



333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Community Development Department

Phone: 541-917-7550 Facsimile: 541-917-7598
www.cityofalbany.net

NOTICE OF DECISION

DATE OF NOTICE: May 3, 2018

FILE: HI-04-18; HI-05-18; HI-09-18

TYPE OF APPLICATION: HI-04-18: Historic Review of New Construction for the construction of a 200-square-foot accessory building.
HI-05-18: Historic Review for Use of Substitute Materials to install smooth horizontal cement fiber siding on the north and east foundation wall.
HI-09-18: Historic Review of Exterior Alterations to replace seven existing wood windows with wood replacement windows.

REVIEW BODY: Landmarks Advisory Commission (Type III process)

OWNER/APPLICANT: John Pascone; 38953 Mount Hope Drive, Lebanon, OR 97355; 541-926-7064;
pasconj@peak.org

ADDRESS/LOCATION: 1131 Ferry Street SW

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-07BC; Tax Lot 5600

ZONING: Hackleman Monteith (HM) District with Historic /HD Overlay

On May 2, 2018, the Albany Landmarks Advisory Commission granted **APPROVAL WITH CONDITIONS** for the applications described above. The Landmarks Advisory Commission based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code and consideration of public testimony. 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 Project Planner Laura LaRoque at laura.laroque@cityofalbany.net or 541-917-7640 or Planning Manager Bob Richardson, at 541-917-7555.

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.

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

Appeal Deadline:

May 13, 2018

Approval Expiration Date:

May 3, 2021

Attachments: Location Map

CONDITIONS OF APPROVAL (HI-04-18; HI-05-18; HI-09-18)

- Condition 1 **Accessory Structure Setbacks.** The accessory structure shall comply with the applicable setbacks standards of the HM zone (minimum front setback of 15 feet for a non-vehicle entrance and three-foot interior setback for a detached structure with a wall height less than or equal to eight feet tall).
- Condition 2 **Accessory Structure Siding/Trim.** Siding on the accessory structure shall be smooth fiber cement or wood on the east and south elevations and wood on the north and west elevations in the same style, thickness, and reveal as the existing accessory structure; and all new trim on the accessory structure shall be smooth fiber cement or wood in the same style and dimensions of the existing accessory structure.
- Condition 3 **Accessory Structure Doors.** The existing accessory structure doors shall be repaired and/or reinstalled on the new accessory structure. If the existing accessory structure doors cannot be salvaged, new doors reflective of the original accessory structure's door design and material shall be installed.
- Condition 4 **Primary Residence Siding.** Proposed replacement siding on the north and east foundation wall shall be wood drop siding in the same style, thickness, and reveal as the original siding.
- Condition 5 **Primary Residence Windows/Trim.** The proposed replacement windows (six attic windows and one wood kitchen window on the main level, southwest corner of the residence) shall be replaced with wood 1/1 double-hung windows of the same size, proportions, style, and materials as the original windows. Low-emission glass shall not be used. The applicant shall reuse original trim when possible, and when not possible, replace with fir trim of the exact size, style, and reveal.

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 Albany Development Code (ADC) regulations or administrative policies of the Planning, Public Works, 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 ensure compliance with all applicable regulations.

PLANNING


Land use approval does not constitute Building or Public Works permit approvals.

PUBLIC WORKS - ENGINEERING


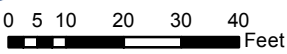
The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the 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 in our records.



Location Map: 1131 Ferry SW, Albany, OR 97321



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April 9, 2018

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550