Notice of Tentative Decision

Historic Review of Exterior Alterations

Replacement siding, staircase, and railings

HI-12-20

Proposal: Historic Review of Exterior Alterations to replace the existing staircase with like materials and enclose the side of the staircase with siding to match the original house siding.

Review Body: Community Development Director (Type II)

Applicant: McHenry Remodeling, LLC; 34570 Mountain View Place NE, Albany, Oregon 97322

Property Owner: Alf and Mary Price; 2914 Grand Prairie Road SE, Albany, Oregon 97322

Address/Location: 2914 Grand Prairie Road SE

Map/Tax Lot: Linn County Assessor's Map No.; 11S-03W-17D; Tax Lot 115

Zoning: Residential Single-Family (RS-6.5). This structure is identified as a historic contributing structure not located in a historic district.

July 28, 2020

On July 28, 2020, the Community Development Director granted TENTATIVE APPROVAL of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC) Section 7.270(1). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadaibin Street SW. For more information or questions, please contact Project Planner Tony Mills, at 541-917-7555 or Planning Manager David Martineau at 541-917-7561.

This notice of the tentative decision is mailed to the applicant and any party who provided written comments on the proposal. A public hearing may be requested in writing ten days from notification if a person with standing believes that the conditions of approval do not adequately address the established approval criteria or alleviate adverse impacts on the neighborhood. If no one requests a public hearing within the ten-day response period (by 5:00 p.m. on August 7, 2020), the tentative decision automatically becomes final without further notice [ADC 1.350(3)].

This land use decision shall expire three years from the date of approval unless an extension has been filed for before the expiration date, and subsequently granted approval pursuant to ADC 1.08.7.

(Signature) Community Development Director

Request for Public Hearing Deadline: August 7, 2020
Approval Expiration Date: July 28, 2023

cd.cityofalbany.net
Attachments:
  A. Location Map
  B. Applicant Materials

Conditions of Approval

Condition 1  All work shall be completed in accordance with the applicable building code requirements.

Condition 2  The Building Official may provide building code leniency to allow the porch railings to be reinstalled at 36 inches and handrails to be reinstalled at 30 inches. Prior to the issuance of a building permit, the applicant shall submit elevation plans and/or porch details for review and approval by the Community Development Department.

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

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 cPlans@cityofalbany.net for details and instructions prior to submittal.
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Price Residence
2914 Grand Prarie Road SE, Albany, OR 97322

Owners: Alf and Mary Price

Contractor: McHenry Remodeling, LLC CCB#199912

Project Goal:

Front Elevation of House

Low pony walls on front porch match remnant on back porch.

New stairs to have rail and balusters to match front stair, except for an increase in rail height and enclosed sides of stair.

Note: No changes to any other part of the house are planned at this time.
PORCH RESTORATION

LASSEILLE HOUSE - 1910
2914 GRAND PRAIRIE, ALBANY OR

OWNERS - MARY & ALF PRICE CONTRACTOR
- McHenry Remodeling 199912

SCALE - $\frac{3}{4}$" = 1'

NOTES
ALL MATERIALS TO BE SOLID WOOD
SUITABLE FOR A PAINTED FINISH.
CONCEALED FRAMING MEMBERS MAY
BE P.T. FIR.

STAIR RUN TO MATCH RUN
OF ORIGINAL AS
SUGGESTED BY EXISTING
WALKWAY

2X2 BALUSTERS @ 5' O.C.
STAIR RISE 6" STAIR
TREAD WIDTH 1'

2 1/4" W x 2 1/2" SOLID
WOOD HAND RAIL

4x4 NEWELL W.
2x6 CAP

PORCH SOUTH ELEVATION

ROOF STRUCTURE ABOVE
PORCH TO REMAIN AS IS

2 x 12 WALL CAPPING

NEW PONY WALLS TO MATCH
EXISTING ON SOUTH SIDE

SIDING TO MATCH ORIGINAL
NOW CONCEALED BY
ALUMINUM SIDING. SEE
ATTACHED FOR DETAILS

PORCH EAST ELEVATION
Lumber, Siding and Exterior Mouldings

2 Lap Siding

Pattern 430

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