



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

Relocation of north (rear) exterior door opening /replacement of north (rear) exterior door

HI-21-18

October 19, 2018

APPLICATION INFORMATION

Type of Application/Description:

Review Body:	Community Development Director (Type II)
Property Owner:	Daniel Steele; 539 3 rd Avenue SE Albany, OR 97321-2862
Address/Location:	539 3 rd Avenue SE Albany, OR 97321-2862
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-06DC Tax Lot 2200
Zoning & Historic District:	Hackleman Monteith (HM) Zone with Historic /HD Overlay

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within **300** feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Landmarks Advisory Commission must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is **5:00 p.m. on November 2, 2018**, 14 days from the date the City mails the Notice of Filing.

A location map is attached to this notice. All application materials are available 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 contact **Laura LaRoque, Project Planner**, at 541-917-7640 or laura.laroque@cityofalbany.net. Submit any written comments to the Planning Division; P.O. Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Tentative Decision.

According to the Albany Development Code (ADC), the proposed alteration is allowed on this property subject to approval of a Historic Review of Exterior Alteration. The proposed application will be evaluated for consistency with the review criteria contained in ADC 7.120(1). The use must also meet applicable City development standards found in the ADC. The City may apply conditions of approval to the application to ensure that the proposal will conform to the applicable development standards and review criteria.



APPROVAL STANDARDS FOR THIS APPLICATION

Historic Review of Exterior Alterations (ADC 7.120(1))

1. The Director will approve residential alteration requests if **one** of the following criteria is met:
 - a) There is no change in historic character, appearance or material composition from the existing structure.
 - b) The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
 - c) The proposed alteration is not visible from the street.


Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

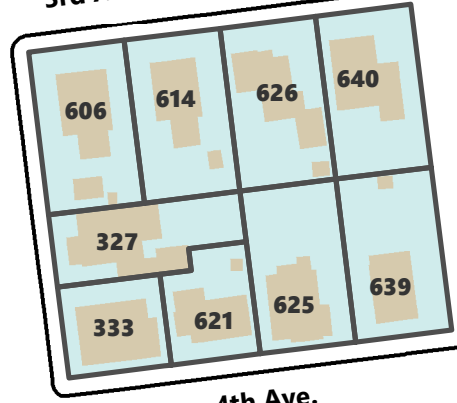
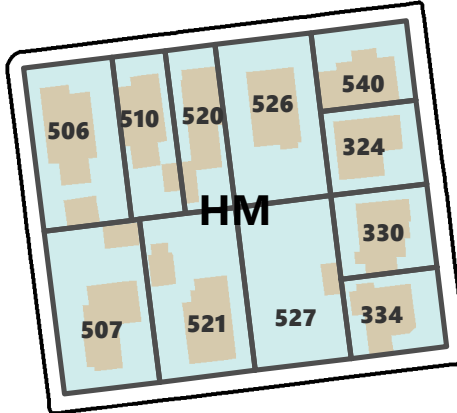
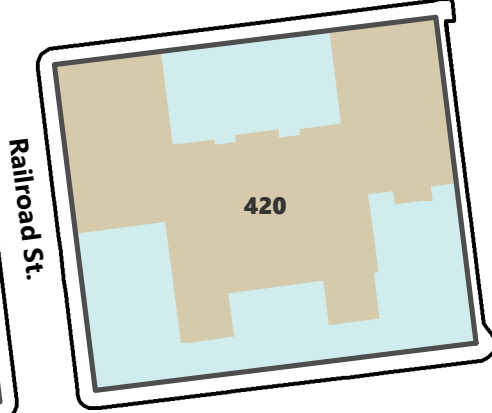
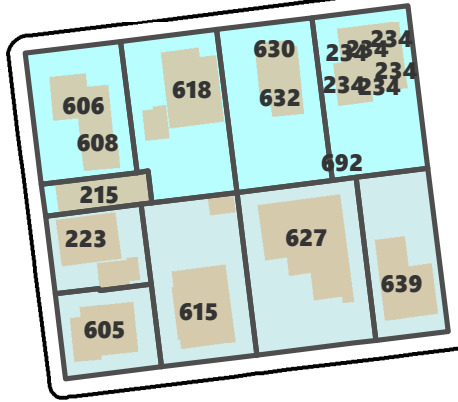
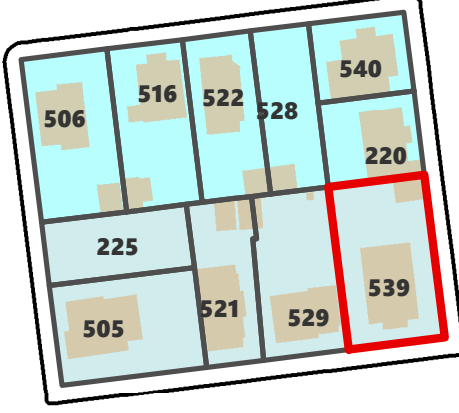
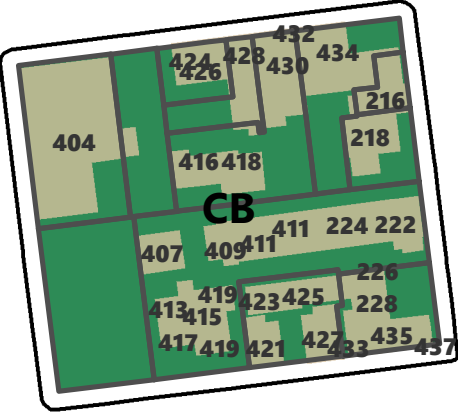
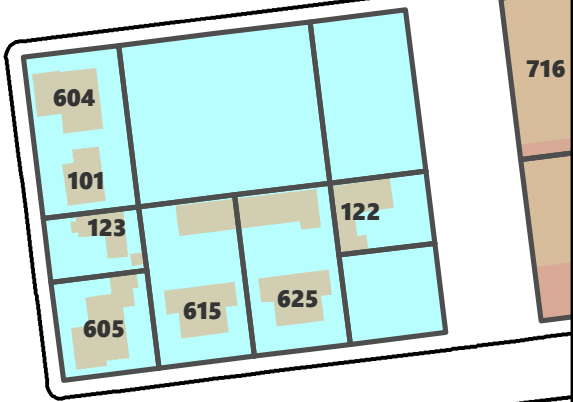
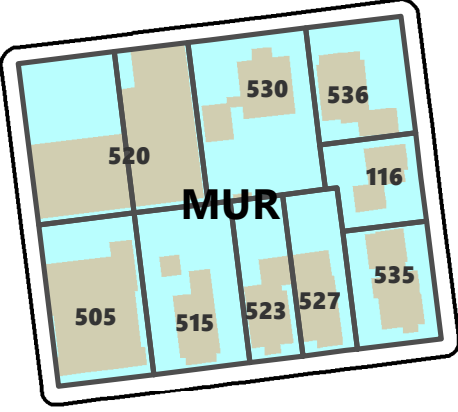
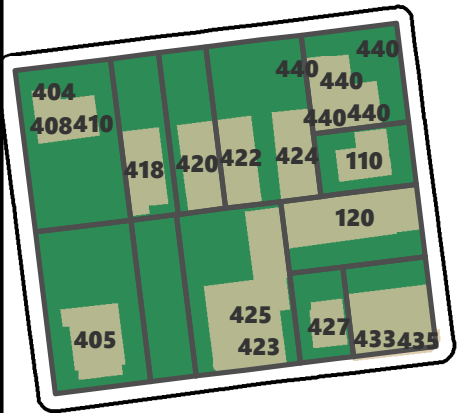
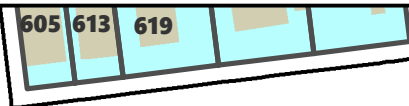
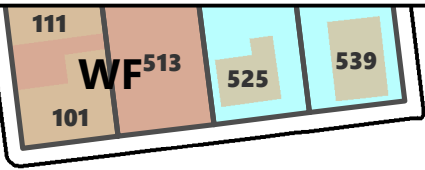
The Secretary of the Interior's Standards for Rehabilitation. The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility:

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.

Attachments: Location Map, Project Description

Legend

 539 3rd Ave SE

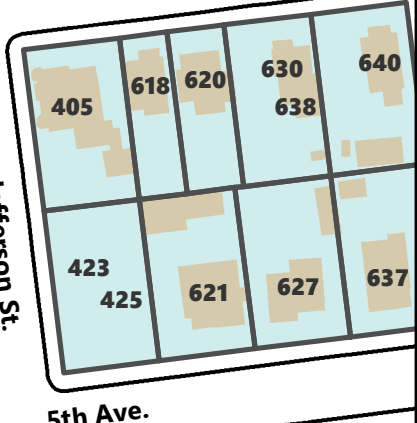
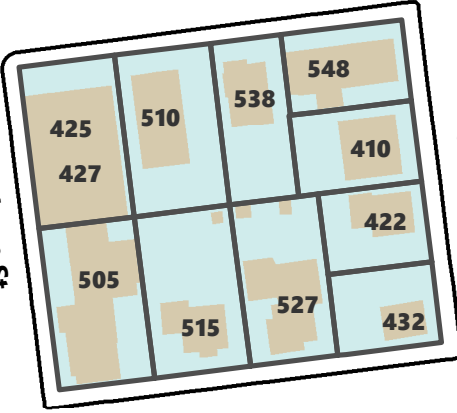
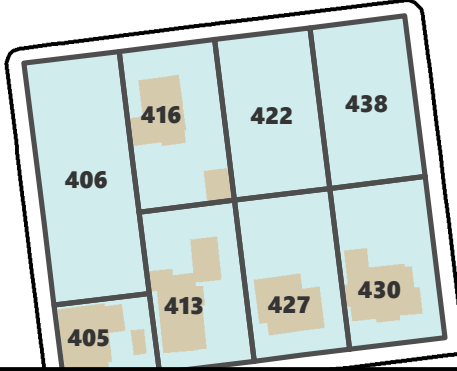
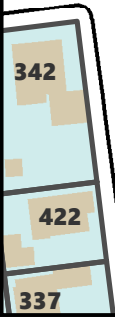


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Railroad St.

Jackson St.

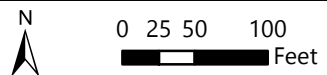
Jefferson St.



3rd Ave.

4th Ave.

5th Ave.



Date: 10/9/2018 Map Source: City of Albany

539 3rd Avenue SE

Location / Zoning Map



COMMUNITY DEVELOPMENT

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Project Review

Historic Review of Exterior Alterations

HI-21-18

October 9, 2018

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Laura LaRoque, Project Planner**, (541-917-7640, laura.laroque@cityofalbany.net) before **October 24, 2018** so we may take your comments into account.

APPLICATION INFORMATION

Type of Application:	Historic Review of Exterior Alterations to move back door five feet and replace door and siding in kind
Review Body:	Staff (Type II)
Property Owner/Applicant:	Daniel Steele
Address/Location:	539 3 rd Avenue SE; Albany OR 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S03W06DC Tax Lot 2200
Zoning & Historic District:	Hackleman Monteith (HM) Zone with Historic /District Overlay
Property Rating:	Historic Contributing in the Hackleman District

APPROVAL STANDARDS FOR THIS APPLICATION

Historic Review of Exterior Alterations (ADC 7.150)

Exterior Alteration Review Criteria. 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.

The review body will use the Secretary of the Interior's Standards of Rehabilitation (listed below) as guidelines in determining whether the proposed alteration meets the review criteria.



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.
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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.

Attachments: Location Map, Project Description

LOCATION MAP



PROJECT DESCRIPTION



The area in GREEN will be replaced with ten 1X6 -10 foot and seven 1X6 -16 foot cedar smooth lap siding with the same reveal.

The proposed alteration will use construction technique and chairmanship to match the current property characteristic.

The door will be trimmed in White 1X6 to match the historic exterior trim of the house.

The finish paint will match the rest of the house.

New Door Location on back side of house:

