



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-05-20

June 8, 2020

Type of Application:	Historic Review of the Use of Substitute Materials: 1) Replace siding of enclosed front porch and stair railings as well as siding along the trim of the entire house. 2) Replace and repair all windows including the exterior facia and trim.
Review Body:	Landmarks Commission
Property Owner:	Spies Real Estate Group; PO Box 548 Corvallis, OR 97339
Applicant:	Spies Construction LLC; PO Box 548 Corvallis, OR 97339
Address/Location:	739 6th Avenue, Albany, Oregon 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07AB; Tax Lot 8000
Zoning & Historic District:	Hackleman Monteith (HM) Zone District; Hackleman National Register Historic Overlay District

On June 3, 2020, the Albany Landmarks Commission **APPROVED WITH CONDITIONS** 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 Project Planner **Tony Mills** at tony.mills@cityofalbany.net or 541-917-7555, or Planning Manager David Martineau at 541-917-7561.

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.


Landmarks Commission Chair

Appeal Date: June 19, 2020
Approval Expiration Date (if not appealed): June 3, 2023



Attachments:

- A. Location Map
- B. South Elevation Porch (2018)
- C. Window Trim Photo
- D. East Elevation Window (2018 Photo)
- E. East Elevation Window (Historic Resources Survey)
- F. Information for the Applicant

Conditions of Approval

- Condition 1 Basement Siding.** Basement level siding shall be cedar shakes, cedar shingles, or Hardie straight edge panel shingles. All other existing siding along the main floor of the house will remain unchanged as proposed. New siding and trim shall be installed consistent with ADC 7.210 and construction specifications such that moisture infiltration and deterioration is discouraged.
- Condition 2 Porch.** This review is limited to the use of substitute materials. Any permanent changes to the exterior of the structure (i.e. framing) will require a separate review under the criteria found in ADC 7.100 (Historic Review of Exterior Alterations). The porch and stair railings will be restored to their condition in 2018 or the applicant may submit a new application for exterior alterations (see Attachment B).
- Condition 3 Trim.** All new trim shall match the style, appearance, and dimensions of the original trim. New window trim shall match exactly, the size, style, and appearance to its condition in 2018 as shown on page 43, Attachment E of the staff report (see Attachment C).
- Condition 4 East Projecting Bay Window.** The east projecting window bay shall be restored with double hung windows in double combination either mulled or framed together as shown on pages 7 and 3, Attachment(s) B and C of the staff report (see Attachments D & E). Substitute vinyl materials in this location are acceptable.
- Condition 5 Consistency with Plans.** The proposed requests for the use of substitute materials shall be installed and constructed as described and depicted in the application materials, this report, and in the above stated conditions except as modified by approved revisions and conditions of approval.

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.

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, 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.

Building

Permits

Obtain building permits prior to any construction.

Plan Review for Permits

All plans submitted for review for building permits will need to be submitted electronically. Contact the building division front counter at ePlans@cityofalbany.net for details and instructions prior to submittal.

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Legend

-  739 6th Ave
-  Albany Parcels



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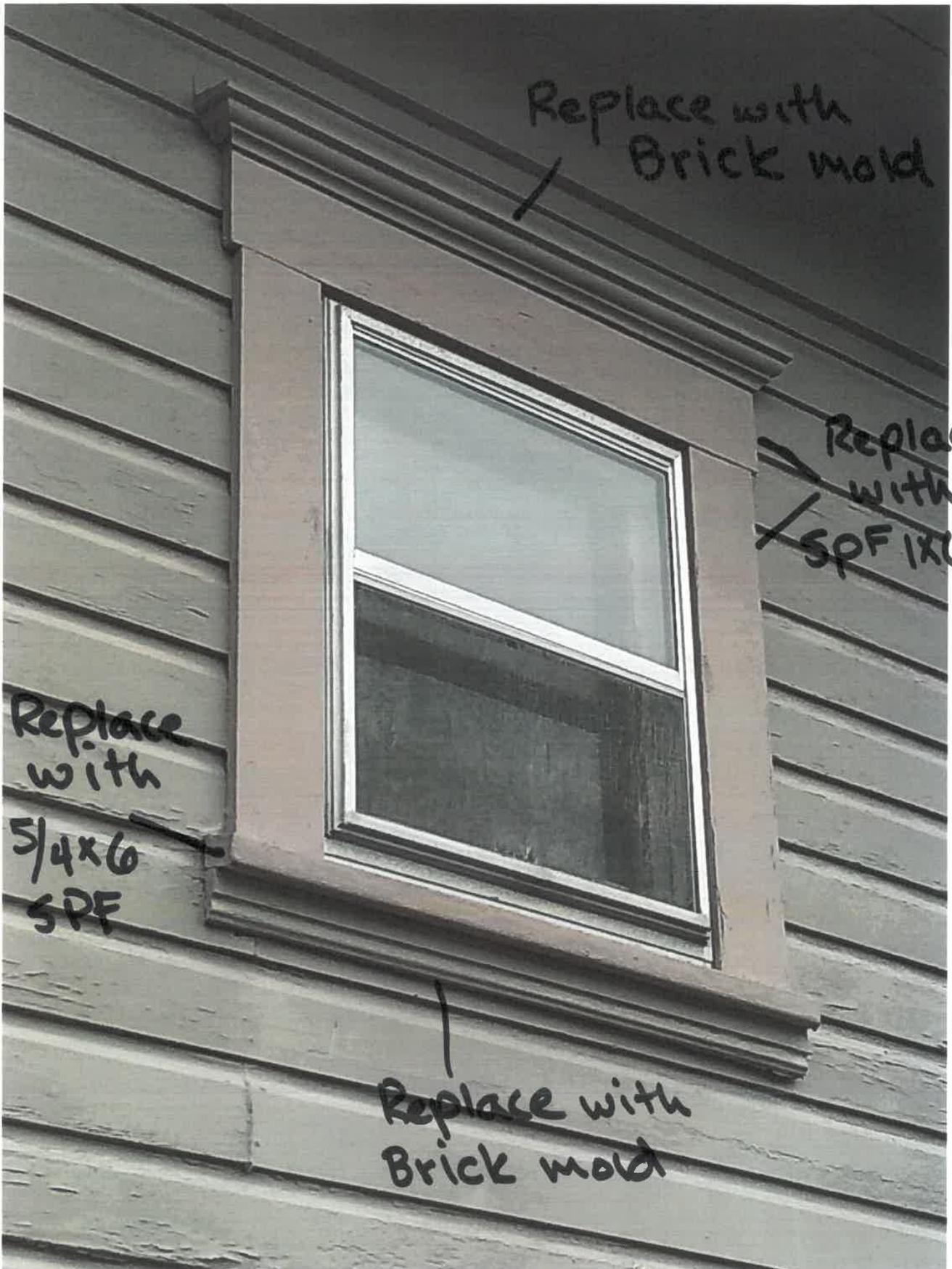
0 40 80 Feet

Date: 3/12/2020 Map Source: City of Albany

739 6th Ave

Location / Zoning Map







739 6th
E. face (R)
Y-23 '97

