



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

November 6, 2024

Karlee Diaz
44 E 800 N
Orem, UT 84057

Dear Karlee Diaz:

Re: City of Albany Historic Review Application (File No. HI-17-24)
Property Address: 635 Baker Street SE
Linn County Assessor's Map No. 11S-03W-07BA-05302

The Community Development Director **APPROVED** the application for Historic Review of Exterior Alterations (HI-17-24) to install solar panels on the east facing roof of the historic home located at 635 Baker Street SE. 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 residential structure located at 635 Baker Street SE is located within the Hackleman National Register Historic District. The subject property measures about 4,891 square feet and is located on the northeast corner of the intersection of Baker Street SE and 7th Avenue SE. The property is within the Hackleman Monteith (HM) zoning district (Attachment A). The house was constructed in 1938 in the Vernacular style and is considered Historic Contributing.
2. On the northeast portion of the roof, the applicant proposes to install solar panels for power generation. No part of the solar panels or associated hardware will be visible from the street.
3. Application materials include written findings and a site plan showing the proposed location of the solar panels (Attachment B).

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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. Building permits may be required, please reach out to Building Inspection at 541-917-7550 for further assistance.
- Condition 3** 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.

Sincerely,

Signature on file

Alyssa Schrems, Planner II

541-791-0176

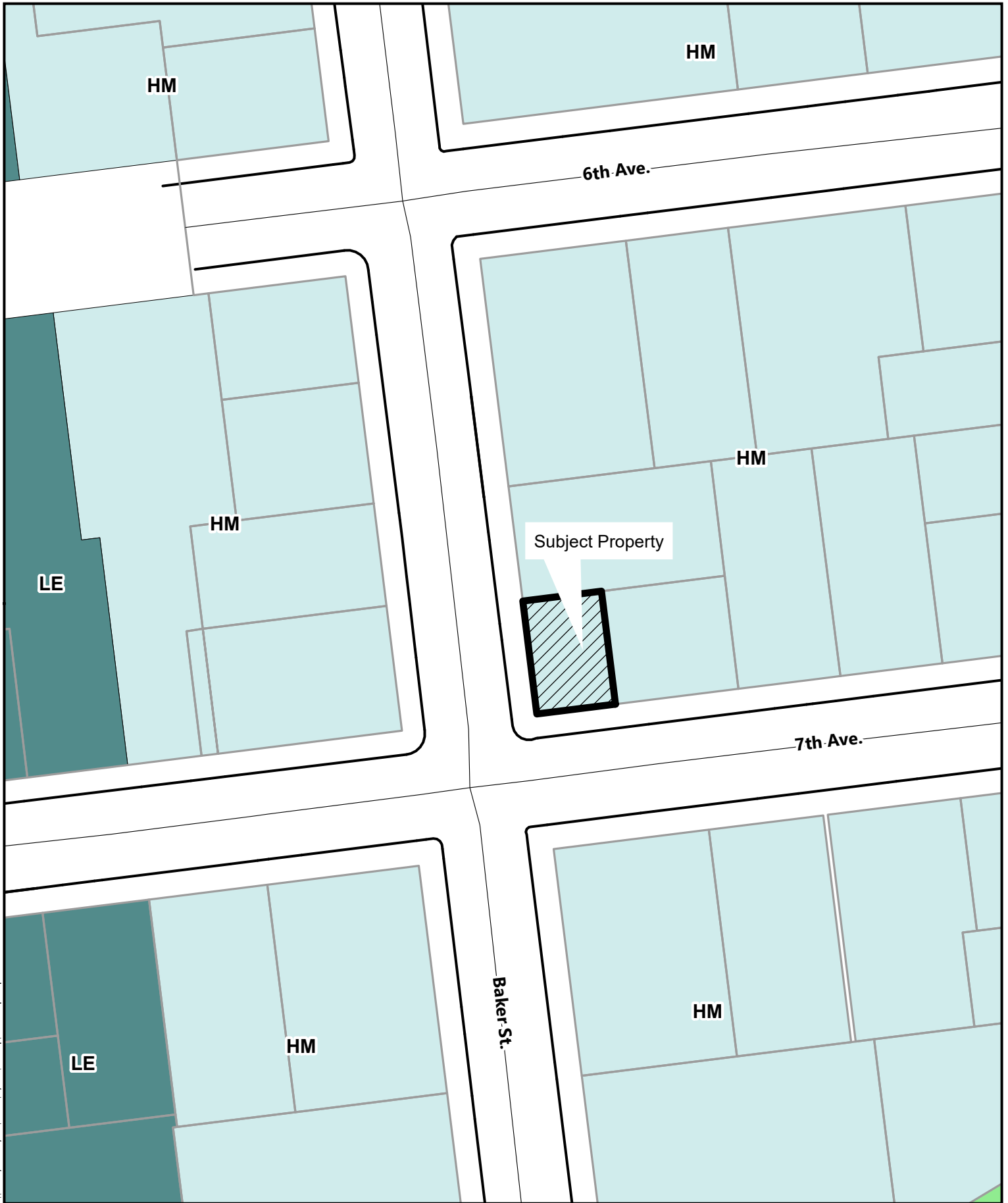
alyssa.schrems@albanyoregon.gov

Attachments

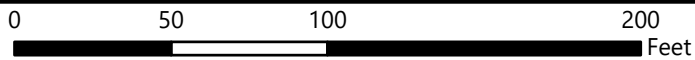
A – Location Map

B – Site Plan



c: Johnathan Balkema, Building Official Manager (via email)
Douglas & Valerie Cronin
File: HI-17-24



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635 Baker St SE

 <p>REGISTERED PROFESSIONAL ENGINEER 98950PE OREGON ALAN RONWLEY JAN 11, 2023 EXPIRES: 07/23/2024</p>		 <p>ION DEVELOPER LLC DAVID STANLEY CONRAD C - ELECTRICAL CONTRACTOR C1624</p>		 <p>ION SOLAR 44 E 800 N OREM, UTAH 84057 888.781.7074</p>	
<p>PROJECT ID 00DHICK</p>		<p>SITE OWNER DOUG CRONIN & VALERIE CRONIN</p>		<p>SITE ADDRESS 635 BAKER ST SE ALBANY, OREGON 97321</p>	
<p>EQUIP. (7) SILFAB SOLAR SIL-430 QD (7) ENPHASE IQ8PLUS-72-2-US</p>		<p>SYSTEM SIZE 3.0IKW DC</p>		<p>PROJECT DESIGNER 2.03KW STC-AC, 2.755KW CEC-AC</p>	
<p>DATE KRIZIA ARRANZ</p>		<p>SHEET NAME SITE PLAN</p>		<p>SHEET # REV V-2</p>	

