



## 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-10-23

August 30, 2023

### Summary

This staff report evaluates a Historic Review of Exterior Alterations for a residential structure on a developed lot located in the Monteith Historic District located at 818 Broadalbin Street SW (Attachment A). The applicant proposes to install solar panels on the historic home.

### Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner:	John & Frances Hood-Fysh; 818 Broadalbin Street SW, Albany, OR 97321
Applicant:	Caroline Brown; Pure Light Power, 3895 Cascadia Canyon Avenue SE, Suite 140 Salem, OR 97302
Address/Location:	818 Broadalbin Street SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07BC-01300
Zoning:	Hackleman Monteith (HM)
Total Land Area:	7,370 square feet
Existing Land Use:	Single Unit Residential
Neighborhood:	Central
Surrounding Zoning:	North: HM- Hackleman Monteith East: HM- Hackleman Monteith; LE-Lyons Ellsworth South: HM- Hackleman Monteith West: HM- Hackleman Monteith
Surrounding Uses:	North: Residential, Single Units East: Church & Funeral Home South: Residential, Single Units & Elementary School West: Residential, Single Units
Prior History:	N/A

### Notice Information

On August 16, 2023, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On August 28, 2023, notice of public hearing was posted on the subject site. As of August 28, 2023, 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 the review body will use the Secretary of the Interior's Standards for Rehabilitation as a guideline 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 818 Broadalbin Street SW in the Hackleman Monteith (HM) zoning district and part of the Monteith Historic District. The immediate surrounding properties are in the HM zoning district and are developed with single unit dwellings. Surrounding properties are zoned HM and developed with a mix of single unit dwellings, a church, a funeral home, and an elementary school.
- 1.2 Historic Rating. The subject building is listed as part of the Monteith National Register Historic District and is considered to be Historic Contributing.
- 1.3 History and Architectural Style. The survey form lists the architectural style of the building as Bungalow (Attachment B).
- 1.4 Prior Alterations. A front porch stair railing has been added, date unknown.
- 1.5 Proposed Exterior Alterations. The applicant proposes to install 14 roof mounted solar panels on the south roof of the house, with two panels mounted on a gable dormer facing east.  
  
The applicant states that the panels will be low-profile and located on the north and south section of the roof. The associated service for the solar panels will be located on the east side of the house, near the existing service (Attachment C.2). While the panels will be visible from the street, they will not affect the roofline. The solar panels will also be removable, non-permanent structures.  
  
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.
- 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 1916 in the Bungalow style. Distinctive features of the house include decorative cut rafter ends, knee braces, gable dormers on the north and south roof, large 7/1 transom windows, banding, and an exterior chimney on the north side of the house.  
  
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 Bungalow 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. Furthermore, the applicant

states that the solar panels can be cleaned with 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. The solar panels will be installed with removable hardware and can conceivably be returned to their 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.

## Overall Conclusions

This proposal seeks to complete exterior alterations to add solar panels to the south roof of the house.

Staff finds all applicable criteria 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.

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 2 and approve the Exterior Alteration request with conditions. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

## Motion

*I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-10-23. This motion is based on the findings and conclusions in the August 30, 2023, staff report and findings in support of the application 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.

## Attachments

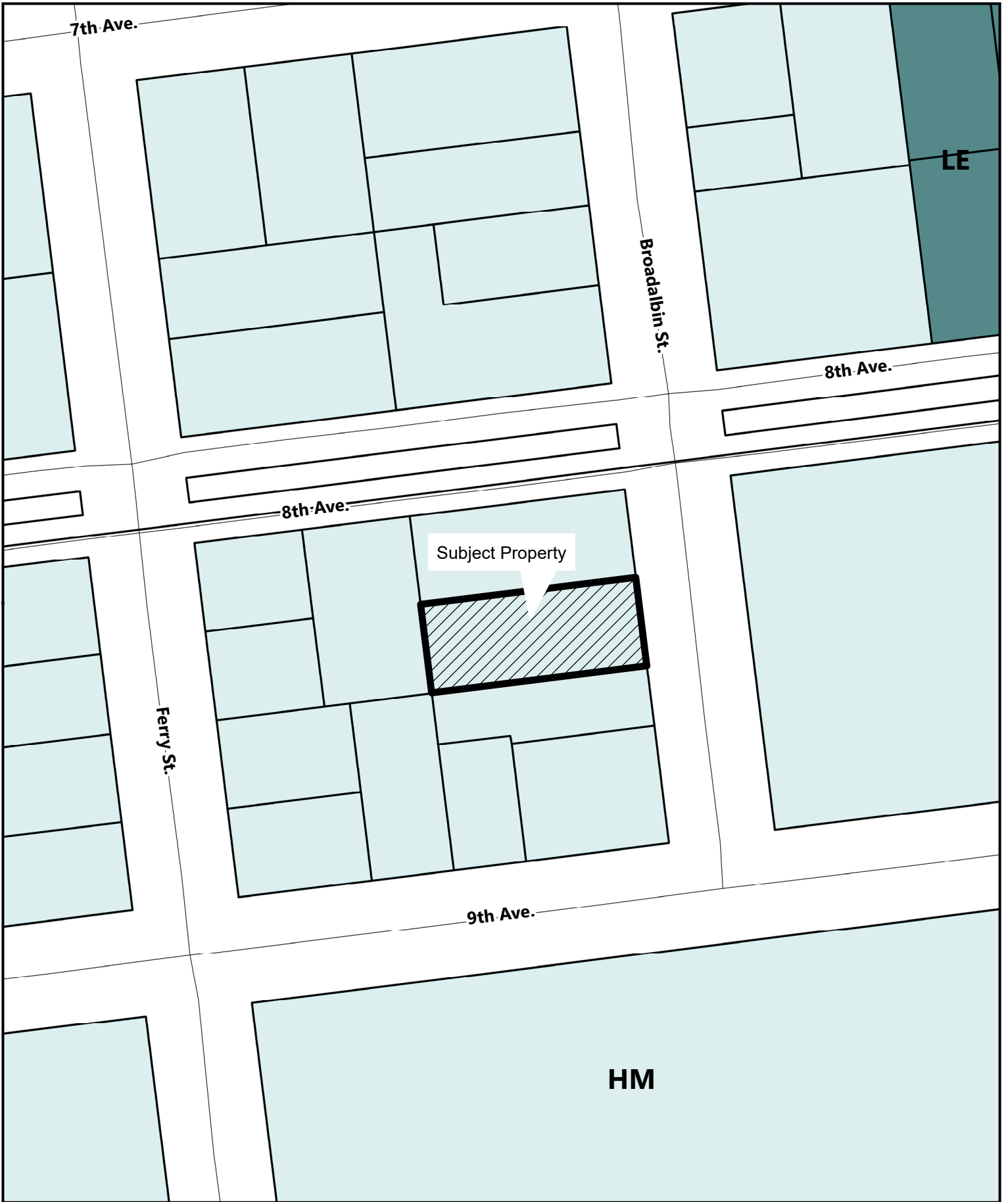
- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal:
  1. Historic Review of Exterior Alterations Form
  2. Install Plans
  3. Applicant's Findings

## Acronyms

ADC	Albany Development Code
HM	Hackleman Monteith
LE	Lyons Ellsworth

## Architectural Terms (Dictionary of Architecture & Construction 2<sup>nd</sup> Edition)

Banding:	One or more decorative wood strips; decorative inlay.
Dormer:	A structure projecting from a sloping roof usually housing a window or ventilating louver.
Gable:	The vertical triangular portion of the end of a building having a double-sloped roof, from the level of the cornice or eaves to the ridge of the roof.
Knee Brace:	A corner brace; a diagonal member placed across the angle between two members that are joined, serves to stiffen and strengthen a framework so constructed.
Transom:	A horizontal bar of wood or stone across a window. The crossbar separating a door from the fanlight above it.



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



**818 Broadalbin St SW**

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

Attachment B.1

COUNTY: Linn

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<b>HISTORIC NAME:</b> None	<b>ORIGINAL USE:</b> Residence
<b>COMMON NAME:</b> None	<b>CURRENT USE:</b> Residence
<b>ADDRESS:</b> 818 Broadalbin St. SW	<b>CONDITION:</b> Good
<b>ADDITIONAL ADDRESS:</b> NONE	<b>INTEGRITY:</b> Good <b>MOVED?</b> N
<b>CITY:</b> Albany	<b>DATE OF CONSTRUCTION:</b> c.1916
<b>OWNER:</b> Jean & Mary McCorkle	<b>THEME</b> 20th Century Architecture
<b>CATAGORY:</b> Building	<b>STYLE:</b> Bungalow
<b>LOCATION</b> Monteith Historic District	<b>ARCHITECT</b> UNKNOWN
<b>MAP NO:</b> 11S03W07BC <b>TAX LOT:</b> 01300	<b>BUILDER:</b> UNKNOWN
<b>BLOCK:</b> 68 <b>LOT</b> N/A	<b>QUADRANGLE</b> Albany <b>ASSESSMENT:</b> N
<b>ADDITION NAME:</b> Original Platt	<b>ORIGINAL RATING:</b> Compatible
<b>PIN NO:</b> 11S03W07BC01300 <b>ZONING</b> HM	<b>CURRENT RATING:</b> Historic Contributing

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<b>PLAN TYPE/SHAPE:</b> Irregular	<b>NO. OF STORIES:</b> 1.5
<b>FOUNDATION MAT.:</b> Concrete	<b>BASEMENT</b> Y
<b>ROOF FORM/MAT.:</b> Hipped and gable	<b>PORCH:</b> Recessed

**STRUCTURAL FRAMING:** Balloon

**PRIMARY WINDOW TYPE:** 1/1 double hung

**EXTERIOR SURFACING MATERIALS:** Lap siding

**DECORATIVE FEATURES:**

Decorative cut rafter ends, knee braces, gable dormer N&S, large 7/1 transom windows, banding, exterior chimney (N)

**EXTERIOR ALTERATIONS/ADDITIONS:**

Front porch stair railing

**NOTEWORTHY LANDSCAPE FEATURES:**

None

**ADDITIONAL INFO:**

None

**INTERIOR FEATURES:**

None

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**LOCAL INVENTORY NO.:** M.237

**SHPO INVENTORY NO.:** None

**CASE FILE NUMBER:** None

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

**NAME:** Jean & Mary McCorkle  
**ADDRESS:** 818 Broadalbin Ave. S.W.  
**QUADRANGLE:** Albany

**T/R/S:** T11-R3W-S07  
**MAP NO.:** 11-3W-7BC  
**TAX LOT:** 1300

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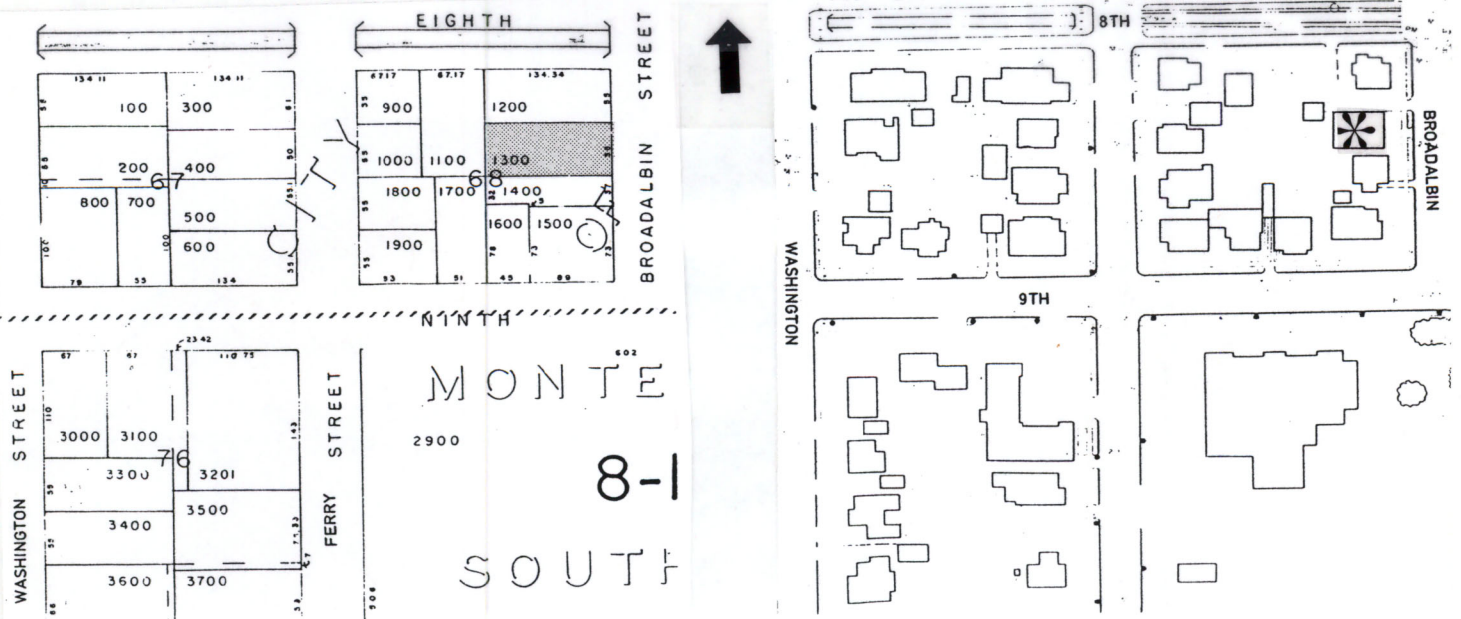


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**NEGATIVE NO.:** P-25

**SLIDE NO.:** MS.237

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





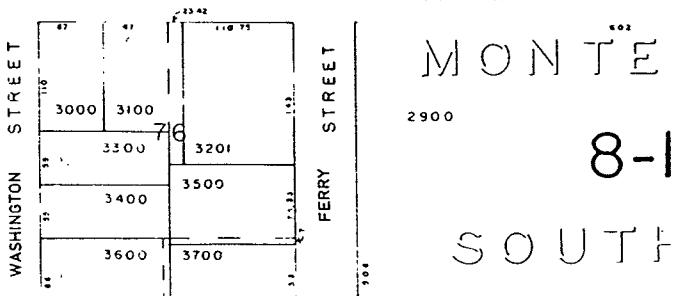
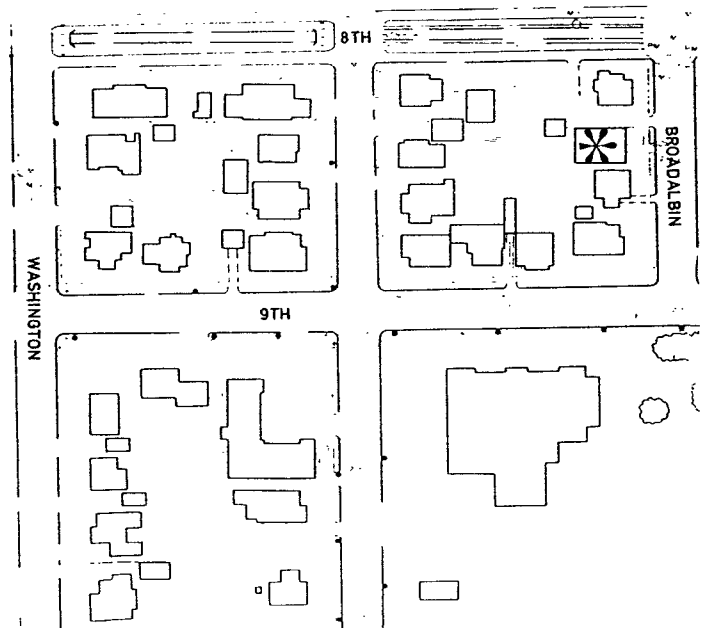
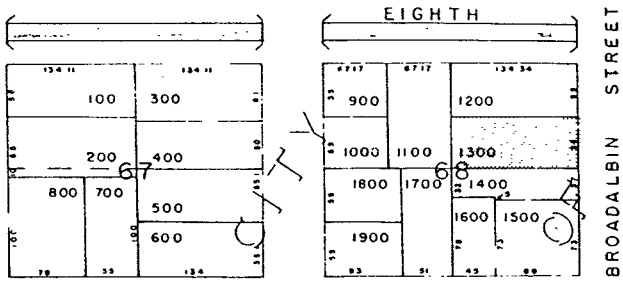
266. 818 Broadalbin SW  
Significance: Compatible  
Use: Residence

Present Owner: Jean & Mary McCorkle  
818 Broadalbin SW  
Tax Lot: 11-3W-7BC-1300

Description:

One and one-half story wood frame residence with gable roof. Dormers on the side; lap siding. Porch on half of front elevation. Three over one light windows on upper elevation; exterior chimney.

818  
Broadalbin



OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES  
 OFFICE OF COUNTY ASSESSOR, LINN COUNTY, OREGON

Attachment B.6

92584

✓ 11	3W	7	B	C	1300	8-1		Blk 68
TWP. S	RG.	SEC.	1/4	1/16	TAX LOT NO.	CODE NO.	SECTION OR LOT	TOWNSHIP OR BLOCK
MAP NUMBER					5-1			RANGE WM.
ACCOUNT NO.					ADDITION		Albany	
							CITY	

INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DATE OF ENTRY ON THIS CARD	DEED RECORD		ACRES REMAINING
			VOLUME	PAGE	
		1-1-59	126	414	
	S $\frac{1}{2}$ NE $\frac{1}{4}$ of Blk 68, City of Albany				
	JV 37182	12-1-65	313	304	
	JVC 9062	3-26-79	Unification		

THIS RECORD WAS  
 PREPARED FOR  
 ASSESSMENT PURPOSES ONLY

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

COUNTY : Linn

<b>HISTORIC NAME :</b>	<b>ORIGINAL USE :</b> Residence
<b>COMMON NAME :</b>	<b>CURRENT USE :</b> Residence
<b>ADDRESS :</b> 818 Broadalbin St. SW	<b>CONDITION :</b> Good
<b>CITY :</b> Albany	<b>INTEGRITY :</b> Good <b>MOVED :</b> N
<b>OWNER :</b> Jean & Mary McCorkle	<b>DATE OF CONSTRUCTION :</b> c.1916
<b>CATAGORY :</b> Building	<b>THEME :</b> 20th Century Architecture
<b>LOCATION :</b> Monteith Historic District	<b>STYLE :</b> Bungalow
<b>ASSOCIATED FEATURES :</b> Garage	<b>ARCHITECT :</b>
<b>MAP NO :</b> 11-3W-07BC <b>TAX LOT :</b> 01300	<b>BUILDER :</b>
<b>BLOCK :</b> 68 <b>LOT :</b>	<b>QUADRANGLE :</b> Albany
<b>ADDITION NAME :</b> Original Platt	<b>LOCAL RANKING :</b> Secondary
<b>PIN NO :</b> 11S03W07BC01300 <b>ZONING :</b> HM	<b>SPECIAL ASSESSMENT :</b> N
<b>PLAN TYPE/SHAPE :</b> Irregular	<b>NO. OF STORIES :</b> 1.5
<b>FOUNDATION MAT.:</b> Concrete	<b>BASEMENT :</b> Y
<b>ROOF FORM MAT. :</b> Hipped and gable	<b>PORCH :</b> Recessed
<b>STRUCTURAL FRAMING :</b> Balloon	
<b>PRIMARY WINDOW TYPE :</b> 1/1 double hung	
<b>EXTERIOR SURFACING MATERIALS:</b> <b>PRIMARY EXT :</b> Lap siding	<b>DECORATIVE :</b> None
<b>DECORATIVE :</b> Decorative cut rafter ends, knee braces, gable dormer N&S, large 7/1 transom windows, banding, exterior chimney (N)	
<b>EXTERIOR ALTERATIONS/ADDITIONS :</b> Front porch stair railing	
<b>LANDSCAPE FEATURES :</b> None	
<b>OTHER :</b> None	
<b>RECORDED BY :</b> Roz Keeney	<b>DATE :</b> 08/96
<b>LOCAL INVENTORY NO. :</b> M.237	<b>SHPO INVENTORY NO. :</b>
<b>CASE FILE NO. :</b>	

Area Designates Residence

CALL

198-J

- W 2nd ..... 684-Y
- W 2nd ..... 452-R
- ..... 524-L
- ..... 601-R-1
- ..... 190-J
- 4th ..... 79
- ..... 27-F-22
- ..... 431-J
- ..... 571-J
- ..... 27
- ..... 39-F-31
- ..... 240-J
- W 117 E 2nd ..... 334
- ..... 670-R
- ..... 662-Y
- STORE 1st & Ellis ..... 10
- ..... 610-R
- ..... 224-L
- ..... 604-R-5
- ..... 497-L
- ..... 37-F-32
- ..... 37-F-33
- Bank bldg ..... 277
- ..... 56-F-2
- ..... 56-F-4
- ..... 206-J
- ..... 5-F-2
- ..... 74-F-2
- ..... 59
- ..... 48-F-12
- ..... 236-Y
- ..... 16-F-32
- ..... 46-F-11
- ..... 614
- ..... 119-Y
- ..... 14-F-33
- ..... 1-F-14
- ..... 9-F-3
- ..... 8-F-41
- ..... 207-R
- ..... 462
- ..... 70
- ..... 541-R
- ..... 20-F-3
- ..... 16-F-2
- ..... 24-F-2
- ..... 12-F-21
- ..... 470-R
- ..... 2-F-5
- ..... 470-J
- ..... 4-F-3
- ..... 50-F-4
- ..... 120-J
- ..... 321-Y
- ..... 10-F-15
- Denver ..... 676-R
- ..... 195-J
- ..... 442
- ..... 636-J
- ..... 150-L
- ..... 269
- ..... 403-J

LUMBER

TELEPHONE

86

**CAMERON**

**LUMBER CO.**

Pacific Highway

SOUTH ALBANY

- 2nd T J r 406 E 6th ..... 342-J
- 2nd Alva r R F D 1 ..... 12-F-42
- 2nd W r 627 W 2nd ..... 664-J

**C**

- Carl J B R F D 4 ..... 62-F-3
- Carl L R F D 1 ..... 4-F-5
- Carl's Market 2nd & Ellsworth ..... 134-J
- Carl S M r 139 N Sherman ..... 746-L
- Carl V E R F D 3 ..... 645-R
- Casey J r 234 W 4th ..... 250-R
- Cape Joel A 100 Lyon ..... 475-J
- Carlson's Drug Store 2nd & Main ..... 237
- Carlson V L r 1006 E 2nd ..... 511-Y
- Caldwell C B r 180 N Sherman ..... 570-J
- Caldwell James r R F D 2 ..... 46-F-24
- Caldwell Will r R F D 3 ..... 7-F-4
- Callahan J M r 408 N Chicago ..... 394-R
- Callister F E r 7th & Broadalbin ..... 472-J
- Cameron Lumber Co Tangent Road ..... 86
- Cameron C C r 825 Ellsworth ..... 144-J
- Campbell & Robertson r R F D 2 ..... 22-F-14
- Campbell Forrest S r 820 Maple ..... 503-R
- Campbell E E r R F D 4 ..... 72-F-11
- Campbell Isaac r 1306 E 1st ..... 153-J
- Canning E A r R F D 2 ..... 48-F-13
- Canon Cafe 128 1st ..... 159-J
- Carnegie John r R F D 1 ..... 17-F-14
- Carter Kenneth T 331 Oakpoola ..... 438-R
- Carter L R r 1426 E 6th ..... 221-L
- Carter Mrs M A r R F D 4 ..... 39-F-41
- Carter Virgil r R F D 4 ..... 55-F-11
- Cary F O r 640 W 7th ..... 530-Y
- Cery Wm T r R F D 6 ..... 12-F-22
- Case C B R F D 5 ..... 41-F-3
- Case Fred r R F D 5 ..... 41-F-4
- Castell R L r 607 Jefferson ..... 428-R
- Casten R S r 833 Washington ..... 404-J
- Cris W V r 1406 Benton rd ..... 682-J
- Cathey C C 780 Washington ..... 576-R
- Central School 9th & Ferry ..... 61-J
- Chamberlain T U r 1108 Cottage ..... 714-L
- Chambers E A r R F D 2 ..... 22-F-2
- Chambers Jake r R F D 6 ..... 2-F-14
- Chambers W L r R F D 2 ..... 22-F-4
- Chambers Ira Mrs r 222 E 4th ..... 590-J
- Chandler J W r 725 W 6th ..... 524-R
- Chandler R L r 422 Jefferson ..... 403-R
- Chase M H R F D 3 ..... 426-Y
- CHEVROLET SALES & SERVICE 2nd & Ellsworth ..... 104
- Chelico W P 2nd & Washington ..... 175-J
- Christy W I grocer Main & 2nd ..... 72
- Christy W T r R F D 6 ..... 23-F-3
- Churchill C L r 118 W 3rd ..... 154-Y
- Churchill Hubert Tangent R F D 1 ..... 19-F-3
- Churchill Hugh r R F D 1 Tangent ..... 19-F-4
- Churchill W r Tangent R F D 1 ..... 19-F-11
- City of Albany—
- Chief of Police City Hall ..... 26
- City Recorder City Hall ..... 26
- Council Chambers City Hall ..... 26
- Clark J W C r 258 E 7th ..... 186-R
- Clauser B A r R F D 2 ..... 48-F-24
- Clark Dr C C 181 1/2 S Lyon ..... 543-R
- Clark Sarah M r 8th & Lyon ..... 324-J
- Clelen Dan r S 2 Baker ..... 171-L
- Cleland W A r R F D 1 Tangent ..... 604-J-1
- Clem A L r 505 Lyon ..... 219-R
- Clempner T B r 11th & 1st Jefferson ..... 657-R
- Clempner C E r 706 W 10th ..... 342-J
- Clempner E F r 231 W 10th ..... 673-J

- Clifford Studio 322 W 1st ..... 458-R
- Clins Chas O r 1121 E 8th ..... 443-J
- Clinton F M r 908 Willetta ..... 280-J
- Cloverdale Farm Tangent Ore ..... 5-F-4
- Coater Alton B r 627 Broadalbin ..... 567-J
- Coats E M r 1227 E 2nd ..... 153-L
- Cochran J C r 529 S Washington ..... 292-Y
- Cochran E W r 708 Lyon ..... 473-L
- Cockertine H N insurance 825 W 2nd ..... 246-J
- Cockertine H N r 512 Broadalbin ..... 586-J
- Cohen & Schlosler whol Tobacco 157 W 12 ..... 106
- Cohen Leo r 624 Ellsworth ..... 392-R
- Coie W R 1024 W 10th ..... 581-R
- Collier Key r 1107 W 9th ..... 707-L
- Collins Clarence armory ..... 647
- Collins Paul r R F D 4 ..... 53-F-32
- Compton Lawrence r R F D 2 ..... 50-F-31
- Conn H C r North Albany ..... 625-J
- Conn Perry R r 825 W 5th ..... 349-R
- Conn Sam r 804 E 2nd ..... 493-J
- Connor L J r 532 Ferry ..... 721-J
- Conrad O M r R F D 1 ..... 25-F-3
- Conroy Mrs Jane r 521 E 4th ..... 487-R
- Conser L K r R F D ..... 3-F-4
- Conser R O r R F D 2 ..... 3-F-22
- Cook Wm 3rd & Main ..... 430
- Cook Wm r 220 Jefferson ..... 195-L
- Cooper Mrs C H r 131 N Cleveland ..... 624-Y
- Cooper Sam r Tangent R F D 1 ..... 19-F-21
- Cooper T B r Tangent R F D 1 ..... 19-F-22
- Cooper Wayne r R F D 1 ..... 41-F-18
- Cooper Emma r Talman ..... 27-F-22
- Copeland J M r R F D 1 ..... 21-F-11
- Copeland Yards J W 2nd & Oakpoola ..... 278
- Cornutt Clarence r Snedd R F D ..... 61-F-22
- Cornett C M r 111 Main ..... 564-J
- Cornett E B r R F D 2 ..... 622-J
- Coughlin J B r 805 W 5th ..... 521-Y
- County of Linn Offices See Linn County
- Covey S A r R F D 5 ..... 28-F-2
- Cowles C G r 622 Ellsworth ..... 49-J
- Cox A L r R F D 6 ..... 2-F-2
- Cox C E r R F D 6 ..... 2-F-25
- Cox Ira r R F D 6 ..... 2-F-23
- Cox L G r R F D 6 ..... 2-F-22
- Cox R A r R F D 6 ..... 8-F-13
- Ceard Beall r R F D 4 ..... 34-F-13
- Craftree G N r 830 Denver ..... 403-Y
- Crafts Market 2nd & Ferry ..... 69
- Craft M B r 705 S Lyon ..... 115-J
- Craig Lee H r R F D 3 ..... 7-F-22
- Crawford J G r 125 W 5th ..... 500-L
- Crawford R E r 1857 W 11th ..... 714-Y
- Crawford W W r 6th & Washington ..... 26-R
- Crocker Chas r R F D 4 ..... 26-F-11
- Crocker J M r 525 E 5th ..... 224-J
- Cronise Ralph R r 821 W 6th ..... 355-Y
- Crouch J H r R F D 3 ..... 7-F-3
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- Crowell Geo H r 488 W 11th ..... 411-J
- Crosby F S r 240 E 4th ..... 149-Y
- Croft J H r 190 W 5th ..... 564-R
- Cummings E R Trans & Furs 171 Ellsworth ..... 103-J
- Cummings E R drayman r 540 E 5th ..... 530
- Cummings Ida Maxwell r 527 W 4th ..... 186-R
- Curl L N Abstract Co 228 S S Broadalbin ..... 171-R
- Curl L M r 718 Lyon ..... 413-R
- Curran's Bakery 115 W 2nd ..... 405-R
- Curran C A r 606 W 5th ..... 308-R
- Curry Gleason R r 725 E 5th ..... 556-J
- Curtis George S r 1250 Washington ..... 293-R



# Albany Telephone Directory - June 1925

ALBANY

Designate Residence

TELEPHONE

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# LUMBER

CAMERON  
LUMBER CO.  
Pacific Highway  
SOUTH ALBANY

TELEPHONE

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Clelan Ben r 552 Baker ..... 171-L  
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Clevenger C F r 328 Ellsworth ..... 313-R  
Clevenger T B r 11th and Jefferson ..... 637-R  
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Clifford E F r 637 W 10th ..... 673-J  
Clifford Studio 323 W 1st ..... 458-R  
Cline Chas O r 1121 E 8th ..... 443-J  
Clinton Hazel r 606 E 6th ..... 214-R  
Clovevale Farm Tangent Ore ..... 5-F-4  
Coats E M r 1617 E Front ..... 747-L  
Coates Alton B r 627 Broadbryn ..... 567-J  
Cochran J C r 529 S Washington ..... 292-Y  
Cochran E W r 708 Lyon ..... 473-L  
Cockerline H N Insurance 886 W 2nd ..... 246-J  
Cockerline H N r 210 W 6th ..... 201-J  
Cohen E Schlosser what Tobacco 227 W 2d ..... 105  
Cohen Leo r 624 Ellsworth ..... 392-R  
Cole W R r 1624 W 10th ..... 326-J  
Collier E A r 436 W 6th ..... 285-J  
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Collins Clarence smory ..... 647  
Collins Paul r R F D 4 ..... 53-F-32  
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Conser Mrs Jane r 621 E 6th ..... 467-R  
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Conser R O r R F D 2 ..... 5-F-22  
Cook Wm Ard & Sisin ..... 450  
Cook Wm r corner 2nd & Main ..... 489-Y  
Cooper Mrs C H r 181 N Cleveland ..... 624-Y  
Cooper Sam r Tangent R F D 1 ..... 19-F-21  
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Copeland H r R F D 6 ..... 21-F-31  
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Cormack Dr A W r R F D 1 ..... 1-F-11  
Cornutt Clarence r Shedd R F D ..... 63-F-22  
Cornett C M 111 Main ..... 560-J  
Cornett E B r R F D 5 ..... 622-J  
Corvallis Cream Sta 115 E 2nd ..... 452-R  
Cottage F R r 616 W 4th ..... 227-J  
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Covey S A r R F D 6 ..... 28-F-2  
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Cox A L r R F D 6 ..... 2-F-2  
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Cox L r R F D 6 ..... 2-F-33  
Cox L G r R F D 6 ..... 2-F-22  
Cox Mrs F S r 215 Baker ..... 456-R  
Cox R A r R F D ..... 2-F-15  
Cozard Basil r R F D 4 ..... 34-F-13  
Crabtree G H r 820 Jersey ..... 483-Y  
Crafts Market 2nd & Ferry ..... 69  
Craft M B r 706 S Lyon ..... 115-J

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WITNESS my hand and Notarial Seal the day and year last above written.

~~Sam'l. M. Garland~~

~~Notary Public for Oregon.~~

Attachment B.10

~~(L.S.)~~

~~My Commission Expires October 1st, 1924.~~

~~-----00000-----~~

Filed April 25th, 1923 at 9:55 o'clock A. M.

#69006 Warranty Deed.

Hulbert and wife, -to- Cockerline and wife.

KNOW ALL MEN BY THESE PRESENTS, That John R. Hulbert and Carrie A. Hulbert, his wife, of Multnomah County, State of Oregon, in consideration of One hundred and no/100 (\$100.00) Dollars, to them paid by H. N. Cockerline and Lois E. Cockerline as husband and wife, of Linn County, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said H. N. Cockerline and Lois E. Cockerline, as husband and wife, their heirs and assigns, all the following bounded and described real property, situated in the County of Linn and State of Oregon:

The South one-half (S $\frac{1}{2}$ ) of the northeast quarter (N.E. $\frac{1}{4}$ ) of Block No. Sixty-eight (68) in the City of Albany, Linn County, Oregon the boundary lines thereof to run parallel with the boundary lines of said block, as the same appear on the maps and plats of said city now on file and of record in the office of the Recorder of Conveyances in and for said county and state, the said premises being what is commonly known as the south half (S. $\frac{1}{2}$ ) of Lots No. Three (3) and Four (4) in said Block No. Sixty-eight (68) in said city, and extending fifty-five (55) feet on Broadalbin Street and running east and west one hundred and thirty-four (134) feet.

(U.S.I.R. Stamp \$1.00 cancelled)

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all .. estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Grantees, their heirs and assigns forever. And John R. Hulbert, grantor above named does covenant to and with the above named grantees their heirs and assigns that he is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that he will and his heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever

IN WITNESS WHEREOF, the the grantors above named, have hereunto set their hands and seals this 21st day of April, 1923.

Executed in the presence of )  
Wm. P. Stalnaker )  
R. Morrow )

John R. Hulbert (SEAL)  
Carrie A. Hulbert (SEAL)



STATE OF OREGON )  
County of Multnomah)ss.

BE IT REMEMBERED, That on this 21st day of April, A. D. 1923, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named John R. Hulbert & Carrie A. Hulbert his wife who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and my seal the day and year last above written.

Wm. P. Stalnaker  
Notary Public for Oregon,  
My Commission Expires March 29, 1927.

(L.S.)

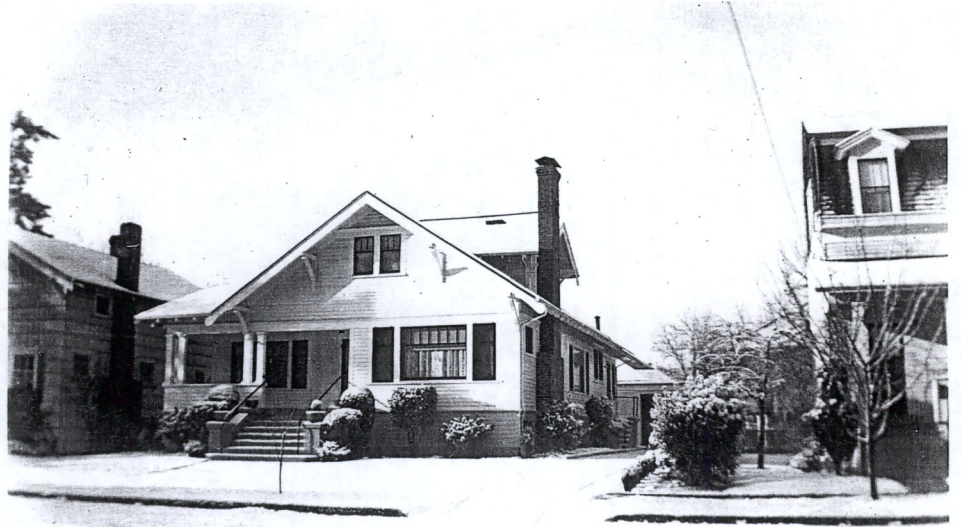
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~~#69007 Quitclaim Deed.  
Coe, et al, -to- Shank, Trustee.~~

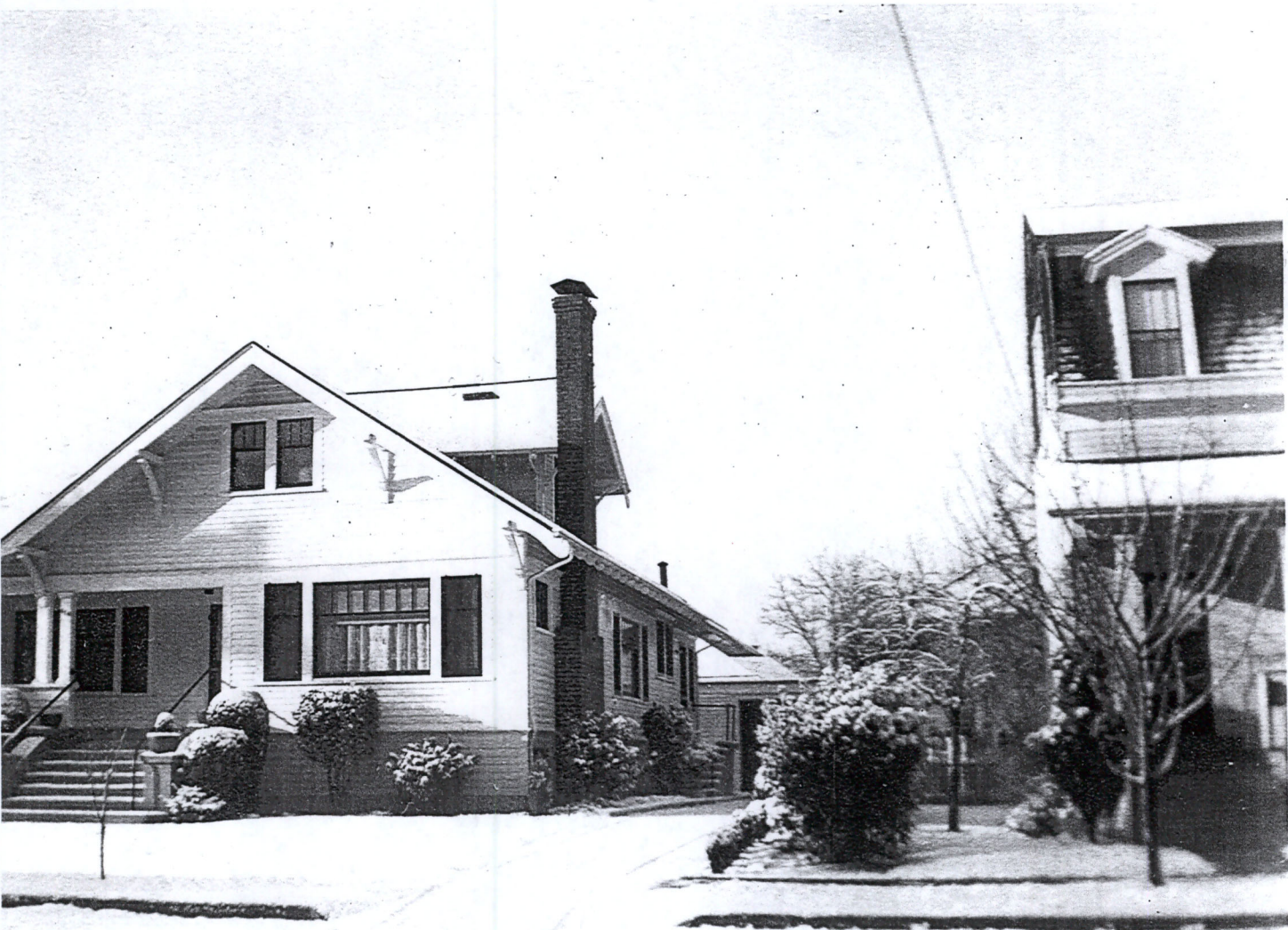
~~Filed April 25th, 1923 at 10:20 o'clock A.M.~~

~~THIS INDENTURE WITNESSETH, That Leva Coe and J. H. Coe, her husband; Eva Conn and I.E. Conn, her husband; Charles E. Scott and Celia B. Scott, his wife; A. I. Scott, unmarried; Nellie Grace Parker and M. F. Parker, her husband; and Walter O. Scott and Catherine Scott his wife, for the consideration of the sum of ten and other dollars to them paid have bargained, sold and quitclaimed, and by these presents do bargain, sell and quitclaim unto Frances R. Shank, Trustee, the following described premises, to-wit:~~

~~Lot No. One (1) in Block No. Six (6) in The Hackleman Heirs 1st Addition to the City of Albany, Linn County, Oregon, as the same appears on the maps and plats of said addition to~~



historical photo



818 Broadalbin  
N. face R  
P-24



818 Broadalbin  
S. face L  
P-26



**Proposal for Solar Installation at  
818 Broadalbin St SW  
Albany, OR 97321  
Monteith Historic District**

**Criterion:** There is no change in historic character, appearance, or material composition from the existing structure.

**Facts:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Panels will be installed no more than 18 inches above roof, and will be installed parallel to existing roof slope and will not alter the slope of the roof. Installation of panels will be reversible and not damage to the historic integrity of the resource and district.

**Conclusion:** The installation of solar panels shall not destroy historic materials that characterize the property. These solar panels' low profile and location make them unobtrusive, even though they are visible from the public right of way.



## COMMUNITY DEVELOPMENT

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

# Historic Review of Exterior Alterations

## Checklist and Review Criteria

### INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (*subject to change every July 1*): staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net). Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

### HISTORIC REVIEW OF EXTERIOR ALTERATIONS SUBMITTAL CHECKLIST:

**PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**

**PROPERTY AND PROJECT INFORMATION.**

Submit the following information (separately or on this page):

1. Historic District:

Monteith     Hackleman     Downtown     Local Historic     Commercial/Airport

2. Historic rating:

Historic Contributing     Historic Non-Contributing     Non-Historic (post 1945)

3. Year Built: 1915/1916 Architectural Style(s): Craftsman

4. Years of exterior alterations, if any: Back Deck, unsure of year

5. Please describe the proposed alteration(s) and the purpose of the alterations: \_\_\_\_\_

Low Profile solar panels installed on southern facing roof of customers home

**PHOTOGRAPHS.** Provide photographs that show the current condition of the area you intend to alter.

**CONSTRUCTION PLANS/ELEVATION DRAWINGS.** Provide construction plans, architectural drawings or schematics showing detailed building elevations and exterior plans, and dimensions of all altered or new elements, including foundation, windows, and the setbacks to the property lines, materials proposed, profile/design, etc. If construction plans or drawings are not applicable to your project, then submit an accurate alteration description, including photographs, or other information that describes the project.

[cd.cityofalbany.net](http://cd.cityofalbany.net)



**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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.



## Historic Review of Exterior Alterations

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 [ADC Section 7.160].

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## HISTORIC REVIEW OF EXTERIOR ALTERATIONS – PROCESS AND PROCEDURE

**Purpose (ADC 7.100).** The purpose of reviewing alterations to historic landmarks is to encourage the preservation of characteristics that led to their designation as historic landmarks. Review is required for exterior alterations or additions to buildings or structures classified as historic contributing and historic non-contributing within the historic districts, and to landmarks outside the districts.

**Exemption from Review (ADC 7.110).** Historic review is not required for buildings or structures originally constructed after 1945 or for changes to paint color to any home or structure.

**Procedure (ADC 7.120).** A request for an exterior alteration is reviewed and processed by either the Community Development Director or the Landmarks Commission. The Landmarks Commission replaces the Hearings Board or Planning Commission as the review body. Any exterior or interior alteration to buildings participating in Oregon's Special Assessment of Historic Property Program will also require review and approval by the State Historic Preservation Office.

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 decision will be forwarded to the State Historic Preservation Office.

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## EXAMPLE OF FINDINGS OF FACT

### Criteria for Findings of Fact

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the

## Historic Review of Exterior Alterations

applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

### Format for Findings of Fact

Statements addressing individual criteria must be in a "finding of fact" format. A finding of fact consists of two parts:

1. Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
2. An explanation of how those facts result in a conclusion supporting the criterion.

### Example:

**Criterion:** 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.

**Facts:** The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected "sawn" design (rather than turned) that was typical in the late 19<sup>th</sup> century. (SEE ATTACHED DRAWING.)

**Conclusion:** Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.

# PHOTOVOLTAIC ROOF MOUNT SYSTEM

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

Attachment C.2.1



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:**

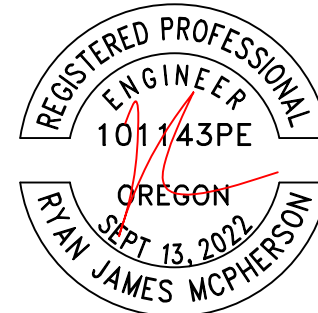
- (N) 14 - ZNSHINE SOLAR ZXM7-SH108 (400W) MODULES
- (N) 01 - HOYMILES HM-1200N MICRO-INVERTER
- (N) 04 - HOYMILES HM-600N MICRO-INVERTER
- (N) 02 - HOYMILES HM-300N MICRO-INVERTERS
- (N) 04 - JUNCTION BOXES
- (E) 225A MAIN SERVICE PANEL WITH (E) 200A MAIN BREAKER (IN BASEMENT)
- (N) 30A FUSED AC DISCONNECT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

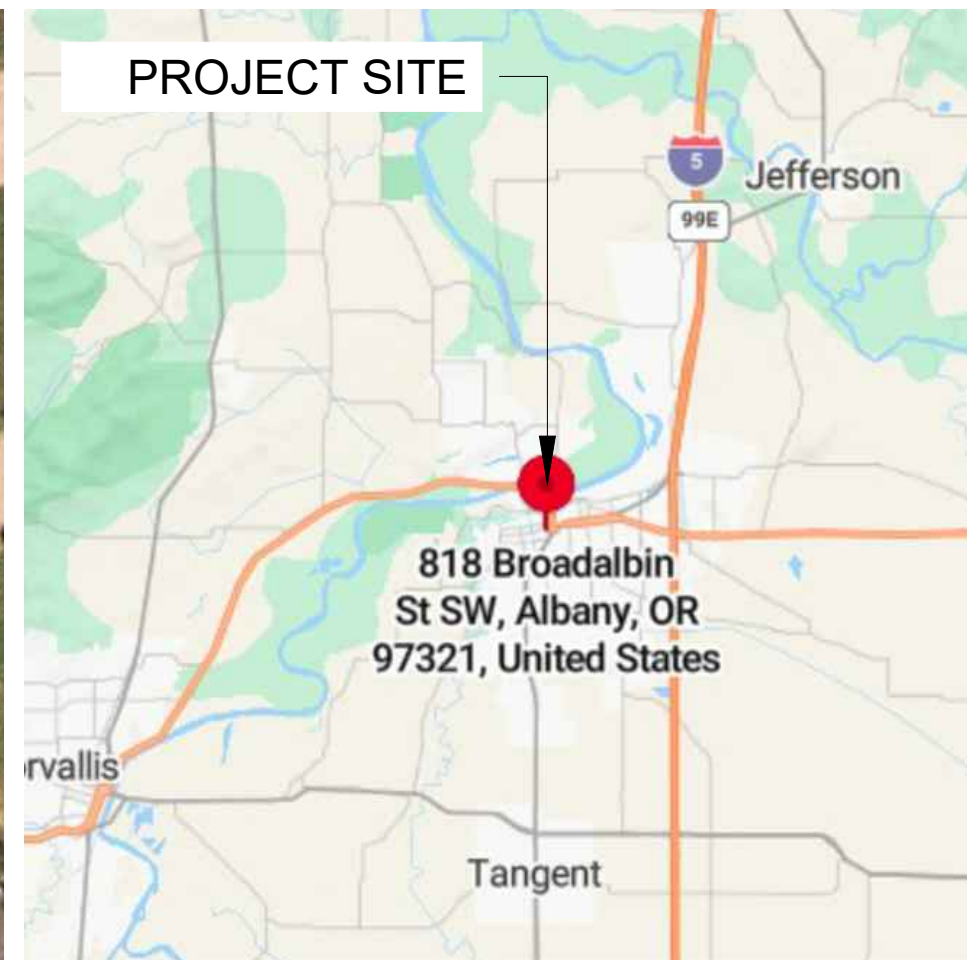
SHEET INDEX	COVER SHEET	PV-1.0
G-1.0	COVER SHEET	PV-1.0
X-1.2	SITE PLAN WITH ROOF PLAN	PV-2.0
X-1.3	ROOF PLAN WITH SOLAR MODULES	PV-3.0
X-1.4	ATTACHMENT DETAILS	PV-4.0
X-1.5	BRANCH LAYOUT	PV-5.0
X-1.6	ELECTRICAL LINE DIAGRAM	PV-6.0
X-1.7	ELECTRICAL CALCULATIONS	PV-7.0
X-1.8	WARNING LABELS	PV-8.0
X-1.8.1	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, EAVER, RIDGE SHALL BE 24" O.C. MAX.
9. 3111.5.4 - MAX MODULE HEIGHT < 18" OFF ROOF SURFACE.



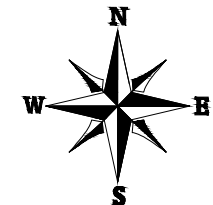
ARRAY LOCATIONS



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

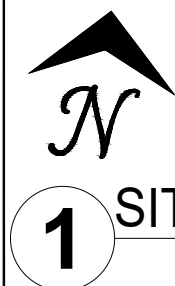
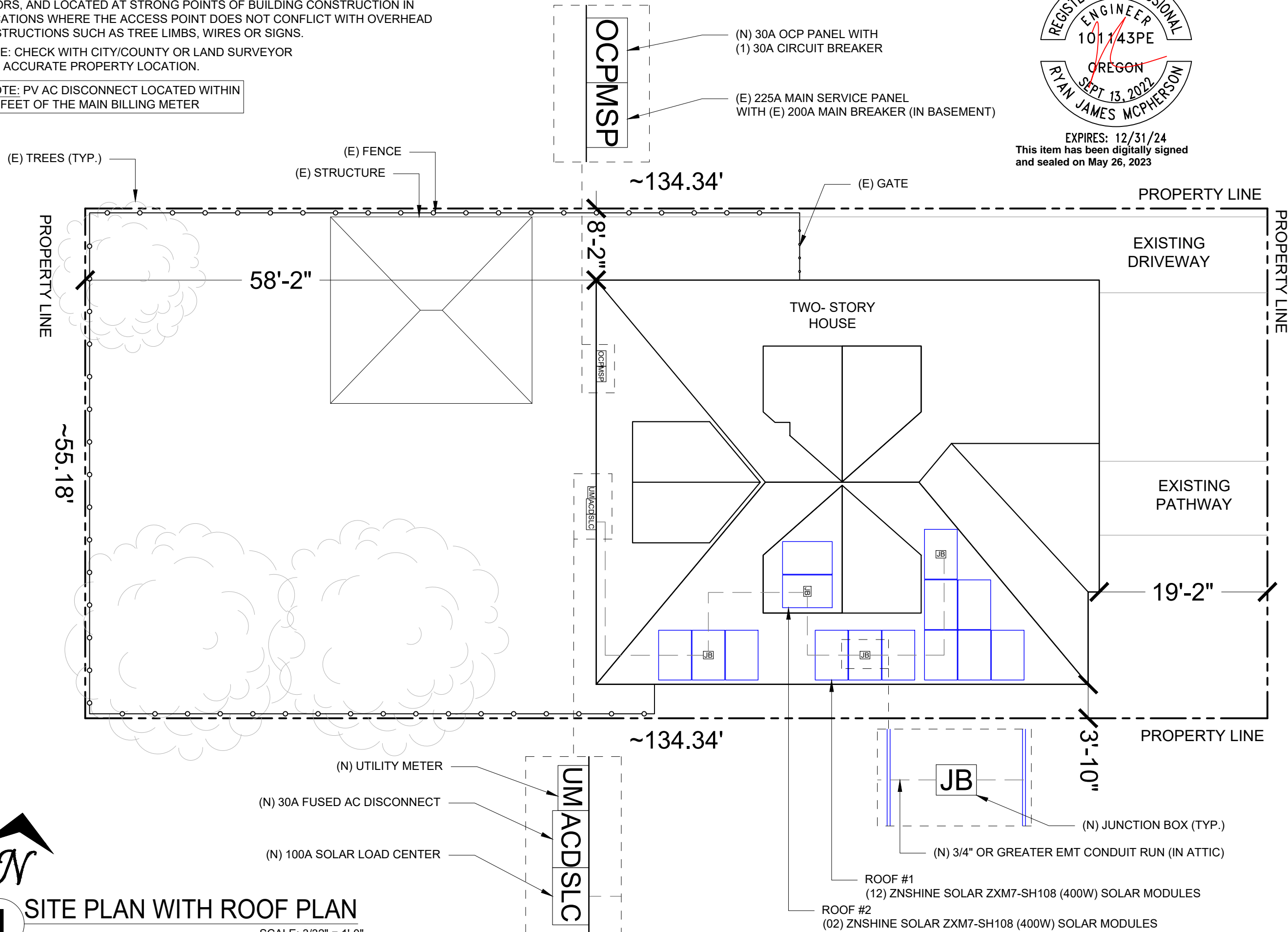
● **ROOF ACCESS POINT** SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES 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  
This item has been digitally signed and sealed on May 26, 2023



**1 SITE PLAN WITH ROOF PLAN**

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

Attachment C.2.2



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

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**  
SITE PLAN WITH  
ROOF PLAN

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

**SHEET NUMBER**  
PV SHEET: 2.0

**X-1.2**

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

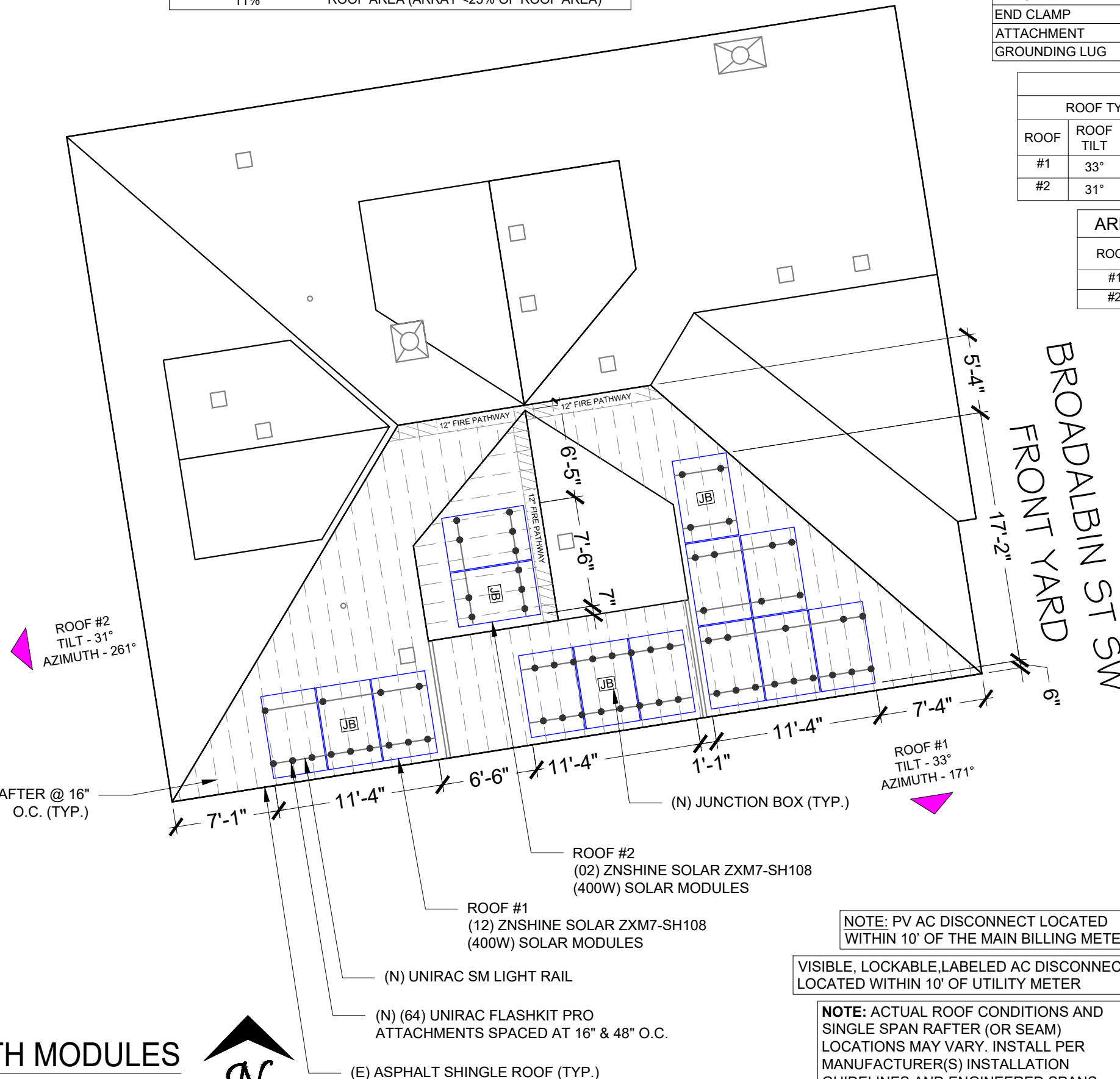
ROOF DESCRIPTION				
ROOF TYPE		ASPHALT SHINGLE ROOF		
ROOF	ROOF TILT	AZIMUTH	SINGLE SPAN RAFTER SIZE	SINGLE SPAN RAFTER SPACING
#1	33°	171°	2"x4"	16" O.C.
#2	31°	261°	2"x4"	16" O.C.

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

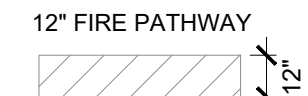
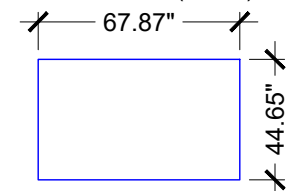


EXPIRES: 12/31/24  
 This item has been digitally signed and sealed on May 26, 2023

REAR YARD



PHOTOVOLTAIC MODULES  
 ZNSHINE SOLAR  
 ZXM7-SH108 (400W)



**LEGEND**

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

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



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

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

ROOF PLAN WITH MODULES

SHEET SIZE

ANSI B  
 11" X 17"

SHEET NUMBER

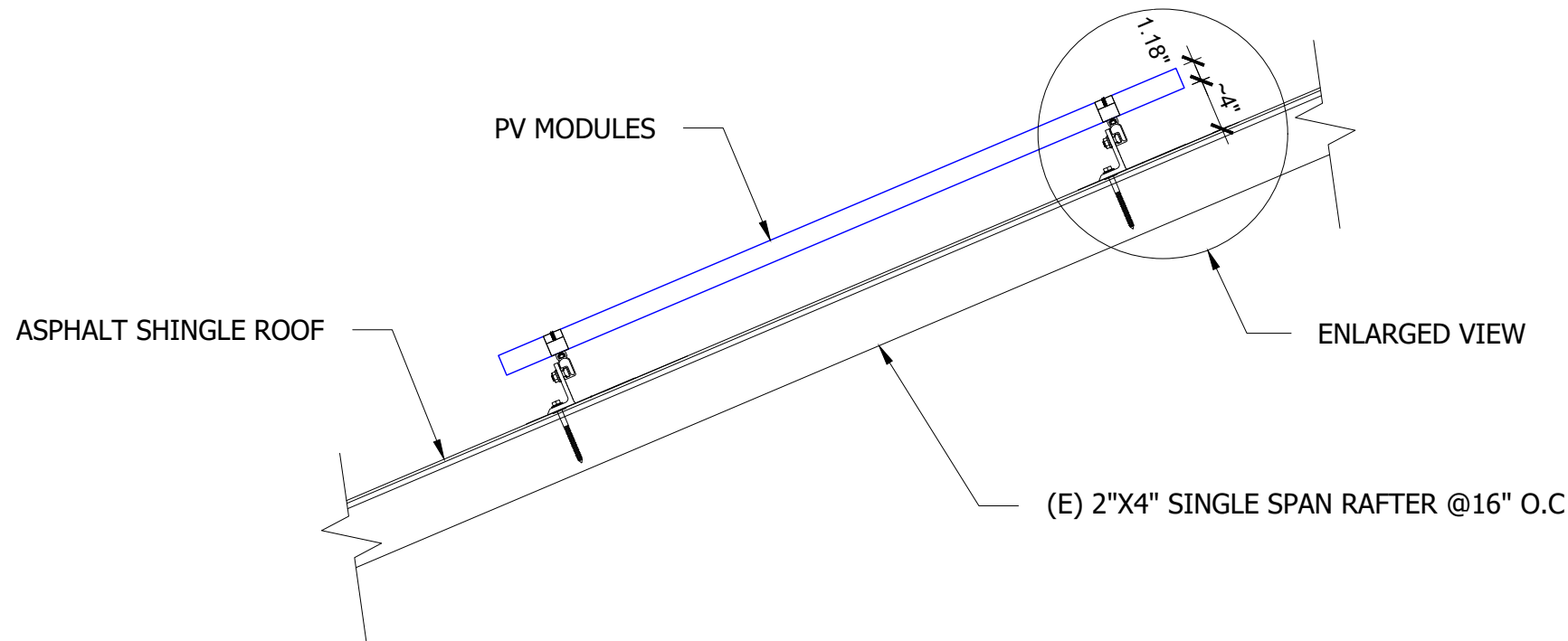
PV SHEET: 3.0

X-1.3

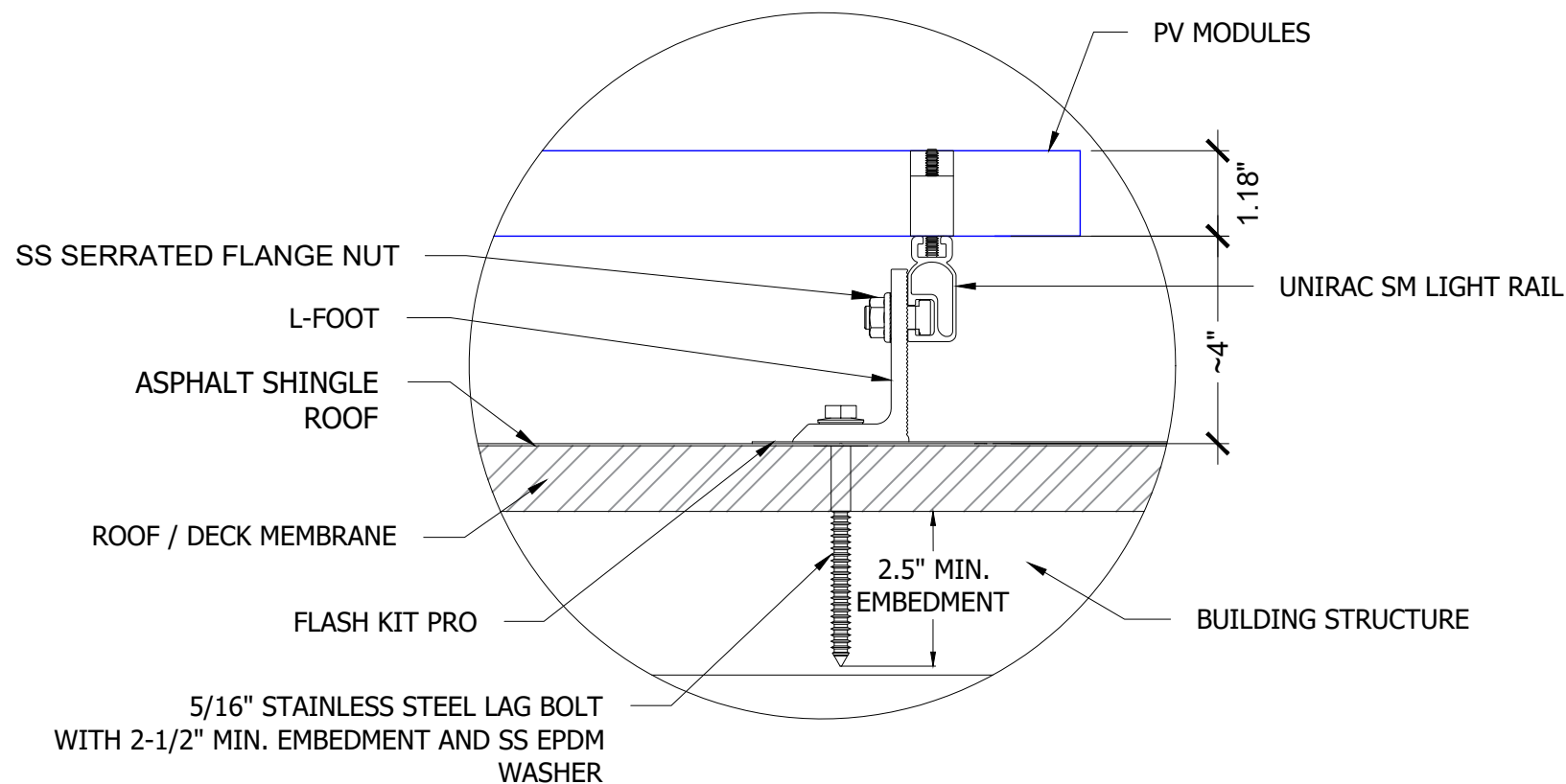
**1 ROOF PLAN WITH MODULES**  
 SCALE: 1/8" = 1'-0"



**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



**PURELIGHT POWER**  
3895 CASCADIA CANYON AVE SE  
STE 140 SALEM, OR 97302-1377  
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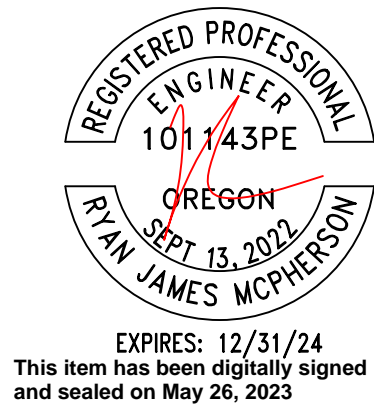
PROJECT NAME

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

SHEET NAME  
**ATTACHMENT  
DETAIL**

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

SHEET NUMBER  
**PV SHEET: 4.0**  
  
**X-1.4**



**Scope of Work: Solar installation at 818 Broadalbin St SW, Albany, OR 97321**

**Permit application: SS-0088-23**

**Historic Review of Exterior Alterations (ADC 7.100-7.165)**

Section 7.150 of the Albany Development Code (ADC), Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than for the use of substitute materials, the review body must find that one of the following criteria has been met to approve an alteration request.

\*\*\*Findings of fact are statements that show how the criteria are met by providing details that support a conclusion. For example, when answering how distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved, you would provide examples of the distinctive features etc and explain how they will remain preserved through the alteration process. This is especially important if you are doing renovations on a distinctive feature.\*\*\*

- 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.**

Proposed findings:

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

Proposed Findings of Fact ADC 7.160:

- 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.**

Proposed findings: The building's original use was a single family dwelling and the addition of solar panels will not change the use of the building. The installation will be minimal and contribute the the current use of the building as a residence, in compliance with ADC 7.160 (1)

- 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.**

Proposed findings: The historic character of the home shall be maintained, and the addition of solar panels and their hardware will be removable. The installation process will not require the removal or replacement of any of the current historical features of the building, in compliance with ADC 7.160 (2)

- 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.**

Proposed findings: The house was constructed in 1915/1916 as a Craftsman style home. The addition of solar panels to the roof will not include any changes or additions to the home that create a false sense of historical development and meet the criteria of ADC 7.160 (3).

- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

Proposed Findings: Per the homeowner, there was addition of a back deck to the home. This added feature will not be impacted by the installation of solar panels on the roof of the home, and is in compliance with ADC 7.160 (4)

- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

Proposed findings: 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.

- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, 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.**

Proposed findings: There are no deteriorated historic features, and the solar panels will not change any existing features, therefore meeting the criteria of ADC 7.160(6).

- 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.**



Proposed findings: No chemical or physical treatments in relation to the installation of the solar panels are being proposed. Based on these facts, criterion ADC 7.160(7) is met.

**8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Proposed findings: To our knowledge, there are no known archeological resources located at or near this site. Based on these facts, the criteria for 7.160 (8) appears to be met.

**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.**

Proposed findings: 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.

**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.**

Proposed findings: No new additions or adjacent or related new construction are being proposed. Even if the addition of solar panels qualifies as a new addition, the essential form and integrity of the property and its environment would not be impaired as the 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.