



PUBLIC MEETING NOTICE

Historic Preservation Advisory Board

August 12, 2002 at 5:00 p.m.

Corvallis City Hall

Conference Room D (Downstairs)

- CASE:** Osen New Construction - Detailed Plans (HPP02-00023)
- PROPERTY LOCATION:** Vacant lot at 553 SW "B" Street, NE Corner of SW 6th Street and SW "B" Street: Assessor's Map 11-5-2 BC Tax Lot 900. (Formerly identified as 639 SW 6th Street.)
- APPLICANT/OWNERS:** Bruce Osen - 619 SW 5th Street, Corvallis, OR 97333
- REQUEST/PROPOSAL:** Historic Preservation Designation Site New Construction and Alteration Requests for a property in the Avery-Helm Historic District. On March 18, 2002, the City approved the applicant's request to construct a new single-family home with an attached garage and to construct a small shed (less than 120 square feet). As part of that approval, the City specified that the site development and building construction generally must be consistent with the applicant's narrative and plans dated February 7, 2002, "including aspects related to general site design, the scale and basic designs of the building(s), the mixture of materials, and the cedar board fence." The City also required the applicant to submit detailed plans "indicating the selected details of the building including (but not limited to) window types and placement, lighting fixtures, door styles, treatment of the front wall of the porch, and siding materials." The Historic Preservation Advisory Board will be reviewing the applicant's detailed plans at this meeting. (Note: On April 9, 2002, the applicant also obtained approval for a Lot Development Option to reduce the front and rear yard setbacks to 5 feet.)

PROCEDURE: As a property owner or resident within 100 feet of the subject property, a public notice has been mailed to you for your review. Based upon Historic Preservation Advisory Board (HPAB), City staff, and affected parties comments, the City staff shall review the proposed development and shall either approve, conditionally approve, or deny the request.

HISTORIC PRESERVATION ADVISORY BOARD:

The Historic Preservation Advisory Board will review this item on **August 12, 2002 at 5:15 p.m.** in the Corvallis City Hall, Conference Room D. Please enter through the rear door adjacent to the parking lot and use the buzzer for after-hours entry.

CRITERIA:

The Historic Preservation Site New Construction Request will be approved if the Community Development Director finds that the following criteria from Chapter 2.9 of the Corvallis Land Development Code (LDC) have been met:

- (a) The new construction maintains any unifying development patterns such as sidewalk and street tree locations, setbacks, building coverage, and orientation to the street.
- (b) The structure is consistent with the size and scale of surrounding contributing buildings and reflects their architectural elements.
- (c) Building materials are reflective of and complementary to existing contributing buildings within the district.
- (d) Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the architectural character of the surrounding contributing buildings.

The Historic Preservation Site Alteration Request will be approved if the Community Development Director finds the following criteria from Chapter 2.9 of the Corvallis Land Development Code (LDC) have been met:

- (a) Consistency with the purposes of Chapter (2.9 of LDC) and the Corvallis Comprehensive Plan.

- (b) Secretary of the Interior's *Standards for Rehabilitation*, U.S. Department of the Interior.
- (c) Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
- (d) Other applicable State and local codes and ordinances related to building, fire, health, and safety.

If you wish to comment on the proposed alteration, comments must be submitted in writing and received by the Community Development Department (P.O. Box 1083, Corvallis, Oregon 97339) by 5:00 p.m., August 12, 2002, or may be presented orally or in writing at the HPAB meeting.

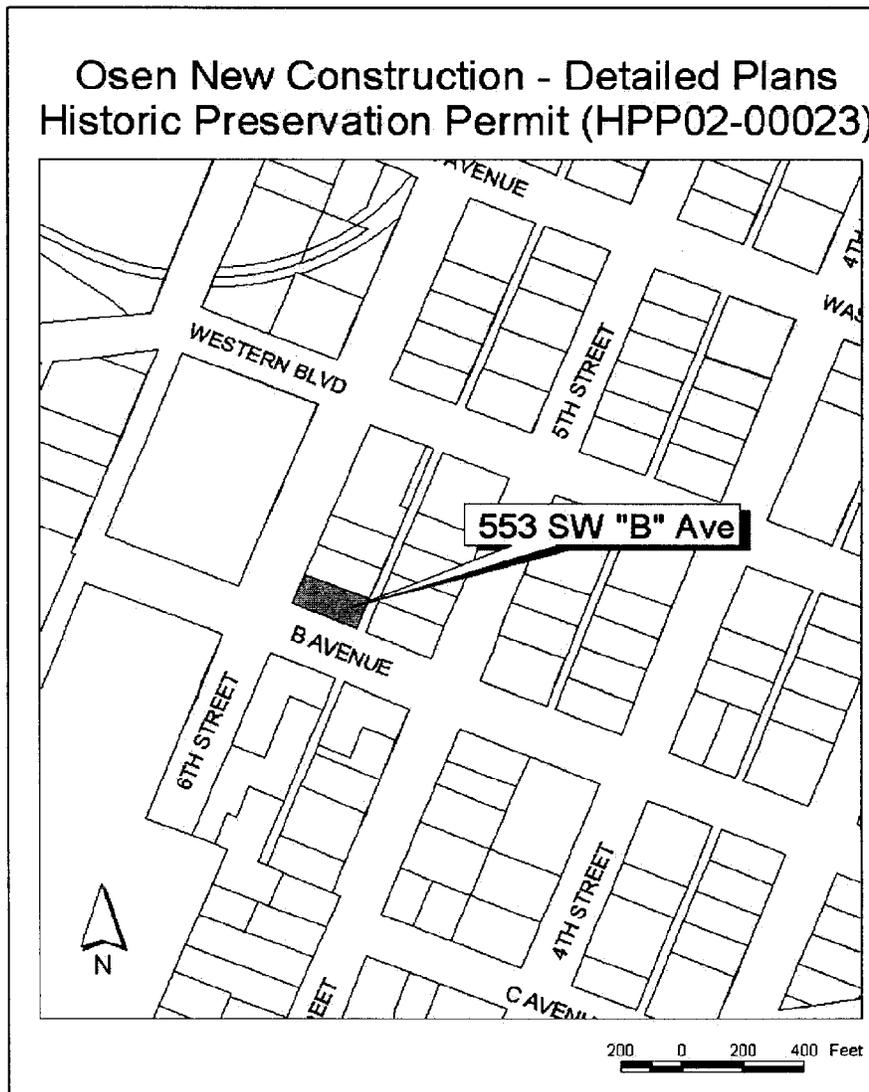
A Notice of Disposition containing the Community Development Director's decision will be mailed to those people who have submitted written comments and/or oral testimony before the HPAB, in addition to those persons who are entitled to receive this notice. The decision can be appealed by submittal of a written appeal to the City Recorder within 10 calendar days of the signature date of the Notice of Disposition.

WHOM TO CONTACT FOR MORE INFORMATION:

Kathy Seeburger, Associate Planner; (541) 766-6908; Planning Division; City Hall, 501 SW Madison Avenue; Corvallis, OR 97333.

E-mail: kathy.seeburger@ci.corvallis.or.us

Mail/Post: July 29, 2002



Public Notice
HPP02-00023
Osen New Construction -
Detailed Plans

12502BC-00400000
Robert & Diane Nicol
7200 NW Spring Creek Drive
Corvallis, OR 97330

Occupant
629 SW 6th Street
Corvallis, OR 97333

12502BC-00800000
John T. Humme
1302 Washington Street
Oregon City, OR 97045

12502BC-00900000
Bruce Osen, Jane Averill
619 SW 5th Street
Corvallis, OR 97339

12502BC-01500000
Robert Alexander et al
PO Box 401
Corvallis, OR 97339

12502BC-01300000
Larry Passmore
1040 SW 35th Street
Corvallis, OR 97333

Occupant
729 SW 6th Street
Corvallis, OR 97333

Occupant
550 SW B Avenue
Corvallis, OR 97333

12502BB-16000000
Western Boulevard LLC
PO Box 1583
Corvallis, OR 97339

Occupant
618 SW 5th Street
Corvallis, OR 97333

12502BC-00300000
Ardis Wells
PO Box 2106
Corvallis, OR 97339

Occupant
637 SW 6th Street
Corvallis, OR 97333

Occupant
1100 SW 7th Street
Corvallis, OR 97339

Occupant
560 SW "B" Avenue
Corvallis, OR 97333

Occupant
712 SW 5th Street
Corvallis, OR 97333

Occupant
554 SW B Avenue
Corvallis, OR 97333

*Avery Homestead
Jennifer Gervais
705 SW 5th
Corvallis, OR 97333*

12502BC-00600000
NRF
146 NW 28th Street
Corvallis, OR 97330

12502BC-00700000
Patrick Mahony
2613 Waterford Street SE
Albany, OR 97321

Occupant
626 SW 5th Street
Corvallis, OR 97333

12502BC-00200000
Lonnie Gangestad
634 SW 5th Street
Corvallis, OR 97333

12502BC-00100000
Carolyn Verlinden et al
644 SW 5th Street
Corvallis, OR 97333

12502BC-01400000
Benton Habitat for Humanity
PO Box 1551
Corvallis, OR 97339

Occupant
550 SW Western
Corvallis, OR 97333

Occupant
552 SW B Avenue
Corvallis, OR 97333

*Avery Homestead
Malcolm Dundee
720 SW 5th St
Corvallis, OR 97333*



WY 20

HPP02-00023 Mailing List Public Notice Properties

CHAPMAN PLACE