



COMMUNITY DEVELOPMENT

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

Notice of Filing

Historic Review of Exterior Alterations

Replacement Windows

HI-11-20

June 19, 2020

APPLICATION INFORMATION

Type of Application:	Historic Review of Exterior Alterations to replace street facing windows to match existing kitchen and driveway windows.
Review Body:	Staff (Type II)
Owner/Applicant:	Glen Kearns; 417 Eighth Avenue SW, Albany, Oregon 97321
Address/Location:	417 Eighth Avenue SW, Albany, Oregon 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07BB; Tax Lot 13900
Zone District:	Hackleman Monteith (HM) & Monteith Historic District.

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 300 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. The Director shall mail notice of the tentative decision to the applicant and any party who provided written comments on the proposal. The deadline for submission of written comments is **5:00 p.m. on July 3, 2020**, 14 days from the date the City mails the Notice of Filing.

A location map is attached to this notice. All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office by appointment only or contact **Tony Mills, Project Planner**, at 541-917-7640 or tony.mills@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

According to the Albany Development Code (ADC), the proposed alteration is allowed on this property subject to approval of a Historic Review of Exterior Alteration. The proposed application will be evaluated for consistency with the review criteria contained in ADC 7.120(1). The use must also meet applicable City development standards found in the ADC. The City may apply conditions of approval to the application to ensure that the proposal will conform to the applicable development standards and review criteria.



APPROVAL STANDARDS FOR THIS APPLICATION

Historic Review of Exterior Alterations (ADC 7.120(1))

1. 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.

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

The Secretary of the Interior's Standards for Rehabilitation. The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Attachments: Location Map, Window Renderings

Legend

-  417 8th Ave SW
-  Albany Parcels



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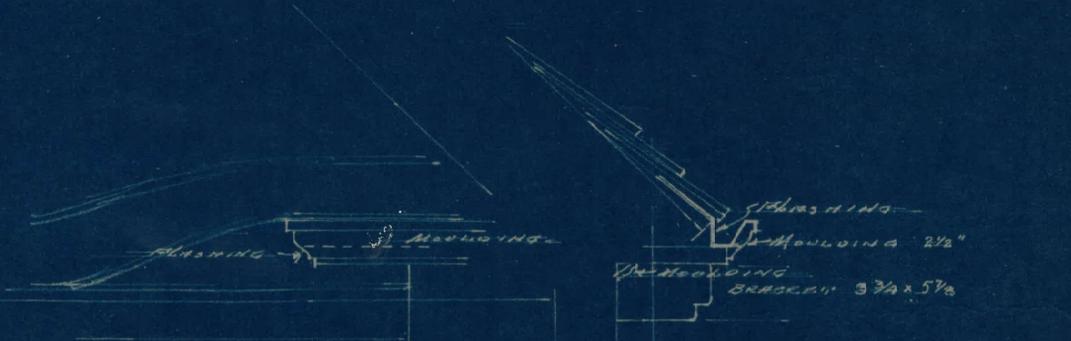


Date: 6/10/2020 Map Source: City of Albany

417 8th Avenue SW

Location / Zoning Map

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DETAIL ON GUTTER FOR
CUPOLA ON GABLE END

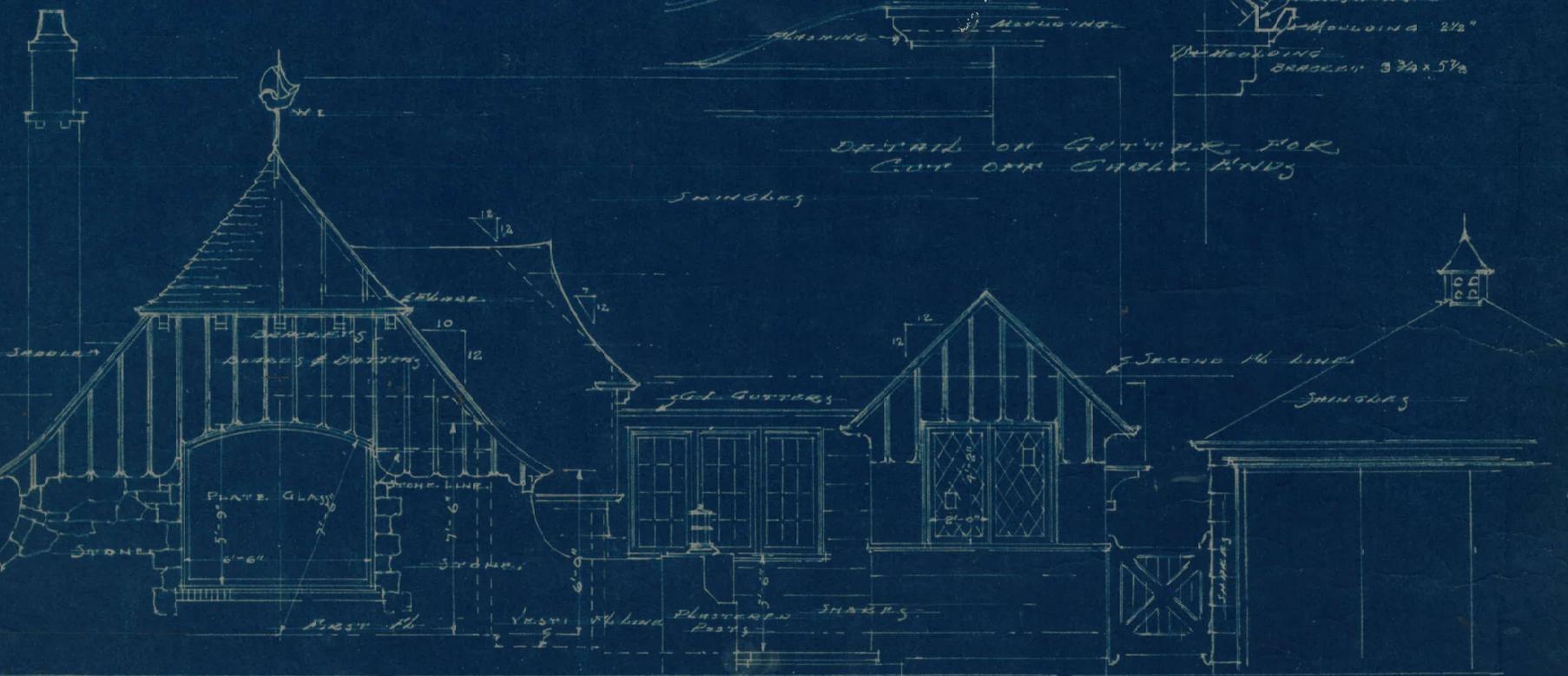
SHINGLES

SECOND FLOOR LINE

SHINGLES

1ST GUTTER

PLASTERED SHAKES



FRONT ELEVATION
SCALE 1/4" = 1'-0"

J.H.P.'11

EXISTING SIDE WINDOWS
KEARNS



2 EAST ELEVATION
Scale: 1/4" = 1'-0"



PURPOSED SIDE WINDOWS

KEARNS

Sheet No.:

I-2



2

EAST ELEVATION

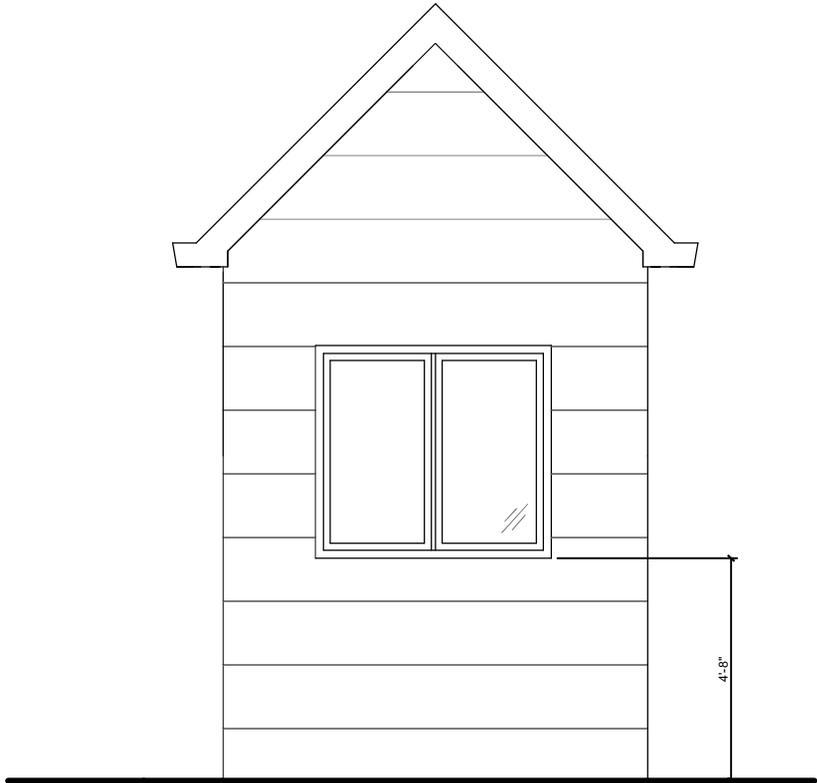
Scale: 1/4" = 1'-0"

EXISTING FRONT WINDOW

KEARNS

Sheet No.:

I-1



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

