



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-19-24

November 12, 2024

Application Information

Type of Application:	Historic Review of Exterior Alterations for installation of rooftop solar panels with associated equipment.
Review Body:	Landmarks Commission (Type III review)
Property Owner:	George & Lynda Cook, 622 Walnut Street SW, Albany, OR 97321
Applicant:	Benjamin Steffen, 139 Ankeny Hill Road SE, Jefferson, OR 97352
Address/Location:	622 Walnut Street SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-04W-12AA; Tax Lot 09800
Zoning & Historic District:	Hackleman Monteith (HM) Zoning District, Monteith National Historic District Overlay

On November 7, 2024, 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@albanyoregon.gov or 541-791-0176. Staff report is available for review at albanyoregon.gov/cd/projectreview paper copies can be made available by request.

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

Must be Appealed by Date: November 26, 2024

Approval Expiration Date (if not appealed): November 12, 2027

albanyoregon.gov/cd



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 Exterior Alterations – 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.

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.

Landmarks Commission 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.**
 - 2.1 Location and Historic Character of the Area. The subject property is located at 622 Walnut Street SW in the Hackleman Monteith (HM) zoning district within the Monteith National Register Historic District. The surrounding properties are in the HM and ES zoning districts. Surrounding properties are developed with a mix of single dwelling unit residences, commercial offices, medical offices, a hospital and a church.
 - 2.2 Historic Rating. The subject building is rated as a Historic Contributing resource in the Monteith National Register Historic District.
 - 2.3 History and Architectural Style. The nomination form lists the architectural style of the building as Western Farmhouse (Attachment B).
 - 2.4 Prior Alterations. The nomination form notes that the window on the north side of the house has been replaced.
 - 2.5 Proposed Exterior Alterations. The applicant proposes to install 12 roof mounted solar panels on the south roof elevation, with the related service located on the north side of the house near the existing main service panel.

Based on the facts provided, the addition of solar panels 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.

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 622 Walnut Street SW in the Hackleman Monteith (HM) zoning district within the Monteith National Register Historic District. The surrounding properties are in the HM and ES zoning districts. Surrounding properties are developed with a mix of single dwelling unit residences, commercial offices, medical offices, a hospital and a church.
- 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 Western Farmhouse.

- 1.4 Prior Alterations. The nomination form notes that the window on the north side of the house has been replaced.
- 1.5 Proposed Exterior Alterations. The applicant proposes to install 12 roof mounted solar panels on the south roof elevation, with the related service located on the north side of the house near the existing main service panel.
- The applicant states that the panels will be low-profile with a 36-degree tilt. While the panels will be visible from the street, they will match the angle of the roof. The solar panels will also be removable, non-permanent structures.
- 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 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 1880 in the Western Farmhouse style. Distinctive features of the house include turned columns on the front porch, three bullseye decorations above the second story window on the east face, a transom above the door, wide frieze board, stained glass window in the front door and jigsaw cut porch brackets (Attachment B).
- The applicant states that the panels and hardware for the solar panels will be removable and that no historic material will be removed. There will be no alteration of any features or spaces that characterize the property as historic. 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 Western Farmhouse style. The applicant proposes installing solar panels onto the roof with removable hardware in order to generate energy. No conjectural features or architectural elements are proposed in addition to the solar panels. 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 with the addition of the solar panels. No changes are proposed to the roof pitch. Based on these facts, criterion 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 and the applicant is proposing to add solar panels and not change any existing features, 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 installation of the solar panels and further states that cleaning of solar panels only requires soap and water. 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 or make any changes to the massing, size, scale, or architectural features of the property. The removable solar panels will be set parallel with the existing roof and will not affect the profile or roofline of the structure. Based on these facts, the criterion in ADC 7.160(9) 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. Solar panels will be installed with removable hardware and can conceivably be returned to its original form if a future property owner desired to remove the solar panels. 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.

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 Department

Permits

1. The proposed project may require permits that will need to be applied for at www.albanyoregon.gov/permits. For questions about permitting requirements, please email cd.customerservice@albanyoregon.gov.

Plan Review for Permits

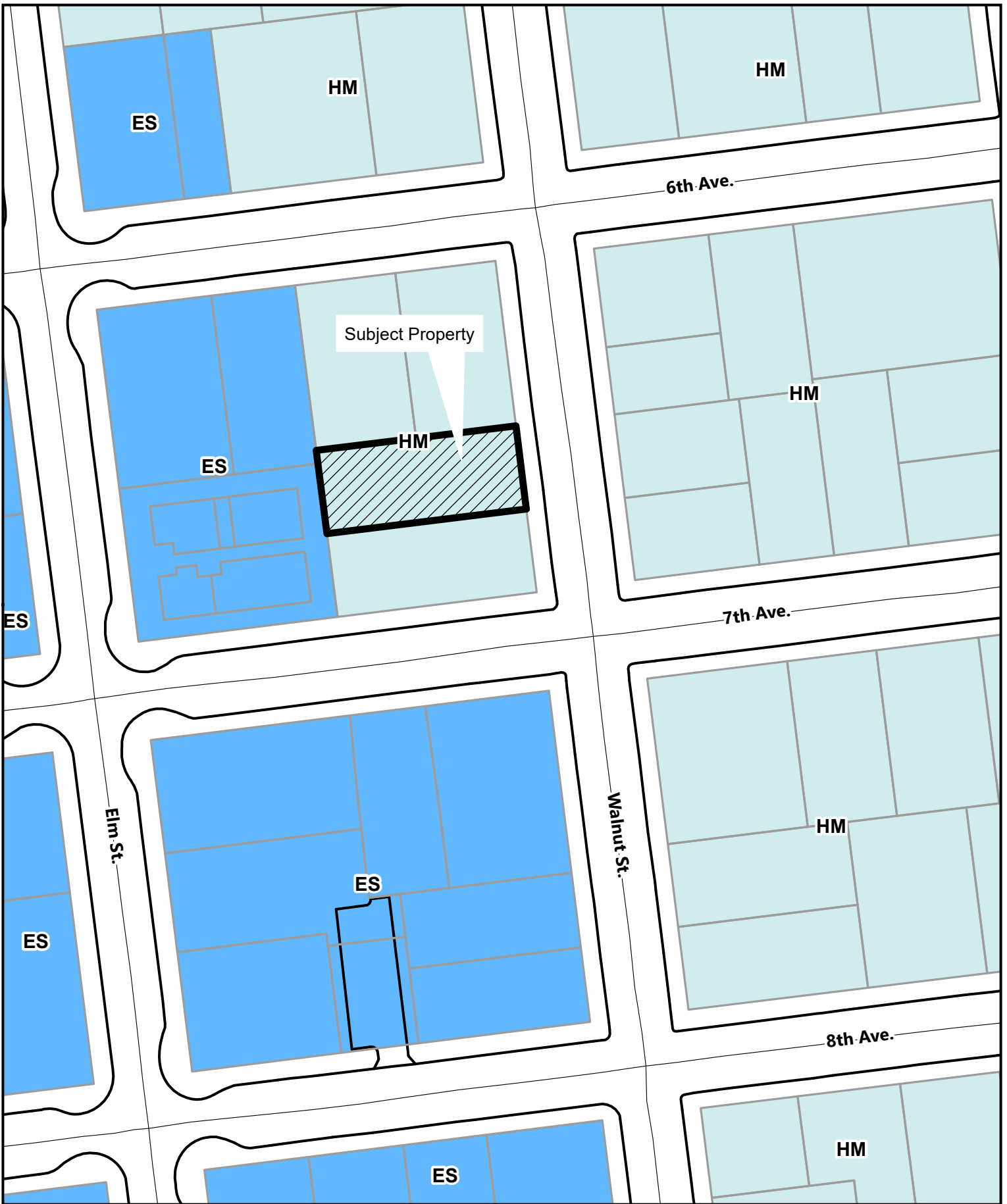
2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.

Public Works – Engineering

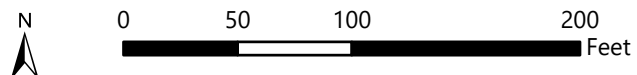
The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the 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.

Attachments

- A. Location Map
- B. Solar Site Plan (applicant submittal)



\\con.cityofalbany.net\homes\analysis\ Desktop\Notice Map Template.mxd



Date: 10/15/2024 Map Source: City of Albany

622 Walnut St SW

Location Map

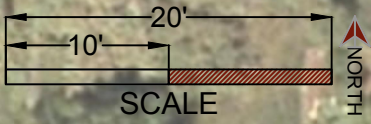


PURE ENERGY GROUP, INC
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Cook. Lynda Solar
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Albany, OR 97321

DATE 8/16/2024
DRAFTER TSS
REVISION Permit Set
FILE \\user\travis\Library\Cad\Storage\Cook\Drive-Travis@pureenergy.group\Shared
drive\PEG Master Drive\2024 Projects\Cook,
Lynda\Cook_Lynda.dwg

SHEET
S1



(E) HOUSE

WALNUT ST

36° tilt 172° azimuth
Array FT² = 222
Total Roof FT² = 1,100
Area = 20% < 25% of total FT²

DESIGN CRITERIA
Risk Category I or II
Snow Load = 25 psf
Wind = 110mph, exp B

KEYED NOTES

- ① Existing Utility Meter
- ② Existing Main Panel
- ③ Existing CT Cabinet
- ④ Existing Main Disconnect
- ⑤ Existing AC Sub-Panel
- ⑥ New PV AC disconnect switch
- ⑦ New PV System Meterbase
- ⑧ New AC PV Combiner Sub-Panel
- ⑨ New PV Inverter(s)
- ⑩ New PV Roof Mount Array
- ⑪ New PV Ground Mount Array
- ⑫ New PV Circuit route
- ⑬ New Energy Storage System(ESS)
- ⑭ New ESS AC Backup Loads Panel
- ⑮ New Battery Disconnect Switch
- ⑯ N/A
- ⑰ N/A