposed Development at 4th SW and SW Calapooia

FROM: Cheryl French and John Byrne, owners of 705 6th Avenue SW

DATE: May 7, 2020

We have reviewed the information regarding the proposed development at the corner of 4th SW and SW Calapooia. We believe that the proposal is wholly out of line and potentially destructive to the historic Monteith neighborhood. We ask that the Commission reject the current proposal in its entirety. Our reasoning is as follows:

1. The proposed structures do not fit in with the existing structures in that part of SW Albany. The divergence is particularly offensive because the people in the immediate area have spent an enormous amount of time and money upgrading those properties. The property directly across Calapooia Avenue, by example, is a wholly restored, attractive building with inventive plantings and a very attractive exterior. The building that is catty-corner from the proposal was an abandoned wreck not so long ago and is now a beautiful, occupied home. The huge boxes that are proposed are enormously different in size and lot coverage. In addition, they feature no attractive features but rather appear to be off-the-shelf copies of generic apartment buildings such as you can find on 34th Street SE or Hickory Way NW. They don't belong in an historic Victorian neighborhood.
2. The proposed structures undercut all that CARA has tried to do over the past years. We believe CARA has invested in that corner for restoration and upgrading purposes. The giant boxes contradict CARA's entire purpose and the pursuit of downtown improvements.
3. The giant boxes would have a wholly negative impact on the low-density residential nature of this area. The plans would flood the streets with parking and discourage any

walking along 4 SW.

4. The proposed structures appear to have a wholly negative impact on the contingent properties. We cannot speak for those owners but we would not want those huge (and sun-blocking and right up to the property line) boxes placed next to us.
5. The proposed structures do not conform with the established guidelines for construction in this area. The impact is broader than the immediate location for failure to impose the guidelines here would open the City to liability if it imposes them elsewhere. (There is irony here – the people catty-corner across from these proposed giant boxes once tried to install shutters and were denied on historic grounds – certainly these monstrosities are far worse.)
6. The proposed parking is wholly insufficient and would place a huge burden on the neighborhood. Four spaces? The eight living units are likely to have two vehicles each. The business units would have two each plus clients/customers. They would take up street parking for blocks around. That, alone, would blight the neighborhood.

Surely there are architects around who can craft something that fits in with an historic neighborhood far better than two giant, apparently off-the-shelf boxes. We do not need this kind of unhistoric appearance, size and density. In fact, it will hurt the whole historic neighborhood.

We respectfully ask that you reject the proposal in its entirety.

Thank you, Cheryl French and John Byrne

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May 11, 2020

Ms. Jennifer Sullivan
Landmark Commission
City of Albany
Albany, Oregon

RE: PROPOSED BUILDING PROJECT, 3RD AND CALAPOOIA

Landmark Commission:

I am writing in regard to the commission meeting concerning the proposed construction project on 3rd and Calapooia. I have followed the moving sand of ordinances and rules regarding the remodeling and construction in downtown Albany for a number of years. The appeal of the historic homes in the Albany area is amazing and well respected. I don't understand, however, the thought process of the commission surrounding this construction.

There are many examples of newer/reconstructed commercial buildings in downtown Albany that are very attractive buildings that fit nicely into our mixed-use area. I look at buildings like the senior living facility right across the street, the commercial building on Calapooia behind the post office, the historic carrousel, and the old Greater Pacific Bank building as examples. These are all in the immediate area of the proposed new buildings and have added greatly to the downtown core area. These projects bring people and businesses to the area and allows Albany to showcase its historic district.

It is my understanding that the contractor has previously built in the downtown area and his construction was very well received by CARA and the downtown association. I can't believe that he would be willing to build anything less than another positive asset for the city. This construction will also add to the tax base by several hundred thousand dollars without significant city money, unlike the old Wells Fargo and St Francis Hotel projects.

This process has already taken far too long. I admire a company that will put in that much time and resources. Everybody (almost) realizes this addition will be a vast improvement to the city. The project should not be roadblocked by a few well-meaning but misguided individuals. My hope is that you will allow this building to be constructed quickly and add to the vibrance that you are trying to build in downtown Albany.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul A. Boehm". The signature is fluid and cursive, with a long horizontal stroke at the end.

Certified Public Accountant

-----Original Message-----

From: Jim Richards <jim648@comcast.net>

Sent: Tuesday, May 12, 2020 9:20 AM

To: Sullivan, Jennifer <Jennifer.Sullivan@cityofalbany.net>

Subject: Landmark Commission

[External Email Notice: Avoid unknown attachments or links, especially from unexpected mail.]

I am writing this In support of Mark and Tina Siegner in their effort to start their building project.

They have jumped through every hoop and meant every permit and code requirement And still are not permitted to start.

Their plans were even drawn by a architect on the board and they were questioned.

The city needs to let this project get started and quit allowing the Siegners to be treated in this manner.

Albany should really examine how they do business and treat people.

Thank You

Jim Richards

Sent from my iPad

From: christian noteboom <xtiannoteboom@gmail.com>
Sent: Tuesday, May 12, 2020 5:15 PM
To: City Clerk <CityClerk@cityofalbany.net>
Subject: 4th and Calapooia

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I am a resident of the Monteith Historical district and would like to share my input on the proposed plan for the 4th and Calapooia project. Historically this property was individual residential homes. The proposed replacement is for mixed use high density commercial/residential. My major concern is for the height of the structure, with 3 stories. All other structures on the same block and the surrounding area are 1 to 2 story residential homes or businesses. These two buildings would dwarf all other nearby structures, which in my opinion substantially changes the feel of the neighborhood. I don't want to see residential homes replaced by large high density buildings. Albany still has plenty of room to grow. It's not like other cities where there is no more space to expand. This neighborhood is the gem of Albany. I would hope the council would take great consideration of the people that are already here and paying taxes and what we would like our town to look like in the future. Thank you for your time.

Christian Noteboom

From: [Sullivan, Jennifer](#)
To: [Christopher Berry](#)
Cc: [LaRoque, Laura](#)
Subject: RE: Siegner's building project
Date: Wednesday, May 13, 2020 2:59:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Thank you Christopher,

I have added your email to the public comments.

Have a good day.

Jenn



Jennifer Sullivan

Administrative Assistant I
541-917-7651 phone

Public Works – Planning & Community Development

City of Albany, Oregon
333 Broadalbin St, Albany, Oregon 97321



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From: Christopher Berry <cjberriod@yahoo.com>
Sent: Wednesday, May 13, 2020 2:19 PM
To: Sullivan, Jennifer <Jennifer.Sullivan@cityofalbany.net>
Subject: Siegner's building project

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Dear Albany Landmarks Commission,

I just wanted to voice my support for the beautifully designed mixed use buildings that the Siegner's are planning to build. As a life long resident and business owner here in Albany, I was excited to see such a great project occurring. I love our historic downtown and I think this project will fit in well. I have known the Siegner's for years and I know they have a great love for our city. We can be sure that they will build a beautiful well thought out building that will someday be a historic building in it's own right. The Siener's are great Albany people building an appealing and useful structure that is designed by a well respected local architect. That is the type of project that we should all be encouraging!

Thank you for allowing me to voice my support for this project.

Sincerely,

Christopher Berry, OD

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From: [Sullivan, Jennifer](#)
To: [Dirk Olsen](#)
Cc: [LaRoque, Laura](#)
Subject: RE: 4th and Calapooia- 525,533,331
Date: Friday, May 15, 2020 8:18:33 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Thank you, Dirk,

Your email will be added to the public comments.

Have a good day.

Jenn



Jennifer Sullivan

Administrative Assistant I
541-917-7651 phone

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City of Albany, Oregon
333 Broadalbin St, Albany, Oregon 97321



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From: Dirk Olsen <olsenhoney@gmail.com>
Sent: Thursday, May 14, 2020 4:34 PM
To: Sullivan, Jennifer <Jennifer.Sullivan@cityofalbany.net>
Subject: 4th and Calapooia- 525,533,331

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My name is Dirk Olsen. I am a life long resident of Albany- my grandfather settled here in 1920. I am in full support of the proposed replacement structures as proposed. They will not only be attractive and provide sorely needed housing to Albany but they will also add to the tax base- how can Albany loose by approving the proposed development? Please vote in the affirmative and get this project rolling. With the economic downturn we are now experiencing it would be ludicrous to see this developer throw his hands up and move on- then what have we achieved? three empty lots sitting for years becoming an unsightly blight on the downtown area- Dirk Olsen

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May 14, 2020,

We are writing in support of Mark and Tina Siegner and their building project on 4th and Calapooia. It is exciting to see their efforts to improve the viability, livability and productivity of our local community. They are long-time residents and contributing members of this community and they understand the importance of a community working together to make a positive difference. They have a proven history of building quality and affordable housing as well as productive commercial buildings in this local area. This particular project is both commercial and residential which will provide more affordable housing for this neighborhood and additional needed business space. This is exactly why the zone "mixed-use" exists to meet the needs of our city. If you look back when they had originally purchased this property (when no one else stepped in after multiple years), it was a run down, drug infested, squatters' home with illegal activity that was repeatedly reported by the neighbors and the police. It was an eyesore and reflected badly on the neighborhood and the surrounding community. The original intent (as well as other projects that they have already completed in Albany) was to improve the existing structures to provide additional housing. It became apparent that the structural integrity, costs of renovation and time to accomplish that task, outweighed a rational plan to demolish. It is apparent that some are still upset of that decision, and rather than move forward, are once again focusing on the past, and not what is best for the future of this city. It is now, that starting anew with this property and placing structures that fit the zoning and needs of the community is the best choice.

As to the specifics of this new building plan which exists in an area with an overlay of two zones; historic downtown and downtown mixed-use, they have taken this into account and worked with professional assistance to meet and exceed the requirements to begin rebuilding. They have added additional parking (while not required), remain below the height allowance, and have offset the building (while not required). These two zones are not exclusive, and should be able to exist together in a reasonable manner, and the current design allows for this.

It appears that they now are facing "subjective" arguments from un-elected committee members, still wishing to return to the past. Most of the arguments, are not what is rational, especially when one does not wish to themselves be financially responsible for this process. They have been attacked with an angry onslaught of hateful and incorrect personal and professional comments; both made in the public meetings and in the comments of online articles about the process. One may understand how someone from the public could make these comments, however, when the comments are from a person on a committee and public office, this is unacceptable. Anyone who really knows Mark and Tina, realize what wonderful, contributing members of our city they are. It's sad, that in today's society a business owner is attacked for operating a business that provides for their family and provides taxes and revenue generating income that the city needs to operate. How does a situation get so out of control?

We have seen many improvements in downtown Albany to improve the area for families, business and safety. We strongly feel that this is a welcomed addition. Unfortunately, there are still some that wish to fight against rational, good progress, in improving our city while imposing their personal thoughts while not expending any finances, and not realizing that it clearly meets the criteria as per the zoning. We look forward to the completion of this project, so ourselves and others can be proud of our city, and spend time going downtown.

Ronald and Wendy Wobig

From: [William Ryals, Architect](#)
To: [LaRoque, Laura](#)
Cc: [Mark Siegner](#)
Subject: Cover Sheet, drawings and Photos
Date: Friday, May 15, 2020 9:54:12 AM
Attachments: [Calapooia Cover.pdf](#)
[Local Photos.pdf](#)
[Existing Lot Site Plan.pdf](#)
[Calapooia Site Plan.pdf](#)
[North and East Elevs.pdf](#)
[South and West Elevs.pdf](#)

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Hi Laura,

Here are the Drawings and photos we had submitted with our findings. I'm not sure where they got lost. Can these get to the commission somehow?

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William G. Ryals - Architect
935 Jones Ave NW
Albany, Oregon 97321
cell 541-974-0908

Valley Homes, Inc.
New Construction in Historic District

CALAPOOIA COURT

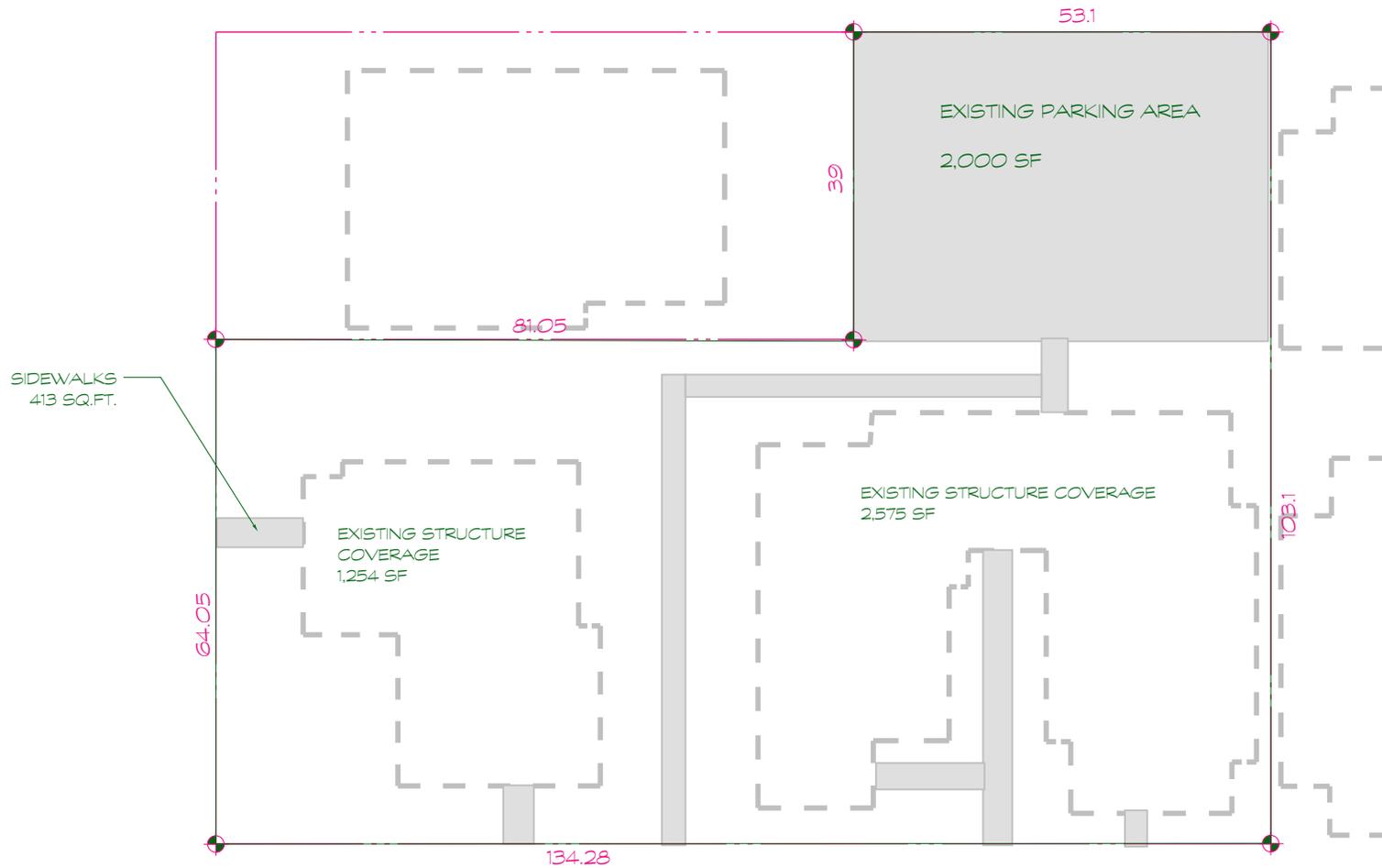
331 NW Calapooia Street - Albany, Oregon 97321



Historic Review Findings and Report Board of Landmarks ALBANY OREGON







EXISTING LOT COVERAGE

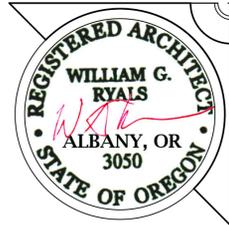
EXISTING PARKING LOT:	2,000 SF
STRUCTURE ONE	2,575 SF
STRUCTURE TWO	1,254 SF
MISC SIDEWALKS	413 SF
<u>EXISTING COVERAGE:</u>	<u>6,242 SF</u>

LOT RATIO $6,242/10,632 = .59$

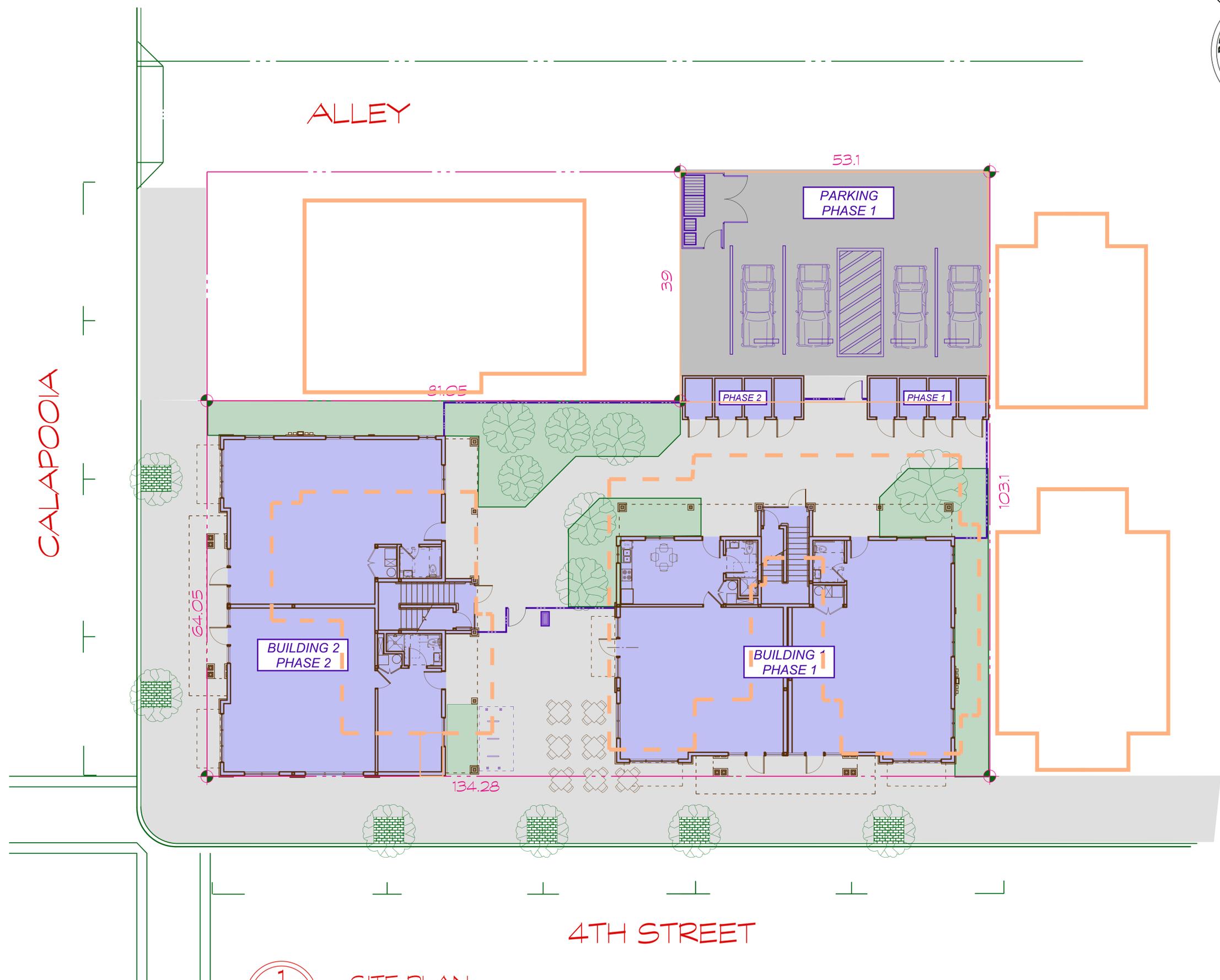


EXISTING SITE PLAN LOT COVERAGE

SCALE 1/8" = 1'-0"



WILLIAM G. RYALS
ARCHITECT
935 Jones Ave. NW
Albany, Oregon 97321
Phone: 541-974-0908
ryals.architect@comcast.net



CALAPOOIA

ALLEY

4TH STREET

1
AO.1

SITE PLAN
SCALE 1/8" = 1'-0"

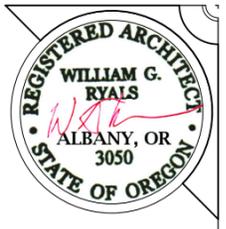


CALAPOOIA COURT

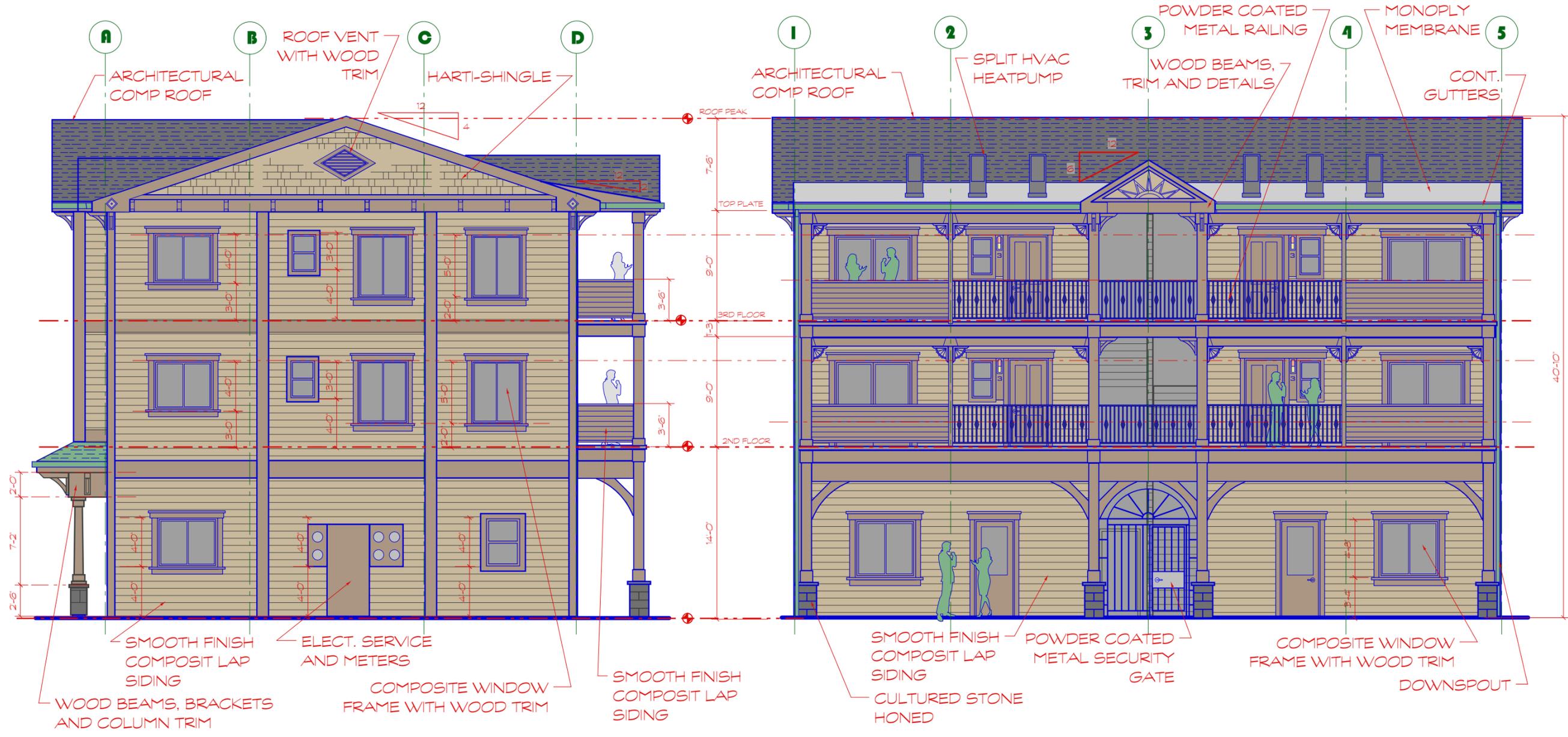
Downtown LIVE/WORK/PLAY
331 NW CALAPOOIA STREET
ALBANY, OREGON 97321

SITE PLAN
REVIEW





WILLIAM G. RYALS
 ARCHITECT
 935 Jones Ave. NW
 Albany, Oregon 97321
 Phone: 541-974-0808
 ryals.architect@comcast.net



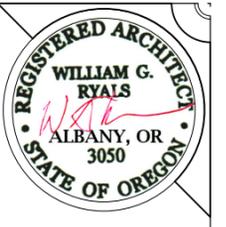
2 EAST BUILDING ELEVATION
 A3.1 1/4" = 1'-0"
 0 5 10 15

1 NORTH BUILDING ELEVATION
 A3.1 1/4" = 1'-0"
 0 5 10 15

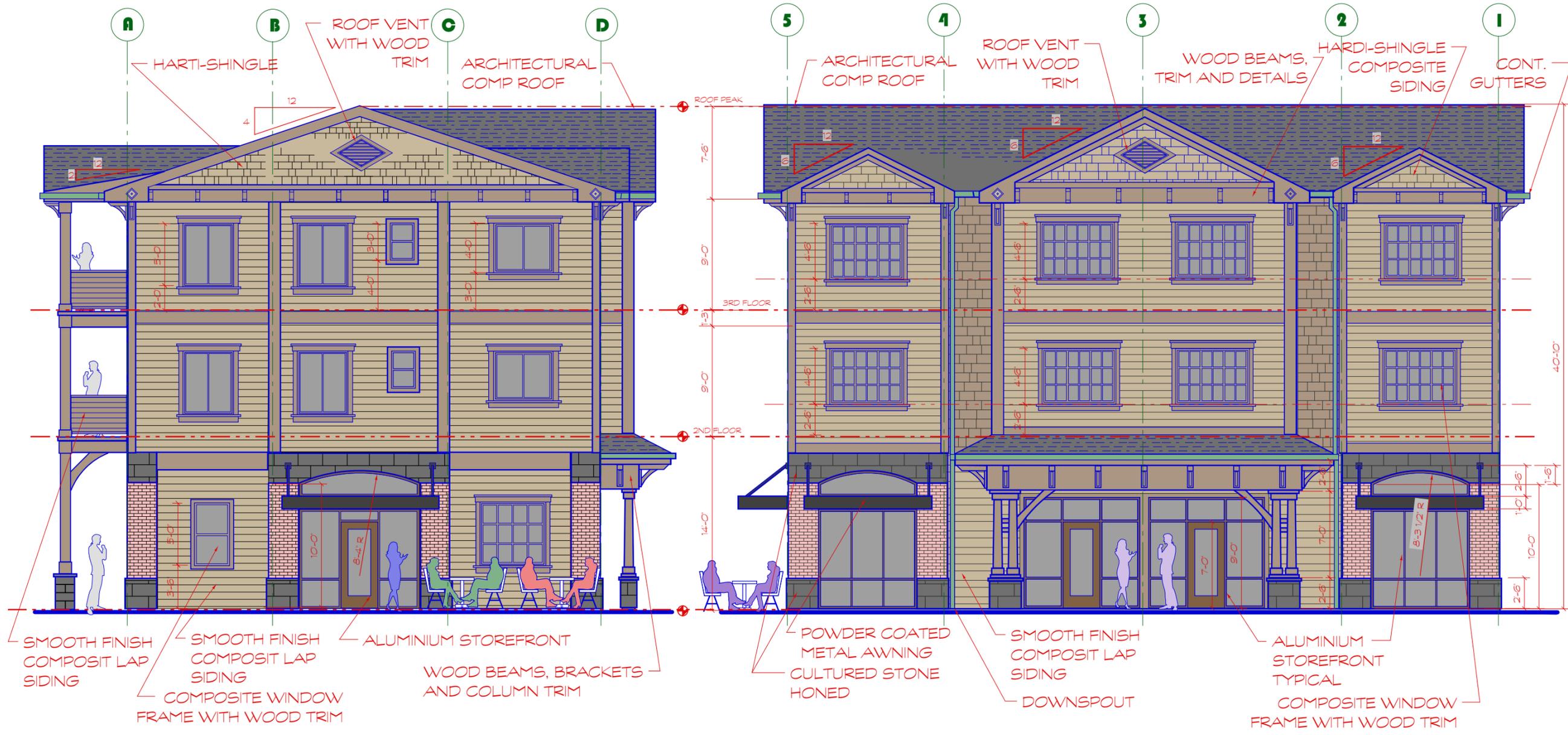
CALAPOOIA COURT
 Downtown LIVE/WORK/PLAY
 331 NW CALAPOOIA STREET
 ALBANY, OREGON 97321

BUILDING ELEVATIONS





WILLIAM G. RYALS
 ARCHITECT
 932 Jones Ave. NW
 Albany, OR 97107
 Phone: 541-974-0808
 ryals.architect@comcast.net



2 WEST BUILDING ELEVATION
 A3.0 1/4" = 1'-0"
 0 5 10 15

1 SOUTH BUILDING ELEVATION
 A3.0 1/4" = 1'-0"
 0 5 10 15

CALAPOOIA COURT
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 331 NW CALAPOOIA STREET
 ALBANY, OREGON 97321

BUILDING ELEVATIONS



From: [Sullivan, Jennifer](#)
To: dcstavros@comcast.net
Cc: [LaRoque, Laura](#)
Subject: RE: Proposed Building Project
Date: Friday, May 15, 2020 11:06:28 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Thank you, Dean,

Your email will be added to the public comments.

Have a good day,
Jenn



Jennifer Sullivan

Administrative Assistant I
541-917-7651 phone

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City of Albany, Oregon
333 Broadalbin St, Albany, Oregon 97321



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From: dcstavros@comcast.net <dcstavros@comcast.net>
Sent: Friday, May 15, 2020 11:05 AM
To: Sullivan, Jennifer <Jennifer.Sullivan@cityofalbany.net>
Subject: Proposed Building Project

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Greetings City of Albany Landmarks Commission,

As a resident of Albany for nearly 50 years, and a local business owner for 43 years, I have deep roots invested in the success and well-being of our community.

The proposed building project located at Fourth and Calapooia, in the downtown commercial zone of the Monteith Historic District would provide housing and commercial space to grow the vitality of Albany's unique downtown

community. This project is proposed by one of Albany's finest residents and fellow businessman, Mark Siegner.

Mark has been a personal friend for over 30 years, a colleague in the business world, and a fellow board member on a local community group. He is an accomplished and well respected local builder. His decades of experience in the Albany area spans residential and commercial projects from remodeling to building from the ground up. His work is marked with exceptional quality, pride of workmanship, and an aesthetic beauty which always compliments the area and location of the project. Everything Mark does is of the highest standard.

Mark's outstanding craftsmanship speaks for itself. His work is displayed in new construction and remodels throughout our prized Albany Historic District, and he will, no doubt, continue to enhance our community with this next project.

Kind regards,

Dean C Stavros

Dean Stavros

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May 15, 2020

Albany City Landmarks Commission
City Hall
333 Broadalbin St. SW
Albany, OR 97321

Re: Proposed development at SW 4th and Calapooia

I am writing to urge you strongly NOT to allow the proposed development of this parcel of land. The proposed development does not fit in with the neighborhood at all and would completely change the feeling of the surrounding area. It is entirely out of scale with surrounding buildings; it covers too much of the plot's acreage with surfaces impervious to rain, thereby increasing runoff and pollutants, and the lack of parking would create a daily nightmare for surrounding residents as well as again, increased pollutants running off into nearby waterways.

Obviously, replacing the historic single family homes torn down with new single-family homes in keeping with the unique style of the surrounding homes would be ideal. This can and has been done already in Albany, at the corner of SE 6th and Railroad where a newly built home fits nicely in its surrounding area.

If replacing one-for-one isn't financially viable, I suggest the property be developed in a fashion similar to the duplexes along SW 3rd at Calapooia. That would allow multi-family use of the property but maintain the feel of family homes instead of high-density apartments that would overshadow the entire area.

Please, please ask the developers to go back to the drawing board and come up with an alternative in keeping (and in scale) with the surrounding architecture. The development they propose could go elsewhere on the outskirts of Albany but, if allowed to proceed as suggested, would change the unique and wonderful feel of that historic neighborhood in downtown Albany.

The thing that sets Albany apart from neighboring cities and towns is its wonderful old-timey downtown district. It is such a joy to walk around, seeing all the different and beautiful types of architecture downtown. To allow this proposed project to be built would significantly erode the community feel of the area forever.

Thank you for helping keep Albany the wonderful and unique place that it is.

Sincerely,

Mary H. Curran
624 Baker Street SE
Albany, OR 97321

From: [Amy Schulte](#)
To: [LaRoque, Laura](#)
Subject: 4th and Calapoolia proposal
Date: Saturday, May 16, 2020 4:51:03 PM

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Dear Laura LaRoque,

I am writing to you today to share my thoughts on the proposed build at 4th and Calapoolia. I own a property on 5th and Washington, so this build will affect me on a daily basis.

I am glad that something will be happening with the empty space. I am concerned about the impact of a business and the parking situation, but I understand the benefit of jobs in the community.

I have no objection to the proposal of a building 3 stories in height, 13,774 square feet and for business purposes.

My concerns are about the overall look of the property. I would like to see the outside of the build blend in with the historic feel of the neighborhood. I don't see any reason for the building to use historic materials, but i would appreciate a building that has a bit of character that blends into the neighborhood. Please don't build a cinder block square. Please go to the effort to enchanted the neighborhood with the aesthetics of your build.

Cordially,

Any Vosika

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4th & Calapooia Proposed Building Comments – Linda Melikian, 623 Maple St SW

Public Meeting 19 May 2020

I believe that a mixed-use design is good for this area, but the scale of the buildings alone sets a dangerous precedent. To compare with poor past decisions of urban renewal that are truly regretted is not responsible and should not be a guideline. The proposed plan seems to make a mockery of the historic district intent. Below are just some issues I see with this proposal.

Set-backs- historic guidelines clearly call for new development to have similar setbacks to adjacent buildings. Set back for Bldg 2 approx. 18' closer to the property line than the adjacent property to the north. South elevation appears to be right on prop line. Both frontage setbacks well short of 5' minimum. There is no required "unifying pattern". This is edge to edge development, and not in keeping with the neighborhood.

Visually similar – This proposal is the "poster child" of the "not this" examples given in the historic requirements. Monolithic was used throughout the proposal document and they are monoliths. Proposal pages 13-16 addresses size: "may be larger...should not be monolithic", are 2x wider 7x bigger, "height should not overwhelm". The mass overwhelms the surrounding buildings. Pages 28-36 address massing, rhythm, spacing, height, "this/NOT this" examples, roof shapes, windows. There is no relief in their facades on the street sides. Nothing is presented to the street-side as a residential similarity. A catalog appears to have been opened picking one of everything for windows and materials. Cultured stone, aluminum awnings and thin brick veneer are more appropriate suburban mall materials. What period/style is this trying to replicate? I repeat, per the Historic Guidelines, this proposed development is the "poster child", the exact example, for NOT THIS.

Building code – numerous examples of not meeting code, just a few described here. Was there a Code review by an inspector prior to this going out to the public? For example, to be ADA compliant for living spaces there must be an elevator if at least one Type A apartment is not on the main level. Not on the plans. There does not appear to be an "accessible route" on the property, per ADA. Appears to be an unsightly chain link fence (with wood slats that will deteriorate) around the property. Spaces are small – are there prospects to rent? Or, will they stand empty? There seems to be many code misses here.

Parking – Most cities require at least 1 to 1 spaces per residential unit. Three, plus one handicap, doesn't come close. Is there to be a parking variance? What is the commercial loading area for the businesses? This density will overwhelm the available street parking and be a burden to existing residents.

Waste Removal – Container area looks inadequate for 8 residences and 4 commercial establishments. How will the removal trucks access?

Heat Pumps on Roof – There appears to be six heat pumps on the roofs of the two buildings, versus the ground. This presents two issues, NOISE for the neighbors; and, access to service. How will a man-lift access to service?

My biggest question is, **how did this development proposal get this far?** It does not seem to meet **basic** building codes, it certainly does not meet Historic Guidelines. It would seem this project is NON-permittable, as designed.

If this project gets erected as proposed, what is to stop more monoliths being built throughout the historic district? If the precedent is there, why bother having Historic Guidelines for a Historic District?

Let's go back to the drawing board and design product that is in keeping with the area – definitely NO more than two stories.

From: [Sullivan, Jennifer](#)
To: [Patrick Richards](#)
Cc: [LaRoque, Laura](#)
Subject: RE: Letter of Support- 4th Avenue Project
Date: Monday, May 18, 2020 8:45:19 AM

Thank you, Pat,

Your comments have been saved to the public testimony.

Have a good day,
Jenn

Jennifer Sullivan
Administrative Assistant I
541-917-7651 phone
Public Works – Planning & Community Development
City of Albany, Oregon
333 Broadalbin St, Albany, Oregon 97321

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-----Original Message-----

From: Patrick Richards <pjrichards57@me.com>
Sent: Sunday, May 17, 2020 10:11 AM
To: Sullivan, Jennifer <Jennifer.Sullivan@cityofalbany.net>
Subject: Letter of Support- 4th Avenue Project

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To members of the Albany Landmarks Commission:

I am writing in support of the project being proposed by Mark and Tina Siegner at the 4th Avenue location.

I am a proud life-long resident of Albany. Over the years my family and I have witnessed the deterioration of certain areas of our community as our community has been effected by changing economic and demographic conditions. We have seen where both private groups and public entities have endeavored to make investments in these areas to try to attract people for both residential and commercial opportunities.

It is my opinion that the project being proposed by the Siegner's on 4th Avenue is a prime example of an opportunity to support private investment that, in a large degree, will provide a much greater return to the Albany community than it ever will to the Siegner family.

I have had the opportunity to see first hand how Mark and Tina do business. They run an efficient operation and their project's worksites during construction are clean and safe. The quality and craftsmanship that goes into the projects they and their local sub-contractors have completed is head and shoulders above what you'll find in many other projects of this nature.

All that I have read in the local press says that the Siegner's have adhered to all set guidelines and have met the

necessary requirements set by the City and by the Landmarks Commission. So I am at a loss as to the reason for the resistance and delay especially in light of the fact that Mark and Tina have extensive experience in the preservation and restoration of a collection of Albany's historic homes and downtown buildings. They know how to preserve the character and history of a neighborhood while still providing the features and functionality that are required in today's world.

I appreciate the work that our local government does in trying to maintain Albany's historic district. It is a key component of the community that we all can be proud of, both now and long into the future. I urge the Landmarks Commission to continue that good work and give its approval to this project.

Sincerely,

-Pat

Patrick Richards
P.O. Box 159
Albany, OR 97321

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9 May 2020

RE: HI-04-20 Historic Review of New Construction

Albany Landmarks Commission:

As a resident of the Monteith Historic District, I am asking you to please **vote no** on HI-04-20, the proposed new construction of two buildings on 4th & Calapooia. The proposed buildings are not a good fit within the Monteith Historic District. The design of the proposed buildings does not meet any of the three design standards for the Monteith Historic District as outlined in the Albany Development Code (ADC 7.270). The primary reason the buildings do not fit is their scale. At 40+ feet tall, the proposed three-story buildings will tower over the neighboring 1.5 and 2.5 story houses. Each new building, at 6,700+ square feet, will also be disproportionate to those around it. These measurements make the proposed structures a bad fit with our residential neighborhood.

Additionally, there are only four parking spaces available for the 8 residential and 4 commercial (12 in all) units. As 1 of these spaces may be dedicated for handicapped use only, only 3 spaces will remain available for general use. This lack of appropriate parking is not to code and will overwhelm the neighborhood. The majority of neighboring houses do not have driveways and rely on street parking near their houses. The proposed buildings will cause an unusually high increase in population density and an unnecessary competition for parking around neighboring houses.

Here are additional reasons my spouse and I think this design is incompatible with our neighborhood:

- Its mixed-use construction is not consistent with the neighborhood.
- The proposed exterior materials (i.e., composite brick, composite shingle, composite siding, composite windows) are inconsistent with other buildings in the neighborhood.
- The proportions and symmetry of the proposed buildings are entirely incompatible with the neighborhood.
- The existing sidewalk area and planting strip will be removed, and the new buildings will be built out to a new sidewalk.
- There will be metal awnings over a sidewalk in our residential neighborhood.

Unless these reasons are addressed fully through major revisions, consideration of this design should not move forward.

Allowing these buildings to be built according to the current design will set a dangerous precedent for the future of the Monteith Historic District and present further problems including those described above. The Monteith Historic District deserves respectful new construction. There is room for the design to change in a way that is considerate to the neighborhood while still ensuring that the developer has reasonable return on their investment. Glancing through the *Guidelines for New Construction in Albany's*

Residential Historic Districts & Neighborhoods provides numerous examples of better design choices upon which a redesign could be based. Please ask for a proposal that is more compatible with our neighborhood.

Respectfully,

A handwritten signature in cursive script that reads "Candice Clark".

Candice Clark
720 6th Ave. SW
Albany, OR 97321

From: [Ray Kopczynski](#)
To: [LaRoque, Laura](#)
Cc: [CD AA](#)
Subject: Landmarks Public Hearing on Monday
Date: Sunday, May 17, 2020 3:46:42 PM

[External Email Notice: Avoid unknown attachments or links, especially from unexpected mail.]

Ray Kopczynski
1303 Tamarack Ct SW
Albany, OR

FOR the proposal

Members of the Commission:

It's no secret that during the run-up to where we are now (and while I was still on City Council), I was very adamantly and quite forthrightly, on camera being strongly opposed to the process by which we got to this point. I have not changed my mind whatsoever in that regard. However, here we are.

I watched the recent meeting online to see what kind of proposal might be given considering the restraints on that piece of property.

Notwithstanding what I call some “irrational exuberance and hyperbole” on both sides, I do have to come down very strongly IN FAVOR of the design put together by Bill Ryals and his team to make the best use of the location. I say that from what I perceive are the adjacent buildings that are zero in historic nature and have nothing that remotely suggests they should even be in the historic district other than possibly being grandfathered in to eliminate gerrymandering of the district borders.

The design features the opportunity for small businesses (professional, food-based, or retail) on the 1st floor and even has a small “park” at the rear.

It could have been designed as a "big box" complex, but Bill has taken the high road IMO.

I wholeheartedly hope the Commission approves the design as submitted - without the serious “nit-picking” I perceive. Because in 10-15 years, those miniscule changes will never be wished for nor even remembered...

Thank you,

Ray Kopczynski

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From: [Jim Jansen](#)
To: [LaRoque, Laura](#)
Subject: Landmarks Review HI-04-20, 331 Calapooia St SW
Date: Monday, May 18, 2020 8:40:49 AM

[External Email Notice: Avoid unknown attachments or links, especially from unexpected mail.]

I wish to add my support for the design and buildings in Calapooia Court. I believe the project meets and exceeds the requirements necessary for a commercial property. We are in need of housing and retail space in the downtown area. The open, Public spaces are well designed and the project will be an asset to the city. Please bring this project forward.

I was not in favor to the demolition of the houses on the property but since they are gone its time to move on and approve this project.

Thank you
Jim Jansen
804 Broadalbin St SW
Albany OR 97321

DISCLAIMER: This email may be considered a public record of the City of Albany and subject to the State of Oregon Retention Schedule. This email also may be subject to public disclosure under the Oregon Public Records Law. This email, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you have received this communication in error, please notify the sender immediately and destroy all copies of the original message.

Good evening to the Landmarks Advisory Commission and all attending. We would like to thank all for the amazing support we have received. The virtual testimony was so appreciated and now the written support is a breath of fresh air.

In response and summary of the testimony in opposition, we feel that this project has met all criteria and is overly sensitive to the concerns of those in opposition. Opposing testimony made claims of the project being too big. This project has an element of commercial space which pushes the development into a bit larger building. This zone is intended to be a transition from strictly commercial to a more residential area. The zone encourages a mix of retail, offices, services, etcetera that will add to the livability of our city and the district. The development also provides sorely needed housing. Housing in close proximity to the downtown also enables residents to walk to shops and services and reduces the need for cars and trips across town to the malls and box stores. This project checks all the boxes of what this zone is designed for.

We have also heard complaints in regards to the height of the project. The fact is this project is well under the height restrictions in a zone that “encourages mixed use both horizontally and vertically.” If the zone encourages this type of development then approval should reasonably follow. The structures that were previously on this site were 2 ½ stories. This project is three stories. People feel that the privacy in their backyards will be ruined. The prior structures provided visibility into neighboring backyards as well. Throughout the zone and district all backyards are visible to neighboring homes if you have a two story home. This is inevitable in the entire district as the density dictates this. The proposed development is no different.

Opposition has also made parking a point of contention. The DMU zone has no parking requirements. In an attempt to be sensitive to the neighborhood, the proposed development has included off street parking in an effort to mitigate this concern. We have addressed and been sensitive to parking.

The City has also given eight conditions of approval. We feel these conditions are subjective based on preference and not zoning guidelines. Condition 1 wants a separate review for the designed storage for the residences. The storage is part of this submittal and will have the same detailing as the overall project. To ask for a separate Historic Review of New Construction application for said proposed accessory structures is redundant. The storage for the residences is part of the site plan.

Condition 2 deals with setbacks. This project complies with the setback requirements of the DMU zone. The buildings are well beyond the minimum setbacks in all instances. There should not be a Condition 2.

Condition 3 wants larger offsets than what the project already has. I have never seen any requirement for offsets. Bill Ryals has designed an extremely well thought out plan that is attractive and compatible with the DMU zone and sensitive to the historic overlay. He is an

architect with 40 years of experience. He is an expert. Although he has recused himself from this proceeding we must remind you that he is a member of the Landmarks Advisory Commission. To make a condition for larger offsets is subjective. The planners that are asking for the conditions are not licensed architects, nor do they have the technical expertise that Bill Ryals has acquired through his licensure and many years of experience.

Condition 4 deals with height. The DMU zone encourages development **horizontally** and **vertically**. The DMU zone allows a height of 85 feet, while the historic overlay allows a height of 45 feet. The proposed project's peak, the highest point, stands at 40 feet. This is well within the more conservative height restriction. There should be no Condition 4.

Conditions 5 through 8 deal with design details. We have been in construction for over 30 years and want this project to be an attractive addition to the area. Whether siding is smooth or textured is based on personal preference. Who gets to decide what looks good? We like the look of smooth siding as well, but shingles whether wood or hardiplank have texture. Is this wrong? We like paned windows in some instances but are non paned windows wrong? Is trim that is made of composite materials impervious to rot and the elements wrong? Some "solid wood", that is spruce, doesn't last as long as douglas fir or cedar, which don't last as long as concrete or polyurethane. The detailing does matter, but advances in this day and age should allow for flexibility in what product is used. Is brick better than stone, or better than pre cast concrete? All three provide great appearance and function and all three are great options. In order to create something beautiful, some leeway must be given to the architect and builder. While we can agree to some conditions such as smooth siding, paned windows, and five inch window trim, we feel the red tape of having each item approved is very subjective and unnecessary. It was brought to light in the last meeting that there are other projects that have been afforded this leeway. We would expect the same courtesy. Although our findings of fact and architectural renderings were omitted by staff initially, hopefully you have had the opportunity to review them. As such we feel conditions 5 through 8 should not be a part of this approval.

We have worked hard to be sensitive to all concerns of compatibility. There are many instances of large structures within eyesight or one block of this development. Many buildings that are of grander scale and detailing next to buildings that are more modest. All are valuable and contributing and can exist harmoniously in this area. This development is likewise not the same as everything else. It is not designed to be. However, it will provide a unique mix of commercial space with additional housing to complement the downtown area. Parking space has been added in an area where no parking space is required. Building detailing includes window trim, wide belly bands, wood brackets, shingle detailing and masonry accents to name just a few. These details will add unique touches to make the proposed project attractive and complementary to the neighborhood. We know that these buildings will be a great addition to Albany and the downtown area. Please approve this project with no conditions. Thank you for your time and consideration.

Mark & Tina Siegner

Valley Homes, Inc.
New Construction in Historic District

CALAPOOIA COURT

331 NW Calapooia Street - Albany, Oregon 97321



Historic Review Findings and Report Board of Landmarks ALBANY OREGON



William Gordon Ryals Architect

January 27th 2020

Criterion: 1a.

The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.

Facts:

The proposed new development will not alter the existing sidewalk location. Street tree location will conform with City of Albany development code as no street trees exist at this time. The setbacks of this proposed development are consistent with the DMU zoning. The structures will have a 5 foot setback from interior property lines and be 0 – 5 feet from street facing property lines. The DMU zoning has a maximum front setback of 5/15 feet and a minimum 5 foot interior setback which this development meets. Building coverage of the proposed development will be 4520 square feet. The lot being developed is 10,665 square feet. The DMU zone has no applicable restrictions for minimum lot size or maximum building size. Building coverage for the proposed development will be 42% of the building lot. This is consistent and within the framework of the DMU zone. Orientation to the street of the proposed development will be street facing. One structure will be sited on the corner of Fourth and Calapooia and its' facade will incorporate windows, awnings, and architectural details on both Fourth Avenue and Calapooia Street. The second building is facing Fourth Avenue solely, with all of the same features. Both structures are consistent with the goals of the DMU zone.

Conclusion:

This development meets the criteria of unifying development patterns, sidewalk and street tree location, setbacks, building coverage, and orientation. The development fits within the DMU zone and the Monteith District.

Criterion: 2a.

The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.

Facts:

The proposed development consists of two three story structures. The lower floor is commercial space with first floor to second floor being fourteen feet. The top two floors consist of residential space being nine feet from floor to floor. The structures will be approximately 32 feet to the eaves. The footprint of each structure is 45' 10" x 57' 10", or 2651.39 square feet. Both the footprint and height of the proposed development is consistent and conforming to development code within the zone and district. The surrounding area has a mix of commercial, business, and residential use. Attached please find 7 photos of neighboring properties. The development is adjacent or within two blocks of these properties. These properties are representative of the district and zone. As you can see from the photos, they vary in size and scale. There is a five story structure located at Third and Calapooia. The proposed development shares the alley with a business and home that are similarly three stories. There are homes and rentals across the street that are either two or three stories as well. There are also some single story houses and businesses within the block. The mix of development that has occurred prior adds to the character and offers uniqueness to the zone and district. Not every structure looks like its neighbor and this charm is part of the beauty of the district.

The proposed development also will incorporate elements and exterior architectural details that are consistent and conforming to the zone and district. These features will enhance the development as well as the district. Wide belly bands, trim of windows, gable banding, bay windows, and awnings are some of the additional details that not only make this development more attractive, but also the neighborhood as well. Porches are also part of this development, which is a very prominent feature of the district.

Conclusion:

The proposed development maintains similar size and scale of the many different structures of the district. This proposed development is three stories which is a very common size of the existing nearby homes and businesses, therefore being consistent with prior development in the zone and district. The detailing of the proposed development is meant to exceed what is required within the ADC and district standards. This will ensure that proposed development adds to the neighborhood and enhances the district as a whole. The craftsmanship of this development will promote and improve the area, zone, and district.

Criterion C: 3a.

Building materials are reflective of and complimentary to existing buildings within the district.

Facts:

Attached please find 7 photos of neighboring properties. The development is adjacent or within two blocks of these properties. These properties are representative of the district and zone. As you can see from the photos, the neighboring properties have different window types, siding types, and architectural details. All adding in some way to enhance the diversity of the district and zone. Some windows are vinyl, some are wood, some have grids and some do not, some siding is wood, some is hardiplank, some is vinyl, shingles as well as stucco are also both represented. The proposed development will be a wood framed structure with a mixture of siding types. Lap siding is a common siding type within the district and this development will incorporate lap siding as well. Hardiplank is the preferred type of lap siding for its durability. Shingle accents are also a nice detail on many structures within the district. Shingles will also be a part of the exterior detailing on this development. Masonry (i.e. brick, stone) have been used for centuries on homes and businesses not only in Albany, but worldwide. Masonry accents will be added for curb appeal and will help the project enhance the neighborhood. Windows will be of composite materials with trim to match other homes in the district. As mentioned earlier, exterior trim detailing will be used to ensure this project compliments the district. Metal awnings are also seen on many businesses nearby. These provide a unique look as well as function. Covered porches that invite people in, have always been a nice feature on homes and businesses and will be a part of this project. The overall goal of this project in its entirety is to be a great addition to Albany and its' downtown area. This will be accomplished by using some timeless exterior detailing as well as meshing in some more modern styling. These details certainly add to the cost, but will add to the district and neighborhood and provide a sense of pride once completed.

Conclusion:

This project is not trying to be a historic structure, but it will have ample exterior detailing that is prevalent in the district. The building materials used in this development are similar to other

homes and businesses nearby and are reflective and complementary to existing buildings within the district. There are many different products from vinyl to wood to brick to composite materials. Our world is evolving and products change and improve. Windows have also made improvements to function and insulation values. Products range from vinyl to wood to metal to composite. The district has all of these window types represented. This project will try to incorporate the best value while maintaining the look that is important to the integrity of the district. Trim detailing throughout this project will be used around windows, belly and gable banding, wide corner trim, gable accents, and porch features to make this project an asset to the district. The use of the available building materials will be such that they compliment the district. These details and craftsmanship will add to the cost but will give the neighborhood something they can be proud of which has been a long time coming.



May 15, 2020

Albany Landmarks Commission – re. HI-04-20 4th and Calapooia Development Proposal:

Restore Oregon is a non-profit that works statewide to save historic places. We represent thousands of community activists, homeowners, preservation professionals, like-minded investors, and users of historic places who want to preserve, protect, and pass forward Oregon's heritage. We have long admired the richness of Albany's historic districts, Main Street, and are currently engaged in efforts to repurpose the old Cumberland Church.

One of the most valuable assets that makes Albany a uniquely livable community is its historic districts. The a sense of PLACE you find in the Monteith district is unique and irreplaceable. More than a collection of individual homes, the district collectively tells a story, and it falls to City leaders to ensure good stewardship of that heritage.

Not that historic districts should be frozen in amber! Far from it. They must evolve and serve the needs of today. The trick is to retain their integrity by ensuring that new infill development is compatible and enhances, rather than distracts from or overwhelms, the historic context.

Having worked in communities across Oregon, vetting and publishing a Special Report on Principles for Compatible Infill Development in Historic Districts, **we urge you not to approve the oversized buildings as proposed for 4th and Calapooia**. They do not reflect best practices, lack the appropriate scale, massing, materials, and set-backs that a historic district of this caliber deserves, and do not fulfill Albany's own design criteria.

For the commission that's charged with protecting Albany's historic assets to set aside the approved design guidelines will set a terrible precedent for all future development in this and other historic districts. There are examples across Oregon of infill in historic districts that is both compatible and turns a profit for the developer.

Thank you for giving our concerns careful consideration and entering this into the record.

Respectfully,

Peggy Moretti
Executive Director

Scott Lepman Company

Scott Lepman, SRA, RM
Real Estate Appraisal and Consultation
100 Ferry Street NW
Albany, Oregon 97321
(541) 928-9390 Phone
(541) 928-4456 Fax

Received by Laura LaRoque on
Monday, May 18 at 2:05 PM

Historic Landmarks Advisory Committee
C/O Laura LaRoque
333 Broadalbin Street SW
Albany, OR 97321

May 18, 2020

RE: Siegner Property Development Case No. HI-04-20
525 & 533 4th Avenue SW
331 Calapooia Street SW

To the Historic Landmarks Advisory Committee,

We are in support of this proposed project.

We are confident that the success of these projects will bring viability to the area and the downtown by providing additional housing and retail/office space.

Respectfully,



Scott Lepman



Candace Ribera



FRIENDS OF HISTORIC ALBANY
1116 11TH AVE SW
ALBANY OREGON 97321
FRIENDSOFHISTORICALBANY@GMAIL.COM

WORKING TO PRESERVE ALBANY'S HISTORIC RESOURCES

May 16, 2020

Re: HI-04-20 Historic Review of New Construction

We're proud of our history, and we value our distinctive architectural and cultural resources. Albany's National Register of Historic Districts possesses a significant concentration of buildings in a small geographic area like no other in the state of Oregon. These buildings represent a variety of architectural styles, craftsmanship, and development patterns that helped shape our city and make it what it is today.

...from the City of Albany website

Albany Landmarks Commission:

The Friends of Historic Albany (FOHA) share the city's pride in our historic districts and, with a mission to support Albany's historic resources through advocacy and education, have a purpose in common with the Landmarks Commission.

The proposed redevelopment of the property at 4th & Calapooia, within the Monteith Historic District, is not compatible with the surrounding neighborhood as required by the Albany Development Code (ADC). Approval of the construction, as currently proposed, sets a dangerous precedent and undermines the purpose of the city's historic districts.

This is why we are against the project, as currently proposed, and ask that the commissioners deny the applicant's request.

Although the property is currently zoned Downtown Mixed Use, it lies within a Historic Overlay District (the Monteith National Register Historic District). The location within the Historic Overlay District is a critical point in this case because Article 7 of the ADC clearly states that "**When the regulations and permitted uses of a zoning district conflict with those of the historic district, the more restrictive standards apply.**"

The city's *Guidelines for New Construction in Albany's Residential Historic Districts and Neighborhoods* are included in the staff report. The guidelines purpose is to help property owners and contractors choose an appropriate approach when building in a historic district so that projects satisfy the standards and review criteria in the ADC. It addresses the question of "what makes a new building 'compatible' in a historic neighborhood?" in terms of scale and proportion, massing, height and rhythm. A review of these guidelines makes it clear that the proposed project is not compatible with the neighborhood.

FOHA is not opposed to the redevelopment of this now vacant property but it must be done in a manner appropriate for the historic district.

Thank you,

Rebecca Ziegler, President
Friends of Historic Albany

May 17, 2020

RE: HI-04-20 Historic Review of New Construction

As residents of the Monteith Historic District for over 30 years we are very concerned about the proposed new construction planned for the vacant lot on the corner of 4th and Calapooia St.

We urge you to vote NO for the following reasons.

The Design Guidelines for the Historic District are quite clear and the proposed structure is clearly too massive and the height way too tall, making the size and proportion of the building out of line with the existing neighborhood.

There is not enough parking available to accommodate the proposed dwellings or commercial space.

The building materials are not compatible with the surrounding homes.

The design is not historical in flavor with the era of homes in the neighborhood.
(late 1800's - 1920)

The proposed building is a Retail/commercial use building in a neighborhood that was formerly residential.

The set back of the building is not compatible with the other buildings in the block.

Please reject the current proposal until the developers can come up with a more respectful plan. Albany has long been known for its beautiful historic buildings and thanks to the Landmarks Commission we have preserved many historic neighborhoods. Those of us who have lived in these neighborhoods have pride in our restoration efforts and in keeping with the design guidelines for our own homes, those guidelines should apply to developers as well.

Sincerely,

John and Deborah Conrad
630 6th Avenue SW
Albany, OR 97321



From William Ryals - Architect

To the Landmarks Commission concerning Calipooia Court, a mixed use development.

Thank you for this opportunity to submit information to the commission. There has been a lot of testimony for and against this project and I thank everyone for taking the time to express their support and concerns.

I would like to start with a basic overview of the secretary of the interiors' standards for construction in historic districts. These standards are adopted and interpreted in different ways by districts and cities across the country. While districts might have different interpretations of these guidelines, there are fundamentals that everyone should understand.

There are four ways that construction can occur in an historic district.

1. Preservation and reconstruction of existing structures.
2. Renovation or alterations of existing structures.
3. Additions to an existing structure.
4. New Buildings in the district.

The standards differ for each of these activities in important ways. In short:

1. Preservation and reconstruction requires that historic buildings be repaired and preserved using materials, techniques and details as close to original as is feasible.
2. Renovation and alterations are also encouraged to match the original materials and detailing while taking into account current codes for structural, egress, the ADA, and energy use.
3. Additions to historic structures are different. The guidelines recommend that additions be compatible and complementary to the historic building they are adding to, while also being distinct and identifiable as modern structures. This is so future historians are not confused into thinking these later additions were part of the original building.

4. New Buildings are similar to additions in that they are encouraged to be compatible and complementary to the historic district, but also enjoined to be distinct and identifiable as modern structures. Our historic districts are not Disneylands. We are not trying to build fake historic buildings. In fact we are encouraged to use materials and techniques that exemplify the time in which we are building. Keep in mind 50 years from now, these structures will be historic in their own right, and should be representative of their unique time and era. History is being created everyday.

Guidelines for stand-alone new buildings are general in nature, specifically to give architects, builders and communities the flexibility to fit their unique situations, not to invite subjective standards or encourage design by committee. Conditions that attempt to dictate details or enforce subjective standards are a misuse of the code and often result in frustration for architects, builders and the community at large.

Construction in the modern world is complicated and demanding. Permits and approvals can be frustrating and take years. In my experience the City of Albany and its commissions have been helpful and flexible while taking into account community concerns and standards. Politics and personal battles have no place in our codes, zoning or land use decisions. All applicants should be treated fairly and uniformly.

Conditions that require applicants to re-submit and go through a public process multiple times causes months of delays. This has gratefully become a thing of the past with this commission. Requiring an applicant to come before you multiple times does not ensure compliance. It does however frighten applicants and possibly encourage them to seek avoidance of the process all together.

This project brings 8 new two bedroom apartments and up to 4 commercial spaces to the district. The Zone is called Mixed Use. Before that it was called Village Center. The vision was to create a small village-like atmosphere to provide needed services and housing for the area. To serve as a buffer from the historic residential district and the larger scale historic downtown. Our project has a european village scale while staying grounded in a northwest style. The building type is inspired by late 1800's

historic downtown Albany where smaller wood buildings had shops below and living quarters above. Most of these early structures were taken down in the early 1900's and replaced by the more practical and fire resistant brick facades you see today.

This project is a perfect fit for the neighborhood and historic district. It is designed in a scale and style that compliments the district and lives well under the height and density limits allowed by the zoning.

This project will create a quality environment to live, work, and provide local services. It will make Monteith safer, more vibrant and diverse. More people living downtown means more visits to restaurants and retail shop and an increase in our tax base. A great thing in a time of budget shortfalls.

The site and structures were meticulously designed. Setbacks, back yard areas, parking, public courtyard, play areas, sidewalks, awnings and overhangs were designed to fit the buildings and uses within. Arbitrary changes have ripple effects that are often unconsidered and unintended.

As for the look and detail of these buildings, my years of experience have taught me the best way to build in historic districts is to work with master craftsmen like Mark. His years of historic experience and expertise is essential to the detail, finish and success of these structures. This is, by the way, how the structures we love were built in the first place. Not by a committee of concerned citizens, no mater how well intended.

Great buildings not only look great, but provide utility that stands the test of time. It has taken me a lifetime of practice to achieve this balance.

This project will provide a quality place to live, work and raise families; to have lunch and morning coffee; to walk the dog and interact with neighbors. It fits the district and will be a great addition to Monteith.

Respectfully submitted,

William Gordon Ryals - Architect

Carrie Richter
1151 SE 72nd Ave.
Portland, OR 97215
crichter@batemanseidel.com

City of Albany Historic Landmarks Commission
c/o Ms. Laura LaRoque, Planner II
333 Broadalbin St SW
Albany, OR 97321
laura.laroque@cityofalbany.net

Re: City File No. HI-04-20

Chair McQuillin and Commission Members:

I am a land use attorney and trained historic preservationist who served for many years on the Portland Historic Landmarks Commission, including two years as its chair. I have reviewed this proposal along with the applicable approval standards and offer the following comments:

- Buildings that are twice as wide and seven times larger in area are not “of a similar size and scale of the surrounding buildings” and thereby fail to satisfy Albany Development Code (ADC) 7.270(2). Recognizing this defect, staff recommended conditions of approval requiring a five-foot deep building offset and reduced height are not only inadequate, they are non-responsive to the concern. The conditions will not result in narrower buildings, nor will they make any measurable difference in the overall building area. The surrounding buildings are between 900 to 1,500 square feet. The proposed buildings are 6,500+ square feet. This massive differential will not be remedied with a modest setback in the front building façade. Staff notes additional design amenities will resolve this concern, but no meaningful design components are identified, nor required.
- A three-story building is not compatible with one and two-story historic residences next door, even with the additional 4-foot height reduction proposed by city staff. Three story buildings have three floor plates complete with windows that read as demonstrably taller buildings as two-story buildings, even if they have comparable heights. These buildings will tower over, dwarf and detract from the neighboring contributing historic structures.
- The mixed-use nature of this building is not relevant to whether the siting, massing and design are compatible with the district. Similarly, a mixed-use development is not entitled to any greater height or massing than what exists in surrounding homes, even if those homes are in single family residential use. The Landmarks Commission’s purview is solely design. This application cannot be approved until the size, shape, massing, and craftsmanship matches the nearby buildings.
- City staff recommended conditions of approval requiring fundamental changes in building height, façade design and materials suggesting that it is premature to conclude that once

included, they will result in buildings that satisfy the standards. There is nothing in the staff report analysis to explain why this is the case. If it is possible for the condition-modified designs to satisfy the standards, the Landmarks Commission should continue this hearing to allow sufficient time for the applicant to return with modified plans including these revisions, giving all parties the opportunity to review and weigh in on whether they sufficiency. Since presumably the applicant has no objection to these conditions and will modify their designs accordingly, they should have no objection to extending the 120-day decision timeline to accommodate this request.

In sum, these designs do not satisfy the design criteria, particularly building massing and height. These buildings will detract from and undermine the quality and character of the Monteith Historic District, a resource that the Commission is charged with protecting.

Please place a copy of this email in the record and provide me with notice of your decision.

Thank you for your serious consideration of these comments,

Carrie Richter

May 18, 2020

RE: HI-04-20 4th & Calapooia proposal

Dear Landmarks Commissioners,

As former Landmarks commissioners we are troubled by both the application presented in HI-04-20 and the tone of the presentation by the applicant. Not only does the applicant attack the foundation of the Monteith National Historic District, but the applicant also attacks your lawful right to make decisions based on development code within the district.

At the May 6 hearing for HI-04-20, the architect for the proposed project made a statement about the demolition of the three historic contributing houses (Ryals 1:03:45), "The reason it was just difficult to make that neighborhood revitalized is that the buildings there were just incompatible with the neighborhood and with the district itself. Not all things because they are old...I mean we don't require people to keep their old cars, things become obsolete and unusable, the highway doesn't have Model A's rolling down it, and houses like this does not really serve modern lifestyle, and it ends up, not by accident, this become uh a derelict building, it became obsolete, and although obsolete buildings might be nice in museums, they don't create viable neighborhoods." Bill Ryals (1:11:04) goes on to say, "We could propose a completely modern structure here and it would be compatible with the neighborhood."

This is a very disturbed vision of a National Register Historic District, regardless of it being uttered by a sitting Landmark's commissioner, where historic contributing houses are considered obsolete and incompatible, so that developers can tear down and insert massive structures to "serve the modern lifestyle." The applicant's statements negate the very purpose of a historic district.

The applicant goes on to present a false analogy (Ryals 1:04:30): "This is an interesting picture, this shows an envelope around our development that would indicate what a Portland developer and architect could put on this site and there would be no way to stop them. This is the allowed, and you can suggest materials, you can suggest offsets and what-not but we've gone far beyond that, we could have gone to 4 stories we could have many, we could have high density housing here."

Commissioners are not making a decision choosing between the applicant's design and some imaginary design from a Portland firm. Any firm, be it from Albany or Portland, has to follow the same review criteria set forth in Article 7 of the Albany Development Code. We dare say that Portland's Historic Landmarks Commission would hold an applicant to a much higher standard within a historic district than what is being suggested here.

The applicant also testified on May 6 (Ryals 0:58:13): "Code is the code, the code means it's the law. The overlay, it can advise the code and can seek to lead from the code, but it is not ever intended to supersede or...it's called an advisory commission for a reason." Then the applicant stated (Ryals 1:04:12), "Simply trying to use the landmarks committee to overturn long-standing zoning seems to be a run around that's inappropriate."

The Landmarks Commission is given the authority in Albany Municipal Code 2.76.050 to be a quasi-judicial decision-maker for land use decisions affecting designated historic buildings and districts within the City of Albany. Albany Development Code 7.000 states, "The regulations of the Historic Overlay District supplement the regulations of the underlying zoning district. The historic overlay district provides a means for the City to formally recognize and protect its historic and architectural resources. Recognition of historical landmarks helps preserve a part of the heritage of the City. **When the regulations and permitted uses of a zoning district conflict with those of the historic overlay district, the more restrictive standards apply.**" This law was adopted 20 years ago. The Monteith National Historic District was created 40 years ago, long before any changes to underlying zoning. Regardless, the more restrictive standards of the historic overlay still apply.

The Monteith Historic District has multiple underlying zoning districts. But the historic overlay protections apply to the entire Monteith Historic District, for the protection of the residential district. This overlay was adopted by the City Council in 1985. Your decision is not based on any underlying zoning, it is based solely on Albany Development Code 7.270.

ADC 7.270 Section 1(A) states, *The development must maintain any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.* The applicant stated (Ryals 1:19:38), "I'm sorry but I'm not going to give up a courtyard, and breaking the buildings into two, to accomplish some idea of a setback that's only gives sorta imagined value, three feet versus two feet versus four feet, it's not in my world." It may not be in his "world", but it is in the "world" of the Monteith Historic District, as mandated by law. The *Guidelines for New Construction in Albany's Residential Historic Districts & Neighborhoods* help clarify this on page 3 by stating, "Buildings should maintain the historic front and side yard setbacks on the block." What were the historic setbacks of the houses that used to reside on the block? Does this proposal match the setbacks of the neighboring historic houses on Calapooia and 4th Ave? Does the depth of the front yards match the neighboring houses?

ADC 7.270 Section 1(B) mandates that, *The structures be of similar size and scale of surrounding buildings.* Again the *Design Guidelines* provide guidance. Are the two proposed buildings, each of which are 6,732 sq ft, the same size as surrounding homes that are between 528 and 1,546 square feet? Do buildings that are 58 feet wide match existing homes that are between 25 to 28 feet wide? And do buildings that are 10 to 23 feet taller than surrounding buildings match the neighborhood for size and scale? All buildings along 4th and Calapooia are between 1 to 2 stories, none are 3 stories in height. Also do the proposed buildings match the craftsmanship of the surrounding homes? Does the roof pitch blend, as shown in the design guidelines? Do the height-to-width ratio of the windows appear similar to the neighborhood? There is an easy-to-follow, comprehensive list in the *Design Guidelines*.

ADC 7.270 Section 1(C) states that, *Building materials are reflective of and complementary to the existing buildings within the district.* Again, the *Design Guidelines* give clarification. Are the buildings maintaining a particular style and maintaining stylistic consistency? Are you using composite wood siding, aluminum or vinyl which are not recommended?

The Landmarks Commission's mission is to protect the historic districts from inappropriate development. It does not negate new development, it merely needs to be compatible. The Historic Overlay supersedes any underlying zoning requirements.

So ask yourself, do the setback and development patterns match? Does the size and massing match the surrounding structures? Are the proposed materials compatible with historic houses of the neighborhood? You need to answer "yes" to all three to be acceptable because that is the law.

Respectfully,

David Abarr
625 4th Ave SE
Albany, Oregon

Roz Keeney
1205 NW Fernwood Circle
Corvallis, Oregon

Oscar B. Hult
328 Water Ave SE
Albany, Oregon

Camron Settlemier
230 7th Ave SW
Albany, Oregon

David Pinyerd
1116 11th Ave SW
Albany, Oregon

Robyn van Rossmann
526 5th Ave SE
Albany, Oregon

Kate Foster
485 Young Street
Woodburn, Oregon

Larry Preston
1152 12th Ave SW
Albany, Oregon

Linda Herd
723 Ferry St SW
Albany, Oregon

Heidi Overman
1120 12th Ave SW
Albany, Oregon

From: [Monica Weber](#)
To: [LaRoque, Laura](#)
Subject: Fwd: Calapooya Court
Date: Monday, May 18, 2020 8:37:52 PM

[External Email Notice: Avoid unknown attachments or links, especially from unexpected mail.]

----- Forwarded message -----

From: **Monica Weber** <monicaweber5@gmail.com>
Date: Mon, May 18, 2020 at 8:33 PM
Subject: Calapooya Court
To: laura.iaroque@cityofalbany.net <laura.iaroque@cityofalbany.net>

Dear Laura,

I would like to voice my enthusiast support of the proposed Calapooya Court development. We need more affordable housing. We need more mixed used buildings. We need more density so as not to have vast suburban areas gobbling up farmland. I do not believe the building should be shortened. As a building designer myself for 27 years I ask those deciding the course of this project to trust the architect. I greatly admire Bill Ryals' skills and creativity as an architect.

I know this design is not the usual thing. But this concept works all over the world and is a growing trend in the U.S. The reason is that there is demand. These spaces will fill up quickly.

I myself live in a neighborhood with both single family homes and medium density housing, with commercial properties at the end of the block. We chose this area specifically for the convenience of living near stores and restaurants and natural areas such as Talking Waters. Our home is in an older neighborhood (Waverly School blocks) that needed some TLC. We improved the neighborhood with our renovation. In turn the neighborhood has gifted us with wonderful amenities. I feel more residents deserve a chance to chose to live in a multi use neighborhood such as ours. The Calapooya Court project will help fulfill that vision.

Thank you for your consideration.

Sincerely,
Monica Weber
Design/Drafting (retired)
(503) 768-7049

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From: [Kristin Preston](#)
To: [LaRoque, Laura](#)
Subject: HI-04-20 comments
Date: Monday, May 18, 2020 11:34:56 PM

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I am commenting as a former member of the Albany Landmarks Commission, on which I served for many years. The landmarks commission has explicit duties, requirements and goals as does the Planning Commission, Planning Department and City staff when reviewing any applicant's proposals. The commissioners don't make decisions based on feelings or emotions but volunteer their time to use their knowledge and perspective as they apply the requirements. From what I witnessed over the many years of my service, that is what most people try to do and should be respected for that. And when faced with a situation where their own personal interests lie, the commissioners are to recuse themselves. Recently, City lawyer, Sean Kidd, further advised the commissioners to not present projects for an applicant because they would still be viewed as representing the landmarks commission. A member of the commission should not have presented this project and then go on to discredit and undermine the landmarks commission in order to achieve what he and a client wants.

When the applicant first came before the landmarks commission, they said that they purchased the property with the idea of restoring the houses and then after closer inspection they decided it was too expensive and tore them down. The difference between that original idea and this proposed development is disingenuous. It's obvious that this proposal does not meet current planning guidelines and following the conditions identified by City staff in order to be compatible with the historic neighborhood is reasonable. Just because the applicant has some support on City Council and by a landmark's commissioner, doesn't mean they shouldn't have to follow the rules just like everybody else. What's fair for one is fair for all.

Larry Preston
1152 12th Ave SW
Albany, OR 97321

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Good evening. Thank you for allowing me to testify. My name is Patrick Spence and I live at 707 Broadalbin Street Southwest. For the past seventeen years of my life, I have lived in the Monteith Historic District and I genuinely care about the health, integrity, and prosperity of this wonderful chunk of Oregon. For that reason, I am speaking strongly in favor of the proposed development at Fourth and Calapooia. I'd like to start out by addressing the three major concerns I've seen brought up about the project—parking, it's height, and it's broader impact on neighborhood character—and explain why I don't think any of them merit stopping this project.

Of the three, parking is the easiest to address, so that is where I am going to start. Many historic homes across the Monteith District not to mention the bulk of Downtown businesses lack off-street parking and yet we do just fine. Our neighborhood is designed to be walkable, and anecdotally, the overwhelming majority of on-street parking spaces immediately adjacent to the project are empty. A half-dozen new cars in the area won't change a thing. Moreover, the historic review process in the neighborhood is intended not to make a final judgement on the project but to determine if the proposal is congruous with the neighborhood, making parking irrelevant today. With this established, let's move on to more relevant topics.

Second, I would like to address the height of the project. Certainly, the project is taller than the buildings immediately next to it, but that does not mean it is out of context when compared against the broader neighborhood. Just a half-block away is a five-story development of senior apartments. Including this building in our neighborhood has only augmented the architectural mix of the area and made us stronger. A block further are enormous white cylinders at the water plant, the size of two or three homes. They hardly have ruined the Monteith District's lifestyle. Looking just a couple blocks further, we have the four-story hospital, four story courthouse, three story Central Elementary school, and of course, the tallest building in

Albany, Whitespires Church. All these buildings about much shorter single-family homes, yet none of these cherished civic institutions has made the adjoining homes unpleasant to live in. To the contrary, they have only made the surrounding area more desirable.

This transitions nicely into my third point: that this project does not detract from the character of the surrounding neighborhood. The Monteith historic district is hardly architecturally monolithic. We have buildings ranging from the Victorian era to 1920's Spanish Style, to post-war modernism and 1970's apartment courts. Our built environment easily spans 100 years of architectural history, and there is no precedent for establishing a style cutoff point after which buildings cannot be constructed. With this in mind, then, the historic review process' logical relevance is to ensure that historically significant architecture is not destroyed, rather than requiring new buildings conform to some monolithic style guideline. A modern structure, therefore, does not violate some false sense of architectural homogeneity in the area but rather adds a wonderful new diversity to our patchwork of buildings.

I would like to add that we must reject or request modifications to a project only if it truly detracts from valuable architectural heritage. We must come up with a compelling reason why a project shouldn't be built, not the other way around. The burden of proof, so to speak, is on us, and our default ought to be to allow construction to go ahead unless there is a overwhelming rationale for why a project simply isn't appropriate. It isn't right for us, the neighbors, to hold a developer for ransom to force a project to meet the specifications of our architectural fantasies. Look, the bottom line is that this is a good project which adds much needed architectural diversity and new housing to a vacant lot which formerly held a few dilapidated homes, and doing that will not take away one ounce of the historic value of the homes adjoining it.

This is not, of course, to say that I don't like the project but think it should go ahead anyway. I think it's a fantastic proposal. I am absolutely serious in saying that I have walked along that block for years and thought it would be much improved with a three- or four-story apartment building. This project is impeccably designed. The materials suit it well, the dimensions of the windows, doors, and roof are in line with the styles we cherish today, and new storefronts downtown are always to be welcomed. This project will add much needed density and diversity to the neighborhood and beautify Fourth Avenue significantly. That's exactly the type of neighborhood I want to live in.

Finally, I'd like to finish with a warning. Over the past three decades or so, historic neighborhoods like ours up and down the West Coast have become extraordinarily desirable, for good reason, with demand for housing in urban cores exploding and home values responding to this mismatch in supply and demand accordingly. With this occurring, we cannot freeze the community that we cherish around here in place indefinitely. We've seen the consequences of what happens when we try—in North Portland, South Seattle, San Francisco, Bend, Santa Cruz, and Ashland. In all of these communities, families have been priced out, younger generations have been forced to leave the places they grew up, and the broad prosperity that should be accessible to all in these areas is now only available to the few who were lucky enough to purchase their homes at the right time. If we attempt to freeze this historic district in amber in the name of some sort of unnuanced preservation, this is exactly what will happen, and we will lose the very community that makes this neighborhood so wonderful. If change, then, is inevitable, let us try and preserve our community along with our architecture. In doing so, we must give up on trying to prevent new development and instead use historic preservation as a tool to preserve only the most remarkable architectural treasures in our neighborhood and allow new housing, in

all its modernity, to replace that which has less historic merit, a distinction which I'm confident applies to a vacant lot on Fourth Avenue and the air around it. Ultimately, we must not allow our fear of the new—fear of new designs, fear of new buildings, and fear of the new neighbors that will inhabit them—to prevent us from moving ahead as a neighborhood and adjusting to our new reality. Let's instead be brave and allow this project, which can only make our community stronger, to proceed as quickly as possible.

I, for one, am going to side with this more forward-thinking alternative and as such, I strongly encourage that this project be greenlighted exactly as proposed. Thank you for your time.

From: [Jayne Crupi](#)
To: [LaRoque, Laura](#)
Subject: Landmarks Commission Public Hearing Input - Meeting on 5/19/2020
Date: Tuesday, May 19, 2020 8:16:28 AM

[External Email Notice: Avoid unknown attachments or links, especially from unexpected mail.]

Dear Members of the Landmarks Commission,

I have reviewed the plans for the buildings to be placed on the property at 4th and Calapooia. In my opinion, these buildings DO NOT meet any of the requirements outlined in the Guidelines for New Construction in Albany's Residential Historic Districts and Neighborhoods. The buildings remove sidewalk easements, don't provide enough parking for residents of the buildings, and have no historic appearance to them. These plans SHOULD NOT be approved, and should be returned to the owners and designer for reworking to meet the historic Albany guidelines.

Thank you.

Jayne Crupi
1015 5th Avenue, Apt 17
Albany, OR 97321

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From: [Terry LaRue](#)
To: [LaRoque, Laura](#); [CD AA](#)
Subject: DT Monolith Proposed Building Project ... Please, NO!
Date: Tuesday, May 19, 2020 12:07:48 PM

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I live in the Montheith Historical District on 6th and Maple Street SW. I moved to Albany from the San Francisco Bay Area late last year to get away from the overbuilding, density and the transitory nature of rental properties. I moved to a lovely historical district that Albany was proud to protect by existing building codes that ensured the integrity of the neighbourhood's lovely homes and open space.

When I first heard about this project, I selfishly thought it was a great idea. It was planned to be a few "brownstone-type" buildings that complied with the building codes of the historic neighbourhood. The plan called for a commercial component on the ground floor. I was wishing for a local grocery store or a nice coffee shop within an easy walk.

The plans for this project, however, are not that. They do not even pretend to comply with the building codes for this area. It's just a huge block of building dwarfing the adjacent neighbours for blocks around.

What I don't understand is how this project is even being considered for comment when it clearly doesn't meet existing standards and building codes for the Monteith Historical District. It's a step in the wrong direction towards overbuilding and destroying our lovely residential neighbourhood. This would be setting a terrible precedent of destruction of compliant historical homes in the area and reusing the empty lots for over building and commercialisation not to mention a total disregard for thoughtful development of the Monteith Historical District.

I support reusing the property for compliant housing that enhances the area.

Thank you,

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From: [GaryandLindaHouse](#)
To: [LaRoque, Laura](#)
Subject: 4th and Calapooia
Date: Tuesday, May 19, 2020 12:59:51 PM

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Hi Laura,

My wife and I have lived in the Monteith neighborhood for over 30 years and love this area. Many changes over the years have benefited our unique downtown area; however, we consider the new residential and commercial building being proposed on the corner of 4th and Calapooia to be out of character with the neighborhood, too high, too dense of usage, too little parking, not enough open space around the buildings.

Please have the building plans redesigned to better contribute to downtown development and our unique historic neighborhood.

Thank you,

Gary and Linda House
541-971-2116

Sent from Gary and Linda's pad

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RECEIVED

MAY 19 2020

To Whom It May Concern; this BY letter is written in support of the proposed project undertaken by the Siegners to improve the downtown area. My understanding is the lots involved are indeed in a zone designated as commercial / residential; the proposed project is exactly that. the development of some apartments, office space and possibly some retail would bring much needed housing, commerce, taxes, fees etc. to the city while blending in with the existing downtown revitalization efforts both current and proposed. the Siegners have undertaken numerous projects with great integrity in albany over the years including new homes, remodels and historic preservation etc. and contributed much to the city in labor, taxes, fees etc.; they are not "headless outside opportunist" as those on the fringe would like one to believe. as a resident of the Monticott District rest assured most people are pleased with the Siegners' removal of the blight that existed on those lots previously for years. I believe this project will blend in very effectively with the mix of downtown business and adjacent neighborhoods. No one is proposing that anyone should undertake a project in the middle of a given neighborhood, these lots are commercial / residential for a reason, it's meant for transition and blending of business and community. As I've stated my wife and I reside in the Monticott District in a historic home that is all original inside and out; many years ago my wife served on the ^{Local} Historic Preservation Committee. While proponents of historical

Landmarks
preservation; many residents wish the
Historic Preservation Committee would get back
to using their expertise, funding, advice etc.
for dwellings and areas in transition, need of
repair, needed funding etc. before said properties
are beyond rehabilitation. Quite easy to be
"Johnny Come Lately" to dilapidated buildings
and blight after the fact. Urge the
City Council and all parties to support
this project in full.

Respectfully yours, Mike Bishopink

Re: The properties at 525 and 533 4th Avenue SW

City of Albany and Landmarks Commission,

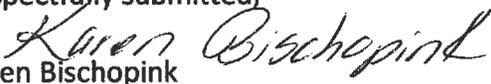
I have lived in the Monteith Historic District for 39 years. I have a great appreciation for historical structures. During this time, I have restored and lived in a Rural Vernacular on 5th Street, a Salt Box on 5th Street, a Prairie/Usonian style on Calapooia Street, and a Bungalow on 11th street. I have served on the Historic Home Tour Committee, the Landmarks Commission, and the Bridge Tours of Historic Albany.

The proposed development at 4th and Calapooia are long overdue. I am very happy to see the plans for these lots. Kudos to the Siegners for being willing to take on this project when no one else would step up. The former structures were in disrepair when I moved to 5th and Walnut 39 years ago. Since that time they stood and deteriorated more every year. Not only an eyesore, but they brought crime and drugs to our area of living and the businesses around them.

I would highly recommend the Landmarks Commission approve the buildings and project the Siegners have proposed. I feel they are very compatible with the neighborhood. They also serve a great use for urban development the city is promoting. Certainly 100 percent better than what stood there for 40 plus years.

This project is a very welcome addition to my neighborhood and a vast improvement for the area. I would like to thank the Siegners and Bill Ryals for their patience, hard work and dedication to the Historic Monteith District and the City of Albany.

Respectfully submitted,


Karen Bishopink

May 10, 2020



From: walshins@earthlink.net
To: [LaRoque, Laura](#)
Subject: Proposed development at 4th and Calapooia
Date: Tuesday, May 19, 2020 3:04:51 PM

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I am writing opose the development of the parcel of land We are in the historic district and have to abide by the guidelines too preserve historic value of the building and homes in this area. Allowing building sites to depart from this is not keeping with the areas beauty and overall vales of the area Allowing this increases traffic, water runoff to the river. Development should maintain the buildings of the area. There is many other areas that would suite this type of structure.

Thank you keeping the area's historic and a wonderful place, George and Marilyn Stursa

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Oregon

Kate Brown, Governor

Parks and Recreation Department

725 Summer St. NE, Suite C

Salem, OR 97301-1271

(503) 986-0980

Fax (503) 986-0794

www.oregonstateparks.org

May 19, 2020



Laura LaRoque
333 Broadalbin Street SE
Albany, OR 97321

RE: HI-04-20 4th and Calapooia Development Proposal

Dear Commissioners:

Thank you for the opportunity for the State Historic Preservation Office (SHPO) to submit comments regarding the proposed new construction within the Monteith National Register Historic District.

The Monteith neighborhood's designation in the National Register of Historic Places in 1980 underscores the important role the district plays in telling Albany's community development story. National Register Historic District's notably possess significant concentrations of historic resources that are united historically and aesthetically by plan or physical development. The Monteith Historic District is no exception.

We ask the Commission to reach a decision that considers any new construction within the historic district to be compatible in height, design, materials, and scale of the district's other historic resources. Moreover, any new construction should be built in a manner that protects the integrity of the district and follows the Secretary of Interior's Standards for the Treatment of Historic Properties and Albany's own guidelines for new construction in Historic Districts.

We have confidence in your ability as a Landmarks Commission to make the decision fairly based on the applicable criteria and the evidence brought before you. For our part, the SHPO urges you to recognize the great importance of the historic character of the Monteith Historic District as a symbol of Albany's early heritage.

Sincerely,

Robert T. Olguin

Robert Olguin
National Register Program Coordinator
(503) 986-0668
robert.olguin@oregon.gov

From: [Joan Baratta](#)
To: [LaRoque, Laura](#)
Subject: Proposed Calapooia SW Street buildings should not be allowed
Date: Tuesday, May 19, 2020 4:34:00 PM

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I hope I am getting my comments in on time for the meeting tonight. I live on Calapooia Street and 7th and hope that the proposed building is not allowed in this residential neighborhood. There are plenty of buildings on the main streets of downtown Albany that need to be rented and would be wonderful for this type of commercial endeavor. Please keep our neighborhood residential!

Thank you!

Joan Baratta
722 Calapooia St SW
Albany, OR 97321
541-525-1521

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From: [maryfmclean](#)
To: [LaRoque, Laura](#); [CD AA](#)
Subject: May 19th, 2020 Public Hearing, Calapooia Court
Date: Tuesday, May 19, 2020 4:55:53 PM

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To Whom it May Concern,

I own and reside in the house at 515 4th Ave SW, Albany, OR 97321. The proposed Calapooia Court Structures would be built immediately adjacent to my home. In fact, the proposed ground floor east facing window, is designed to be less than 8 feet from my current bedroom window and would directly face my bedroom window.

One of my main concerns regarding the proposed structures is the street accessible community space he has designed between the two proposed structures. As per his design plan, there appears to be a barbecuing and picnicing area behind a, presumably, locked fence. I assume those would be intended as communal areas for the apartment residents. However, he has also created a space between the two buildings that cannot be closed off from the street. My concern is the obvious invitation to the local homeless population to use that area as a place to sleep for the night. The First Christian Church on Washington and third, as well as other local churches, provide meals for the homeless population. We often see homeless citizens walking to and from the two local parks along the Willamette River. With that open, covered, easily accessible space provided to them with these proposed structures, it would be an open invitation for the homeless to save themselves the walk to and from the river.

According to the proposal, there would be a total of 8, 2-bedroom apartments. However, there are planned to only be 4 designated parking spaces behind the structures. Plus, there is intended to be four businesses, on the ground floor of these structures. What impact will all this increased traffic have in our Historic neighborhood? Where will the apartment residents park? Where will the business employees park? Where will the customers of the proposed businesses park? There is really only space for about 6 cars to park in front of the structures along fourth street. Possibly another 3 along Calapooia Street. What is the plan to diminish the negative impact of the increased traffic in the Historic Montieth District? There are already residents currently living in this neighborhood. Where are we supposed to park, with so much new traffic coming into the area?

Looking at the design plans, the proposed eastern building appears to be almost immediately built upon the property line between our two properties. As per [Ord. 5446, 5/10/00] "No wall of one dwelling unit is closer than 10 feet to a window of another dwelling unit". I want to stress the importance of this Ordinance and how imperative it is that this minimum spacing be met. I also want to stress my desire that a privacy fence be put in place between our properties, since the proposed structures will be bringing in customers off the street, attracting the homeless, and having rotating renters through the apartments.

Thank you for your consideration.
Mary Frances McClean
(541) 801-0014

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone

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May 19, 2020

RE: HI-04-20 Historic Review of New Construction

Good evening staff and Commissioners,

My name is Bernadette Niederer, I live at 1116 11th Avenue SW.

I have a MS in Historic Preservation, and I have worked as a historic preservation consultant and architectural historian since 2001.

At the 5/6/2020 meeting I commented that the application submitted by the property owner and his architect/representative was inadequate. I also noted that the illustration used during the presentation to Landmarks did not correspond to the drawings that were submitted as part of the agenda packet.

The agenda posted for the 5/19/2020 meeting appears to have been supplemented with additional material hours before the meeting. The new material includes the same renderings shown during the presentation that do not correspond to the original submission's elevations or roof plan. The detailing is also different. This is particularly noticeable on the balconies, which are either shingled or lap sided, continuous or discontinuous, with or without metal railings. What exactly is the design of the proposal? Which design is the Landmarks Commission making a decision on?

The renderings are accompanied by text that implies the proposed buildings are of similar size and scale as the surrounding buildings, which completely neglects mass, especially when that mass is doubled. There are buildings in the historic district that are three stories in height, there are buildings in the historic district that have a substantial footprint, and there are buildings in the historic district that are paired. There are no buildings in the historic district that combine all those factors in one fell swoop. River View Terrace, which is repeatedly cited, is not located in the historic district and is not subject to the same criteria.

The proposal does not address building typology. Historically, mixed use buildings tend to have flat roofs and limited surface cladding materials. These structures take the residential gabled house form and blow it up, out of scale and out of proportion. Simply by omitting the gabled roof surfaces, and adding a well-articulated cornice, these buildings would be more compatible with historic design. Removing some of the exuberant cladding materials, particularly the scattered masonry veneers, would make it a more coherent design. Varying the two buildings slightly would make for a less monolithic, domineering design. There are many options to make this proposal more compatible.

Respectfully,

Bernadette Niederer