



**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 5<sup>th</sup> Street (HPP02-00004)

**PROPERTY LOCATION:** 446 SW 5<sup>th</sup> Street: Assessor's Map 12-5-2 BA Tax Lot 7000

**APPLICANT/OWNERS:** Louise Meadows - 419 SW 8<sup>th</sup> 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 Developer 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**

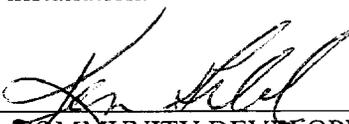
**COMMENT:** Twenty-four (24) notices were mailed with one written comments received as of April 8, 2002. The Historic Preservation Advisory Board heard this item on April 8, 2002 and received no written or oral comments at the meeting. The Historic Preservation Advisory Board also heard this item on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

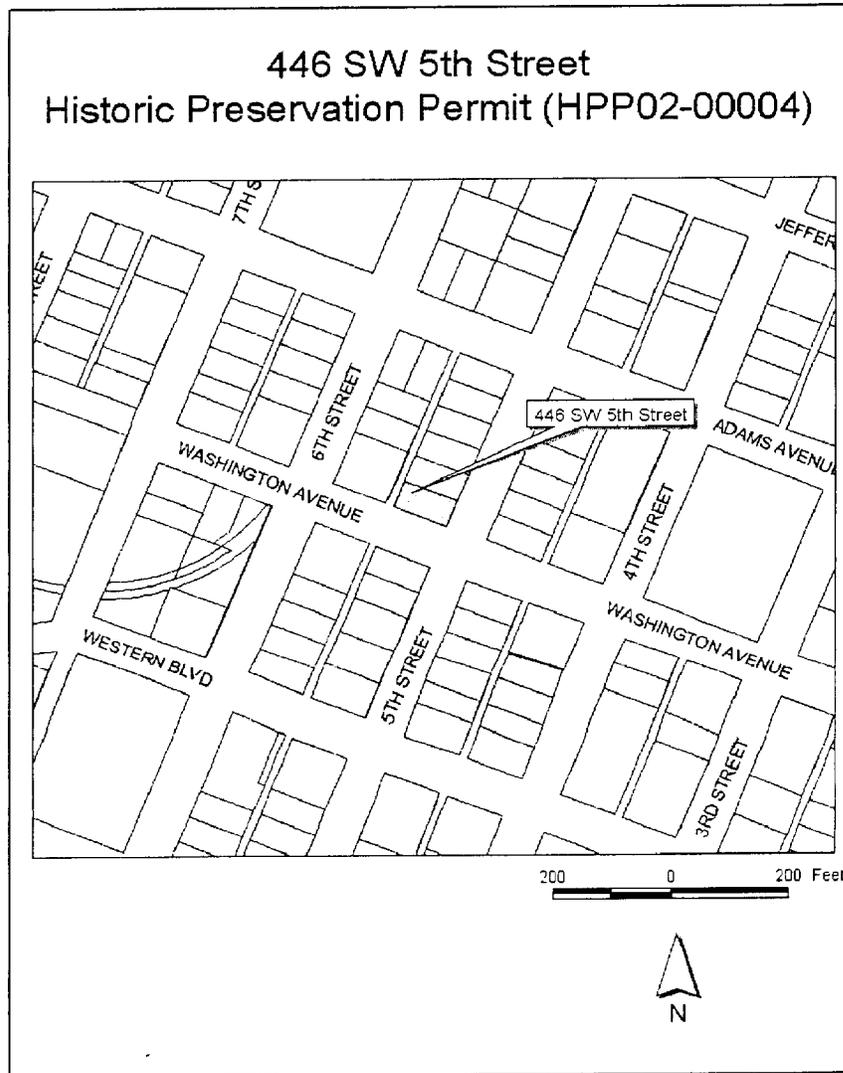
April 29, 2002  
DATE OF DECISION

  
\_\_\_\_\_  
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 , 2002



Rec'd 4-22-02  
4:55 ~~PM~~ PM  
KJG

## Historic Preservation Advisory Board Application

April 21, 2002

From:  
Louise Meadows  
George Rohrmann

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

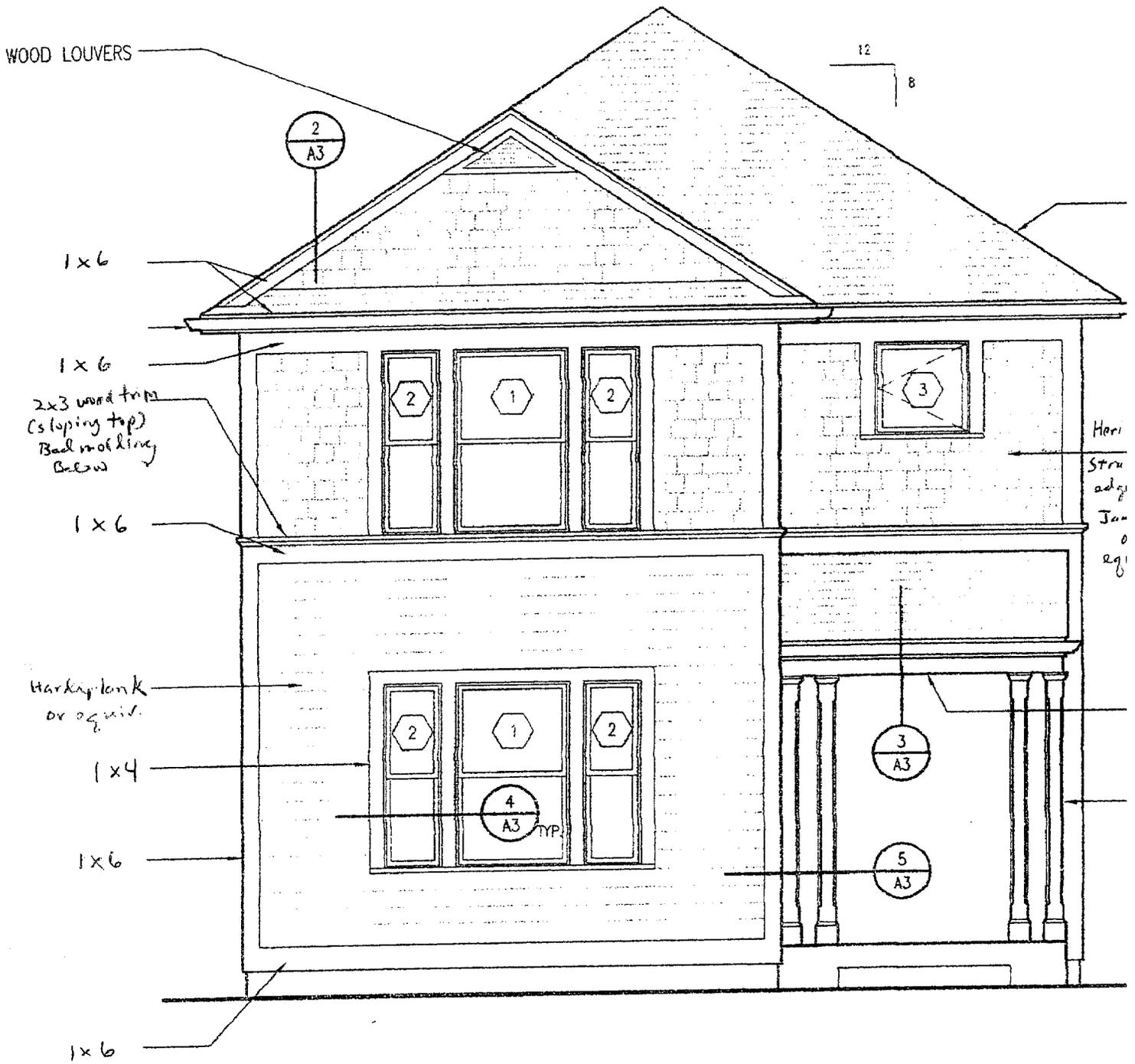
Gutters: aluminum K type.

Rafter tails: covered

Foundation: concrete

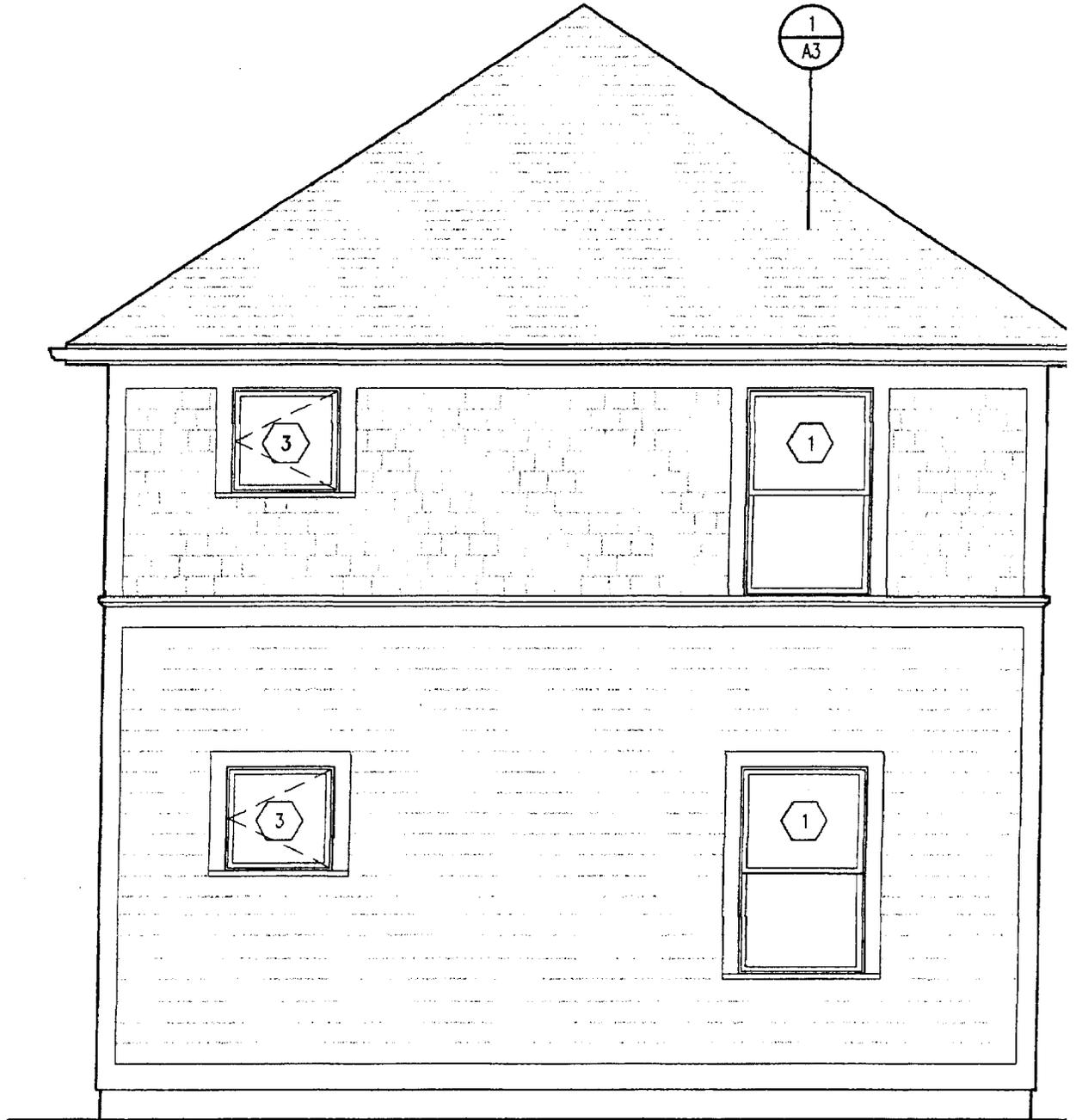
Molding:

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



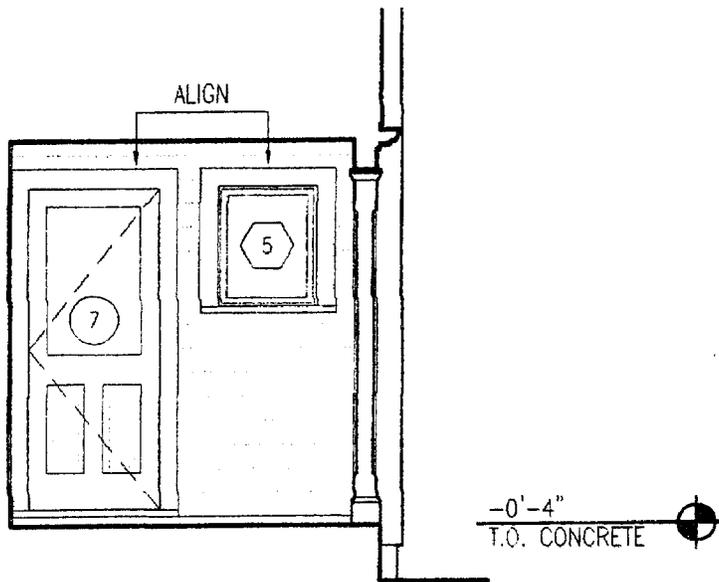
1 SOUTH ELEVATION  
 $1/4" = 1'-0"$

(SHEET)



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

(SHEET A2)



1A SOUTH ELEVATION AT PORCH  
1/4" = 1'-0"  
(SHEET A2)