



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

Notice of Decision

Historic Review of Exterior Alterations and New Construction

HI-13-22

December 16, 2022

Application Information

Type of Application:	Historic Review of Exterior Alterations and New Construction for a residential structure on a developed lot within the Monteith National Register Historic District. The applicant proposes to build a flat deck on top of the existing garage and reconstruct a deck and stairs on the rear of the house.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant:	Mark & Tina Siegner Rev. Liv. Trust, 516 Kouns Dr. NW, Albany, OR 97321
Representative:	Lori Stephens, 534 NW 4th St, Corvallis, OR 97330
Address/Location:	313 Washington St. SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07BB; Tax Lot 2700
Zoning & Historic District:	Downtown Mixed Use (DMU) District & Monteith National Register Historic District.

Decision

On December 7, 2022, the Albany Landmarks Commission **APPROVED WITH CONDITIONS** the application described above. The Landmarks Commission based its decision upon consideration of findings within staff report, public testimony, and review criteria listed in the Albany Development Code (ADC). 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 Alyssa Schrems, project planner, at Alyssa.Schrems@cityofalbany.net, 541-791-0176.

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.

Signature on file

Landmarks Commission Chair

Must be Appealed by Date: December 27, 2022

Approval Expiration Date (if not appealed): December 16, 2025

cd.cityofalbany.net



Conditions of Approval

Condition 1 Exterior Alterations – The proposed exterior alterations shall be performed and completed as specified in the Staff Report and application as submitted. Deviations from these descriptions may require additional review.

Condition 2 New Construction- The new construction shall be limited to this proposed design and materials. Changes to the proposed design may require a new review.

Appeal Procedure

Appeal procedures are found in the Albany Development Code 1.410. 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.

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, Engineering, 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 assure compliance with all applicable regulations.

Building (Building Official Manager, Johnathan Balkema, 541-791-0199)

Permits

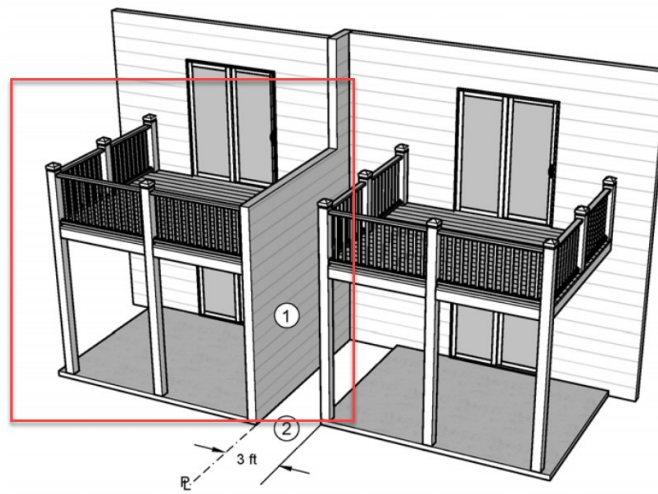
1. Obtain building permits prior to any construction.

Plan Review for Permits

2. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at cd.customerservice@cityofalbany.net for details and instructions prior to submittal.

Building Code

3. The proposed new deck on the roof of the existing garage will require the parallel supporting structure within three-feet of the property line to meet the requirements of Table R302.1. This table required the wall within three-feet of a property line to achieve a minimum one-hour fire resistive rating from each side. Further Table R302.1 would not allow for an unprotected deck to be within three-feet of the property line. As allowed under R104.11 and discussed with the architect of record, the protections specified in R302.2.4.1 would be an acceptable alternative to provide the required protection to allow the deck within three-feet of the property line. (See Figure R302.2.4.1 note 1 for an illustration of the requirements.)



Notes:

- ① DECKS LOCATED LESS THAN 3 FEET FROM A PROPERTY LINE SHALL BE PROTECTED AT THE PROPERTY LINE WITH ONE-HOUR WALLS THAT EXTEND FROM GRADE LEVEL TO A MINIMUM HEIGHT OF 36 INCHES ABOVE THE DECK, OR THE HEIGHT OF THE GUARDRAIL, WHICHEVER IS GREATER
- ② DECKS LOCATED 3 FEET OR GREATER FROM THE PROPERTY LINE MAY BE NON-RATED CONSTRUCTION. DECKS LOCATED LESS THAN 3 FEET FROM THE PROPERTY LINE SHALL BE OF NON-COMBUSTIBLE OR MODIFIED HEAVY TIMBER CONSTRUCTION

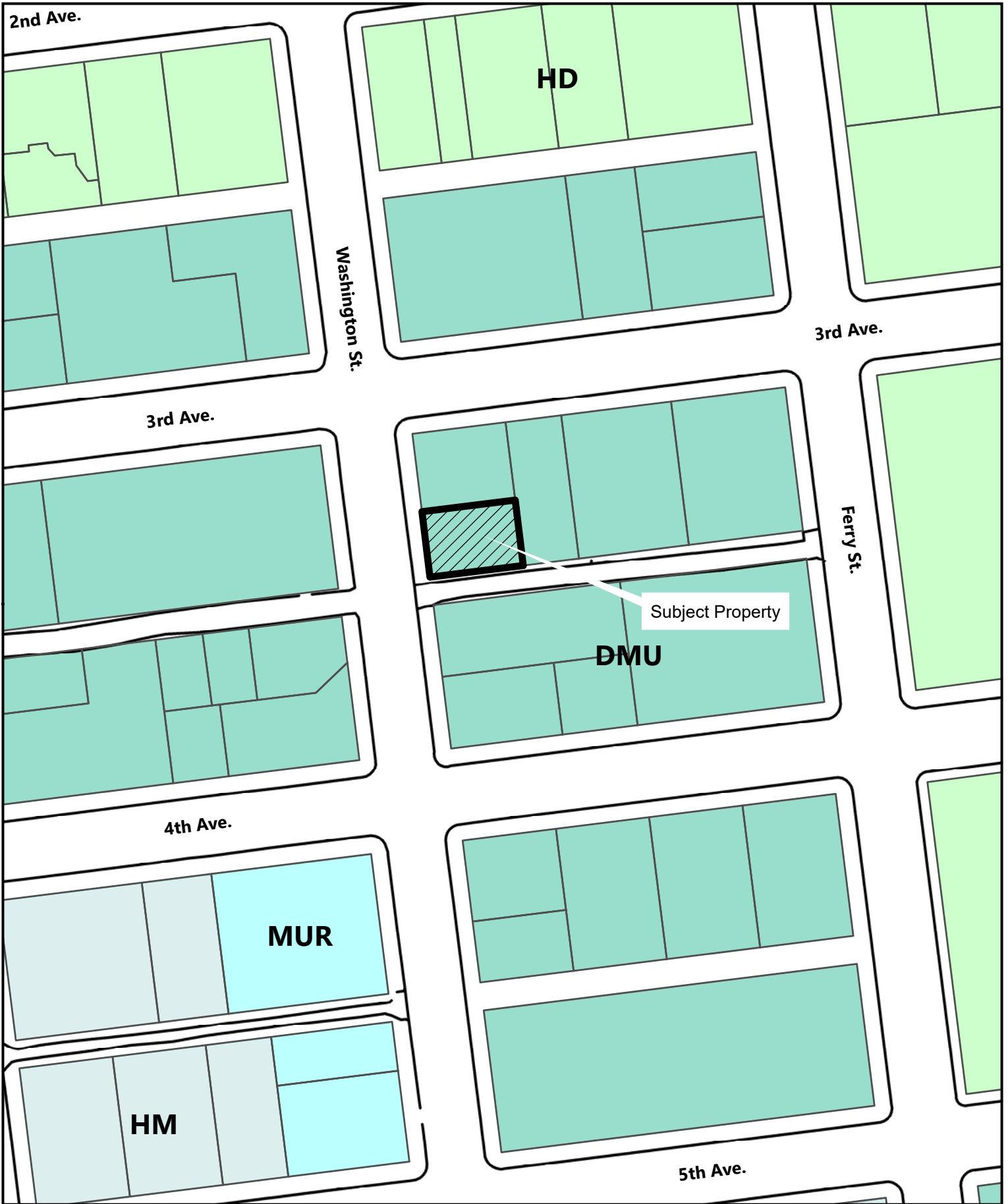
**FIGURE R302.2.4.1
DECK CONSTRUCTION LESS THAN THREE FEET FROM COMMON PROPERTY LINES**

Public Works – Engineering (Gordon Steffensmeier, 541-917-7647)

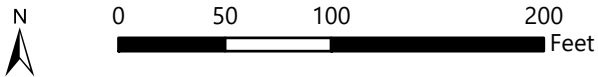
The City of Albany’s infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the 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 within our records.

Attachments

- A. Location Map



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313 Washington St SW

Date: 9/12/2022 Map Source: City of Albany

Location Map