



NOTICE OF LAND USE PUBLIC HEARING

Historic Resources Commission

Tuesday, July 9, 2013, at 6:00 p.m.

City Fire Station Meeting Room, 400 NW Harrison Boulevard

HEARING TOPIC: Historic Preservation Permit Application

CASE: Jeffers House (HPP13-00019)

SITE:

The Jeffers House is located at 144 NW 29th Street. It is on tax lot 2600 of Benton County Assessor's map 11-5-34-CA.

APPLICANT/OWNER:

Ron and Rebecca Jeffers
144 NW 29th Street
Corvallis, Oregon 97330

HISTORIC CLASSIFICATION:

The Jeffers House is a Nonhistoric / Noncontributing resource in the College Hill-West National Register Historic District.

REQUEST:

The applicant requests Historic Preservation Permit approval to recess the existing garage door 21-inches and to side the newly created walls with siding to match existing siding.

WHOM TO CONTACT FOR MORE INFORMATION:

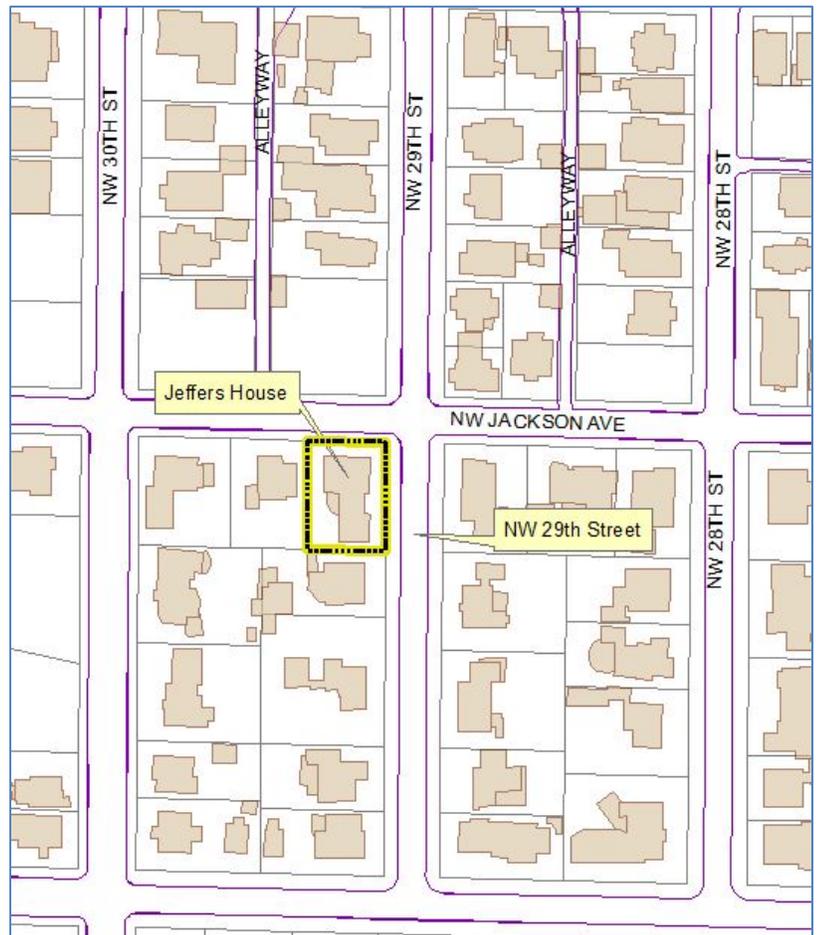
Bob Richardson, Associate Planner
541-766-6575;

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Mailing Address: City of Corvallis, Planning Division

PO Box 1083, Corvallis, Oregon 97339

Office Location: Corvallis City Hall, 501 SW Madison Avenue, Corvallis



Turn Over for More Information

THE HEARING PROCESS / OPTIONS FOR PROVIDING COMMENT

- At the hearing, the Historic Resources Commission receives public testimony, deliberates, and typically makes its decision before adjourning the meeting.
- The Historic Resources Commission may approve, modify, or deny the proposed application.
- If you wish to testify on the proposal, you may provide written or oral testimony to the Historic Resources Commission.
- The Chairperson will set a time limit of three minutes per person for oral testimony at the public hearing. Written testimony is encouraged. While written testimony will be accepted up to and including the night of the public hearing, written testimony submitted to the Planning Division by noon, eight days prior to the public hearing will be included in the Historic Resources Commission packets that are delivered prior to the hearing.
- Any person participating in the hearing is entitled to request that the hearing be continued to a second hearing if new evidence or documents are submitted in favor of the application. The “continuance” hearing will be limited to the issues related to the new documents or evidence for which the continuance was requested.
- A person testifying may also request to have the written record remain open for seven days to allow for the submittal of additional written testimony.
- **“Raise it or waive it”**: Failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue. This means that in order to appeal the City’s decision to LUBA based on a particular issue, you must raise that issue at the City’s public hearing. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

DECISION

The Historic Resources Commission decision on this matter will be final unless the case is appealed to the City Council. Appeals may be filed within 12 days of the date a notice of disposition is signed, and must be filed by 5:00 p.m. on the final day of the appeal period. Where the final day of an appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the next work day.

DECISION-MAKING CRITERIA

The Historic Resources Commission will evaluate this request based on specific review criteria from the Corvallis Land Development Code. The staff-identified decision-making criteria are found in the Land Development Code chapters listed below. Generally, these criteria specify that New Construction or Alterations must protect or enhance the historic qualities of the Designated Historic Resource, and be compatible with the character of surrounding Designated Historic Resources.

Land Development Code Chapters: 1.2, 1.6, 2.0, 2.9

Citizens are encouraged to become familiar with the application and applicable review criteria. A staff report discussing the request in relation to the criteria will be available seven days before the hearing. All documents may be reviewed at the Planning Division office without charge; copies will be provided upon request. The Land Development Code and Comprehensive Plan documents are available in the Corvallis-Benton County Public Library (645 NW Monroe Avenue), and on the City’s web site www.corvallisoregon.gov

THE CORVALLIS PLANNING DIVISION ENCOURAGES YOU TO NOTIFY YOUR NEIGHBORS AND OTHER PERSONS YOU BELIEVE WOULD BE AFFECTED BY THIS MATTER.

Mail/Post: June 18, 2013