



COMMUNITY DEVELOPMENT

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

Notice of Public Hearing

Historic Review of Exterior Alterations and Use of Substitute Materials

HI-18-24

September 11, 2024

HEARING INFORMATION

Review Body:	Landmarks Commission (Type III)
Hearing Date:	Wednesday, October 2, 2024
Hearing Time:	6:00 p.m.
Hearing Location:	Council Chambers, Albany City Hall, 333 Broadalbin Street SW
	<u>Virtual Option:</u> At 6:00 p.m., join the meeting using the link below: https://council.albanyoregon/groups/lac/zoom
	You can use your microphone or dial in using phone.
	<u>Phone Audio Option:</u> +1 (253) 215-8782 (long distance charges may apply)
	<u>Meeting ID:</u> 891-3470-9381; <u>Passcode:</u> 530561

Application Information

Type of Application:	Historic Review of Exterior Alterations for exterior lighting, removal of rear stairway, changes to doors, the addition of mechanical units and ADA improvements and Historic Review of Use of Substitute Materials for replacement of exterior windows.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant:	Glorietta Bay LLC/ Scott Lepman
Applicant's Representative:	Laura LaRoque, Udell Engineering & Surveying
Address/Location:	240 2nd Avenue SW
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-06CC-10200
Zoning:	Historic Downtown (HD)
Overlays:	Downtown Commercial Historic District

The Planning Division has received the application referenced above and has scheduled a public hearing before the Landmarks Commission. We are mailing notice of the application to property owners within 100 feet of the proposed development.

A copy of the application, all documents, and evidence submitted by or on behalf of the applicant, and applicable criteria, are available for inspection at the Albany Community Development Department, Planning Division. Copies can be provided by mail upon request at a reasonable cost or electronically at no charge. The Staff Report for the hearing is available by 5:00 p.m. on Wednesday, September 25, 2024, on the City's website at:

www.albanyoregon.gov/cdprojects

albanyoregon.gov/cd



Should you wish to discuss this case please contact Alyssa Schrems, project planner, at alyssa.schrems@albanyoregon.gov, 541-791-0176.

Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the Notice of Decision.

YOUR COMMENTS

Your comments will be considered when the Landmarks Commission makes a decision on this application. All testimony and evidence must be directed toward the approval standards for the application listed in this notice. Failure to raise an issue by letter or verbally before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Landmarks Commission an adequate opportunity to respond to each issue raised precludes an appeal based on that issue.

PUBLIC HEARING PROCEDURE

Persons wanting to provide testimony during public hearings at meetings may:

1. Email written comments to alyssa.schrems@albanyoregon.gov **before noon the day of the meeting**, including your name and subject of the public hearing, or mail comments to Albany Planning Division; PO Box 490, Albany, OR 97321. **Written comments to be addressed in the staff report must be received by City staff on or before September 23, 2024.**
2. To testify virtually during the public hearing, register by emailing cdaa@albanyoregon.gov **before noon on the day of the meeting**, with your name, address, phone number, and if you are speaking for, against, or neutral on the project/subject. The chair will call upon those who have registered to speak.
3. Appear in person at the meeting and register to speak using the signup sheet on the table.

The public hearing will begin with a declaration of any bias, *ex parte* contacts (contacts that occurred outside of the public hearing), or any conflict of interest by the decision-makers. This will be followed by the staff report from the planning staff. Then the applicant will testify. This will be followed by calling upon those who registered to speak in support of the application. After those in favor of the application are finished, testimony from those who registered to speak in opposition will begin. This will be followed by testimony from people who neither favor nor oppose the application. Following, a calling upon anyone else who wishes to testify either in support, in opposition, or neutral will be made. The applicant will then be able to respond to the public comments. The decision-makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing. Once all comments are recorded as part of the meeting, and the applicant responds, the Landmarks Commission will close the public hearing and deliberate on the application.

If additional documents or evidence are provided by any party, the City may allow a continuance, or leave the record open, to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the 120-day time limitations of Oregon Revised Statute (ORS) 227.178.

If the hearing is continued or the record is left open, the chair will announce the date, time, and place for the resumption of the hearing and/or what limitations exist on further testimony or submittal of written materials. If the hearing and record are closed, the decision-makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify City staff at least 48 hours in advance of the meeting at 541-917-7550, or email cdaa@albanyoregon.gov.

APPEALS

Within five days of the Landmarks Commission's final decision on this application, the Community Development Director will provide written Notice of Decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Commission may be appealed to the City Council if a person with standing files a notice of appeal and pays the associated filing fee with the City within 10 days of the date the City mails the Notice of Decision.

Approval Standards for This Request

Historic Review of Exterior Alteration (ADC 7.150)

For applications other than for the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request:

1. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure, or
2. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

The Secretary of the Interior's Standards for Rehabilitation. The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic Review of Substitute Materials used for Siding, Windows & Trim (ADC 7.170-7.225)

ADC 7.200: Eligibility for the Use of Substitute Materials. The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

1. The building or structure is rated historic non-contributing OR, in the case of historic contributing buildings or structures, the existing siding, windows or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

Any application for the use of substitute siding, windows and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

ADC 7.210: Design and Application Criteria for Substitute Materials:

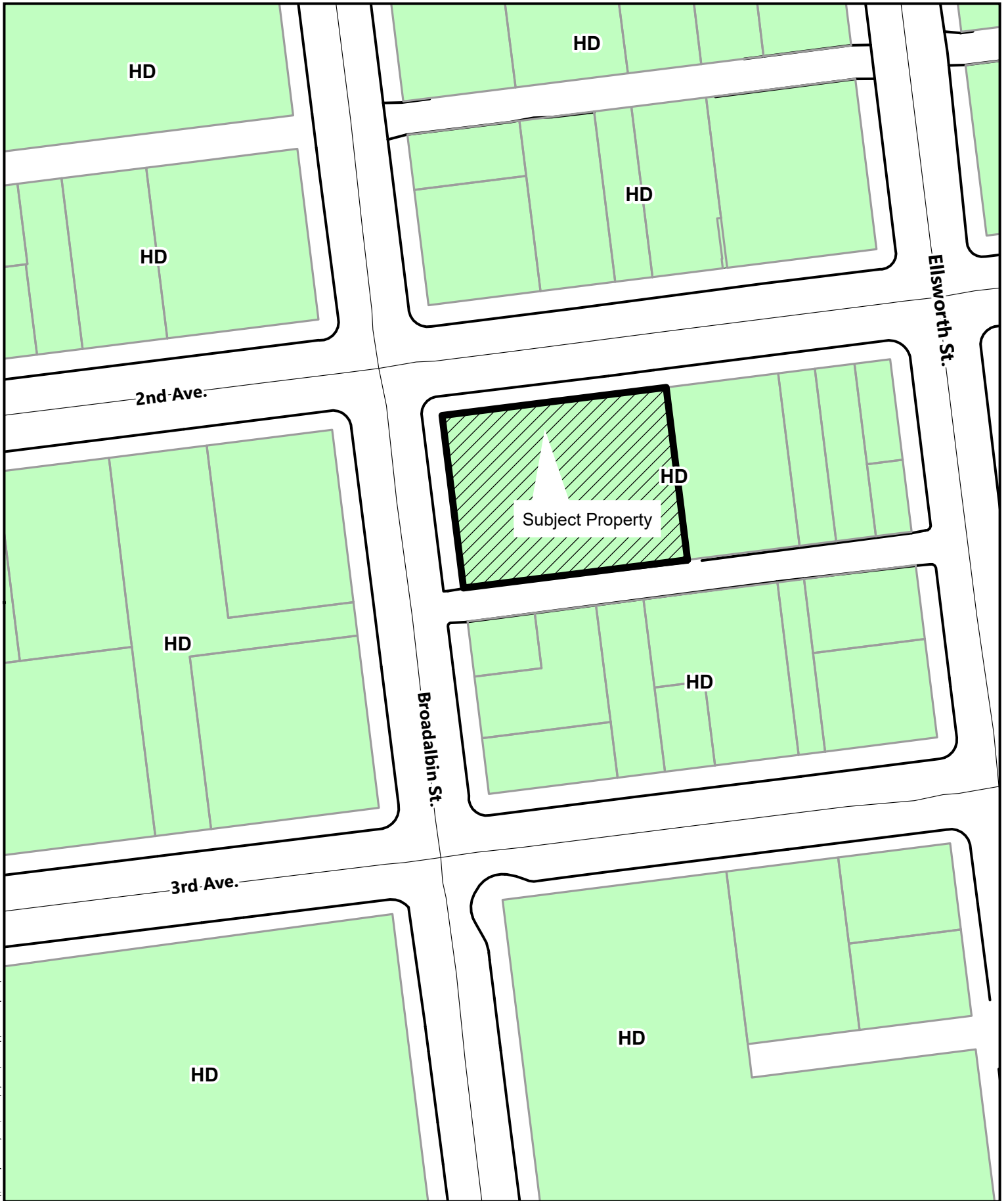
1. The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows, or trim.
2. Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.
3. The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.
4. The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.
5. The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.
6. Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.

For the application of substitute siding and trim only:

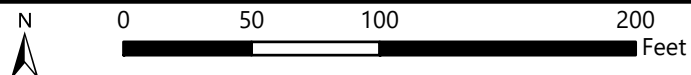
7. The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.
8. The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.
9. Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.
10. Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.
11. The proposed siding shall be placed in the same direction as the historic siding.
12. The new trim shall be applied so as to discourage moisture infiltration and deterioration.
13. The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.
14. A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

Additional review standards for this application are found in ADC Articles 1, 2, 5, and 7.

Attachments: Location Map, Development Plans



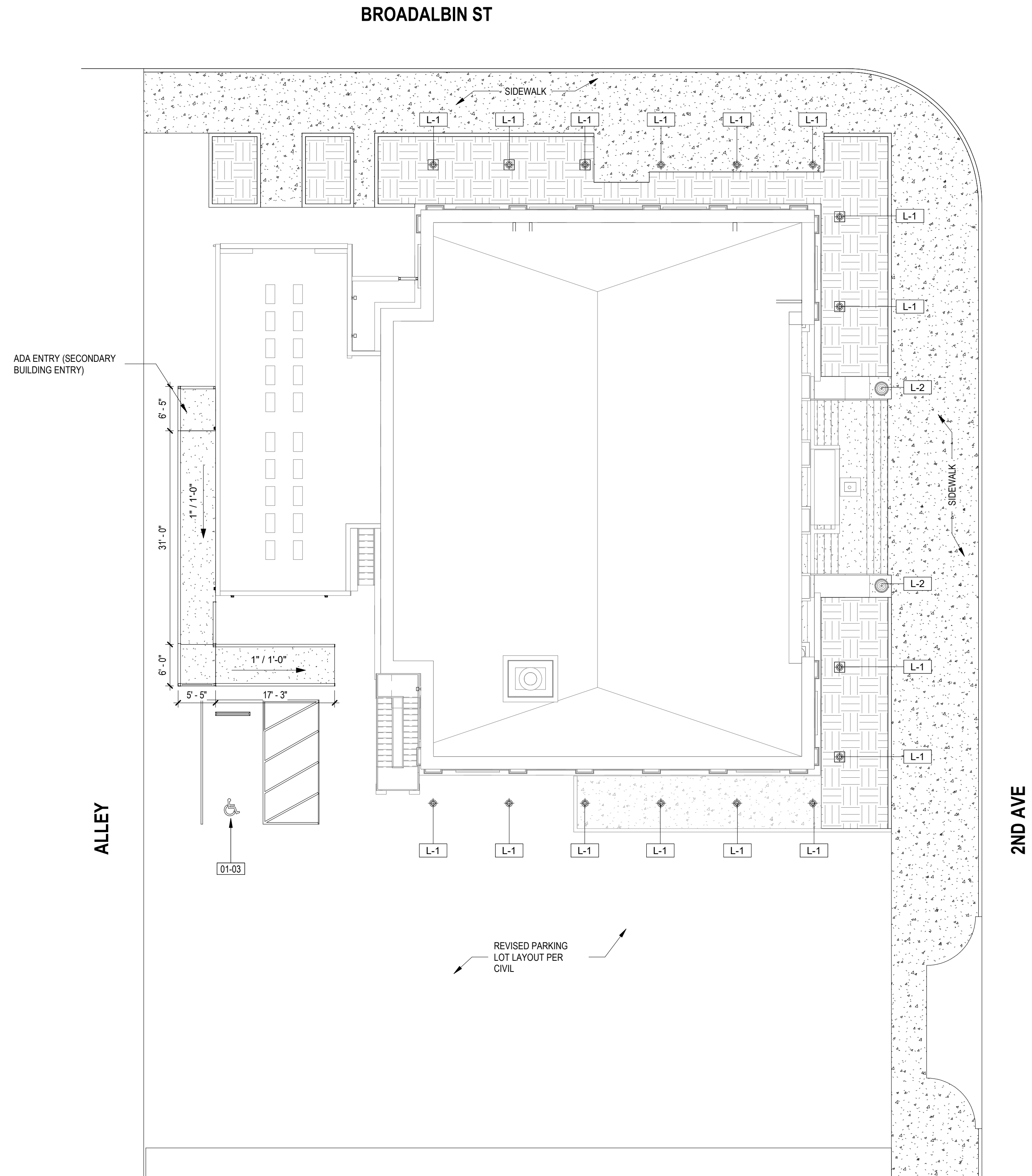
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240 2ND AVE SW

Date: 9/10/2024 Map Source: City of Albany

Location Map



GENERAL SITE PLAN NOTES:

1. UPDATED PARKING LOT LAYOUT WILL BE FINALIZED BY CIVIL ENGINEER AT LATER DATE.
2. SECONDARY ENTRY IS BEING ADDED TO THE BUILDING IN ORDER TO PROVIDE ADA ENTRY WITH EXISTING ADA RAMP. MODIFICATIONS WILL BE MADE TO RAMP IN ORDER TO ACCOMMODATE UPDATED CODE REQUIREMENTS.
3. FOR LIGHT FIXTURE SELECTIONS (SIGNATED AS L-1, L-2, ETC.) SEE LIGHTING CUTSHEET PACKAGE.

LEGEND:

- LANDSCAPE
- PAVING
- CONCRETE SIDEWALK AND CURBS

KEYNOTE LEGEND

#	Keynote Description
01-03	NEW ADA PARKING SPACE, FINAL LAYOUT BY CIVIL



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NOT FOR CONSTRUCTION

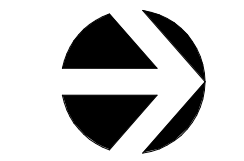
ALBANY FEDERAL BUILDING
HISTORIC REVIEW
 240 SW 2ND AVE
 ALBANY, OR 97321

Issue: HISTORIC REVIEW
 Date: 09-04-2024

Revision:	Date:

SITE PLAN

HR-1



KEYNOTE LEGEND	
#	Keynote Description
02-03	REMOVE (E) RAMP AND RAILING TO REPLACE WITH NEW ADA COMPLIANT RAMP AND RAILING
02-04	REMOVE (E) DOOR AND INFILL WALL TO MATCH (E)
02-05	REMOVE (E) BLOCK TO EXPOSE ORIGINAL WINDOWS. RESTORE AND REINSTALL WINDOWS
02-06	REMOVE (E) WINDOW, INSTALL NEW WINDOW AND INFILL UPPER PORTION PARGE COAT TO MATCH EXISTING SURFACE
02-07	REPLACE (E) METAL DOOR WITH FULL-LITE DOOR
02-10	(E) ROOF TO REMAIN
02-12	REMOVE (E) LIGHT FIXTURE, MAINT (E) LOCATION FOR NEW LIGHT
02-15	REMOVE (E) METAL STAIR AND RAILING
02-16	REMOVE (E) WINDOW INFILL
02-21	(E) LIGHT FOR FLAG POLE TO REMAIN
02-22	REMOVE (E) STOREFRONT
02-23	REMOVE (E) LIGHT FIXTURE, PATCH AND REPAIR WALL
02-24	REMOVE (E) STOREFRONT DOOR AND REPLACE WITH NEW STOREFRONT

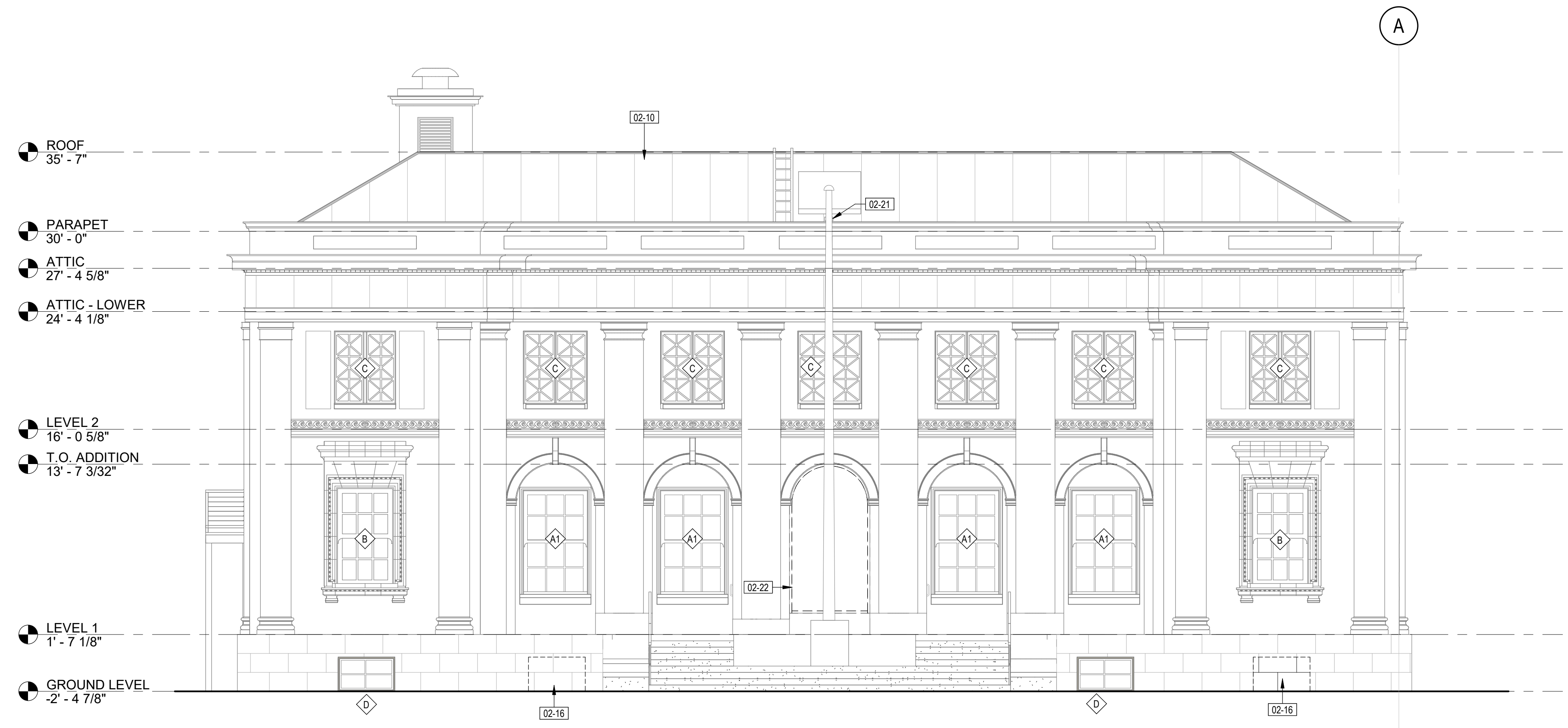


VARITONE
ARCHITECTURE

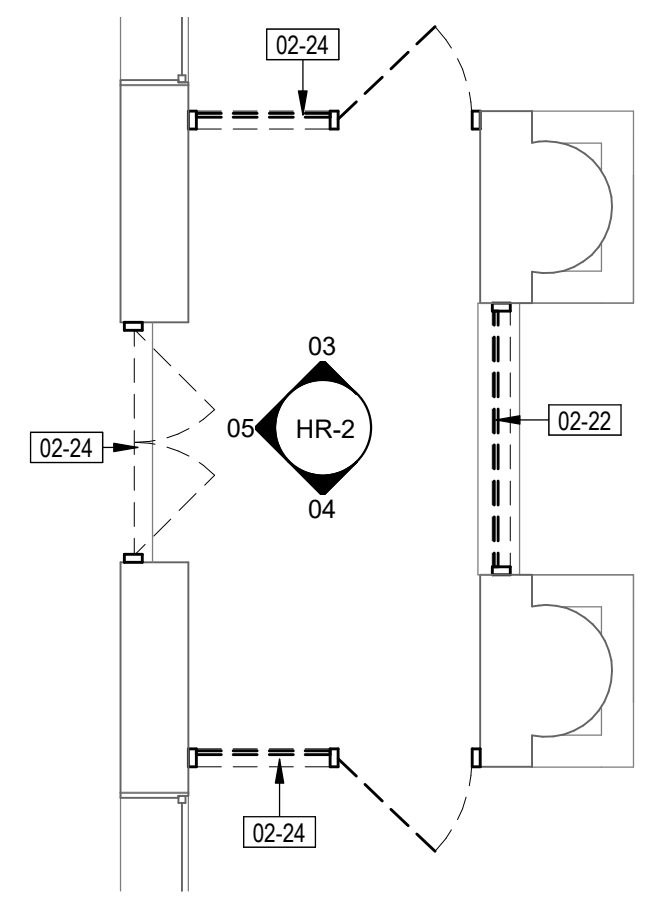
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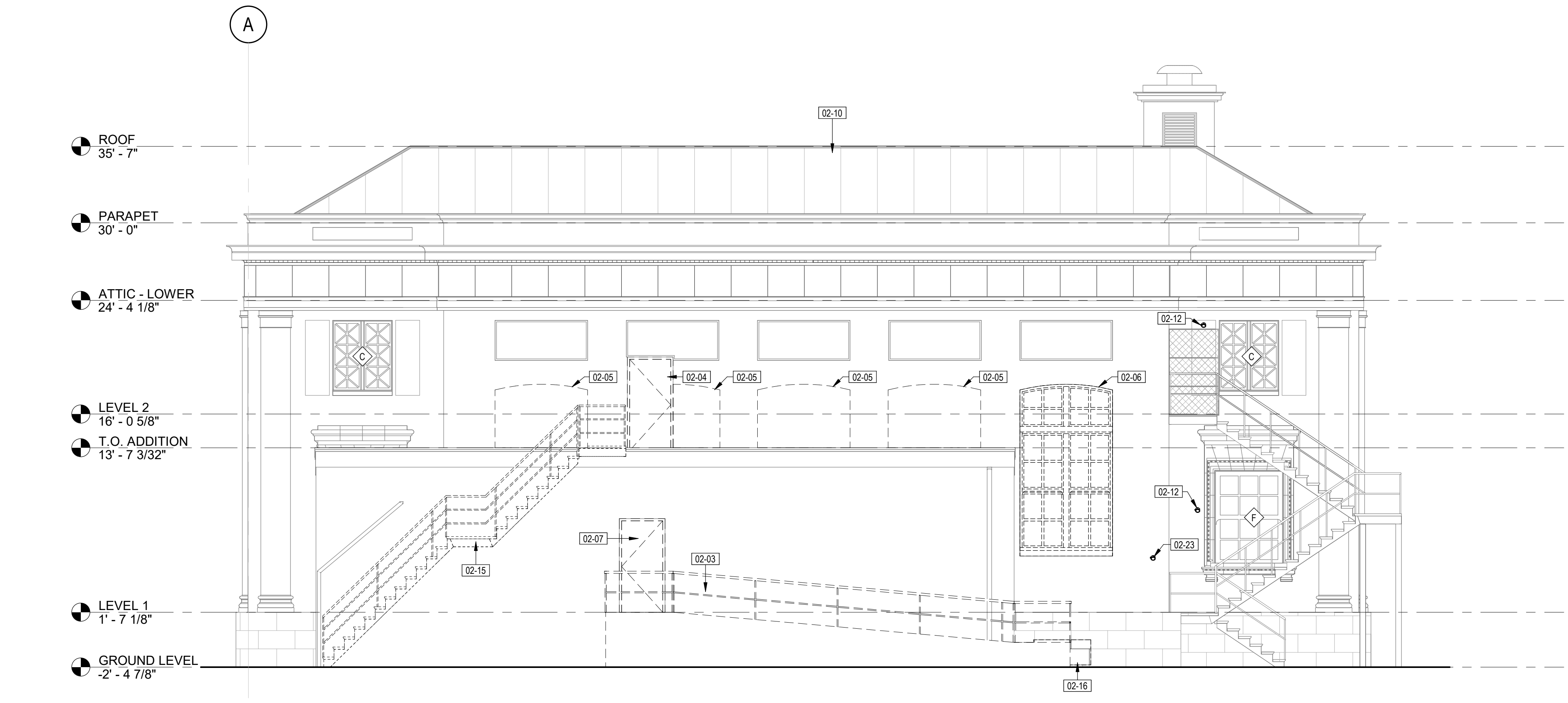
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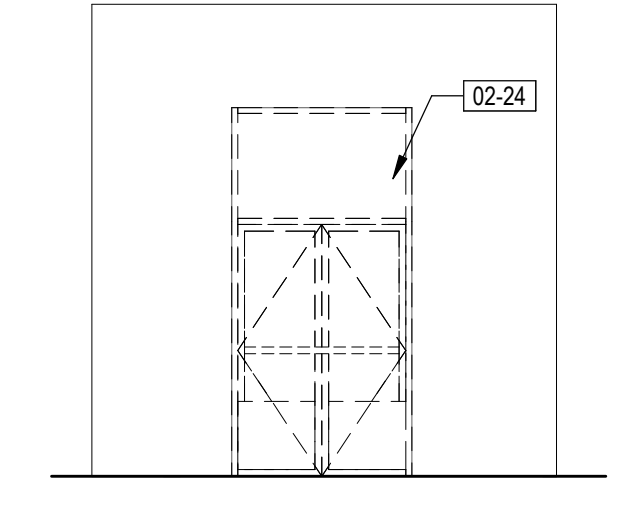
01 EXISTING/DEMOLITION ELEVATION NORTH
3/16" = 1'-0"



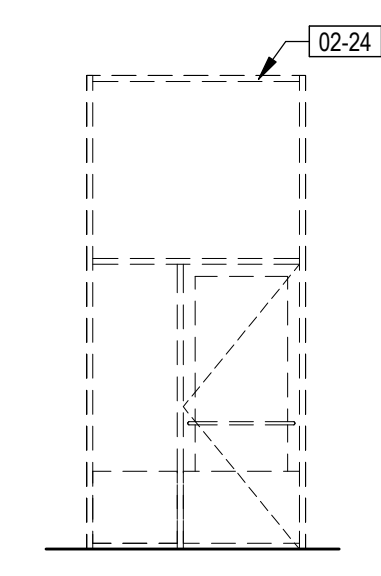
06 DEMO ENLARGED VESTIBULE PLAN
1/4" = 1'-0"



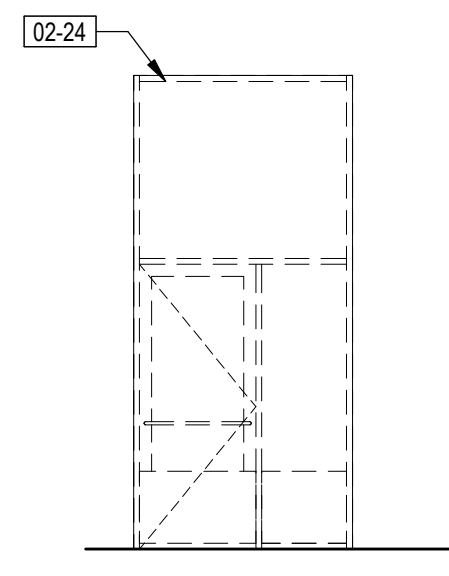
02 EXISTING/DEMOLITION ELEVATION SOUTH
3/16" = 1'-0"



05 DEMO VESTIBULE ELEVATION
3/16" = 1'-0"



03 DEMO VESTIBULE ELEVATION
3/16" = 1'-0"



04 DEMO VESTIBULE ELEVATION
3/16" = 1'-0"

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CONSTRUCTION

ALBANY FEDERAL BUILDING
HISTORIC REVIEW

240 SW 2ND AVE
ALBANY, OR 97321

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Date: 09-04-2024

Revision:	Date:

DEMOLITION
EXTERIOR
ELEVATIONS

HR-2

KEYNOTE LEGEND	
#	Keynote Description
02-03	REMOVE (E) RAMP AND RAILING TO REPLACE WITH NEW ADA COMPLIANT RAMP AND RAILING
02-10	(E) ROOF TO REMAIN
02-11	REMOVE (E) WOOD DOOR AND REPLACE WITH NEW FULL-LITE WOOD DOOR.
02-15	REMOVE (E) METAL STAIR AND RAILING
02-16	REMOVE (E) WINDOW INFILL
02-17	REMOVE (E) DOOR ON SIDE WALL AND INFILL OPENING WITH A 1" RECESS
02-25	REMOVE (E) BARS
02-26	REMOVE (E) CONCRETE STAIR
02-27	REMOVE (E) RECESSED WALL AND WINDOWS



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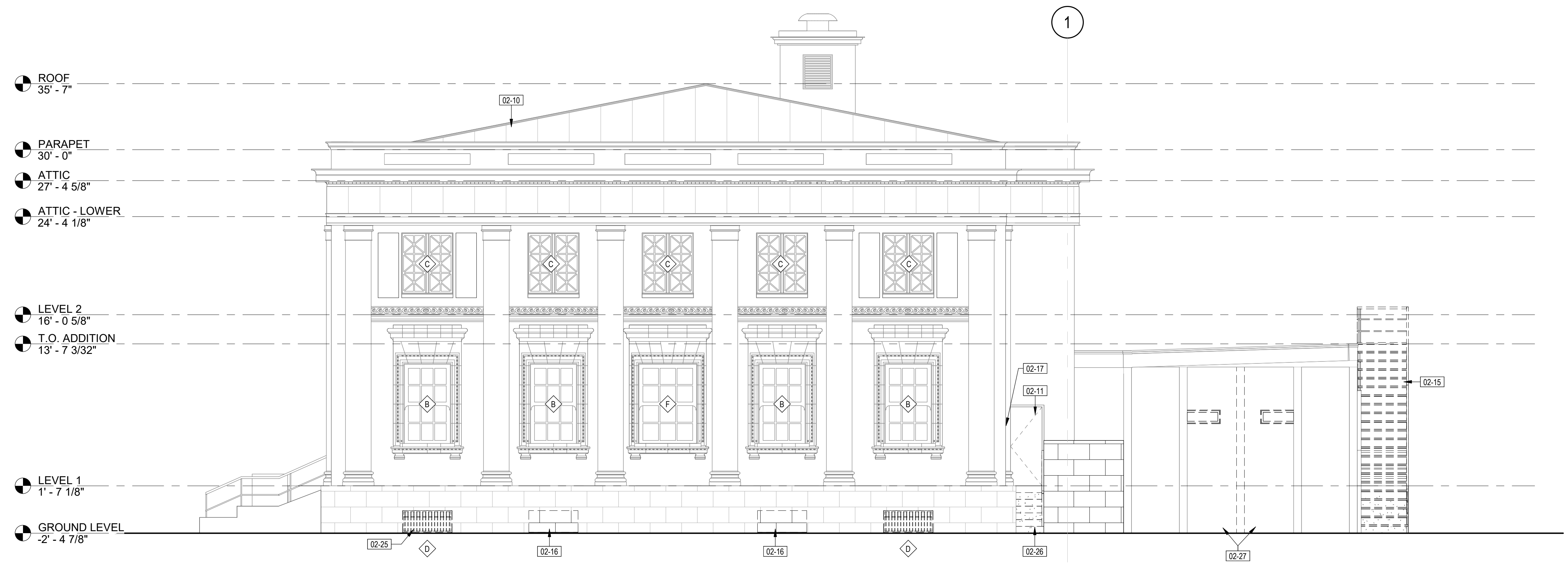
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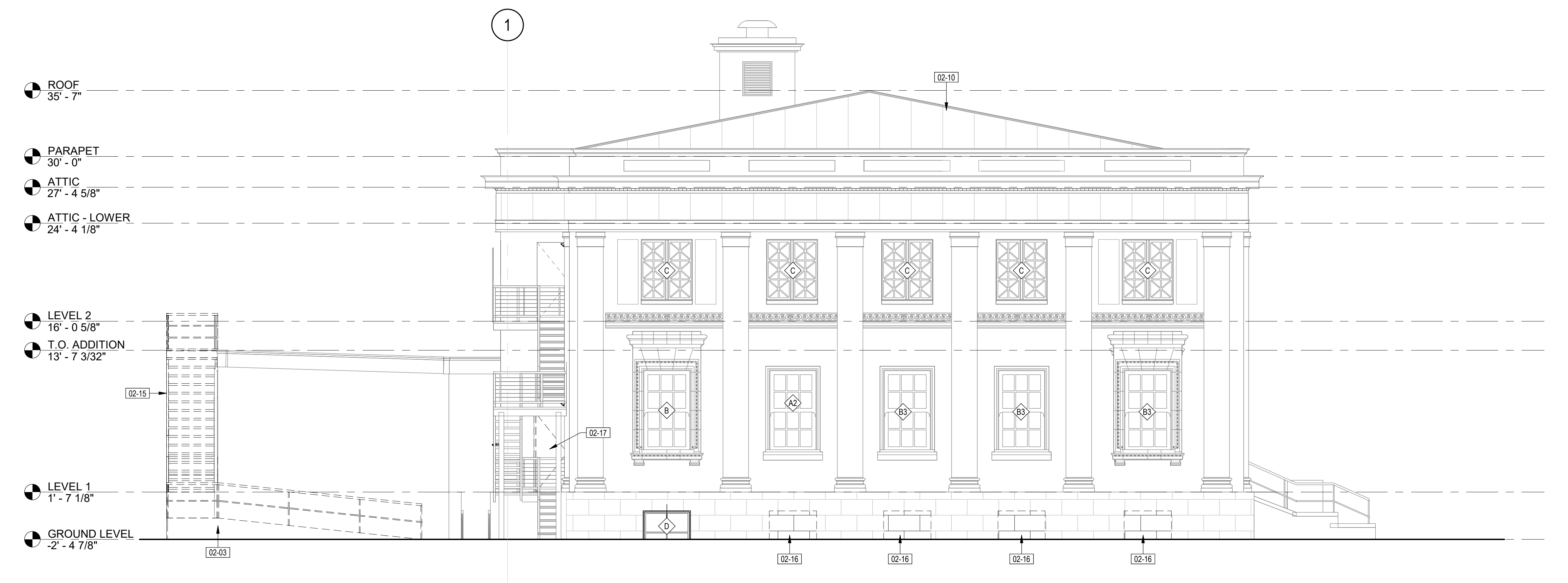
Revision:	Date:

DEMOLITION
EXTERIOR
ELEVATIONS

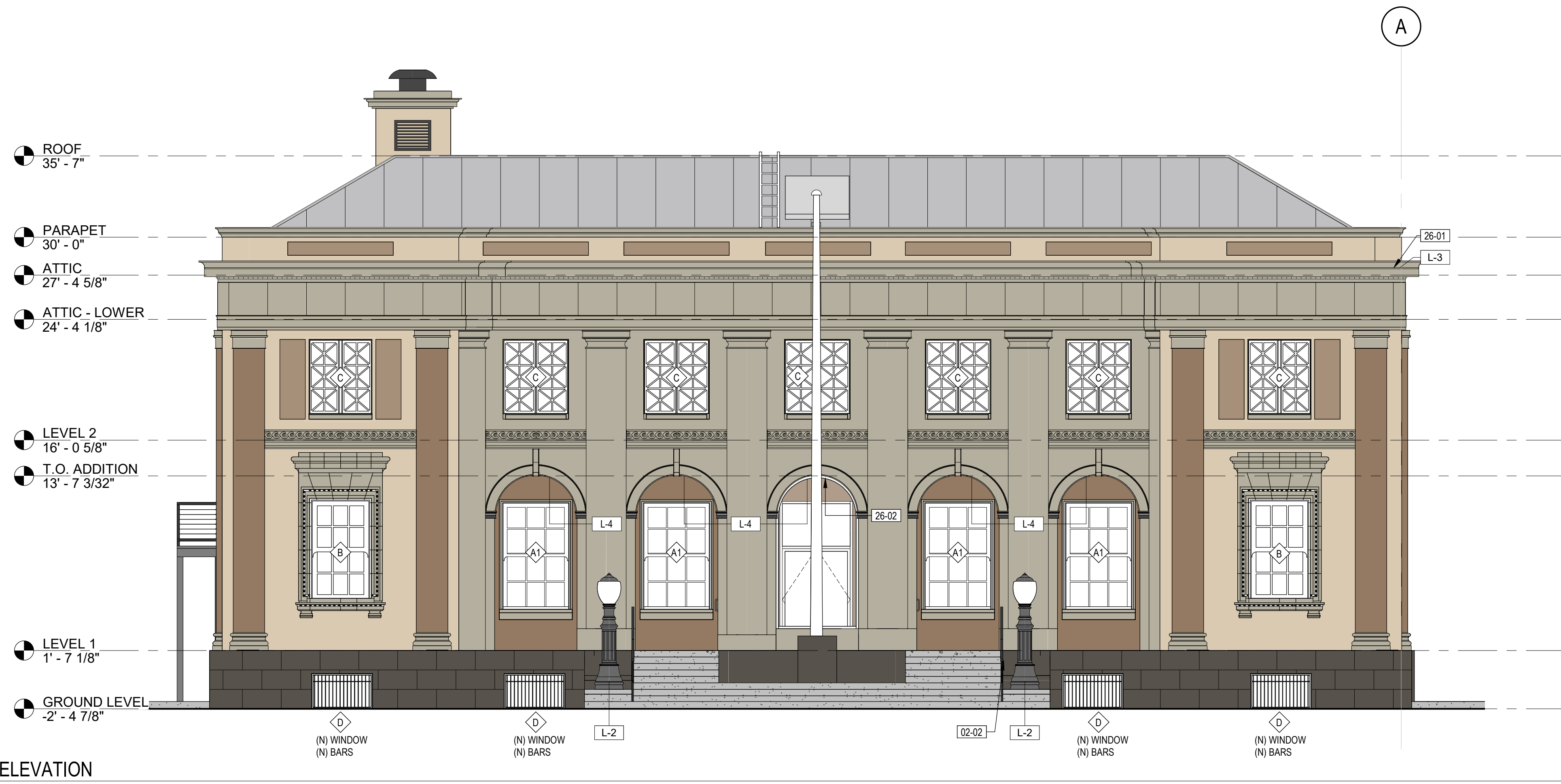
HR-3



01 EXISTING/DEMOLITION ELEVATION WEST
3/16" = 1'-0"



02 EXISTING/DEMOLITION ELEVATION EAST
3/16" = 1'-0"



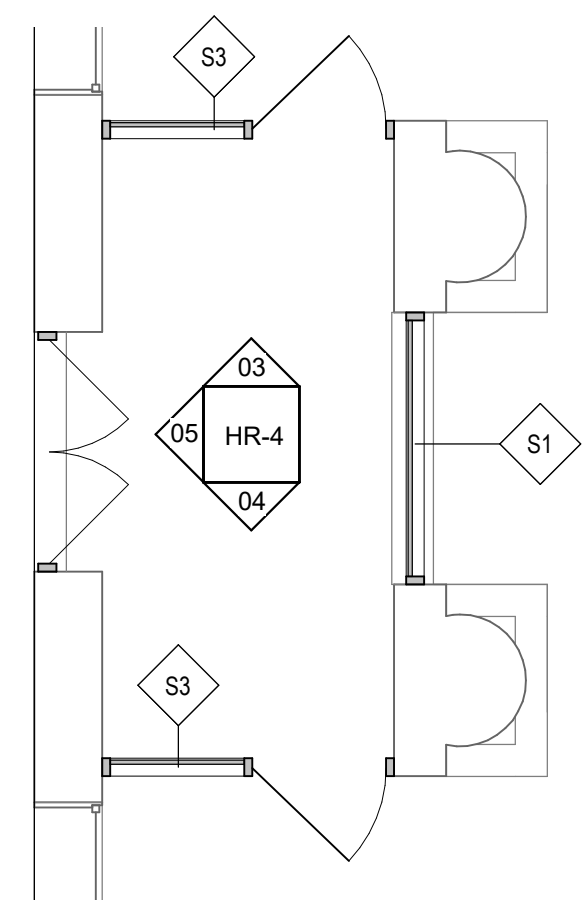
01 NORTH ELEVATION
3/16" = 1'-0"

FINISH LEGEND

- (E) LIMESTONE TO BE CLEANED BUT OTHERWISE LEFT UNTOUCHED.
- EXISTING STUCCO TO BE PAINTED: SW 7645 THUNDER GRAY
- EXISTING STUCCO TO BE PAINTED: SW 6102 PORTABELLO
- EXISTING STUCCO TO BE PAINTED: SW 6108 LATTE
- EXISTING STUCCO TO BE PAINTED: SW 6141 SOFTER TAN

KEYNOTE LEGEND

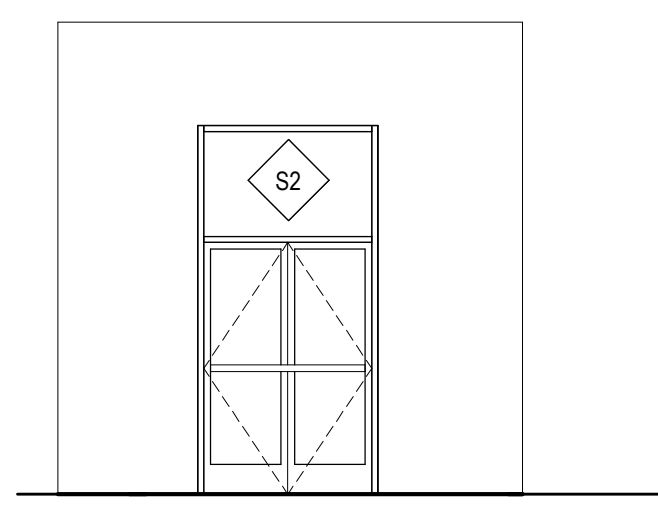
#	Keynote Description
02-02	(E) HANDRAILS TO REMAIN.
02-20	WALL INFILL WITH SLIGHT RECESS TO MATCH PANELS ABOVE
03-01	NEW CODE COMPLIANT RAMP
08-02	EXISTING HOLLOW METAL DOOR TO BE REPLACED WITH NEW FULL LITE HOLLOW METAL DOOR
09-01	INFILL (E) DOOR OPENING AND PARGE COAT TO MATCH (E) SURFACE
09-02	RESTORE PLASTER WORK ON ORIGINAL PANEL AFTER DOOR REMOVAL
13-02	(E) STEEL FIRE ESCAPE TO BE REPAINTED.
23-01	MECHANICAL UNIT
26-01	LED ACCENT LIGHTING TO RUN ALONG TOP INSIDE EDGE OF CORNICE
26-02	CEILING LIGHTING TO REPLACE (E) LIGHTING WITHIN EXTERIOR PORTION ENTRY
26-03	NEW EXTERIOR LIGHT FIXTURE TO ILLUMINATE ADA RAMP. INSTALLED WITH NEW RECESSED ELECTRICAL BOX
26-04	(E) UTILITY LIGHT FIXTURE TO BE REPLACED WITH NEW DECORATIVE LIGHT FIXTURE. LOCATION TO REMAIN THE SAME.



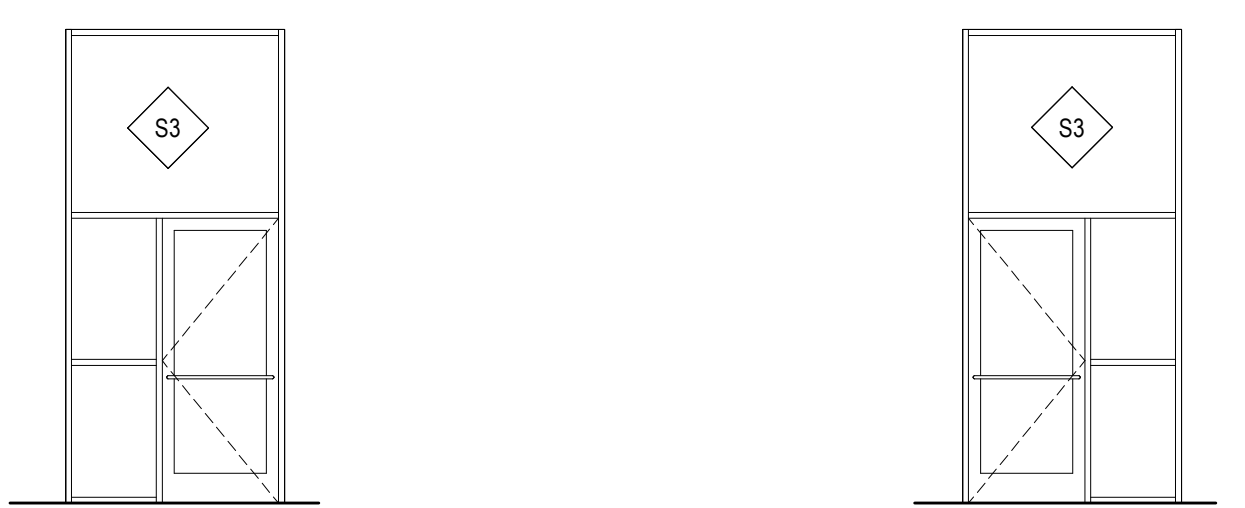
06 ENLARGED VESTIBULE PLAN
1/4" = 1'-0"



02 SOUTH ELEVATION
3/16" = 1'-0"



05 VESTIBULE ELEVATION
3/16" = 1'-0"



03 VESTIBULE ELEVATION
3/16" = 1'-0"

04 VESTIBULE ELEVATION
3/16" = 1'-0"



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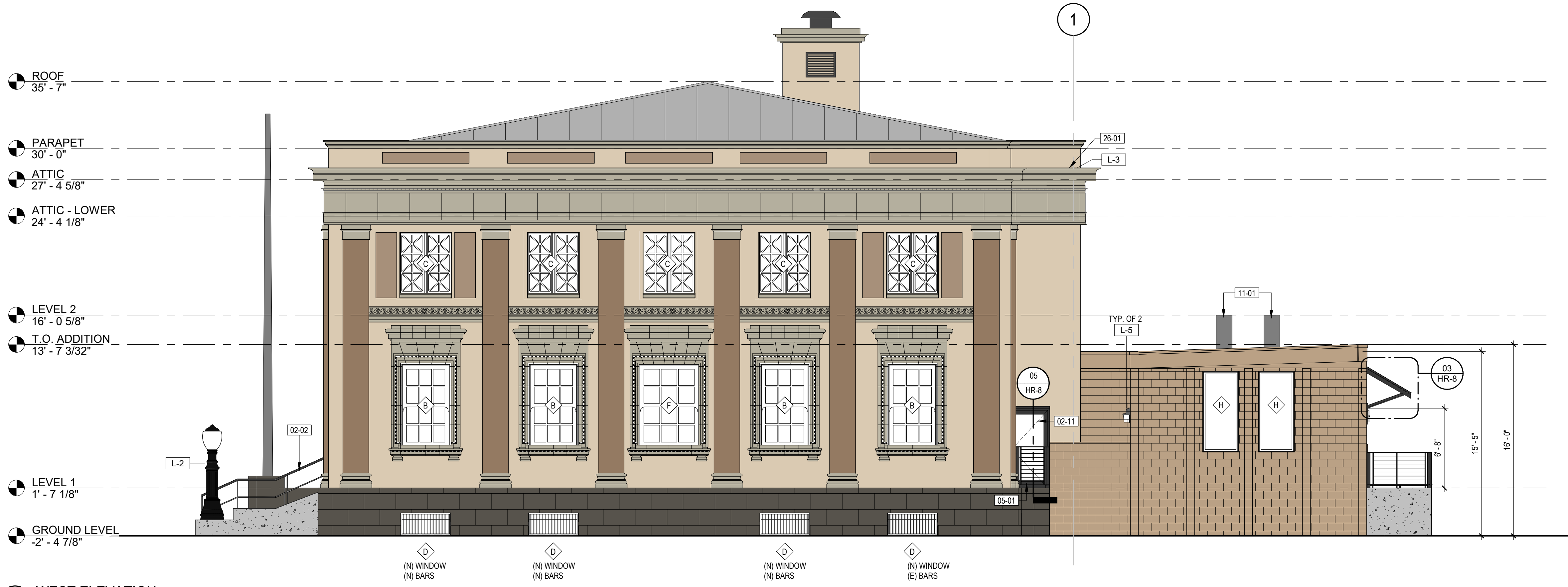
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240 SW 2ND AVE
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Issue: HISTORIC REVIEW
Date: 09-04-2024

Revision: _____ Date: _____

EXTERIOR ELEVATIONS

HR-4



01 WEST ELEVATION
3/16" = 1'-0"

FINISH LEGEND

	(E) LIMESTONE TO BE CLEANED BUT OTHERWISE LEFT UNTOUCHED.
	EXISTING STUCCO TO BE PAINTED: SW 7645 THUNDER GRAY
	EXISTING STUCCO TO BE PAINTED: SW 6102 PORTABELLO
	EXISTING STUCCO TO BE PAINTED: SW 6108 LATTE
	EXISTING STUCCO TO BE PAINTED: SW 6141 SOFTER TAN

KEYNOTE LEGEND

#	Keynote Description
02-02	(E) HANDRAILS TO REMAIN.
02-11	REMOVE (E) WOOD DOOR AND REPLACE WITH NEW FULL-LITE WOOD DOOR.
02-18	REMOVE (E) DOOR. INFILL WITH STUCCO PANEL WITH 1" RECESS FROM FACE OF FACADE
02-19	(E) DOOR TO REMAIN. PAINTED
05-01	NEW STEEL RAILING
11-01	MECHANICAL UNIT
13-02	(E) STEEL FIRE ESCAPE TO BE REPAINTED.
26-01	LED ACCENT LIGHTING TO RUN ALONG TOP INSIDE EDGE OF CORNICE
26-03	NEW EXTERIOR LIGHT FIXTURE TO ILLUMINATE ADA RAMP. INSTALLED WITH NEW RECESSED ELECTRICAL BOX



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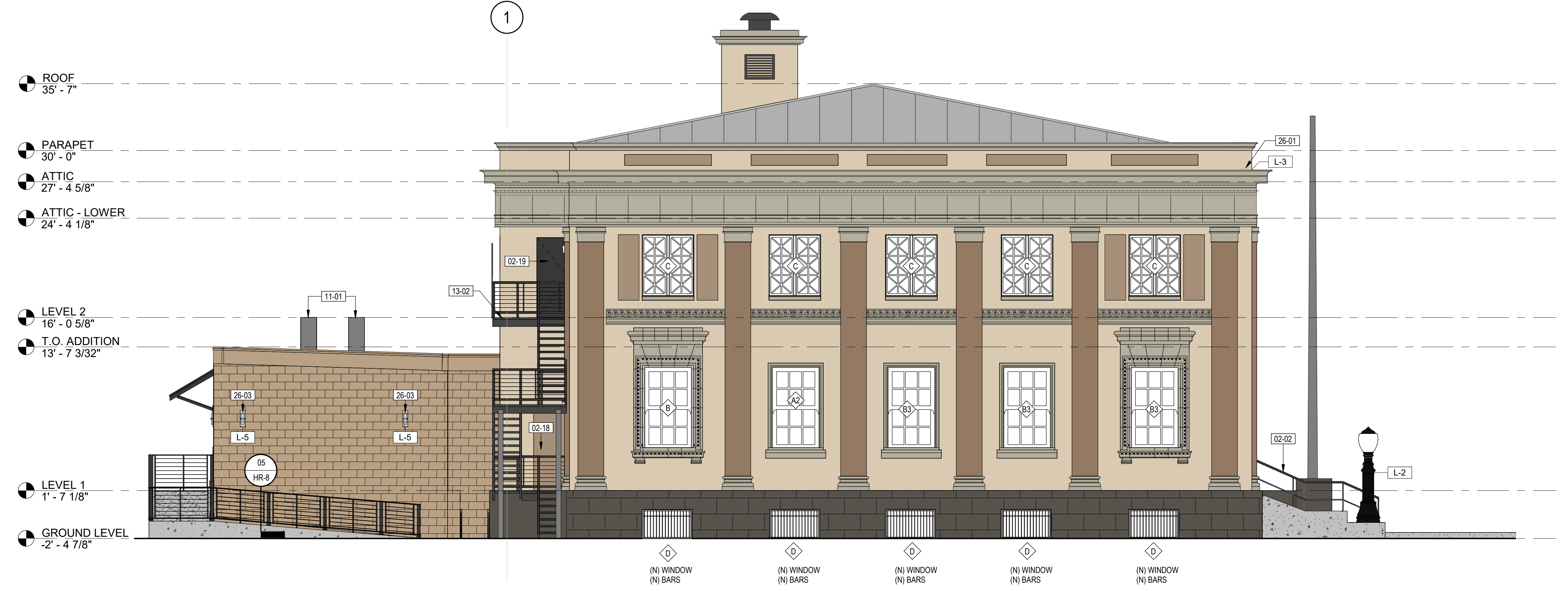
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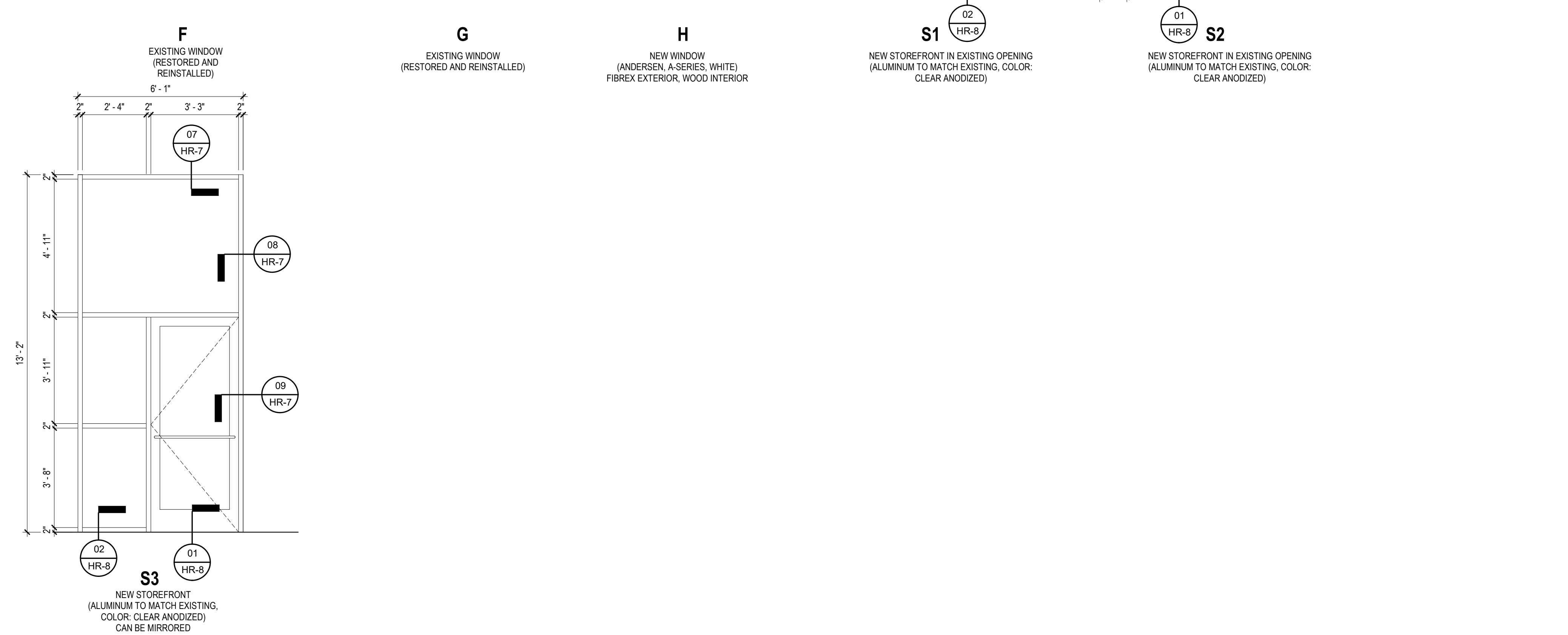
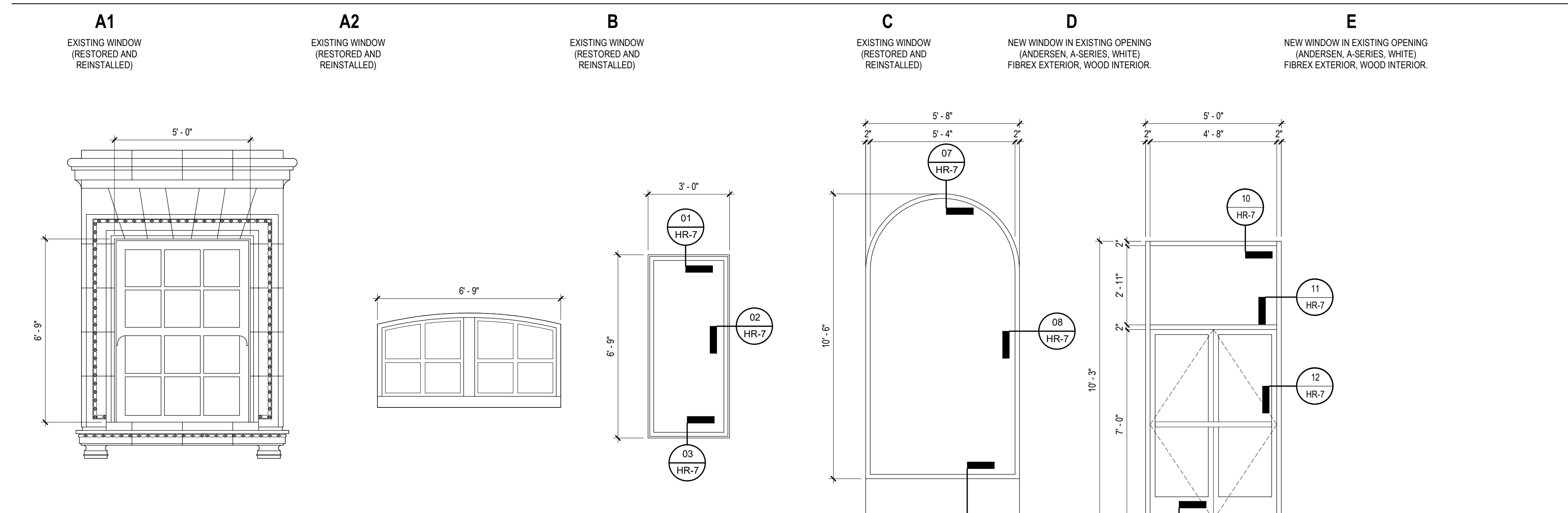
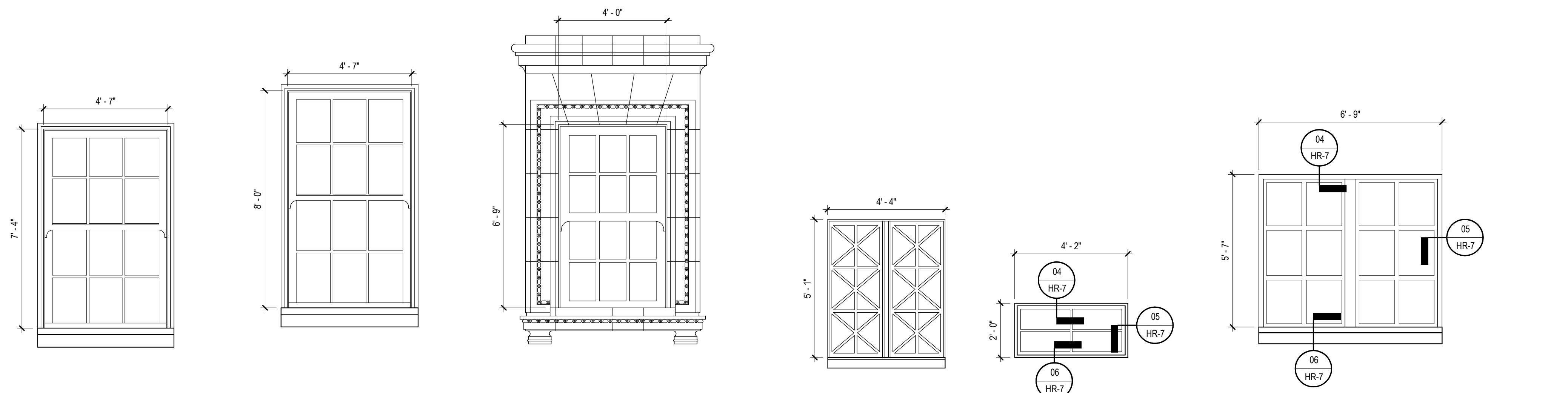
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EXTERIOR ELEVATIONS

HR-5



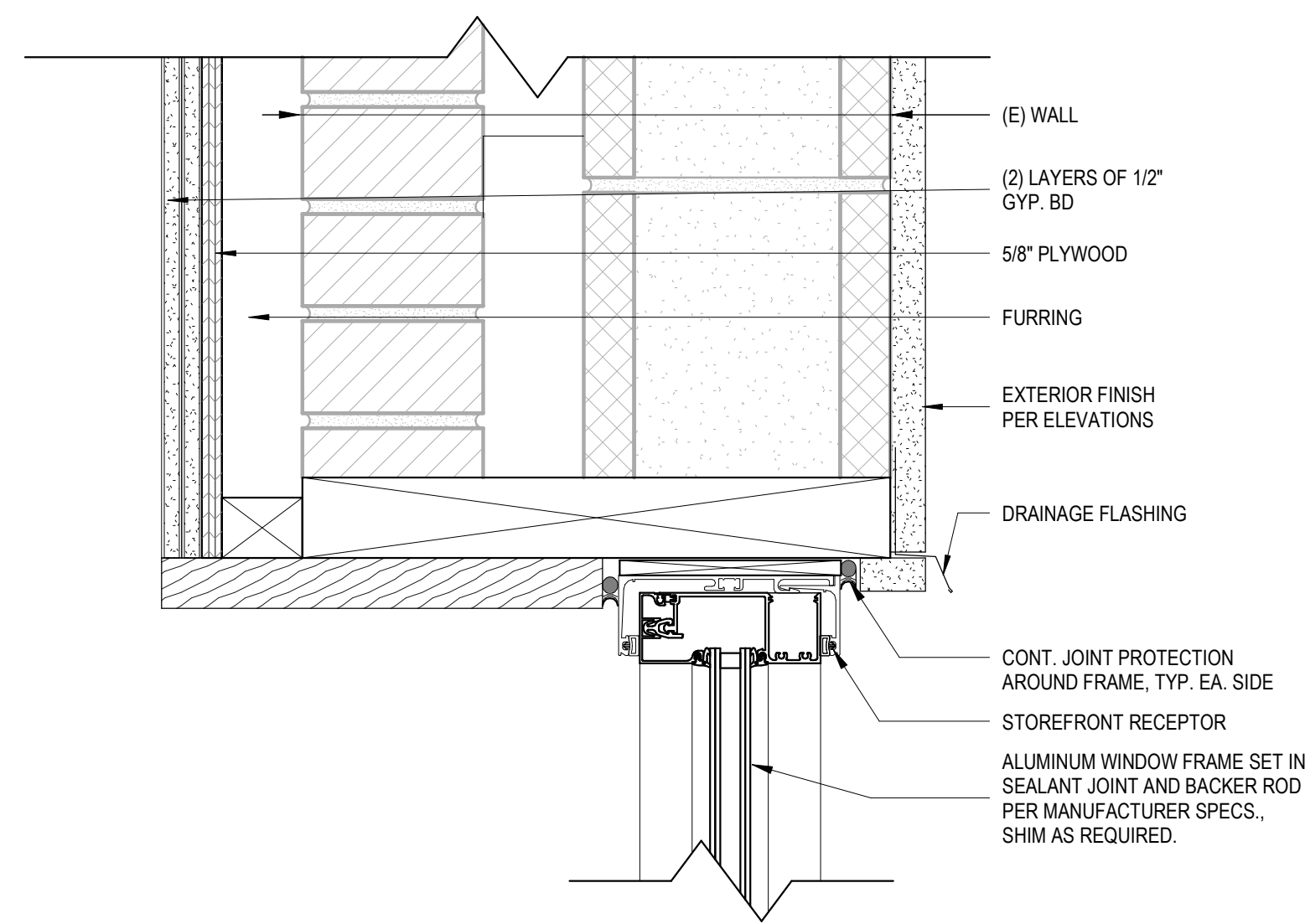
02 EAST ELEVATION
3/16" = 1'-0"



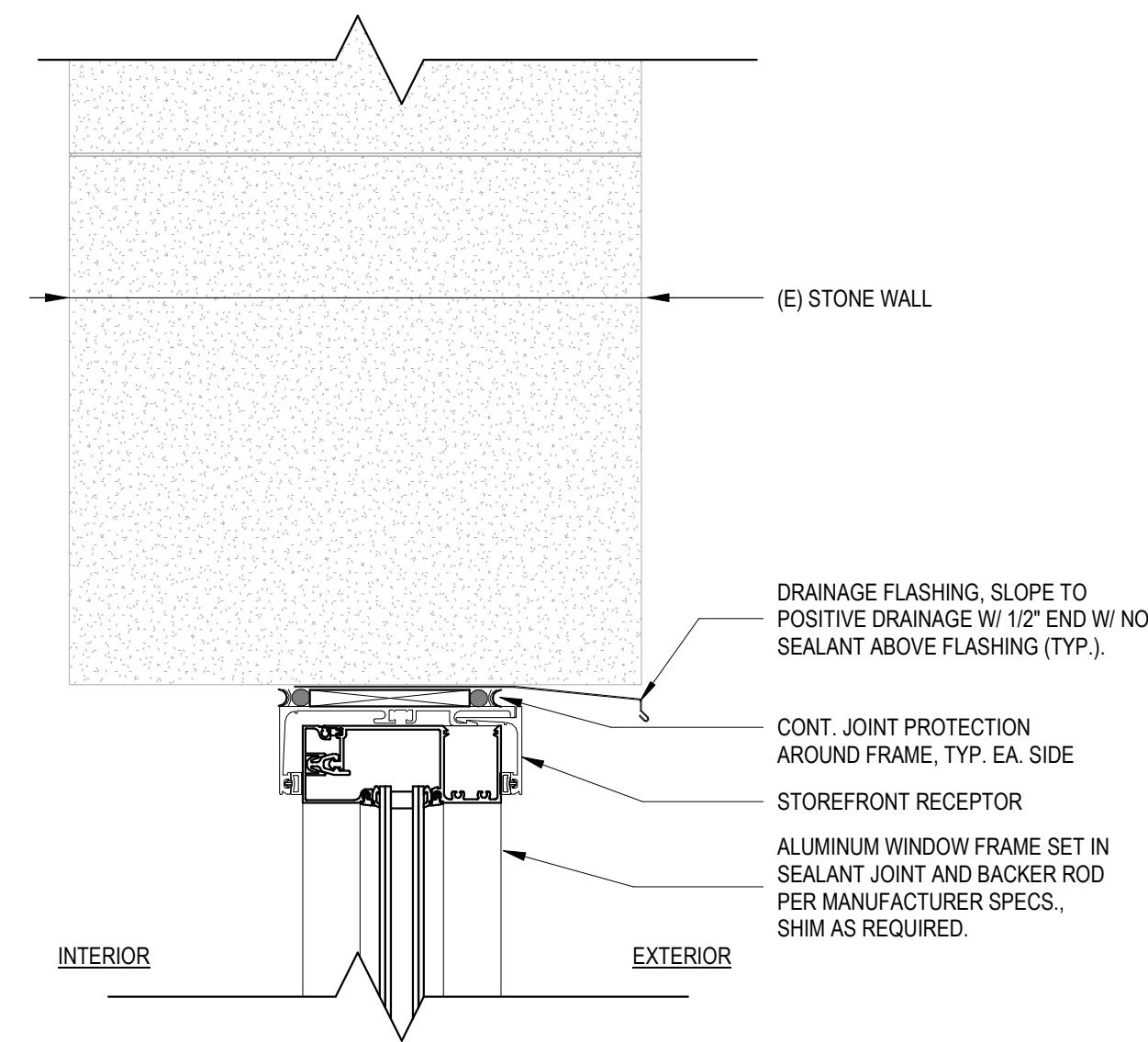
01 WINDOW TYPES
3/8" = 1'-0"

Issue: HISTORIC REVIEW
Date: 09-04-2024

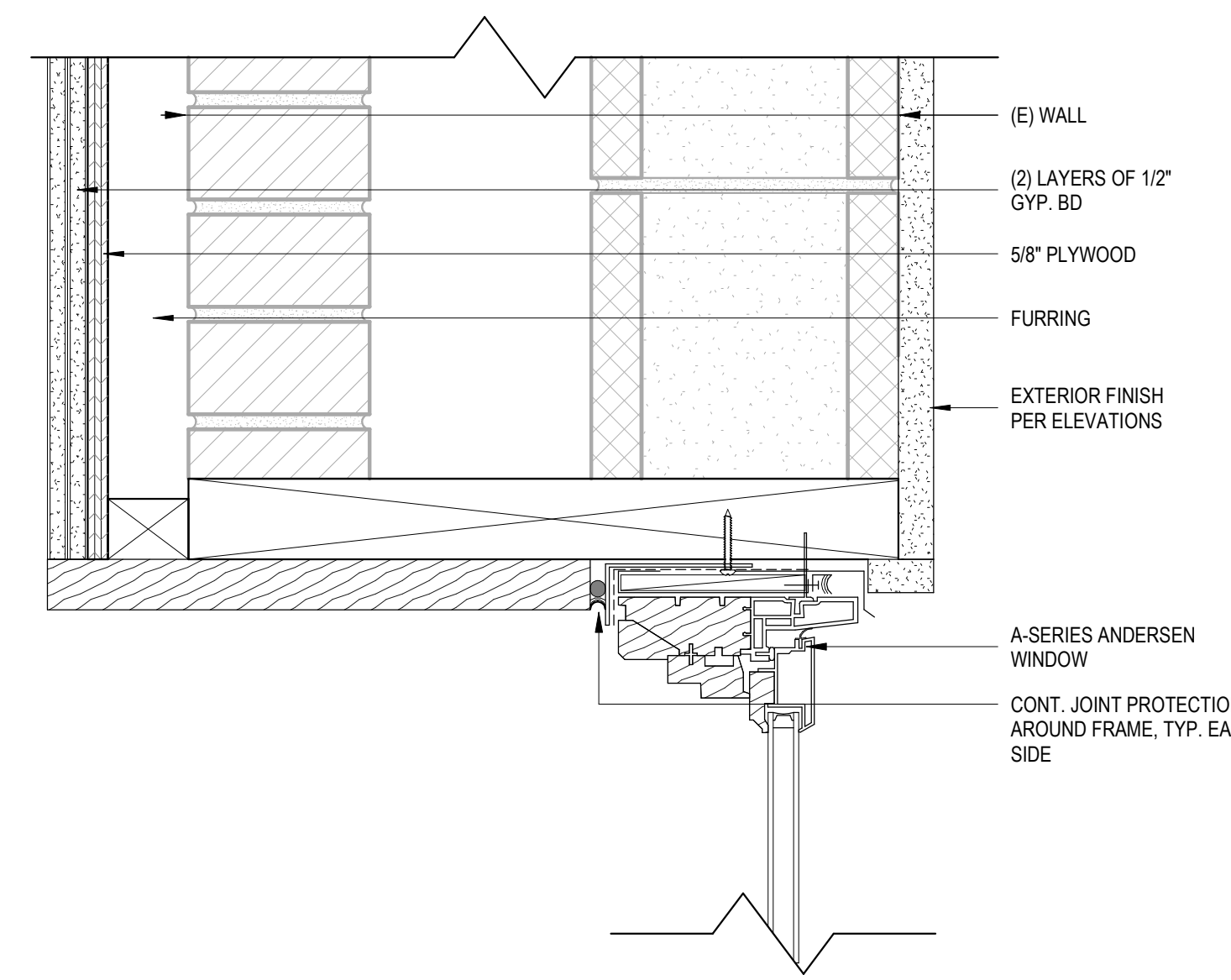
Revision:	Date:



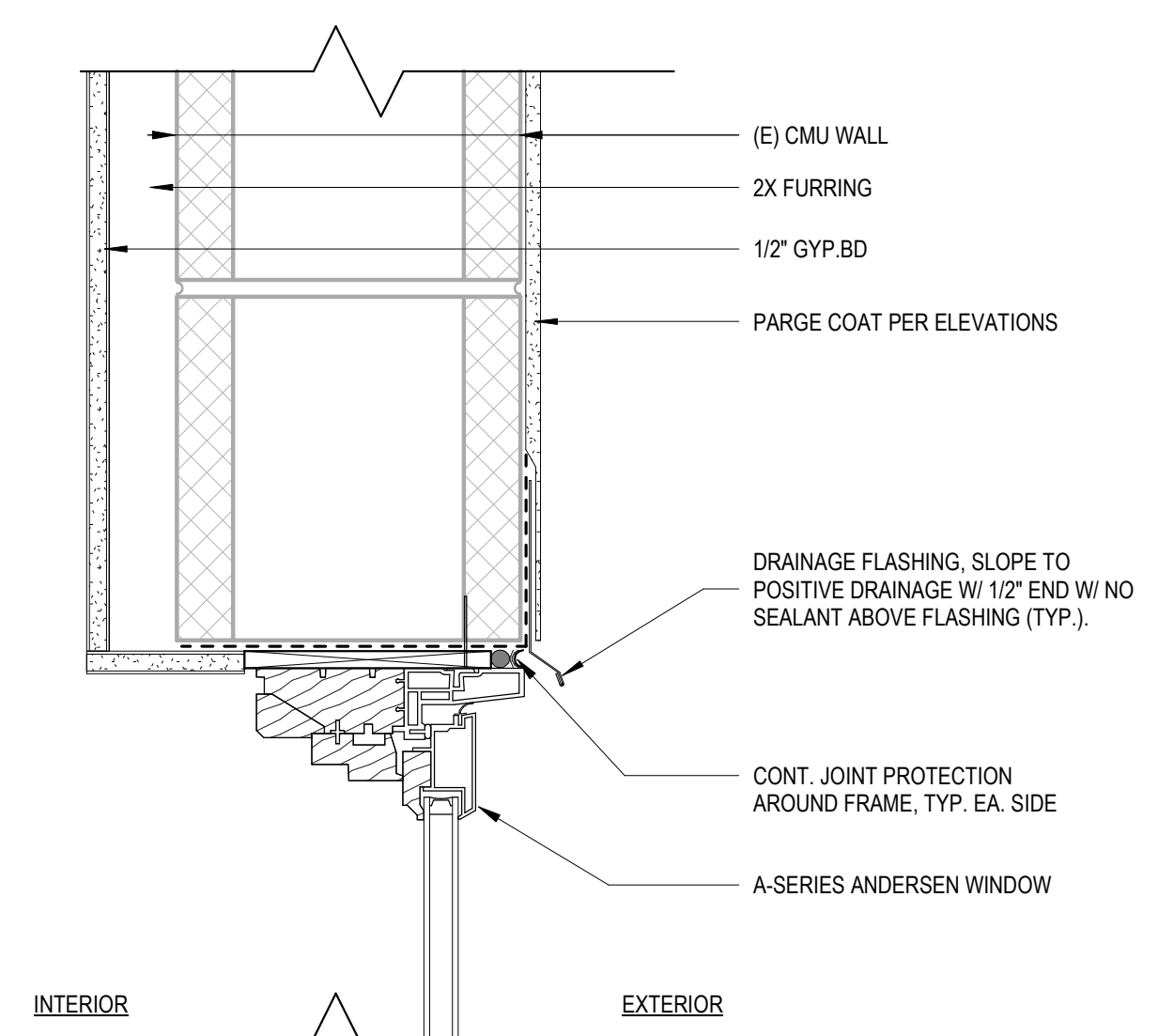
10 STOREFRONT HEAD @ (E) WALL
3" = 1'-0"



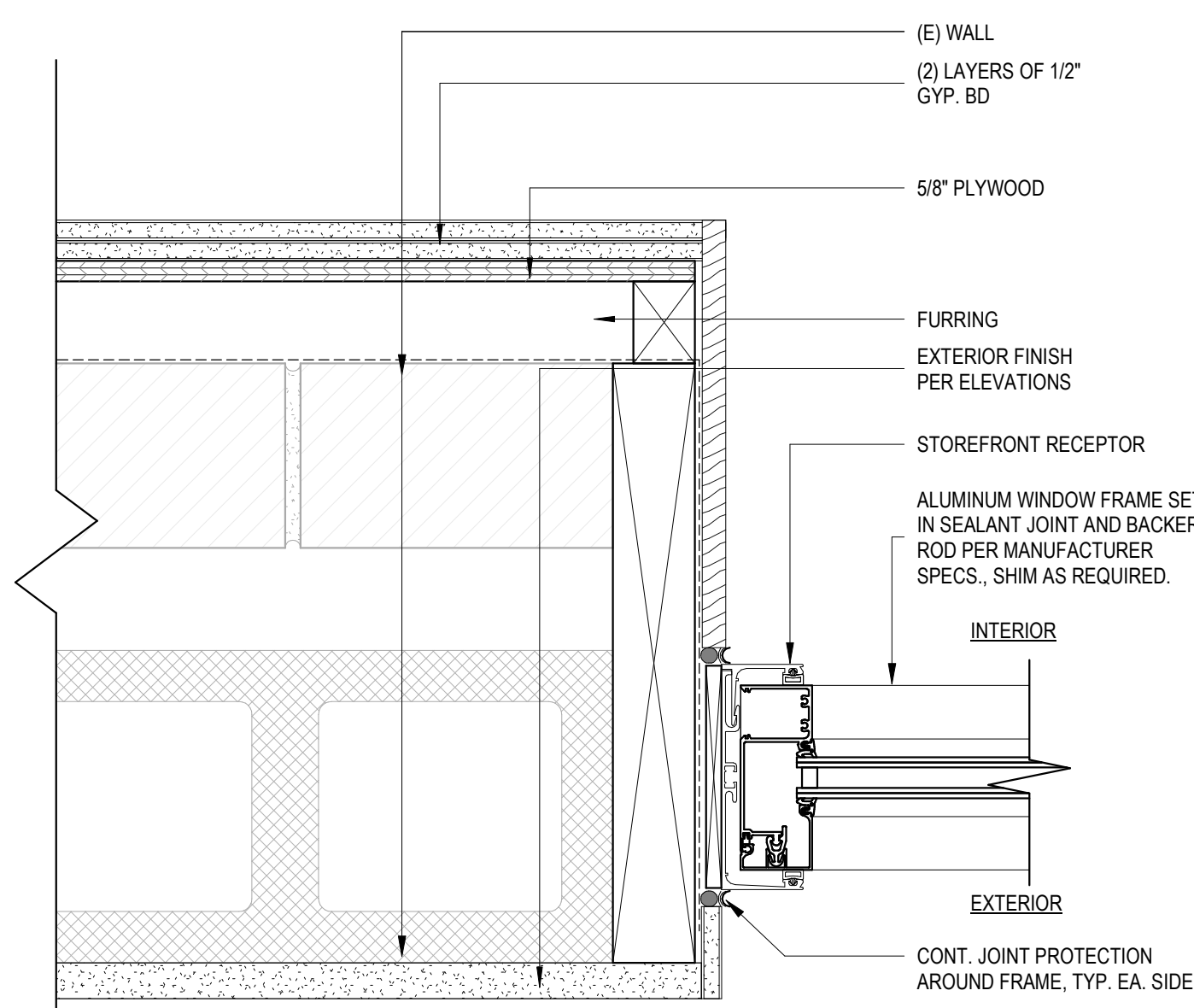
07 STOREFRONT HEAD @ STONE WALL
3" = 1'-0"



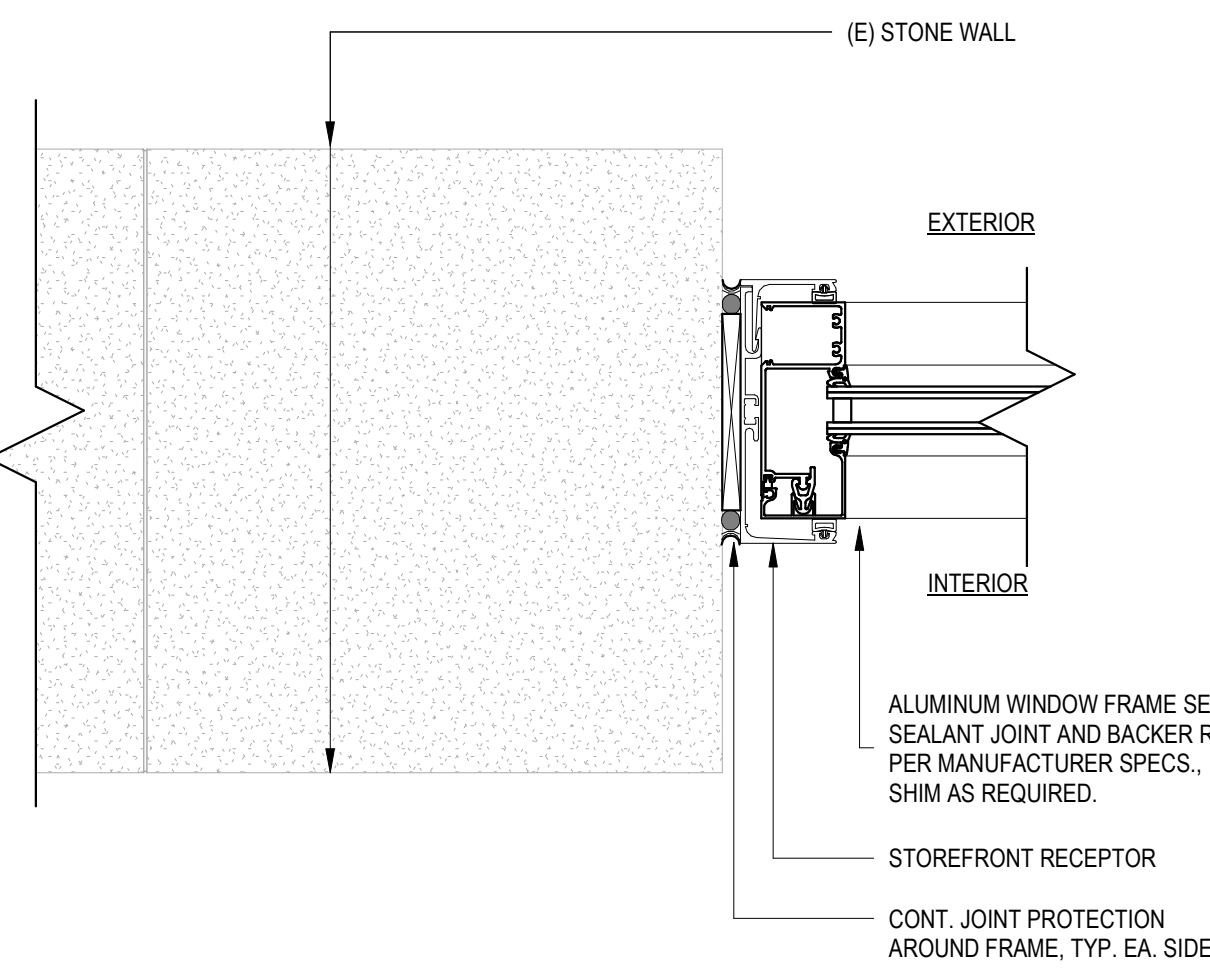
04 WINDOW HEAD @ (E) WALL
3" = 1'-0"



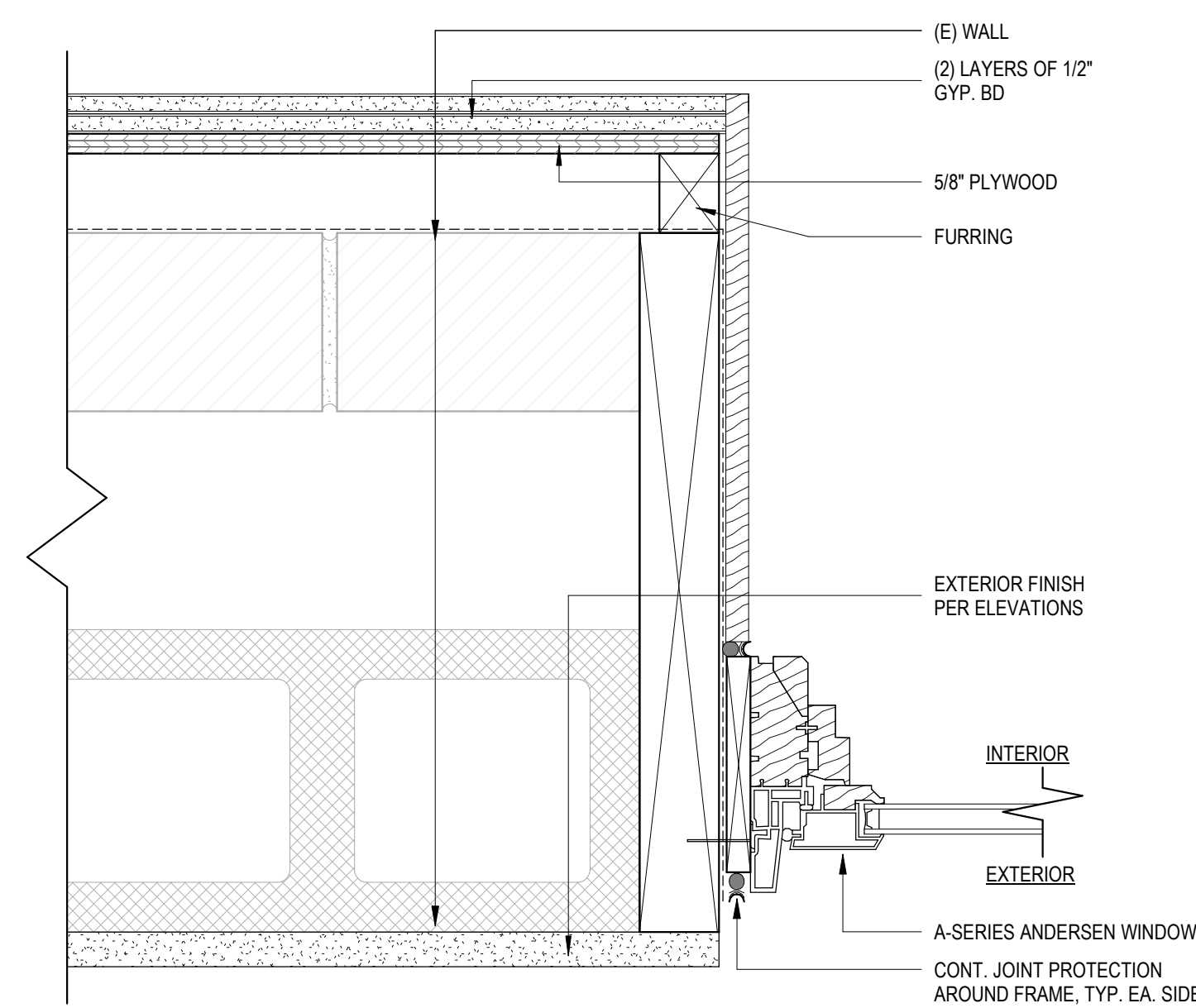
01 WINDOW HEAD @ CMU
3" = 1'-0"



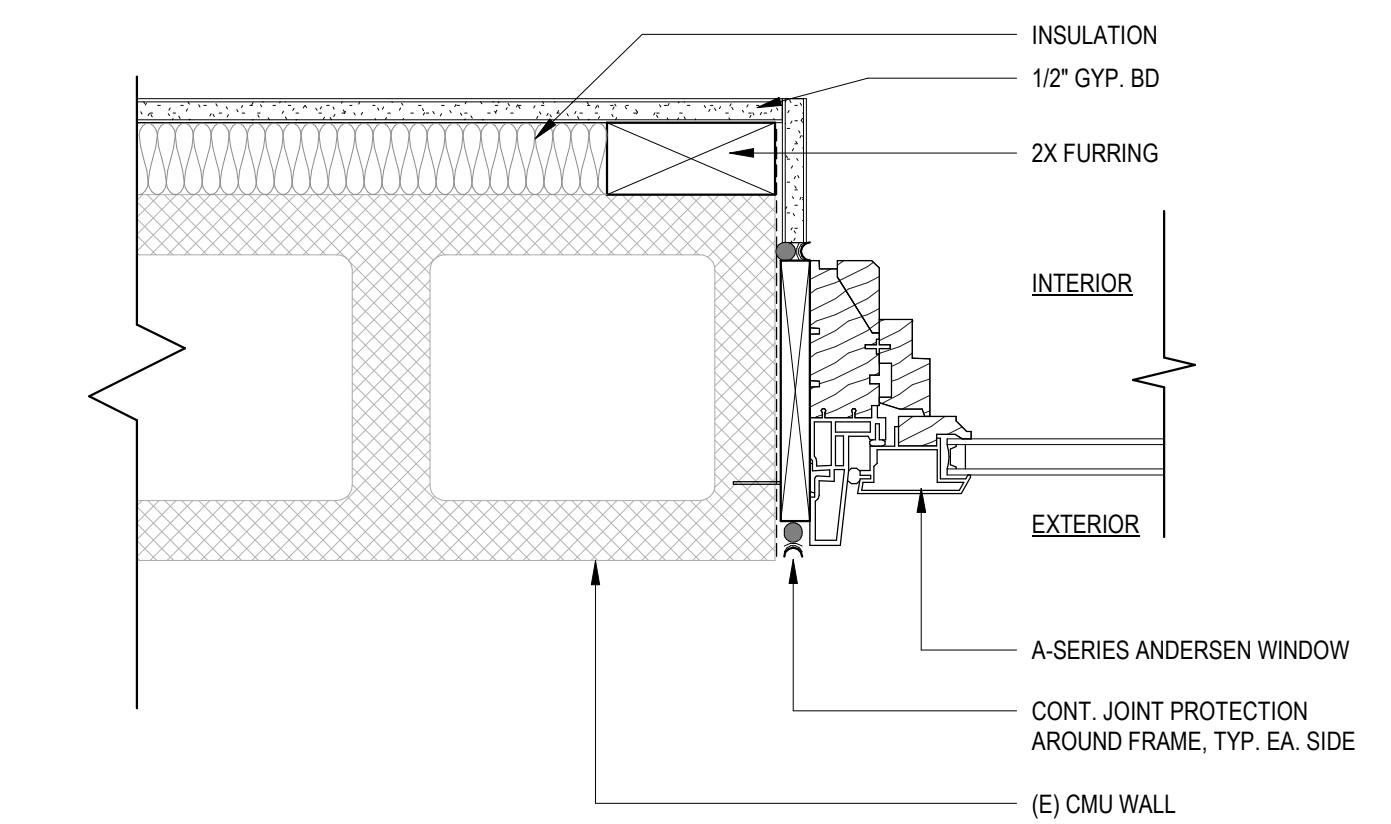
11 STOREFRONT JAMB @ (E) WALL
3" = 1'-0"



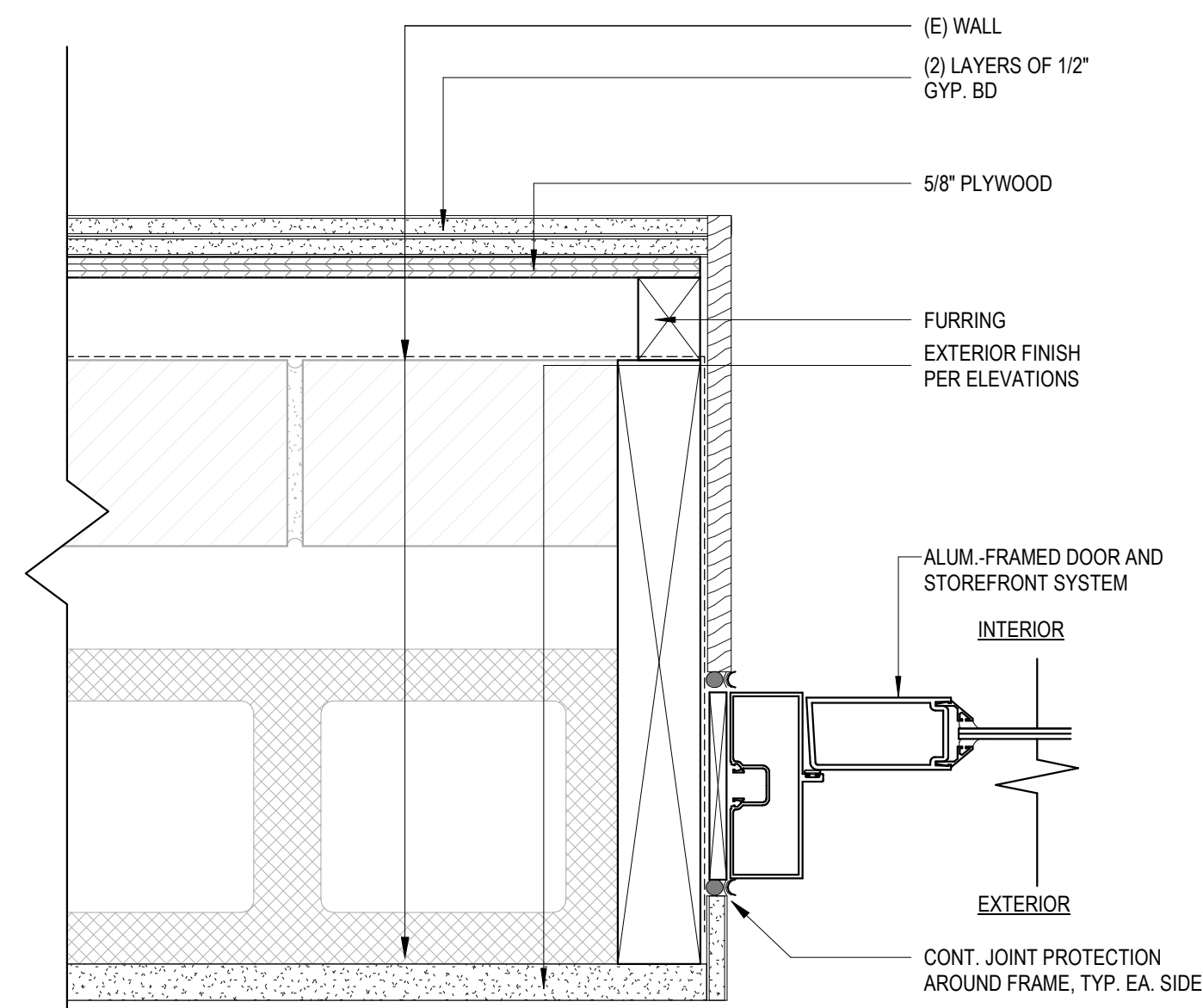
08 STOREFRONT JAMB @ STONE WALL
3" = 1'-0"



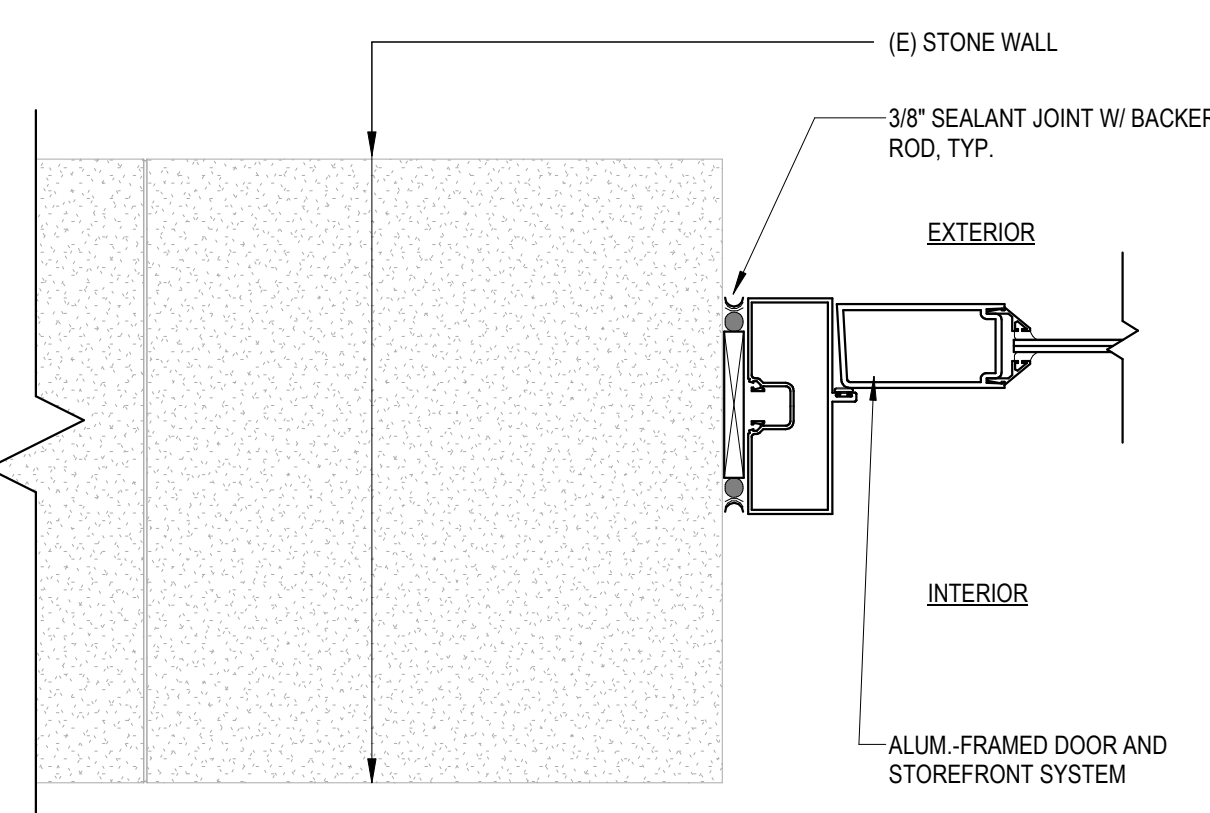
05 WINDOW JAMB @ (E) WALL
3" = 1'-0"



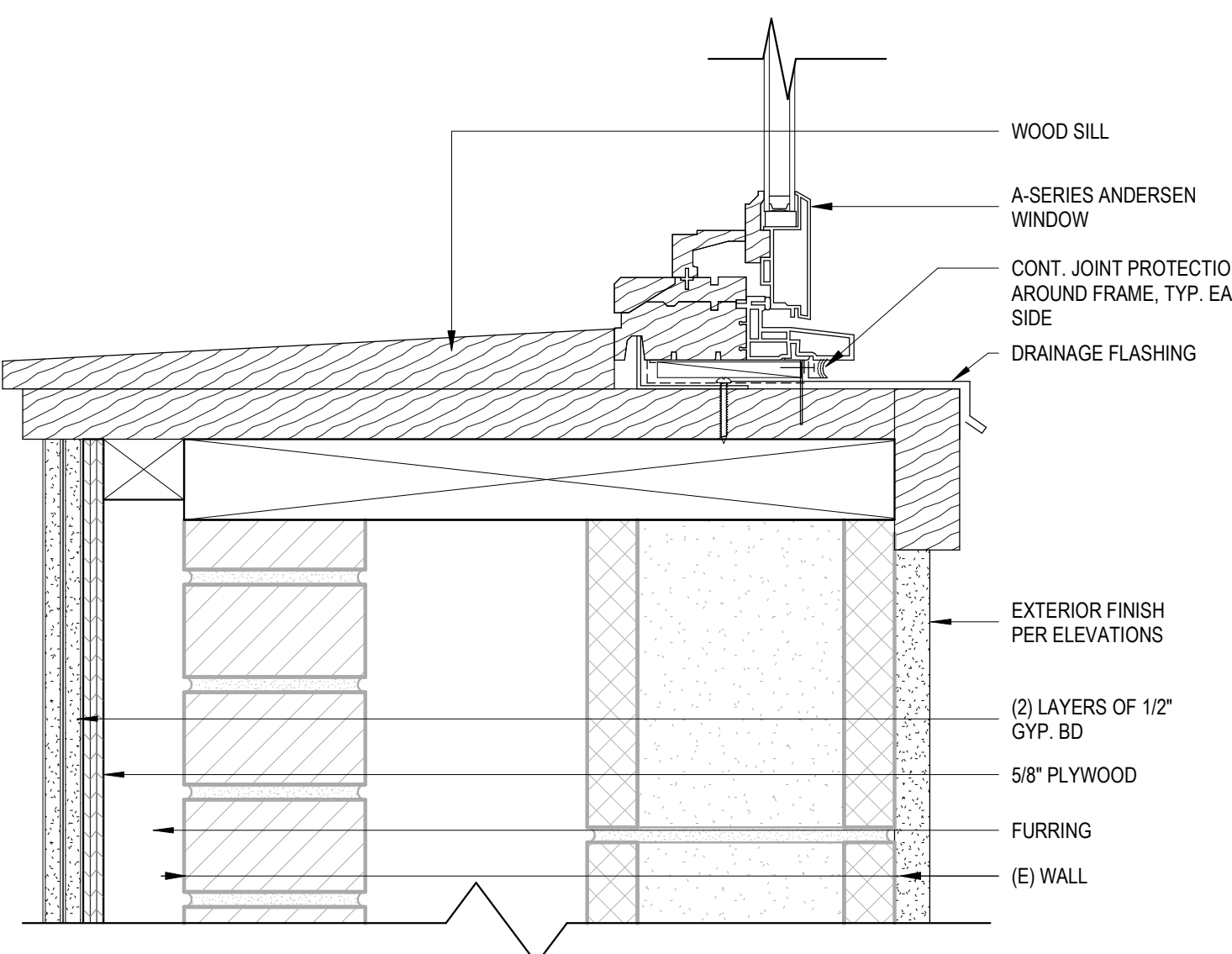
02 WINDOW JAMB @ (E) CMU
3" = 1'-0"



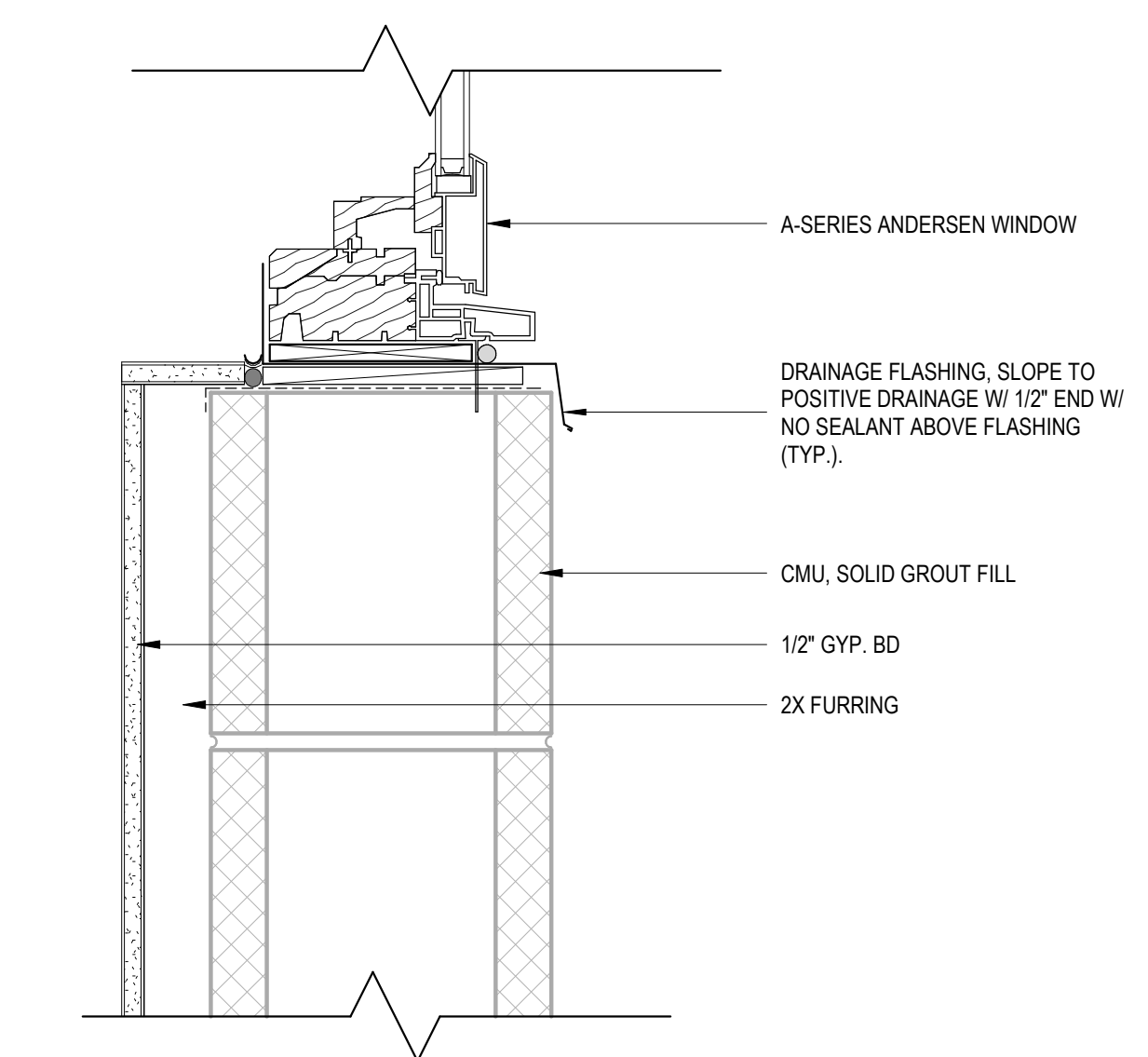
12 STOREFRONT DOOR JAMB @ (E) WALL
3" = 1'-0"



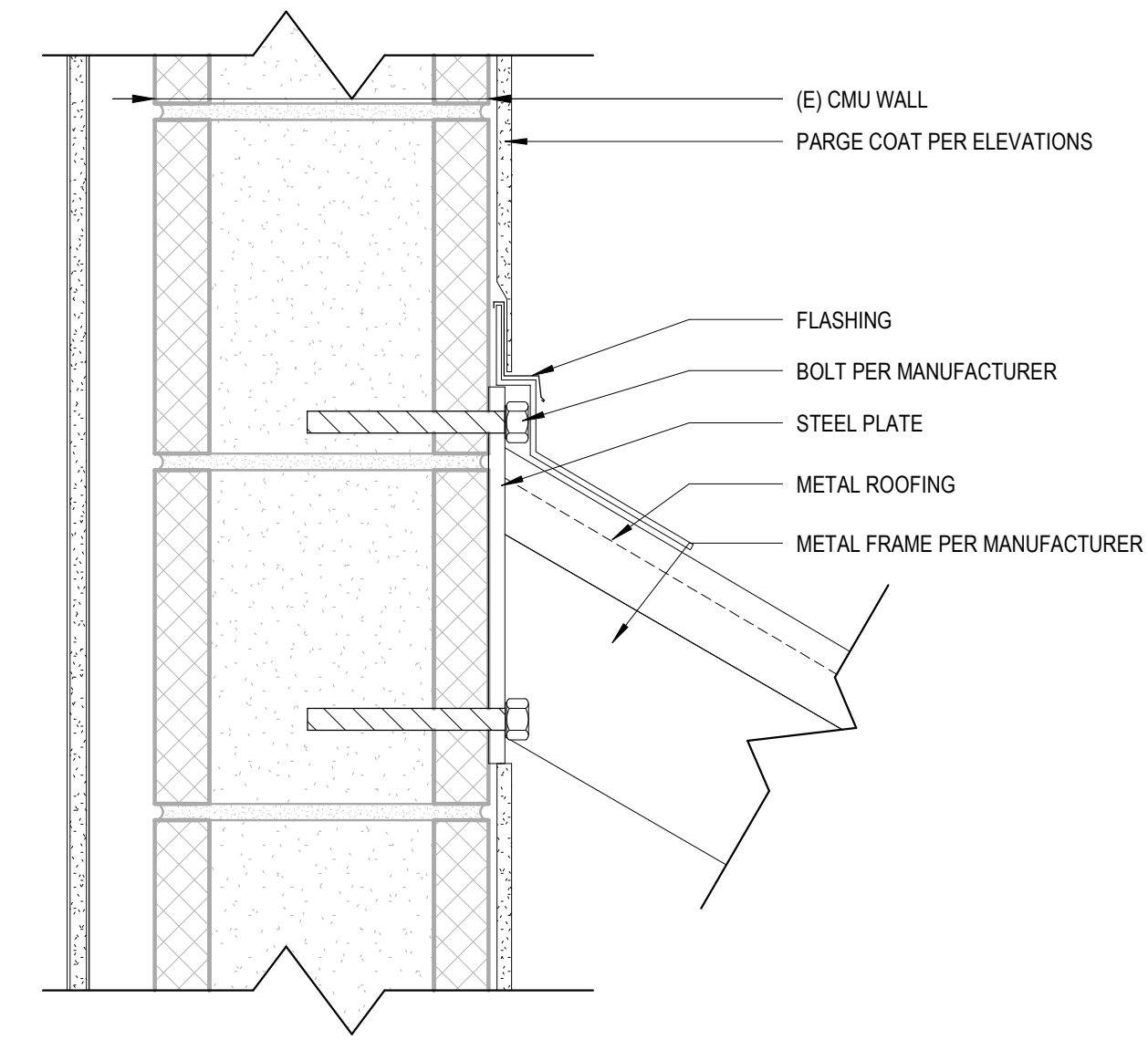
09 STOREFRONT DOOR JAMB @ STONE WALL
3" = 1'-0"



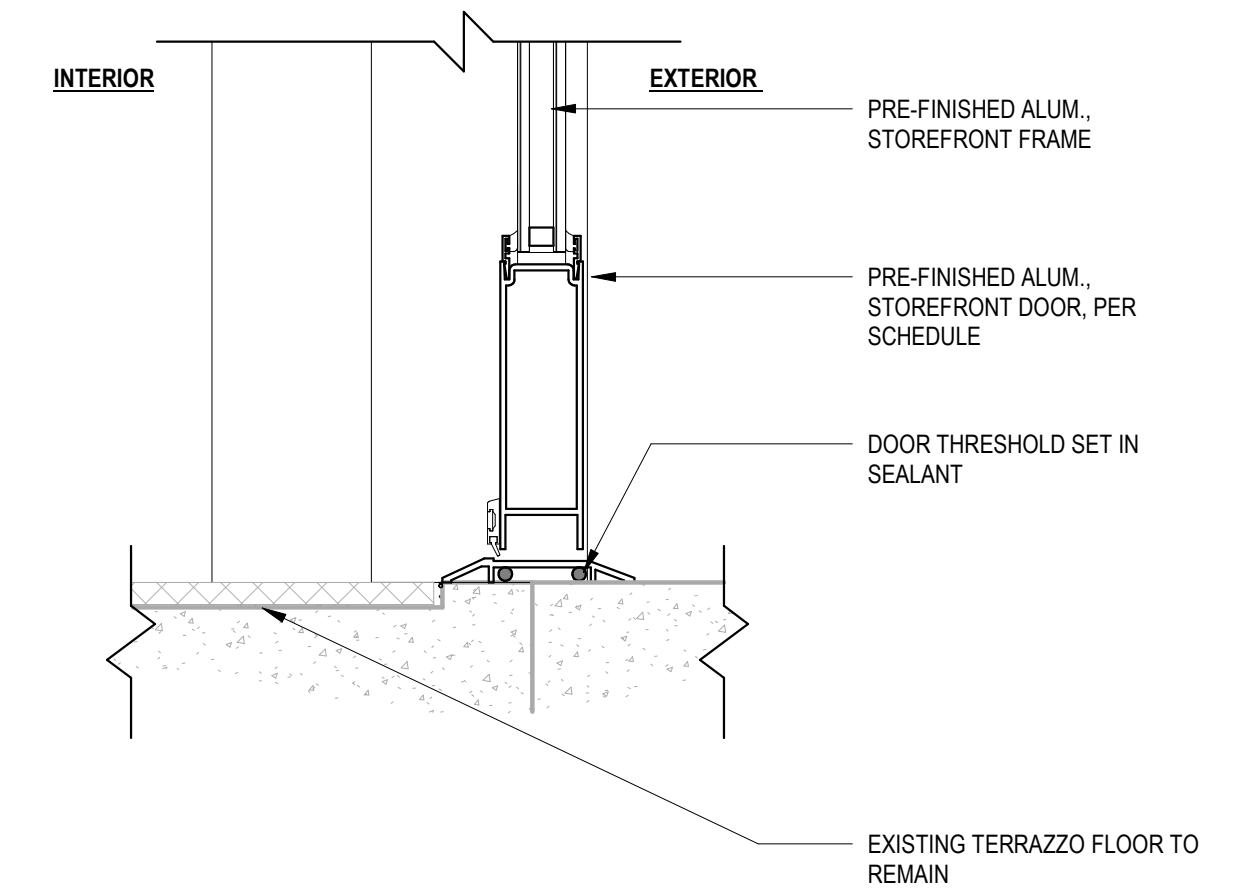
06 WINDOW SILL @ (E) WALL
3" = 1'-0"



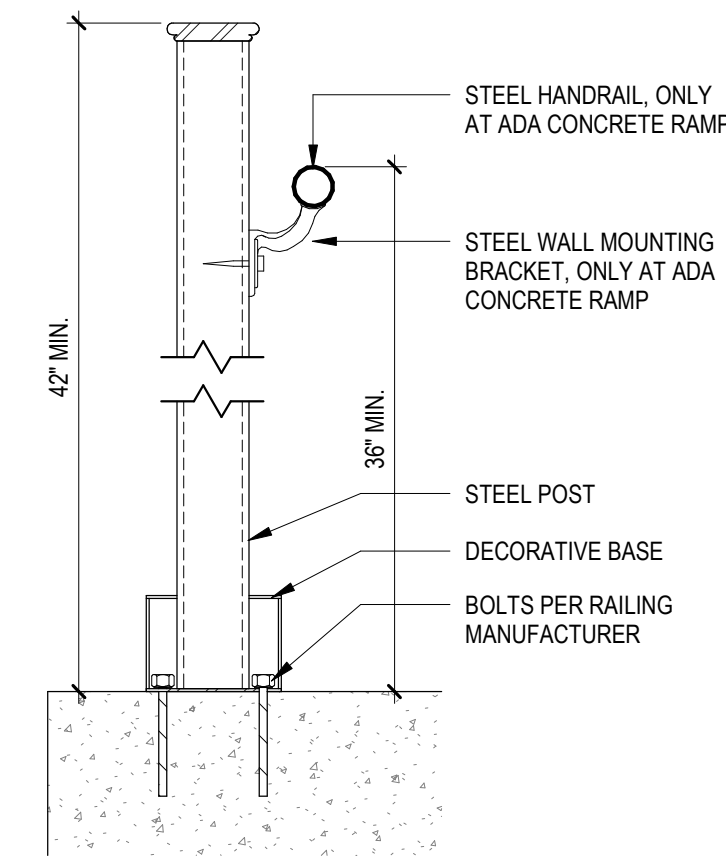
03 WINDOW SILL @ (E) WALL
3" = 1'-0"



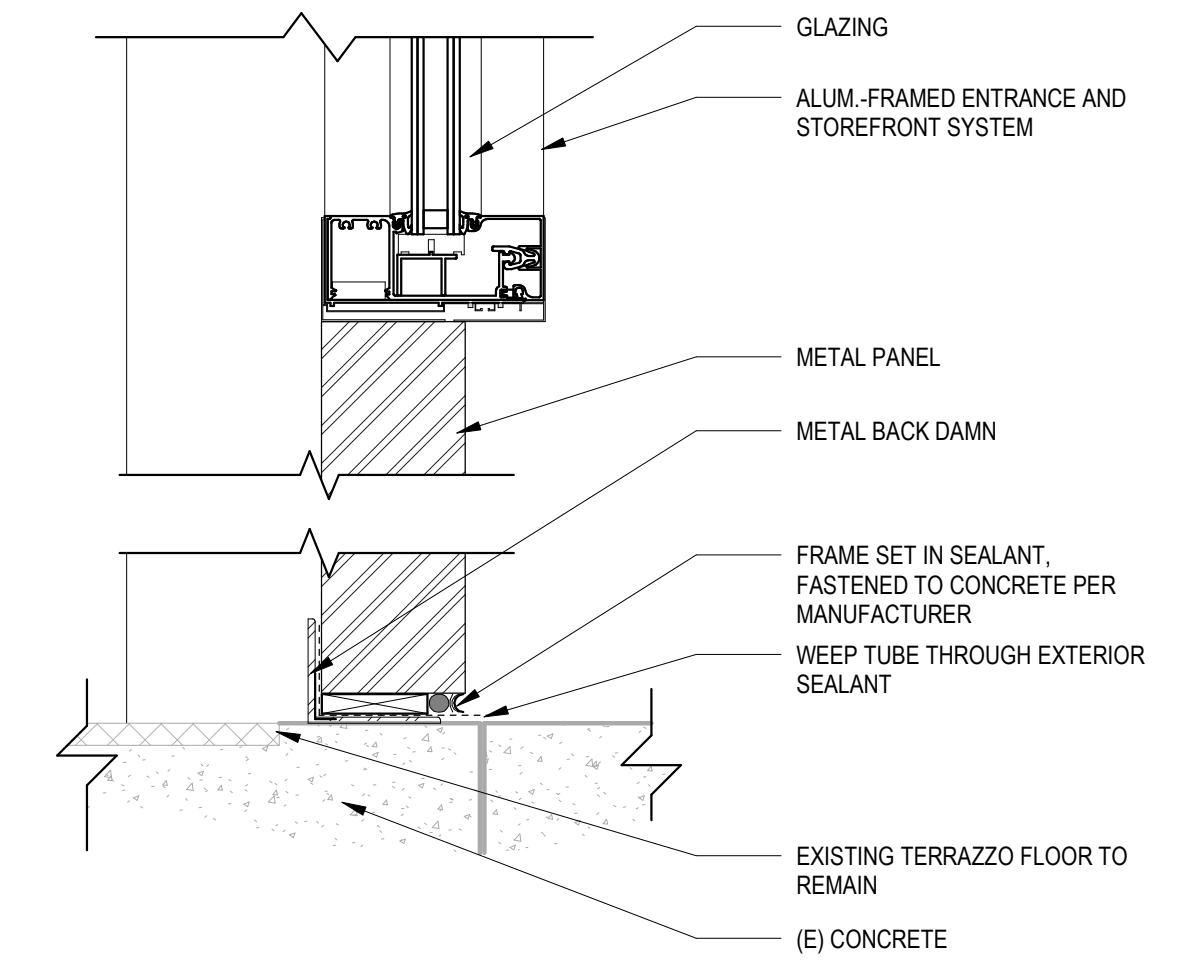
04 ENLARGED CANOPY DETAIL
 3" = 1'-0"



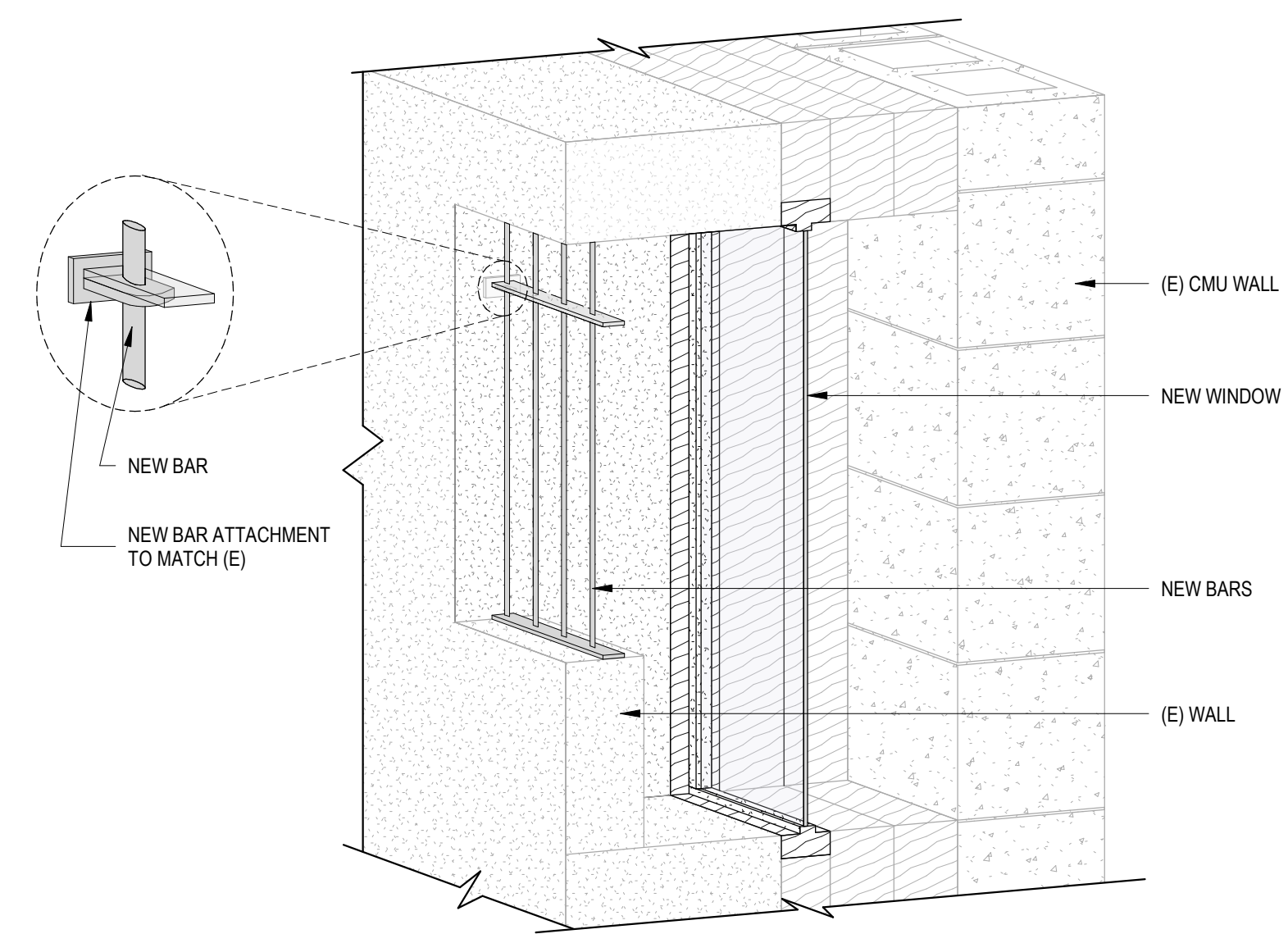
01 ENTRY DOOR THRESHOLD DETAIL
 3" = 1'-0"



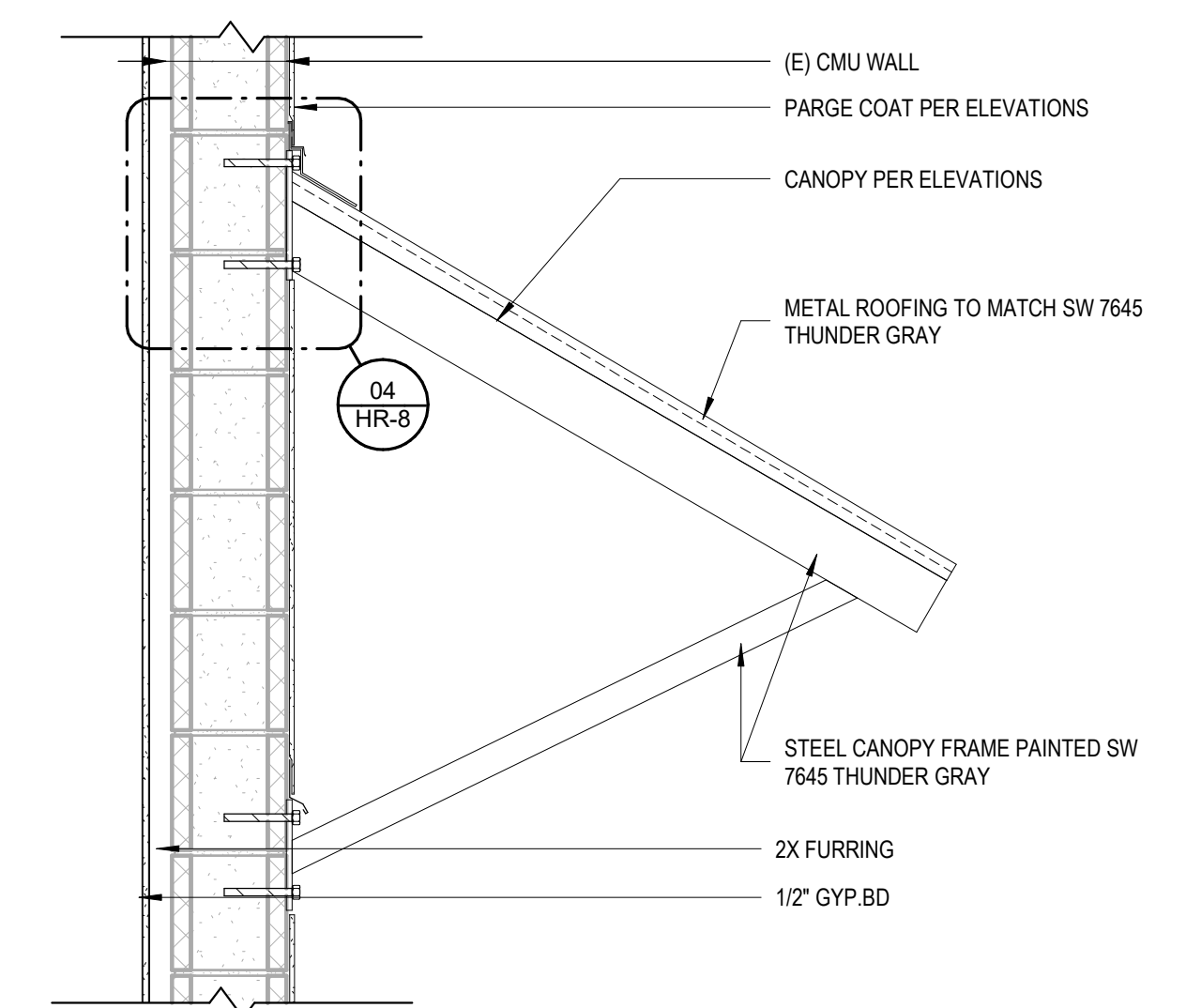
05 RAILING DETAIL
 1 1/2" = 1'-0"



02 STOREFRONT SILL DETAIL
 3" = 1'-0"



6 3D BAR DETAIL
 1 1/2" = 1'-0"



03 CANOPY DETAIL
 1" = 1'-0"



12 / 31 / 2024



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ALBANY FEDERAL BUILDING

HISTORIC REVIEW

240 SW 2ND AVE
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Issue: HISTORIC REVIEW
 Date: 09-04-2024

Revision: Date:

DETAILS

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