



LANDMARKS COMMISSION AGENDA

Wednesday, December 4, 2024
6:00 p.m.

This meeting includes in-person and virtual participation.

Council Chambers

333 Broadalbin Street SW

Or join the meeting here:

<https://council.albanyoregon.gov/groups/lac/zoom>

Phone: 1 (253) 215-8782 (long distance charges may apply)

Meeting ID: 891-3470-9381 Passcode: 530561

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order and Pledge of Allegiance

2. Roll Call

3. Approval of Minutes

- November 7, 2024 [Pages 3-6]

4. Business from the Public

Persons wanting to provide comments may:

1- *Email written comments to cdaa@albanyoregon.gov, including your name, before **noon on the day of the meeting.***

2- *To comment virtually during the meeting, register by emailing cdaa@albanyoregon.gov before **noon on the day of the meeting**, with your name. The chair will call upon those who have registered to speak.*

3- *Appear in person at the meeting and register to speak.*

5. Scheduled Business

A. HI-21-24, Type III – Quasi-Judicial Process [Pages 7-32]

Summary: Historic Review of New Construction to construct a garage that is approximately 990 square feet in size.

(Project planner – Alyssa Schrems alyssa.schrems@albanyoregon.gov)

albanyoregon.gov/cd



6. Business from the Commission
7. Staff Updates
 - Focus Group Results
 - Historic Research Materials
8. Next Meeting Date: January 15, 2025
9. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cdaa@albanyoregon.gov or call 541-917-7550

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.



MINUTES

November 7, 2024

6:00 p.m.

Hybrid – Council Chambers

Approved: Draft

Call to Order

Chair Robinson called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Roll Call

Members present: Camron Settlemier, Rayne Legras, Cathy Winterrowd, Bill Ryals, Richard Engeman, Chad Robinson

Members absent: Mason Cox (excused)

Approval of Minutes

6:01 p.m.

Motion: Commissioner Settlemier moved to approve the minutes from October 2, 2024, as presented. Commissioner Legras seconded the motion which passed 6-0.

Business from the Public

6:01 p.m.

Staff reported receiving an email from Benton County Historic Resources Commissioner Bob Honneffer nominating an individual for recognition by the Commission. He thought David Larsen's efforts in presenting weekly history classes held through Albany Parks and Recreation was worthy of mention. Staff will keep the nomination on file for next year.

Scheduled Business

6:03 p.m.

Public Hearing Type III-Quasi-Judicial Process

File HI-19-24: Historic Review of Exterior Alterations to install solar panels to an historic home at 622 Walnut Street SW.

Chair Robinson opened the hearing at 6:03 p.m.

Commissioner Declarations

No commissioners reported a conflict of interest or ex parte contact.

Commissioners Settlemier, Robinson, Winterrowd and Legras were familiar with or drove by the site.

No members abstained from participation.

There were no challenges to the Commission.

David Martineau, Current Planning Manager read the Hearing Procedures.

Staff Report

Project Planner Alyssa Schrems presented the staff report sharing slides* of the proposed application.

Applicant Testimony

Applicant Representative, Miles Henderson, with Pure Energy Group testified online. In terms of production there is not a roof facing on the home in other directions that will produce the same amount of energy as the southern exposure. He testified that the panels will be thin and flush mounted and won't significantly be visible.

Public Testimony

6:10 p.m.

None.

Staff Response/Rebuttal/Procedural Questions

None.

Chair Robinson closed the public hearing at 6:11 p.m.

Commission Deliberations

Commissioner Engeman was interested that the applicant considered this a temporary energy upgrade until technology of energy producing shingles are available.

Motion: Commissioner Engeman motioned to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-19-24. This motion is based on the findings and conclusions in support of the application made by the Landmarks Commission during deliberations on this matter. The motion was seconded by Commissioner Legras, which passed 6-0.

Public Hearing Type III-Quasi-Judicial Process

File HI-22-24 Historic Review of use of substitute materials for replacement of exterior windows with vinyl windows on home located at 230 6th Avenue SE.

Chair Robinson opened the hearing at 6:14 p.m.

Commissioner Declarations

No commissioners reported a conflict of interest or ex parte contact.

Commissioners Settlemier, Robinson, Winterrowd and Engeman were familiar with or drove by the site.

No members abstained from participation.

There were no challenges to the Commission.

David Martineau, Current Planning Manager read the Hearing Procedures.

Staff Report

Schrems presented the staff report sharing slides* summarizing the application. She pointed out that the house is rated historic non-contributing so automatically eligible for substitute material consideration.

Applicant Testimony

Property owner, Al Holman testified that upon purchase of the property there were many broken windows and poor living conditions. Their first order of business was to get the building properly secured from the weather. Their intent was to do work necessary to improve the living conditions for the renters. He admitted that he didn't realize there was an historic review required for replacing windows.

Commissioner Legras asked how the applicant finally came before the Commission. Holman said that separate contracted work also didn't have the required permits, and so subsequent inspections noticed the windows and found them further at fault. The landowner was heavily fined for unpermitted work and inspectors instructed them on the historic review process. He remarked that there were other vinyl windows on the house, so they just replaced the window like for like.

Public Testimony

None.

Staff/Procedural Questions

None.

Chair Robinson called the Public Hearing closed at 6:28 p.m.

Commission Deliberations

Commissioner Legras was shocked with the amount of the fine imposed. But favored approval.

Commissioner Settlemier thought the biggest issue was determining if it met the criteria as there was no good history on the windows. He felt it was more a code enforcement issue.

Commissioner Engeman concurred but saw no good reason to deny the request.

Commissioner Winterrowd agreed that a lack of documentation hampered further debate.

Commissioner Ryals noted in absence of any evidence they had to take the testimony given. But appreciated the applicant's efforts to maintain the structure.

Commissioner Robinson noted with the modifications made to the structure over the years and a lack of maintenance the fact that the applicant was making a concerted effort to make improvements weighed his opinion in their favor.

Motion: Commissioner Legras motioned to approve the use of substitute materials as noted in the staff report for application planning file no. HI-22-24. This motion is based on the findings and conclusions in the October 31, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on the matter. Commissioner Engeman seconded the motion, which passed 5-1 with Commissioner Settlemier voting in opposition.

Business from the Commission

Commissioner Settlemier asked how the City and Commission could facilitate homeowner education on the responsibility of owning historic structures.

Commissioner Engeman suggested that the historic review requirements should be provided during the sale of historic properties. Schrems reported that they tried that, but messaging was not well-received and staff time required to create and deliver messaging hampered the process. She suggested a brochure be created for those in the historic district.

Commissioner Legras recalled talking about collaboration with realtors and providing realtor training to help get the word out on renovation requirements. She noted that there seems to be a lot of miscommunications as to what it means to be in an historic district.

Commissioner Ryals brought up the necessity of updating the Albany's historic survey.

Schrems shared some of the guidelines/qualifications for Certified Local Government (CLG) funds and agreed it would be worthwhile to look at all funding avenues for updating survey of historic districts. Chair Robinson suggested reconvening on this topic at the next meeting to determine available funding resources and next steps. Martineau added the current availability of technology resources in doing the survey and documenting the inventory can greatly streamline the process.

Business from Staff

Schrems wanted some feedback from the Commission on the CLG training held in Dallas on November 6, 2024, Commissioners Engeman, Robinson and Winterrowd shared their experiences at the training. All found the discussions of window restoration interesting, that substitute materials were given some support as they provided more of a benefit to the structure, and it was suggested that review should weigh more on the window design replicating the historic nature of the structure rather than duplicating the original materials.

Commissioner Winterrowd agreed there was quite a bit on window issues but found it interesting that they use CLG money to hire technical design and assistance consultants to be on call. Schrems agreed on the

November 7, 2024

value of technical advisors for free estimates. She suggested that they may have funding to provide some consultant availability.

Next Meeting Date

The next meeting is scheduled for December 4, 2024.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:19 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
Recorder

David Martineau
Current Planning Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@albanyoregon.gov.*



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

Staff Report

Historic Review of New Construction

HI-21-24

November 27, 2024

Summary

This staff report evaluates a Historic Review of New Construction for the construction of a garage within the Hackleman National Register Historic District (Attachment A). The applicant proposes to construct a garage that is approximately 990 square feet in size.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Corey Bontrager; 810 NW Scenic Wood Place, Albany, OR 97321
Address/Location:	606 6th Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07AB Tax Lots 5600 & 5500
Zoning:	Hackleman Monteith (HM) District (Hackleman National Register Historic District)
Total Land Area:	4,315 square feet
Existing Land Use:	Duplex
Neighborhood:	Central Albany
Surrounding Zoning:	North: Hackleman Monteith (HM) East: Hackleman Monteith (HM), Office Professional (OP) South: Hackleman Monteith (HM), Residential Medium Density (RM) West: Hackleman Monteith (HM)
Surrounding Uses:	North: Single-Dwelling Units East: Single-Dwelling Units, Duplex, Railroad South: Single-Dwelling Units, apartment complex, Pacific Boulevard West: Single-Dwelling Units, triplex, Public Park
Prior History:	RL-03-24: Replat to combine two pre-existing lots into one.

Notice Information

On November 13, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On November 22, 2024, notice of public hearing was posted on the subject site. As of November 25, 2024, no public testimony has been received.

Analysis of Development Code Criteria

Historic Review of New Construction (ADC 7.270)



The Community Development Director or the Landmarks Commission must find that the request meets the following applicable criteria in order to approve the new construction request.

Within the Monteith and Hackleman Districts (ADC 7.270(1))

- a. **The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.**
- b. **The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.**
- c. **Building materials are reflective of and complementary to existing buildings within the district.**

Findings of Fact

- 1.1 Unifying Development Patterns (ADC 7.270(1)(a)): The applicant proposes to construct a double car garage that is approximately 990 square feet in size. The applicant states that “there are many homes with a range of different characteristics in this area. Some have street trees, some do not. Some homes face 6th street, others face the alley, and several lots in the area are industrial or vacant. There are many homes with garages similar to the one I am proposing.” The applicant further provides photos of garages in the surrounding area that are similar in nature to what is being proposed (Attachment D).
- 1.2 Size and scale (ADC 7.270(1)(b)): The applicant states that “the scale/size of buildings around the area consist mostly of two-story homes with many having detached garages, sheds, and/or ADUs”. The applicant provided photos of garages in the surrounding area (Attachment D). Most older garages are smaller than what is proposed, however newer construction is of a size and scale that is similar to what is proposed.
- 1.3 Building materials (ADC 7.270(1)(c)): The applicant proposes to use an eight-inch Hardie lap siding, and cypress wood trim around the gables (2x6) and around the door (1x4). The applicant proposes garage doors with a glass insert located two feet from the top of the garage door. The house is listed on the historic inventory as an Italianate style; however, it shares similar characteristics with American Foursquare structures and features drop siding. Based on the evidence presented, the building materials will be cohesive with the surrounding area.

Overall Conclusions

This proposal seeks to construct a two-car garage of approximately 990 square feet in size.

Staff finds that applicable criteria are met for the new construction.

Options and Recommendations

The Landmarks Commission has three options with respect to the subject application:

Option 1: Approve the request as proposed;

Option 2: Approve the request with conditions of approval;

Option 3: Deny the request.

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 2 approve the request with conditions of approval. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion

I move to approve the application for new construction as detailed in planning file no. HI-21-24. This motion is based on the findings and conclusions in the November 27, 2024, staff report and findings made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

- Condition 1 **New Construction** – The proposed garage construction 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** – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

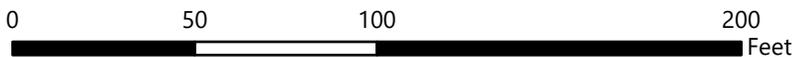
- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal
- D. Applicant's Photos

Acronyms

- ADC Albany Development Code
HM Hackleman Monteith District



\\csc.cityofalbany.net\homes\analysis\Desktop\Notice Map Template.aprx



Date: 11/8/2024 Map Source:

606 6th Ave SE

Location Map

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
HISTORIC DISTRICT

Attachment B.1

COUNTY: Linn

HISTORIC NAME: None	ORIGINAL USE: Residence		
COMMON NAME: None	CURRENT USE: Residence		
ADDRESS: 606 6th Ave. SE	CONDITION: Good		
ADDITIONAL ADDRESS: NONE	INTEGRITY: Fair	MOVED? N	
CITY: Albany	DATE OF CONSTRUCTION: c.1900 → 1910	<i>Per tax assessor</i>	
OWNER: Cora L. Adams	THEME 20th Century Architecture		
CATAGORY: Building	STYLE: Italianate		
LOCATION Hackleman Historic District	ARCHITECT UNKNOWN		
MAP NO: 11S03W07AB	TAX LOT: 05500	BUILDER: UNKNOWN	
BLOCK: 21	LOT N/A	QUADRANGLE Albany	ASSESSMENT: N
ADDITION NAME: Hackleman's Second Addition	ORIGINAL RATING: Compatible		
PIN NO: 11S03W07AB05500	ZONING HM	CURRENT RATING: Historic Contributing	

PLAN TYPE/SHAPE: Irregular	NO. OF STORIES: 2
FOUNDATION MAT.:	BASEMENT Y
ROOF FORM/MAT.: Hipped	PORCH: Hipped, enclosed
STRUCTURAL FRAMING: Balloon	
PRIMARY WINDOW TYPE: 1/1 Double Hung	
EXTERIOR SURFACING MATERIALS: Drop siding	
DECORATIVE FEATURES: Exterior chimney (W), corner boards	

EXTERIOR ALTERATIONS/ADDITIONS:

Enclosed front porch, stair railing, side entry, sliding aluminum windows in basement, diagonal apneling on front basement area

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

Basement apartment?

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: H.143

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

Report printe 03/13/2001

HISTORIC RESOURCE SURVEY -ALBANY HACKLEMAN HISTORIC DISTRICT -PAGE TWO

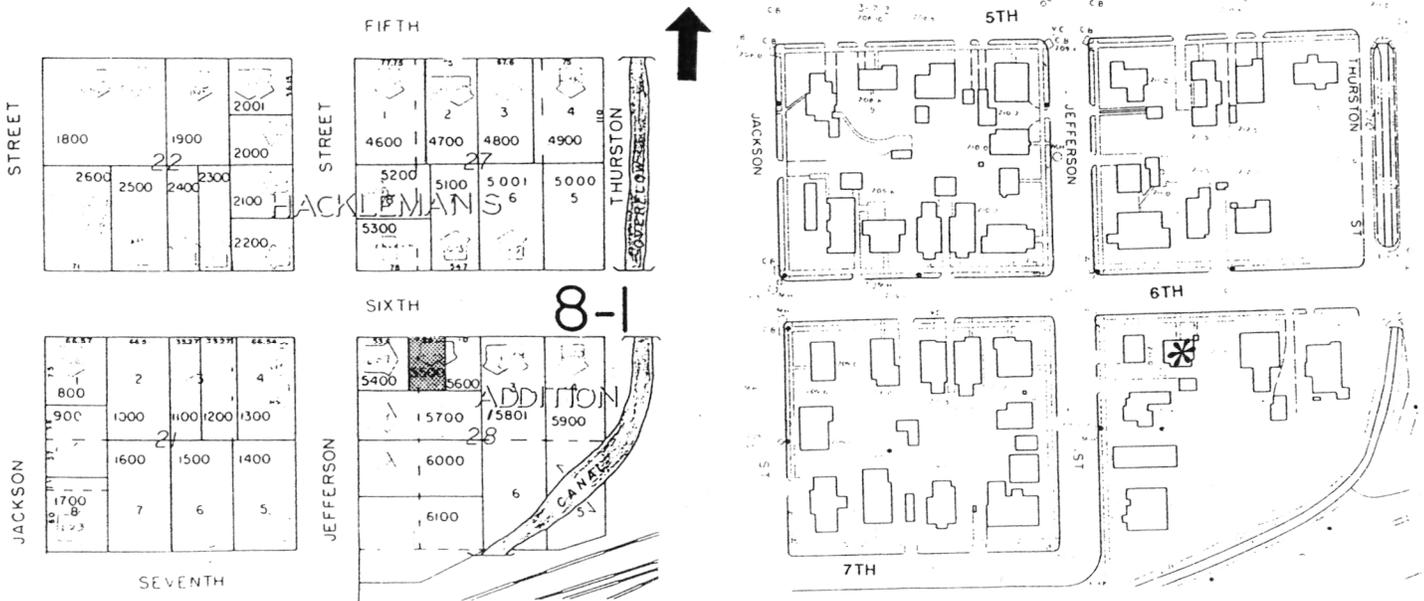
NAME: Cora L. Adams
ADDRESS: 606 Sixth Ave. SE
QUADRANGLE: Albany

T/R/S: T11-R3W-S07
MAP NO.: 11-3W-07AB
TAX LOT: 05500



NEGATIVE NO.: CC-03

SLIDE NO.: H.143



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & Tanya Neel.



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

Historic Review of New Construction

Checklist, Overview, and Review Criteria

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (*subject to change every July 1*): staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to cd.customerservice@cityofalbany.net. Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

HISTORIC REVIEW OF NEW CONSTRUCTION SUBMITTAL CHECKLIST

PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.

PROPERTY AND PROJECT INFORMATION. See page 2.

REVIEW CRITERIA RESPONSES.

On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the new construction complies with each of the following review criteria (ADC 7.270). Each criterion must have at least one finding of fact and conclusion statement. See page 2 for criteria and page 3 for an example.

The Community Development Director or the Landmarks Commission must find that the request meets the following applicable criteria in order to approve the new construction request:

1. Within the Monteith and Hackleman Districts:
 - a. The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.
 - b. The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.
 - c. Building materials are reflective of and complementary to existing buildings within the district.
2. Within the Downtown District:
 - a. The development maintains the horizontal elements of adjacent buildings. (These horizontal elements can include an alignment of window frames, roof lines, facades, and clear distinction between first floors and upper floors.)
 - b. The development maintains other historic patterns, such as the horizontal/vertical pattern of upper story windows and the pattern of entrances along the street.
 - c. Building materials are reflective of and complementary to existing historic buildings within the district.
 - d. Lot coverage, setbacks, and building orientation to the street are consistent with the surrounding

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development patterns.

- e. The development maintains the pedestrian scale and orientation of the Downtown District.

- A SITE PLAN** showing the location of the structure on the site, setbacks, building dimensions, the location of driveways and landscape areas, and the general location of structures on adjacent lots.
- CONSTRUCTION PLANS/ELEVATION DRAWINGS** showing detailed building elevations, dimensions, materials, and architectural elements.

Note: Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City's land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

PROPERTY AND PROJECT INFORMATION

Submit the following information (separately or on this sheet):

1. Historic District:

Monteith Hackleman Downtown Local Historic Commercial/ Airport

2. Historic rating:

Historic Contributing Historic Non-Contributing Non-Historic (post 1945)

3. Architectural Style(s): Italianate Constructed: 1900

4. Please describe the proposal: Build garage

HISTORIC REVIEW PROCESS OVERVIEW

The City reviews new structures over 100 square feet within historic districts in order to ensure they are compatible with the character of that district. The Director will approve applications for new construction but may decide to refer the application the landmarks commission for a decision. For staff level reviews, the applicant and property owners within 100 feet of the subject property will receive notice of the proposal. For commission reviews, the notice area is 300 feet.

Before submitting your application, a pre-application meeting with the preservation planner is recommended. Projects other than single-unit uses may also require other land use reviews and a pre-application meeting with a team of City representatives to determine what land use issues exist and if any other land use approvals may be required.

New construction will be approved if the review body finds the application satisfied the review criteria (on page 2), possibly with conditions of approval. Staff may require guarantees and evidence that conditions are complied with.

Landmarks Commission decisions may be appealed to the Albany City Council. Staff decisions may be appealed to the Landmarks Commission.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact:

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact:

Statements addressing individual criteria must be in a “finding of fact” format. A finding of fact consists of two parts:

- Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
- An explanation of how those facts result in a conclusion supporting the criterion.

Example:

Criterion: 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.

Fact: The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns, and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected “sawn” design (rather than turned) that was typical in the late 19th century. (SEE ATTACHED DRAWING.)

Conclusion: Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.



COMMUNITY DEVELOPMENT

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APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals

Send completed signature page and checklist(s) to cd.customerservice@cityofalbany.net.

- | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Adjustment (AD)
<input type="checkbox"/> Alternative Setback
<input type="checkbox"/> Annexation (AN)
<input type="checkbox"/> Comprehensive Plan Amendment (CP)
<input type="radio"/> Map Amendment
<input type="radio"/> Map Amendment; concurrent w/zoning
<input type="radio"/> Text Amendment
<input type="checkbox"/> Conditional Use, circle one: Type II or III
<input type="radio"/> Existing Building: expand or modify
<input type="radio"/> New Construction
<input type="radio"/> Home Business (Type III only)
<input type="checkbox"/> Development Code Text Amendment (DC)
<input type="checkbox"/> Floodplain Development Permit (FP)
<input checked="" type="checkbox"/> Historic Review (HI)
<input type="radio"/> Exterior Alteration – residential, not visible from street (Type I)
<input type="radio"/> Exterior Alteration – all commercial and residential visible from street (Type III)
<input checked="" type="radio"/> New Construction (Type III or I-L)
<input type="radio"/> Demolition or Moving (Type III)
<input type="radio"/> Substitute Materials (Type III)
<input type="checkbox"/> Interpretation of Code (CI) | <input type="radio"/> Quasi-Judicial (Type II)
<input type="radio"/> Legislative (Type IV)
<input type="checkbox"/> Land Division (check all that apply)
<input type="checkbox"/> Partition (PA) - Expedited
<input type="radio"/> Tentative Plat (Type I-L)
<input type="radio"/> Tentative Plat PD or CD (Type III)
<input type="radio"/> Final Plat (Type I)
<input type="checkbox"/> Subdivision (SD) - Expedited
<input type="radio"/> Tentative Plat (Type I-L)
<input type="radio"/> Tentative Plat PD or CD (Type III)
<input type="radio"/> Final Plat (Type I)
<input type="checkbox"/> Tentative Re-plat Type I-L (RL)
<input type="checkbox"/> Modification to Approved Site Plan or Conditional Use
<input type="checkbox"/> Natural Resource Boundary Refinement (NR)
<input type="checkbox"/> Natural Resource Impact Review (NR)
<input type="checkbox"/> Non-Conforming Use (MN)
<input type="checkbox"/> Planned Development (PD)
<input type="radio"/> Preliminary (Type III)
<input type="radio"/> Final (Type I)
<input type="checkbox"/> Property Line Adjustment (LA)
<input type="checkbox"/> Site Plan Review (SP)
<input type="radio"/> Accessory Building
<input type="radio"/> Change of Use, Temporary or Minor Developments | <input type="radio"/> Manufactured Home Park
<input type="radio"/> Modify Existing Development
<input type="radio"/> Parking Area Expansion (only)
<input type="radio"/> New Construction
<input type="radio"/> Tree Felling
<input type="checkbox"/> Temporary Placement (TP)
<input type="checkbox"/> Urban Growth Boundary (UGB)
<input type="checkbox"/> Vacation (VC)
<input type="radio"/> Public Street or Alley
<input type="radio"/> Public Easements
<input type="checkbox"/> Variance (VR)
<input type="radio"/> Major Variance (Type II)
<input type="radio"/> Minor Variance (Type I-L)
<input type="checkbox"/> Willamette Greenway Use (WG)
<input type="checkbox"/> Zoning Map Amendment (ZC)
<input type="radio"/> Quasi-Judicial (Type IV)
<input type="radio"/> Legislative (Type IV)
<input type="checkbox"/> Other Required (check all that apply)
<input type="radio"/> Design Standards
<input type="radio"/> Hillside Development
<input type="radio"/> Mitigation
<input type="radio"/> Parking/Parking Lot
<input type="radio"/> Traffic Report
<input type="checkbox"/> Other _____ |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Location/Description of Subject Property(s)

Site Address(es): 606 6th Ave SE

Assessor's Map No(s): 11503W67ABOSS00 Tax Lot No(s): _____

Comprehensive Plan designation: _____ Zoning designation: HM

Size of Subject Property(s): _____ Related Land Use Cases: RL-03-24

Project Description: Build garage

- Historic Overlay
 Natural Resource Overlay District
 Floodplain or Floodway Overlay

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Review criteria

Criterion: The development maintains any unifying development patterns such as sidewalk, and street tree location, setbacks, building coverage, and orientation to the street.

Fact: There are many homes with a range of different characteristics in this area. Some have street trees, some do not. Some homes face 6th street, others face the alley, and several lots in the area are industrial or vacant. There are many homes with garages similar to the one I am proposing.

Conclusion: The building of a garage will not cause a disruption to the development pattern of the neighborhood. No trees will need to be removed, and all proper setback are adhered to.

Criterion: The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.

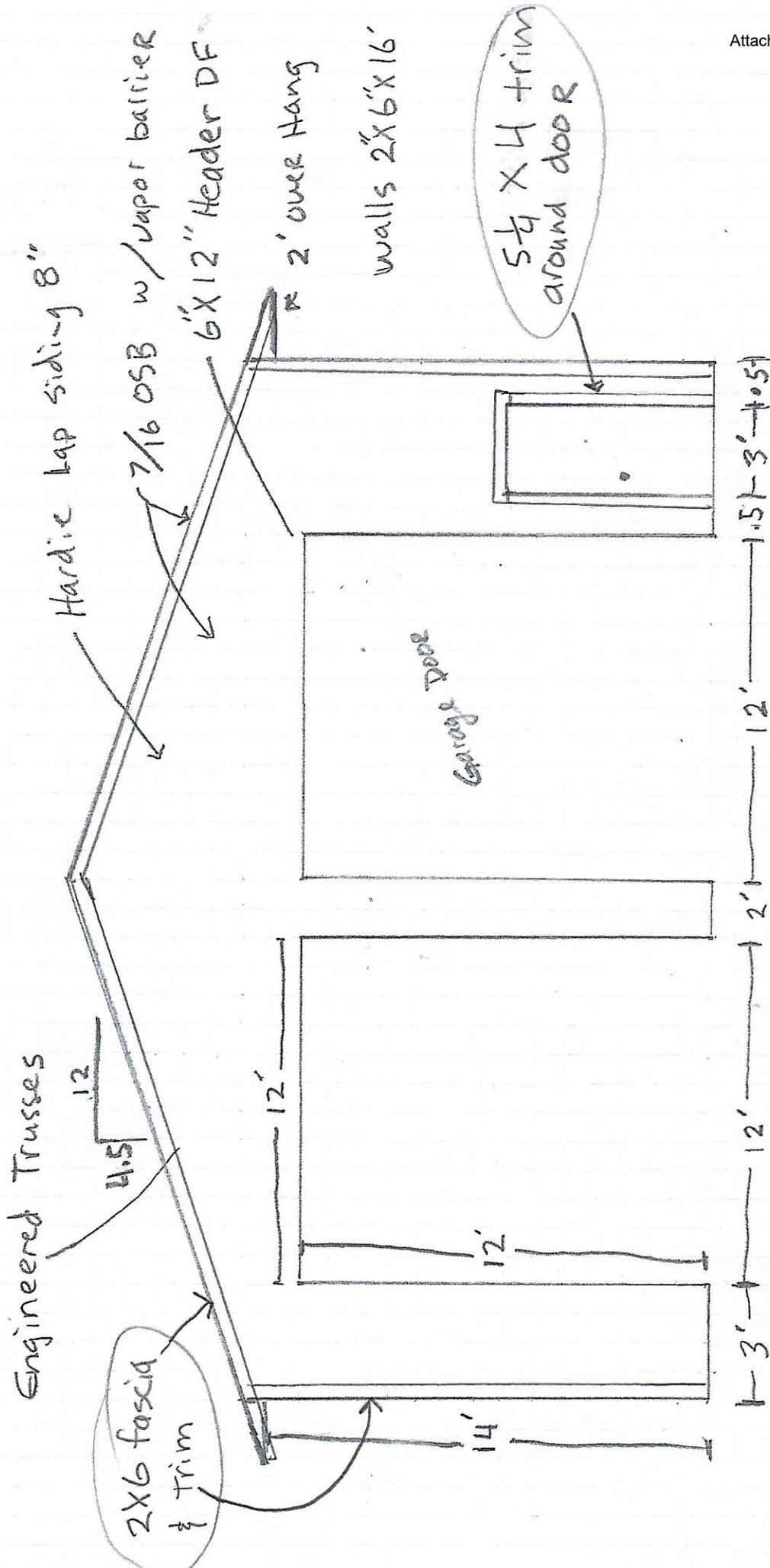
Fact: The scale/size of buildings around the area consist mostly of 2 story homes with many having detached garages, sheds, and/or ADU's.

The craftsmanship/style of the homes varies widely. For example, some homes use gable style roofs, and others use hip pitch. Some homes have bay windows, others do not. Additionally, there is a vacant lot a couple houses down and numerous detached garages in the area.

For this garage, I have chosen to select materials that reflect the craftsmanship of the surrounding buildings as much as possible. For example, the garage will have a 4.5 pitch gable style roof to match similar houses in the neighborhood, with 8" Hardie lap siding, trim will be 2X6 on the gables and the corners and around the door will be 1x4 cypress wood. The matching white garage doors with glass approx. 2' down from the top of the garage door like many of the garages in the neighborhood. Also, will have matching paint/trim with our main home.

Conclusion: The garage will be very similar to many garages in the area and will meet all criteria, also will be an asset to the neighborhood.

Life time architectural singles



A

57

6TH AVENUE

66' R.O.W.

(LOT 3
BLOCK 28)

(LOT 2
BLOCK 28)

PARCEL 1

4,384 SF

(LOT 1
BLOCK 28)

S09°00'07"E 111.20'

55.50'

S81°06'38"W 79.00'

N81°06'38"E 79.00'

S09°00'07"E 55.50'

COREY BONTRAGER

LOCATED IN

A PORTION OF LOT 1 AND A PORTION OF LOT OF BLOCK 28, CITY OF ALBANY, IN THE NW 1/4 NE 1/4 SEC. 7, T. 11S., R. 3W., W.M. CITY OF ALBANY, LINN COUNTY, OREGON

APRIL 8, 2024

CITY OF ALBANY CASE No. RL-03-24

FOUND MONUMENT LIST:

- 50 FOUND 1/2" I.R. (A)
- 51 FOUND 1/2" I.R. (D), HELD
- 52 FOUND 1/2" I.R. (D)
- 54 FOUND 1/2" I.R. (C), HELD
- 55 FOUND 1/2" I.P. (D), HELD
- 56 FOUND 1/2" I.P. (A)
- 57 X IN THE BACK OF THE SIDEWALK
- 58 FOUND 5/8" I.R. (E)
- 59 FOUND 5/8" I.R. (E)

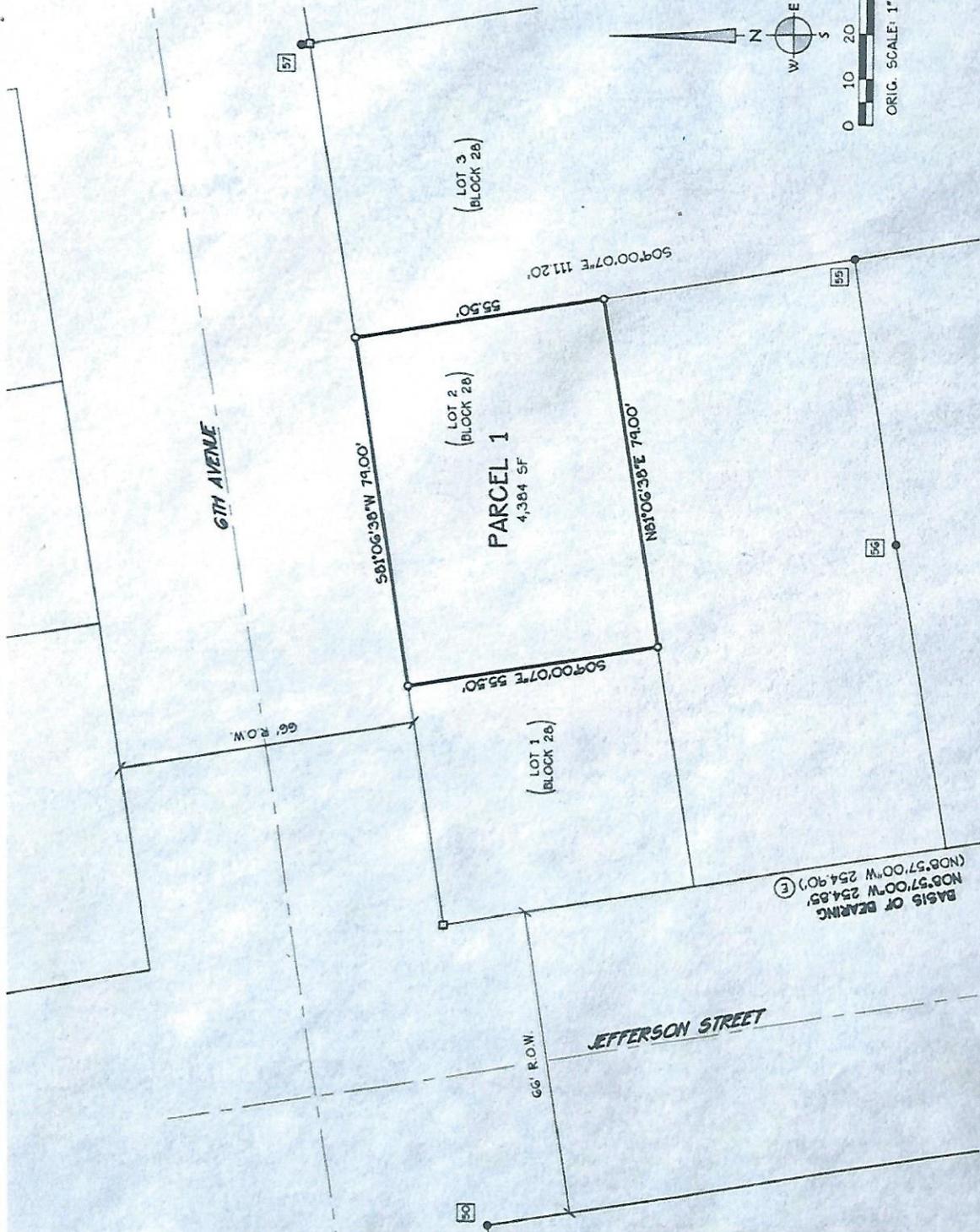
RECORD REFERENCE LIST:

- (A) C.S. 01999E
- (B) C.S. 2027
- (C) C.S. 5884
- (D) C.S. 5122
- (E) C.S. 14504

Attachment C.8

LEGEND:

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
- SET 5/8" X 30" ROD W/YPC MARKED "K+D ENR. L.S. 58"
- CALCULATED POINT
- () RECORD DATA; SEE "RECORD REFERENCE LIST"
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- S.F. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- 50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- (X) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"



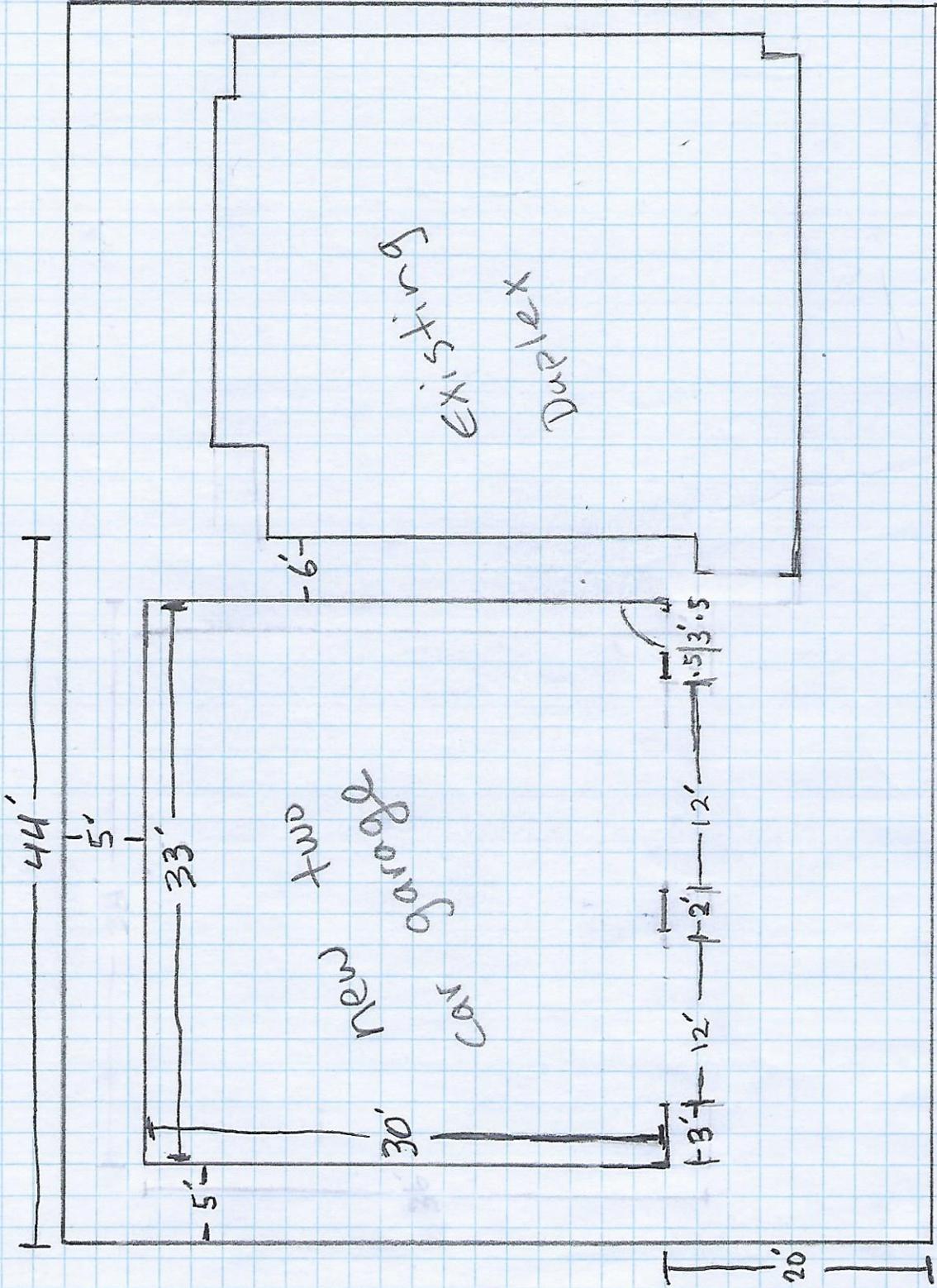
I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

JOE J. GOTA P.L.S. 58561

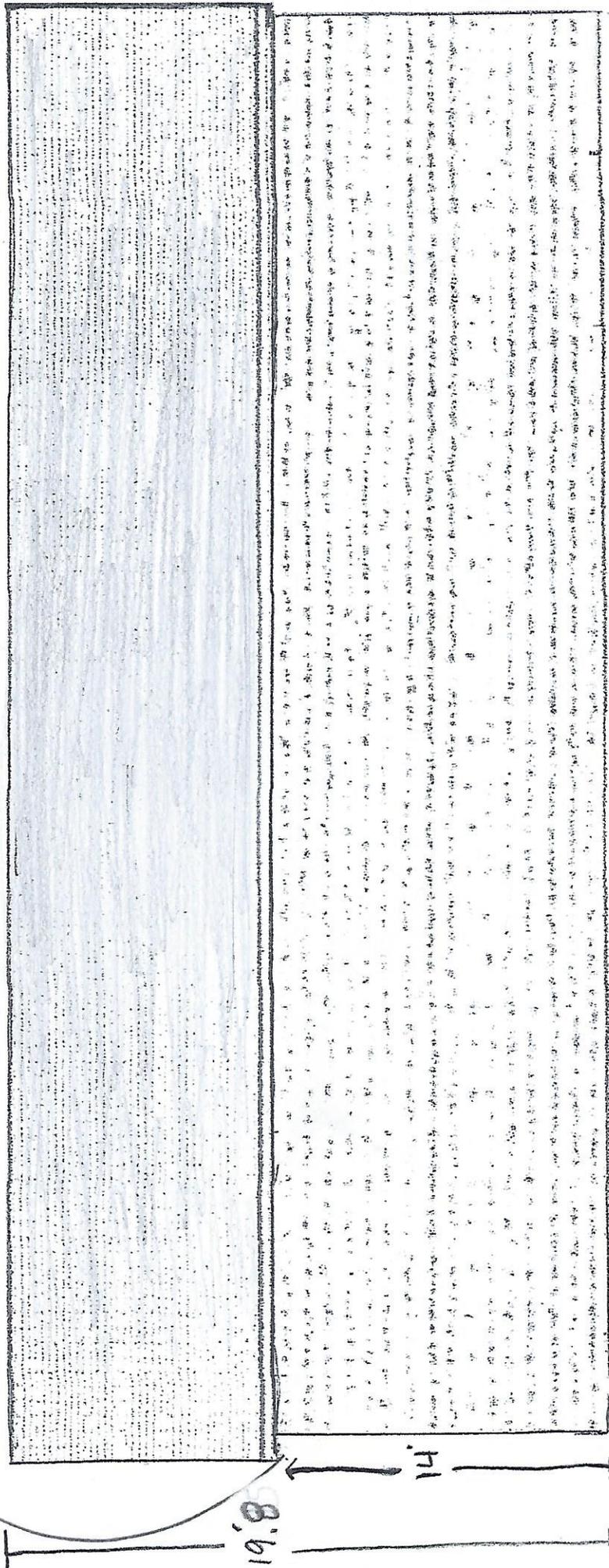
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 2002 JOE J. GOTA #5555115

RENEWS 12/31/25

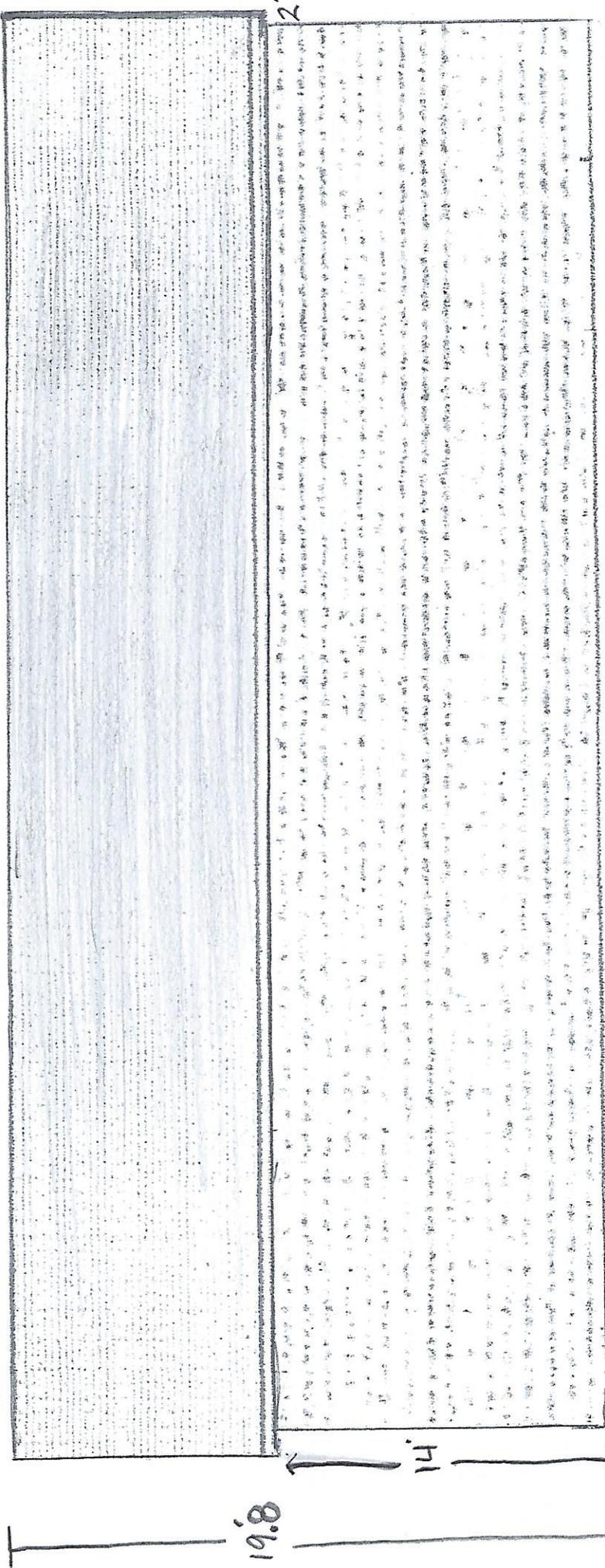


Over Hang 2'



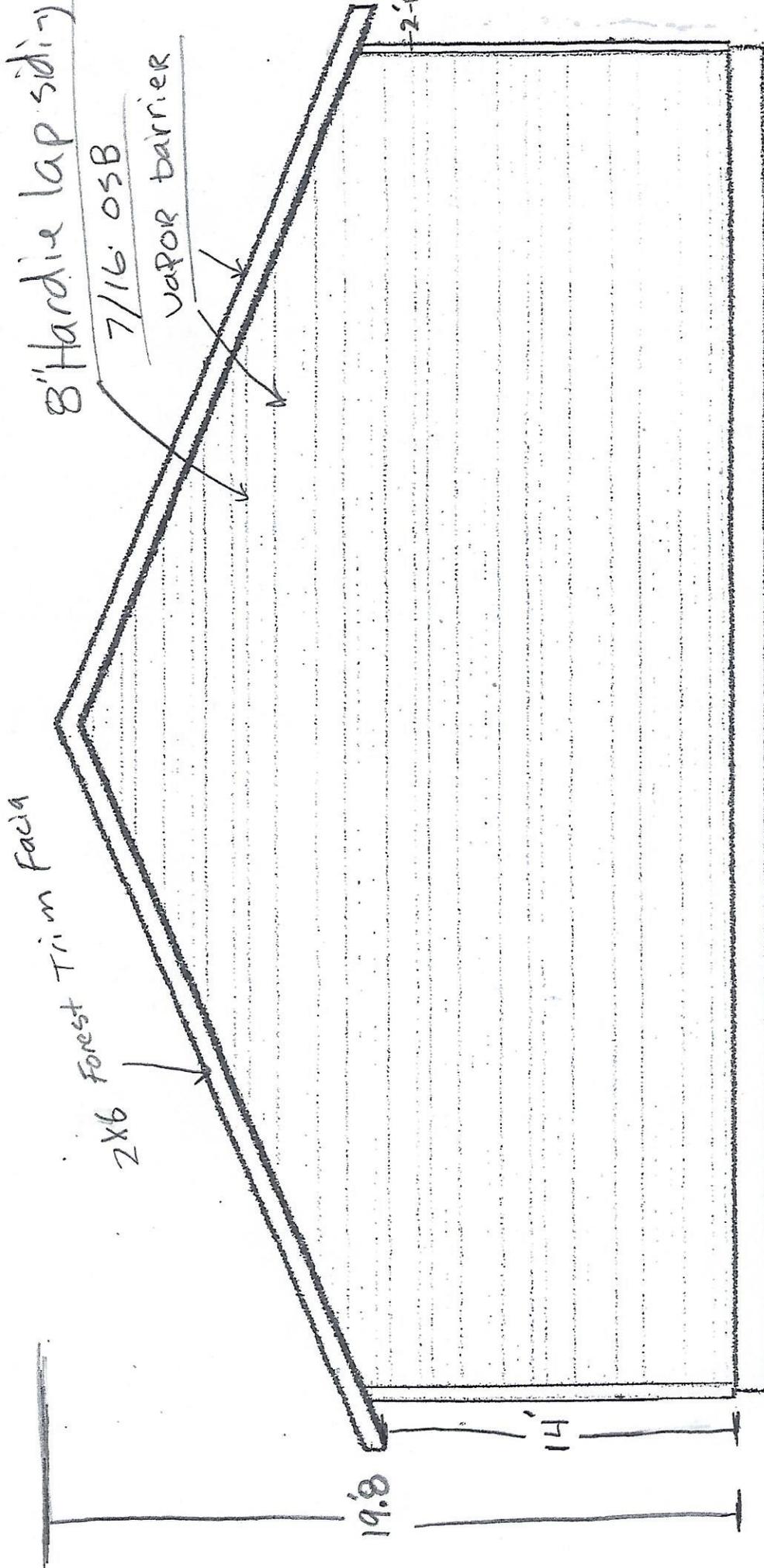
SIDE ELEVATION

Left



SIDE ELEVATION

Right



REAR ELEVATION

