



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 & Adjustment

HI-13-20 & AD-03-20

July 28, 2020

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Tony Mills** at 541-917-7555 or tony.mills@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **August 11, 2020**.

Application Information

Proposal:	Conversion of a detached garage into living space and adjustment to the single-family residence parking requirements.
Review Body:	Staff (Type I-L review)
Property Owner:	Sarah Whiteside; 821 Maple Albany, Oregon 97321
Applicant:	G Christianson Construction; 644 NW 4 th Street, Corvallis, Oregon 97330
Address/Location	821 Maple Albany, Oregon 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-04W-12AD Tax Lot 5800
Zoning:	Hackleman Monteith (HM) & Monteith Historic District
Overlay Districts:	Historic Overlay
Total Land Area:	.06 acres
Existing Land Use:	Single-family residence

The City of Albany has received the Adjustment referenced above. We are mailing notice of the application to property owners within 100 feet of the proposed development. We invite your written comments on this application, to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **August 11, 2020**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map and site plan. All application materials are available for review 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 or call **Tony Mills, project planner**, at 541-917-7555. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321, or by email to tony.mills@cityofalbany.net. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

cd.cityofalbany.net



According to the Albany Development Code (ADC or Code), the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the review criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the Code. These standards address such features as off-street parking, landscaping, setbacks, overlay districts, outside storage, and lighting. The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria (ADC 2.450).

Approval Standards for This Request

Historic Review of Exterior Alteration (ADC 7.150)

For applications other than for the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request:

1. The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure, or
2. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials and architectural features.

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.

Adjustments (ADC 2.060)

Section 2.080 of the Albany Development Code (ADC) includes the following review criteria that must be met for this application to be approved.

1. The adjustment is not requested to avoid a land use review process or increase density; AND
2. The need for the adjustment is created by the unusual configuration of the property, to protect natural features, due to the location of an existing structure on the site, or the site is an infill or redevelopment site less than one acre with development on both sides; AND
3. The adjustment is the minimum necessary to address the unusual circumstance, generally no more than 10 percent from a numeric standard, and the request is still consistent with the purpose of the zoning district and any applicable overlay district.

Additional review standards for this application are found in ADC Articles 1, 2, 3, 7, 9, & 12.

Attachments:

- A. Location Map
- B. Site Plan
- C. Elevations

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Legend

-  821 Maple SW
-  Albany Parcels



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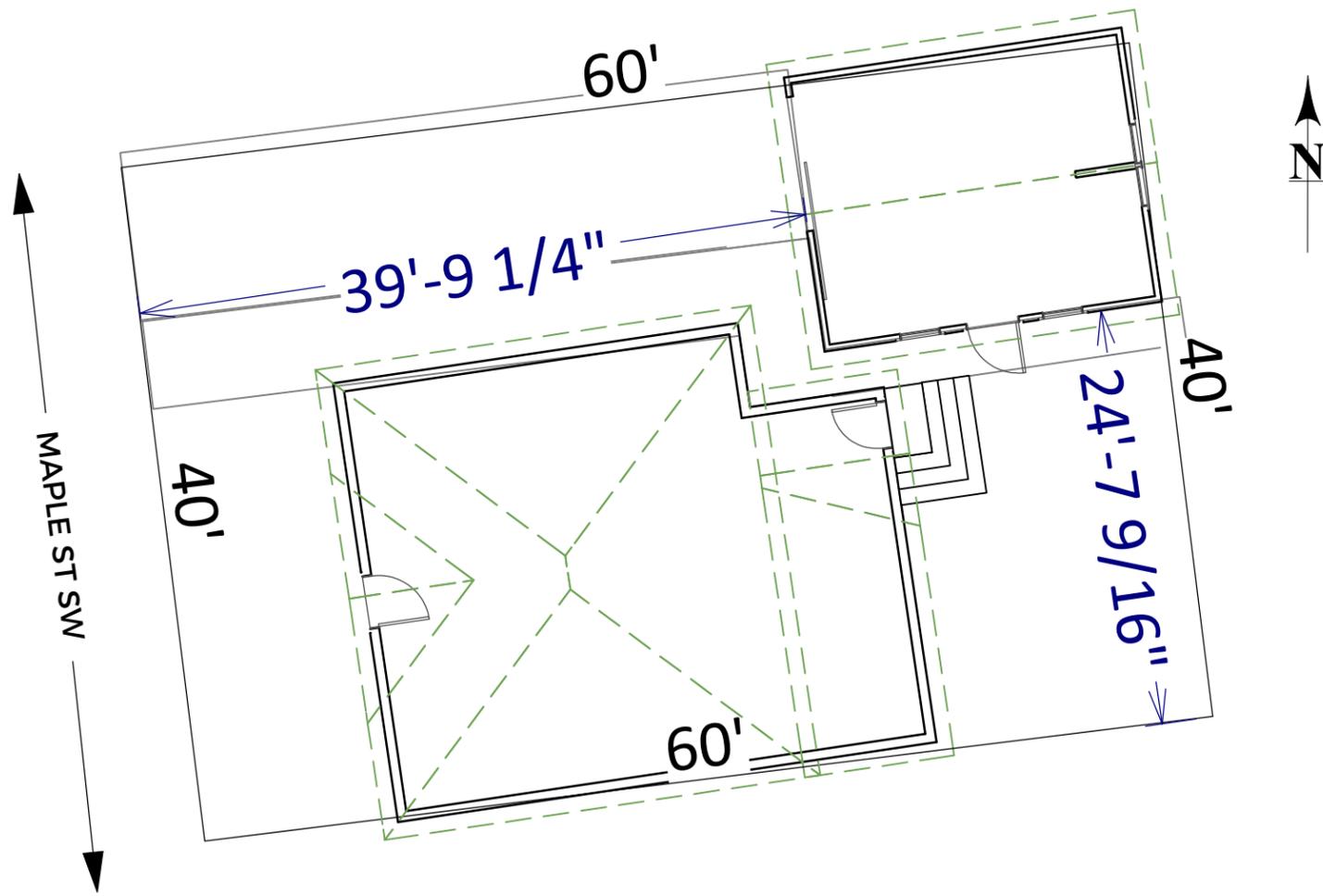


Date: 6/18/2020 Map Source: City of Albany

821 Maple SW

Location / Zoning Map

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TAX LOT NUMBER: 11S04W12AD05800

SITE PLAN
SCALE: 1" = 10'-0"



G. CHRISTIANSON CONSTRUCTION
 644 NW 4TH ST
 CORVALLIS, OR 97330
 541-754-6326

CLIENT:
 SARAH WHITESIDE
 SITE ADDRESS:
 821 MAPLE ST SW

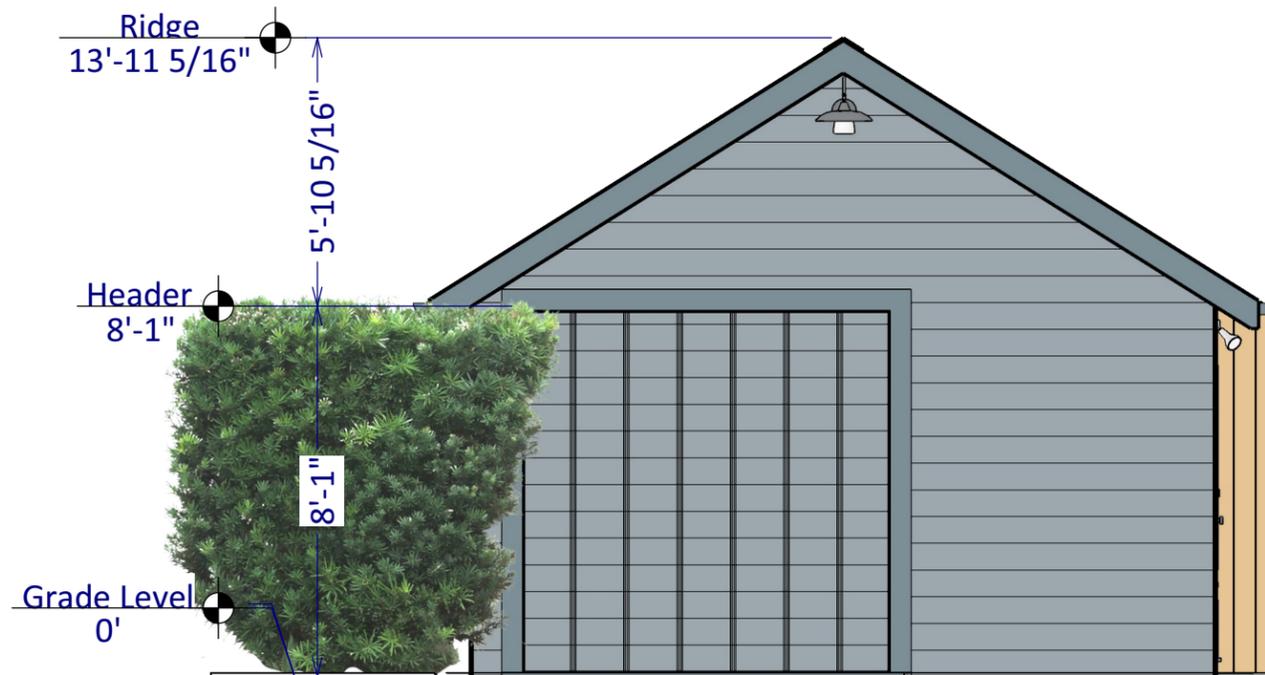
PROJECT:
 GARAGE CONVERSION

SUPERINTENDENT:
 JON CHRISTOPHERSON
 DRAWINGS PROVIDED BY:
 SARAH MAISEL

DATE:
 6/9/2020

PAGE:
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E1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING



E3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



E2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



E4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"