



Community Development
Planning Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6908
FAX (541) 754-1792

November 4, 2002

George Rohrman
Louise Meadows
419 SW 8th Street
Corvallis, OR 97333

**Re: Historic Preservation Approval of Light Fixtures for Property Located at 446 SW
5th Street**

Dear Mr. Rohrman and Ms. Meadows:

On April 24, 2002, the City approved your historic preservation request to construct a new two-story building and parking area at 446 SW 5th Street (see enclosed notice of disposition). Condition #5 in the notice of disposition specifies that "lighting details shall be submitted to the Community Development Director for review and approval prior to installation." Last week, you submitted information to the City regarding the following proposed lighting for this building (see enclosed):

1 Light Artworks Mission Lantern by Angelo Bros.
Porch Light Fixtures Wall Mount
"Artworks"

The Community Development Director has reviewed and approved this proposed lighting for the 446 SW 5th Street property.

If you have any further questions, please contact me at (541) 766-6908.

Sincerely,

Kathy Seeburger
Associate Planner

Encls.



**NOTICE OF DISPOSITION FOR
HISTORIC PROPERTY ALTERATION REQUEST**

**Community Development
Planning Division**
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6908
FAX (541) 754-1792

ORDER NO. 2002 - 46

CASE: 446 SW 5th Street (HPP02-00004)

PROPERTY LOCATION: 446 SW 5th Street: Assessor's Map 12-5-2 BA Tax Lot 7000

APPLICANT/OWNERS: Louise Meadows - 419 SW 8th Street

REQUEST/PROPOSAL: Historic Preservation Designation Site New Construction
Request to construct a new, 2 -story, building and a parking area in the Avery-Helm Historic District. The proposed new building would be for a second residential structure attached to the existing residential structure

CRITERIA: The Historic Preservation Site New Construction 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) 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.

CRITERIA: The Historic Preservation Site Alteration 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:

- (e) Consistency with the purposes of Chapter (2.9 of LDC) and the Corvallis Comprehensive Plan.
- (f) The Secretary of the Interior's *Standards for Rehabilitation, U.S. Department of the Interior.*
- (g) Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
- (h) Other applicable State and local codes and ordinances related to building, fire, health, and safety.

PUBLIC

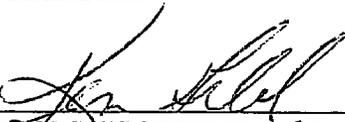
COMMENT: Twenty-four (24) notices were mailed with one written comments received as of April 8, 2002. The Historic Preservation Advisory Board heard this item on April 8, 2002 and received no written or oral comments at the meeting. The Historic Preservation Advisory Board also heard this item on April 22, 2002 to review more specific details of the proposed new construction.

DECISION:

Based on the information submitted by the applicant, a review of the applicable criteria, and the recommendation for approval of the requests by the Historic Preservation Advisory Board; it is the decision of the Community Development Director that the New Construction request be approved subject to the following conditions of approval:

1. Consistency with the plans: Site development and building construction shall generally be consistent with the applicant's narrative and plans date-stamped "Received March 7, 2002," including aspects related to general site design, the scale and basic designs of the building(s), the building orientation, and the setbacks.
2. Potential Lot Development Option: The applicant's proposal includes setbacks that are less than the minimum setbacks required by the current Land Development Code. A new Land Development Code has been approved by the State Department of Land Conservation and Development, but has not yet been implemented by the City Council. The applicant shall either meet Code standards for setbacks, for the Code in place at the time of application for building permits, or apply and receive City approval for the appropriate land use action that would allow the reduced setbacks. Such approval shall be completed, including any appeal periods, prior to the issuance of building permits. Under the current Code standards, such a land use action would be a Lot Development Option process.
3. The area between the proposed structure and the west property line shall be landscaped and not available or used for parking.
4. Any required connection to combine the two structures (for compliance with the Land Development Code) shall be designed with similar materials and roof-lines as those on the proposed structure.
5. The specific details were reviewed pertaining to the exterior materials, windows, doors, trim, porch and posts design. The construction shall be as per the revised plans date-stamped "Received April 22, 2002." The lighting details shall be submitted to the Community Development Director for review and approval prior to installation.

April 27, 2002
DATE OF DECISION

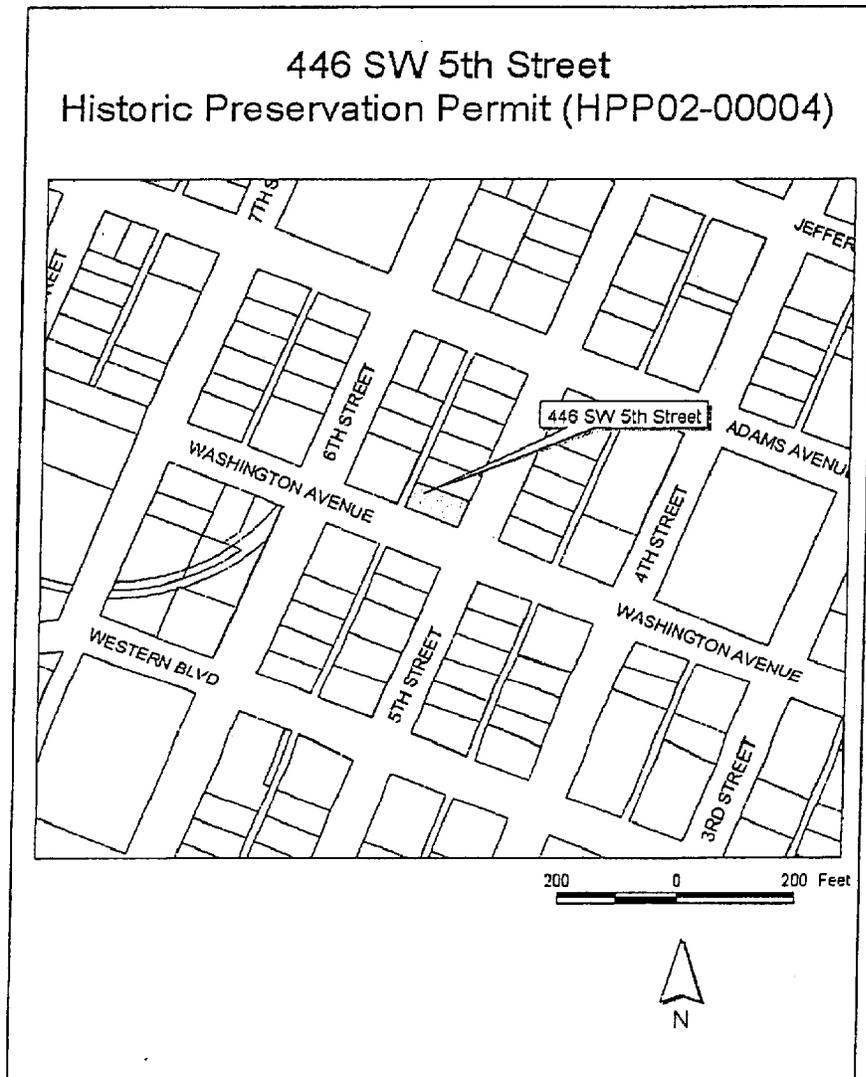


COMMUNITY DEVELOPMENT DIRECTOR

APPEALS:

If you wish to appeal this decision, the appeal must be filed within 10 calendar days from the date of the Director decision. When the final day of the appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent working day. All appeals must be submitted in writing to the City Recorder and they must explain the specific grounds for appeal. If you have any questions about the appeal process, contact this office at 766-6908.

Date of Mailing: April 25, 2002



4:55 ~~5:00~~ PM
12/18
KJG

Historic Preservation Advisory Board Application

April 21, 2002

From:
Louise Meadows
George Rohrman

Address: 446 SW 5th Corvallis

Description of exterior materials:

Doors: 1/2 light; 2 panel; smooth fiberglass; Artek or equivalent

Windows: Vinyl. Viking Industries 9000 series or equivalent

Siding:

Lower: lap siding w/6" exposure. James Hardie Hardiplank or equivalent

upper: Heritage straight edge panels w/6" exposure. James Hardie or equivalent

Trim:

Corner, 1x6

horizontal 1x6

window/door legs 1x4

Porch:

posts: 6x6

deck: concrete

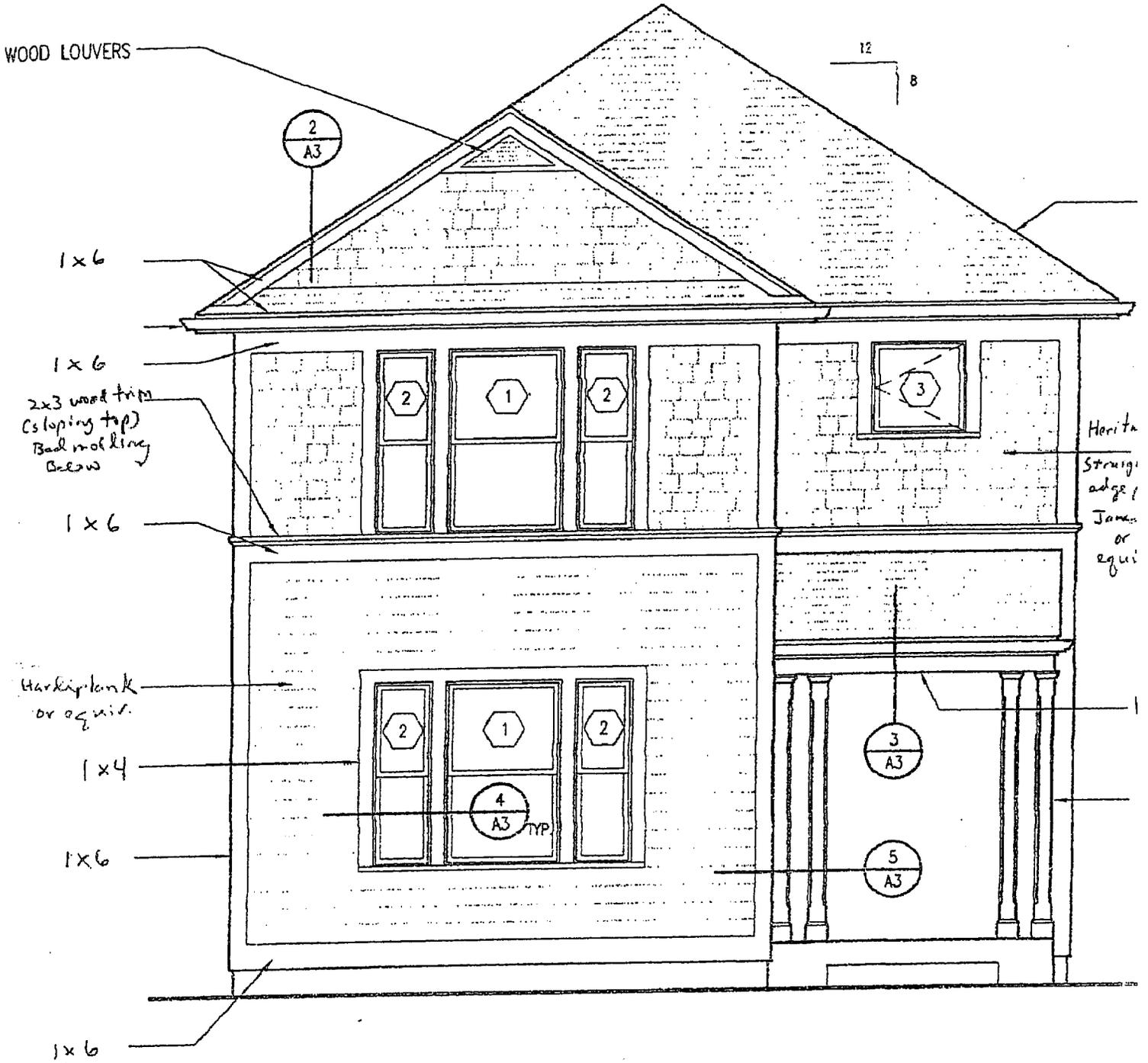
Gutters: aluminum K type.

Rafter tails: covered

Foundation: concrete

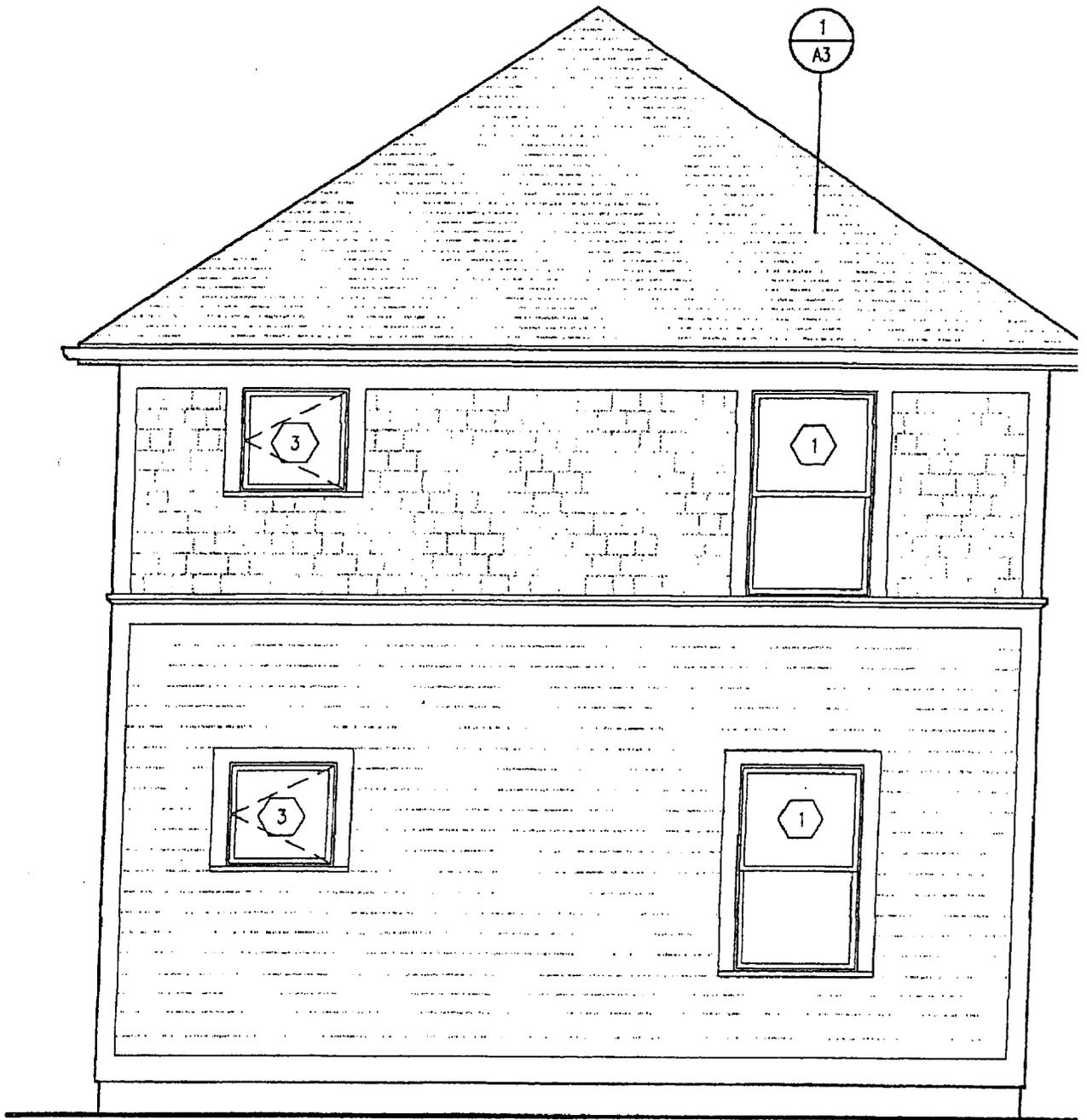
Molding:

band molding, 2x3 sloped with bed molding below from Dallas Planing Mill



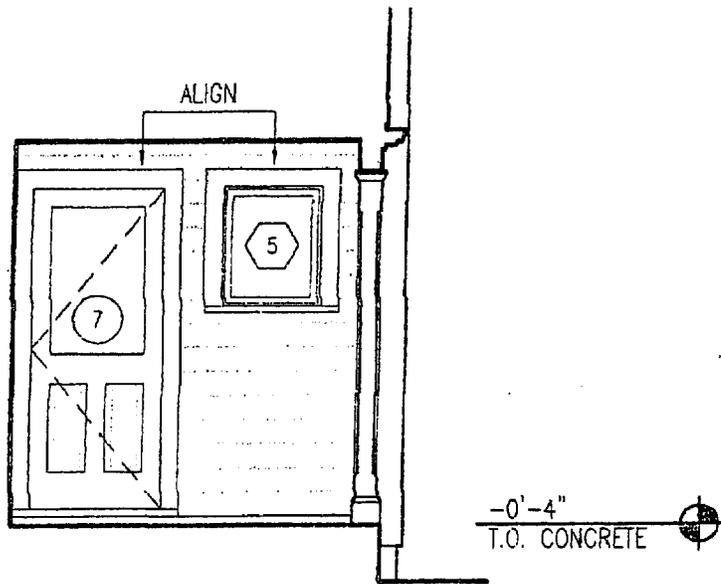
1 SOUTH ELEVATION
 $1/4" = 1'-0"$

(SHEET A



3
 NORTH ELEVATION
 $1/4" = 1'-0"$

(SHEET A2)



1A
 SOUTH ELEVATION AT PORCH
 $\frac{1}{4}'' = 1'-0''$
(SHEET A2)



DoItYourself.com Home - Store Home - 1 Light Artworks Mission Lantern by Angelo Bros

NEED HELP?

ADD TO CART

VIEW CART

1 Light Artworks Mission Lantern by Angelo Bros

SKU: 6381008

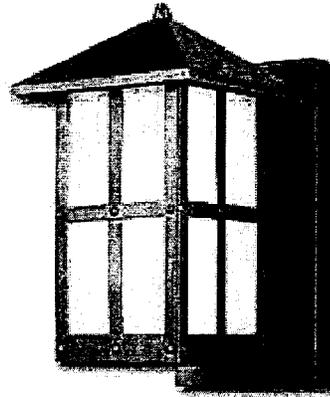
Porch Light Fixtures Wall Mount "Artworks"

Retail Value: \$46.45

DoItYourself.com

Low Community Price: \$42.34

You Save: \$4.11 (9 %)



Normally ships in 1 or 2 business days from our warehouse by UPS or your choice of services.

ADD TO CART

VIEW CART

Mission wall lantern with honey art glass. Includes 1 Westinghouse DecorLite clear standard base bulb, 100 watt max., or use 1 clear standard base bulb, A-19,100 watt max. 5-1/2" width, 10" height, extends 7-1/2". -

Factory: Angelo Bros Model: 69860 UPC Code: 024034698606

Shipping weight (may be adjusted for oversize and dimensional weight): 6.084

Scroll for related items

ADD TO CART

VIEW CART

DoItYourself.com is a servicemark of DoItYourself.com Inc. Please subscribe to our Free Newsletter. All prices and specifications as shown are subject to change without notice. Basic freight as specified is based on ground shipment to the 48 contiguous states. See our shipping information for details on other services.

All Returns are covered by our liberal Return Policy. We have a strict Privacy Policy. Need Help placing your order? All products sold subject to availability. Problems regarding the website operations should be directed to webmaster@doityourself.com. For help placing orders or product features in our store sales@doityourself.com. For help with orders already placed with our store CustomerService@doityourself.com. Questions of a Do It Yourself nature, not directly related to purchasing product from DoItYourself.com should be submitted to our "DoItYourself.com Community Forums". Need a Pre-Qualified Local Contractor?

Copyright © 1995-2002 DoItYourself.com Inc. All rights reserved. You may freely link to this site.

