



**HISTORIC RESOURCES COMMISSION
NOTICE OF DISPOSITION**

ORDER NO. 2012-054

CASE: Willard Coon House (HPP12-00021)

REQUEST: The applicant requests Historic Preservation Permit approval to remove the existing carport and construct a new, smaller carport, within the footprint of the existing carport. The proposed carport would have a gabled roof, and would be constructed with wood materials similar to those found on the Coon House.

**OWNER/
APPLICANT:** Daniel Cox
2735 NW Jackson Avenue
Corvallis, OR 97330

LOCATION: The Willard Coon House is located at 2735 NW Jackson Avenue. It is identified on Benton County Assessor's Map 11-5-34 BD as Tax Lot 14600.

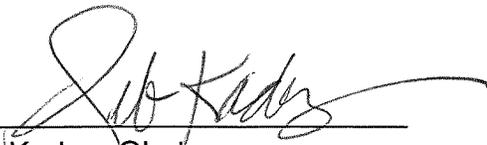
The Corvallis Historic Resources Commission held a public hearing, deliberated, and unanimously approved the application, subject to conditions of approval, on September 25, 2012. The Commission adopted the findings in the September 14, 2012, staff report to the Commission, and findings in support of the Commission's decision which were made during the deliberations at the September 25, 2012, meeting. The Commission's findings from deliberations are reflected in the minutes from that meeting.

If you are an affected party and wish to appeal this decision, appeals must be filed in writing with the City Recorder within 12 days from the date the order is signed. The following information must be included:

1. Name and address of the appellant(s).
2. Reference the subject development and case number, if any.
3. A statement of the specific grounds for appeal.
4. A statement as to how you are an affected party.

Appeals must be filed by 5:00 p.m. on the final day of the appeal period. The City Recorder is located in the City Manager's Office, City Hall, 501 SW Madison Avenue, Corvallis, Oregon.

The proposal, staff report, hearing minutes, and disposition may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue.



Deb Kadas, Chair
Historic Resources Commission

Signed: September 26, 2012

Appeal Deadline: October 8, 2012

Effective Period: October 8, 2014 (if not appealed)

Historic Preservation Permits shall be effective for a two-year period from the date of approval. In the event that the applicant has not begun the development or its identified and approved phases prior to the expiration of the established effective period, the approval shall expire.

Conditions of Approval

1. **Building Permits and other LDC Standards** - The applicant shall obtain any required Building Permits associated with the proposal. Work associated with the proposal shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local Codes and ordinances related to building, development, fire, health, and safety, including other provisions of the Land Development Code.
2. **Consistency with Plans** - Development shall comply with the plans and narrative in the applicant's proposal, which is included as Attachment A of the September 14, 2012, staff report to the HRC.
3. **Roof Braces** – Knee braces of a design similar to those on the Coon House, as shown in Attachment A.15 of the September 14, 2012, staff report to the HRC, may be incorporated in the carport design.

Attachments

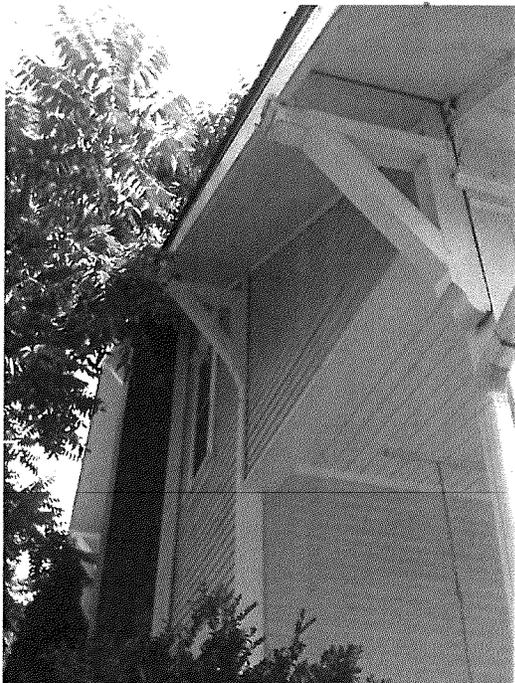
- Excerpt of application graphics

4. As the carport siding is proposed to match the siding on the house, please provide additional "close-up" photographs of the House to better illustrate the existing siding.



Photograph of the existing siding on the main house.

Please also provide photographs of the eaves and eave brackets on the house that are proposed to be repeated in the carport



Photograph of the eaves and eave brackets on the main house to be repeated on the carport

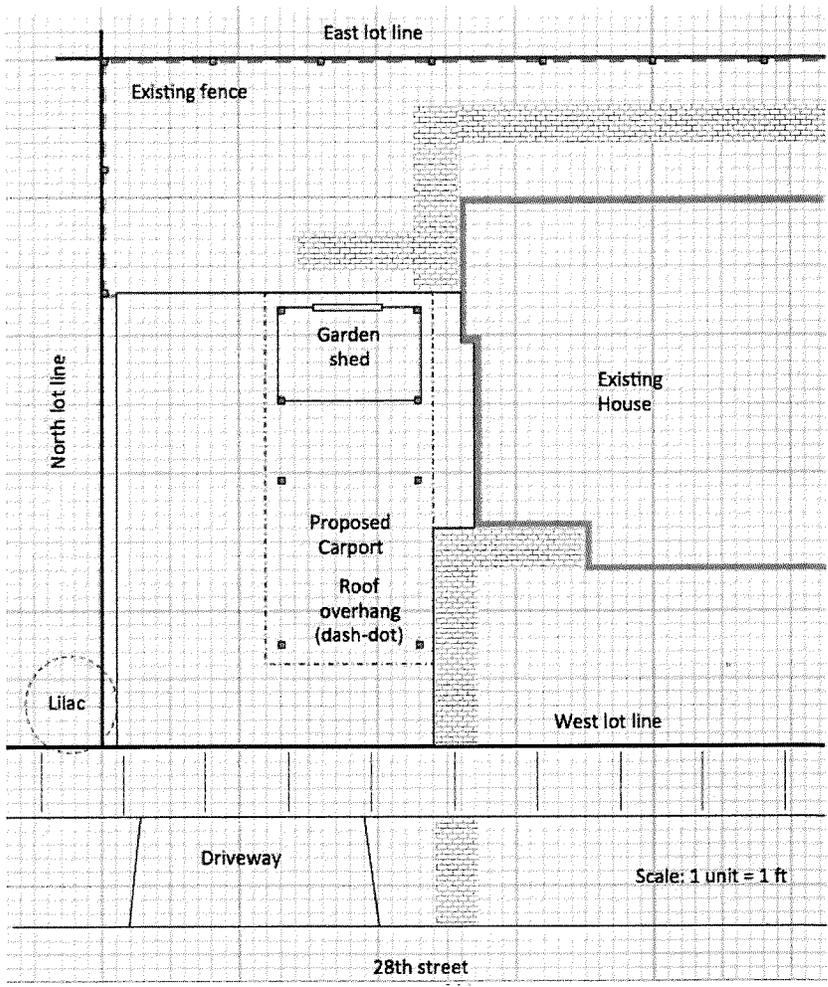


Figure 8: Site plan showing the detail of the proposed carport.

- 7. Elevation drawings, drawn to scale, in sufficient detail to show the general scale, mass, building materials, and architectural elements of the proposal;

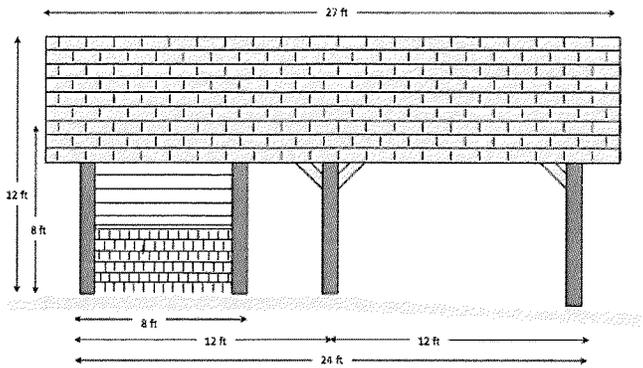


Figure 5: Elevation drawings to scale. View from north looking south.

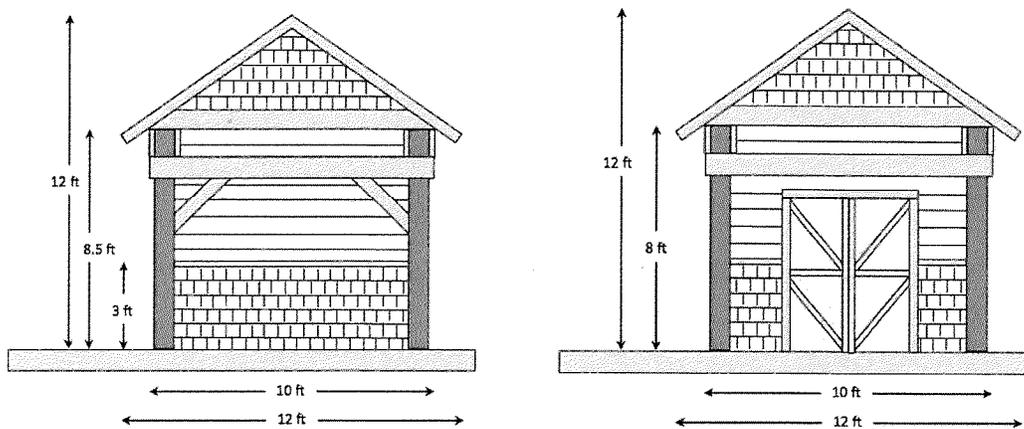


Figure 6: Elevation drawings to scale. Left: View from west (28th Street). Right: View from east (yard).

8. Information regarding whether or not there are any Historically Significant Trees on the site; and

There are no known Historically Significant Trees.

9. A copy of any relevant historic inventory information.

See attached.

10. As applicable, any recommendations from SHPO or other state or federal agencies relative to any reviews required under state or federal law, including: