



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-16-21

January 7, 2022

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Nikki Cross, project planner
Type of Application:	Historic Review of New Construction in the Hackleman Historic District. The applicant proposes a new single-family residence on a lot. An existing non-historic garage is located on the lot and is proposed to remain.
Property Owner/Applicant:	Patricia Rogers, PO Box 1407, Westport, WA 98595
Address/Location:	326 Sixth Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07BA; Tax Lot 07200
Zoning & Historic District:	Hackleman Monteith (HM) Zoning District, Hackleman National Historic District Overlay

Decision

At a public hearing held on January 5, 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 Nikki Cross, project planner, at Nikki.Cross@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: **January 17, 2022**
Approval Expiration Date (if not appealed): **January 7, 2025**

Appeal Procedure

Appeal procedures are found in the ADC 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.

Conditions of Approval

Condition 1 Front Porch Railings. Porch columns, handrails, and balusters shall be constructed of wood or smooth composite materials. Prior to issuance of a building permit, the applicant shall submit drawings or details of the front porch materials to demonstrate compatibility in the historic district.

Condition 2 Window and Door Trim. Windows and doors shall be constructed with appropriate scaled trim made of wood or composite (Hardie) material. Prior to issuance of a building permit, the applicant shall submit drawings or details of the dimension and style of window and door trim to demonstrate compatibility in the historic district.

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

1. Obtain building permits prior to any construction.

Public Works – Engineering

1. The proposed single-family house must be connected to public utilities.
2. City utility maps show an 8-inch public sanitary sewer main in Sixth Avenue SE that is adequate to serve the proposed development.
3. ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
4. City utility maps show a 4-inch public water main in Sixth Avenue SE that is adequate to serve the proposed development.
5. ADC 12.410 requires all new development to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
6. City utility maps show a 15-inch public storm drainage main along the rear (south) lot line of the subject property. Sixth Avenue SE is improved to City standards with curb and gutter for drainage.

General Engineering Processes

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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Subject Property

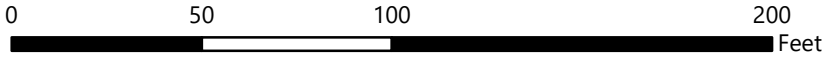
6th Ave.

Railroad St.

Montgomery St.

7th Ave.

HM



326 6th Ave SE



Date: 11/22/2021 Map Source: City of Albany

Location / Zoning Map