



COMMUNITY DEVELOPMENT

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

Notice of Public Hearing

Historic Review of Exterior Alterations

HI-10-23

August 16, 2023

HEARING INFORMATION

Review Body:	Landmarks Commission (Type III)
Hearing Date:	Wednesday, September 6, 2023
Hearing Time:	6:00 p.m.
Hearing Location:	Council Chambers, Albany City Hall, 333 Broadalbin Street SW
	<u>Virtual Option:</u> At 6:00 p.m., join the meeting using the link below: https://council.cityofalbany.net/groups/lac/zoom
	You can use your microphone or dial in using phone.
	<u>Phone Audio Option:</u> +1 (253) 215-8782 (long distance charges may apply)
	<u>Meeting Id:</u> 891-3470-9381; <u>Passcode:</u> 530561

Application Information

Type of Application:	Historic Review of Exterior Alterations for installation of rooftop mounted solar panels.
Review Body:	Landmarks Commission (Type III review)
Property Owner	John & Frances Hood-Fysh
Applicant	Caroline Brown
Address/Location:	818 Broadalbin St SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07BC-01300
Zoning:	Hackleman Monteith (HM)
Overlays:	Monteith National Register District

The Planning Division has received the application referenced above and has scheduled a public hearing before the Landmarks Commission. We are mailing notice of the application to property owners within 100 feet of the proposed development.

A copy of the application, all documents, and evidence submitted by or on behalf of the applicant, and applicable criteria, are available for inspection at the Albany Community Development Department, Planning Division. Copies can be provided by mail upon request at a reasonable cost or electronically at no charge. The Staff Report for the hearing is available by 5:00 p.m. on Wednesday, August 30, 2023, on the City's website at:

www.cityofalbany.net/cdprojects

Should you wish to discuss this case please contact Alyssa Schrems, project planner, at alyssa.schrems@cityofalbany.net, 541-791-0176.

cd.cityofalbany.net



Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the Notice of Decision.

YOUR COMMENTS

Your comments will be considered when the Landmarks Commission makes a decision on this application. All testimony and evidence must be directed toward the approval standards for the application listed in this notice. Failure to raise an issue by letter or verbally before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Landmarks Commission an adequate opportunity to respond to each issue raised precludes an appeal based on that issue.

PUBLIC HEARING PROCEDURE

Persons wanting to provide testimony during public hearings at meetings may:

1. Email written comments to alyssa.schrems@cityofalbany.net **before noon the day of the meeting**, including your name and subject of the public hearing, or mail comments to Albany Planning Division; PO Box 490, Albany, OR 97321. **Written comments to be addressed in the staff report must be received by City staff on or before August 28, 2023.**
2. To testify virtually during the public hearing, register by emailing cdaa@cityofalbany.net **before noon on the day of the meeting**, with your name, address, phone number, and if you are speaking for, against, or neutral on the project/subject. The chair will call upon those who have registered to speak.
3. Appear in person at the meeting and register to speak using the signup sheet on the table.

The public hearing will begin with a declaration of any bias, *ex parte* contacts (contacts that occurred outside of the public hearing), or any conflict of interest by the decision-makers. This will be followed by the staff report from the planning staff. Then the applicant will testify. This will be followed by calling upon those who registered to speak in support of the application. After those in favor of the application are finished, testimony from those who registered to speak in opposition will begin. This will be followed by testimony from people who neither favor nor oppose the application. Following, a calling upon anyone else who wishes to testify either in support, in opposition, or neutral will be made. The applicant will then be able to respond to the public comments. The decision-makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing. Once all comments are recorded as part of the meeting, and the applicant responds, the Landmarks Commission will close the public hearing and deliberate on the application.

If additional documents or evidence are provided by any party, the City may allow a continuance, or leave the record open, to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the 120-day time limitations of Oregon Revised Statute (ORS) 227.178.

If the hearing is continued or the record is left open, the chair will announce the date, time, and place for the resumption of the hearing and/or what limitations exist on further testimony or submittal of written materials. If the hearing and record are closed, the decision-makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

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 541-917-7550, or email cdaa@cityofalbany.net.

APPEALS

Within five days of the Landmarks Commission's final decision on this application, the Community Development Director will provide written Notice of Decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Commission may be appealed to the City Council if a person with standing files a notice of appeal and pays the associated filing fee with the City within 10 days of the date the City mails the Notice of Decision.

Approval Standards for This Request

Historic Review of Exterior Alteration (ADC 7.150)

For applications other than for 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.

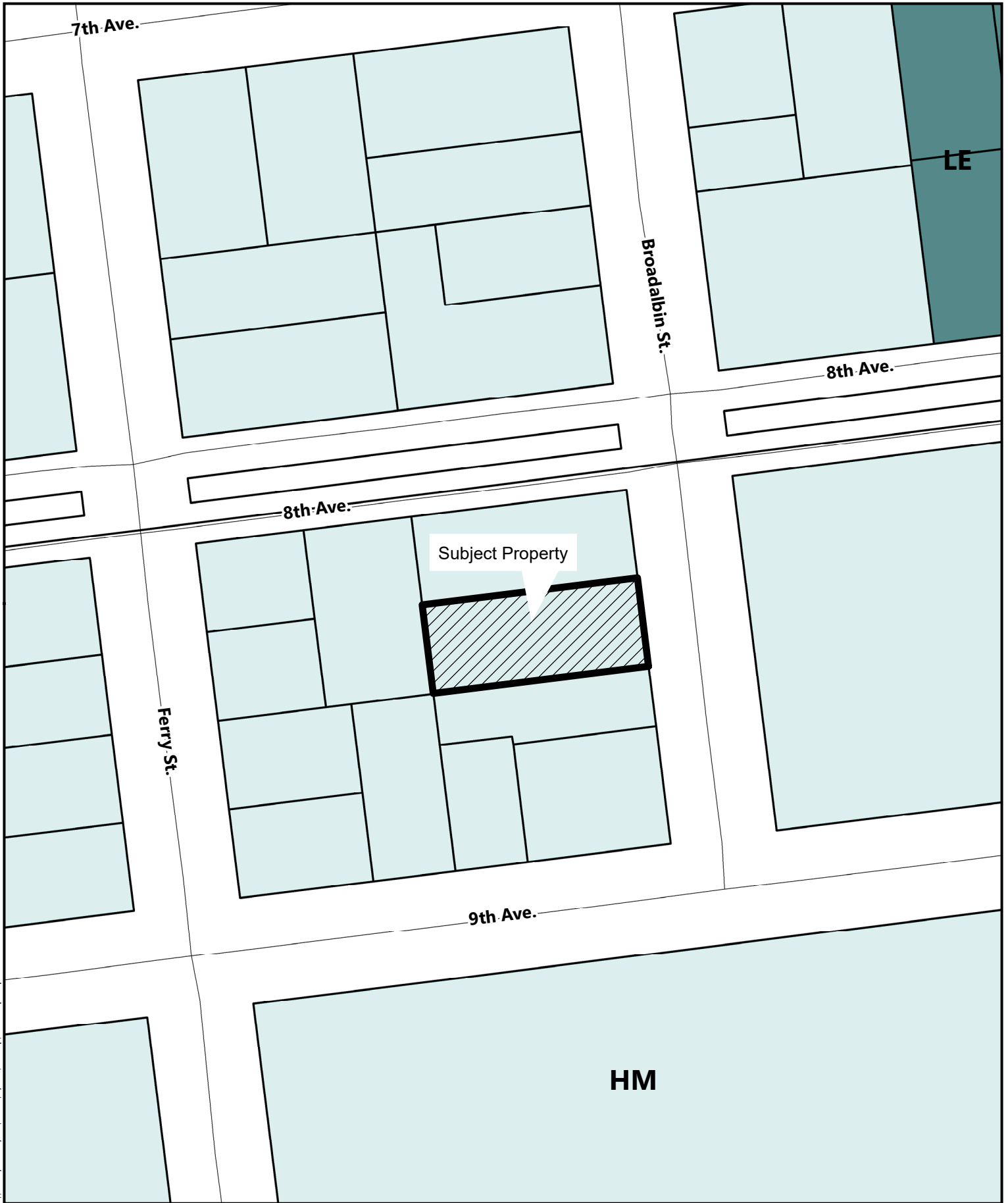
Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

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.

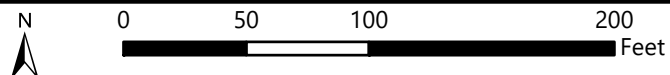
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration 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.
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.

Additional review standards for this application are found in ADC Articles 1, 2, 3, and 7.

Attachments: Location Map, Site Plan



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



818 Broadalbin St SW

Date: 8/3/2023 Map Source: City of Albany

Location Map

PHOTOVOLTAIC ROOF MOUNT SYSTEM

14 MODULES-ROOF MOUNTED - 5.60 kWDC, 4.15 kWAC
818 BROADALBIN ST SW, ALBANY, OR 97321, USA



RESERVED FOR AHJ

PURELIGHT POWER
3895 CASCADIA CANYON AVE SE
STE 140 SALEM, OR 97302-1377
CSLB : 226333
PHONE: (541) 816-4047
Email: admin@purelightpower.com

SYSTEM SUMMARY:

- (N) 14 - ZNSHINE SOLAR ZXM7-SH108 (400W) MODULES
- (N) 01 - HOYMILES HM-1200N MICRO-INVERTER
- (N) 04 - HOYMILES HM-600N MICRO-INVERTER
- (N) 02 - HOYMILES HM-300N MICRO-INVERTERS
- (N) 04 - JUNCTION BOXES
- (E) 225A MAIN SERVICE PANEL WITH (E) 200A MAIN BREAKER (IN BASEMENT)
- (N) 30A FUSED AC DISCONNECT
- (N) 100A SOLAR LOAD CENTER
- (N) 30A OCP PANEL WITH (1) 30A CIRCUIT BREAKER

DESIGN CRITERIA:

ROOF TYPE: - ASPHALT SHINGLE
NUMBER OF LAYERS: - 01
ROOF FRAMING: - 2"X4" SINGLE SPAN RAFTER @16" O.C.
STORY: - TWO STORY
SNOW LOAD : - 25 PSF
WIND SPEED :- 98 MPH (ASCE 7-16)
WIND EXPOSURE:- B
RISK CATEGORY:- II
OCCUPANCY: R-3 RESIDENTIAL

GOVERNING CODES:

2020 NATIONAL ELECTRICAL CODE (NEC)
2022 OREGON FIRE CODE (OFC)
2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2021 OREGON SPECIALTY ELECTRICAL CODE (OSEC)



EXPIRES: 12/31/24
This item has been digitally signed
and sealed on May 26, 2023
STRUCTURAL ONLY

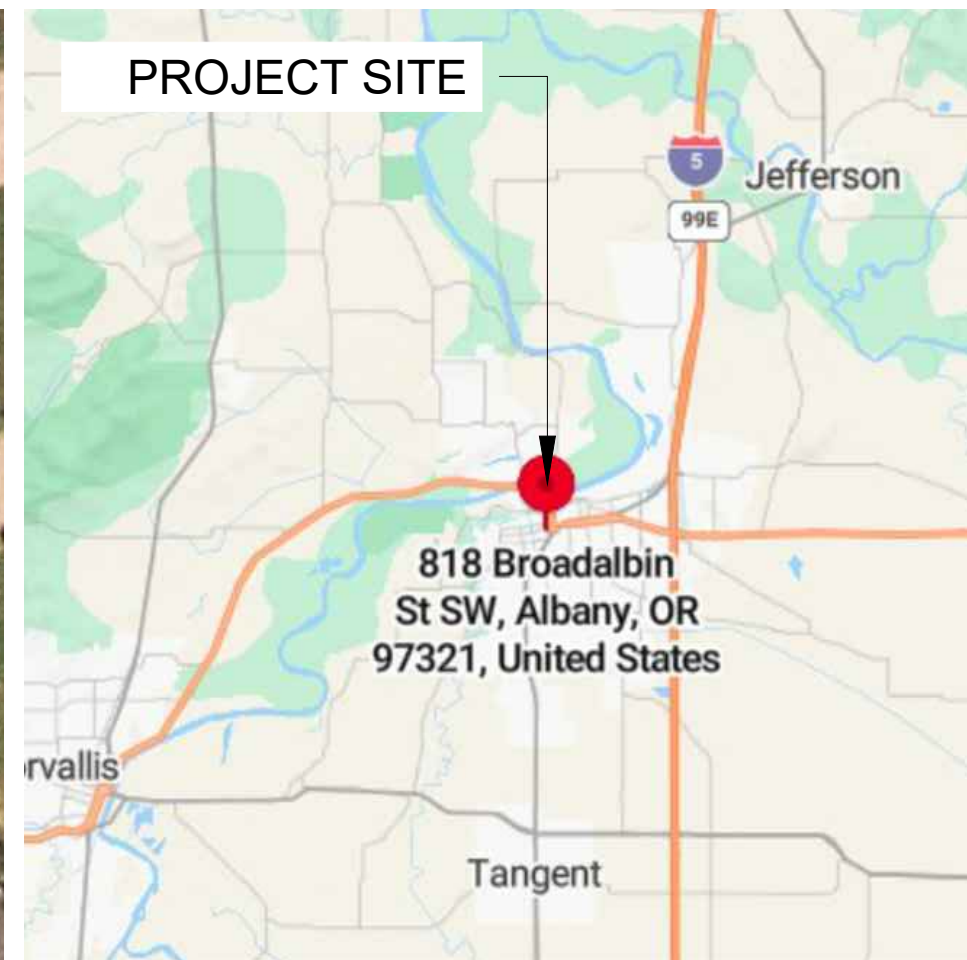
SHEET INDEX	COVER SHEET	PV-1.0
X-1.2	SITE PLAN WITH ROOF PLAN	PV-2.0
X-1.3	ROOF PLAN WITH SOLAR MODULES	PV-3.0
X-1.4	ATTACHMENT DETAILS	PV-4.0
X-1.5	BRANCH LAYOUT	PV-5.0
X-1.6	ELECTRICAL LINE DIAGRAM	PV-6.0
X-1.7	ELECTRICAL CALCULATIONS	PV-7.0
X-1.8	WARNING LABELS	PV-8.0
X-1.8.1	PLACARD	PV-8.1
X-1.8.2	MICRO INVERTER CHART	PV-8.2
X-1.9	ADDITIONAL NOTES	PV-9.0
X-1.10+	SPEC SHEETS	PV-10.0+

GENERAL NOTES:

1. PV SYSTEMS AND SUPPORTING STRUCTURE SHALL COMPLY WITH REQUIREMENTS OF 2021 OESC & 2022 OSSC.
2. 3111.3.2 - PV RACKING AND ATTACHMENTS SHALL BE UL 1703 CERTIFIED.
3. 3111.3.4 - PV SYSTEM SHALL HAVE A FIRE CLASSIFICATION THAT IS EQUAL TO OR GREATER THAN THE ROOF ASSEMBLY REQUIRED BY OSSC SECTION 1505.1.
4. 3111.4.3 - 3111.4.7- PV LAYOUT SHALL NOT RESTRICT EGRESS, LIGHT VENTILATION, OR ROOF DRAINAGE REQUIREMENTS.
5. 3111.4.8.1 - GENERAL PATHWAY REQUIREMENTS:
 - 36" WIDE PATHWAY SHALL NOT BE REQUIRED ON STRUCTURES WITH A PV ARRAY AREA OF 1,000 SF OR LESS INSTALLED ON A ROOF WITH A SLOPE THAT EXCEEDS 2:12 AND WITH AN INTERSECTING ADJACENT ROOF AND WHERE NO SECTION IS LARGER THAN 150 FEET MEASURED IN LENGTH OR WIDTH.
 - WHERE PV ARRAY DOES NOT EXCEED 25% AS MEASURED IN PLAN VIEW OF TOTAL ROOF AREA OF A STRUCTURE, A MINIMUM OF 12" UNOBSTRUCTED PATHWAY SHALL BE MAINTAINED ALONG EACH SIDE OF ANY HORIZONTAL RIDGE.
 - WHERE THE SOLAR ARRAY EXCEEDS 25% AS MEASURED IN PLAN VIEW OF TOTAL ROOF AREA OF THE STRUCTURE, A MINIMUM OF ONE 36" UNOBSTRUCTED PATHWAY SHALL BE PROVIDED IN ADDITION TO A MINIMUM 12" UNOBSTRUCTED ALONG EA. SIDE OF ANY HORIZONTAL RIDGE.
6. ROOF STRUCTURE IS CONVENTIONAL LIGHT FRAMED WOOD CONSTRUCTION WITH SINGLE SPAN RAFTER @ 16" O.C. REFER TO ALLOWABLE SPAN REQUIREMENTS IN TABLE 305.4.1.
7. 3111.4.8.5.1 - DISCONNECTS, J-BOXES, COMBINER BOXES OR GUTTERS SHALL NOT BE PLACED IN ANY REQUIRED PATHWAY OR CUTOUT.
8. PV MODULES AND RACKING SHALL BE DIRECTLY ATTACHED TO ROOF FRAMING AS SHOWN IN PV-2. WHEN ATTACHMENT LOCATED WITHIN 3' OF ROOF EDGE, HIP, EAVE, RIDGE SHALL BE 24" O.C. MAX.
9. 3111.5.4 - MAX MODULE HEIGHT < 18" OFF ROOF SURFACE.



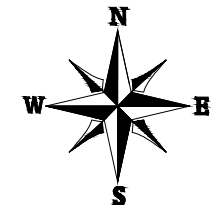
ARRAY LOCATIONS



PROJECT SITE

1 | AERIAL PHOTO
G-1.0 | SCALE: NTS

2 | VICINITY MAP
G-1.0 | SCALE: NTS



VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	05/25/2023	UR

PROJECT NAME
JOHN HOOD-FYSH
818 BROADALBIN ST SW,
ALBANY, OR 97321, USA
APN# 00092581
UTILITY: PACIFIC POWER
AHJ: CITY OF ALBANY

SHEET NAME
COVER SHEET

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV SHEET: 1.0
G-1.0

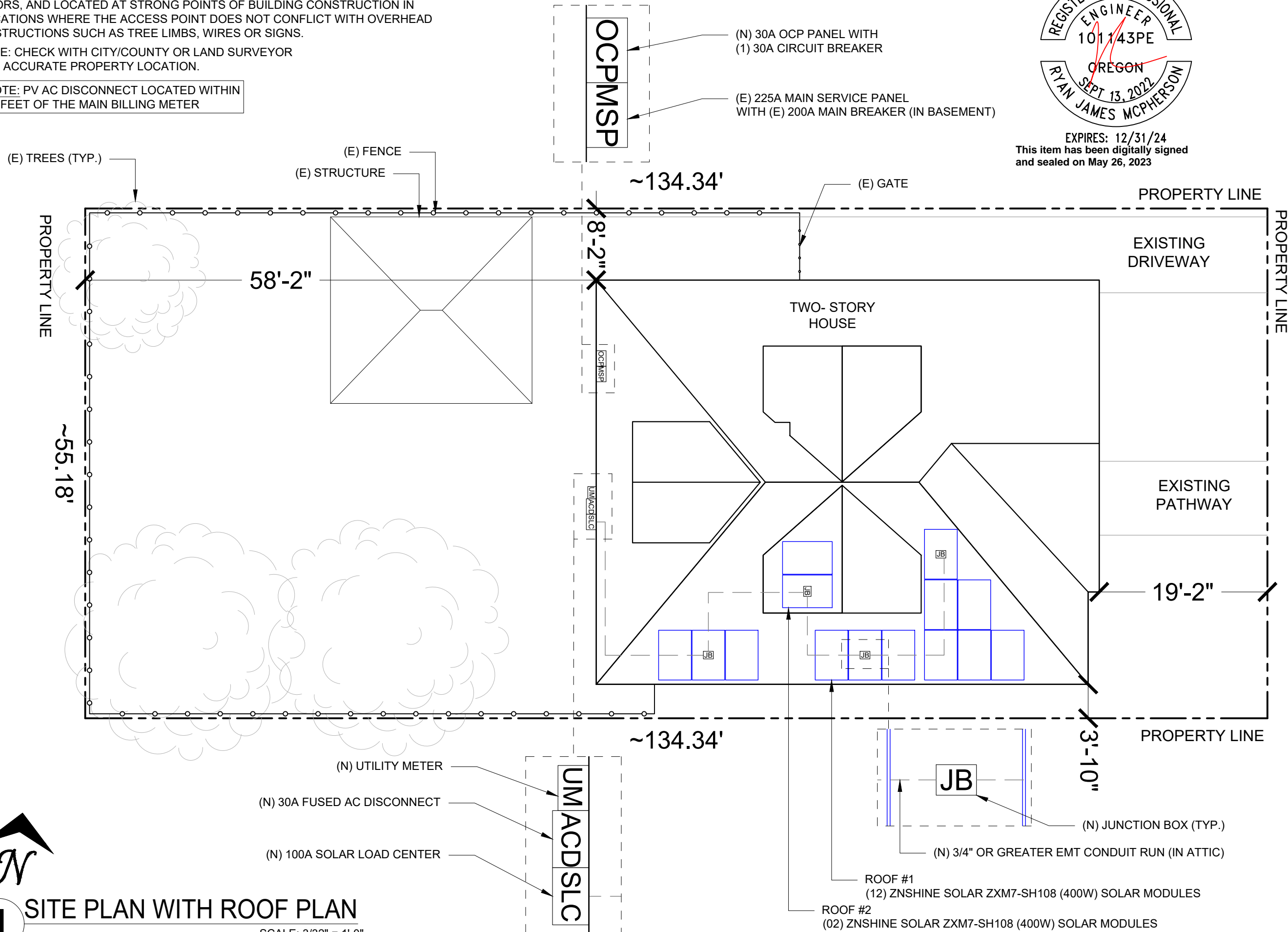
● **ROOF ACCESS POINT** SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

NOTE: CHECK WITH CITY/COUNTY OR LAND SURVEYOR FOR ACCURATE PROPERTY LOCATION.

NOTE: PV AC DISCONNECT LOCATED WITHIN 10 FEET OF THE MAIN BILLING METER



EXPIRES: 12/31/24
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VERSION		
DESCRIPTION	DATE	REV
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PROJECT NAME

JOHN HOOD-FYSH
 818 BROADALBIN ST SW,
 ALBANY, OR 97321, USA
 APN# 00092581
 UTILITY: PACIFIC POWER
 AHJ: CITY OF ALBANY

SHEET NAME
 SITE PLAN WITH
 ROOF PLAN

SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER
 PV SHEET: 2.0
 X-1.2



1 SITE PLAN WITH ROOF PLAN

SCALE: 3/32" = 1'-0"

RESERVED FOR AHJ

MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 14 MODULES
 MODULE TYPE = ZNSHINE SOLAR ZXM7-SH108 (400W) MODULES
 MODULE WEIGHT = 45.19 LBS / 20.5 KG.
 MODULE DIMENSIONS = 67.87" X 44.65" = 21.04 SF
 UNIT WEIGHT OF ARRAY = 2.15 PSF

ARRAY AREA & ROOF AREA CALC'S		
AREA OF NEW ARRAY (Sq. Ft.)	AREA OF ROOF (PLAN VIEW) (Sq. Ft.)	TOTAL ROOF AREA COVERED BY ARRAY %
294.62	2620.74	11%
11% ROOF AREA (ARRAY <25% OF ROOF AREA)		

BILL OF MATERIALS		
EQUIPMENT	QTY	DESCRIPTION
RAIL	11	UNIRAC SM LIGHT RAIL 168" DARK
SPLICE	00	BND SPLICE BAR PRO SERIES DRK
MID CLAMP	16	SM PRO SERIES MID - DRK
END CLAMP	24	SM PRO SERIES UNIV END - MILL
ATTACHMENT	64	UNIRAC FLASHKIT PRO
GROUNDING LUG	06	GROUNDING LUG

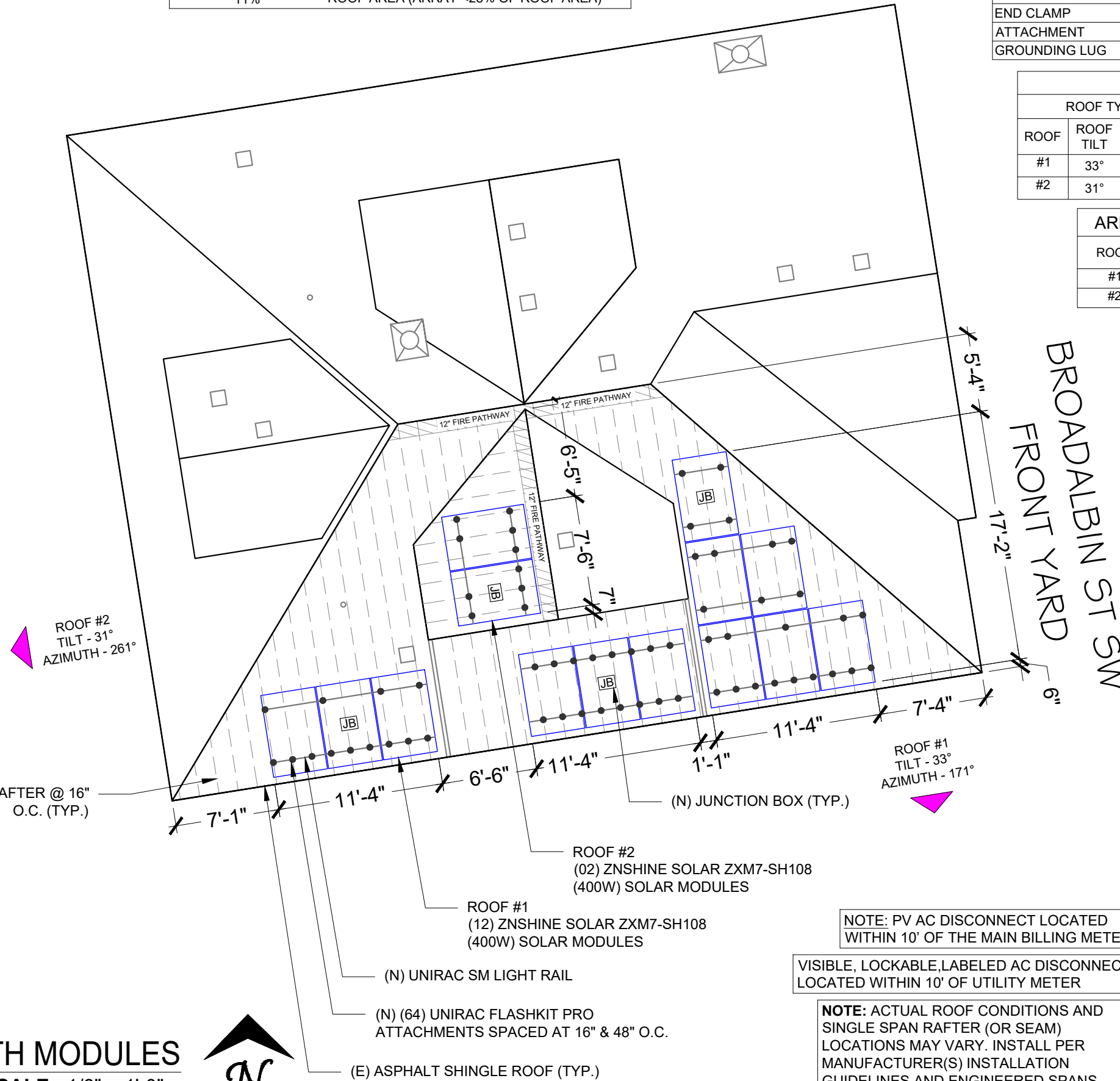
ROOF DESCRIPTION				
ROOF TYPE		ASPHALT SHINGLE ROOF		
ROOF	ROOF TILT	AZIMUTH	SINGLE SPAN RAFTER SIZE	SINGLE SPAN RAFTER SPACING
#1	33°	171°	2"x4"	16" O.C.
#2	31°	261°	2"x4"	16" O.C.

ARRAY AREA & ROOF AREA CALC'S			
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)
#1	12	252.53	558.40
#2	02	42.09	195.88

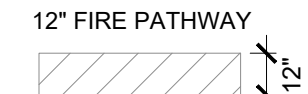
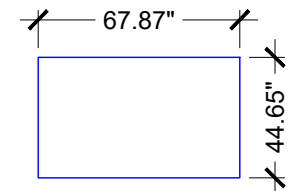


EXPIRES: 12/31/24
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REAR YARD



PHOTOVOLTAIC MODULES
 ZNSHINE SOLAR
 ZXM7-SH108 (400W)



(E) 2"x4" SINGLE SPAN RAFTER @ 16" O.C. (TYP.)

ROOF #1
 TILT - 33°
 AZIMUTH - 171°

ROOF #2
 TILT - 31°
 AZIMUTH - 261°

ROOF #2
 (02) ZNSHINE SOLAR ZXM7-SH108 (400W) SOLAR MODULES

ROOF #1
 (12) ZNSHINE SOLAR ZXM7-SH108 (400W) SOLAR MODULES

(N) UNIRAC SM LIGHT RAIL

(N) (64) UNIRAC FLASHKIT PRO ATTACHMENTS SPACED AT 16" & 48" O.C.

(E) ASPHALT SHINGLE ROOF (TYP.)

(N) JUNCTION BOX (TYP.)

NOTE: PV AC DISCONNECT LOCATED WITHIN 10' OF THE MAIN BILLING METER

VISIBLE, LOCKABLE, LABELED AC DISCONNECT LOCATED WITHIN 10' OF UTILITY METER

NOTE: ACTUAL ROOF CONDITIONS AND SINGLE SPAN RAFTER (OR SEAM) LOCATIONS MAY VARY. INSTALL PER MANUFACTURER(S) INSTALLATION GUIDELINES AND ENGINEERED SPANS FOR ATTACHMENTS

LEGEND

- JUNCTION BOX
- CHIMNEY
- VENT, ATTIC FAN (ROOF OBSTRUCTION)
- ROOF ATTACHMENT
- SINGLE SPAN RAFTER
- CONDUIT
- FIRE PATHWAY



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SHEET NAME
ROOF PLAN WITH MODULES

SHEET SIZE
**ANSI B
 11" X 17"**

SHEET NUMBER
PV SHEET: 3.0

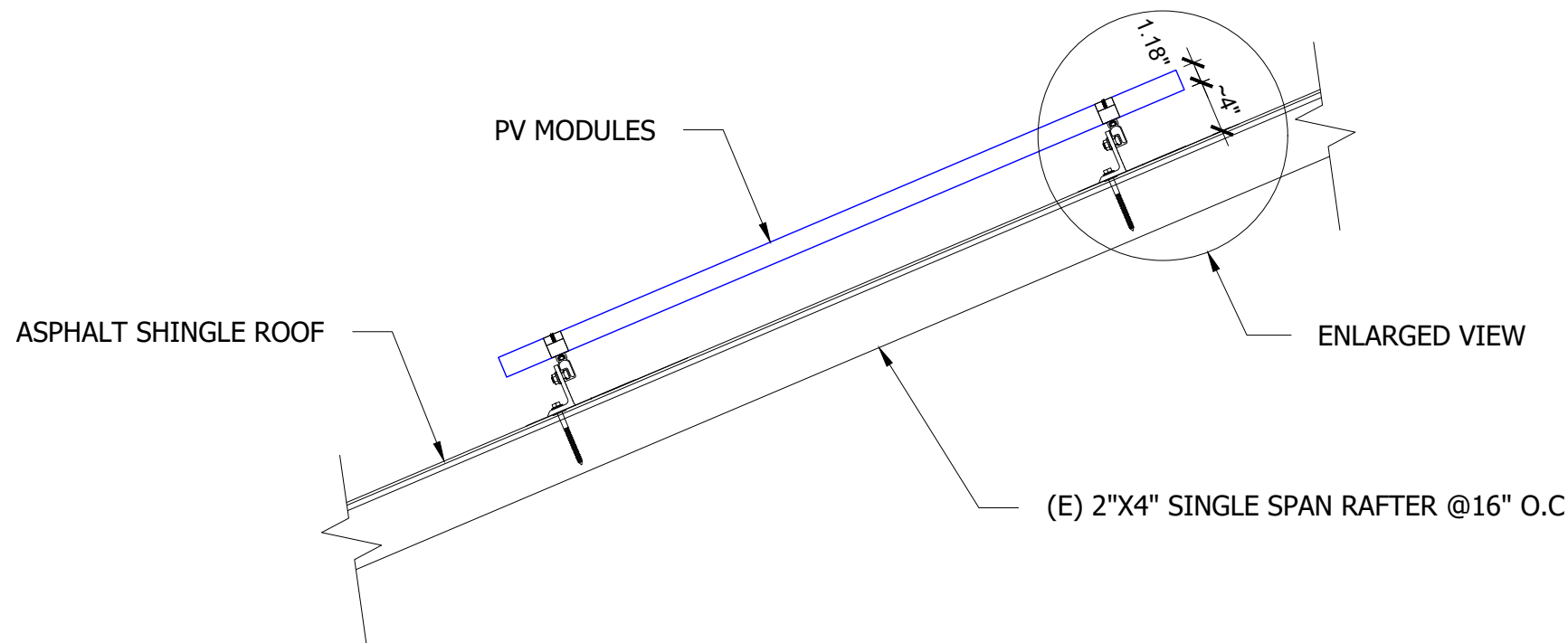
X-1.3

1 ROOF PLAN WITH MODULES
 SCALE: 1/8" = 1'-0"

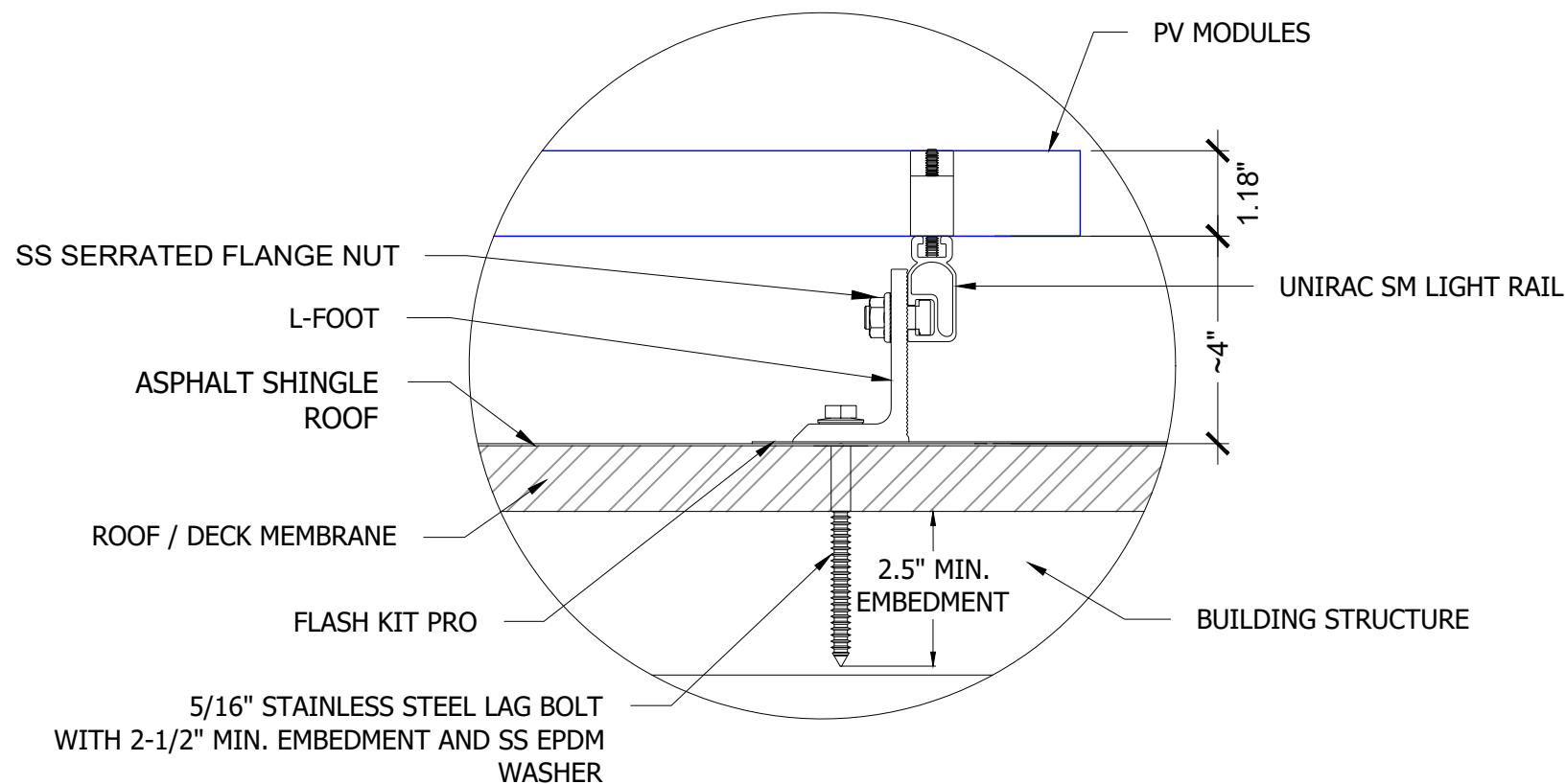


RESERVED FOR AHJ

NOTE: ACTUAL ROOF CONDITIONS AND SINGLE SPAN RAFTER (OR SEAM) LOCATIONS MAY VARY. INSTALL PER MANUFACTURER(S) INSTALLATION GUIDELINES AND ENGINEERED SPANS FOR ATTACHMENTS



1 ATTACHMENT DETAIL
SCALE: NTS



2 ATTACHMENT DETAIL (ENLARGED VIEW)
SCALE: NTS



EXPIRES: 12/31/24
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UTILITY: PACIFIC POWER
AHJ: CITY OF ALBANY

SHEET NAME
**ATTACHMENT
DETAIL**

SHEET SIZE
**ANSI B
11" X 17"**

SHEET NUMBER
PV SHEET: 4.0

X-1.4