



COMMUNITY DEVELOPMENT

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

July 13, 2023

Benjamin Steffen
139 Ankeny Hill Rd SE
Jefferson, OR 97352

Dear Mr. Steffen,

Re: City of Albany Historic Review Application (File No. HI-11-23)
Property Address: 728 Montgomery St SE
Linn County Assessor's Map No. 11S-03W-07BA-4200

The Community Development Director **APPROVED** the application for Historic Review of Exterior Alterations (HI-11-23) to install solar panels on the rear extent of the garage. The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The following findings are in support of the decision to approve this application. For more information or questions, please contact Alyssa Schrems, project planner.

REVIEW CRITERIA (ADC 7.120)

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.*

FINDINGS OF FACT

1. The structure located at 728 Montgomery St SE is identified as non-contributing within the Hackleman National Register Historic District. The subject property measures about 9,688 square feet and is located on the west side of Montgomery St SE. The property is within the Hackleman Montheith (HM) zoning district (Attachment A). Per the Albany Historic Resource Survey, the building is rated as historic non-contributing, with a major renovation having occurred in the 1950s, which removed the historic character of the structure.
2. On the western roof of the garage, which is located behind the house in relation to the street, the applicant proposes to install solar panels. Based on information provided by the applicant, this will not be visible from Montgomery Street.
3. Application materials include written findings and a site plan showing the proposed location of the solar panels. (Attachment B).

CONCLUSION

1. Only one of the review criteria in ADC 7.120(1) must be met for the proposed alterations to be approved.
2. The proposed alteration is not visible from the street.
3. This application satisfies the review criteria for a director-level decision based on compliance with ADC 7.120(1) and is approved with the following conditions.

CONDITIONS

Condition 1 The proposed work will not deviate from the approved plan.

Condition 2 All work shall be completed in accordance with the applicable building code requirements.

Information for the Applicant

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

Building

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

Sincerely,

Alyssa Schrems

Alyssa Schrems, Planner II

541-791-0176

Alyssa.schrems@cityofalbany.net

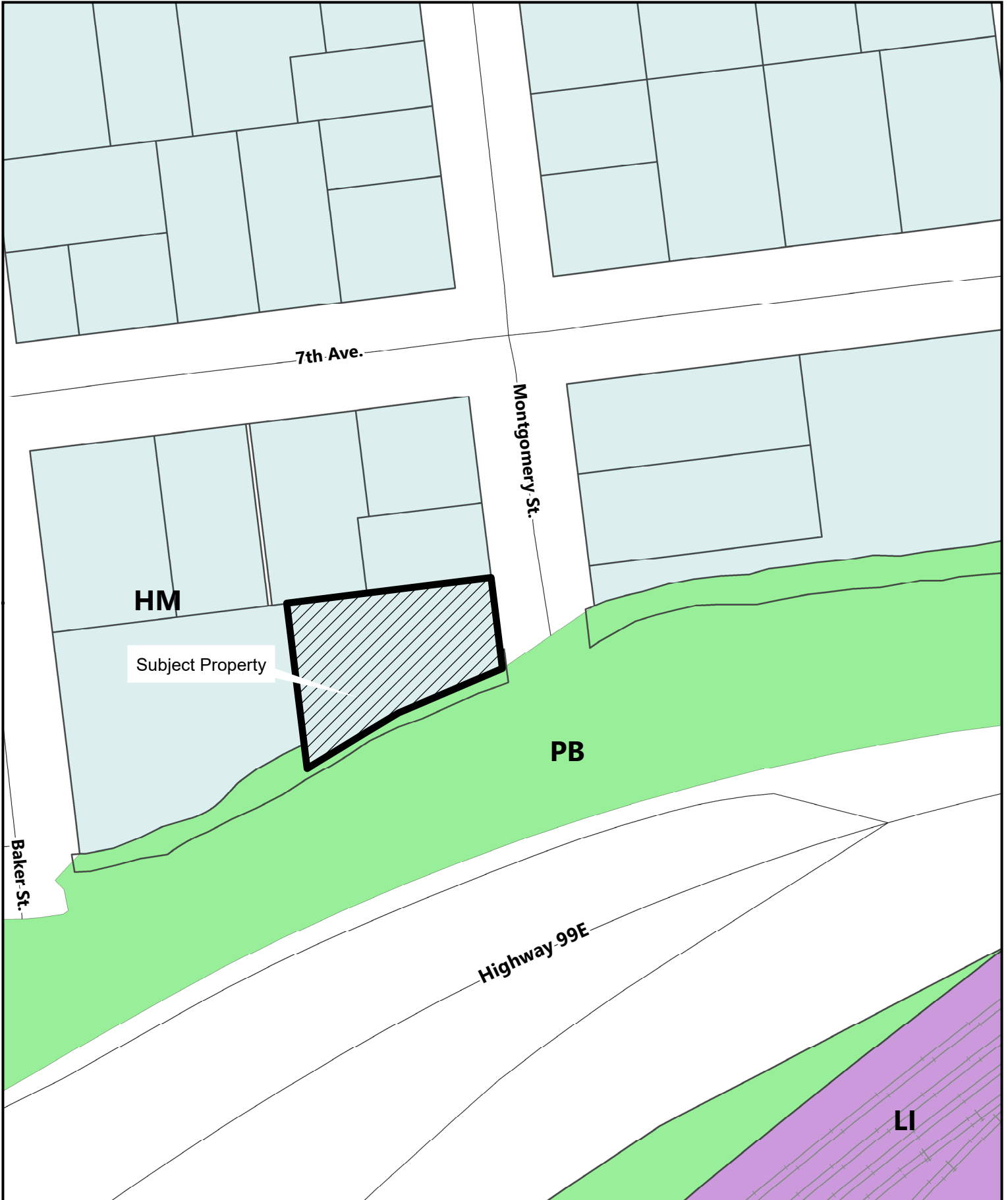
AS:km

Attachments

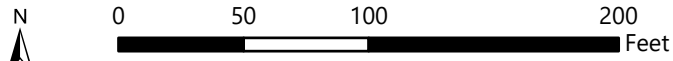
A – Location Map

B – Submitted Application

c: Johnathan Balkema, Building Official Manager (via email)
Mark Geniza
File: HI-11-23



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728 Montgomery St SE



PURE ENERGY GROUP, INC
 139 ANKENY HILL RD SE, JEFFERSON, OR 97352
 CCB# 235232 Exp. 03/23 BCD #C1653 Exp. 07/23
 ELECTRICAL SUPERVISOR NOEL LETSON #6617S
 TRAVIS SHEFFIELD MOBILE 541-936-0980
 INFO@PUREENERGY.GROUP WWW.PUREENERGY.GROUP

Geniza Solar
 728 Montgomery St SE
 Albany OR 97321

DATE 6/28/23
 DRAFTER TSS
 REVISION Permit Set
 FILE \\userstravel\Library\Cad\Storage\GoogleDrive\travis@pureenergy.group\Shared
 Project\Geniza\Geniza.dwg

SHEET

S1



45° tilt 260° azimuth
 Array FT² = 300
 Total Roof FT² = 700
 Area 42% > 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 N/A
- ⑯ N/A
- ⑰ N/A