



LANDMARKS COMMISSION AGENDA

Wednesday, November 12, 2025

6:00 p.m.

This meeting includes in-person and virtual participation.

Council Chambers

333 Broadalbin Street SW

Or join the meeting here:

<https://council.albanyoregon.gov/groups/lac/zoom>

Phone: 1 (253) 215-8782 (long distance charges may apply)

Meeting ID: 891-3470-9381 Passcode: 530561

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes
 - October 1, 2025 [Pages 3-6]
4. Public Comment
5. Scheduled Business
 - A. (Continuance) HI-10/11-25, Type III – Quasi-Judicial Process [Page 7]
Summary: Historic Review of Substitute Materials and Historic Review of Exterior Alterations to allow the replacement of 95 windows with aluminum-clad windows at the St Francis Hotel and EH Rhodes Building (420 1st Avenue SW). (Project Planner – Alyssa Schrems alyssa.schrems@albanyoregon.gov)
 - B. (Continuance) HI-12-25, Type III – Quasi-Judicial Process [Pages 8-24]
Summary: Historic Review of Exterior Alterations to allow the replacement of the porch posts with posts of a different turn style (517 9th Avenue SW). (Project Planner – Alyssa Schrems alyssa.schrems@albanyoregon.gov)

C. HI-14-25, Type III – Quasi-Judicial Process [Pages 25-57]

Summary: Historic Review of Exterior Alterations to allow for an addition to a residential dwelling unit (804 11th Avenue SW). (Project Planner – Jennifer Cepello
jennifer.cepello@albanyoregon.gov)

Persons wanting to provide testimony may:

- 1- *Email written comments to cdaa@albanyoregon.gov, including your name, before **noon on the day of the meeting.***
- 2- *To comment virtually during the meeting, register by emailing cdaa@albanyoregon.gov before **noon on the day of the meeting**, with your name. The chair will call upon those who have registered to speak.*
- 3- *Appear in person at the meeting and register to speak.*

6. Business from the Commission

7. Staff Updates

8. Next Meeting Date: December 3, 2025

9. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cdaa@albanyoregon.gov or call 541-917-7550

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.



MINUTES

October 1, 2025

6:00 p.m.

Hybrid – Council Chambers

Approved: DRAFT

Call to Order

Chair Robinson called the meeting to order at 6:00 p.m.

Pledge of Allegiance

6:00 p.m.

Roll Call

Members present: Camron Settlemier, Chad Robinson, Cathy Winterrowd, Richard Engeman, Rayne Legras, Mason Cox, Jim Jansen

Members absent: None

Approval of Minutes

Commissioner Winterrowd motioned for approval of the September 3, 2025, minutes with a correction to the status of the building in HI-09-25 removing non-contributing language. Commissioner Engeman seconded the motion which passed 7-0.

Business from the Public

6:01 p.m.

None.

Scheduled Business

6:04 p.m.

A. Continuance of HI-10/11-25 Type III Quasi-Judicial Process

Historic Review of Substitute Materials and Historic Review of Exterior Alterations to allow replacement of 95 aluminum-clad windows at St. Francis Hotel and EH Rhodes Building at 420 1st Ave. SW within the Downtown Commercial National Register Historic District.

The Chair directed the Commissioners attention to the letter received from the applicant requesting an extension or stay holding the hearing open to a date certain.

Laura LaRoque on behalf of the applicant reiterated their request for a continuance until next meeting scheduled for November 12, 2025. And additionally requested a 60-day extension to the 120-day decision timeline to accommodate that continuance. Staff explained that the staff already has the extension in hand.

Motion: Commissioner Jansen moved to grant the continuance of HI-10/11-25 for the historic review until November 12, 2025, at 6:00 p.m. Commissioner Engeman seconded the motion. All voted in favor of granting the continuance. (7-0) Motion carried.

B. Public Hearing Planning File HI-12-25 Type III Quasi-Judicial Process

Historic review of Exterior Alterations at 517 9th Avenue. SW for replacement of front porch posts in a different turning style.

Chair Robinson called the public hearing to order at 6:06 p.m.

Commission Declarations

No members declared any Conflict of Interest or Ex-Parte contact.

Commissioners Settlemier, Cox, Engeman, Robinson, Settlemier and Legras drove/walk by the site.

No members abstained from the deliberation.

There were no challenges to participation.

David Martineau read the hearing procedures.

Staff Report

6:08 p.m.

Alyssa Schrems, Planner, provided the staff report for HI-12-25 subject property at 517 9th Street SW. Slides were presented showing a photo of the subject porch columns and drawing of the proposed replacement column design. She noted the structure is Historic Contributing and shared the Decision Criteria and standard proposed Decision Options.

Commission Questions

None.

Applicant Testimony

6:10 p.m.

Greg Nicol didn't have anything to add to the application but was present to answer any of the Commissioner's questions. He was hoping to change the Eastlake style posts to an Italianate Style. He is happy to make alterations to the Eastlake style if necessary to get the project complete and retain historic value.

Commissioner Cox asked about the materials. Nicol answered that there wouldn't be a substitute material. It would remain wood but wants to use Doug fir versus pine for longevity.

Commissioner Engeman asked how many posts would be replaced. Nicol intended to replace all posts if there is a change in style but if like for like style his intent is to only replace damaged posts especially the one most exposed post pictured with weather damage. All other posts seem to be in serviceable condition.

Commissioner Settlemier asked about his willingness to replace like for like. Nicol explained he preferred a change in style that he could turn himself as having to order the more ornate custom turning would require special order and that would happen in pine that is less durable.

The Chair referred to the Letter from Friends of Historic Albany entered into the record which expressed a desire to maintain the turning style. Nicol asked if it would be a different application if the post design was changed. He was advised it would be. To get an exact replica custom-made would be cost prohibitive.

Commissioner Legras suggested the possibility of taking one of the other matched posts from a side not visible from the street to replace the damaged one then constructing a replacement post for that non-visible side.

Commissioner Settlemier asked if the applicant had evidence of the style during the period of significance in 1945. The applicant was unaware of the history but did offer that there was repair done to the bottom of the post since he owned it.

Public Testimony

6:21 p.m.

None.

Staff Response

Schrems noted that if the applicant wanted to submit a new design, they could do a continuance of the hearing to review the new design.

Chair Robinson closed the public hearing at 6:21 p.m.

Commission Deliberation

Commissioner Engeman appreciated the applicant keeping up on the maintenance of the home. He considered it plausible that the current style is intact and worth preserving and the other posts salvageable so fixing what is there and not replace everything just to maintain a uniform appearance.

Commissioner Robinson stated that turned posts are notoriously difficult to replicate as there are molding chops that vary with woodworkers, so it is difficult to match patterns exactly. He noted that a square post

with relief on four edges is common for an Italianate style home and not uncommon for Eastlake style. He continued that porches were usually added after the period of significance, so the proper style is uncertain.

Commissioner Jansen agreed with Commissioner Legras' idea of moving a different post to the front to replace the damaged one. He acknowledged that styles change over time as the house progresses but didn't like having a different style to be visible from the street and if one is different, they all should be changed.

Commissioner Legras shared that she personally liked the submitted style rather than going for a specially ordered post at a huge expense.

Commissioner Winterrowd pointed out that the posts have survived and for this particular house she didn't support a change in the post design but agreed replacing it with one of the other posts or repairing it is preferable and even if all were replaced, they need to be replaced in kind.

Commissioner Settlemier noted based on the information he could find the wraparound porch was added during the time an addition was built. And with the Eastlake styling the survey of the house calls out the turned posts as a character-defining feature of the house. He noted when there is a character-defining feature it should be maintained. And as the other posts have not been determined to be beyond repair, he doesn't support the change.

Commissioner Cox stated his support as the building has been a product of two different styles and so is on the threshold between the Italianate and Eastlake style. He wondered about the condition of the other posts. He believes all posts should be replaced or none. The economic feasibility of requiring posts be replaced in Eastlake style should be a consideration. Commissioner Winterrowd pointed out that there was no economic information provided. Schrems reminded Commissioners that the economic feasibility standard doesn't necessarily apply as there are no substitute material requests and exterior alterations alone are not subject to economic feasibility.

Motion: Commissioner Jansen moved to reopen the hearing on file no. HI-12-25. Commissioner Legras seconded the motion. All voted in favor to reopen the hearing.

Commissioner Jansen asked the applicant how many posts he was planning on replacing. Nicol reiterated if the design was approved, he was looking to replace all 7 posts. If required to replace like for like he would just replace the ones that are deteriorated, but replacing all would be less expensive than one custom turned post.

Commissioner Robinson clarified that the Commission is looking at the possibilities at replacing like for like and so could reject the application or do a continuance giving him time to investigate the options for custom turning one or two posts. If that proposes more posts be replaced, then the applicant would need to provide additional photographic evidence of the damage. Robinson asked what the applicant's preference to a continuation. Nicol stated that he is trying to maintain the historic value without extensive cost so preferred moving a post and remaking one to replace it in the back. His research in the city registry showed the home as an Italianate style and he believed that style was preferable and in keeping with his request and would make replacements out of cedar for longevity.

Commissioner Winterrowd summarized that if he wanted to replace all 7 posts, they would need further evidence of damage, but standards do not allow for guesses on what the style was when the home was designated. She wanted clarification on what the Commission needs from the applicant.

Schrems clarified that they are to use the Secretary of the Interior Standards for their decision. The standard for rehabilitation projects should in a reasonable manner and take into consideration economic and technical feasibility. So economic feasibility isn't required if not for a substitute material but can be considered. Commissioner Robinson suggested they need to know like for like is available, costs and how many posts need to be replaced and provide that evidence.

Commissioner Engeman agreed that the options need to be clear.

Nicol emphasized he really doesn't want to use pine and hasn't found any replacement options that don't use pine. Commissioner Robinson advised that sometimes there can be other resources that could meet the need. He emphasized that the Commission is charged with making decisions based on facts and the code.

Commissioner Legras pointed out contractor names provided by Friends of Historic Albany in their letter as a resource.

Schrems requested the applicant agree on a reasonable timeline to comply with a continuance.

Nicol preferred a December meeting date for a continuance of the hearing. Schrems offered to schedule the continuance in November and if necessary, that could be carried over to December.

Chair Robinson closed the public hearing at 6:54 p.m.

Motion: Commissioner Legras moved to continue the public hearing on HI-12-25 to November 12, 2025. Commissioner Jansen seconded the motion. All voted in favor (7-0). Schrems clarified that the record will remain open for new information.

Business from the Commission

6:55 p.m.

Commissioner Cox asked about the procedure for deliberation when the hearing is reopened for the applicant to answer questions. The Chair suggested that they should confine the discussion to questioning the applicant rather than allowing deliberation during that time. But it can be difficult to completely abstain from discussion when the hearing is reopened.

Staff Updates

Schrems announced that the Main Street Conference is the first week of October and suggested that the CLG Conference, which will be online, would be good for commissioners to attend. Staff will forward the CLG information. She also mentioned that she was working on the next newsletter.

David Martineau announced that the Citizen Advisory Group Annual Appreciation Event is on October 15th. at the Riverfront Community Center at 5:30 to 7:00. He encouraged commissioners to attend.

Next Meeting Date

The next meeting is scheduled for November 12, 2025, at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:02 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
Recorder

David Martineau
Current Planning Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@albanyoregon.gov.*

Sable Drive LLC

Memorandum

To: Matthew Ruettgers, Community Development Director; Albany Community Development Department

From: Scott Lepman, on behalf of Sable Drive LLC

Date: October 24, 2025

Subject: Request for Extension of 120-Day Deadline – Planning Files HI-10-25 & HI-11-25 (ORS 227.178)

Pursuant to ORS 227.178, and on behalf of Sable Drive LLC, I respectfully request an additional 60-day extension to the current 120-day land use decision deadline of December 3, 2025. This request would extend the previously granted deadline from February 1, 2026, to March 31, 2026.

This extension is necessary to accommodate the continuance of Planning Files HI-10-25 and HI-11-25 from the November 12, 2025, Landmarks Commission meeting to December 3, 2025, at 6:00 p.m.

Thank you for your consideration of this request.

Sincerely,



Scott Lepman
On behalf of Sable Drive LLC
100 Ferry St NW
Albany, OR 97321

cc: Planning Division File



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-12-25

September 24, 2025

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a residential structure on a developed lot listed on the Local Historic Inventory (Attachment A). The applicant proposes to change the turning style of the porch posts.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Gregory Nicol, 31364 Peterson Road, Philomath, OR 97370
Address/Location:	517 9th Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AD; Tax Lot 07200
Zoning:	Hackleman Monteith (HM) District (Monteith Historic District)
Total Land Area:	5,033 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 September 10, 2025, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On September 19, 2025, notice of public hearing was posted on the subject site. As of September 22, 2025, 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 that 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 517 9th Avenue SW in the Hackleman Monteith (HM) zoning district and is a historic contributing resource in the Montieth

Historic district. The surrounding properties are in the Hackleman Monteith (HM) zoning district. Surrounding properties are developed with single dwelling unit residences.

- 1.2 Historic Rating. The subject building is considered a Historic Contributing resource in the Monteith District.

- 1.3 History and Architectural Style. The nomination form lists the architectural style of the building as Italianate (Attachment B).

- 1.4 Prior Alterations. The nomination form notes that the windows in the bay were replaced by sliding aluminum windows around 1975.

- 1.5 Proposed Exterior Alterations. The applicant proposes to replace the existing porch posts that are rotting with posts that are more Italianate in appearance (rectangular with stopped chamfers) and to keep the existing corbels. The posts are proposed to be made with wood (Attachment C).

Based on the facts provided, the applicant is proposing to replace porch posts that more closely match the listed style of the house. Based on these facts, ADC 7.150(2) appears to be met.

- 1.6 Building Use (ADC 7.160(1)). The building's original use was a single unit house. The building is still used as a dwelling. The applicant does not propose any changes to the use of the building at this time.

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 1885 in the Italianate style. Distinctive features of the house include a central two-story bay with a pedimented gable, a sunburst in the tympanum, Eastlake porch posts with brackets, decorated brackets at the eaves, overhanging eaves, and a wide frieze.

The Commission may determine if changing the style of the posts will affect a distinctive feature.

- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The house is designed in the Italianate style. The applicant proposes replacing the porch posts with a new style that is more traditional on Italianate houses. The applicant provided photos showing that the wood posts of the structure are deteriorated beyond repair and proposes the replacement posts to stabilize the structure.

The Commission may determine if these criteria are met.

- 1.9 Distinctive Characteristics (ADC 7.160(5)). The applicant states that the porch posts have deteriorated past the point of repair and proposes to replace the posts with a slightly different design that is more traditional for the style of the structure.

The Commission may determine if this criterion is met.

- 1.10 Deteriorated Features (ADC 7.160(6)). The applicant states that the porch posts are too deteriorated to be repaired and proposes to replace them instead with a slightly different design. The applicant notes that the porch posts have been replaced once before.

The Commission may determine if this criterion is met.

- 1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose any chemical or physical treatments in association with the replacement of the porch posts. Based on these facts, criterion ADC 7.160(7) is met.

- 1.12 Significant Archaeological Resources (ADC 7.160(8)). No ground disturbing work is proposed with this application. As no groundwork is proposed, no disturbance of any archaeological resources is anticipated. Based on these facts, this criterion appears to be met.

- 1.13 Historic Materials (ADC 7.160(9)). The applicant states that the porch posts have been replaced once before but did not note what year. The applicant proposes to replace the existing porch posts with ones that are more compatible with the Italianate style.

The Commission may determine if this criterion is met.

- 1.14 New Additions (ADC 7.160(10)). The applicant states they are not proposing any new additions or adjacent or related new construction. 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 Commission may determine if the proposal is consistent with the Secretary of the Interior's Standards in ADC 7.160.

Overall Conclusions

This proposal seeks to complete exterior alterations replace the existing front porch posts with posts of a different turning style.

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.

Motions

Approval: *I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-12-25. This motion is based on the findings and conclusions in the September 24, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

Approval with new conditions of approval: *I move to approve the exterior alterations including conditions of approval as **drafted during this meeting** for application planning file no. HI-12-25. This motion is based on the findings and conclusions in the September 24, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

Denial: *I move to deny the exterior alterations as detailed in planning file no. HI-12-25. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.*

Conditions of Approval

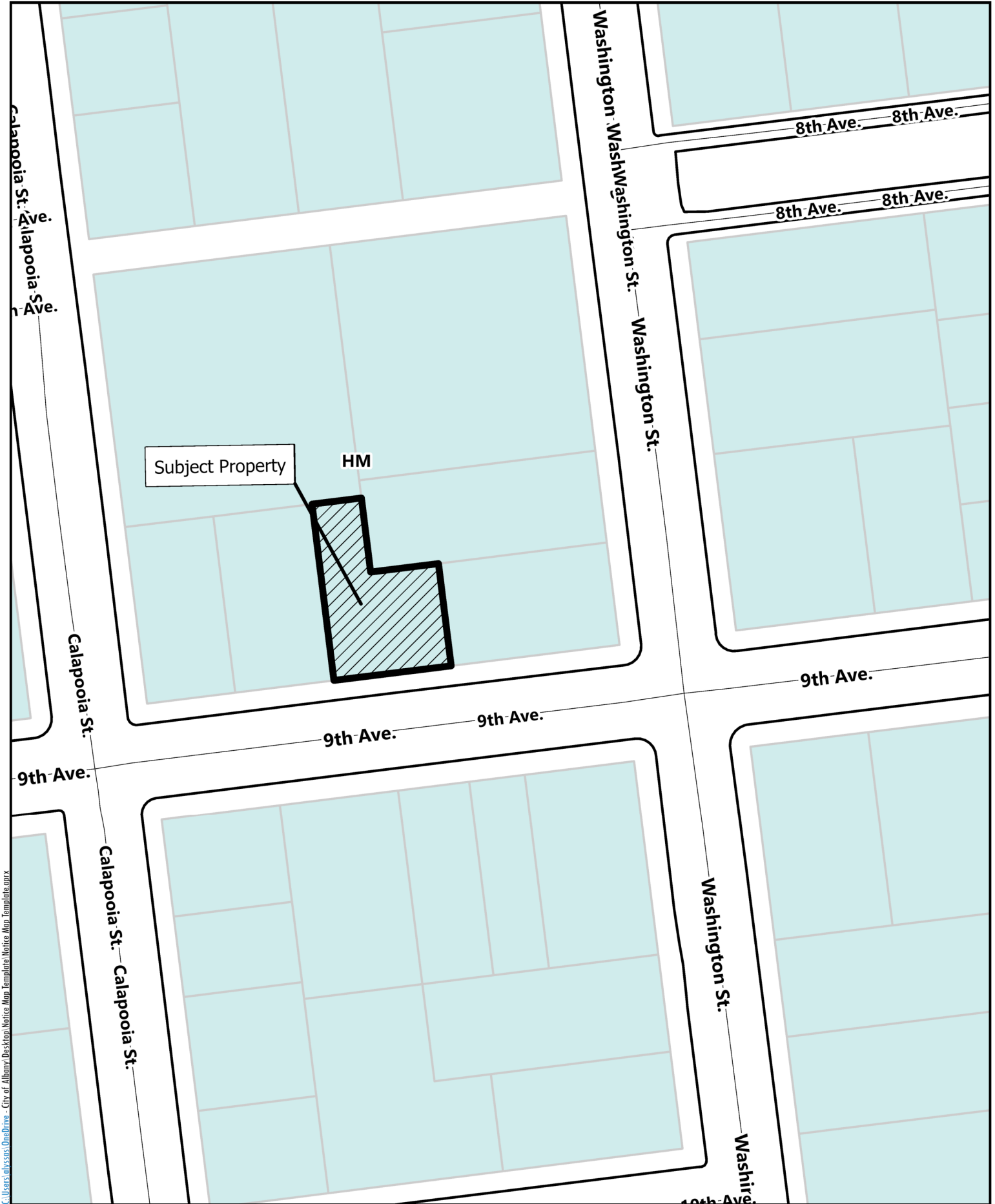
- Condition 1 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.
- Condition 2 **Historic Review**– A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

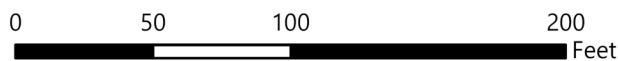
- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal

Acronyms

ADC	Albany Development Code
HM	Hackleman Monteith District



C:\Users\alibassus\OneDrive - City of Albany\Desktop\Notice Map Template\Notice Map Template.aprx



Date: 9/9/2025 Map Source:

517 9th Ave SW

Location Map

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

Attachment B.1

COUNTY: Linn

HISTORIC NAME: None COMMON NAME: None ADDRESS: 517 9th Ave. SW ADDITIONAL ADDRESS: NONE CITY: Albany OWNER: Elbert & Dorothy Palmer CATAGORY: Building LOCATION Monteith Historic District MAP NO: 11S04W12AD TAX LOT: 07200 BLOCK: 66 LOT N/A ADDITION NAME: Original Platt PIN NO: 11S04W12AD07200 ZONING HM	ORIGINAL USE: Residence CURRENT USE: Residence CONDITION: Good INTEGRITY: Fair MOVED? N DATE OF CONSTRUCTION: c.1885 THEME 19th Century Architecture STYLE: Italianate ARCHITECT UNKNOWN BUILDER: UNKNOWN QUADRANGLE Albany ASSESSMENT: Y 1994 ORIGINAL RATING: Primary CURRENT RATING: Historic Contributing
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PLAN TYPE/SHAPE: Rectangle FOUNDATION MAT.: Brick ROOF FORM/MAT.: Hipped STRUCTURAL FRAMING: Balloon PRIMARY WINDOW TYPE: 1/1 double hung EXTERIOR SURFACING MATERIALS: Drop siding	NO. OF STORIES: 2 BASEMENT N PORCH: Gable, wrap around
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DECORATIVE FEATURES:
Central 2 story bay w/pedimented gable, sunburst in the tympanum, Eastlake porch posts w/brackets, decorated brackets at eaves, overhanging eaves, wide frieze

EXTERIOR ALTERATIONS/ADDITIONS:
Windows in bay replaced by sliding aluminum c.1975

NOTEWORTHY LANDSCAPE FEATURES:
None

ADDITIONAL INFO:
None

INTERIOR FEATURES:
None

LOCAL INVENTORY NO.: M.175
CASE FILE NUMBER: None

SHPO INVENTORY NO.: None

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

Attachment B.2

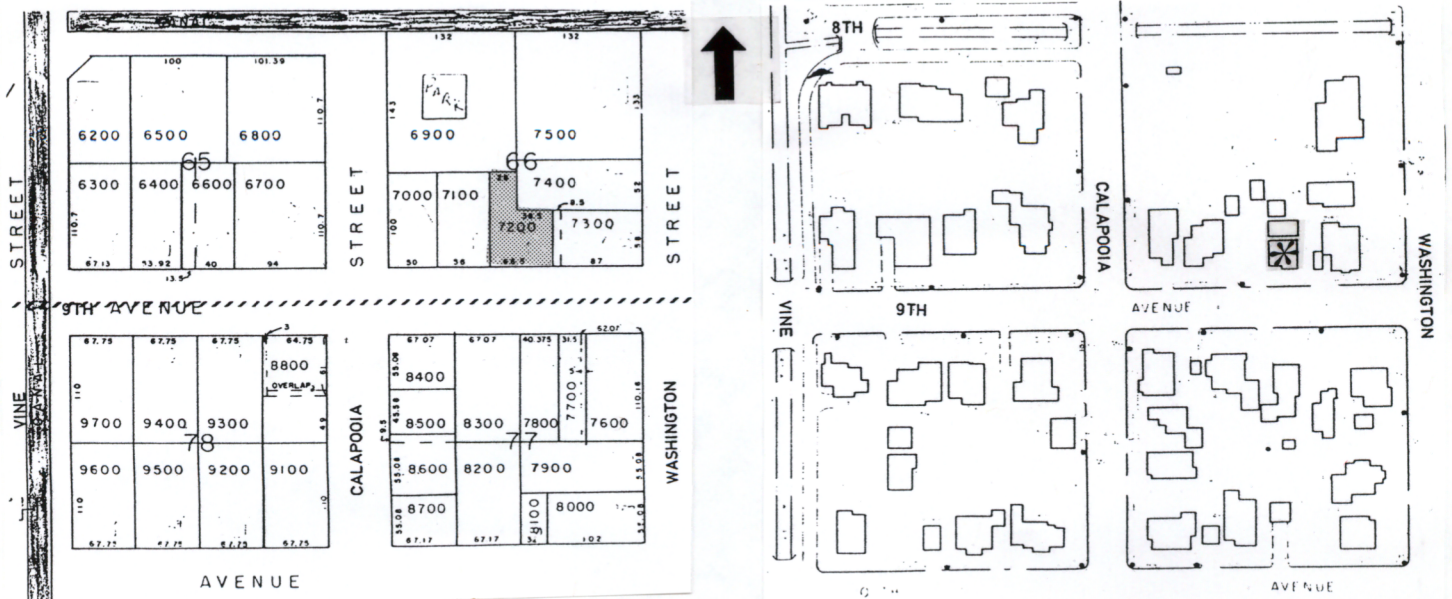
NAME: Elbert & Dorthy Palmer
ADDRESS: 517 Ninth Ave. S.W.
QUADRANGLE: Albany

T/R/S: T11-R4W-S12
MAP NO.: 11-4W-12AD
TAX LOT: 7200



NEGATIVE NO.: L-09

SLIDE NO.: MS.175



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



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.
- Application and materials must be submitted online through Accela at <http://www.albanyoregon.gov/permits>. 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: 1890 Architectural Style(s): Italianate

4. Years of exterior alterations, if any: unknown

5. Please describe the proposed alteration(s) and the purpose of the alterations: Current porch posts

are rotting, I would like to replace the posts with posts that are more Italianate in appearance (rectangular with

stopped chamfers) and keep existing corbels.

☒ **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

albanyoregon.gov/cd



submit an accurate alteration description, including photographs, or other information that describes the project.

Note: Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City's land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

☒ REVIEW CRITERIA RESPONSES.

On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact starting on last page.)

1. The Community Development Director will approve **residential** alteration applications if one of the following criteria is met:
 - a. There is no change in historic character, appearance, or material composition from the existing structure.
 - b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
 - c. The proposed alteration is not visible from the street.
2. For all other exterior alteration requests, except for the use of substitute materials*, and including all **non-residential** requests, the review body must find that one of the following criteria has been met to approve an alteration request:
 - a. 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
 - b. 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.

**There is a different application for the use of substitute materials. The review criteria for the use of substitute siding, windows, and trim shall be as found in ADC Sections 7.170-7.225.*

The review body will use the Secretary of the Interior's Standards of Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria [ADC Section 7.160].

The Secretary of the Interior's Standards for Rehabilitation. 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.

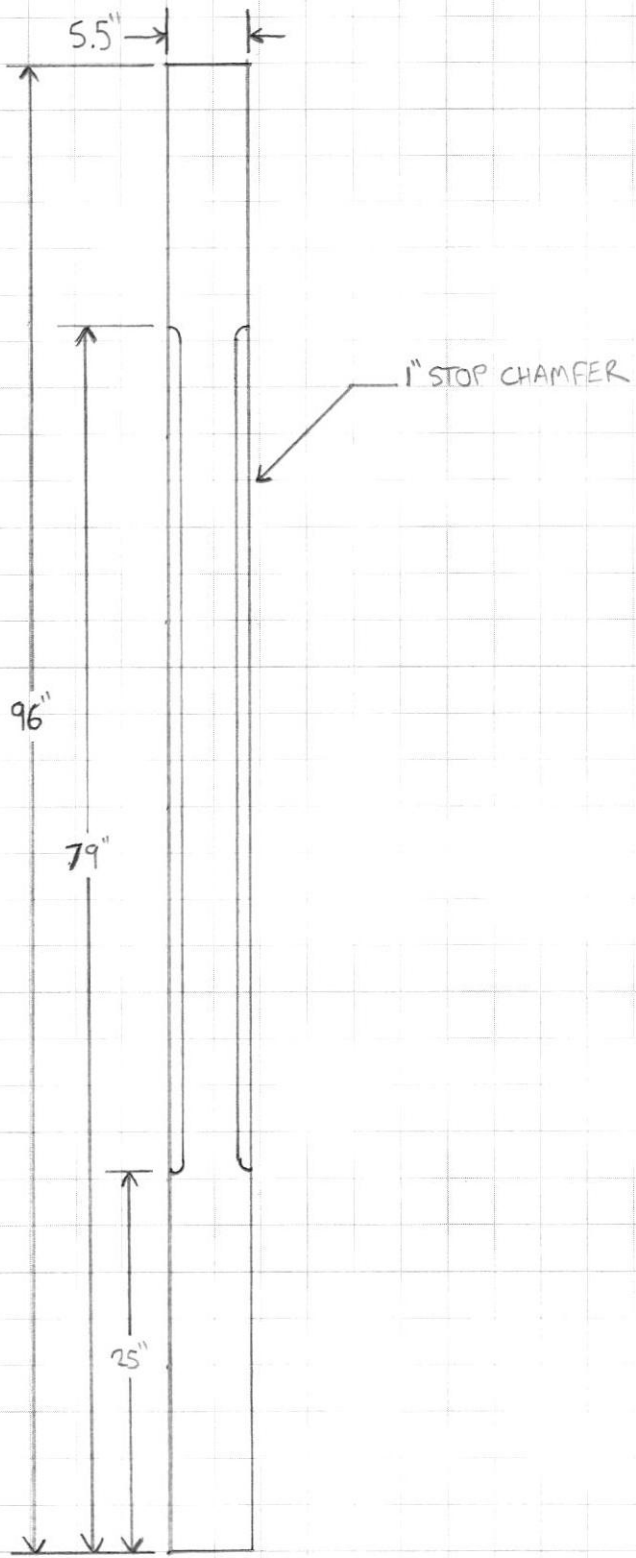
Findings of Fact

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.

Facts: The Albany Inventory of Historic Properties lists this home as an Italianate style. When researching the Italianate architectural style, both rectangular and turned porch posts were found, with rectangular being far more common than turned. In almost all cases, the rectangular posts had a stopped chamfer as a defining feature.

This application proposes to replace the current turned posts that are badly rotten (and have already been repaired once) with posts that are classically Italianate using square posts with stopped chamfers while retaining all other architectural features of the home (corbels, balustrades).

Conclusion: The proposed alteration is more in line with traditional Italianate construction than the existing porch posts. Mass, size, scale, materials, and architectural features of Italianate houses of the same era were all researched and taken into consideration when drafting this proposed change.



Findings of Fact

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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-14-25

November 5, 2025

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a residential structure on a developed lot listed on the Monteith National Register Historic District (Attachment A). The applicant proposes to construct an addition to the southern (rear) extent of the existing structure.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Jennifer Cepello, Planner III
Property Owner/Applicant:	Susan Bevington; 821 6th Avenue SW, Albany, OR 97321
Applicant's Representative:	Lori Stephens; 534 NW 4th Street, Corvallis, OR 97330
Address/Location:	804 11th Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-04W-12AD; Tax Lot 18900
Zoning:	Hackleman Monteith (HM) District (Monteith Expansion Area B) / Local Historic Inventory
Total Land Area:	7,370 square feet (0.17 acres)
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 October 22, 2025, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On November 3, 2025, notice of public hearing was posted on the subject site. As of November 3, 2025, 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 7.120)

1. **The Director will approve residential alteration requests if one of the following criteria is met:**
 - a. **There is no change in historic character, appearance, or material composition from the existing structure.**
 - b. **The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.**
 - c. **The proposed alteration is not visible from the street.**
2. **For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decisions will be forwarded to the State Historic Preservation Office.**

Findings of Fact

- 1.1 According to the Historic Resource Survey (Attachment B), the existing residence was constructed circa 1939 in a Post-War Cottage style. The residence consists of a single story, a gable roof with wood double-hung windows. Decorative features include the tongue and groove front gable and decorative shutters. The subject property is located within the Monteith National Register Historic District and is rated as Historic Contributing. The residential structure is not part of the Special Assessment of Historic Property Program.
- 1.2 The residence is located at 804 11th Avenue SW on a 0.17-acre lot at the corner of 11th Avenue and Maple Street (Attachment A). The residence is setback approximately 16 feet from the property line along 11th Avenue and six feet from the property line along Maple Street.
- 1.3 Exterior alterations proposed with this application include an addition of 271 square feet, a 104-square-foot covered porch, and a 171-square-foot uncovered patio to be located onto along the south (rear) façade of the existing residential structure. These proposed additions will be visible from Maple Street, a public right-of-way; therefore, the proposed development will be reviewed and processed by the Landmarks Commission.

Exterior Alteration Criteria (ADC 7.150)

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 that 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 804 11th Avenue SW in the Hackleman Monteith (HM) zoning district and within the Monteith National Register Historic District. The surrounding properties are in the Hackleman Monteith (HM) zoning district. Surrounding properties are developed as single dwelling unit residences.
- 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 Post-War Cottage (Attachment B).
- 1.4 Prior Alterations. There are no noted prior alterations.
- 1.5 Proposed Exterior Alterations. The applicant proposes to construct an addition of 271 square feet with a 104-square-foot covered porch, and a 171-square-foot uncovered patio to be located on the south (rear) façade of the existing residential structure (Attachment C). Exterior renovations, which are subject to historic review include the following:
 - a. Roofing: The proposed addition will extend the main gable roof line to the south (backyard) and maintain the existing height of the structure. The application materials indicate the new portions of the roof will consist of asphalt shingles to match the existing asphalt shingles.
 - b. Windows: The applicant proposes the removal and replacement of six windows; one upon the eastern wall (side), four upon the southern wall (rear), and one on the western wall (side). The

eastern window will be relocated approximately two feet to the south of the existing window. Based upon the submitted architecture plans the window will be replaced with a 2/2 single hung window. Three of the four windows to be replaced along the southern wall will be 1/1 single hung windows. The applicant's proposal includes the addition of an arched window in a 4 divided lite pattern to be located above the three replacement windows. The remaining window upon the south wall is to be relocated to the western wall and will be of a 1/1 single hung style. The existing window to be replaced upon the western wall will be of a 2/2 opaque glass single hung window. The submitted application materials did not state what type of materials the new and replacement windows and window frames will be constructed with.

- c. Doors: The applicant proposes to replace the existing front door and the man door into the garage which is located upon the western (side) wall. The applicant's proposal includes the addition of two new exterior doors as a part of the addition, one of which will face east (side) and the other facing south (rear). The applicant proposes the front door to be replaced with a more period fir door to match the dwelling. The existing garage door is a non-original metal door and is to be replaced with a flush panel door. The applicant proposes the new doors to be of a 10 lite panel design (Attachment C.5).
- d. Siding: The applicant proposes the use of pre-primed lap cedar with an eight-inch reveal siding for the addition and the in-fill of the existing window. The applicant notes the proposed pre-primed lap cedar will match the existing wood siding upon the structure.

Based on the facts provided, the proposed addition will not change the historic character, appearance, or material composition of the existing structure. Based on these facts, criterion ADC 7.150(2) is met.

- 1.6 Building Use (ADC 7.160(1)). The building was constructed as a single detached dwelling unit. The building is still used as a single detached dwelling unit. The applicant does not propose any changes to the use of the building at this time.

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

- 1.7 Historic Character (ADC 7.160(2)). The house was constructed in 1939 in the Post-War Cottage style. Distinctive features of the house include a tongue and groove front gable, 2/2 divided lite wood double-hung windows, and beveled wood siding (Attachment B).

The applicant states the proposed addition continues with the same characteristics as the existing residence. The addition will extend the main gable roof line to the south (backyard) and will not increase the height of the residence. The new windows will have the same 2/2 divided lite pattern as the east side windows, and the new siding will consist of pre-primed lap cedar with an eight-inch reveal matching the existing wooden siding.

Based on these facts, the standards in ADC 7.160(2) are met.

- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The house is designed in the Post-War Cottage style. The applicant proposes to construct an addition to the south (rear) of the dwelling. Based upon the submitted application materials, the applicant does not propose to add or incorporate conjectural features or architectural elements. The proposed addition does not impact any changes to the structure that has acquired historical significance in its own right. Based on these facts, the standard in 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 with the development of the addition. Based on these facts, standard ADC 7.160(5) is met.

- 1.10 Deteriorated Features (ADC 7.160(6)). The applicant states that there are no existing deteriorated historic features. Since there are no deteriorated historic features, the standard in ADC 7.160(6) is satisfied.

- 1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose the use of any chemical or physical treatments in relation to the construction of the addition. Based on these facts, the standards in ADC 7.160(7) are met.

- 1.12 Significant Archaeological Resources (ADC 7.160(8)). The additions will disturb soil to the south of the existing structure. There are no known archaeological resources on site or within the immediate vicinity. Information regarding examples of artifacts as well as property owner responsibilities will be provided to the applicant prior to ground disturbing work. Based on these facts, the standards in ADC 7.160(8) are met.
- 1.13 Historic Materials (ADC 7.160(9)). The applicant states that the project will not destroy any historic materials or make any changes to the massing, size, scale, or architectural features of the property. The applicant will have the opportunity to address this finding in more detail at the hearing.
- 1.14 New Additions (ADC 7.160(10)). The submitted application is for the construction of additions to an existing structure. The applicant seeks to construct a 271-square-foot addition to the south (rear) of the existing structure, as well as the construction of a 104-square-foot covered porch, and 171-square-foot porch. The applicant submitted a set of plans that show the extent and the building elevations of the existing structure and the proposed additions (Attachment C.5-16). The applicant did not directly address this criterion in their application submittal. The applicant will have the opportunity to address this standard at the November 12, 2025, public hearing. The Landmarks Commission will determine if the standards in ADC 7.160(10) are 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(1-9).
- 1.3 The applicant did not provide findings addressing ADC 7.160(10). The Landmarks Commission will determine if the standard in ADC 7.160(10) is met based upon the additional testimony by the applicant.

Overall Conclusions

This proposal seeks to complete exterior alterations for the construction of a 271-square-foot addition to the existing residence, the construction of a 104-square-foot covered porch, and the construction of a 171-square-foot patio.

Staff finds all applicable criteria and the Secretary of the Interior's Standards for Rehabilitation 1-9 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.

Motions

Approval: *I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-14-25. This motion is based on the findings and conclusions in the November 5, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

Approval with new conditions of approval: *I move to approve the exterior alterations including conditions of approval as **drafted during this meeting** for application planning file no. HI-14-25. This motion is based on the findings and conclusions in the November 5, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

Denial: *I move to deny the exterior alterations as detailed in planning file no. HI-14-25. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.*

Conditions of Approval

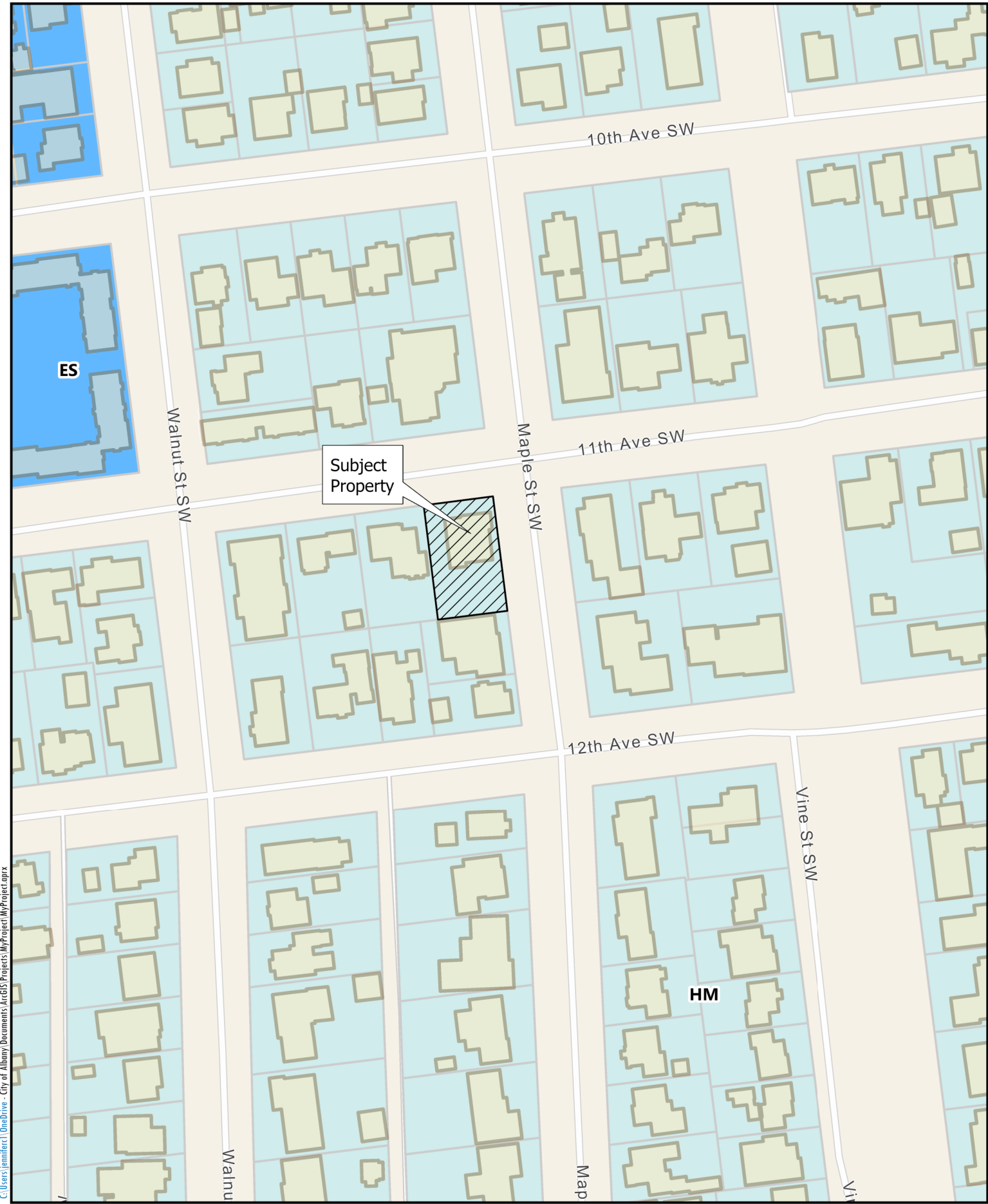
- Condition 1 **Exterior Alterations**– The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.
- Condition 2 **Historic Review**– A final historic inspection is required to verify that the work has been done according to this application. Please call the project planner (541-917-7561) a day or two in advance to schedule.

Attachments

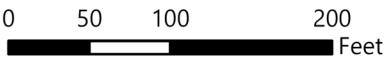
- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal

Acronyms

- | | |
|-----|-----------------------------|
| ADC | Albany Development Code |
| HM | Hackleman Monteith District |



C:\Users\jennifer1\OneDrive - City of Albany\Documents\ArcGIS\Projects\MyProject\MyProject.aprx



Date: 10/13/2025

804 11th Ave SW

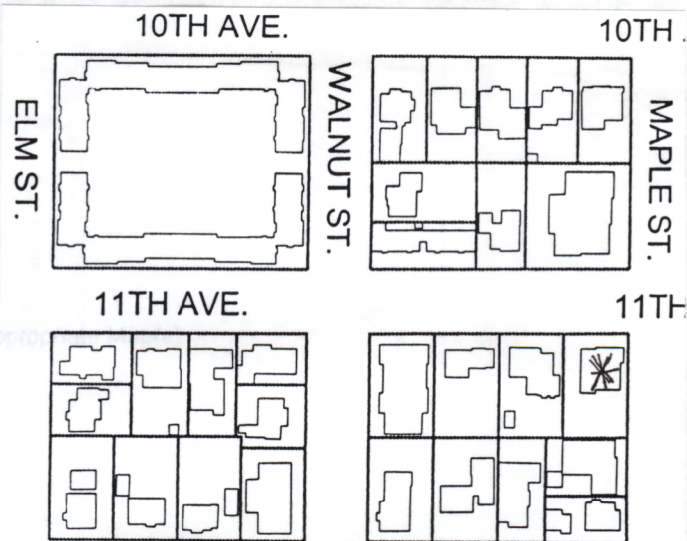
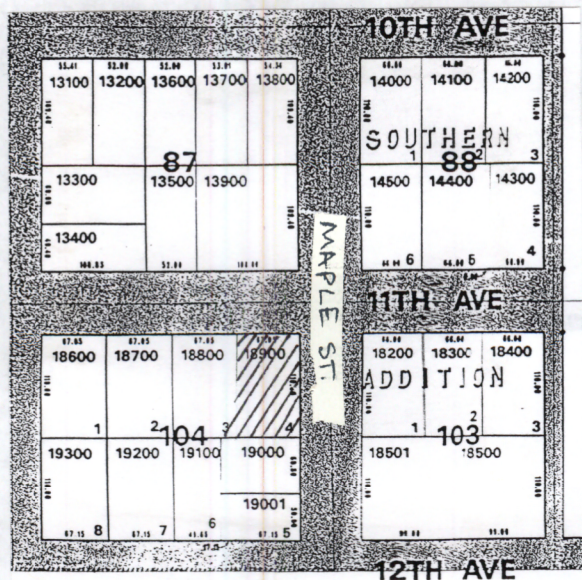
Location Map

				*County: Linn	
*Street Address: 804 11th Ave SW			*City Albany		
USGS Quad Name: Albany		GPS Latitude:		Longitude:	
Township: 11S	Range: 4W	Section: 12	Block/Lot: AD		Tax Lot #: 18900
*Date of Construction: 1940s		Historic Name:		Historic Use or Function: SF	
Grouping or Cluster Name:		*Current Name or Use: SF		Associated Archaeological Site:	
Architectural Classification(s): Post-war Cottage		Plan Type/Shape: Square		Number of stories: 1	
Foundation Material: Poured concrete		Structural Framing: Wood		Moved? No	
Roof Type/Material: Gable/composition			Window Type/Material: 2/2 wood double-hung		
Exterior Surface Materials Primary: Bevel		Secondary:		Decorative: T & G in front gable	
Exterior Alterations or Additions, Approximate Date: Carport; decorative shutters.					
Number and Type of Associated Resources: Attached garage (W)					
Integrity: G		Condition: Ex		Local Ranking:	
National Register Listed? ☐ Yes ☒ No ☐ Unknown					
Preliminary National Register Findings: <u>Potentially Eligible:</u> ☐ Individually or ☒ As a contributing resource in a District <u>Not Eligible:</u> ☐ Intact but lacks distinction ☐ Altered (Choose one) : ☐ Reversible/ potentially eligible ☐ Individually or in a district ☐ Reversible/ ineligible, lacks distinction ☐ Irretrievable lack of integrity ☐ Not 50 years old					
Description of Physical and or Landscape Features: Complex intersecting gabled volumes Corner windows Hipped roof on garage portion Front gable has vert T & G Brick chimney on east 12-pane wood fixed front window					
Statement of Significance: [Required only for Intensive Level Surveys] (Use additional sheets if necessary)					
*Researcher/ Organization: David Pinyerd, Historic Preservation Northwest				Date Recorded: 9/27/2002	
*Photo Roll #: 2	*Frame #(s): 10		Local Designation #:		SHPO #:
				*County: Linn	

Street Address:
804 11th Ave SW

City:
Albany

Attachment B.2



*Researcher/ Organization:
David Pinyerd, Historic Preservation Northwest

Date Recorded:
9/27/2002

*Photo Roll #:
2

*Frame #(s):
10

Local Designation #:

SHPO #:



Lori Stephens, AIA
 534 NW 4th St
 Corvallis, Oregon 97330
 541-753-2900

September 18, 2025

Historic Review – Exterior Alteration Narrative and Findings of Fact.

RE: Landmarks Review: Addition to Residence.

Project Address: 804 11th Ave SW, Albany, Oregon.

Narrative:

The owner of 804 11th Ave SW, proposes to add 271sf onto the back of their historic, contributing house with a 104 sf covered porch, and 171 sf of uncovered patio and porch. This addition will remove an interior bedroom, but will enlarge an existing bedroom. It will also add a family room, laundry room, and ½ bath. This addition will give the house a better connection to the backyard. As it exists, if the owner wants to go into the backyard, they must walk through the garage. Currently, only the back two bedrooms and garage have a view of the backyard, but only the garage has a door to the backyard. Also, the laundry room is currently in the unheated garage and there is only one bathroom in the house, so this addition will bring the laundry into the heated space and add another bath option. This addition will improve the usability of the residence for the current and future owners.

Four bedroom windows, two garage windows, the front entry door, and one garage man door will be removed. The metal garage man door being removed is not original and is rusting at the bottom. The entry door is not original and has no window to see who is at the door. It will be replaced with a more period fir door to match the house. The bedroom windows are not original and are vinyl. The garage windows being removed are original. One garage window is being removed for the addition. The other garage window is being removed and replaced with two windows because the owner wants more natural light in the garage. The garage windows are on a side yard facing a neighboring property and not on street frontage.

Within the Hackleman District:

Review Criteria: For all other exterior alteration requests, except for the use of substitute materials*, and including all non-residential requests, the review body must find that one of the following criteria has been met to approve an alteration request:

- a. 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
- b. 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.

Criterion (b): 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.

Fact: The proposed addition continues with the same characteristics as the existing residence. It will have the same eave details, same roofing, and siding reveal. The proposed addition extends the main gable roof line out to the south (backyard), and therefore does not increase the height of the residence. New windows in the enlarged portion of the bedroom will have the same 2/2 divided lite pattern as the east side windows. A new door onto the back covered porch will be added to the bedroom which will provide egress. This door will be a fiberglass 10 pane door. A window in the new ½ bath will have the same 2/2 divided lite pattern of the majority of existing windows. The windows on the backyard family room wall will be (3)1/1 single hung windows with an arched window above in a 4 divided lite pattern. The arched window is a reflection of the coved arches in the interior (entryway, living room to dining room, and the hallway). New siding will be pre-primed lap cedar with an 8" reveal to match the existing wood siding. Where the new addition is extended from existing siding on the east side, the contractor will feather in with pre-primed, beveled cedar siding to match the existing until the new corner. Windows on the addition (new portion) and well as the garage (existing portion) will be metal clad wood to match the existing profiles and pattern.

Back garage door will be a solid metal like the previous door. The entry door will be fir with fir trim. The window pattern in the door will reflect the divided lite pattern of the windows on the house.

There is one area of an existing bedroom wall where a window is removed which will be infilled with wood siding to match the original wood siding.

Conclusion: 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.

Sincerely,



Lori Stephens
Architect, AIA

Broadleaf Architecture PC
534 NW 4th St,
Corvallis, OR 97330

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS ^a				
BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	Required Performance	Equiv. Value ^b	Required Performance	Equiv. Value ^b
Wall insulation—above grade	U-0.059 ^c	R-21 Intermediate ^c	Note d	Note d
Wall insulation—below grade ^e	C-0.063	R-15 c.i./R-21	C-0.063	R-15/R-21
Flat ceilings ^f	U-0.021	R-49	U-0.020	R-49 A ^h
Vaulted ceilings ^g	U-0.033	R-30 Rafter or R-30A ^{g,h} Scissor Truss	U-0.027	R-38A ^h
Underfloors	U-0.033	R-30	U-0.033	R-30
Slab-edge perimeter ^m	F-0.520	R-15	F-0.520	R-15
Heated slab interior ^l	n/a	R-10	n/a	R-10
Windows ^j	U-0.27	U-0.27	U-0.27	U-0.27
Skylights	U-0.50	U-0.50	U-0.50	U-0.50
Exterior doors ^k	U-0.20	U-0.20	U-0.54	U-0.54
Exterior doors with > 2.5 ft ² glazing ^l	U-0.40	U-0.40	U-0.40	U-0.40

TABLE N1101.3 SMALL ADDITION ADDITIONAL MEASURES (select one)	
1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2
3	Insulate the existing floor, crawl space or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED or linear fluorescent, or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2.
4	Test the entire dwelling with a blower door and exhibit no more than 4.5 air changes per hour @ 50 Pascals.
5	Seal and performance test the duct system.
6	Replace existing 80-percent AFUE or less gas furnace with a 92-percent AFUE or greater system.
7	Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 10.0
8	Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 9.5.
9	Replace existing water heater with a water heater meeting: Natural gas/propane water heater with minimum UEF 0.90, or Electric heat pump water heater with minimum 2.0 COP.



BEVINGTON ADDITION / REMODEL

Scope of Work:
1. Addition of 1/2 bath.
2. Addition of laundry room.
3. Addition of bedroom closet.
4. Addition of heated square footage for family room.
5. Addition of covered deck.
6. Kitchen remodel.

Heating:
Existing heating to supply new addition.

Added heated living space square footage: 271sf.

Existing heated square footage: 1,141.6sf

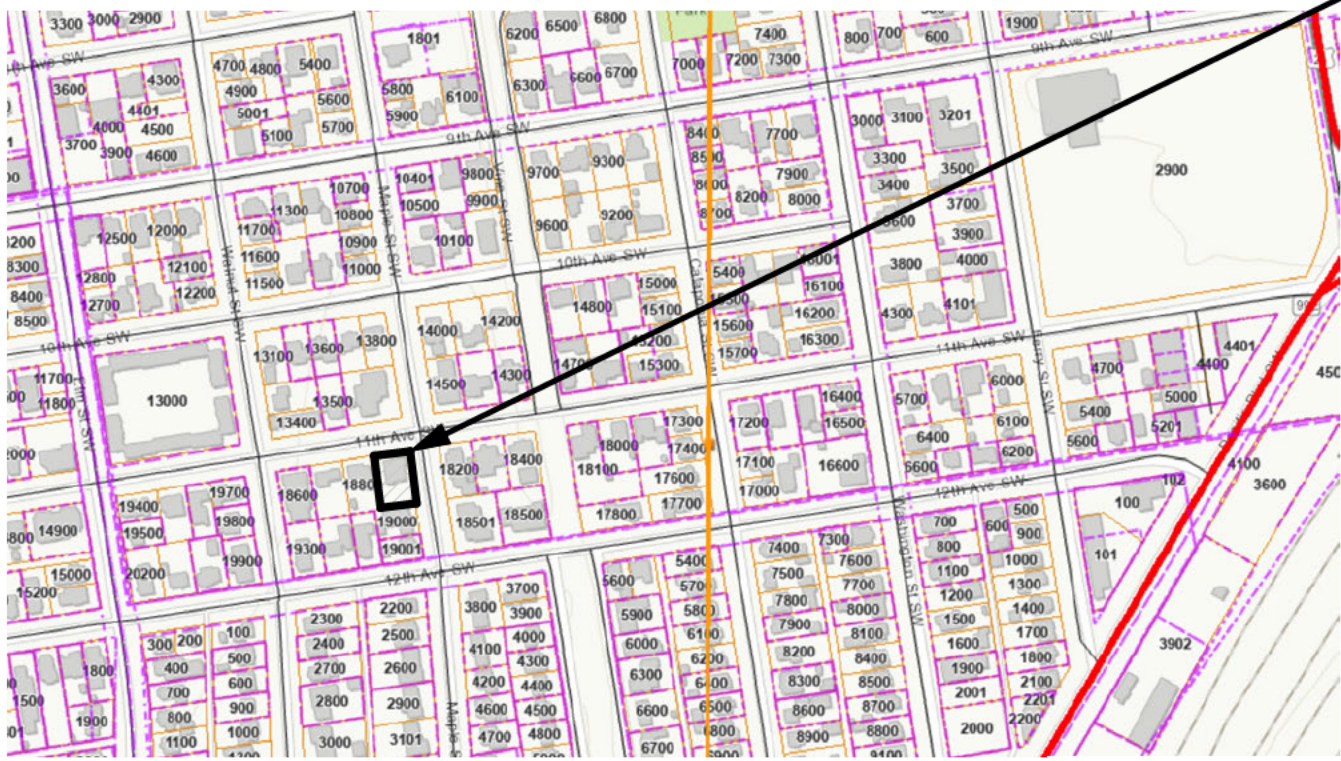
Garage: 278sf

Covered porch: 103.6 sf

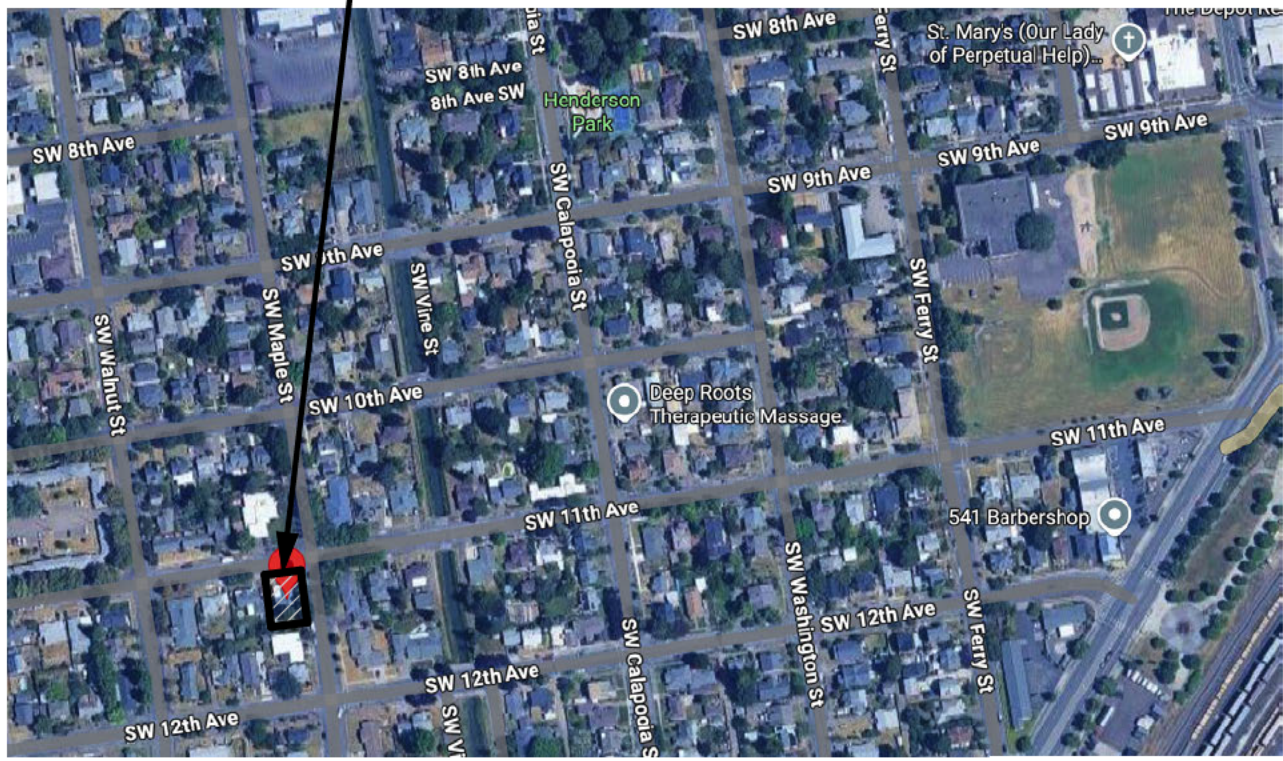
ENERGY EFFICIENCY MEASURES -
Existing buildings minimum values-
Per N1101. N1101.3, Measure #3. See table this page.

Fixtures:	Removed	New
- Laundry Sink:	0	1
- Washer:	0	1
- Exterior Shower:	1	0
- Utility Sink:	0	1
- Toilet:	0	1
TOTAL:	-1	+4 = +3

SHEET INDEX	
ID	Name
G-001	Index / Specifications
G-002	Site Plan
G-003	Sepcifications
A-101	Demolition Plan
A-102	Floor Plan
A-201	Exterior Elevations
A-202	Exterior Elevations
A-301	Sections
A-501	Foundation Plan
A-502	Roof Framing Plan
A-701	Interior Elevations
A-801	Details
A-802	Details
E-101	Electrical Plans



TAX LOT MAP



VICINITY MAP

SITE ADDRESS:
804 11TH AVE SW

ZONING: HM

TAX LOT#:
11S04W12AD18900



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SHEET TITLE

Index / Specifications

G-001



1
G-002 **Site Plan**
SCALE: 1" = 10'

DATE OF ISSUE:	Thursday, September 18, 2025	Bevington Remodel 804 11th Ave SW Albany, OR suebevington@gmail.com	Site Plan
CAD FILE NAME:	bevington 5c.pln		G-002
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BROADLEAF ARCHITECTURE PC 534 NW 4TH ST CORVALLIS, OR 97330			

GENERAL STRUCTURAL NOTES AND SPECIFICATIONS

GENERAL

1. These notes set minimum standards for construction. The drawings govern over these notes to the extent shown. Coordinate these drawings with architectural specifications and notify Lori Stephens, Architect, Corvallis, Oregon of any discrepancies prior to beginning work. These drawings have been prepared solely for use in construction of the project located in Lin County, Oregon. The Contractor shall verify all dimensions and conditions on drawings and in the field. The Contractor shall coordinate the location of openings through floors, roofs, and walls for mechanical and electrical subs. Notify Architect of any conflicts. The Contractor shall be responsible for providing all temporary support prior to completion of the vertical and lateral load systems. The Architect has not been retained to provide any services pertaining to job site safety precautions, or to review means, methods, techniques, sequences, or procedures for performing the work unless we are specifically retained and compensated to do otherwise, ore work is limited to the design or work described on our drawings. Where reference is made to ACI, AISC, ASTM, or other standards or codes, the latest edition shall apply. Job supervision is not provided by the Architect. All work shall be in strict compliance with the latest edition of the International Residential Code (IRC) as amended by the State of Oregon (ORSC 2023) and all other National, State and Local codes that apply.
2. Design Criteria:
Roof Live Load 25 psf (snow)
Floor Live Load 40 psf
Dead Load 15 psf Roof, 10 psf Floor
Wind Load 96 mph exposure B
Seismic Category D₁
3. Any mechanical equipment, piping, ductwork, etc... which applies a load of 150 pounds or more shall be hung from a system approved by the Architect.
4. Construction shall comply with any and all covenants, conditions, and restrictions recorded against the land.
5. Safety, care of adjacent properties during construction, and compliance with all applicable safety regulations is, and shall be, the contractors and all subcontractors' responsibility.
6. All trees shall be protected from damage, unless approved for removal by owner.

FOUNDATION

7. Where practicable, excavations shall be as near as possible to the neat lines required by size and shape of the footings. No material shall be excavated unnecessarily. Use forms for the sides of footings. As excavation progresses, conditions may develop requiring changes in the elevation of footings. Such changes shall be made only as directed by the Architect or Engineer.
8. Design soil bearing pressure equals 1500 psf.
9. Do not excavate closer than 2:1 slope below footing excavations. Clean all footing excavations of loose material by hand. Remove all wet, soft soil from footing excavations prior to placing concrete. Excavations may be made under footings for pipes. Backfill to be structural fill to consist of compacted granular material or approved conditioned site material. Place all fill in lifts not to exceed 8" and compact to 93% Standard AASHTO T-180 under footings and slabs.
10. Footings to be placed a minimum of 12" below existing grade in the cut portion. For all footings, the minimum depth below final grade should be 12". Footings placed in the fill area to be placed on compacted select granular fill that extends to a minimum of 12" below the original grade or below the organic topsoil layer, whichever is greater.

CONCRETE

11. Provide f'c = 3000 psi concrete for foundations with reinforcement at 60,000psi, grade 60 and stirrups at 60,000psi, grade 40. Provide f'c = 3000 psi concrete for patios, slabs, and steps exposed to the weather. 5" slump max. All concrete to be air-entrained 5-7%.
12. All concrete to be reinforced, unless specifically marked plain concrete.
13. Concrete forms, mixing, placing and curing shall conform to ACI manual of concrete practice, latest edition and specifications.

REINFORCING

14. Reinforcing shall conform to ASTM A615, Grade 60 except ties and stirrups to be Grade 40.
15. All reinforcing shall be continuous, stagger splices in adjacent bars. Lap bars as follows: #4: 20" (grade 40); 30" (grade 60), #5: 25" (grade 40); 38" (grade 60) #6: 30" (grade 40); 45" (grade 60), or in accordance with ACI 318-08.
16. Provide corner bends corresponding to size, number and lap length of principal reinforcement.
17. Concrete cover, unless otherwise noted, shall be: 3" bottom and sides or footings, 1-1/2" elsewhere.
18. Hold reinforcement in its true position with devices sufficiently numerous to prevent displacement.
19. 4" thick concrete slab with fiber reinforcement: 1-1/2#/cu yd.

WOOD FRAMING

20. All lumber to be species and minimum grades as follows (unless noted otherwise in drawings).
21 a. Joists, beams and stringers Douglas Fir #2
22 b. Sucks, blocking, bridging and misc. Doug. Fir or Hem Fir #3
23 c. 2 x 4 studs Doug. Fir stud or 'STD'
24 d. 2 x 6 studs and larger Doug. Fir #2
25 e. Sills, ledgers, plated, etc. in contact with concrete - P.T. Doug. Fir #2
26 f. Posts Doug. Fir #2
27. Walls: blocking at 8'-0" maximum.
28. Joists: full bearing with solid blocking at supports.
29. Exposed exterior plywood shall be exterior grade CCX. Nail 6" on edge and 12" in field. Other plywood and wood structural panels shall be C-D exposure 1 or better. Center sheets accurately over supporting members. Sheets shall be 16" minimum in width. Lay face-grain perpendicular to supports and stagger end-joints. Use spacer tool to ensure 1/8" end and edge joints including tongue and groove joints. Washers, machine bolts and lag screws with heads or nuts bearing on wood shall have standard malleable washers or equal plate washers.
30. Roof Sheathing: Diaphragm to be 15/32" CDX plywood with all supported panel edges to be nailed 8d @ 6" O.C. and panel field to be nailed 12" O.C. U.N.O.
31. Bolts - drill holes 1/16" oversized, threads shall not bear on wood.
32. Lag screws - do not hammer screw into pre-drilled holes the same diameter as tool on thread. Enlarge to shank diameter for length of shank.
33. All nailing per nailing schedules in Oregon Residential Specialty Code (2023 ORSC), Table 602.3 (1) & (2).
34. Metal framing decides shall be as manufactured by Simpson Co., San Leandro, CA., or approved equal.
35. Provide blocking for other trades including.
36. All pre-wiring will be coordinated with owner.
37. Insulation baffles shall be 3/8" CDX plywood. No felt paper allowed. Maintain 1" airspace.

THERMAL PROTECTION

39. Building components:
a. Window glass: U=0.28 or less.
b. Doors other than main entry: U=0.20 or less.
c. Main entry door: Max. 24 sq.ft: U=0.54 or less.
d. Skylight glass: U=0.50. Skylight area from centerline: 2% of floor area.
40. Insulation required as follows:
a. Exterior walls: R-21.
b. Underfloor insulation: R-30.
c. Flat ceilings: R-49.
d. Vaulted ceilings: R-30 min.
e. Slab floor edge insulation: R-15.
f. Forced air duct insulation: R-8 if located in unconditioned space.
41. Ground cover required as follows:
a. Crawl space: 6mil. black polyethylene. Ground cover must be lapped at all joints and sealed with adhesive, cover the entire underfloor area and extend 12" up the foundation wall.
42. Vapor retarder requirements:
a. Exterior walls: One-perm required, faced insulation typ.
b. Floors: one-perm required, faced insulation below. Floor or craft paper between decking and underlayment.
c. Ceiling: no requirement for ceilings with attics above them, 0.5 perm required in ceilings without attics above, such as single rafter vaults, polyethylene sheets or foil faced batts.

PLUMBING

43. All interior faucets ma imum 2.5 gal/min.
44. Toilets: 1.6 gpf/flush.
45. Coordinate sleeves for irrigation and rain drains prior to pouring concrete flatwork.
46. Plumbing walls shall be 2 x 6. Bathtub framed at 60-1/2" unless noted otherwise.
47. Plumbing waste lines to be located in accordance with the following: the centerline of WC waste lines will be 12" from face of wall behind. Tub waste lines are assumed to be centered in wall behind controls and 15" face of sidewall.
48. For tub and shower enclosures: All wallboard joints, cut edges and pipe openings are to be protected with a separate coat of tile adhesive used as a sealer prior to application of the finish material. All openings around pipes, fixtures, etc. shall be caulked with an approved waterproof non-hardening caulking compound.
49. Showerheads shall be equipped with flow restrictors limiting the volume to 2.5 gpm. Max.
50. Tub and shower doors shall be safety glazed or approved plastic.
51. Plumbing contractor will install plumbing to minimize noise from use; structural support members will be protected.
52. Water heaters shall be provided with pressure relief valves.

ENGINEERING LUMBER AND PRODUCTS

53. TJI joists by Trus Joist MacMillan: Installed per manufacturer's specifications.
54. All light metal plate-connected wood roof trusses specified shall be designed by a licensed engineer and shall be manufactured by a prior-approved truss manufacturer.

GLAZING

54. All Glazing will comply with 2023 Oregon Residential Specialty Code, Section R308.
55. Individual glazed areas including glass mirrors in hazardous locations shall pass the test requirements of CPSC 16 CFR, Part 1201. Glazing shall comply with the CPSC 16 CFR, Part 1201 for Category I or Category II as indicated in Table R308.3 of the 2014 Oregon Residential Specialty Code.
56. Hazardous locations for the purposes of glazing are as follows:
a. Glazing in swinging doors except jalousies.
b. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
c. Glazing in storm doors.
d. Glazing in all unframed swinging doors.
e. Glazing in doors, windows, and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing n any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface.
f. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.
g. Glazing in an individual fixed or operable panel, other than those locations described in items e and f above, that meets all of the following conditions:
1. Exposed area of an individual pane greater than 9 square feet.
2. Bottom edges less than 18 inches (457 mm) above the floor.
3. Top edge greater than 36 inches (914 mm) above the floor.
4. One or more walking surfaces within 36 inches horizontally of the glazing.
h. All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
i. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm) horizontally of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
j. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glass is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.
k. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches (1524 mm) above the nose of the tread.
57. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.
58. The minimum net clear opening height for an emergency escape shall be 24 inches.
59. The minimum net clear opening width for an emergency escape shall be 20 inches.
60. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

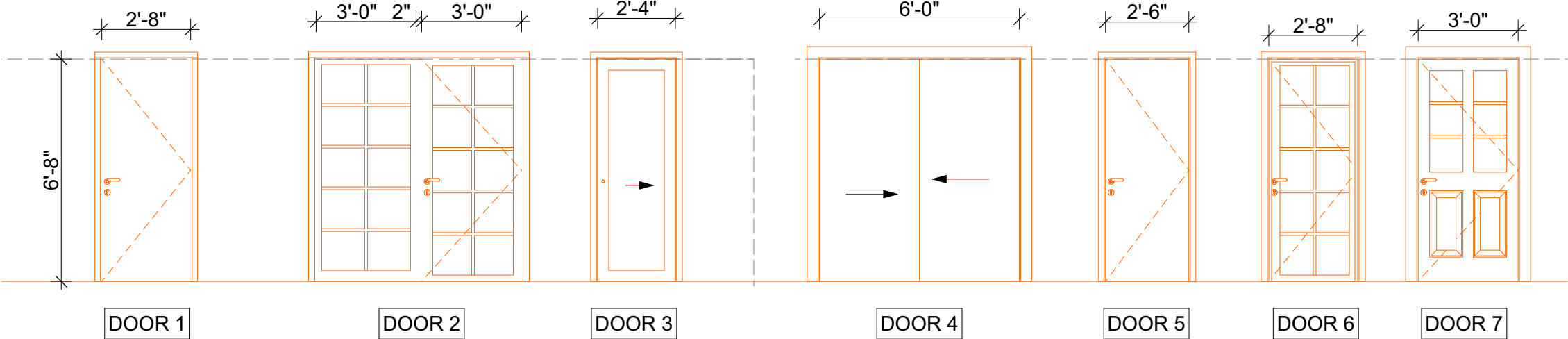
HANDRAILS AND GUARDS

61. Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building. See 2023 Oregon Structural Specialty Code, Section 1607.8.1.1.
62. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches or more in diameter.

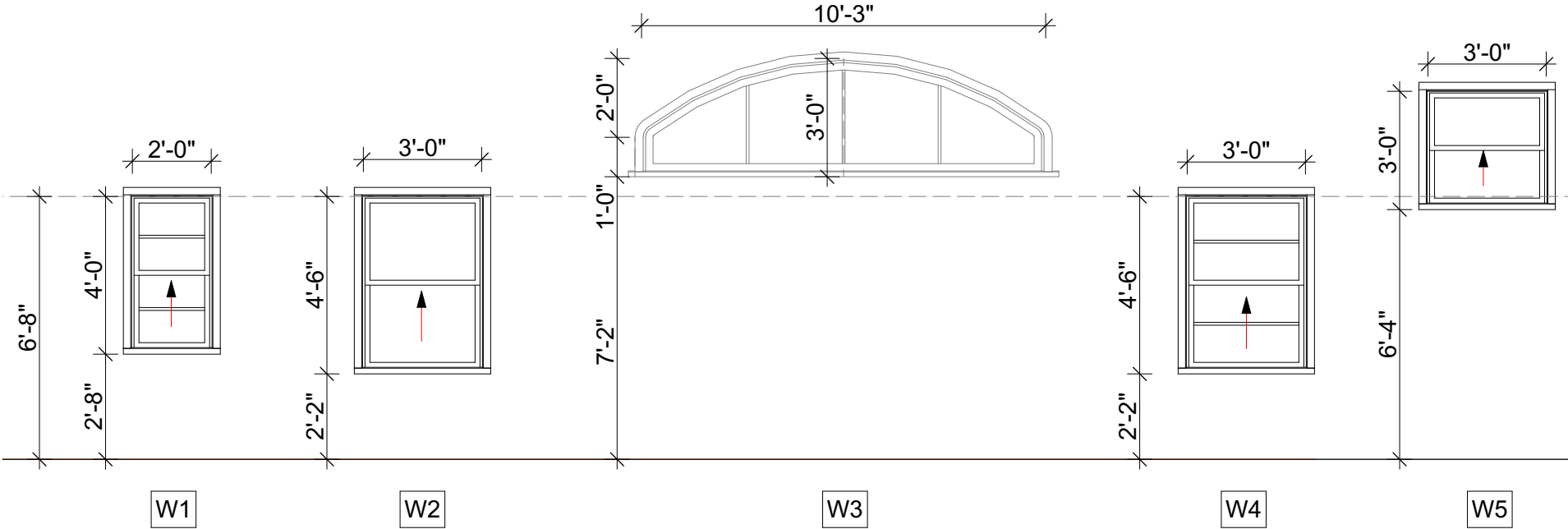
FINISH

63. Exterior doors and windows to be weather-stripped.
64. All windows, including skylights, to be Low E non-reflective type, insulated glass (double glazed).

Door Legend							
ID	D1	D2	D3	D4	D5	D6	D7
W x H Size	2'-8"x6'-8"	3'-0"x6'-8"	2'-4"x6'-8"	6'-0"x6'-8"	2'-6"x6'-8"	2'-8"x6'-8"	3'-0"x6'-8"
Quantity	1	1	1	2	1	1	1
Note/Remarks	Flush Panel.	10 lite panel w/10 lite sidelight.	Opaque Full Panel Lite.	Flush Panel.	Flush Panel.	10 lite Panel.	Custom lite front door.
Door Type	Exterior Swing.	Exterior swing and fixed.	Pocket Door.	Closet Slider.	Swing.	Ext. Swing.	Ext. Swing.



Window Legend					
ID	W1	W2	W3	W4	W5
Quantity	1	3	1	1	2
W x H Size	2'-0"x4'-0"	3'-0"x4'-6"	10'-3"x3'-0"	3'-0"x4'-6"	3'-0"x3'-0"
Note/Remarks	2/2 Opaque glass.	1/1	4 divided lites.	2/2	1/1
Window Type	Single Hung.	Single Hung.	Arched Top Fixed.	Single Hung.	Single Hung.



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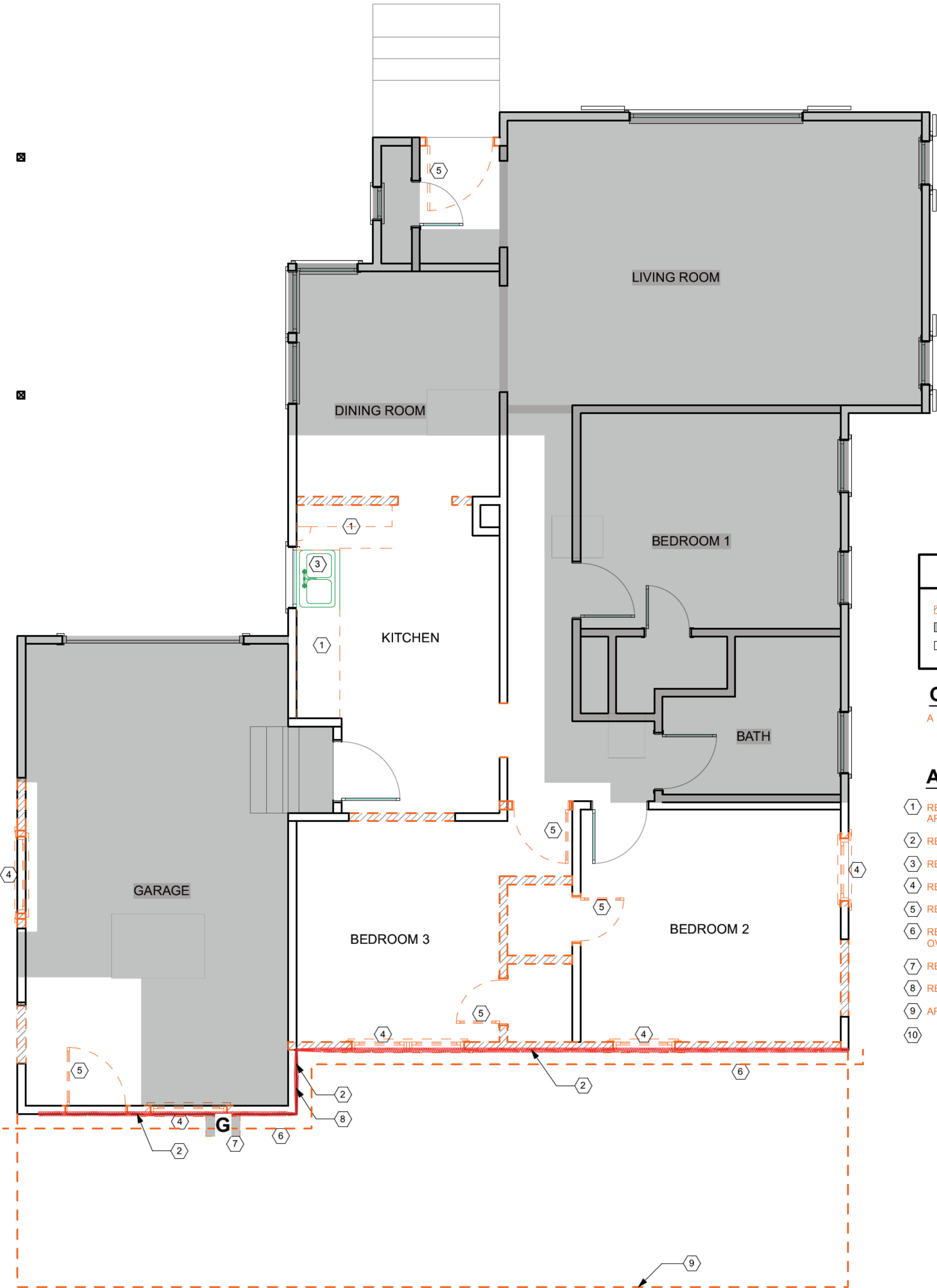
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Specifications

G-003



LEGEND

WALLS TO DEMOLISH.

AREA TO REMAIN.

GENERAL NOTES:

A TBA.

ARCHITECTURAL NOTES:

- 1

REMOVE KITCHEN CABINETS, FIXTURES, AND APPLIANCES.
- 2

REMOVE SIDING.
- 3

REMOVE PLUMBING FIXTURE.
- 4

REMOVE WINDOW.
- 5

REMOVE DOOR.
- 6

REMOVE EAVE AND GUTTER. PREP ROOF FOR OVERFRAMING.
- 7

RELOCATE GAS METER.
- 8

REMOVE OUTDOOR SHOWER.
- 9

AREA OF EXCAVATION.
- 10

1

A-101

First Floor Demolition Plan
SCALE: 1/4" = 1'-0"



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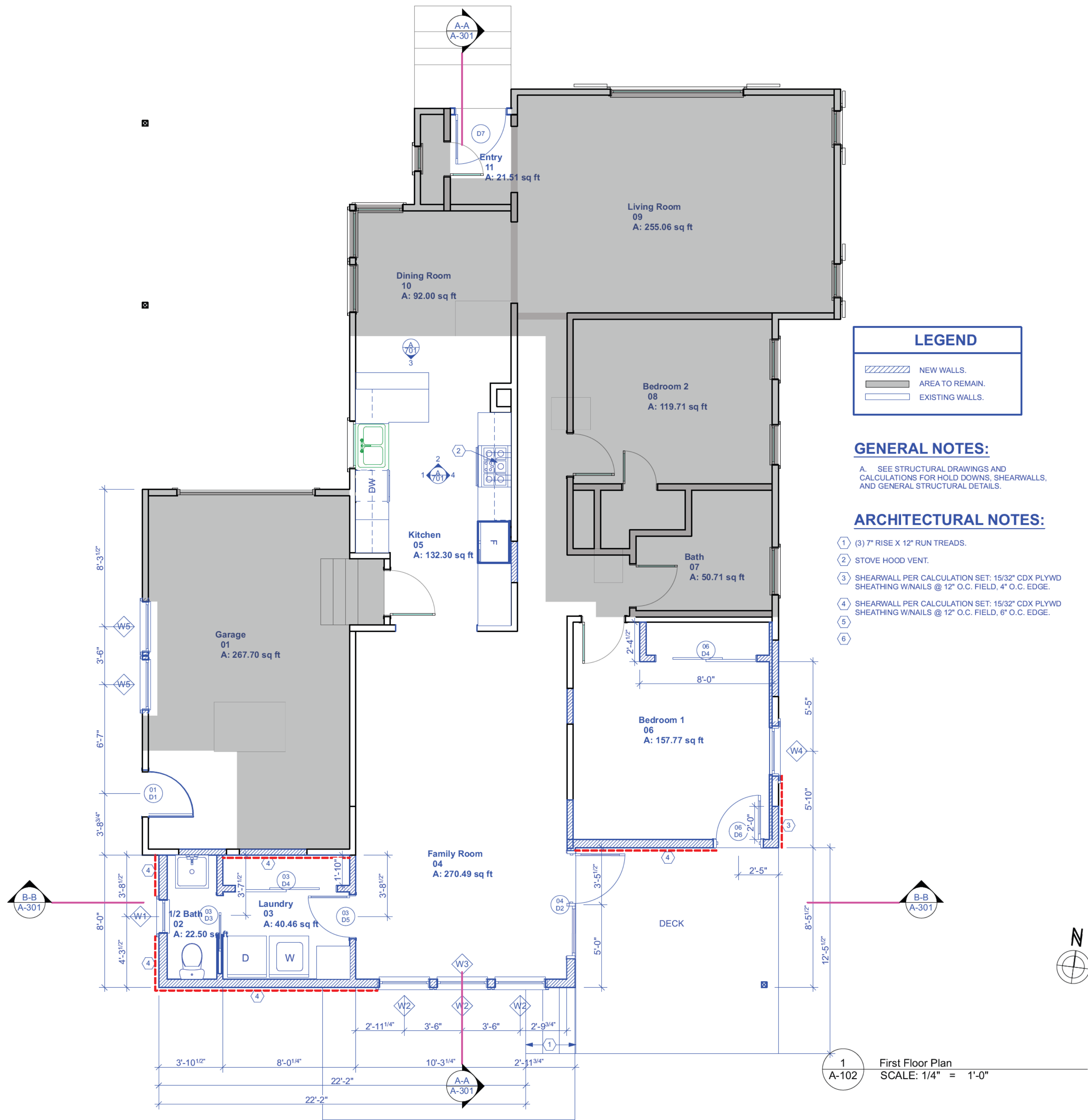
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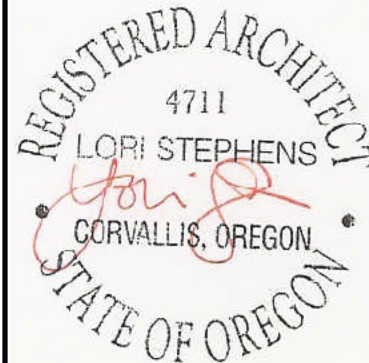
Demolition Plan

A-101



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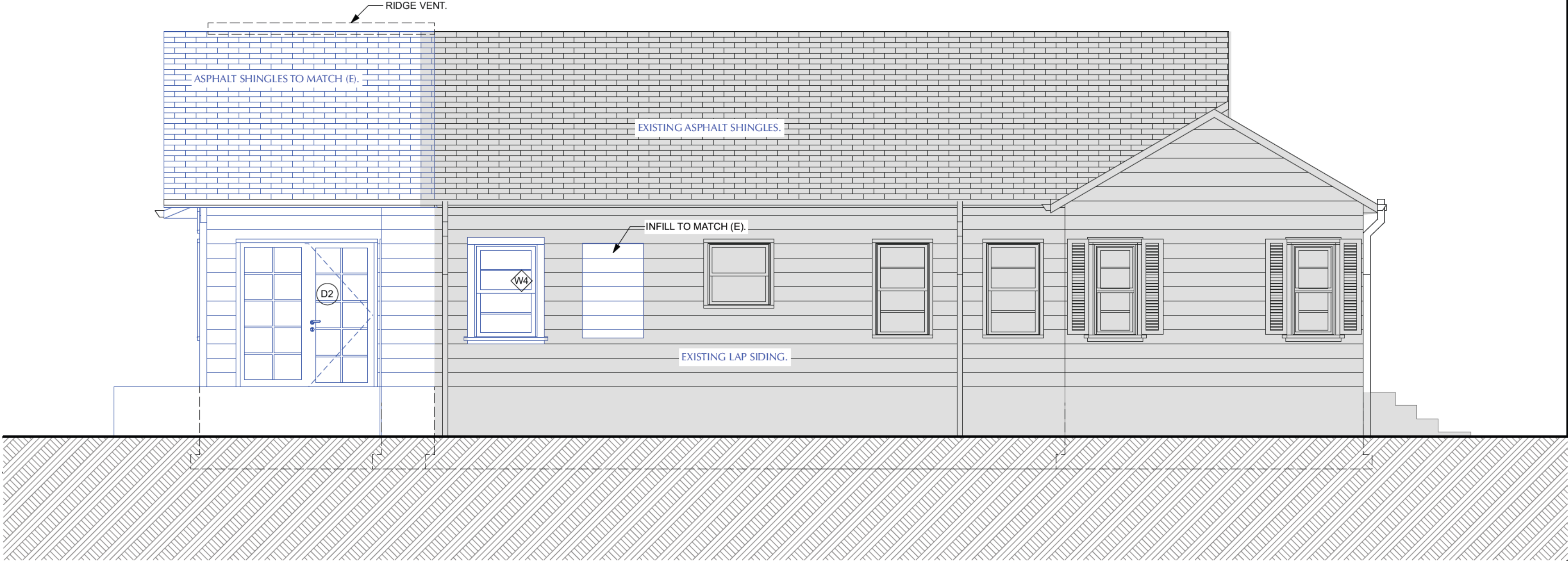
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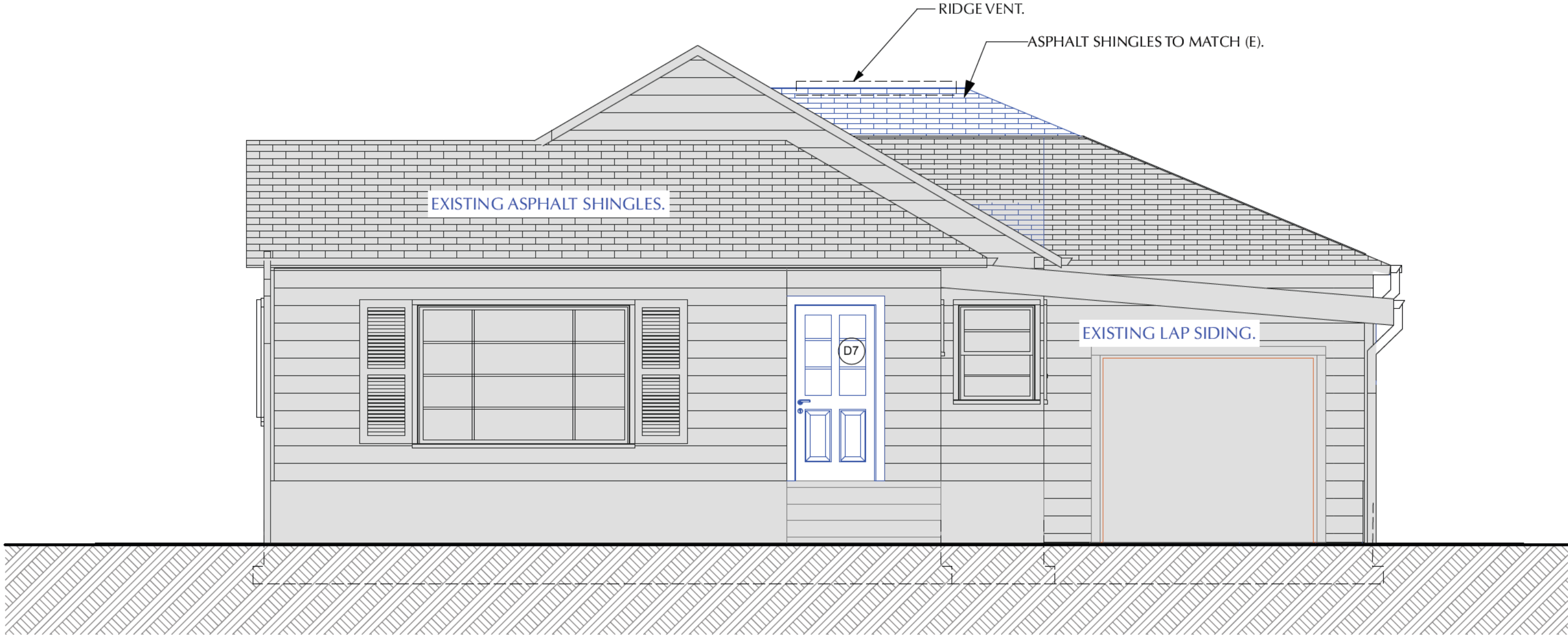
SHEET TITLE

Floor Plan

A-102



1
A-201 East Elevation
SCALE: 1/4" = 1'-0"



2
A-201 North Elevation
SCALE: 1/4" = 1'-0"



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Exterior Elevations

A-201



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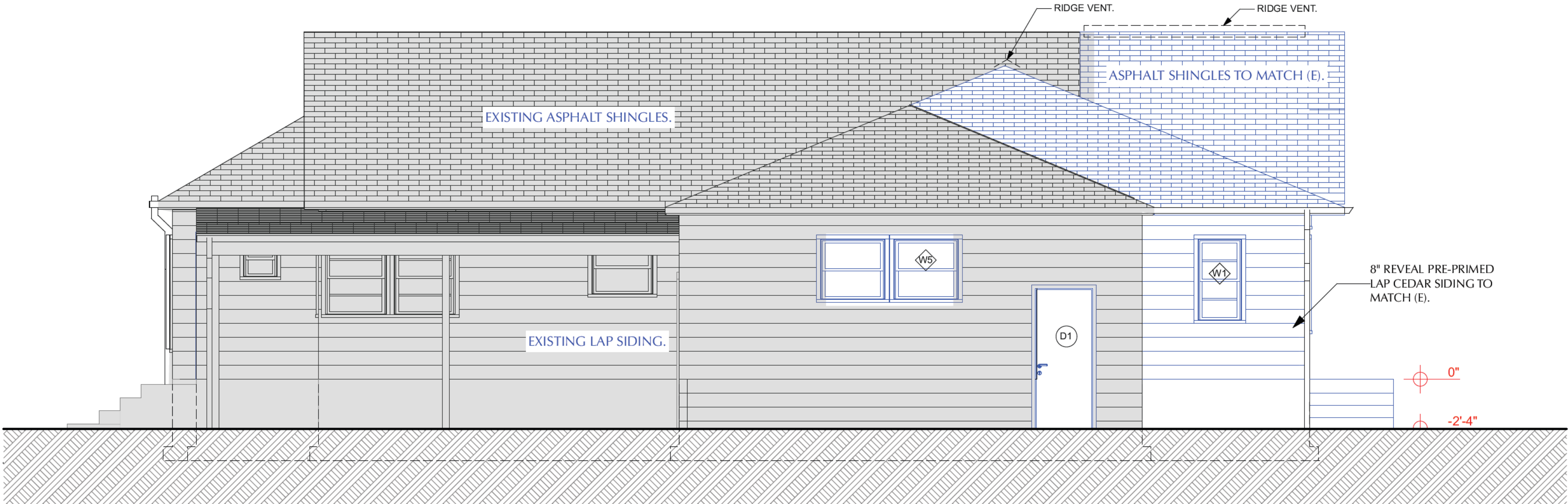
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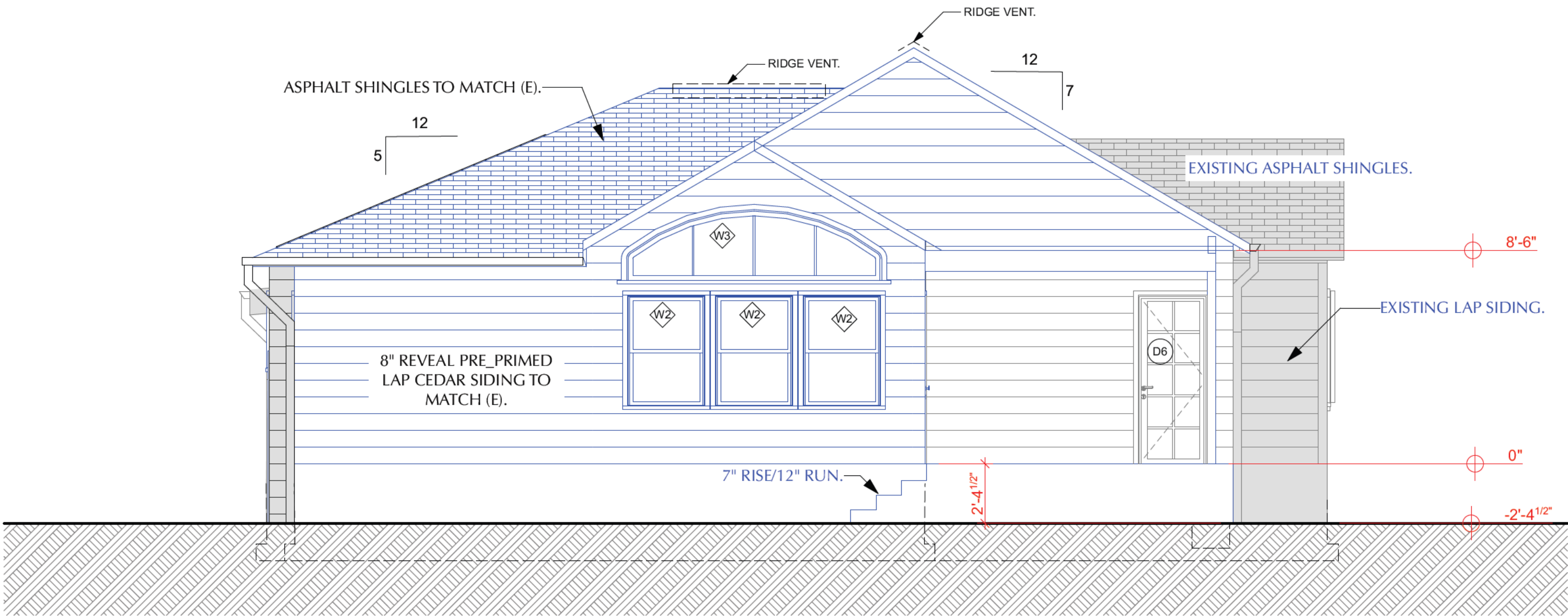
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Exterior Elevations

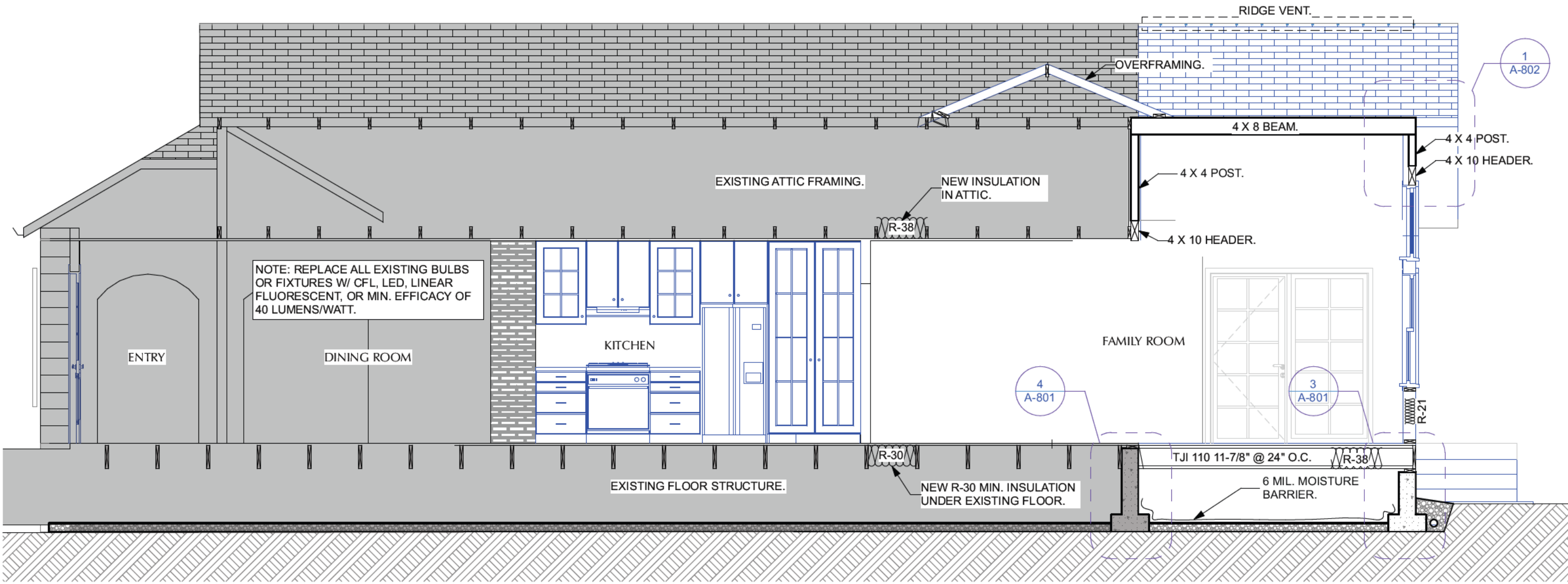
A-202



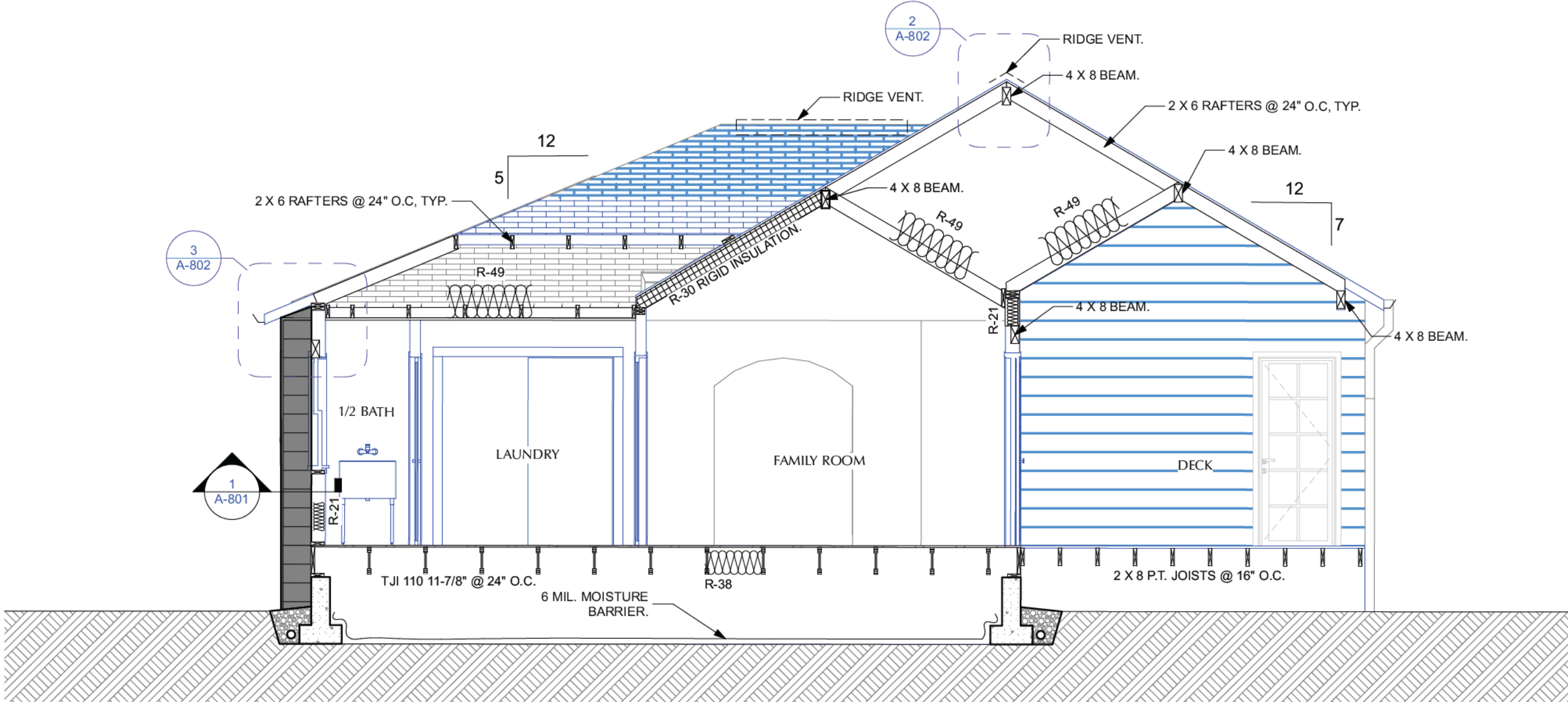
1 West Elevation
A-202 SCALE: 1/4" = 1'-0"



2 South Elevation
A-202 SCALE: 1/4" = 1'-0"



1
A-301 **Section A**
SCALE: 1/4" = 1'-0"



2
A-301 **Section B**
SCALE: 1/4" = 1'-0"



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Sections

A-301



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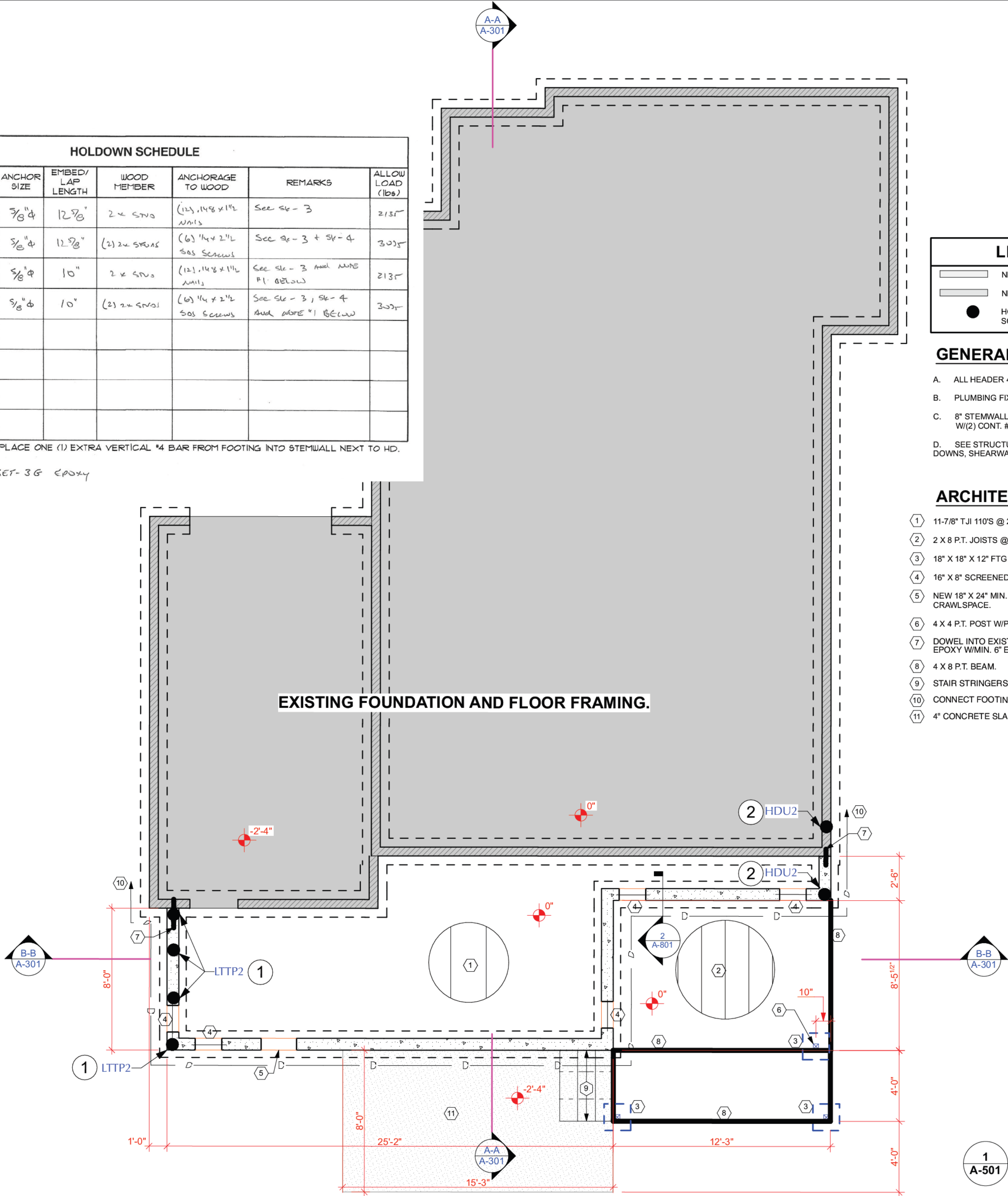
Foundation Plan

A-501

TABLE T.2 HOLDOWN SCHEDULE								
MARK	HOLDOWN	ANCHOR BOLT	ANCHOR SIZE	EMBED/LAP LENGTH	WOOD MEMBER	ANCHORAGE TO WOOD	REMARKS	ALLOW LOAD (lbs)
1	LTP2	SSTB16	5/8"φ	12-7/8"	2 x STUD	(12), 148 x 1 1/2 NAILS	See Sk - 3	2135
2	HOU2	SSTB16	5/8"φ	12-7/8"	(2) 2 x STUDS	(6) 1/4 x 2 1/2 SCS SCREWS	See Sk - 3 + Sk - 4	3035
1	LTP2	A36 ALL THREAD ROD	5/8"φ	10"	2 x STUD	(12), 148 x 1 1/2 NAILS	See Sk - 3 and NOTE #1 BELOW	2135
2	HOU2	A36 ALL THREAD ROD	5/8"φ	10"	(2) 2 x STUDS	(6) 1/4 x 2 1/2 SCS SCREWS	See Sk - 3, Sk - 4 and NOTE #1 BELOW	3035

NOTE: ON ALL HD HOLDOWNS, PLACE ONE (1) EXTRA VERTICAL #4 BAR FROM FOOTING INTO STEMWALL NEXT TO HD.

NOTE #1 - USE SIMPSON SET-36 EPOXY



LEGEND

NEW CRAWLSPACE.

NEW SLAB ON GRADE.

HOLDOWN. SEE SCHEDULE THIS PAGE.

GENERAL NOTES:

- A. ALL HEADER 4 X 8 U.O.
- B. PLUMBING FIXTURES SHOWN FOR REFERENCE.
- C. 8" STEMWALL W/ 18" X 8" FOOTINGS, TYP. W(2) CONT. #4 BARS MIN.
- D. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR HOLD DOWNS, SHEARWALLS, AND GENERAL STRUCTURAL DETAILS.

ARCHITECTURAL NOTES:

- 1 11-7/8" TJI 110'S @ 24" O.C.
- 2 2 X 8 P.T. JOISTS @ 16" O.C.
- 3 18" X 18" X 12" FTG W/ (3) #4 BARS E/W.
- 4 16" X 8" SCREENED VENT.
- 5 NEW 18" X 24" MIN. ACCESS THROUGH STEMWALL TO CRAWLSPACE.
- 6 4 X 4 P.T. POST W/PB44 BASE.
- 7 DOWEL INTO EXISTING FOOTING W/ #4 BARS. DRILL AND EPOXY W/MIN. 6" EMBEDMENT, TYP. @ ALL.
- 8 4 X 8 P.T. BEAM.
- 9 STAIR STRINGERS.
- 10 CONNECT FOOTING DRAIN TO EXISTING.
- 11 4" CONCRETE SLAB.

1
A-501

Foundation Plan
SCALE: 1/4" = 1'-0"



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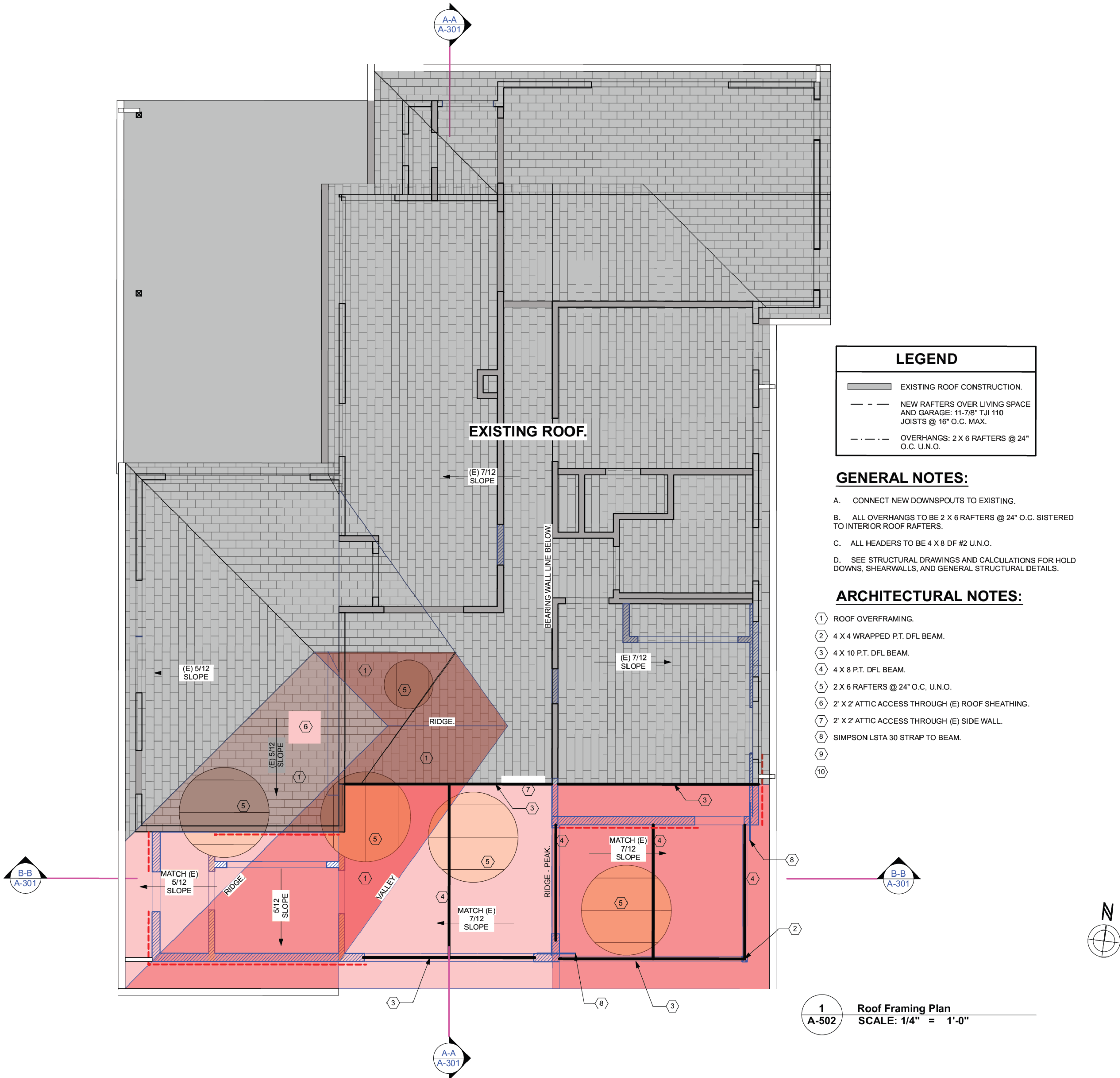
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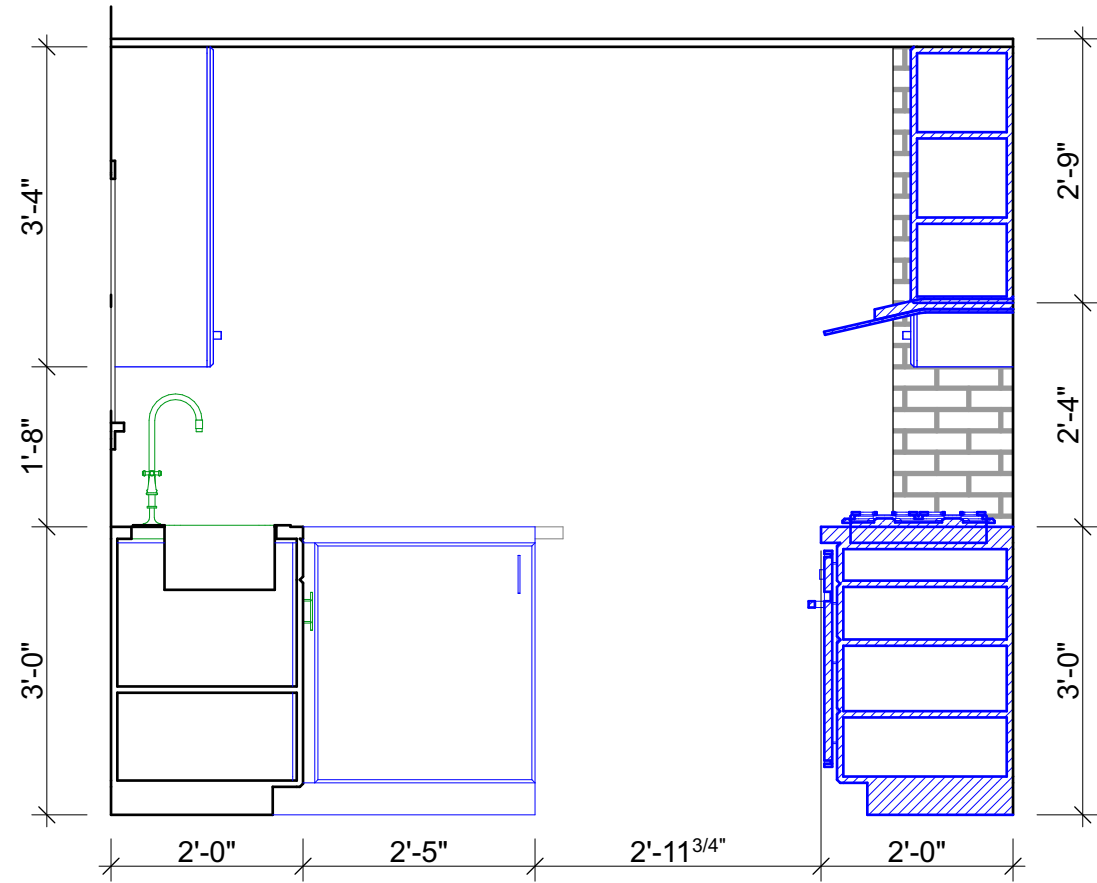
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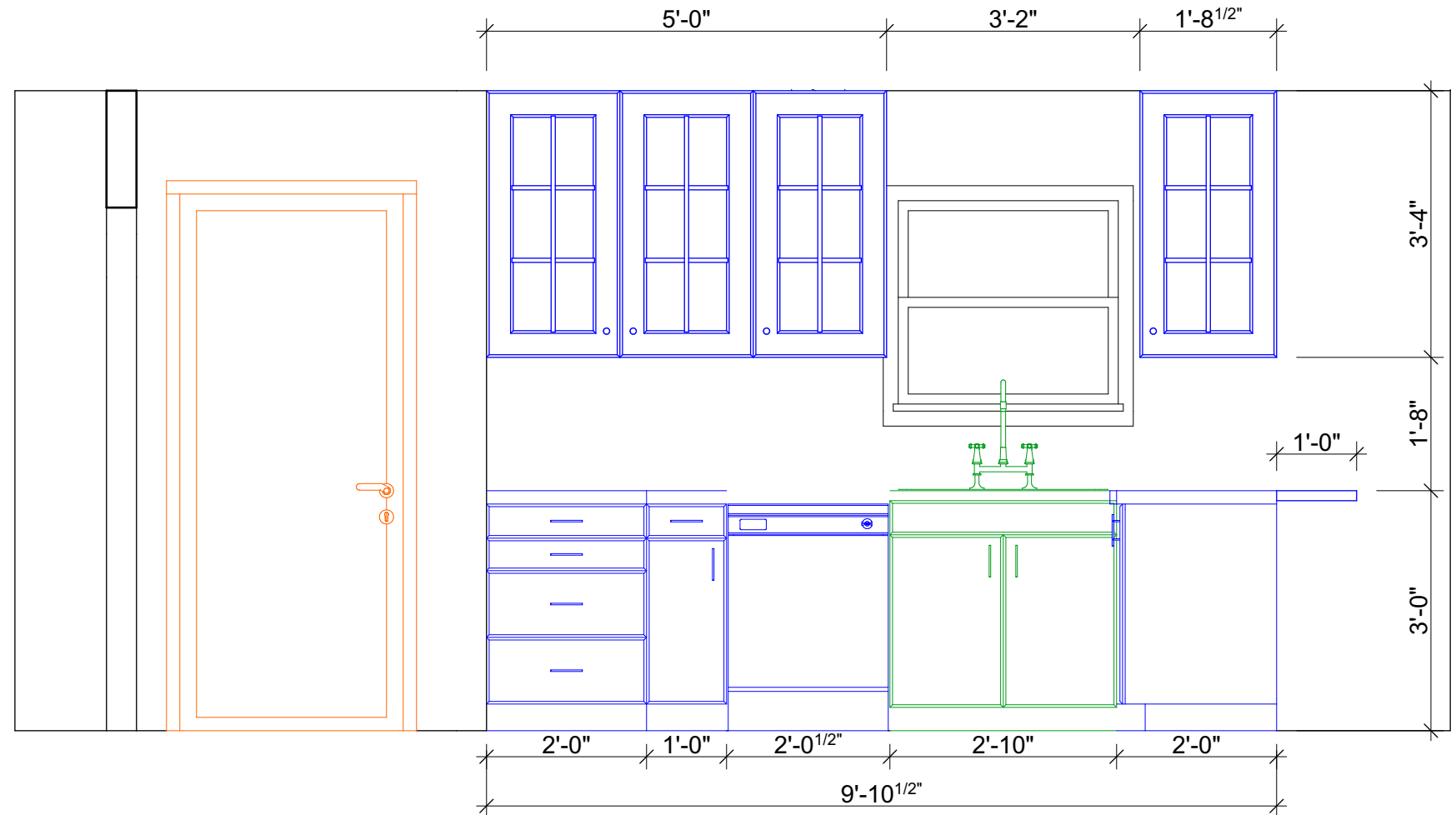
Roof Framing Plan

A-502

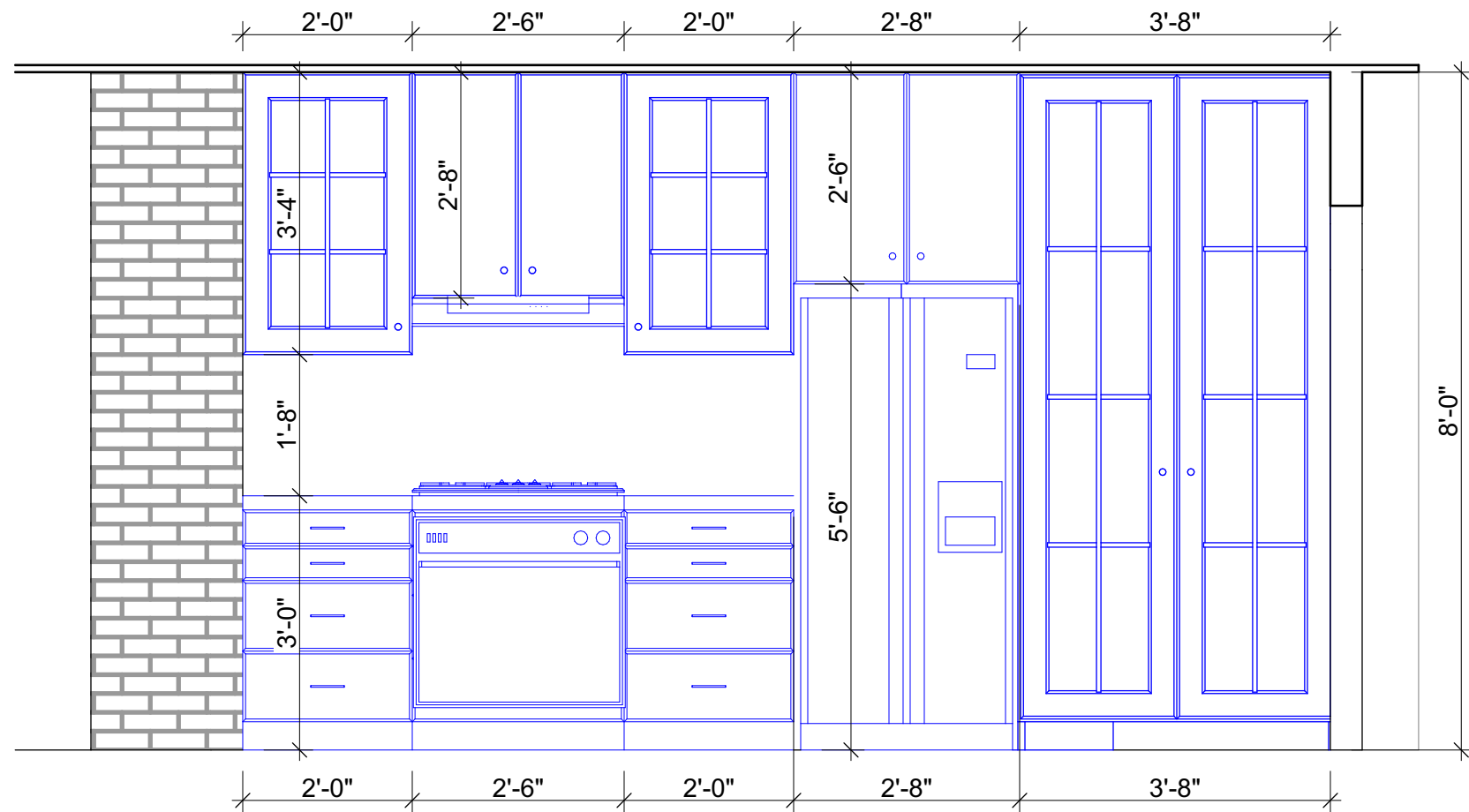




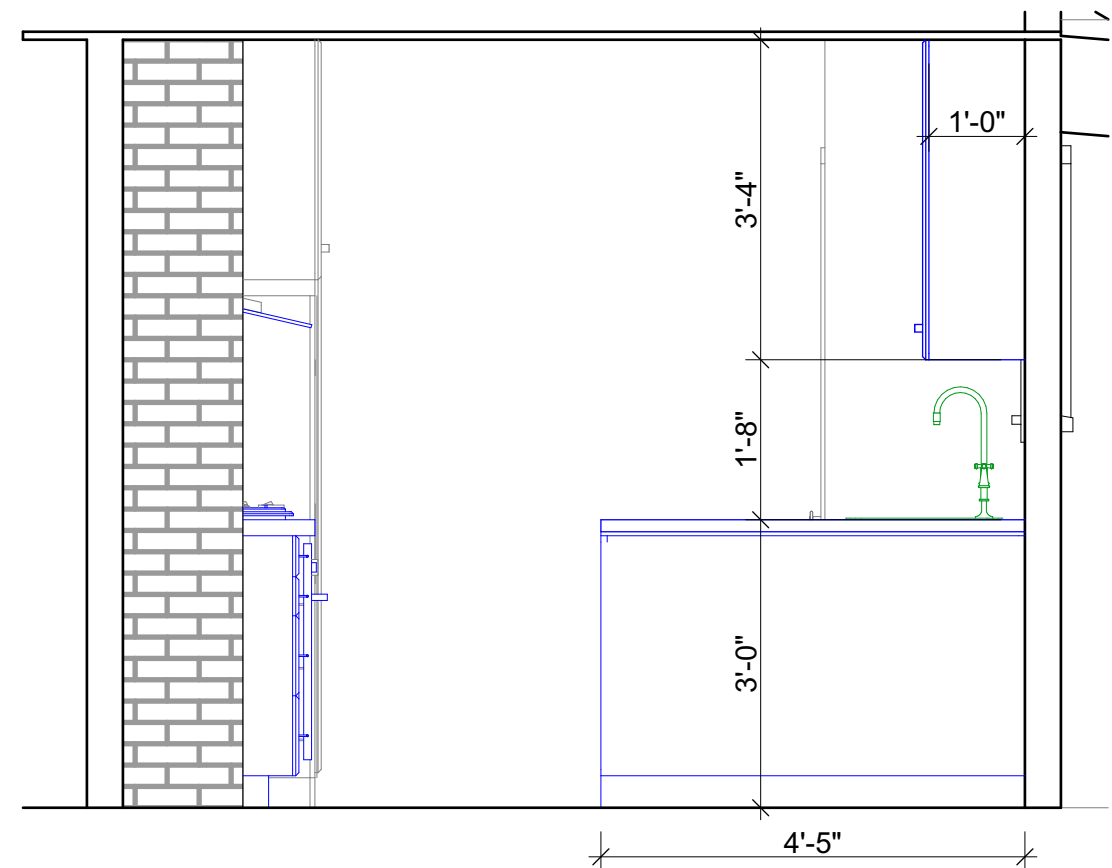
2 North Kitchen
A-701 SCALE: 1/2" = 1'-0"



1 West Kitchen
A-701 SCALE: 1/2" = 1'-0"



4 East Kitchen
A-701 SCALE: 1/2" = 1'-0"



3 North Kitchen Counter
A-701 SCALE: 1/2" = 1'-0"



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Bevington

Remodel

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CONTACT: suebevington@gmail.com

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Interior Elevations

A-701



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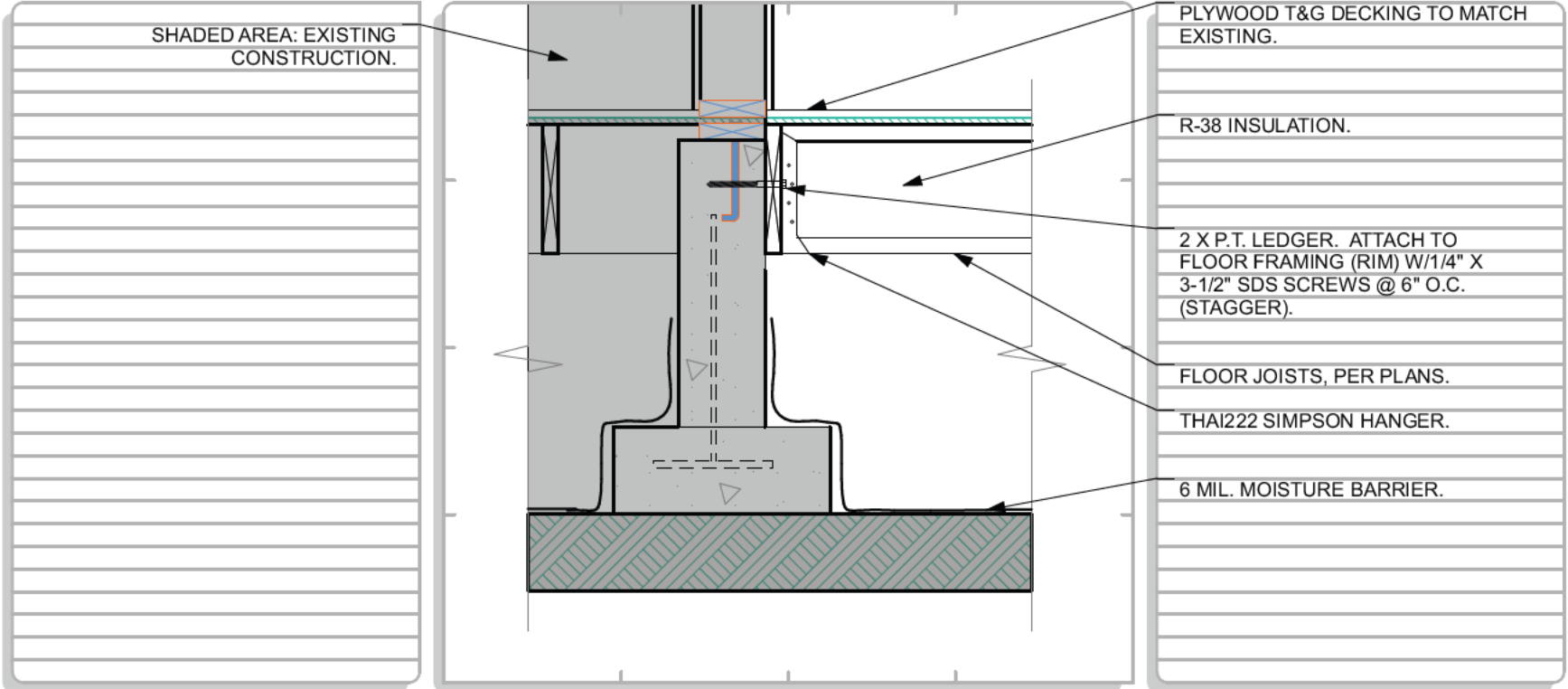
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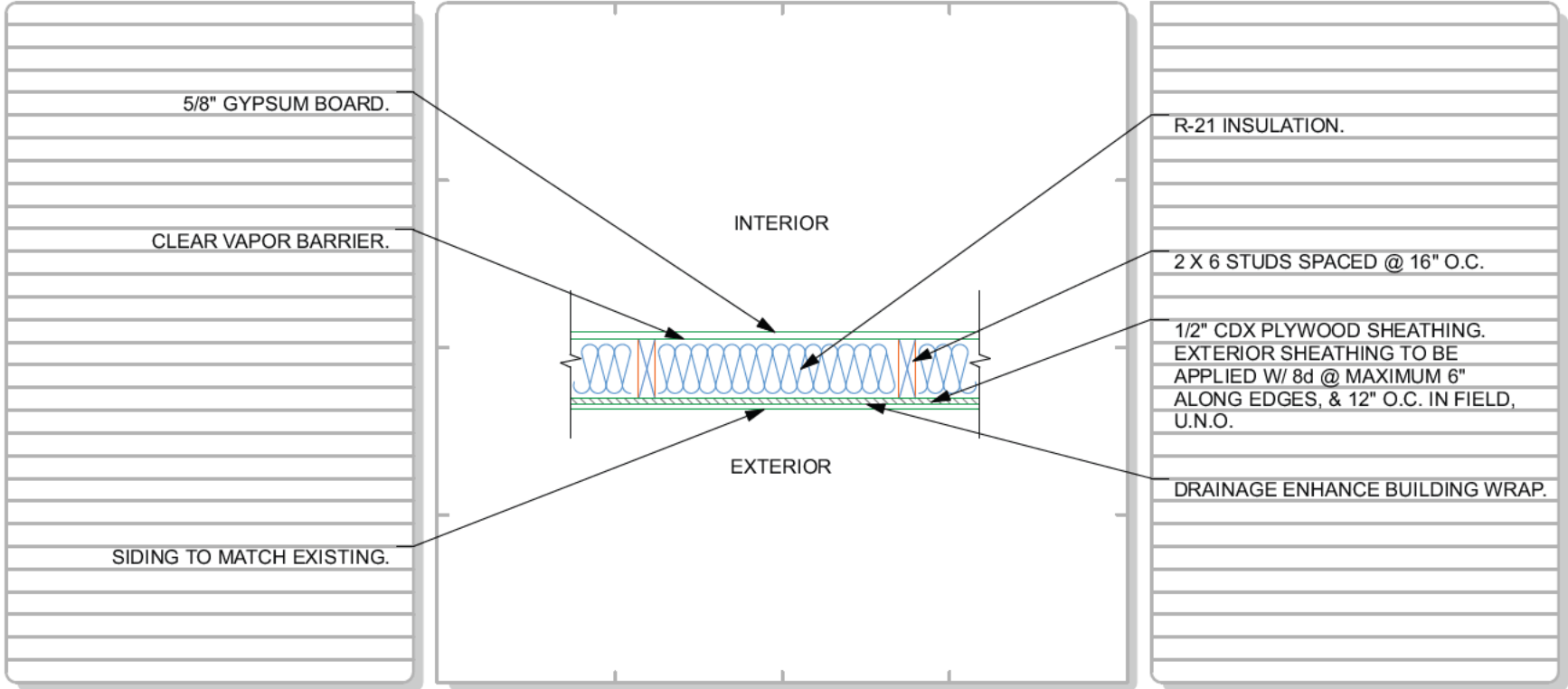
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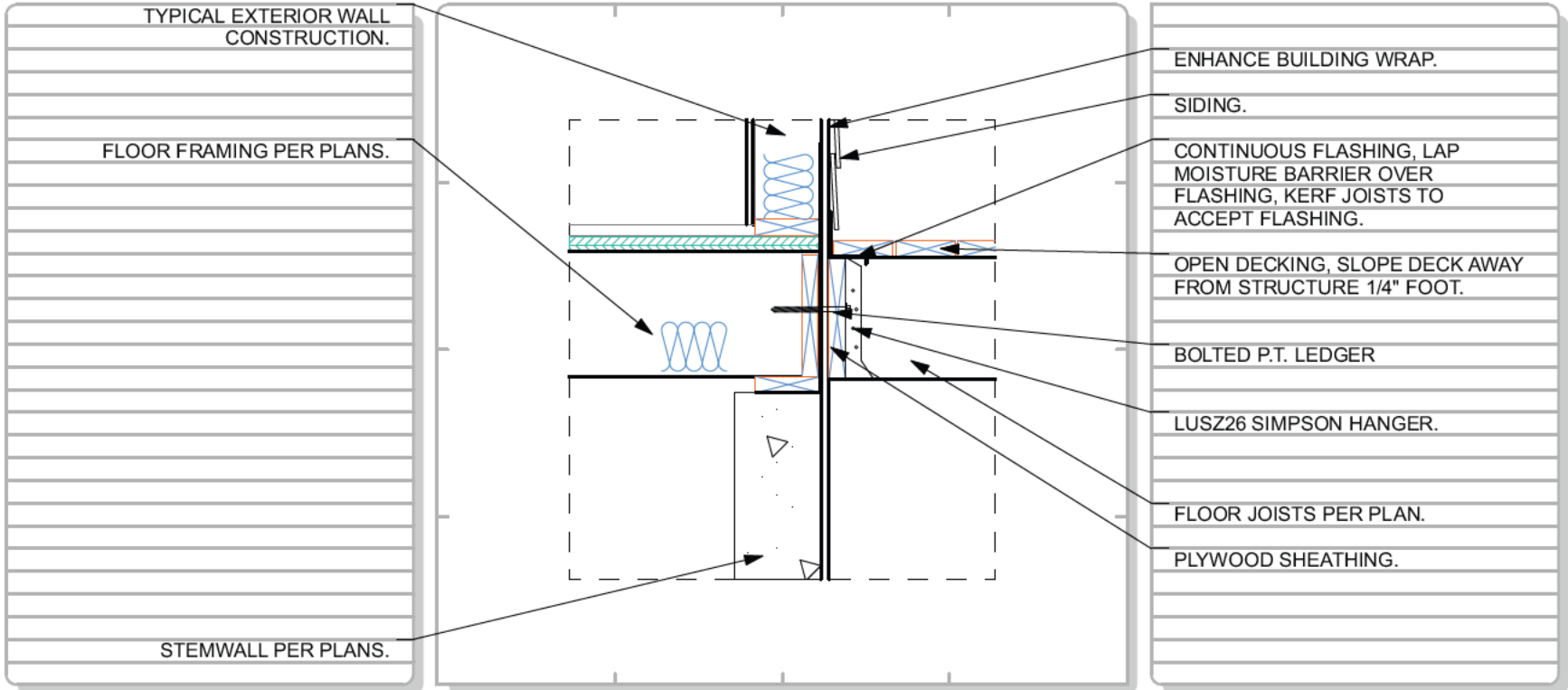
A-801



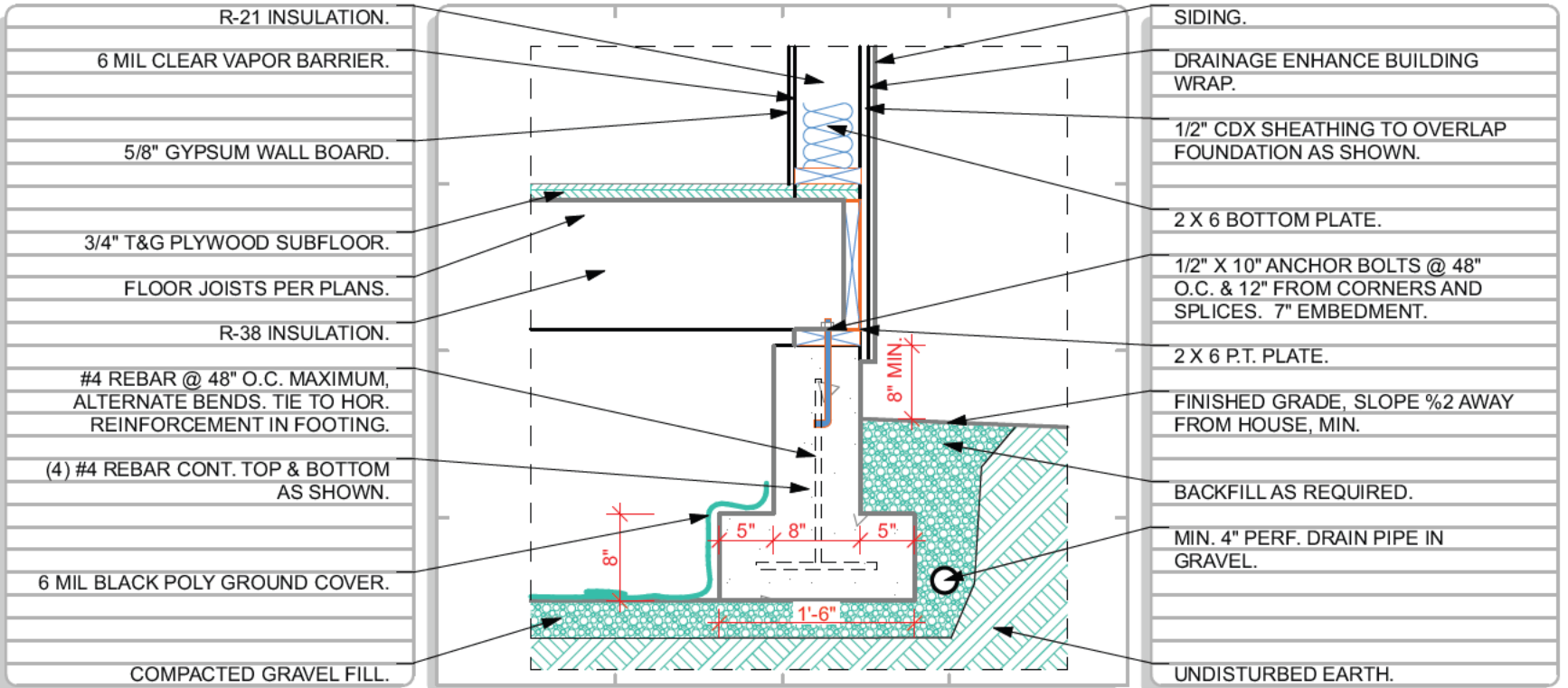
4
A-801 Floor Detail
SCALE: 3/4" = 1'-0"



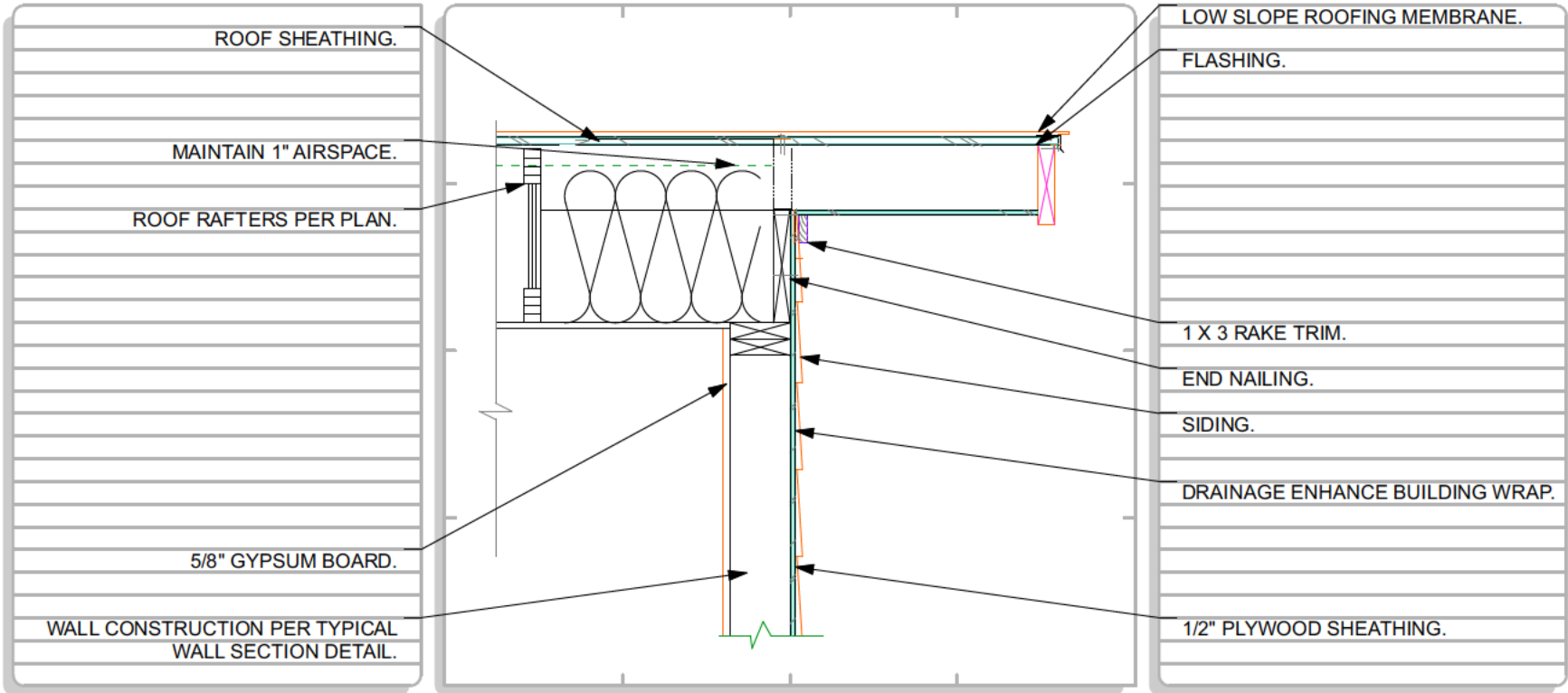
1
A-801 Wall Section
SCALE: 3/4" = 1'-0"



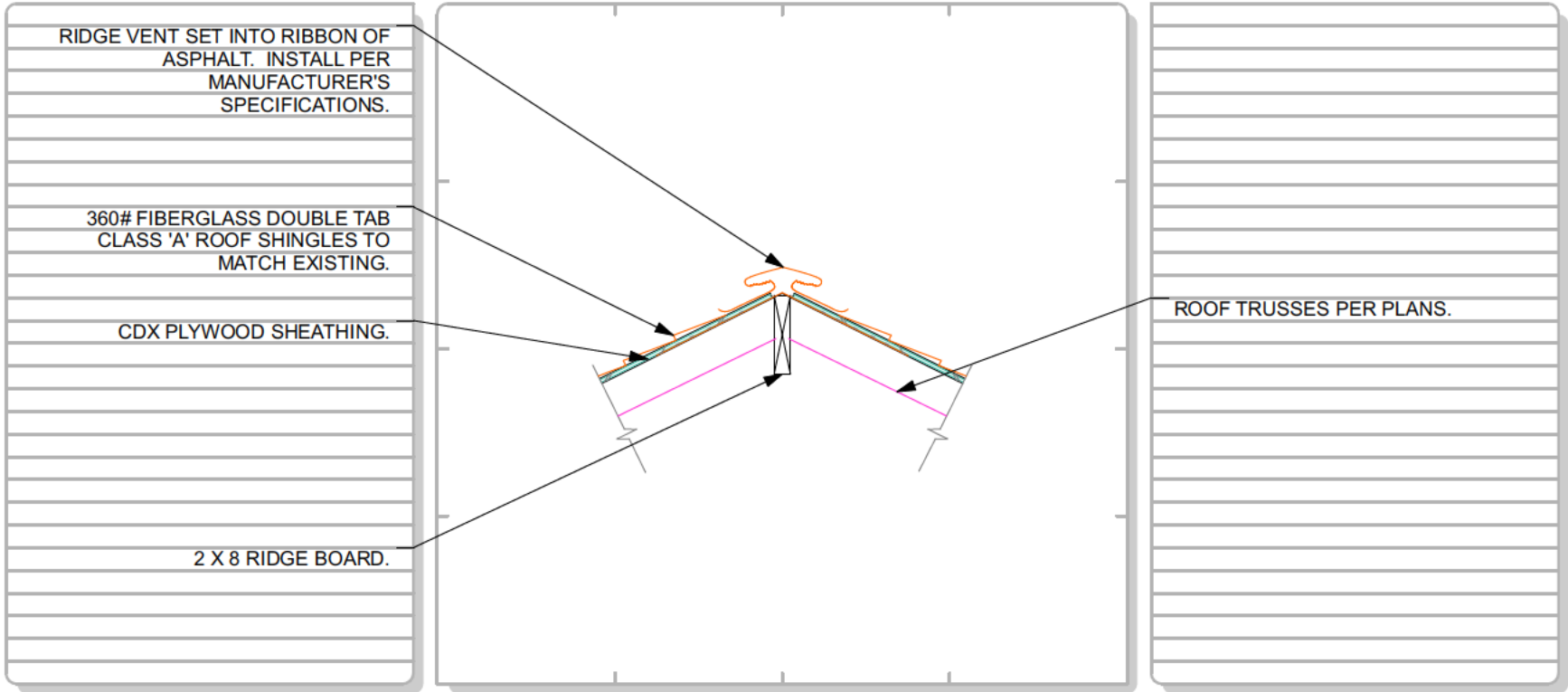
2
A-801 Exterior Deck
SCALE: 3/4" = 1'-0"



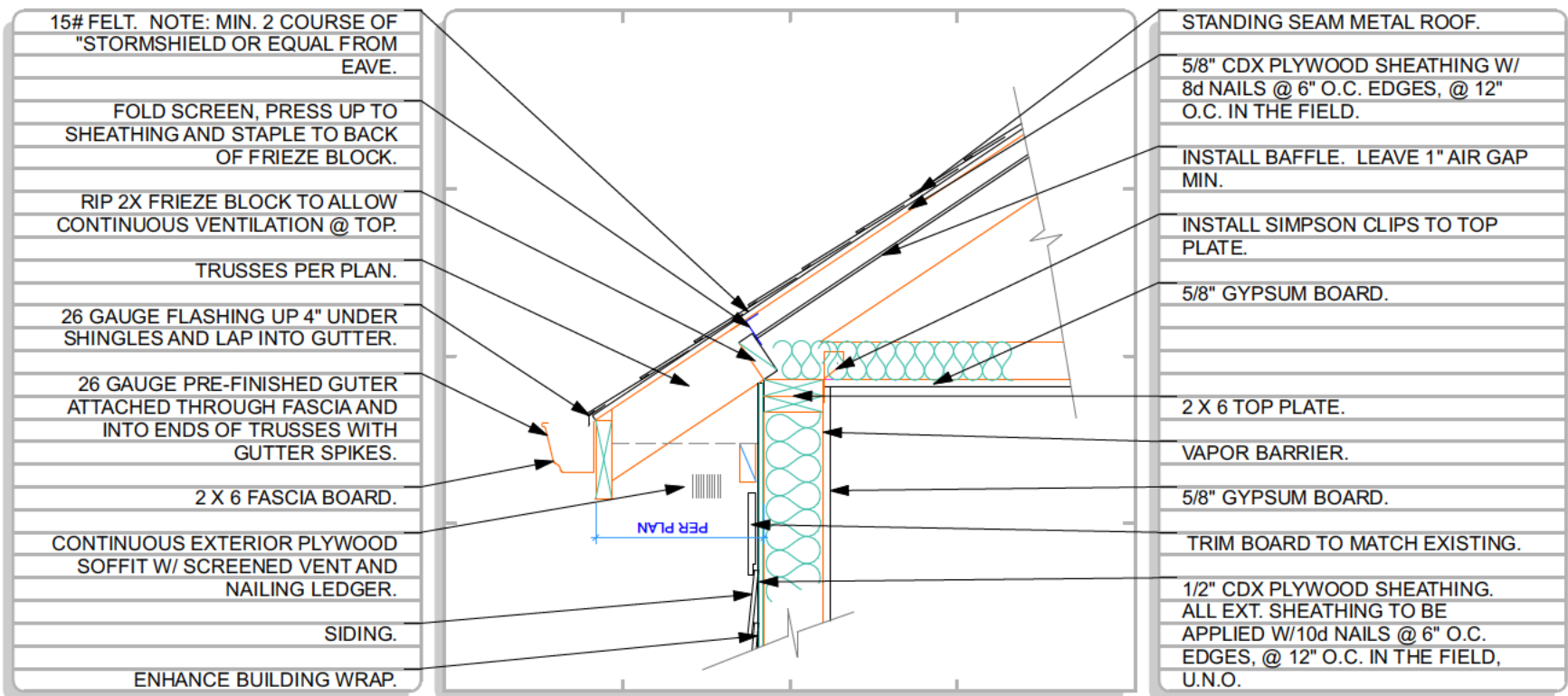
3
A-801 Foundation Wall
SCALE: 3/4" = 1'-0"



1
A-802 **Roof Eave Detail**
SCALE: 3/4" = 1'-0"



2
A-802 **Ridge Vent**
SCALE: 3/4" = 1'-0"



3
A-802 **Open Soffit**
SCALE: 3/4" = 1'-0"



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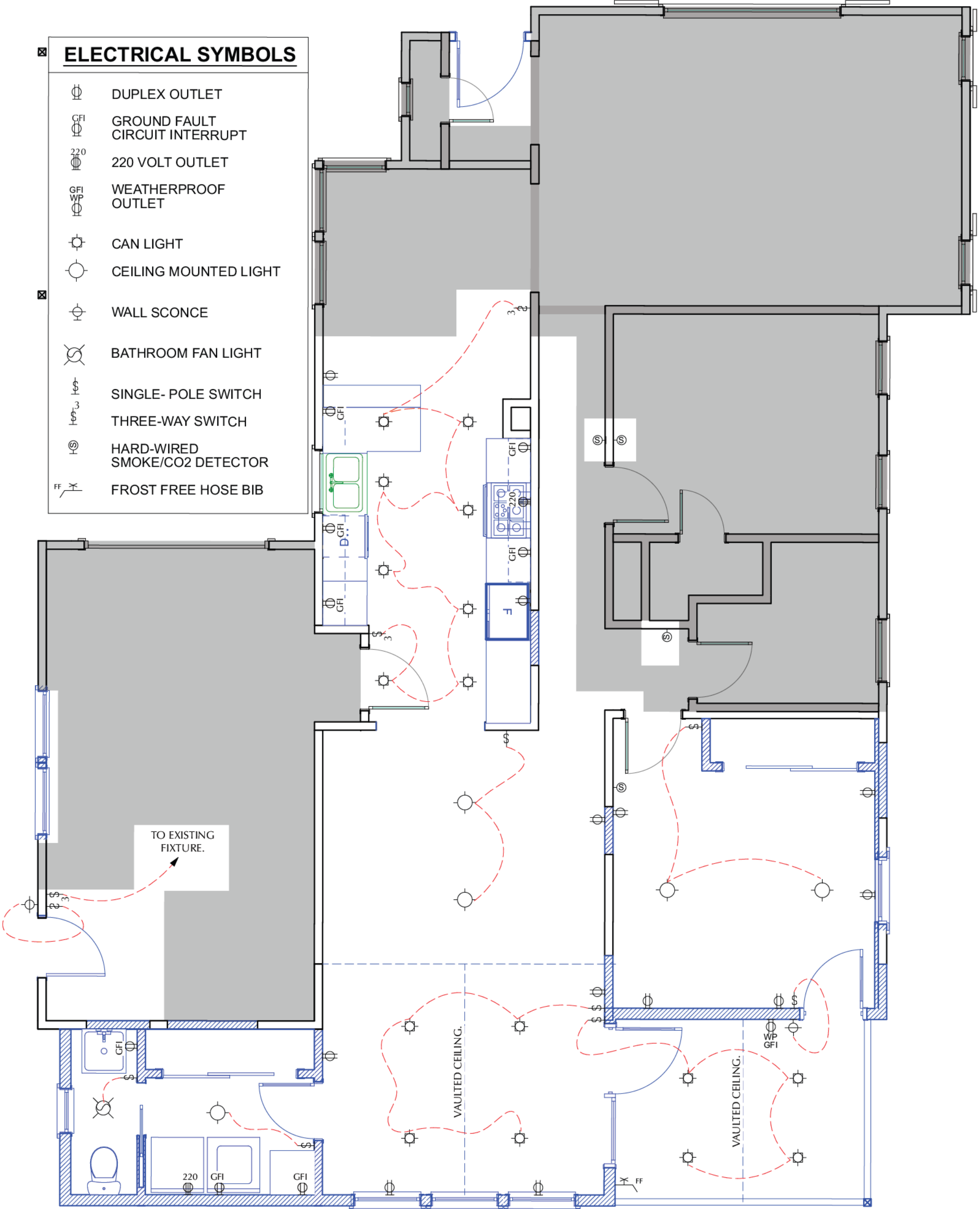
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A-802



1 First Floor Electrical Plan
E-101 SCALE: 1/4" = 1'-0"



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Electrical Plans

E-101



Figure 1: East Facade (1)



Figure 2: East Façade



Figure 3: West Façade



Figure 4: West Façade; Garage Window to be removed



Figure 5: North Façade



Figure 6: South Façade



Figure 7: Southeast Corner



Figure 8: Southwest Corner