



PUBLIC WORKS - 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 New Construction

HI-10-18

June 7, 2018

Proposal:	Historic Review of New Construction application for the construction of a 576-square-foot residential accessory structure with a 10-foot wall height in the Hackleman National Register Historic District.
Review Body:	Landmarks Advisory Commission
Property Owner:	Larry & Leona Crawford; 405 Jefferson Street SE, Albany, OR 97321
Address/Location:	405 SE Jefferson Street, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-07AB Tax Lot 3700
Zoning:	Hackleman Monteith (HM) District with Historic /HD Overlay (Hackleman)

On June 6, 2018, the Albany Landmarks Advisory Commission granted **APPROVAL WITH CONDITIONS** for the application 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 Date: June 17, 2018

Approval Expiration Date: June 7, 2021

Attachments: Location Map, Site Plan, Elevation

cd.cityofalbany.net



Conditions of Approval

- Condition 1** **Encroachment Permit.** Prior to issuance of a building permit, the applicant shall obtain an encroachment permit for driveway and sidewalk modifications on Jefferson Street. The width of the new driveway on Jefferson Street shall be a minimum of 10 feet and maximum of 24 and constructed in accordance with the Standard Construction Specifications in accordance with ADC 12.100.
- Condition 2** **Accessory Structure Siding and Trim.** All new six-inch lap siding and 12-inch trim shall be smooth fiber cement or wood.

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.

Building

Permits

1. Obtain Building Permits prior to any construction.
2. Erosion Sediment Control Permits are required by Public Works prior to construction.

Plan Review for Permits


3. 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.

Public Works – Engineering


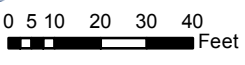
The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the 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: 405 Jefferson Street SE, Albany, OR 97321



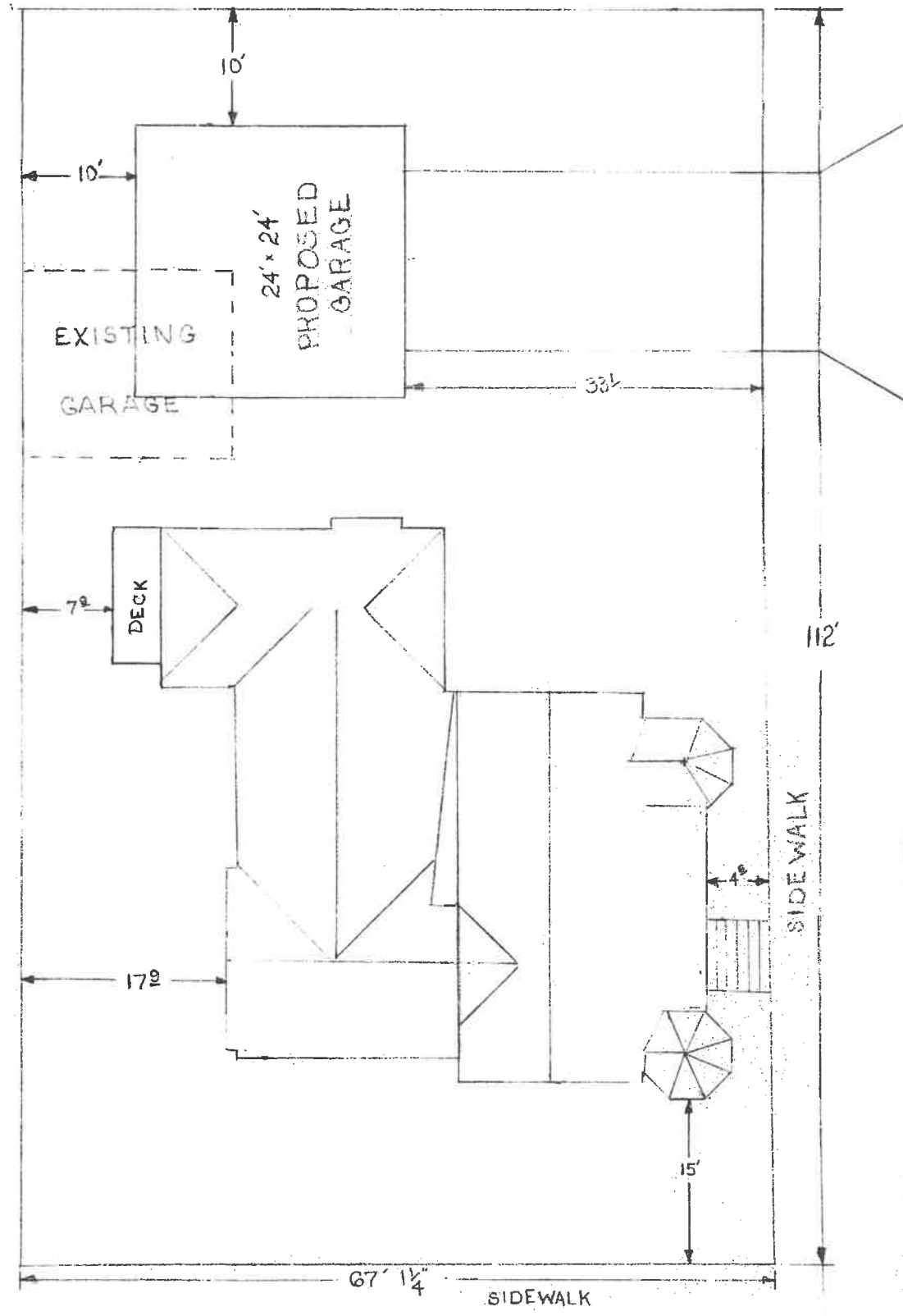
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April 26, 2018

Planning Division

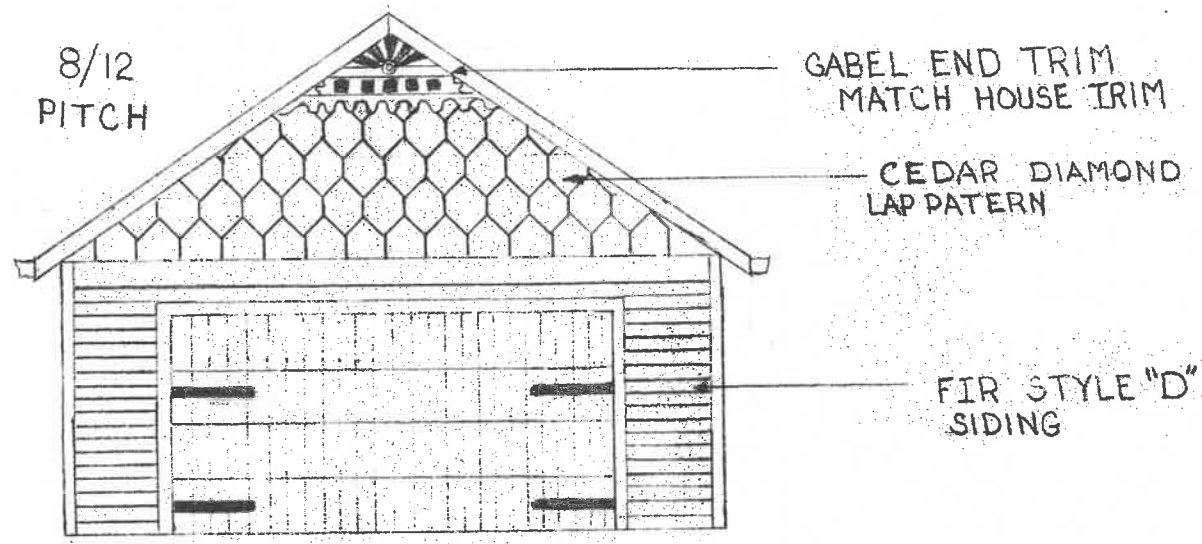
City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550



PLOT PLAN

4th Av.

PROPOSED GARAGE
LARRY & LEONA CRAWFORD
405 JEFFERSON STREET
ALBANY, OREGON
SCALE 1/8" = 1 FOOT
PLOT PLAN
PAGE 1



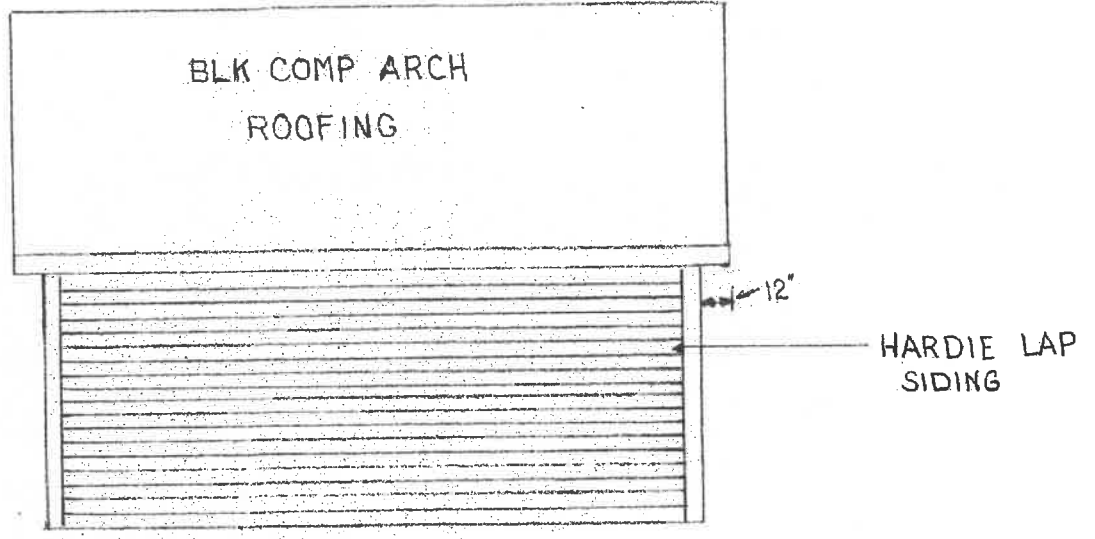
8/12
PITCH

GABLE END TRIM
MATCH HOUSE TRIM

CEDAR DIAMOND
LAP PATTERN

FIR STYLE "D"
SIDING

WEST ELEVATION

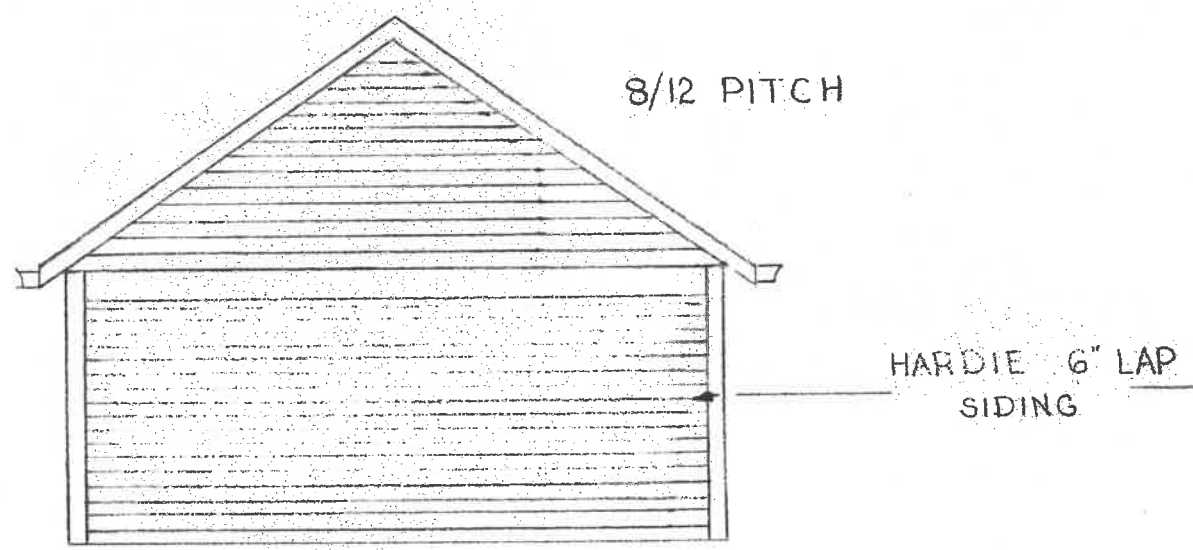


BLK COMP ARCH
ROOFING

12"

HARDIE LAP
SIDING

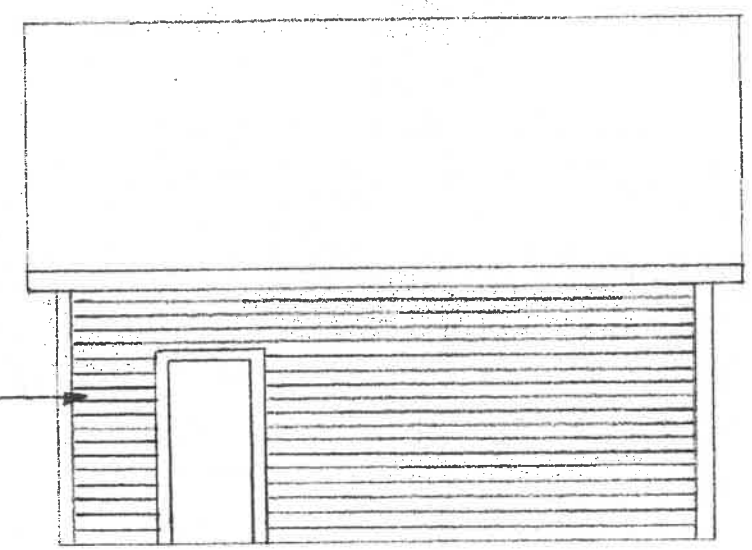
SOUTH ELEVATION



8/12 PITCH

HARDIE 6" LAP
SIDING

EAST ELEVATION



NORTH ELEVATION

PROPOSE GARAGE
LARRY & LEONA CRAWFOR
405 JEFFERSON STREET
ALBANY, OREGON
SCALE 1/4" = 1 FOOT
ELEVATIONS
PAGE 4