



COMMUNITY DEVELOPMENT

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

Notice of Decision

Historic Review of Exterior Alterations

HI-09-23

June 9, 2023

Application Information

Type of Application:	Historic Review of Exterior Alterations at 530 10th Avenue SW.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant	Tina Ramirez
Address/Location:	530 10th Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AD-15900
Zoning:	Hackleman Monteith (HM)
Overlays:	Monteith National Register Historic District

Decision

On June 7, 2023, the Albany Landmarks Commission **APPROVED WITH CONDITIONS** the application described above. The Landmarks Commission based its decision upon consideration of findings within the staff report, public testimony, and review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Alyssa Schrems, project planner, at alyssa.schrems@cityofalbany.net or 541-791-0176.

This approval expires in three years, unless a valid approved building permit exists for new construction or improvements and work has commenced, or unless an extension has been granted pursuant to ADC 1.083. The issuance of this approval by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Signature on file

Landmarks Commission Chair

Appeal Deadline: June 20, 2023

Approval Expiration Date (if not appealed): June 9, 2026

Condition 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.

Appeal Procedure

Appeal procedures are found in the Albany Development Code 1.410. The City's decision may be appealed to the City Council if a person with standing files a completed notice to appeal application and the associated filing fee no later than 10 days from the date the City mails the Notice of Decision. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

Findings of Fact and Conclusions

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.

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.

Attachments

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

Information for the Applicant

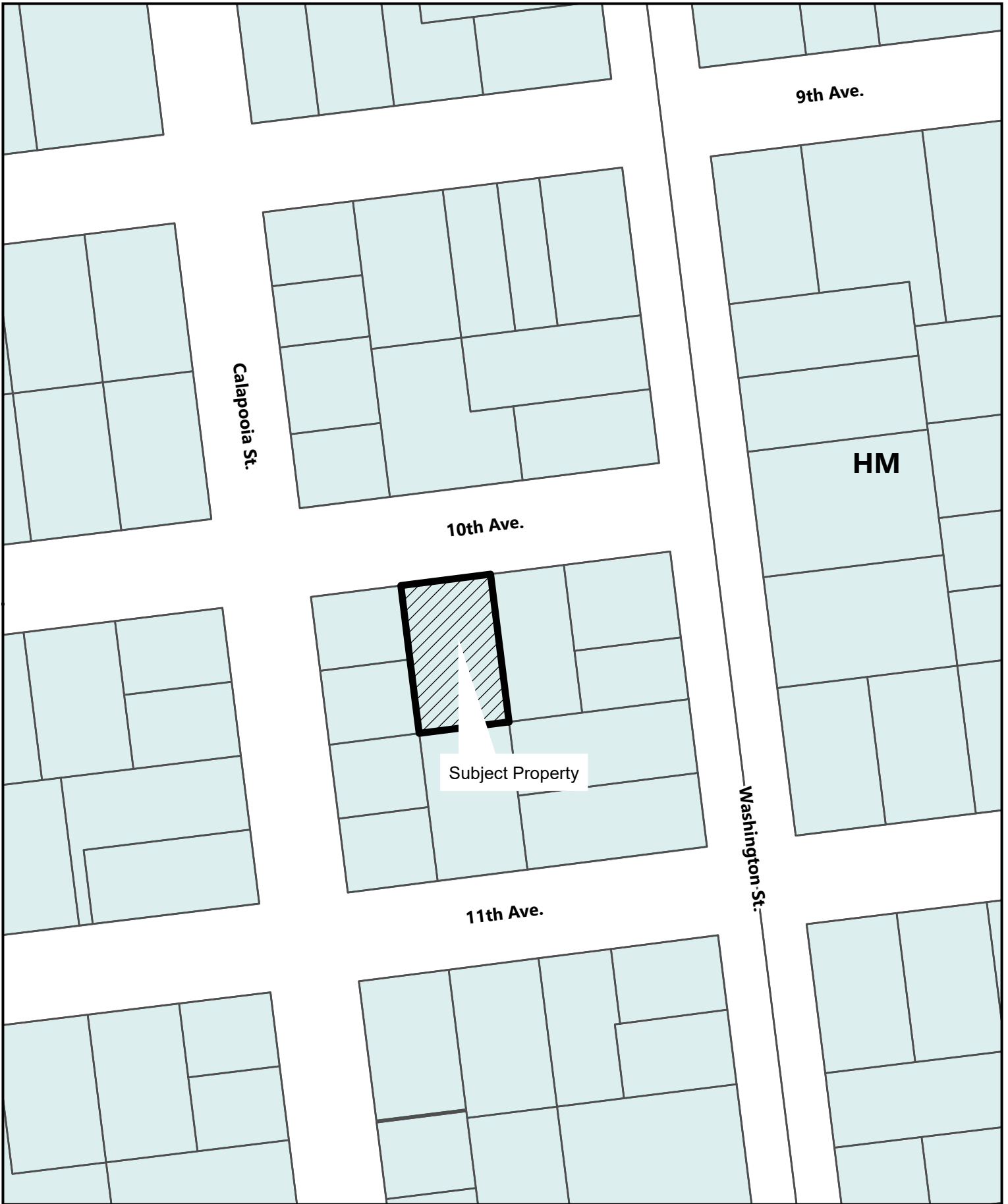
Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Building

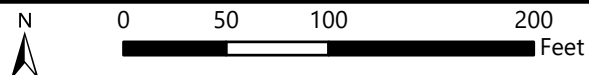
1. The proposed project may require permits that will need to be applied for at www.cityofalbany.net/permits. For questions about permitting requirements, please email cd.customerservice@cityofalbany.net.
2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.

Public Works – Engineering (Gordon Steffensmeier, 541-917-7647)

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.



\\con.cityofalbany.net\homes\analysis\desktop\note\Map_Template.mxd



530 10th Ave SW

Date: 5/9/2023 Map Source: City of Albany

Location Map

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

Attachment B.1

COUNTY: Linn

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

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

EXTERIOR ALTERATIONS/ADDITIONS:
Asbestos siding, enclosed front porch

NOTEWORTHY LANDSCAPE FEATURES:
None

ADDITIONAL INFO:
None

INTERIOR FEATURES:
None

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**

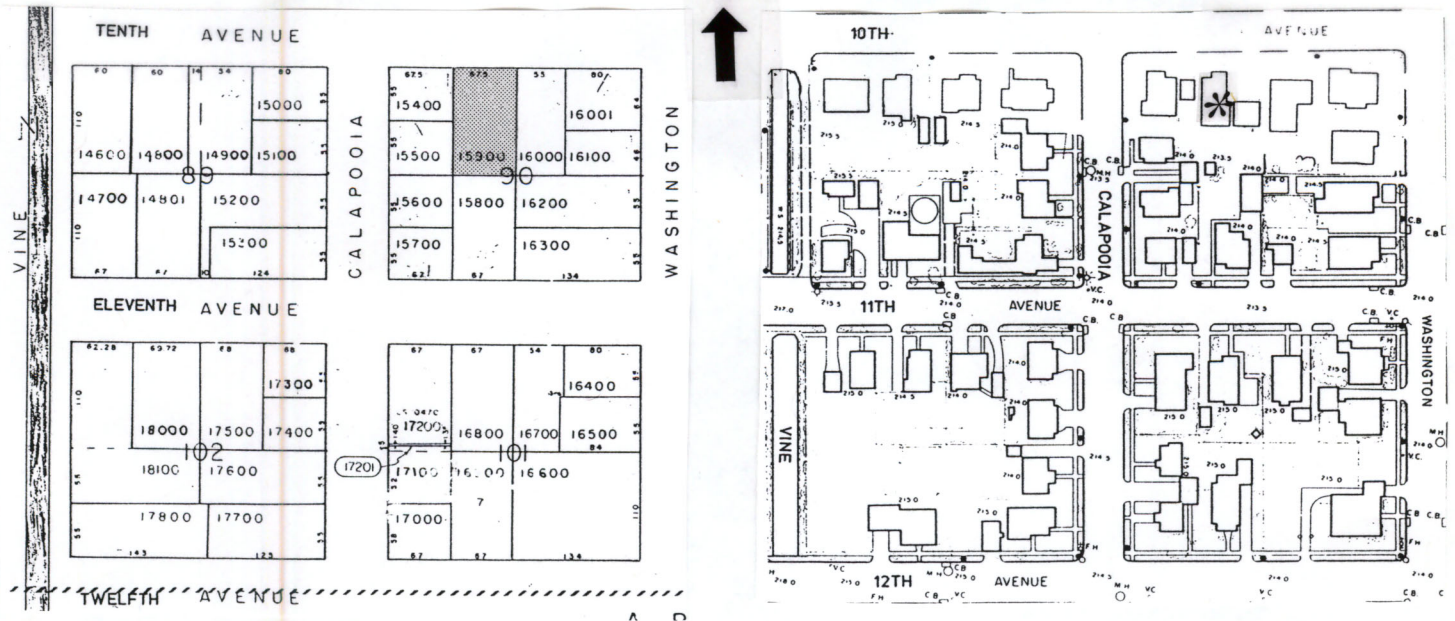
NAME: Jeffery & Katrina Bilyeu
ADDRESS: 530 Tenth Ave. S.W.
QUADRANGLE: Albany

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



NEGATIVE NO.: M-09

SLIDE NO.: MS.193



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

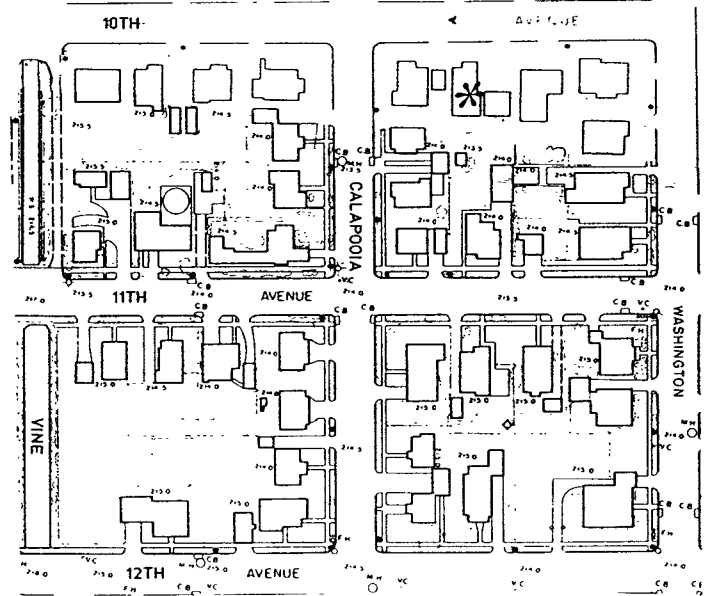
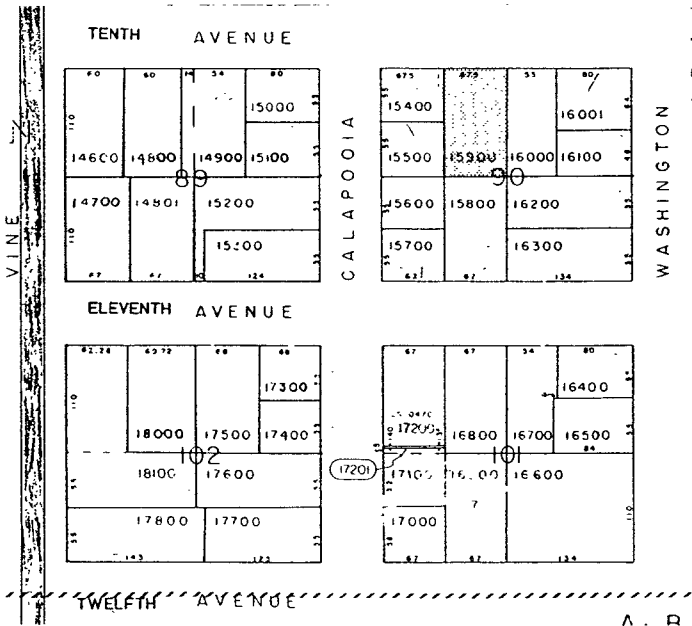
Ms. Kathryn Biggs

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



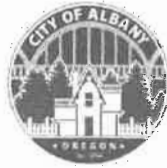
A. R.

530 10th
E face L
M-8



530 10th
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.

- 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 _____

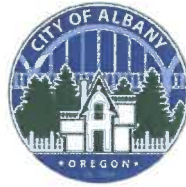
Location/Description of Subject Property(s)

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



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & 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. 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 ?

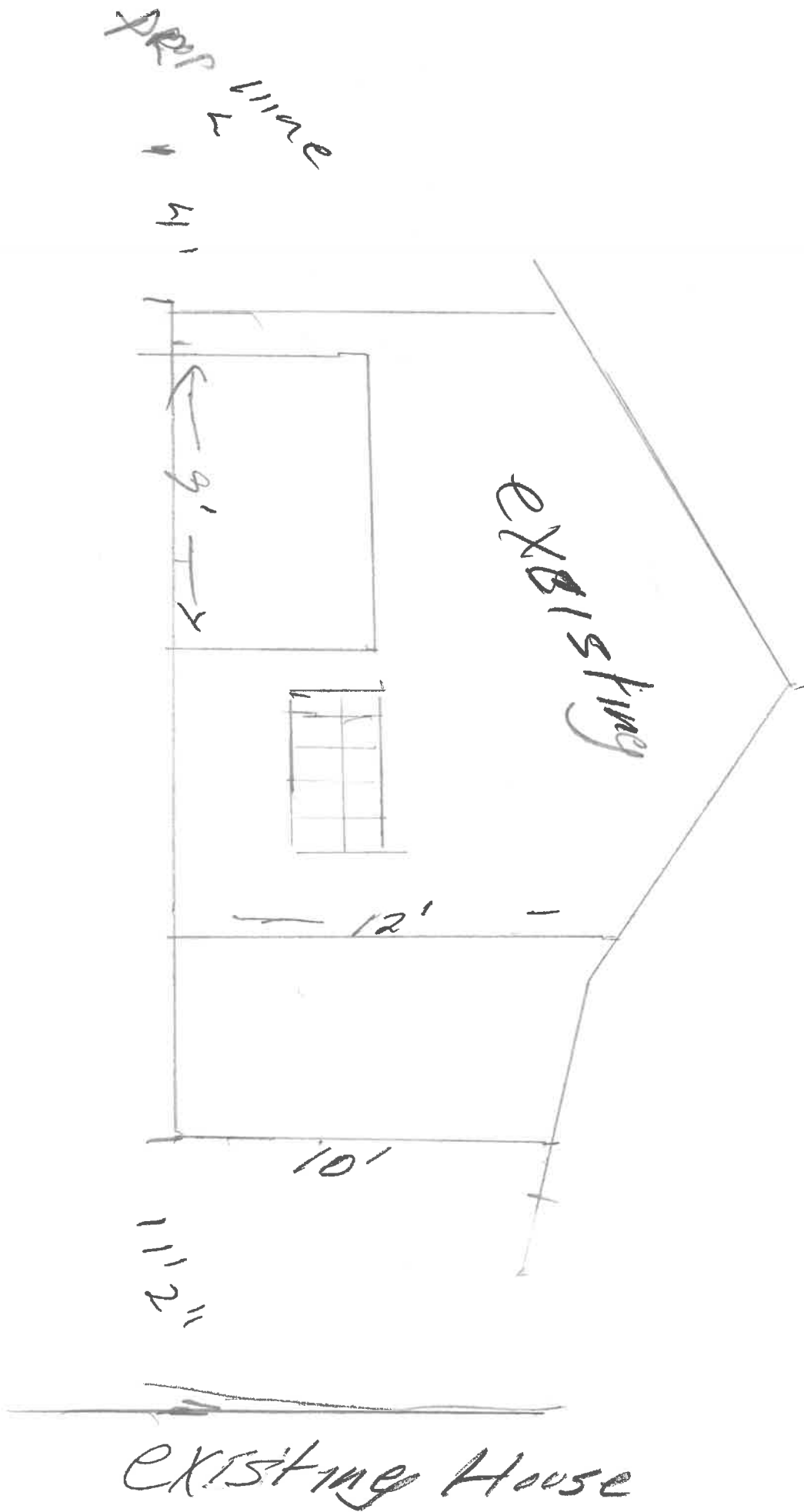
5. Please describe the proposed alteration(s) and the purpose of the alterations: Add 24x24
addition to existing garage

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





make Roof line same pitch
to match

Rear

REAR VIEW

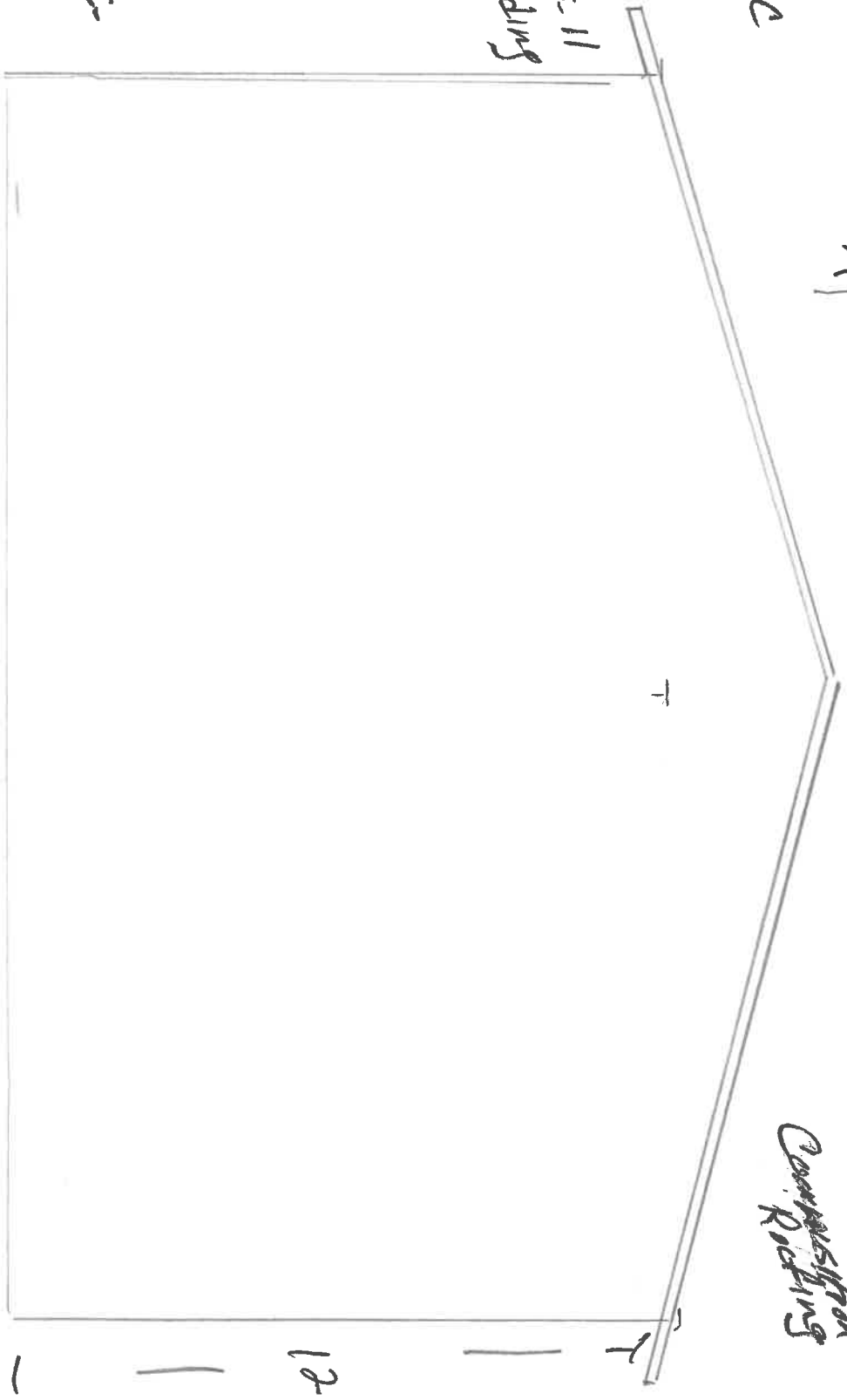
TRUSSES
TRUS 2' OC

5/8 T-11
SIDING

2x6
STUDS
2' OC



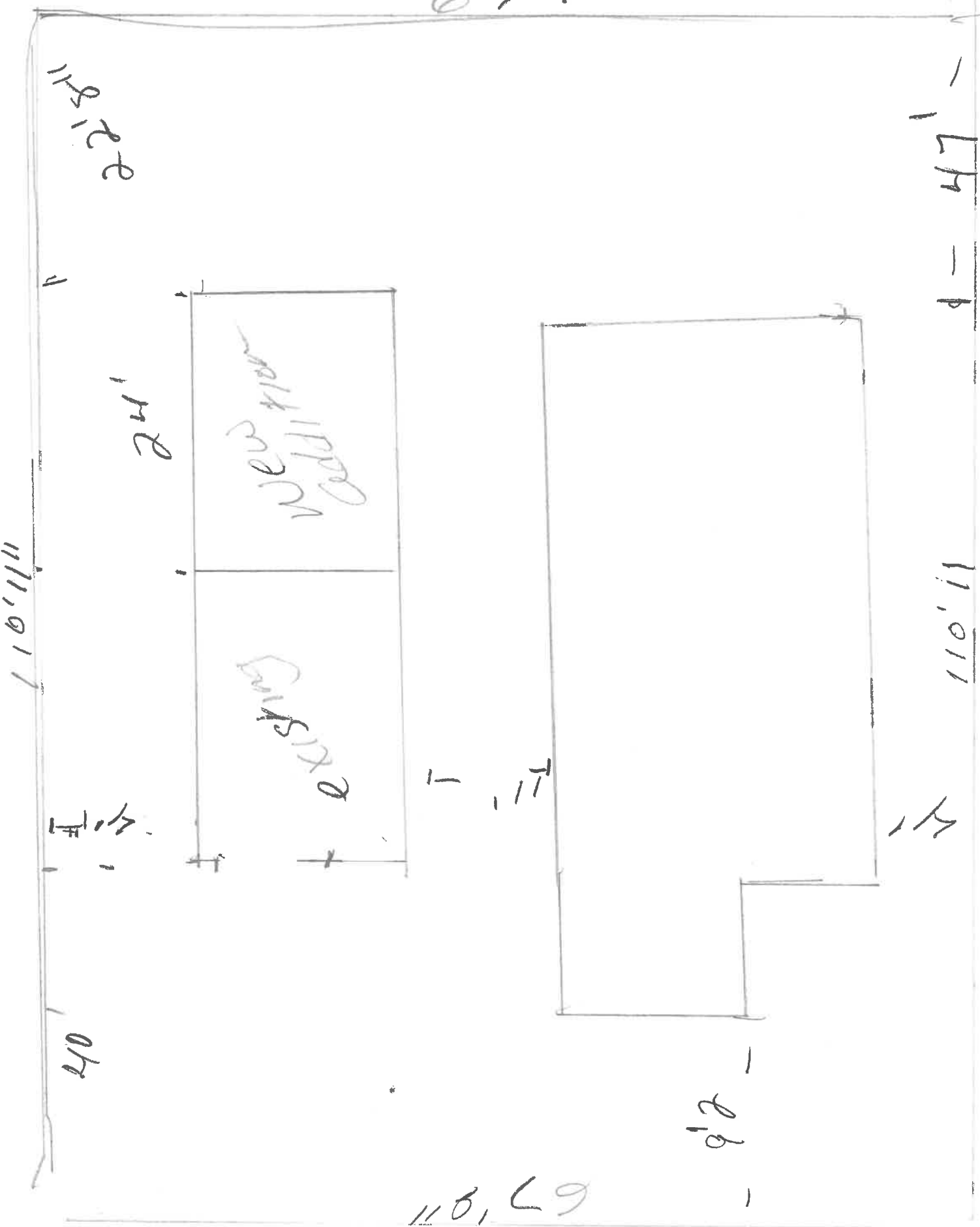
Composition
Roofing



24'

12'

67'9"



Sidewalk

67'9"

11'

11'

110'11"

110'11"

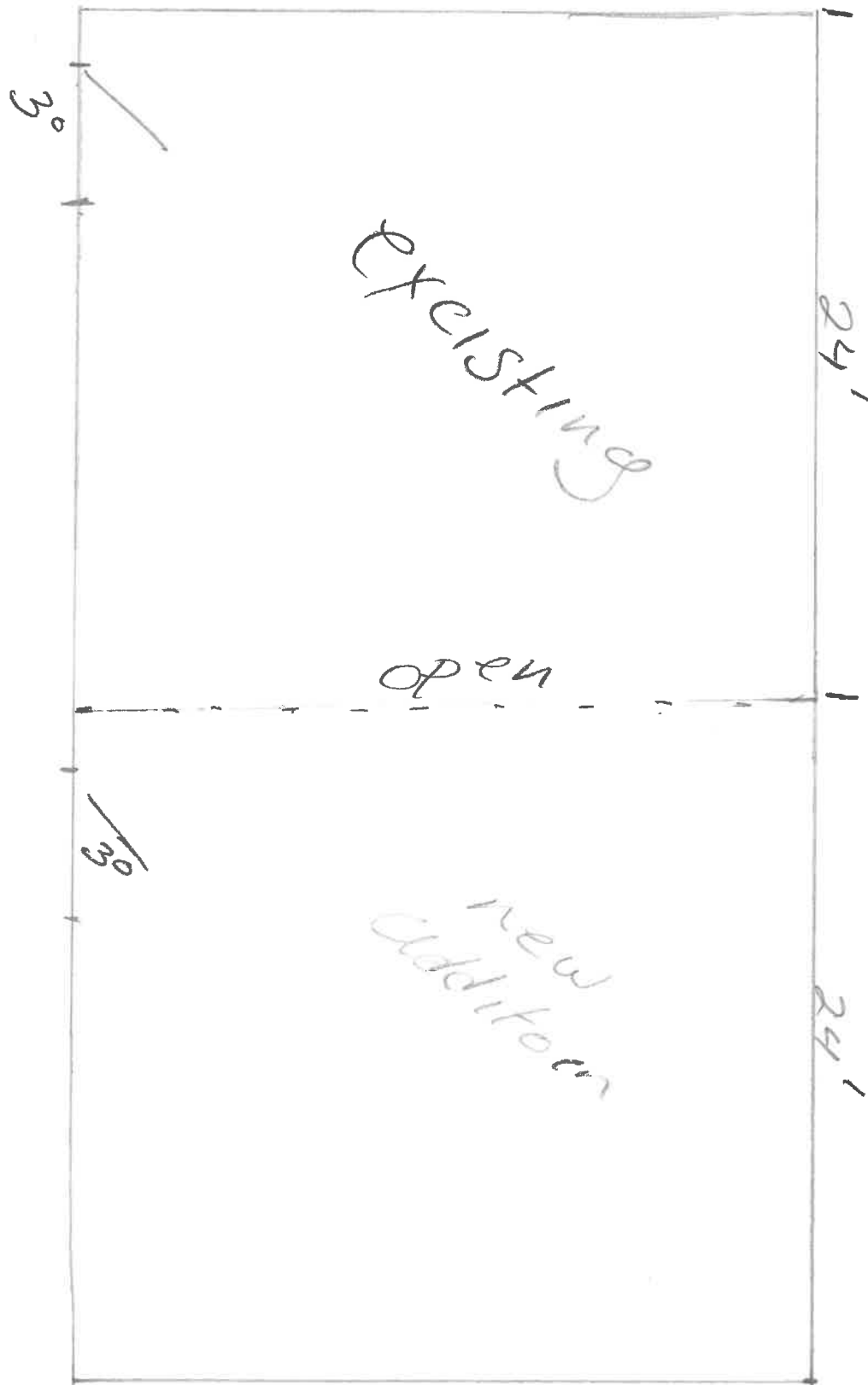
110'

118'2"

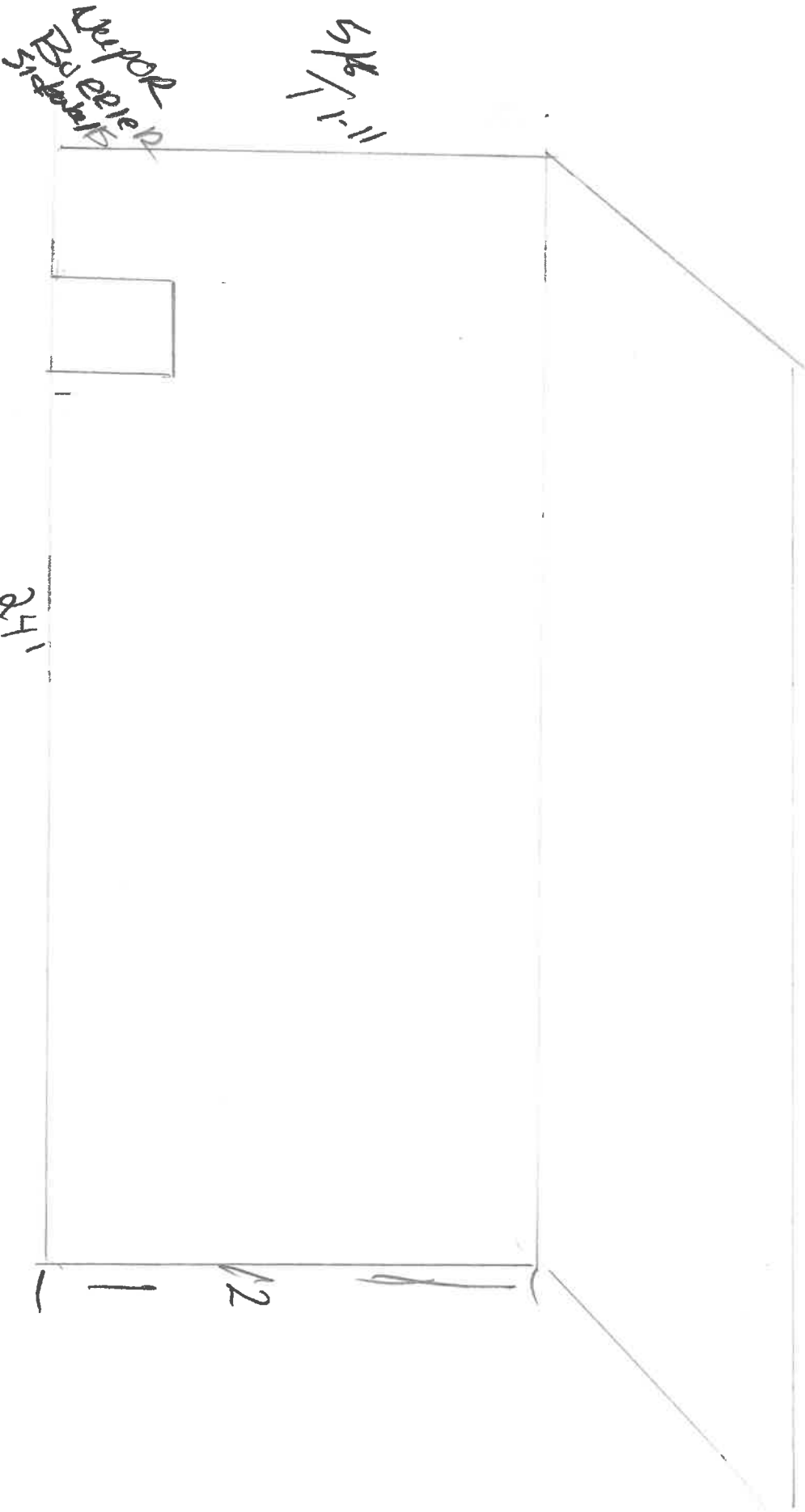
11'

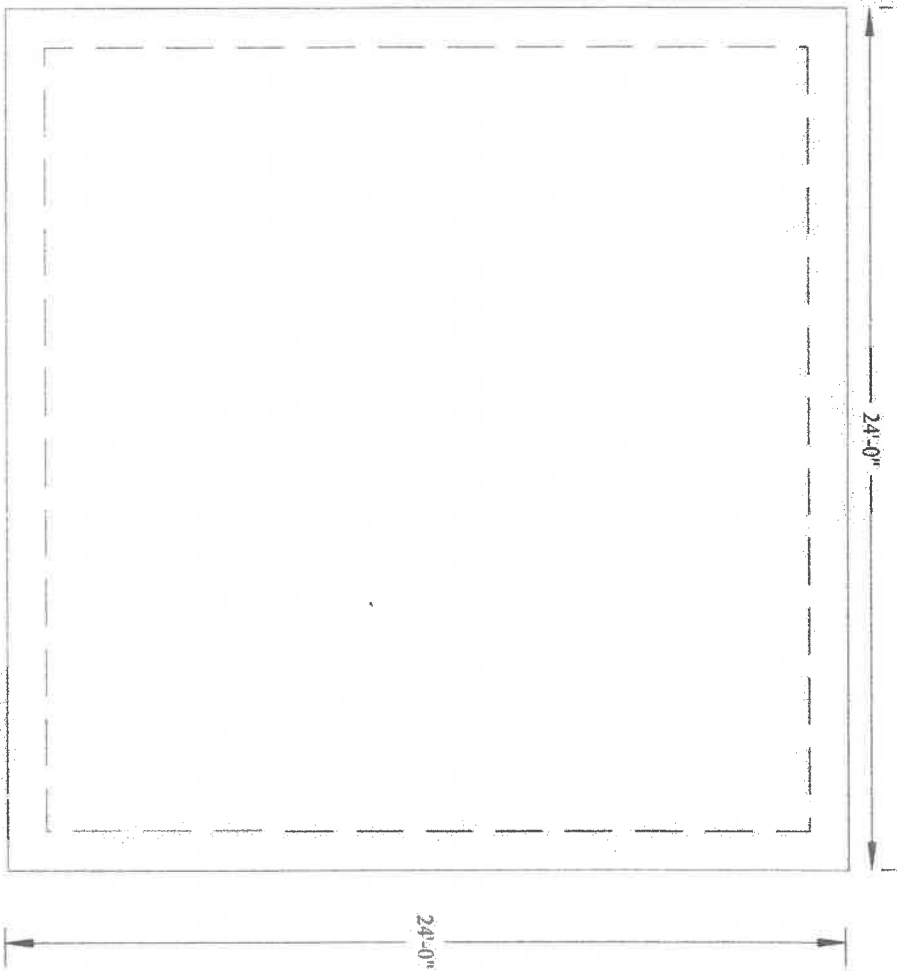
Existing

New Addition



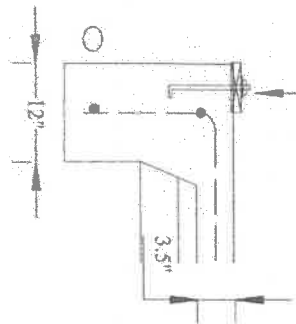
West  View



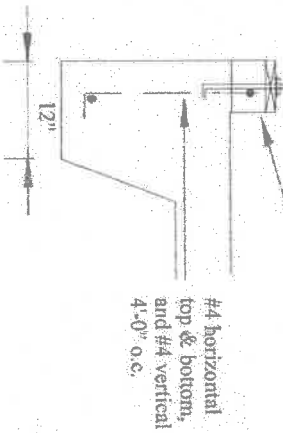


Footing depth varies due to local frost depth. Check with your local Building Department to determine your local frost depth. (Typical)

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

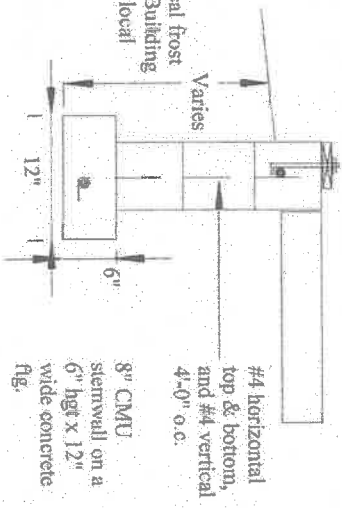


1/2" x 10" anchor bolts 6'-0" o.c. on 2 x 6 P.T. sill plate on 8" CMU

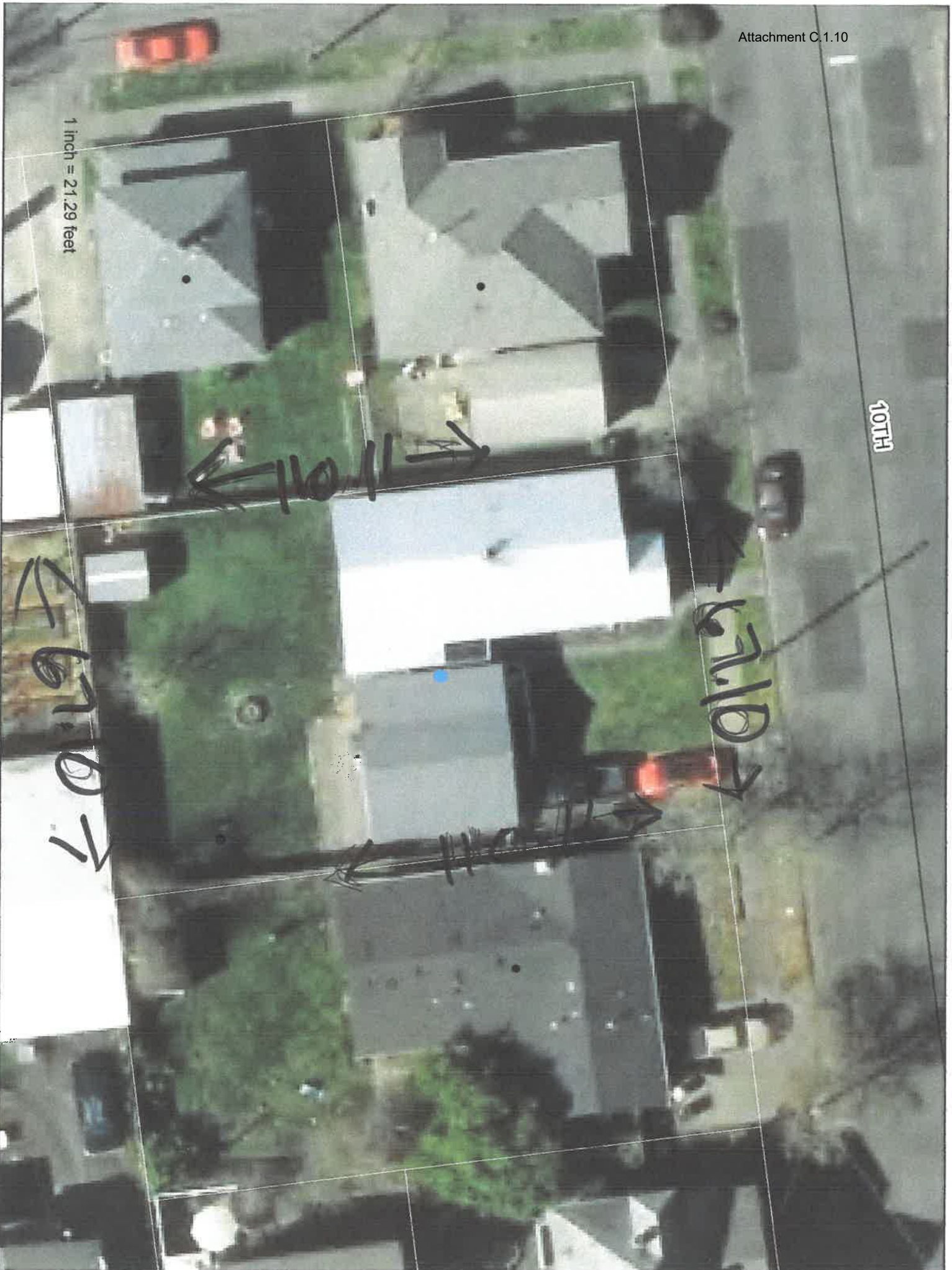


#4 horizontal top & bottom, and #4 vertical 4'-0" o.c.

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

10TH

← 67.10 →

← 67.10 →

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 integrety of the property or enviornment