



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

# Staff Report

## Historic Review of Exterior Alterations

HI-09-23

May 31, 2023

### Summary

This staff report evaluates a Historic Review of Exterior Alterations for a detached accessory structure on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant proposes to add an addition to a detached garage on the property and to extend the roofline of the garage.

### Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Tina Ramirez
Address/Location:	530 10th Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map & Tax Lot No. 11S-04W-12AD-15900
Zoning:	Hackleman Monteith (HM) District (Monteith National Register Historic District)
Total Land Area:	7,370 square feet
Existing Land Use:	Single Unit Residential
Neighborhood:	Central Albany
Surrounding Zoning:	North: HM- Hackleman Monteith East: HM- Hackleman Monteith South: HM- Hackleman Monteith West: HM- Hackleman Monteith
Surrounding Uses:	North: Residential, Single Unit East: Residential, Single Unit South: Residential, Single Unit West: Residential, Single Unit
Prior History:	N/A

### Notice Information

On May 17, 2023, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On May 25, 2023, notice of public hearing was posted on the subject site. As of May 30, 2023, no public testimony has been received.

### Analysis of Development Code Criteria

#### Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant

approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

### Exterior Alteration Criteria (ADC 7.100-7.165)

Section 7.150 of the ADC, Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

- 1. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure; OR**
- 2. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

ADC 7.150 further provides the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria.

### *Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)*

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The analysis includes findings related to the Exterior Alterations review criteria in ADC 7.150, followed by the evaluation of the applicable Secretary of Interior Standards in ADC 7.160. Staff conclusions are presented after the findings.

## Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 530 10th Avenue SW in the Hackleman Monteith (HM) zoning district within the Monteith National Register Historic District. The surrounding properties are in the HM zoning district and developed with single unit dwellings.
- 1.2 Historic Rating. The subject building is rated as a Historic Contributing resource in the Monteith National Register Historic District.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of the building as Bungalow (Attachment B).
- 1.4 Prior Alterations. The structure has asbestos siding and an enclosed front porch.
- 1.5 Proposed Exterior Alterations. The applicant proposes to add an addition to a detached accessory structure (garage) and extend the roofline of the building.

The applicant proposes to extend the roofline of the building on the west side of the structure to match the roofline on the east side of the structure and to enclose the covered area currently covered by the overhang. Currently the structure has an asymmetrical roofline, with the west side having a steeper pitch. The applicant also proposes an addition to the garage on the south side (rear facing) that is 24 feet by 24 feet and is proposed to match the style of the existing garage.

Based on the facts provided, the change to the roof pitch and addition to the garage will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features. Based on these facts, criterion ADC 7.150(2) is met.

- 1.6 Building Use (ADC 7.160(1)). The building's original use was an outbuilding. The building is still used as an outbuilding and the applicant does not propose to change the use as part of this application.

Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).

- 1.7 Historic Character (ADC 7.160(2)). The house was constructed in 1920 in the Bungalow style. Distinctive features of the house include decorative shutters (Attachment B).

The applicant states that the materials used will be the same as they are now, which is T1-11 siding. There does not appear to be any historic materials or features that would be impacted by the proposed alteration. Based on these facts, criterion ADC 7.160(2) is met.

- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The house is designed in the Bungalow style. The applicant proposes to extend the roofline of the building on the west side of the structure to match the roofline on the east side of the structure and to enclose the covered area currently covered by the overhang. No conjectural features or architectural elements are proposed in addition to the alterations to the accessory structure. Based on these facts, criterion ADC 7.160(3) and (4) are met.

- 1.9 Distinctive characteristics (ADC 7.160(5)). The applicant states that there will be no changes to any features, finishes, construction techniques, or examples of craftsmanship that characterize the property. Based on these facts, criterion ADC 7.160(5) is met.

- 1.10 Deteriorated Features (ADC 7.160(6)). The applicant states that there is some deteriorated siding on the accessory structure and proposes to replace it with the same type of siding. The siding of the accessory structure is not noted as a distinctive feature of the property, nor is T1-11 siding original to the structure. Based on these facts, criterion ADC 7.160(6) is satisfied.

- 1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose any chemical or physical treatments in relation to the alterations to the accessory structure. Based on these facts, criterion ADC 7.160(7) is met.

- 1.12 Significant Archaeological Resources (ADC 7.160(8)). The applicant states there are no known archeological resources located at or near this site. Based on these facts, this criterion appears to be met.

- 1.13 Historic Materials (ADC 7.160(9)). The applicant states that the project will not destroy any historic materials. The applicant proposes to extend the roofline of the building on the west side of the structure to match the roofline on the east side of the structure and to enclose the covered area currently covered by the overhang. Currently the structure has an asymmetrical roofline, with the west side having a steeper pitch. The applicant also proposes an addition to the garage on the south side (rear facing) that is 24 feet by 24 feet and is proposed to match the style of the existing garage. Based on these facts, the criterion in ADC 7.160(9) is met.
- 1.14 New Additions (ADC 7.160(10)). The applicant proposes a 24-foot by 24-foot addition to the rear of the structure. The addition will match the form of the accessory structure and could be removed in the future. Based on these facts, the criterion in ADC 7.160(10) is met.

## Conclusions

- 1.1 The proposed exterior alterations will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.
- 1.2 The proposed alteration is consistent with the Secretary of the Interior's Standards in ADC 7.160.

## Overall Conclusions

This proposal seeks to complete exterior alterations to extend the roofline of the building on the west side of the structure to match the roofline on the east side of the structure and to enclose the covered area currently covered by the overhang. The applicant also proposes an addition to the garage on the south side (rear facing) that is 24 feet by 24 feet and is proposed to match the style of the existing garage.

Staff finds all applicable criteria are met for the exterior alterations.

## Options and Recommendations

The Landmarks Commission has three options with respect to the subject application:

- Option 1: Approve the request as proposed;
- Option 2: Approve the request with conditions of approval;
- Option 3: Deny the request.

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 2 and approve the Exterior Alteration request with conditions. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

## Motion

*I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-09-23. This motion is based on the findings and conclusions in the May 31, 2023, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

## Conditions of Approval

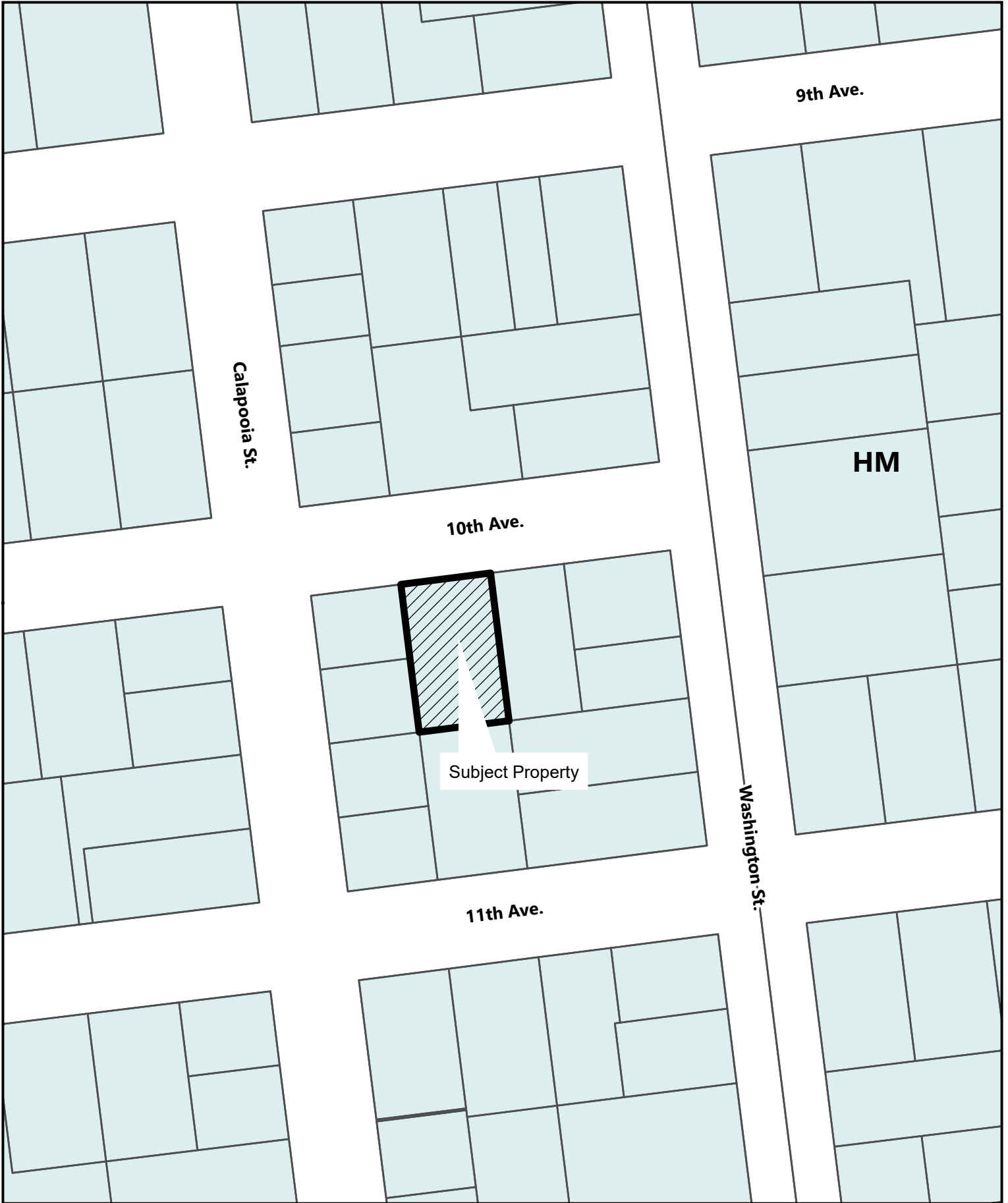
- Condition 1 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.

## Attachments

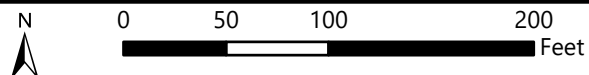
- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal:
1. Historic Review of Exterior Alterations Form
  2. Additional Findings of Fact

## Acronyms

- ADC Albany Development Code
- HM Hackleman Monteith District



\\con.cityofalbany.net\homes\analysis\desktop\note\Map\_Template.mxd



**530 10th Ave SW**

OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY - ALBANY  
HISTORIC DISTRICT

Attachment B.1

COUNTY: Linn

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<b>HISTORIC NAME:</b> None	<b>ORIGINAL USE:</b> Residence
<b>COMMON NAME:</b> None	<b>CURRENT USE:</b> Residence
<b>ADDRESS:</b> 530 10th Ave. SW	<b>CONDITION:</b> Good
<b>ADDITIONAL ADDRESS:</b> NONE	<b>INTEGRITY:</b> Poor <b>MOVED?</b> N
<b>CITY:</b> Albany	<b>DATE OF CONSTRUCTION:</b> c.1920
<b>OWNER:</b> Paul J. Ramirez	<b>THEME</b> 20th Century Architecture
<b>CATAGORY:</b> Building	<b>STYLE:</b> Bungalow
<b>LOCATION</b> Monteith Historic District	<b>ARCHITECT</b> UNKNOWN
<b>MAP NO:</b> 11S04W12AD <b>TAX LOT:</b> 15900	<b>BUILDER:</b> UNKNOWN
<b>BLOCK:</b> 90 <b>LOT</b> N/A	<b>QUADRANGLE</b> Albany <b>ASSESSMENT:</b> N
<b>ADDITION NAME:</b> Monteith Southern Addition	<b>ORIGINAL RATING:</b> Compatible
<b>PIN NO:</b> 11S04W12AD15900 <b>ZONING</b> HM	<b>CURRENT RATING:</b> Historic Contributing

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<b>PLAN TYPE/SHAPE:</b> Rectangle	<b>NO. OF STORIES:</b> 1
<b>FOUNDATION MAT.:</b> Concrete	<b>BASEMENT</b> N
<b>ROOF FORM/MAT.:</b> Front gable	<b>PORCH:</b> Gable
<b>STRUCTURAL FRAMING:</b> Wood	
<b>PRIMARY WINDOW TYPE:</b> 1/1 double hung	
<b>EXTERIOR SURFACING MATERIALS:</b> Asbestos siding	
<b>DECORATIVE FEATURES:</b> None	

**EXTERIOR ALTERATIONS/ADDITIONS:**  
Asbestos siding, enclosed front porch

**NOTEWORTHY LANDSCAPE FEATURES:**  
None

**ADDITIONAL INFO:**  
None

**INTERIOR FEATURES:**  
None

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**LOCAL INVENTORY NO.:** M.193  
**CASE FILE NUMBER:** None

**SHPO INVENTORY NO.:** None



**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY -ALBANY  
MONTEITH HISTORIC DISTRICT -PAGE TWO**

**NAME:** Jeffery & Katrina Bilyeu  
**ADDRESS:** 530 Tenth Ave. S.W.  
**QUADRANGLE:** Albany

**T/R/S:** T11-R4W-S12  
**MAP NO.:** 11-4W-12AD  
**TAX LOT:** 15900

\*\*\*\*\*

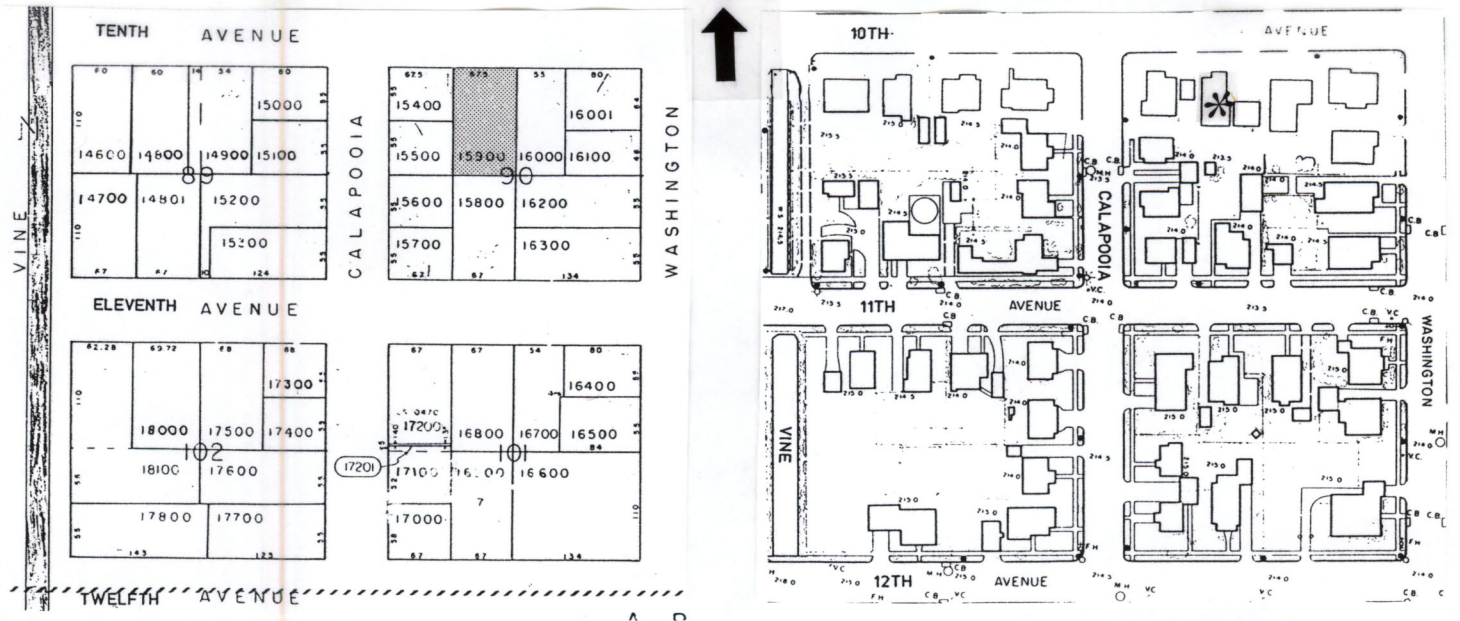


\*\*\*\*\*

**NEGATIVE NO.:** M-09

**SLIDE NO.:** MS.193

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**GRAPHIC & PHOTO SOURCES:** Albany Community Development Planning Division & Tanya Neel.

P E R M I T S Id: ASSR105 Keyword: UASSR User: PLANA  
Assessor Parcel File Maintenance

07/27/94

Enter Option: I

Parcel No: 11S04W-12-AD-15900

Account No: 0135570

Status: A Active

Retired(Y/N): N

Street Address: 530 Dir: SW St: 10TH AVENUE

City:

Situs Location: 530 10TH AVENUE SW

Legal Desc:

Acres: .00

X-COORD:

Y-COORD:

Tax Rate Area: 310

Assr Use Code: 1011

Assessed/Exempt: A

Pub Owned(Y/N): N

Primary Owner: BILYEU, JEFFERY D

Phone:

Mailing Addr: BILYEU, KATRINA

530 10TH AVE SW

ALBANY, OR

Zip: 973212422

Contract Owner: Percent/Ownership: .00

\*\*\* Press any key to continue \*\*\*



319. 530 Tenth SW  
Significance: Compatible  
Use: Residence

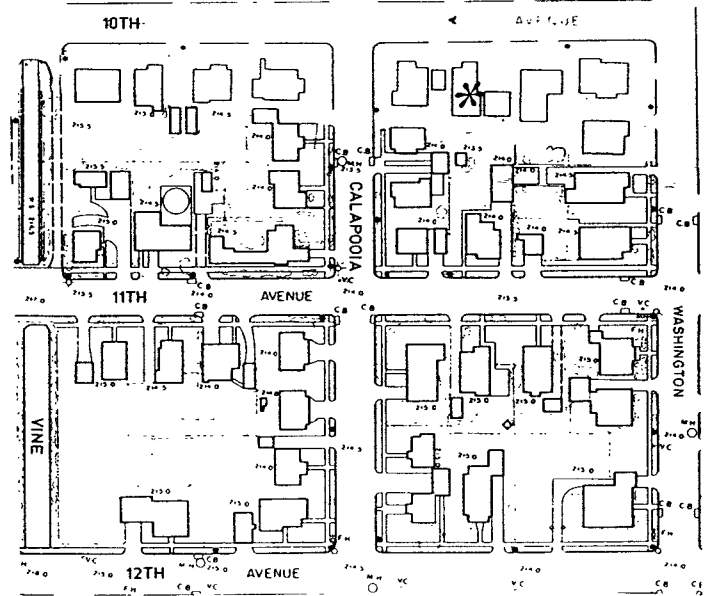
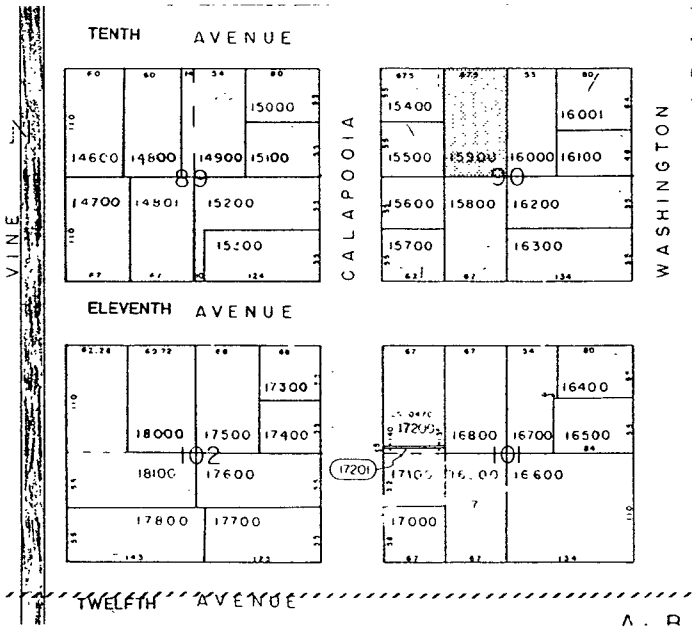
*Ms. Kathryn Bigan*

Present Owner: ~~Lawrence H. Stapleton~~  
530 Tenth SW  
Tax Lot: 11-4W-12AD-15900

Description:

One story, wood frame structure with chimney and gable roof. Gabled portico over entrance with exposed rafters.

530  
Tenth



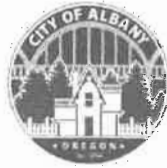
A. R.

530 10th  
E face L  
M-8



530 10<sup>th</sup>  
W. face R  
M-10





COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

PLANNING APPLICATION

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals

Send completed application and checklist(s) to [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net).

- Adjustment (AD)
- Alternative Setback
- Annexation (AN)
- Comprehensive Plan Amendment (CP)
  - Map Amendment
  - Map Amendment; concurrent w/zoning
  - Text Amendment
- Conditional Use, circle one: Type II or III
  - Existing Building: expand or modify
  - New Construction
  - Home Business (Type III only)
- Development Code Text Amendment (DC)
- Floodplain Development Permit (FP)
- Historic Review (HI)
  - Exterior Alteration – residential, not visible from street (Type I)
  - Exterior Alteration – all commercial and residential visible from street (Type III)
  - New Construction (Type III or I-L)
  - Demolition or Moving (Type III)
  - Substitute Materials (Type III)
- Interpretation of Code (CI)
- Quasi-Judicial (Type II)
- Legislative (Type IV)
- Land Division (check all that apply)
  - Partition (PA)
    - Tentative Plat (Type I-L)
    - Tentative Plat PD or CD (Type III)
    - Final Plat (Type I)
  - Subdivision (SD)
    - Tentative Plat (Type I-L)
    - Tentative Plat PD or CD (Type III)
    - Final Plat (Type I)
  - Tentative Re-plat Type I-L (RL)
  - Modification to Approved Site Plan or Conditional Use
  - Natural Resource Boundary Refinement (NR)
  - Natural Resource Impact Review (NR)
  - Non-Conforming Use (MN)
  - Planned Development (PD)
    - Preliminary (Type III)
    - Final (Type I)
  - Property Line Adjustment (LA)
  - Site Plan Review (SP)
    - Accessory Building
    - Change of Use, Temporary or Minor Developments
- Manufactured Home Park
- Modify Existing Development
- Parking Area Expansion (only)
- New Construction
- Tree Felling
- Temporary Placement (TP)
- Urban Growth Boundary (UGB)
- Vacation (VC)
  - Public Street or Alley
  - Public Easements
- Variance (VR)
  - Major Variance (Type II)
  - Minor Variance (Type I-L)
- Willamette Greenway Use (WG)
- Zoning Map Amendment (ZC)
  - Quasi-Judicial (Type IV)
  - Legislative (Type IV)
- Other Required (check all that apply)
  - Design Standards
  - Hillside Development
  - Mitigation
  - Parking/Parking Lot
  - Traffic Report
  - Other \_\_\_\_\_

Location/Description of Subject Property(s)

Site Address(es): 530 10th Ave SW Albany  
 Assessor's Map No(s): 11504W12-AD-15900 Tax Lot No(s): 11504W12-AD-15900  
 Comprehensive Plan designation: Residential - Low Density Zoning designation: Hm  
 Size of Subject Property(s): 0.17 Acres Related Land Use Cases: \_\_\_\_\_  
 Project Description: Addition to Detached Garage and Rebuild Garage Replace Siding That has ROT. Same 12 1/2 Siding - Garage Door + front window will remain same

- Historic Overlay
- Natural Resource Overlay District
- Floodplain or Floodway Overlay



15900



**Applicant Information (must be signed)**

Name: Tina Ramirez Signature: Tina Ramirez  
 Mailing Address: 530 10th Ave SW Date: \_\_\_\_\_  
 City: Albany State: OR Zip: 97321  
 Phone #: 541-619-8247 Fax #: \_\_\_\_\_ Email: Tina4@AOL.com

File #(s): \_\_\_\_\_ Date Fee & Application Received: \_\_\_\_\_  
 Pre-App File #(s): \_\_\_\_\_ Pre-App Meeting Date: \_\_\_\_\_  
 Amount Paid: \_\_\_\_\_ Received By: \_\_\_\_\_

**Property Owner Information (must be signed)**

Same as Applicant

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Date: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Authorized Agent or Representative (must be signed, if applicable)**

Choose One:  Engineer  Architect  Other \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Date: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Email: \_\_\_\_\_

Relationship to property owner(s): \_\_\_\_\_

**Electronic Plans Representative (if different from applicant)**

IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES

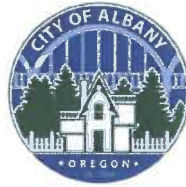
Choose One:  Engineer  Architect  Other \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Date: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Other Representative (must be signed, if applicable)**

Choose One:  Engineer  Architect  Other \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Date: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Email: \_\_\_\_\_



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING &amp; PLANNING 541-917-7550

# Historic Review of Exterior Alterations

## Checklist and Review Criteria

### INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (*subject to change every July 1*); staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net). Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

### HISTORIC REVIEW OF EXTERIOR ALTERATIONS SUBMITTAL CHECKLIST:

**PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**

**PROPERTY AND PROJECT INFORMATION.**

Submit the following information (separately or on this page):

1. Historic District:

Monteith     Hackleman     Downtown     Local Historic     Commercial/Airport

2. Historic rating:

Historic Contributing     Historic Non-Contributing     Non-Historic (post 1945)

3. Year Built: 1920 Architectural Style(s): Bungalow

4. Years of exterior alterations, if any: N-A 50's ?

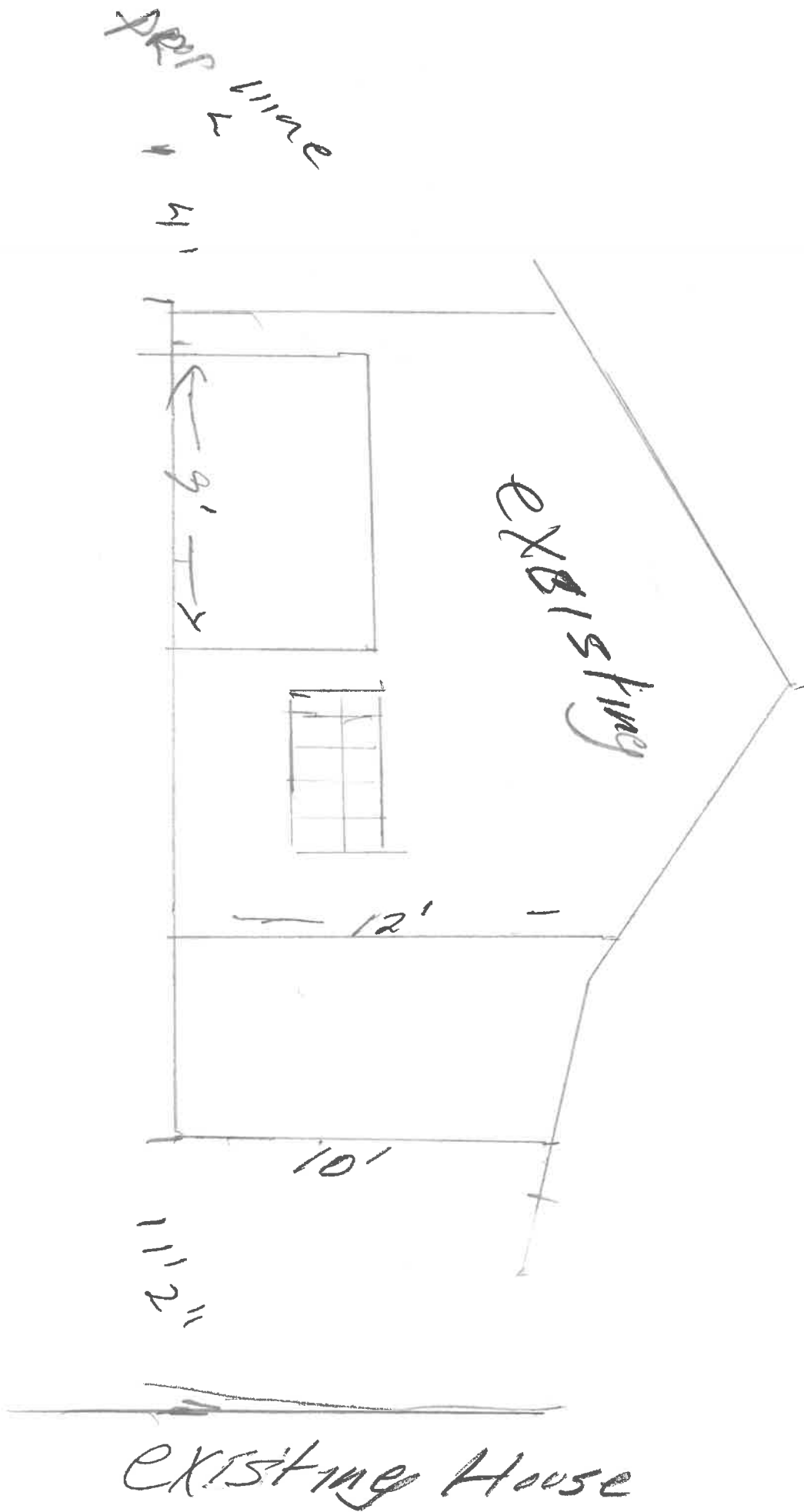
5. Please describe the proposed alteration(s) and the purpose of the alterations: Add 24x24  
addition to existing garage

**PHOTOGRAPHS.** Provide photographs that show the current condition of the area you intend to alter.

**CONSTRUCTION PLANS/ELEVATION DRAWINGS.** Provide construction plans, architectural drawings or schematics showing detailed building elevations and exterior plans, and dimensions of all altered or new elements, including foundation, windows, and the setbacks to the property lines, materials proposed, profile/design, etc. If construction plans or drawings are not applicable to your project, then submit an accurate alteration description, including photographs, or other information that describes the project.

[cd.cityofalbany.net](http://cd.cityofalbany.net)





Make Roof line same pitch  
to match

REAR VIEW

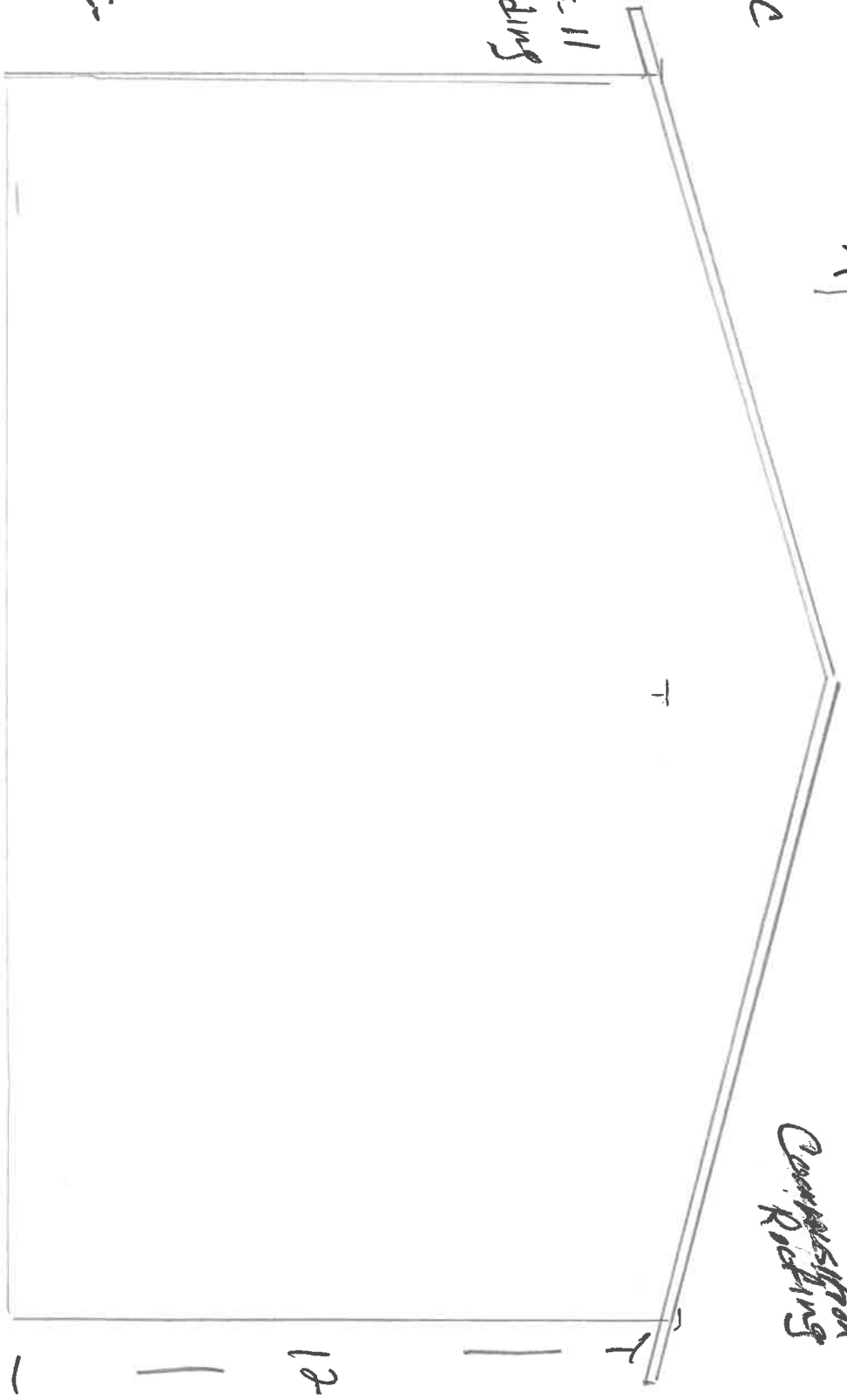
TRUSSES  
2' OC

5/8" T-11  
SIDING

2x6  
SPINDS  
2' OC



COMPOSITION  
ROOFING



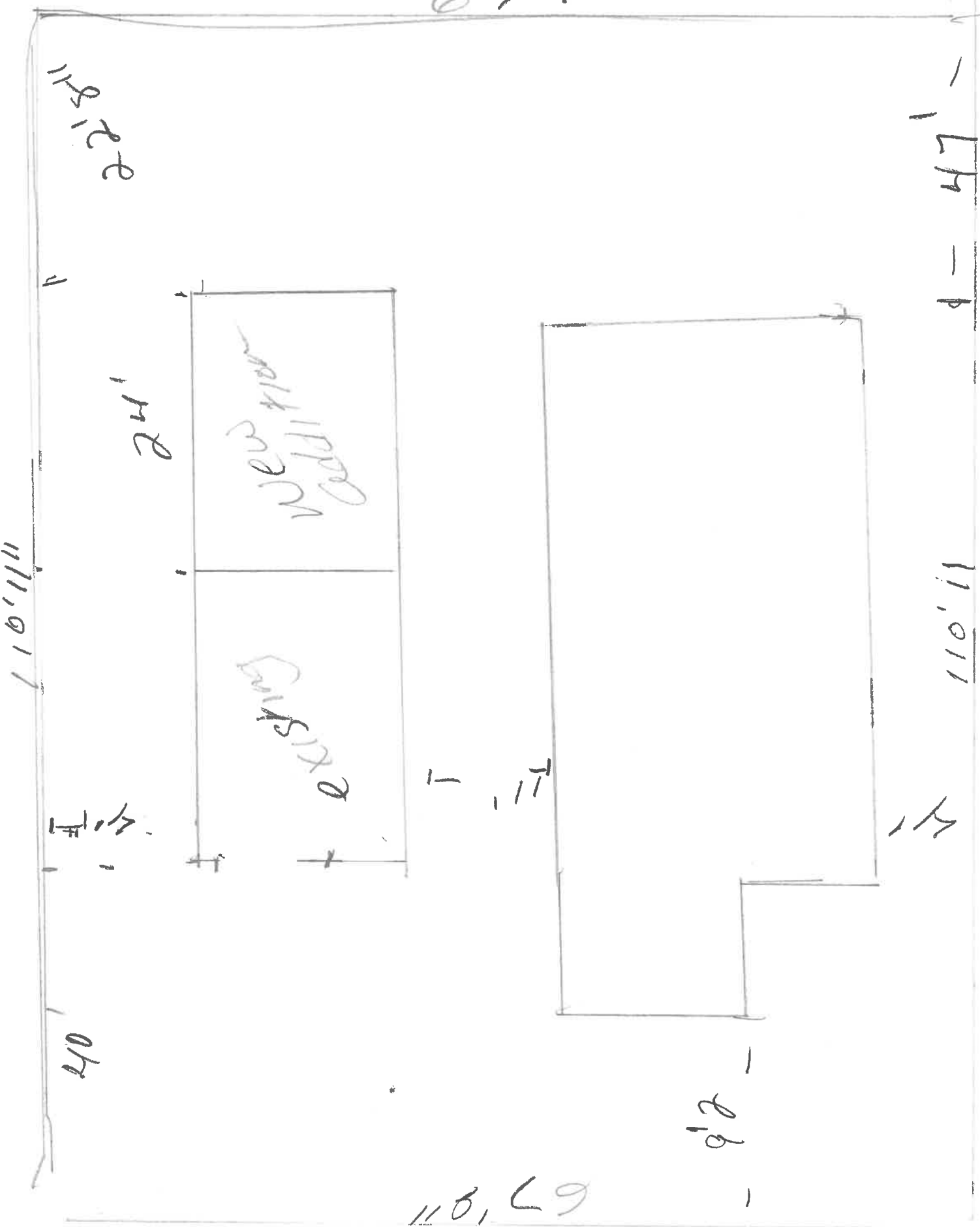
241

12

1

1

67'9"



Sidewalk

67'9"

47'

110'11"

26'

18'2"

17'

New Addition

Existing

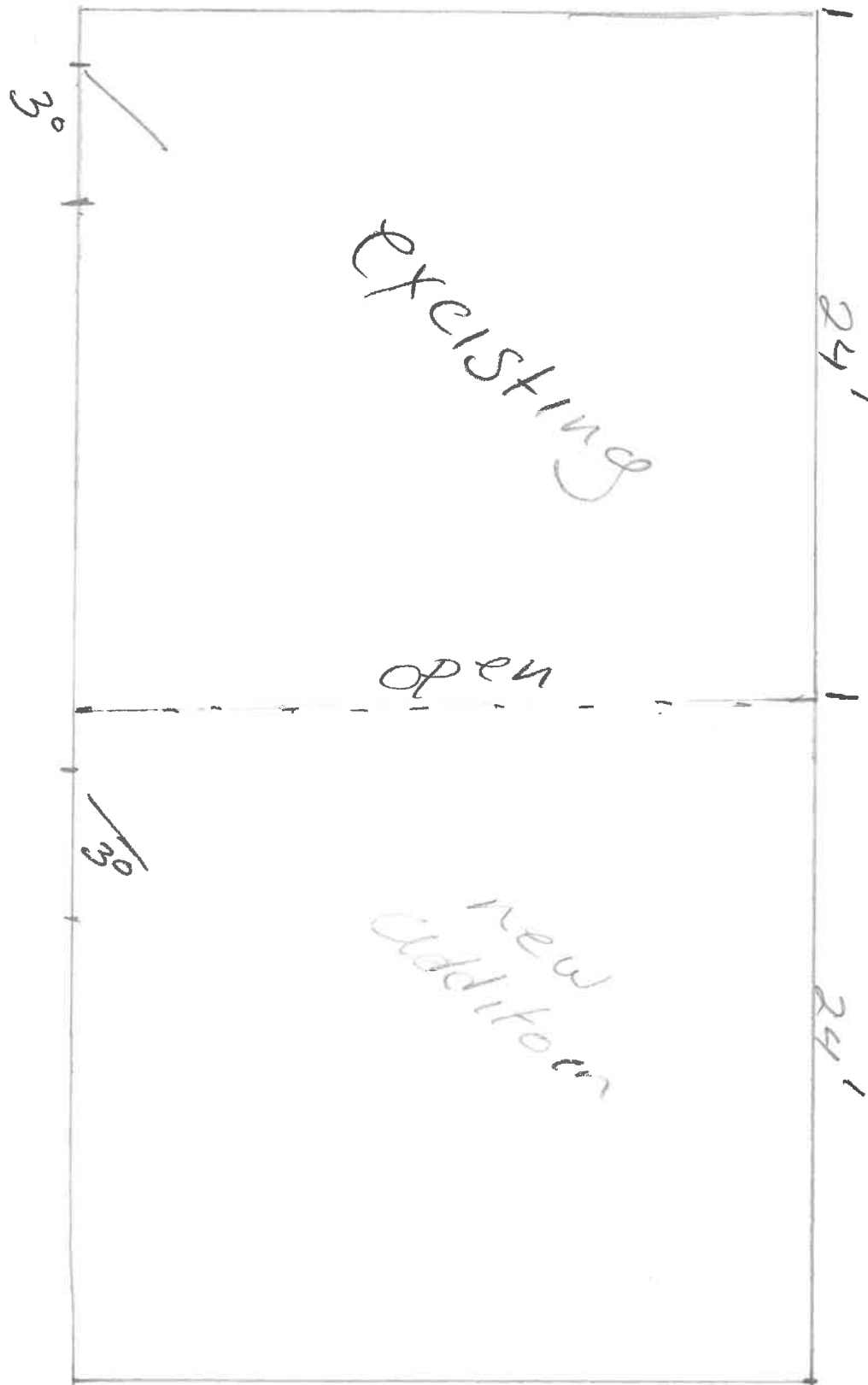
11'

11'

40'

11'

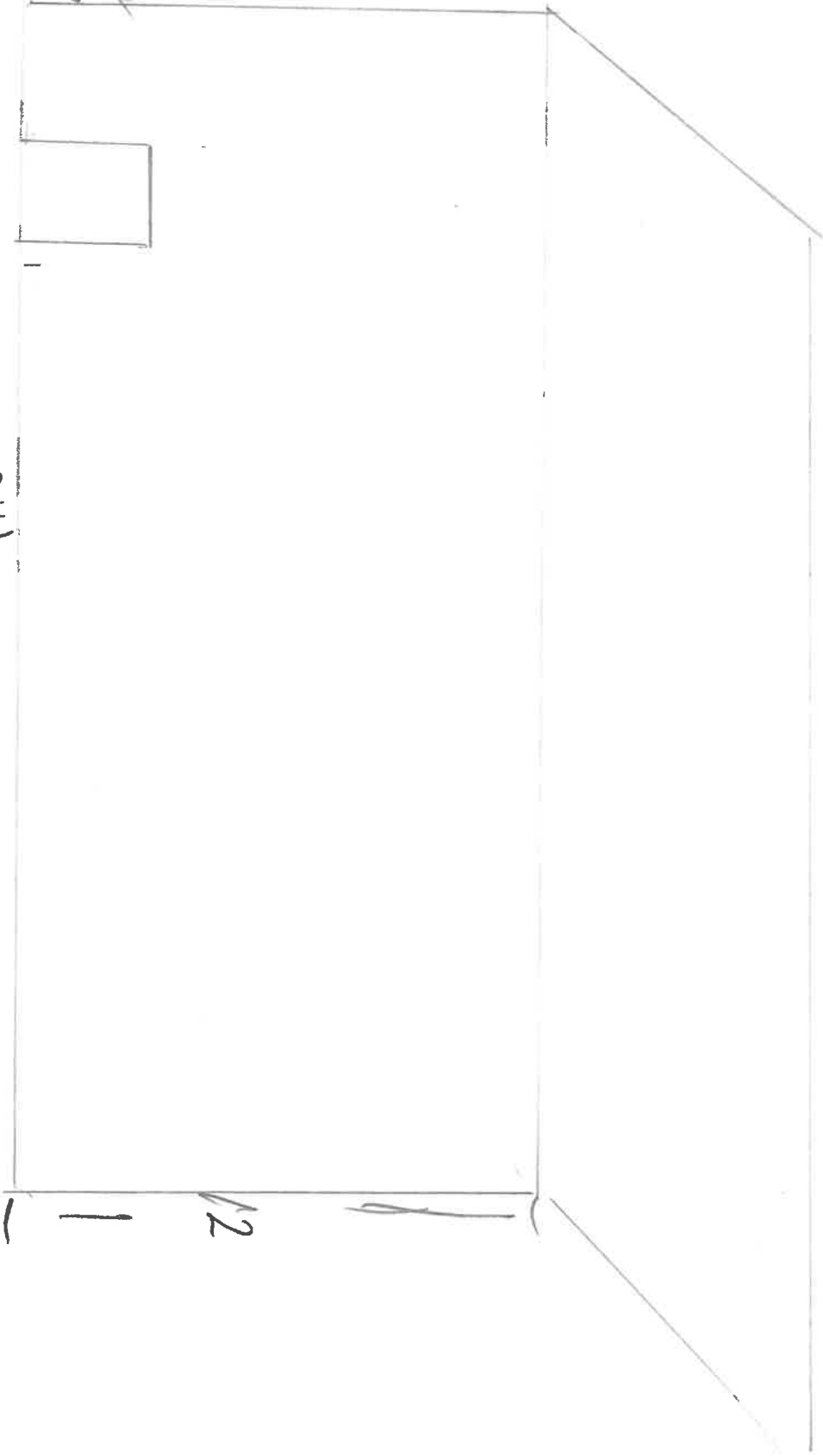




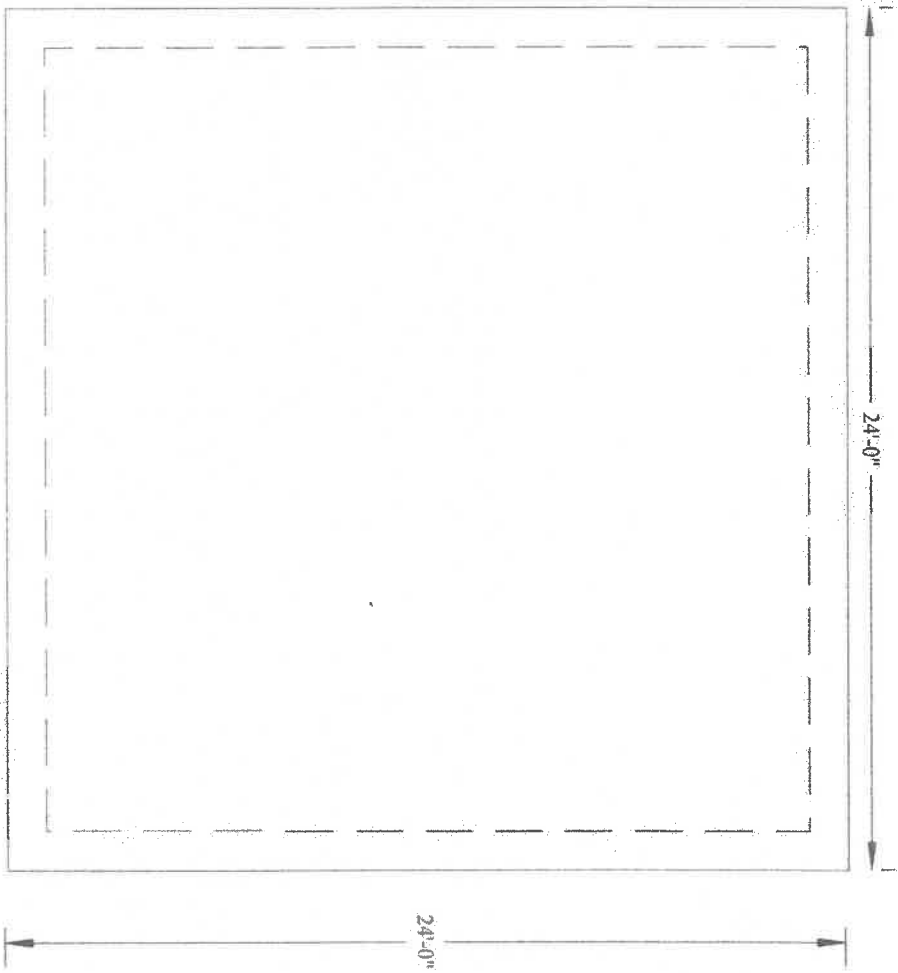
UPPER  
DECK  
5' x 10'

5'6" / 1' 11"

24'

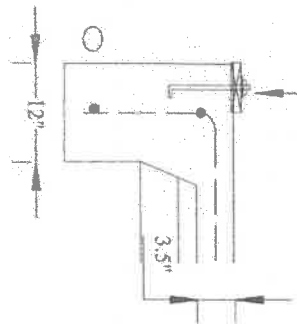


WEST SIDE VIEW

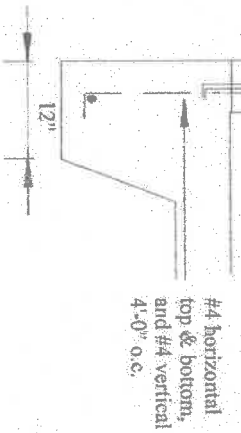


Footing depth varies due to local frost depth. Check with your local Building Department to determine your local frost depth. (Typical)

1/2" x 10" anchor bolts 6'-0" o.c. on 2 x 6 P.T. sill plate.

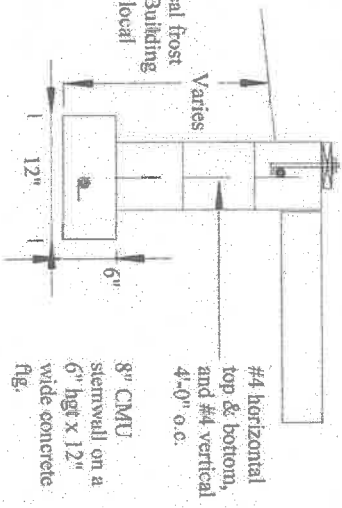


1/2" x 10" anchor bolts 6'-0" o.c. on 2 x 6 P.T. sill plate on 8" CMU

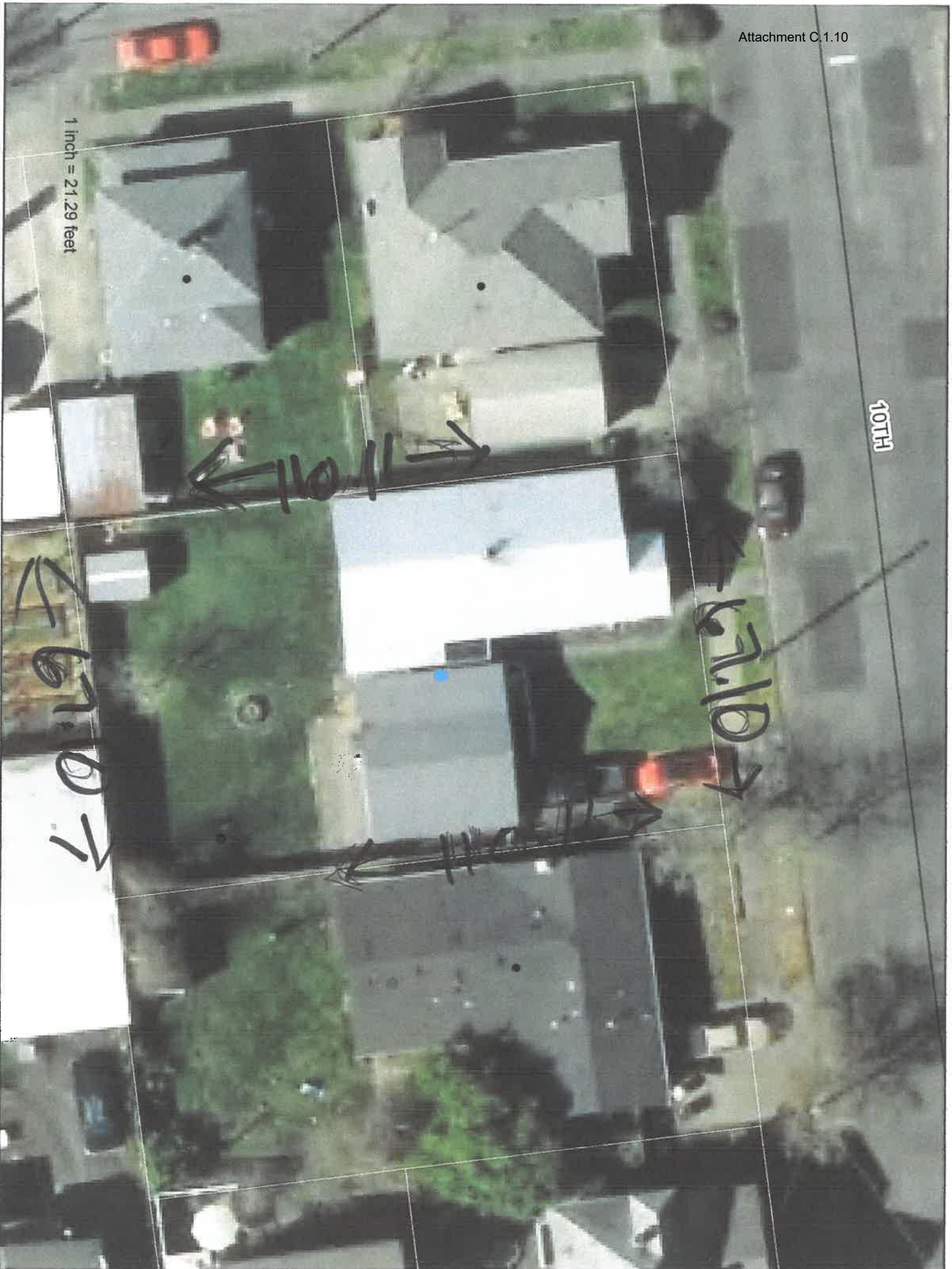


#4 horizontal top & bottom, and #4 vertical 4'-0" o.c.

1/2" x 10" anchor bolts 6'-0" o.c. on 2 x 6 P.T. sill plate.



#4 horizontal top & bottom, and #4 vertical 4'-0" o.c.  
8" CMU stemwall on a 6" hgt x 12" wide concrete fig.



1 inch = 21.29 feet

TINA Ramirez, 541-619 8297 Attachment C.2.1

530 10 th ave sw albany ore 97321

acd 7.160

plan is to repair the existing garage of rot will be using same material, and keeping the existing garage door and window the same.

2: materials will be the same as they are now T-11

3: We will not be adding any changed to the archectural elements

4 : Roofline is the only change and will match the house better,

5: There are no distinct historical features

6:NA

7:NA

8:NA

9: The add to the back of the garage will not effect the overall apperance, nor change the interety



of the property

10: Will not effect the integrity of the property or  
enviornment