



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

# Notice of Decision

## Historic Review of Exterior Alterations

HI-15-21

November 8, 2021

### Application Information

Type of Application:	Historic Review of Exterior Alterations to move and replace an egress door (a side door) located on the First Avenue façade. The proposed replacement door will be wood material with a window. A free-standing planter is also proposed to provide a protection for pedestrians for the out-swinging door.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant:	The Grove Church, Inc., James Carmichael 630 Hickory Street Suite 120 PMB 104, Albany, OR 97321
Representative:	William Ryals, 935 Jones Avenue NW, Albany, OR 97321
Address/Location:	241 First Avenue NW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-06CC; Tax Lot 03500
Zoning & Historic District:	Historic Downtown (HD) Zoning District, Downtown National Historic District Overlay

### Decision

On November 3, 2021, the Albany Landmarks Commission **APPROVED** the application described above. The Landmarks Commission based its decision upon consideration of findings within staff report, public testimony, and review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Nikki Cross, project planner, at [Nikki.Cross@cityofalbany.net](mailto:Nikki.Cross@cityofalbany.net), 541-791-0176

This approval expires in three years, unless a valid approved building permit exists for new construction or improvements and work has commenced, or unless an extension has been granted pursuant to ADC 1.083. The issuance of this approval by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

*signature on file*

Landmarks Commission Chair

**Must be Appealed by Date:** November 18, 2021  
**Approval Expiration Date (if not appealed):** November 5, 2023



## Appeal Procedure

---

Appeal procedures are found in the Albany Development Code 1.410. The City's decision may be appealed to the City Council if a person with standing files a completed notice to appeal application and the associated filing fee no later than 10 days from the date the City mails the notice of decision. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

## Information for the Applicant

---

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

### Building (Building Official Manager, Johnathan Balkema, 541-791-0199)

#### Permits

1. Obtain building permits prior to any construction.
2. After review of permit history for this project, a change of use/occupancy permit from the theater to a church use was not found. A change of use/occupancy permit is required (Building Code 111.1).
3. Prior to issuance of building permits, obtain an alternate method approval for the exterior doorway swinging into the right-of-way.

#### Plan Review for Permits

4. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at [ePlans@cityofalbany.net](mailto:ePlans@cityofalbany.net) for details and instructions prior to submittal.

### Public Works – Engineering (Gordon Steffensmeier, 541-917-7647)

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

#### Permits

1. License to Occupy Right-of-Way: Prior to issuance of any building permits, the property owners must obtain City Council approval for the planters at the proposed doorway opening into the right-of-way.

## Attachments

- A. Location Map

Willamette River

OS

297

213

185

Highway 20

Water Ave.

Subject Property

231

237

239

241

229

221

213

211

212

211

212

209

211

201

203

205

Broadalbin St.

1st Ave.

240

232

244

111

113

230

234

236

238

222

216

216

216

214

210

208

210

208

202

204

120

122

122

Ferry St.

HD

300

326

Elsworth St.

140

138

115

138

2nd Ave.

337

339

331

335

327

321

323

124

121

127

131

133

233

225

223

227

207

211

205

130

124

201

202

204

210

214

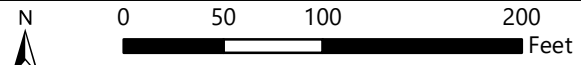
206

208

204

LE

\\alderman.coc.nyohibany.net\Data\Community\_Development\Planning\Land Use\_Cases\2020\2021\Historic (HD)\HD-1-5-21 (241 1st Ave. W Venetian Theatre).Project Review\241 1st Ave. NW\_Location Map\_Template.mxd



Date: 10/7/2021 Map Source: City of Albany

241 1st Ave NW

Location / Zoning Map