



COMMUNITY DEVELOPMENT

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

February 24, 2020

Lee Vosika
528 Washington Street SW
Albany, OR 97321

Mr. Vosika:

City of Albany Historic Review Application (File No. HI-02-20)
Property Address: 528 Washington Street SW
Linn County Assessor's Map No. 11S-04W-12AA; Tax Lot 6400

On February 24, 2020, the Community Development Director **APPROVED** an application for the temporary removal and reinstallation of windows with no exterior changes and the replacement of plywood siding with cedar shiplap (application file no. HI-02-20). The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The following findings are in support of the decision to approve this application. For more information or questions, please contact Project Planner Tony Mills at 541-917-7555 or Planning Manager David Martineau at 541-917-7561.

REVIEW CRITERIA (ADC 7.120)

The Director will approve residential alteration requests if one of the following criteria is met:

- a. There is no change in historic character, appearance, or material composition from the existing structure.*
- b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.*
- c. The proposed alteration is not visible from the street.*

FINDINGS OF FACT

1. The residential structure located at 528 Washington Street SW is identified as Historic Contributing within the Monteith Historic District. The subject property is located within the Hackleman Monteith zoning district (Attachment A). Per the Historic Resources Survey Form, the circa 1860 American Foursquare style structure features a second-story veranda (east facing), hipped dormers, tapered porch supports, open eaves, exposed rafters, an above door transom, corner boards with decorative elements, and decorative brackets. According to the Historic Resources Survey, a second-story porch was added circa 1900.
2. The house is located on a 0.34-acre parcel situated at the corner of Washington Street and Sixth Avenue. The site consists of a two-story structure, approximately 2,768 square feet in size. The house is set back approximately 25 feet from the front property line along Washington Street and 38 feet from the property line along Sixth Avenue.

3. On the eastern and southern elevations, the applicant proposes to:
 - a. Remove existing windows to provide a temporary exterior entry for the placement of a bathtub and the reinstallation of the original windows with no changes to the exterior. (Attachment B).
 - b. Replace dry rotted plywood siding above the front porch with cedar shiplap siding. (Attachment B).
4. Application materials include elevation drawing of the existing structure, photos, and a narrative describing the proposed alterations (Attachment B).
5. No dimensional changes are proposed.
6. The applicant has submitted a building permit application.

CONCLUSIONS

1. Only one of the review criteria in ADC 7.120(1) must be met for the proposed alterations to be approved.
2. The proposal is to temporarily remove and reinstall windows with no changes to the exterior and the replacement of dry rotted plywood siding with cedar shiplap. The proposed alteration will not alter or change the exterior appearance of the structure, meeting the criteria in ADC 7.120(1)(a).
3. This application satisfies the review criteria for a director-level decision based on compliance with ADC 7.120(1)(a) and is approved without conditions.

Given the above analysis, the project, as conditioned, complies with all applicable review criteria.

Sincerely,

Signature on file

David Martineau
Planning Manager

TM:js

Enclosures 2

c: Johnathan Balkema, Building Official Manager (via email)
File: HI-02-20

Legend

-  528 Washington St
-  Albany Parcels



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0 40 80 Feet

Date: 2/4/2020 Map Source: City of Albany

528 Washington St.

Location / Zoning Map

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PLANNING APPLICATION

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals
Send completed application and checklist(s) to eplans@cityofalbany.net

- Adjustment (AD)
Alternative Setback
Annexation (AN)
Comprehensive Plan Amendment CP
Map Amendment
Map Amendment; concurrent w/zoning
Text Amendment
Conditional Use - Type II or III (circle one)
Existing Building: expand or modify
New Construction
Home Business (Type III only)
Development Code Text Amendment (DC)
Floodplain Development Permit (FP)
Historic Review (HI)
Exterior Alteration (Type I or III)
New Construction (Type III or I-L)
Demolition or Moving (Type III)
Substitute Materials (Type III)
Interpretation of Code (CI)
Quasi-Judicial (Type II)
Legislative (Type IV)
Land Division (check all that apply)
Partition (PA)
Tentative Plat (Type I-L or III)
Final Plat (Type I)
Subdivision (SD)
Tentative Plat (Type III)
Final Plat (Type I)
Tentative Re-plat Type I-L (RLD)
Modification - Approved Site Plan or Conditional Use
Natural Resource Boundary Refinement
Natural Resource Impact Review (NR)
Non-Conforming Use (MN)
Planned Development (PD)
Preliminary (Type III)
Final (Type I)
Property Line Adjustment (PLA)
Site Plan Review (SPR)
Accessory Building
Change of Use, Temporary or Minor Developments
Manufactured Home Park
Modify Existing Development
New or Existing Parking Area Expansion
New Construction
Tree Felling
Temporary Placement (TP)
Urban Growth Boundary (UGB)
Vacation (VC)
Public Street or Alley
Public Easements
Variance (VR)
Willamette Greenway Use (WG)
Zoning Map Amendment (ZC)
Quasi-Judicial (Type IV)
Legislative (Type IV)
Other Required (check all that apply)
Design Standards
Hillside Development
Mitigation
Parking/Parking Lot
Traffic Report
Other

Location/Description of Subject Property(ies)

Site Address(es): 578 Washington St. SW

Assessor's Map No(s): # 11504W 12AA Tax Lot No(s): 6400

Comprehensive Plan designation: Residential low density Zoning designation: HM

Size of subject property(ies): Related Land Use Cases:

Project Description: remove 3 windows to install bathtubs, change individual panes to tempered glass, re-install windows, remove dryrotted plywood siding in area above front porch and install center ship lap siding
Historic Overlay
Natural Resource Overlay District
Floodplain or Floodway Overlay

Applicant Information (must be signed)

Name: Lee Vosika Signature: [Signature]

Mailing Address: 578 Washington St SW Date:

City: Albany State: Ore Zip: 97321

Phone #: 360-721-0342 Fax #: Email: leevoyinc@yahoo.com

File #(s): HI-02-20 Date Fee & Application Received: 1/27/2020

Pre-App File #(s): Pre-App Meeting Date:

Amount Paid: Received By: [Signature]

Property Owner Information (must be signed)

Same as Applicant

Name: Lee V Signature: _____

Mailing Address: _____ Date: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Fax #: _____

Email: _____

Authorized Agent or Representative (must be signed, if applicable)

Choose One: Engineer Architect Other Contractor

Name: Joe Dohled UP construction Signature: Joe Dohled

Mailing Address: 1017 1st Ave N.E. Date: 1/27/2020

City: Albany State: OR Zip: 97321

Phone #: 541-220-5071 Fax #: _____

Email: dohledupconstruction@gmail.com

Relationship to property owner(s): contractor

Electronic Plans Representative (if different from applicant)

IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES

Choose One: Engineer Architect Other _____

Name: _____ Signature: _____

Mailing Address: _____ Date: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Fax #: _____

Email: _____

Other Representative (must be signed, if applicable)

Choose One: Engineer Architect Other _____

Name: _____ Signature: _____

Mailing Address: _____ Date: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Fax #: _____

Email: _____

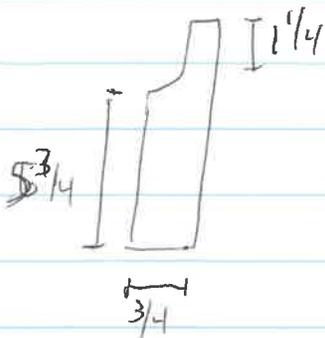
Project Address

date 1/27/2020

528 Washington S.T. S.W
Albany, OR. 97321

We propose to remove three upper windows above front porch on each side of house. While windows are out glass will be changed out to tempered glass. We are removing window in order to lift bathtub into inside. Inside is being remodeled and turned into a bathroom. Windows will be then replaced with no alterations.

Also proposed is to remove the dryrotted cdx on upper porch section of east side of house and restore the above mentioned area to its original condition. We will be re-installing 7/4 cedar shiplap siding matching the current siding on house.



cedar
shiplap
siding

AP Signed

Lee Vosika
1-27-2020



