



COMMUNITY DEVELOPMENT

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

November 15, 2024

Benjamin Steffen
139 Ankeny Hill Road SE
Jefferson, OR 97352

Dear Benjamin Steffen:

Re: City of Albany Historic Review Application (File No. HI-24-24)
Property Address: 910 6th Avenue SW
Linn County Assessor's Map No. 11S-4W-12AA-09600

The Community Development Director **APPROVED** the application for Historic Review of Exterior Alterations (HI-24-24) to install solar panels on the south and west facing roof of the historic home located at 910 6th Avenue SW. 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 910 6th Avenue SW is located within the Monteith National Register Historic District. The subject property measures about 7,260 square feet and is located on south side of 6th Avenue SW. The property is within the Hackleman Monteith (HM) zoning district (Attachment A). The house was constructed in 1910 in the Queen Anne/Vernacular style and is considered Historic Contributing.
2. On the west and south portions 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 due to thick vegetation.
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,

Alyssa Schrems, Planner II

541-791-0176

alyssa.schrems@albanyoregon.gov

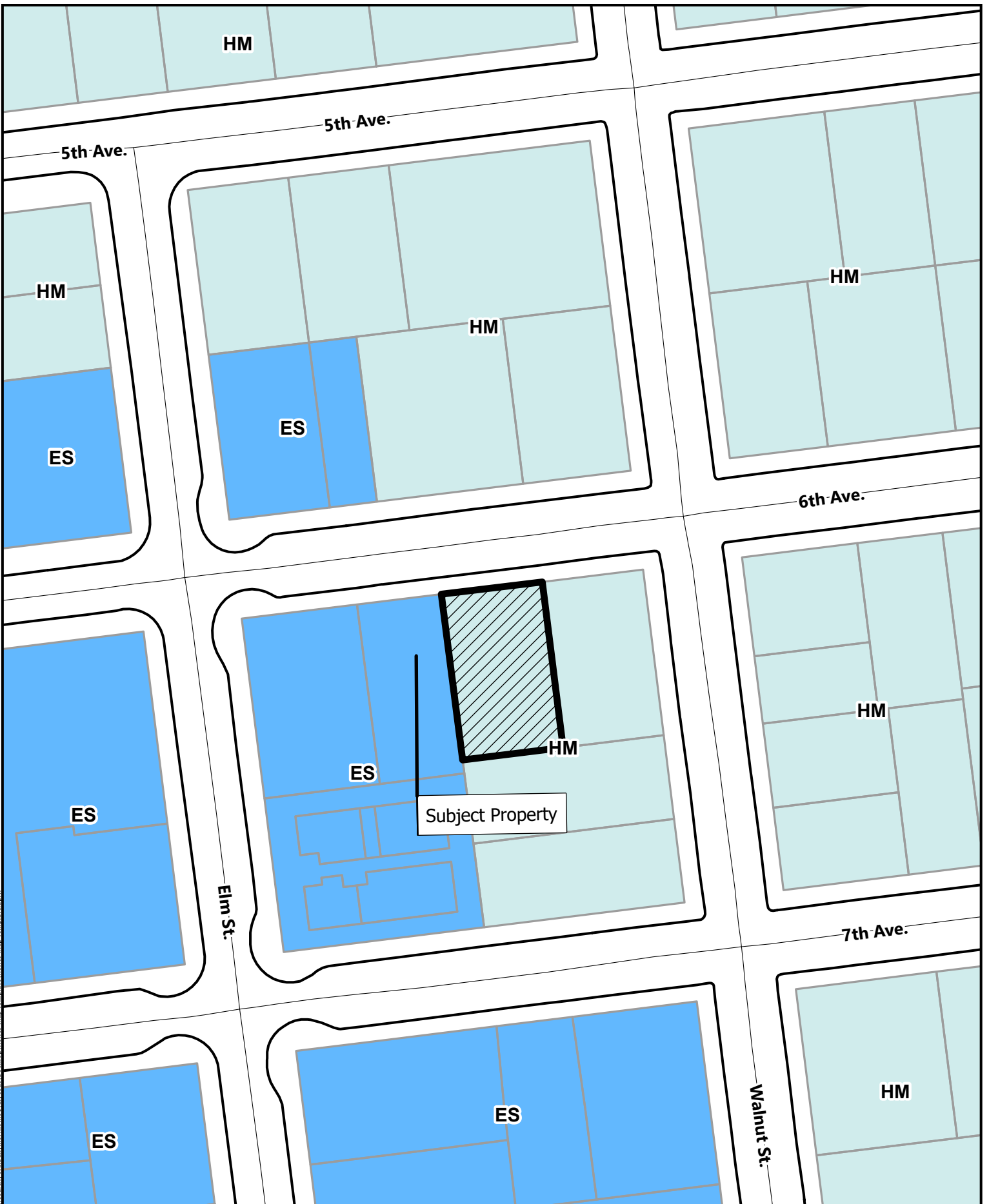
Signature on file

Attachments

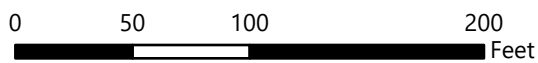
A – Location Map

B – Site Plan

c: Johnathan Balkema, Building Official Manager (via email)
Thomas & Suzanne Klaus
File: HI-24-24



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Date: 11/14/2024 Map Source:

910 6th Ave SW

Location Map



PURE ENERGY GROUP, INC
139 ANKENY HILL RD SE, JEFFERSON, OR 97352
CCB# 235232 Exp. 03/25 BCD #C1653 Exp. 10/25
ELECTRICAL SUPERVISOR NOEL LETSON #6617S
TRAVIS SHEFFIELD MOBILE 541-936-0980
INFO@PUREENERGY.GROUP
WWW.PUREENERGY.GROUP

Klaus Solar
910 6th AVE SW
Albany, OR 97321

DATE 10/17/2024
DRAFTER TSS
REVISION Permit Set
FILE \\userstrash\sheffield\travis\CloudStorage\GoogleDrive\travis@pureenergy.group\Shared\Draws\PEEG Master Drive\2024\Projects\Klaus\Klaus.dwg
SHEET

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

KEYED NOTES

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



6th AVE SW

DRIVEWAY

HOUSE

⑩ 26° tilt
171° azimuth
Array FT² = 456
Total Roof FT² = 2,000
Area = 22% < 25% of total FT²

⑩ 26° tilt
171° azimuth

⑨ ⑥ ② ①

