Notice of Decision

Historic Review of Exterior Alterations and Use of Substitute Materials

HI-13-19 & HI-14-19

November 12, 2019

Type of Application: Historic Review of Exterior Alterations to 1) install new metal roof railings; 2) remove two existing brick and stucco chimneys; 3) replace damaged crown molding, facia, porch flooring, and siding.

Historic Review of Substitute Material used for siding, windows, and trim to install a steel garage door on an accessory structure that originally had a wood door.

Review Body: Landmarks Commission

Property Owner: Howard Boyd; 331 Fourth Avenue SE, Albany, OR 97321

Applicant: Joel Dahl; 1312 Water Avenue NE, Albany, OR 97321

Address/Location: 331 Montgomery Street SE, Albany, OR 97321

Map/Tax Lot: Linn County Assessor’s Map No.; 11S-03W-06CD Tax Lot 9200

Zoning & Historic District: Hackleman Monteith (HM) Zone with Historic Overlay (Hackleman National Register Historic District)

On November 6, 2019, the Albany Landmarks Commission granted APPROVAL WITH CONDITIONS of the applications described above. The Landmarks 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 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 Albany Development Code (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

cd.cityofalbany.net
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Conditions of Approval

**Condition 1**  The Building Official may provide building code leniency to allow the original first floor porch railings and handrails to be reinstalled at the original height. 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.

**Condition 2**  The applicant shall retain the installed 12-foot by 7.5-foot Clopay Coachman steel overlay insulated door with two spear lift handles (see Attachment B).

**Condition 3**  The applicant shall retain and/or reconstruct the chimney chases so that chimneys may be reinstalled in the original locations at a future date.

**Condition 4**  Prior to deconstruction of the existing chimneys, scaled drawings and high-resolution photographs shall be submitted to the Community Development Department that depict the location, design, and dimensions of the original chimneys so that replica chimneys may be reconstructed at a future date.

**Condition 5**  The applicant may reconstruct chimneys with brick and stucco material or substitute fiberglass material in the same location, dimensions, and style as the original. Prior to the issuance of a building permit, the applicant shall provide detailed product information, roof plan, and scaled drawings 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 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.