



## 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-13-18

September 6, 2018

Proposal:	Historic Review of New Construction application for the construction of a new single-family dwelling with a recessed attached garage on a vacant lot within the Hackleman National Register Historic District.
Review Body:	Landmarks Advisory Commission
Property Owner:	Moises & Elaine Moreno; 34118 Oakville Road SW, Albany, OR 97321
Address/Location:	337 6 <sup>th</sup> Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No(s): 11S-03W-07BA; Tax Lot 8400
Zoning:	Hackleman Monteith (HM) District with Historic /HD Overlay (Hackleman)

On September 5, 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](mailto: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.

Landmarks Commission Chair

**Appeal Date:** September 16, 2018  
**Approval Expiration Date:** September 6, 2021

Attachments: Location Map, Site Plan, Elevations

[cd.cityofalbany.net](http://cd.cityofalbany.net)



## Conditions of Approval

- Condition 1 Address Assignment Request Form.** Prior to issuance of a building permit, the applicant shall submit an address assignment request form for review and approval by the Community Development Department.
- Condition 2 Final Landscape and Irrigation Plan.** Prior to issuance of a building permit, the applicant shall submit for review and approval by the Community Development Department the final landscape and irrigation plan to show the standards of ADC 9.140 and 9.160 are met. Prior to issuance of a certificate of occupancy, all proposed and required site improvements, including the installation of required landscaping and irrigation, shall be constructed and completed in accordance with approved plans.
- Condition 3 Garage Door.** The garage door shall be constructed of wood, steel, or aluminum material. Prior to issuance of a building permit, the applicant shall submit for review and approval by the Community Development Department a craftsman style garage door with window panes in the upper third of the door. Prior to issuance of a certificate of occupancy, the garage door shall be installed in accordance with approved plans.
- Condition 4 Porch Columns, Handrails and Pickets.** Porch columns, handrails, and pickets shall be constructed of wood or smooth composite materials, and shall not be constructed of pressure treated wood. Prior to the issuance of a certificate of occupancy, the porch columns, handrails, and pickets will be constructed with either untreated wood or some other untextured composite paintable/stainable material in the same dimension, style, and location as proposed and shall be installed in accordance with approved plans.
- Condition 5 Wood or Paintable/Stainable Windows.** Windows shall be constructed of wood or some other untextured composite paintable/stainable material. Vinyl windows shall not be used. Prior to issuance of a certificate of occupancy, windows that are either wood or some other untextured composite paintable/stainable material in the same dimension, style, and location as proposed shall be installed in accordance with approved plans.
- Condition 6 Smooth Siding, Trim, and Shingles.** Siding, trim, and shingles shall be constructed of wood or smooth fiber cement materials. Prior to issuance of a certificate of occupancy, siding, trim, and shingles that are either wood or smooth fiber cement materials in the same dimension, style, and location as proposed shall be installed in accordance with approved plans.

## 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

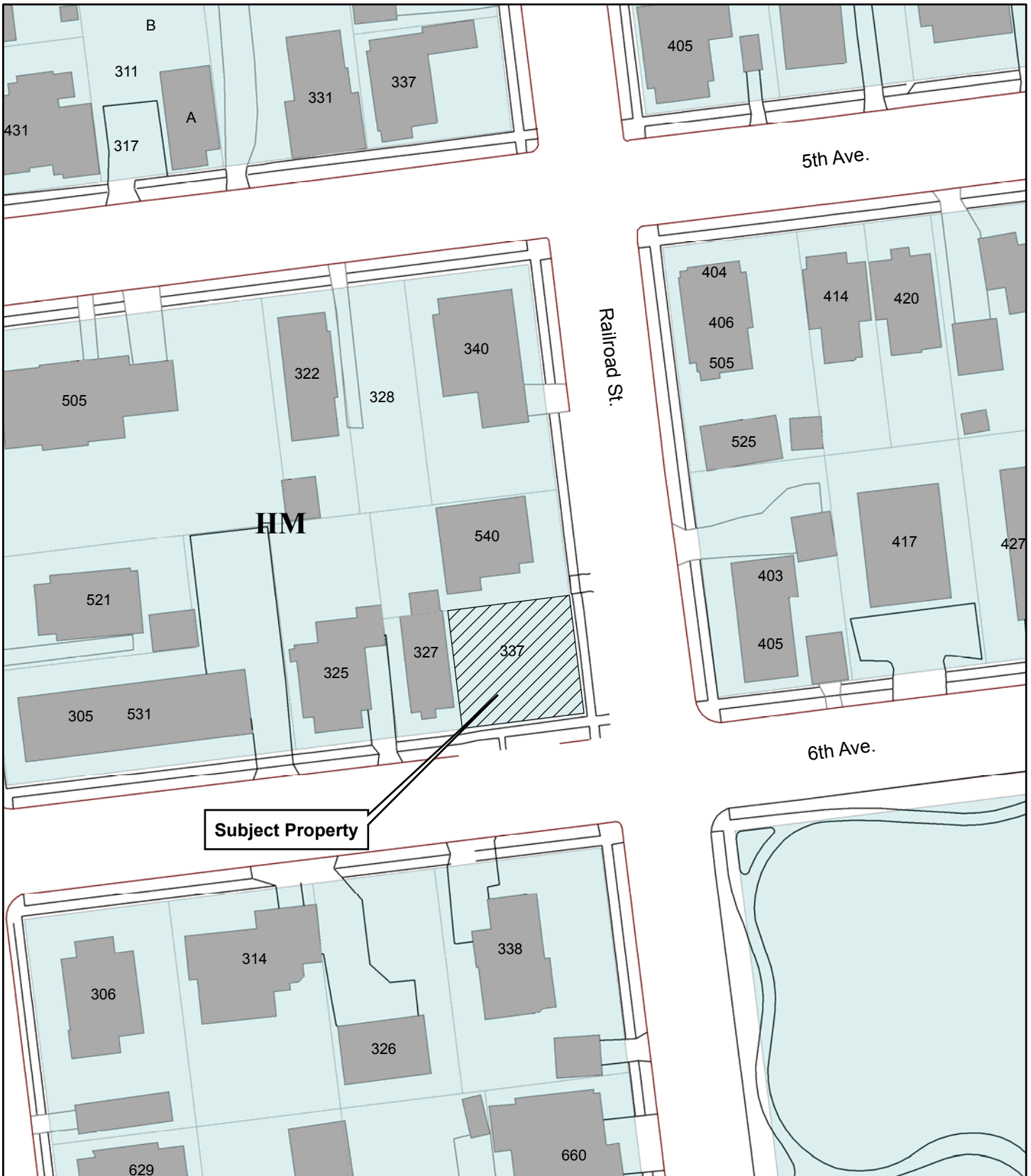
1. Obtain Building Permits prior to any construction.
2. Erosion Sediment Control Permits are required by Public Works prior to construction.

#### 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](mailto:ePlans@cityofalbany.net) for details and instructions prior to submittal.

### Public Works – Engineering

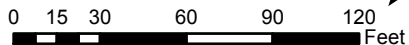
The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the 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: 337 6th Avenue SE, Albany, OR 97321**



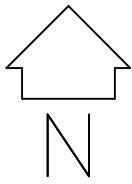
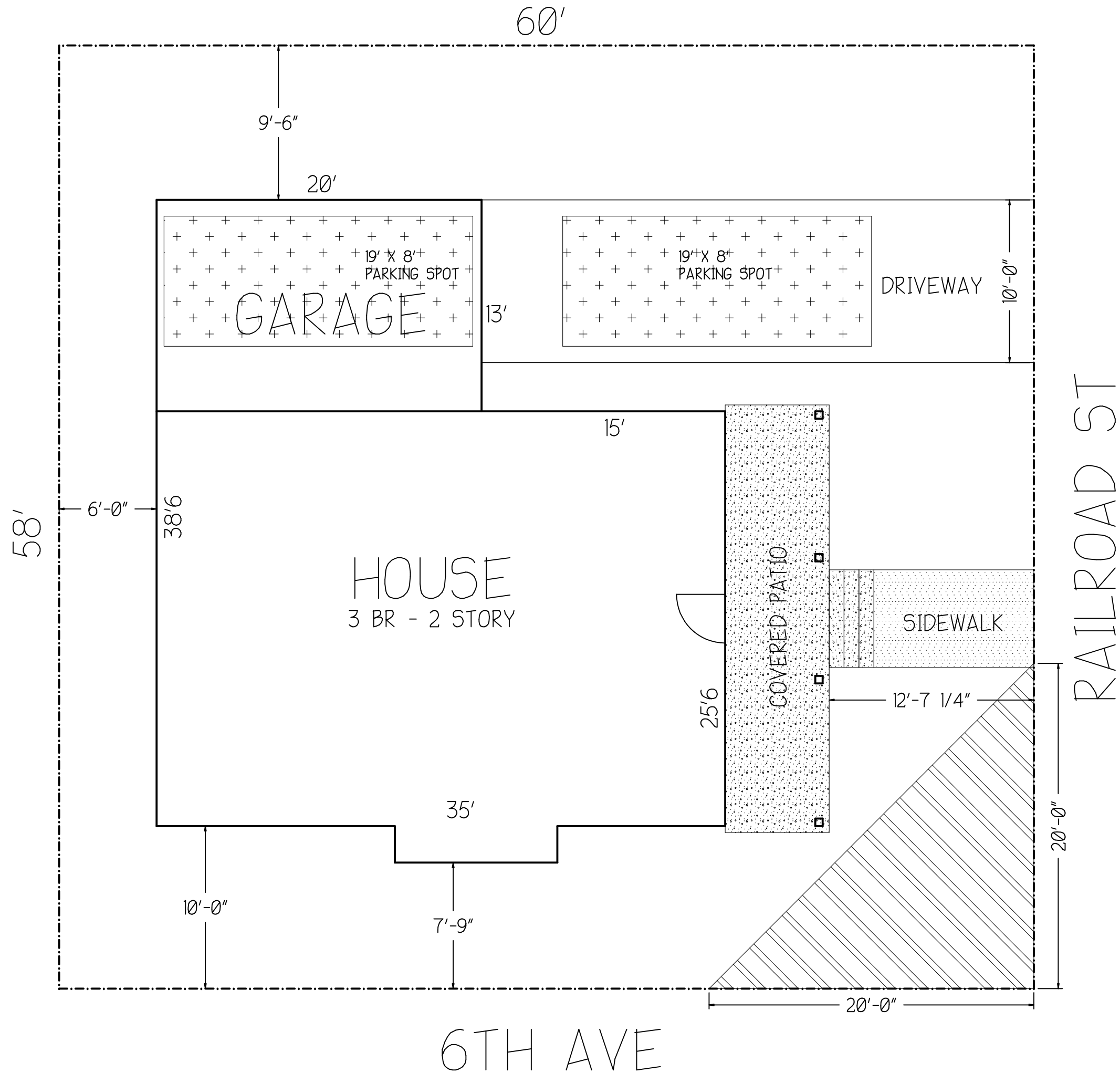
The City of Albany's Infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect, thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the



August 13, 2018

Planning Division

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

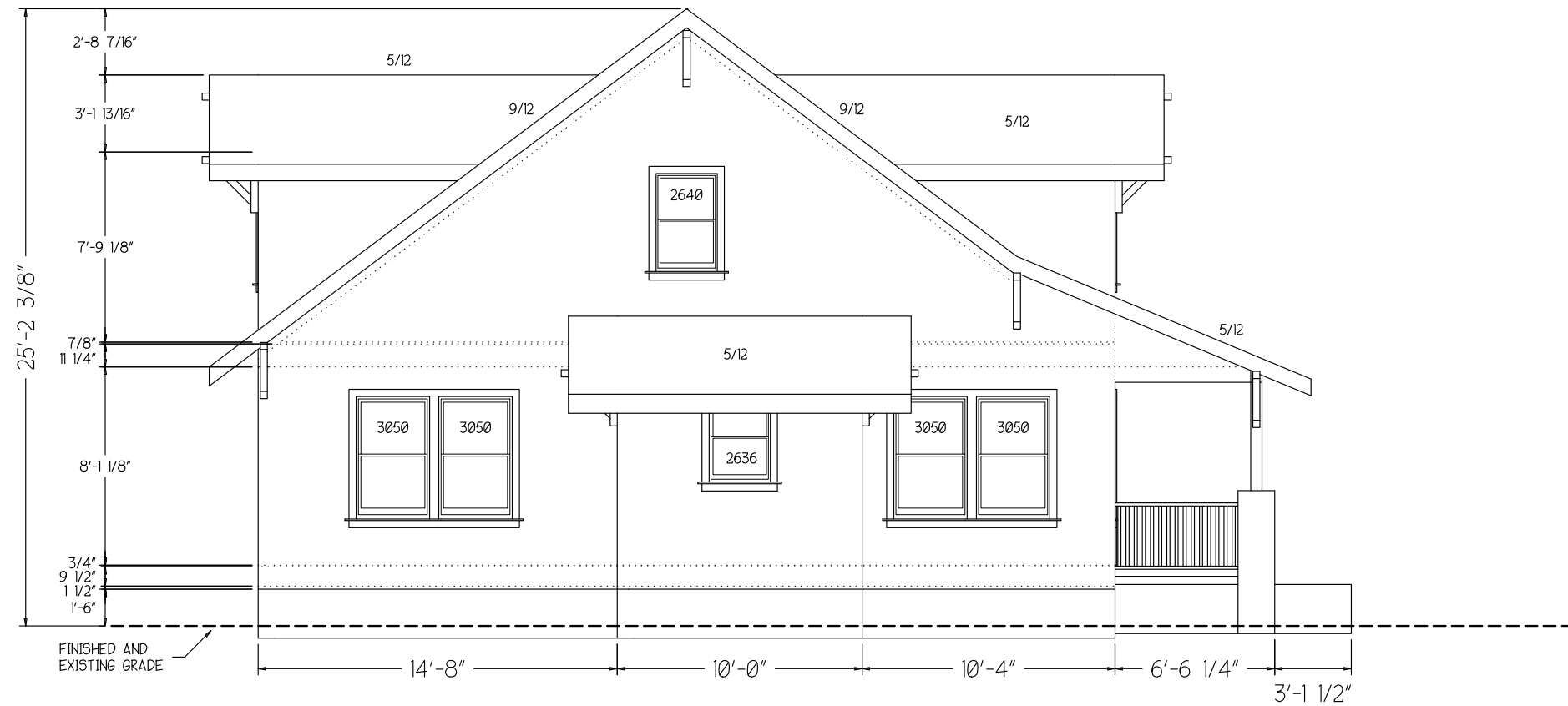


LOT INFORMATION:  
 TOTAL SQFT = 3480  
 MAX LOT COVERAGE = 60%  
 SQFT OF FOOTPRINT:  
 - HOUSE = 915  
 - GARAGE = 260  
 - COVERED PATIO = 153

337 6th Ave. SE  
 11503W07BA08400

# SITE PLAN

3/16"=1' RD: 7-18-18



SOUTH ELEVATION

1/4"=1' RD: 5-23-18

FINISHED AND EXISTING GRADE



EAST ELEVATION

1/4"=1' RD: 5-23-18

FINISHED AND EXISTING GRADE

SCOVEL  
DESIGN  
GROUP  
541-994-4000

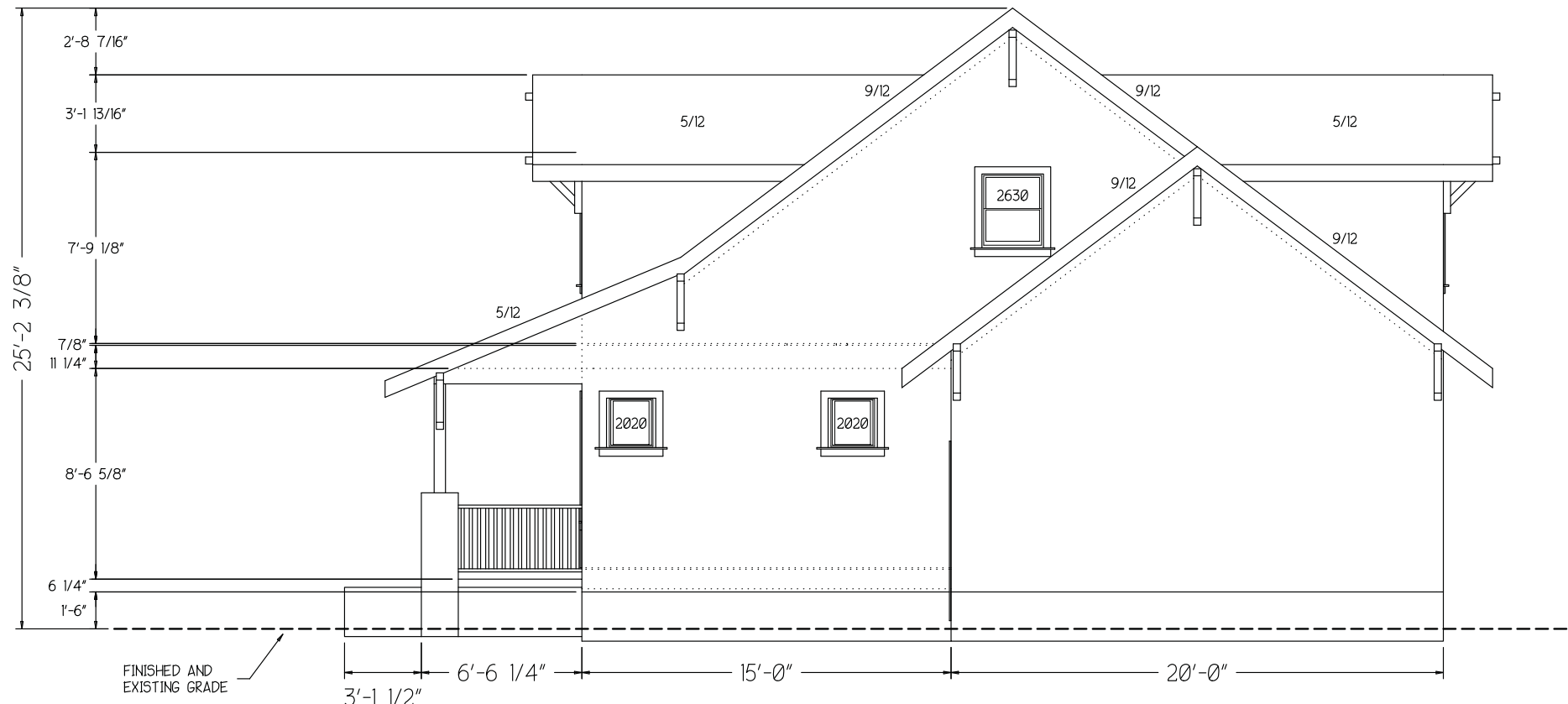
BUILDER

Scale:	SEE DRAWING
Revision Date:	05/23/18
ELEVATIONS	

Moy Moreno  
541-936-0645  
OWNER

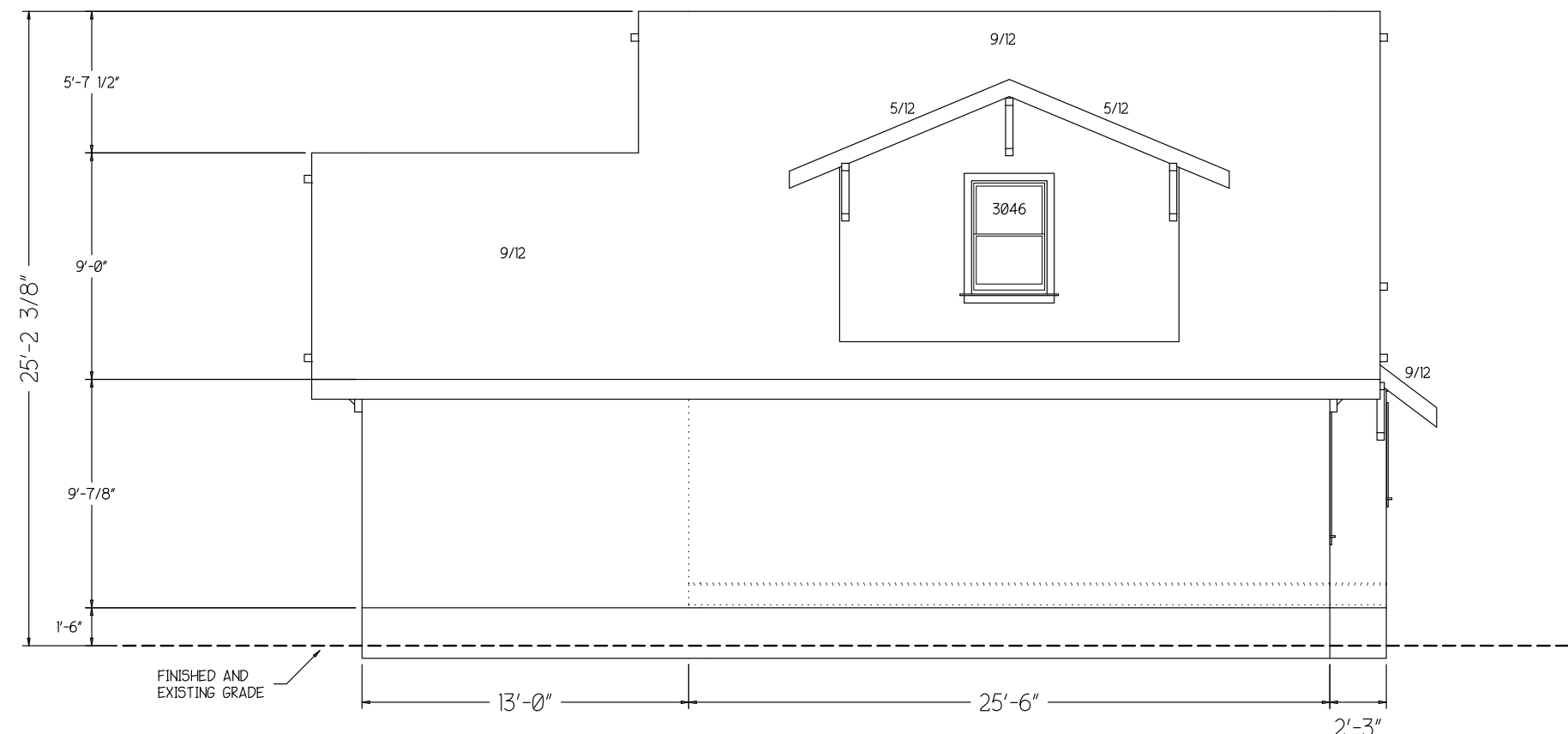
Page #

A3



NORTH ELEVATION

1/4"=1' RD: 5-23-18



WEST ELEVATION

1/4"=1' RD: 5-23-18

SCOVEL  
DESIGN  
GROUP  
541-994-4000

BUILDER

Scale:	SEE DRAWING
Revision Date:	05/23/18
<b>ELEVATIONS</b>	

Moy Moreno  
541-936-0645  
OWNER

Page #

A4