

Wednesday, June 5, 2024 6:00 p.m.

This meeting includes in-person and virtual participation. Council Chambers 333 Broadalbin Street SW Or join the meeting here:

https://council.albanyoregon.gov/groups/lac/zoom Phone: 1 (253) 215-8782 (long distance charges may apply) Meeting ID: 891-3470-9381 Passcode: 530561

Please help us get Albany's work done. Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

- 1. Call to Order and Pledge of Allegiance
- 2. Roll Call
- 3. Approval of Minutes
 - May 1, 2024 [Pages 3-9]
- 4. Business from the Public *Persons wanting to provide comments may:*
 - *1- Email written comments to <u>cdaa@albanyoregon.gov</u>, including your name, before noon on the day of the meeting.*
 - 2- To comment virtually during the meeting, register by emailing <u>cdaa@albanyoregon.gov</u> before **noon on the day of the meeting,** with your name. The chair will call upon those who have registered to speak.
 - *3-* Appear in person at the meeting and register to speak.
- 5. Scheduled Business
 - A. HI-04-24, Type III Quasi-Judicial Process (continued)
 <u>Summary</u>: Historic Review of Use of Substitute Materials to replace the existing siding at 906 11th Avenue SW. [Pages 10-45]
 (Project planner Alyssa Schrems <u>alyssa.schrems@albanyoregon.gov</u>)
 - B. HI-06-24, Type III Quasi-Judicial Process
 <u>Summary:</u> Historic Review of Exterior Alterations to install solar panels at 310 7th Ave SW.
 (Project planner Alyssa Schrems <u>alyssa.schrems@albanyoregon.gov</u>) [Pages 46-84]



LANDMARKS COMMISSION AGENDA June 5, 2024

- 6. Business from the Commission
- 7. Staff Updates
- 8. Next Meeting Date: to be determined.
- 9. Adjournment

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: cdaa@albanyoregon.gov or call 541-917-7550

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.

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MINUTES

May 1, 2024 6:00 p.m. Hybrid – Council Chambers Approved: Draft

<u>Call to Order</u>

Commissioner Robinson called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Roll Call

Members present: Chad Robinson, Camron Settlemier, Mason Cox, Cathy Winterrowd, Bill Ryals, Richard Engeman, Rayne Legras

Members absent: (none)

Approval of Minutes

Motion: Commissioner Winterrowd moved to approve the minutes from April 3, 2024, as presented. Commissioner Settlemier seconded the motion, which passes 7-0.

Business from the Public

Albany Downtown Association, Executive Director, Lise Grato provided an update and announcement of the community events for May Historic Preservation Month.

Scheduled Business

Public Hearing—Type III – Quasi-Judicial Process

File HI-04-24: Historic Review application for use of substitute materials to replace the existing siding at 906 11th Avenue SW.

Chair Robinson opened the hearing at 6:04 p.m

Commission Declarations

No members declared a Conflict of Interest or any Ex-parte contact.

Commissioners Settlemier, Cox, Engeman, Winterrowd and Legras reported site visits.

No members abstained from participation.

There were no challenges to participants in these proceedings.

David Martineau read the hearing procedures.

Staff Report

Project Planner II Alyssa Schrems began describing the application. Commission reviewed the application using Review Criteria Eligibility Standards 7.170 – 7.210. She noted the applicant submitted descriptions of two different materials for the commission's consideration.

Commissioner Winterrowd procedurally inquired how to determine whether the original materials are too far deteriorated to repair or whether it would be cost prohibitive to make that repair. Schrems responded that it is up to the applicant to prove deterioration and then it is up to the Commission's best judgment.

Applicant Testimony

6:08 p.m.

6:02 p.m.

6:02 p.m.

6:04 p.m.

6:00 p.m.

The applicants testified that the siding options are both fiber cement material. They noted that the rear side of the residence the siding was severely deteriorated, and past paint job wasn't done well. They chose the fiber cement siding as it is considered more durable than other materials.

Commissioner Questions

Commissioner Settlemier asked about applicant getting cost estimates, and availability of matching cedar siding.

Commissioner Robinson asked about the material brand name, and difference in the reveal from the original. He agreed that the Commission may need more details on the materials.

Commissioner Cox requested comparisons be done on the life expectancy of material.

Public Testimony

6:21 p.m.

None.

There was no Applicant Rebuttal, or additional Staff Response.

Procedural Questions

Commissioner Winterrowd was concerned that the entire scope of work seemed uncertain at this time. She asked staff about the process for assuring that the approved materials are used. Schrems noted that is a condition of approval.

Chair Robinson called the public hearing closed at 6:24 p.m.

Commission Deliberations

Commissioners Robinson and Settlemier stated that they wanted more information on the extent of the deterioration and exactly what the substitute materials are. Commissioners Winterrowd and Cox added they would appreciate some cost comparisons of the materials. Winterrowd expressed concern that allowing substitute materials on the entire home could potentially diminish the historic nature and status of the residence. Commissioners Robinson, Engeman and Legras concurred on the need for additional information.

David Martineau counseled that the hearing could remain open with a continuance to the next meeting on June 5, 2024. The applicant was given clarification on the additional information requested.

Motion: Commissioner Engeman moved for continuance of the hearing until the next meeting on June 5[,] 2024. Commissioner Winterrowd seconded the motion, which passed 7-0.

Public Hearing—Type III – Quasi-Judicial Process

6:36? p.m.

File HI-05-24: Historic Review of exterior alterations to install new heating, ventilation, and air conditioning (HVAC) louvers in existing window frames on the Central Elementary School building at 336 9th Avenue SW.

Chair Robinson called the public hearing to order at 6:37 p.m.

Commission Declarations

Commissioner Cox declared a Conflict of Interest as General Albany Public Schools is his employer. No other members declared a Conflict of Interest.

Commissioner Ryals reported an ex-parte contact touring the school and providing gratis advice regarding these system issues.

Commissioners Settlemier, Engeman Winterrowd, Robinson and Legras reported site visits.

No members aside from Commissioner Cox abstained from participation. There were no challenges to participants in these proceedings.

David Martineau read the hearing procedures.

LANDMARKS COMMISSION MINUTES May 1, 2024

Staff Report

Alyssa Schrems noted for the record that she attended elementary school there. Central Elementary School is located on the corner of 9th Avenue SW (primary façade) and Ferry Street. Using Review Criteria 7.120 – 7.165 staff recommended Option 2: Approve the request with conditions of approval. She asked that the conditions include final inspection.

Applicant Testimony

Marlene Gillis, President, Soderstrom Architects testified regarding the effects on student learning with the current system, which is contributing to an unhealthy, unsafe environment. The new plan replaces the radiators with modern controlled units which allow consistent monitoring and control. This design would minimize cost and internal structural changes and minimize changes to the exterior as well.

Lorin Stanley, Facilities Director for Greater Albany Public Schools (GAPS) summarized that the goal is to improve safety, indoor air quality and temperature. Current unsafe conditions include the potential for burns with the steam radiators, uneven heating due to lack of air circulation requiring frequent manual adjustments to thermostats. He further explained the benefits of the new HVAC system.

Commission Questions

Commissioner Settlemier asked about the potential of a roof mounted HVAC system and available funds. Stanley responded that the current roof structure will not support the weight or energy load required by the equipment. He went on to explain in more detail the louver size and placement minimizing the gap in the window for a good weatherproof connection. Settlemier asked about restoration of the other windows. Stanley shared concerns over the windows but noted the expense and issue of lead paint in any replacement effort.

Commissioner Ryals commended the applicants for their project solutions and noted that this is on the National Historic Register of Places, not Buildings and this project retains the historic place and systems. He suggested painting the louvers black not white, so they look like an open window.

Public Testimony

7:09 p.m.

Bernadette Niederer provided testimony in addition to written testimony provided. She commended the project as a low-profile solution but expressed concern about the lack of specific details on the louvers and the fasteners and expressed her frustration in not immediately addressing the repair of windows not containing louvers.

Jill Nelson testified as a parent/volunteer/PTA member at the Central Elementary School advocating for approval of the application. She provided background and shared concerns, reiterating that in her view this project meets the criteria for approval as it maintains the historic characteristics of the building.

Reese Nelson, a current fifth grade student at the Central Elementary School provided testimony regarding the conditions at the school.

Shannon Richards, Principal of Central Elementary testified that her primary role is ensuring student safety. She is a proponent of improving the system but her biggest concern with student safety is the windows.

Dick Olson, Albany resident testified to his experiences with Central Elementary School planning back in 1966 when there was deliberation about demolishing the school. He suggested that the Commission reject the request to replace the louvers as he believed there are other cost-effective ways to address the issues.

Applicant Rebuttal

Marlene Gillis began by addressing the concerns in order of mention. This solution was the most respectful to the architecture and most effective and affordable option.

Lorin Stanley noted louvers should not be visible from the ground exterior and the plan is to build covers in the classrooms for the ductwork behind the louvers. He is continuing to work on window repairs to have at least two safely working windows per classroom. There was no additional response from staff or procedural questions.

Chair Robinson closed the Public Hearing at 7:52 p.m.

Commission Deliberation

Commissioner Settlemier was in agreement that painting the louvers dark should be a condition of approval. He noted that the school hasn't changed much over the last 100 years, but the environment now is significantly hotter than 1915 and changes should strive to keep up with the environmental changes to ensure that Central Elementary School stays a viable space.

Commissioner Robinson concurred that even though it may not be an ideal solution, the school is a valuable part of the community, and the plan is a good compromise. Painting the louvers dark should be an important condition to any motion.

Commissioner Ryals added ensuring that the louvers are recessed and painting them black maintains a light touch visually, and that the building continues to serve its function as a school loved by many. He believes the plan is a good solution.

Commissioner Legras called attention to the picture of the current window louvers and box fans sitting next to them and noted it wouldn't be a good alternative.

Commissioner Winterrowd was in consensus with the others thinking it is a very good solution meeting the standards and staff analysis was correct. She was happy the proposal is to retain the structure as a school and is in support of the project.

Commission Engeman had some regrets but hoped that the Commission could convey to the School Board that they need to plan for more permanent solutions, rather than stop-gap measures since the proposal doesn't address active cooling of the building. In general, he supported the application.

Motion: Commissioner Ryals moved to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-05-24. This motion is based upon the findings and conclusions in the April 24, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter. The motion adds the condition that the louvers be painted dark or black along with a required final inspection. Motion was seconded by Commissioner Legras, which passed 6-0. Commissioner Cox recusing himself from the proceeding.

Public Hearing—Type III – Quasi-Judicial Process

8:06 p.m.

File HI-01-24/SP-02-24: application for Exterior Alterations and New Construction and Site Plan Review for a 4,004 square foot addition onto an existing structure and decoupling of an existing addition into a separate structure at 133 5th Avenue SE.

Chair Robinson called the Public Hearing to order at 8:07 p.m.

Commission Declarations

No commissioners declared a Conflict of Interest.

Commissioner Settlemier reported an ex-parte contact taking photos of the building as part of the Main Street Grant, but he wasn't compensated for that or discussed this application with them.

Commissioner Ryals reported having had discussions with the owners and wrote a letter for the grant. In addition, he reported a call from a Linn County Commissioner with a question regarding parking availability in the lot across the street from the site and whether that would be an issue. The County Commissioner authorized him to share that the parking area is in use by the county from 8-5 during the day but authorized him to say that they didn't see that the policy will change, and they did not see an issue. Both commissioners reporting ex parte contact assured they would be basing their decision on the Albany Development Code and facts presented.

Commissioners Engeman, Cox, Winterrowd, Robinson, Settlemier reported site visits.

No members abstained from participation in the proceedings. There were no challenges to participants in these proceedings.

David Martineau read the hearing procedures.

Staff Report

8:12 p.m.

Project planner, Alyssa Schrems, presented the staff report clarifying that normally the Site Plan Review requires just a staff level review but the application was combined in the Type III process.

Commission Settlemier asked where the design standards in ADC Chapter 8 would apply, which Schrems addressed that staff only applied them to the annex and proposed new construction.

Staff guidance was that the Commission look at this application only as it relates to the historic design of the structure. Settlemier also inquired about the demolition of the small shed on the property. Schrems said the shed wasn't listed on the historic inventory, so they did not review that demolition.

Applicant Testimony

Matt Bennett, applicant, testified that their intent with the purchase of the property was to maintain the historical integrity of the building by renovating the depot space down to the original 1912 design and repurposing the space. New storage building construction would mitigate potential destruction from the restaurant operation and add on to the functionality.

Architect Lori Stephens, with Broadleaf Architecture testified that they had reviewed many options and choose this plan because it suited the needs of the restaurant and the restoration of the interior of the other building while providing the efficiencies needed. And decoupling the buildings enables them to restore the historic train depot.

Stephens referred to the letter sent by the Friends of Historic Albany and responded with some additional information relative to their concerns.

Commissioner Questions

8:44 p.m.

Commissioner Ryals commended the applicants on the east façade especially decoupling of the buildings. He asked for more details on the opposite side where the new construction is covering some of the exterior façade. Stephens shared they are saving all the exposed brick and sliding doors as much as possible maintaining the exterior façade on the interior space.

Commissioner Cox asked about the OER station sign, and whether they plan on retaining that. Bennett said that they do.

Commissioner Settlemier asked about the discrepancy in the designs shown in the packet. One of the designs showed parking on the station platform, but they noted it wouldn't be used like that. The public sidewalk curb will be replaced, and the original tracks will remain exposed.

Commissioner Robinson asked about the canopy at the front entrance. Bennett explained including it is a public service to their older patrons when waiting outside out of the weather, and with four main doors to the train station, they needed to limit confusion as to the entry to the restaurant.

Matt Pyburn with Pyburn and Sons shared that the new windows in the addition and entry are Marvin Ultimate Windows, which are extruded aluminum clad on the outside (replicating a wood frame) and wood on the inside and are one of the only window models that fully meet the Secretary of State standards for rehabilitation of historic buildings.

Settlemier inquired if the roll up door on the back and side are steel which are more contemporary elements. Commissioner Ryals asked about the Commission's jurisdiction over these elements as seen from the alleyway.

Public Testimony

9:07 p.m.

Albany Visitors Association, Executive Director, Rebecca Bond testified in support of the combined application HI-01-24/SP-04-24. They are eagerly awaiting this project as rehabilitation of the historic Albany

Electric Station will bring new life to an underappreciated area of the historic downtown, encouraging the commission to approve the application.

Albany Downtown Association, Executive Director, Lise Grato, shared the Association is still firmly in support of the project which had received an Oregon Main Street Revitalization Grant in 2022 to revitalize the station, and that the State Historic Preservation Office (SHPO) reviewed it and had no concerns.

There was no Applicant Rebuttal or further procedural questions.

Chair Robinson closed the Public Hearing at 9:13 p.m.

Commission Deliberations

Commissioner Ryals shared that from his experience people who have concerns about work in historic districts can agree that investments are necessary to ensure that history is preserved. He wanted to commend the applicants on their investment in taking on a very critical building to Albany's history.

Commissioner Winterrowd commended efforts as well and added that flexibility is warranted as requested on the windows. Sharing her main concern was the location of the addition being closer to the street than the main façade of the historic building. Winterrowd questioned exactly how far forward the new construction is. Schrems verified that the new construction is total width is 36 feet and the cutout is about 16 feet and actual protrusion is only about 20 feet of façade.

Commissioner Settlemier concurred with her concern, but they have adequately addressed that. He thinks the canopy hides the details and detracts from the symmetry of the building. He also believed that the new addition closer to the street is not compatible with the existing structure, and the canopy being more modern materials.

Commissioner Robinson added that comparing commercial versus residential areas many commercial areas have accessory structures out to the street. He agreed that the buildings should be differentiated to distinguish the new addition from the historic structure. He found the canopy was necessary for business reasons but noted it was removable.

Commission Ryals reminded members that they are there to enforce the Secretary standards not to redesign buildings. One of the standards is that additions need to be easily distinguished from the historic building.

Commissioner Cox thought that the new addition did differentiate it from the depot maintaining the historic character without mimicking it. He didn't see an issue with the addition. The awning does mimic the shape of the windows. He noted that historically things didn't necessarily line up.

Commissioner Engeman agreed with the other's opinions. He shared his opinion that this building has suffered a lot over the years, and this is an admirable effort to restore the building.

Motion: Commissioner Legras moved to approve the site plan review, exterior alterations and new construction including conditions of approval as noted in the staff report for application file no. SP-04-24/HI-01-24. This motion is based on the findings and conclusions in the April 24, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter. Commissioner Cox seconded the motion, which passed 6-1 with Commissioner Settlemier opposing.

Business from the Commission

9:36 p.m.

Commissioner Winterrowd announced that David Lewis, PhD, Grand Ronde tribal member and assistant professor of anthropology and indigenous studies at OSU has agreed to give a presentation in July on the indigenous history of the region. He recommended a cultural demonstration from the Grand Ronde tribe on foods and plant materials as well. She described Lewis' book on tribal history and timelines. She purchased the book to share with the commission members. Schrems has asked if the library is willing to hold the event.

Business from Staff

Schrems shared that staff is working on the awards presentation ceremony being in May. Commissioners prefer it to occur in May as it is Historic Preservation Month. Staff are working to get the grant applications

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open for the pass-through grants so people can work on projects. Possibly open it up in June and then award in July. She noted the problems with July meeting dates, but she will do outreach to commissioners on dates.

Next Meeting Date

Wednesday, June 5th, 2024, at 6:00 p.m. in the Council Chambers.

<u>Adjournment</u> Hearing no further business, Chair Robinson adjourned the meeting at 9:42 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz Recorder David Martineau Planning Manager

*Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing <u>cdaa@albanyoregon.gov</u>.



Staff Report

Historic Review of Exterior Alterations and Substitute Materials

HI-04-24

April 24, 2024

Summary

This staff report evaluates a Historic Review of Substitute Materials for a residential structure on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant proposes to replace the existing siding with a fiber-cement siding.

Application Information

Review Body:	Landmarks Commission (Type III review)			
Staff Report Prepared By:	Alyssa Schrems, Planner II			
Property Owner/Applicant:	Occupant			
Address/Location:	906 11th Avenue SW			
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AD; Tax Lot 19700			
Zoning:	Hackleman Monteith (HM) District (Monteith National Register Historic District)			
Total Land Area:	4,000 square feet			
Existing Land Use:	Residential Dwelling Unit			
Neighborhood:	Central Albany			
Surrounding Zoning:	North:Elm Street (ES), Hackleman Monteith (HM)East:HMSouthHMWestHM			
Surrounding Uses:	North: Multi-unit development, fourplex, single dwelling unit residencesEast: Single dwelling unit residencesSouth Single dwelling unit residencesWest Single dwelling unit residences			
Prior History:	N/A			

Notice Information

On April 10, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On April 18, 2024, notice of public hearing was also posted on the subject site. As of April 22, 2024, no public testimony has been received.

Analysis of Development Code Criteria

Historic Review of the Use of Substitute Materials (ADC 7.170-7.225)

ADC eligibility for the use of substitute materials (ADC 7.200(1)) and review criteria for Historic Review of the Use of Substitute Materials (ADC 7.200) 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.

Eligibility for the Use of Substitute Materials (ADC 7.200)

The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

The building or structure is rated historic non-contributing; OR

In the case of historic contributing buildings or structures, the existing siding, windows or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

Any application for the use of substitute siding, windows, and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

The applicant proposes to replace wood elements (such as siding and trim) that are not salvageable. The applicant is also proposing fiber cement siding to replace the wood lap siding on the front and rear façade.

Findings of Fact

- 1.1 <u>Eligibility</u>. The subject building is rated as a Historic Contributing.
- 1.2 <u>Existing Conditions</u>. The applicant states that wood elements on the structure may not be salvageable due to deterioration. The applicant will have a further opportunity to discuss this at the hearing.
- 1.3 <u>Substitute Materials</u>. The applicant proposes to replace wood elements (such as trim and siding) that are not salvageable with fiber-cement siding.

Conclusions

1.1 The building is rated as a Historic Contributing resource in the Monteith National Historic District and is therefore eligible for review under the second threshold in ADC 7.200. The applicant will have an opportunity to discuss the existing conditions at the hearing.

Design and Application Criteria for the Use of Substitute Materials (ADC 7.210)

Criterion 1

The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance of the existing siding, windows or trim.

Findings of Fact

- 1.1 The applicant states that wood elements such as trim and siding are deteriorated and require replacement.
- 1.2 The applicant further states that they intend to replace the existing cedar shingle siding with fiber cement siding and provides several siding options. The proposed siding option two most closely resembles the cedar shingle siding. The proposed siding one is more similar to a lap siding.

Conclusions

- 1.1 New trim and siding is proposed in fiber-cement, with two options provided.
- 1.2 Proposed option two most closely resembles a cedar shingle.
- 1.3 Proposed option one is similar to a lap siding and does not closely approximate the existing siding.
- 1.4 Siding option two would satisfy this condition while siding option one would not.

Criterion 2

Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

Findings of Fact and Conclusions

- 2.1 The applicant states all substitute materials will be installed to maximize the ability to be removed in the future.
- 2.1 This criterion has been satisfied.

Criterion 3

The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.

Findings of Fact

3.1 The applicant states that the material does not have a grain and that it will be painted to match the house.

Conclusions

- 3.1 The proposed material will be a smooth finish painted in a color appropriate to the historic character of the building.
- 3.2 This criterion has been satisfied.

Criterion 4

The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.

Findings of Fact and Conclusions

- 4.1 The applicant states that substitute materials will not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows, and/or trim will not be covered or replaced with substitute materials.
- 4.2 Based on these facts, the criterion appears to be satisfied.

Criterion 5

The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.

Findings of Fact and Conclusions

- 5.1 The applicant states that the trim is also deteriorated and must be replaced.
- 5.2 The proposed new fiber-cement material will be used.
- 5.3 Based on these facts, this criterion is satisfied.

Criterion 6

Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces;

Findings of Fact

6.1 The residential structure does not have any historic brick, stone, stucco, or other masonry surfaces.

Conclusions

6.1 There is no historic brick, stone, or stucco on the building.

Criteria 7 - 14

For the application of substitute siding and trim only:

Criterion 7

The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.

Findings of Fact and Conclusions

- 7.1 The applicant proposes to replace or repair any supporting framing as needed.
- 7.2 This criterion is satisfied as a condition of approval.

Criterion 8

The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.

Findings of Fact and Conclusions

- 8.1 The applicant proposes installing a vapor barrier as necessary to comply with this criterion.
- 8.2 This criterion is satisfied as a condition of approval.

Criterion 9

Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.

Findings of Fact and Conclusions

- 9.1 The applicant states they will comply with this criterion as applicable.
- 9.2 This criterion is satisfied as a condition of approval.

Criterion 10

Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.

Findings of Fact and Conclusions

- 10.1 The applicant states they shall comply with this criterion as applicable.
- 10.2 This criterion is satisfied as a condition of approval.

Criterion 11

The proposed siding shall be placed in the same direction as the historic siding.

Findings of Fact and Conclusions

- 11.1 The applicant states that the current siding is horizontal and the new siding will be applied horizontally as well.
- 11.2 This criterion is satisfied.

Criterion 12

The new trim shall be applied so as to discourage moisture infiltration and deterioration.

Findings of Fact and Conclusions

- 12.1 The applicant states that the new trim will be installed in a manner to discourage moisture infiltration and deterioration.
- 12.2 This criterion is met.

Criterion 13

The distance between the new trim and the new siding shall match the distance between the historic trim and the historic building.

Findings of Fact and Conclusions

- 13.1 The applicant states that they will comply to the best of their abilities.
- 13.2 This criterion has been met.

Criterion 14

A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

Findings of Fact and Conclusions

- 14.1 The applicant indicates that they intend to donate what they can, but states that some materials may not be able to be donated due to lead based paint.
- 14.2 This criterion has been met.

Summary – Substitute Materials

The applicant proposes to replace wood elements (such as trim and siding) that are not salvageable with fibercement siding. The applicant proposed two different siding options; option one is similar in design to a wood lap siding and option two is similar in design to a cedar shingle siding.

Staff finds all applicable criteria are met for the use of substitute materials if siding option two is approved. Siding option one would be a visual deviation from the existing siding. All other criteria for the use of substitute materials are satisfied.

Options and Recommendations

The Landmarks Commission has five options with respect to the subject application:

Option 1: Approve both siding options as proposed;

Option 2: Approve both siding options with conditions of approval;

Option 3: Approve siding option one with conditions of approval;

Option 4: Approve siding option two with conditions of approval; or

Option 5: Deny both siding options

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 4 and approve siding option two with conditions. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion

I move to approve the use of substitute materials for siding option two including conditions of approval as noted in the staff report for application planning file no. HI-04-24. This motion is based on the findings and conclusions in the April 24, 2024, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

- Condition 1 **Use of Substitute Materials** Support framing that is rotted or otherwise unfit for continued support shall be replaced in kind with new material.
- Condition 2 **Use of Substitute Materials** A vapor barrier shall be added to the interior surface of the exterior wall to prevent vapor transmission from the interior spaces.
- Condition 3 **Use of Substitute Materials**–Where substitute siding is used, the walls shall be insulated and ventilated from the exterior to eliminate any interior condensation.
- Condition 4 **Use of Substitute Materials**–Sheathing shall be applied to support the new siding material. Additional information shall be provided to staff prior to issuance of building permits.

Attachments

- A. Location Map
- B. Historic Resource Survey
- C. Land Use Findings
- D. Siding Options

Acronyms

ADC	Albany Development Code
ES	Elm Street District
HM	Hackleman Monteith District

Attachment A

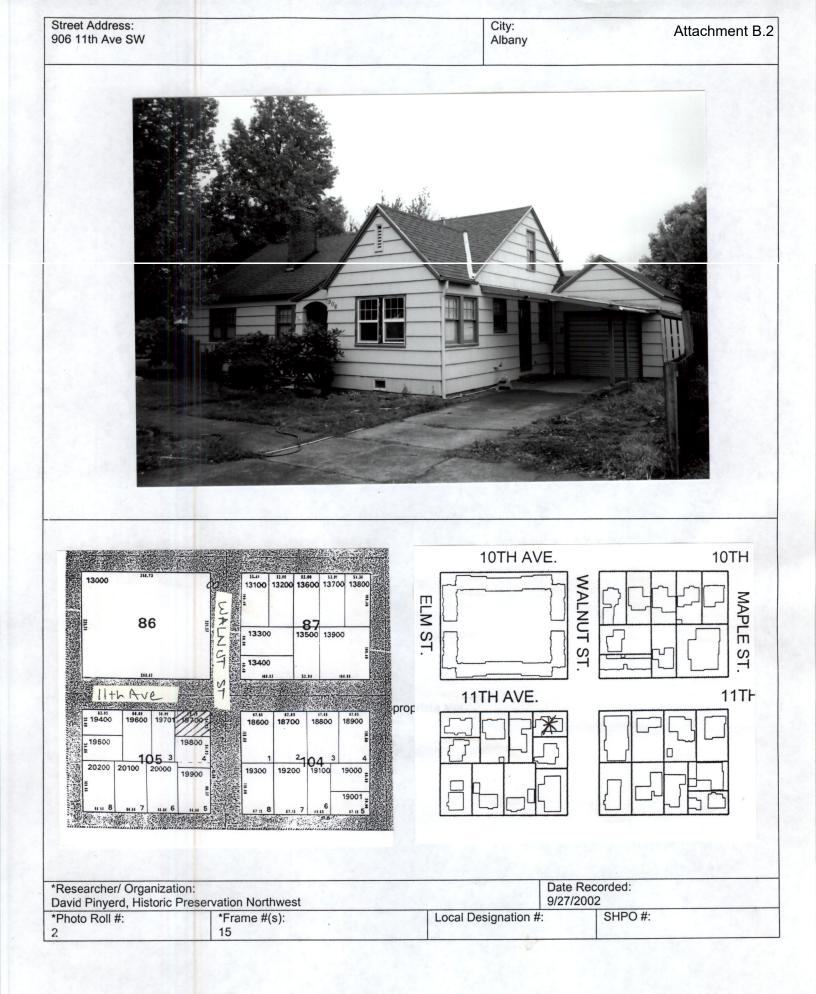


Location Map

Date: 4/9/2024 Map Source: City of Albany

Attachment B.1

Note: For properties	s 35 years old and i	newer, starro	ed (*) se	ections are the	only requi	*County	/: /:
*Street Address:		···			*City	Linn	
906 11th Ave SW Alb				Albany			
USGS Quad Name: Albany	uad Name: GPS Latitude:			:		Longitud	e:
Township: 11S	Range: 4W	Section: 12		Block/Lot:		- 1	Tax Lot #: 19700
*Date of Construction		Historic N	ame:		1		or Function:
c. 1940						Single-fami	y
Grouping or Cluster N	lame:	*Current N Single-fan		Use:		Associated	Archaeological Site:
Architectural Classific Minimal Traditional	ation(s):	Plan Type Rectangul			Number of stories: 1.5		stories:
Foundation Material: Concrete		Structural	Framing	l:	1	Moved? No	
Roof Type/Material:	·			Window Type/M 6/1 wood doubl	Aaterial:		k
Gable/comp Exterior Surface Mate	rials Primary:	Secondar	y :			Decorative:	
Wood shinales Exterior Alterations or		ate Date:					
Front (N) windows ch	anged to 6/1 vinyl						
Number and Type of a Carport to west in from		S:					
Integrity: Good	Condit	ion:		Local R	anking:		National Register Listed?
Preliminary National							Yes X No Unknown
Register Findings:							
	Not Eligible: Intact but lacks distinction						
			Altered (Choose one) :	Reve	rsible/ poter	ntially eligible
					🗌 Indivi	dually or in	a district
					_	·	ible, lacks distinction
Irretrievable lack of integrity							
Description of Dhusie			Not 50 y	ears old			
Description of Physica * Side gabled w/front * Enclosed front entry * Central tapered chin * Side entry w/metal a * Dormers on south si * Rear addition (S)	gabled entry w/arched opening an nney wning de	d flare roof					
Statement of Significa	ince: [Required only for	or Intensive L	evel Sur	veysj (Use add	itional shee	ets if necess	ary)
*Researcher/ Organiz David Pinyerd, Histori		vest				Date Reco 9/27/2002	rded:
*Photo Roll #:	*Frame #(s)			Local De	signation #		SHPO #:
2	15			I	*County:	<u> </u>	
					Linn		



Findings of Fact:

906 11th Ave. SW, 97321

House located on the corner of Walnut and 11th in downtown Albany.

1) The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows or trim.

Proposed findings:

The current siding is a cedar shingle material. It appears to have been painted a couple of times and has since deteriorated, as have the window trims. Notably several of the windows were previously replaced with vinyl windows. The proposed replacement material comes in a couple sizes, both of which are outlined and pictured in previous correspondence. The most readily available would be lap siding made from fiber-cement. The lap siding of course look slightly different (please see photos previously provided) and will be several inches thinner in reveal. The other variant is fiber-cement shingles, which appear extremely similar to what is currently on the home. The sourced product depends on availability to the contractor.

2) Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

Proposed findings:

The replaced materials will be don in accordance with city code. Should someone desire to replace them, they would need to remove the siding/trim and replace it with cedar and wood. This should certainly be doable should someone wish to do so.

3) The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.

Proposed findings:

The material will be a color that is typical in housing, namely a gray/blue color. The siding will either resemble the siding that is currently there (cedar shingle) or will be lap siding. I do not believe it has a wood grain.

4) The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.

Proposed Findings:

The home does not have unusual historic features, so this is a non-issue.

5) The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.

Proposed findings:

This is not a possibility.

6) Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces;

Proposed findings:

These materials are not present and thus this is inapplicable.

7) The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.

Proposed findings:

If there are structural issues below the siding, we will repair them before replacing the siding.

8) The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.

Proposed findings:

The quotes we have sought include a vapor barrier.

9) Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.

Proposed findings:

The siding will be installed by a professional as to avoid these issues.

10) Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.

Proposed findings:

The siding will be installed by a professional as to avoid these issues.

11) The proposed siding shall be placed in the same direction as the historic siding. Proposed Findings:

The siding is currently horizontal. The new siding will be as well.

12) The new trim shall be applied so as to discourage moisture infiltration and deterioration.

Proposed Findings:

The siding will be installed by a professional as to avoid these issues.

13) The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.

Proposed Findings:

I'm unsure how to answer this question. The materials will be different (though one possibility will closely resemble the original) and thus the reveals and dimensions will vary slightly.

14) A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

Proposed Findings:

We will attempt to dispose of materials that can be maintained by donation. My understanding is the paint may be lead based and thus prevent saving it.

Siding option 1:

Siding option 2:



Sent: Tuesday, May 14, 2024 8:42 PM To: Schrems, Alyssa <<u>Alyssa.Schrems@albanyoregon.gov</u>> Subject: Re: Housing Project Additional Information

Alyssa,

This is what I've learned so far. I think it addresses the questions that were asked, but I don't recall all the inquiries unfortunately.

The Option B that was discussed at the hearing is:

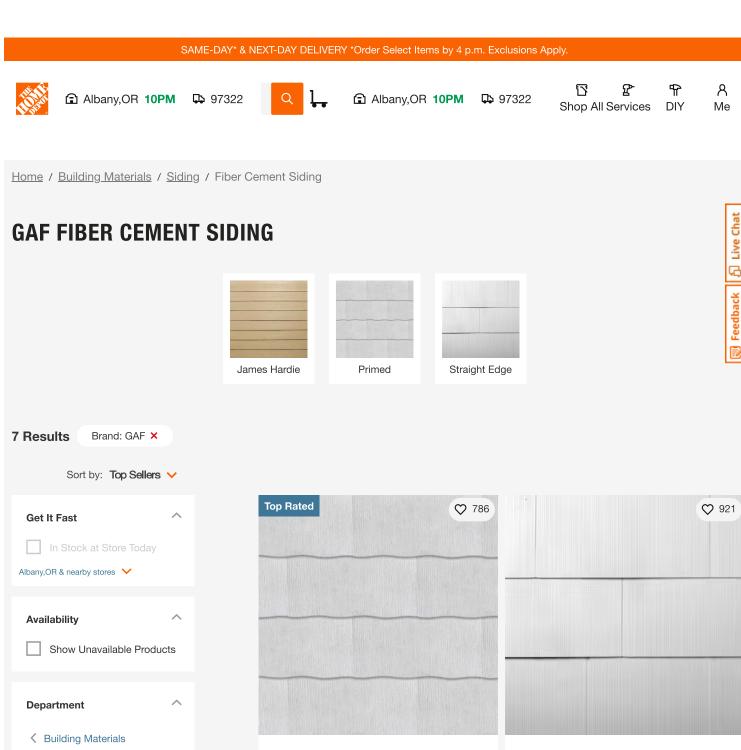
GAF WeatherSide Profile12 12 in. x 24 in. Fiber-Cement Siding Shingle

The reveal is identical to the current shingles, but they do need to be shimmed underneath to match the angle (much like a cedar shingle would). The shingles are 12 x 24, and are designed to mimic the cedar shingle appearance per the GAF website. These are fiber-cement, meaning they would be quite durable, and they are also available in local home centers.

As far as degradation to the siding itself, I've attached a link to some photos here. Several areas are quite damaged, others simply appear to be old and rotting due to their placement. These are primarily on the side of the house that receives the most sun (I think it's the south side?) and you can see the deformed nature of some of the shingles.

As far as replacement shingles made from cedar, I have not found any available to consumers. Perhaps a contractor would have more resources, but everything I've found appears to be cedar, but is actually vinyl or fiber cement.

Do you recall other considerations that were being discussed? Also, and please forgive me if we've discussed this already, but if I found actual cedar (or more likely a contractor did) my understanding is that I wouldn't need this process to repair/replace with the same materials. Is that correct?



Siding

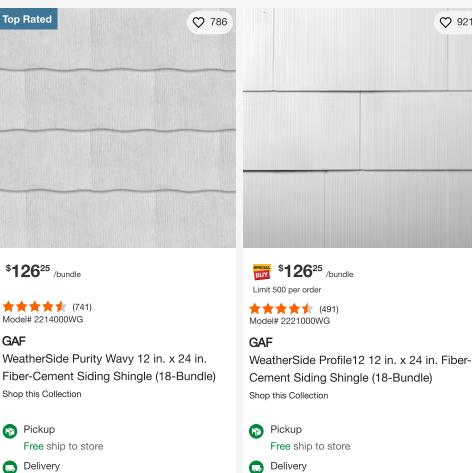
Fiber Cement Siding

Review Rating

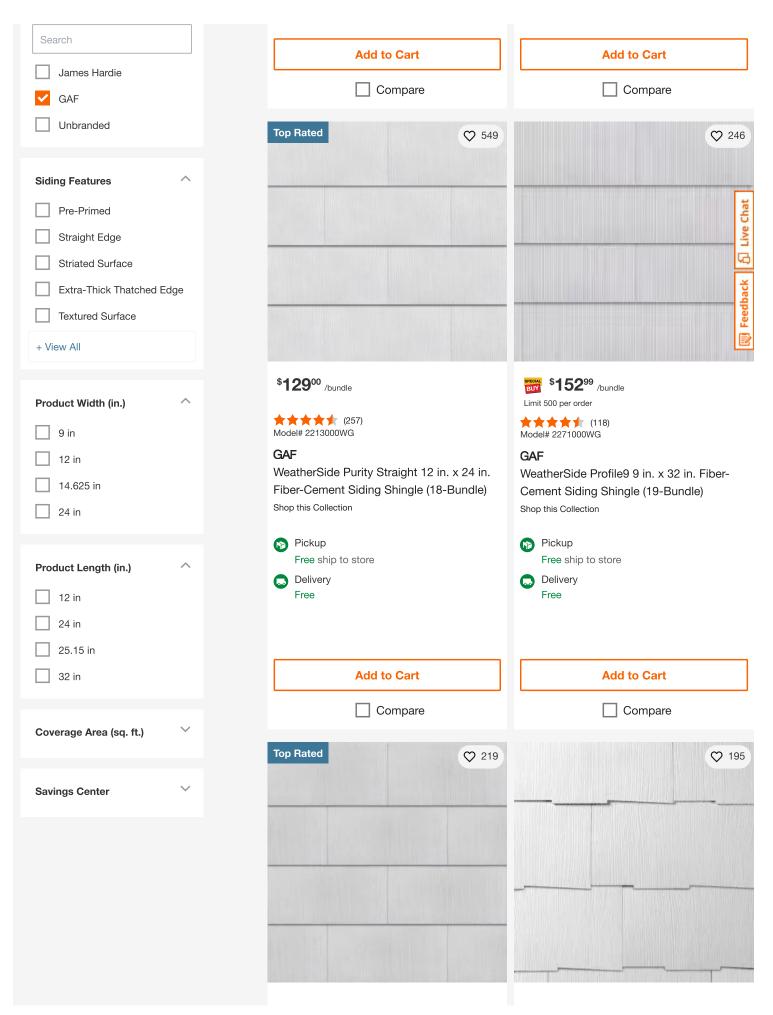
Price

Brand

Delivery Free

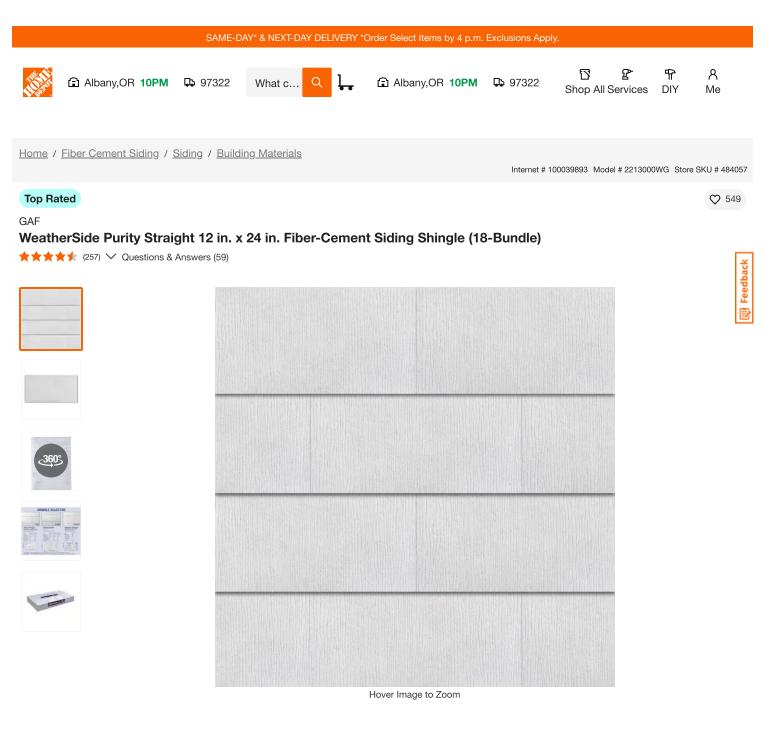


Free



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Add to Cart	Add to Cart
Compare	Compare

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	Search Feedback: Did you find wh	nat yo
	(\mathcal{C})	
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Explore More on homedepot.com	\$4.00%	Feedback
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	 Pickup Free ship to store Delivery Free 	
	Add to Cart	
	Compare	



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How much will you need? Please note: calculations are estimates only	
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C Length x Width	ack
○ Square Footage	Feedback
Wall 1	
	Width:
ft.	ft.
+ Add Wall	
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- 1 + L Add to Cart	
Pay in 4 interest-free payments of \$32.25 with PayPal . Learn more	
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Product Details



About This Product

WeatherSide fiber cement siding is the 1 and only solution for replacing or repairing old asbestos siding shingles. It's available in a variety of sizes and shapes to match many of the old siding shingles installed over the last 60-years. Unlike some of the original siding shingles that it replaces, WeatherSide pre-primed siding shingles contain no asbestos. It's easy to install, after properly removing the old siding, simply nail the WeatherSide siding in place and paint. WeatherSide is even resistant to warping, denting, rotting, expansion/contraction and termite infiltration.

Highlights

- Don't know how much to order? A GAF QuickMeasure report provides all of the measurement data you need when planning your material orders. A complete bill of materials, with Home Depot product SKUs, is provided with each single-family report delivered in under 1 hour. Learn more here. [gaf.com [gaf.com]]
- Edge: straight
- · Surface: textured
- Pre-primed and ready to paint
- Exposure: 11 in.
- Thickness: 11/64 in.
- Pieces/bundle: 18
- Square feet coverage: 33 sq. ft.
- · GAF recommends that any removal and disposal of asbestos-containing products be done by a professionally trained asbestos removal contractor
- <u>Return Policy</u>

Product Information

Additional Resources

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From the Manufacturer

- <u>Warranty</u>
- <u>Product Brochure</u>
- Instructions / Assembly
- <u>Return Policy</u>

Specifications

Dimensions

Coverage Area (sq. ft.)	33.3 sq ft
Product Length (in.)	24 in
Product Thickness (in.)	0.17
Product Width (in.)	12 in

Details

Color Family	White
Color/Finish	White
Finish Type	Primed
Material	Cement
Product Weight (lb.)	56 lb
Profiles	Shingle
Returnable	90-Day
Siding Features	Pre-Primed, Straight Edge, Striated Surface
Vertical/Horizontal	Horizontal

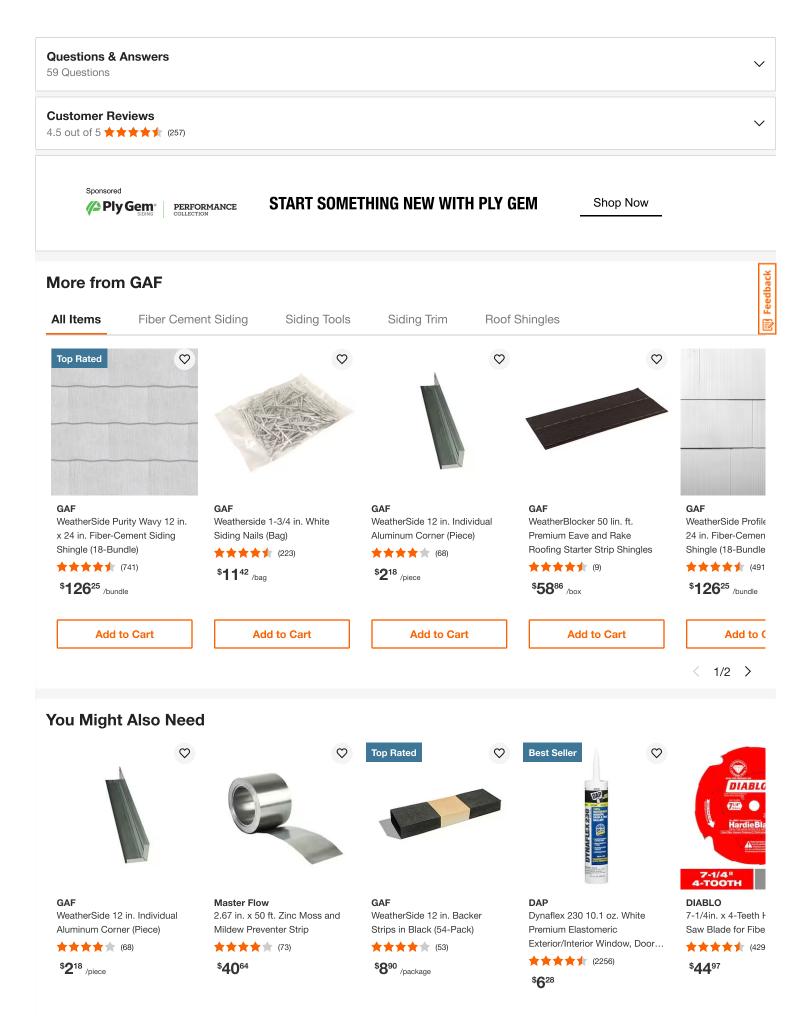
Warranty / Certifications

Manufacturer Warranty

25 Year Limited Warranty

How can we improve our product information? Provide feedback.

Feedback

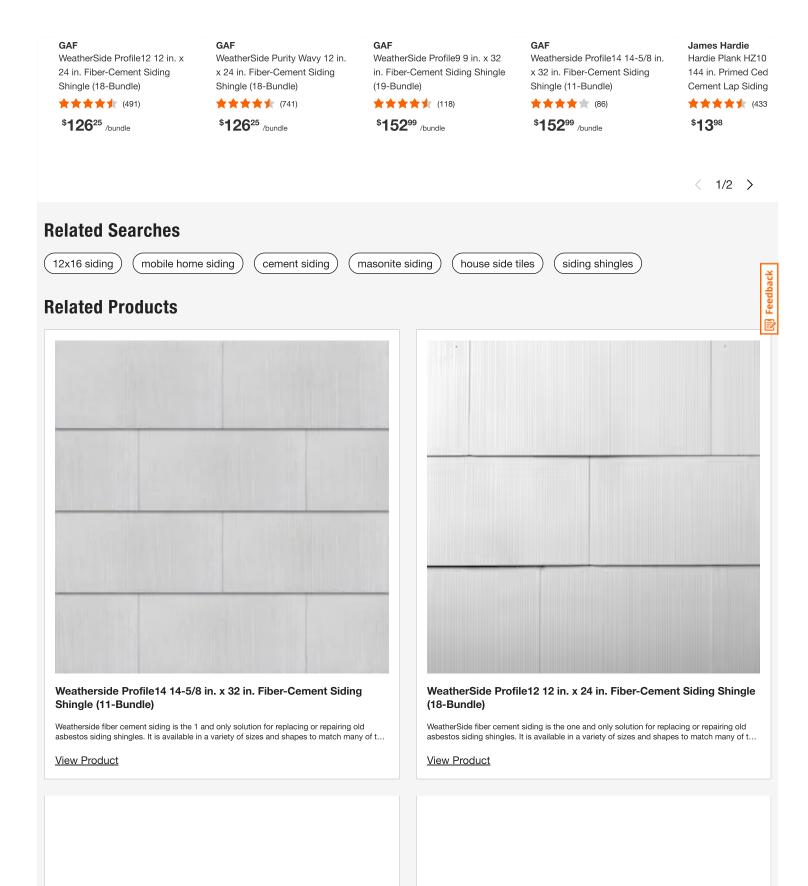


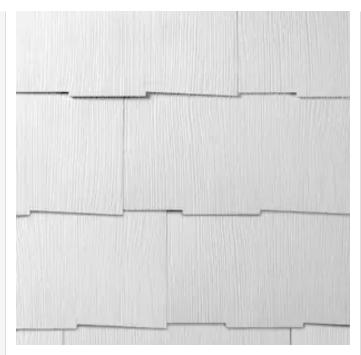
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Siding Features			
Pre-Primed, Straight Edge, Striated Surface	Pre-Primed, Straight Edge, Striated Surface	Pre-Primed, Straight Edge, Striated Surface	Extra-Thick Thatched Edge, Pre- Primed, Wood Grain Surface
Product Width (in.)			
12 in	24 in	9 in	14.625 in
Vertical/Horizontal			
Horizontal	Horizontal	Horizontal	Horizontal
Profiles			
Shingle	Shingle	Shingle	Shingle
Product Length (in.)			
24 in	12 in	32 in	25.15 in

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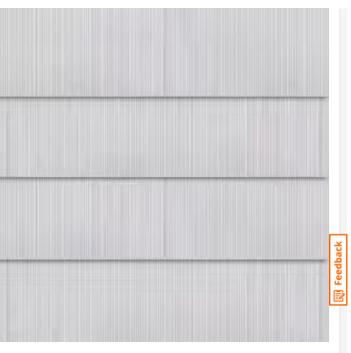




WeatherSide Emphasis 14-5/8 in. x 25-5/32 in. Fiber-Cement Siding Shingle (11-Bundle)

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Staff Report

Historic Review of Exterior Alterations

HI-06-24

May 29, 2024

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a residential structure on a developed lot within the Monteith National Register Historic District (Attachment A). The applicant proposes installing 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/Applicant:	James Anderson		
Address/Location:	310 7th Avenue SW, Albany, OR 97321		
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07BB-12800		
Zoning:	Hackleman Monteith (HM) District (Monteith National Register Historic District)		
Total Land Area:	8,710 square feet		
Existing Land Use:	Single Unit Residential		
Neighborhood:	Central Albany		
Surrounding Zoning:	North: HM- Hackleman Monteith East: HM- Hackleman Monteith South HM- Hackleman Monteith West HM- Hackleman Monteith		
Surrounding Uses:	North:Residential, Single UnitEast:Residential, Single UnitSouthResidential, Single UnitWestResidential, Single Unit		
Prior History:	HI-13-23: Historic Review of Exterior Alterations to replace existing vinyl windows on the sleeping porch with wooden windows.		

Notice Information

On May 15, 2024, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On May 24, 2024, notice of public hearing was posted on the subject site. As of May 28, 2024, no public testimony has been received.

Analysis of Development Code Criteria Historic Review of Exterior Alterations Generally (ADC 7.120)

May 29, 2024

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; \underline{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 guidelines 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 <u>Location and Historic Character of the Area.</u> The subject property is located at 310 7th Avenue SW in the Hackleman Monteith (HM) zoning district within the Monteith National Register Historic District. The surrounding properties are in the HM zoning district. Surrounding properties are developed with single dwelling unit residences.
- 1.2 <u>Historic Rating</u>. The subject building is rated as a Historic Contributing resource in the Monteith National Register Historic District.
- 1.3 <u>History and Architectural Style</u>. The nomination form lists the architectural style of the building as Colonial (Attachment B).
- 1.4 <u>Prior Alterations</u>. Sleeping porch windows were changed to vinyl previously. The property owner applied to replace them with wood windows in 2023.
- 1.5 <u>Proposed Exterior Alterations</u>. The applicant proposes to install 27 roof mounted solar panels on the south roof elevation, with the related service being located on the east side of the house near the existing main service panel.

The applicant states that the panels will be low-profile and provided with an installation packet as part of the application (Attachment C.1). While the panels will be visible from the street, they will match the angle of the roof. 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 <u>Building Use (ADC 7.160(1))</u>. 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 <u>Historic Character (ADC 7.160(2)).</u> The house was constructed in 1925 in the Colonial style. Distinctive features of the house include a slanted oriel window with stained glass and stick work (Attachment B).

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 <u>Historic Record & Changes (ADC 7.160(3) and (4)).</u> The house is designed in the Colonial 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 <u>Distinctive Characteristics (ADC 7.160(5))</u>. 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 <u>Deteriorated Features (ADC 7.160(6)).</u> 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 <u>Use of Chemical or Physical Treatments (ADC 7.160(7))</u>. The applicant does not propose any chemical or physical treatments in relation to the installation of the solar panels and further states that cleaning of solar panels only requires soap and water. Based on these facts, criterion ADC 7.160(7) is met.

May 29, 2024

- 1.12 <u>Significant Archaeological Resources (ADC 7.160(8)).</u> 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 <u>Historic Materials (ADC 7.160(9)).</u> 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 <u>New Additions (ADC 7.160(10))</u>. The applicant states they are not proposing any new additions or adjacent or related new construction. 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.

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-06-24. This motion is based on the findings and conclusions in the May 29, 2024, 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

Acronyms

ADC	Albany Development Code
DMU	Downtown Mixed Use
HM	Hackleman Monteith District





Location Mag

Attachment B.1

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

COUNTY: Linn

HISTORIC NAME: None	ORIGINAL USE: Residence			
COMMON NAME: None	CURRENT USE: Residence			
ADDRESS: 310 7th Ave. SW	CONDITION: Good			
ADDITIONAL ADDRESS: NONE	INTEGRITY: Good MOVED? N			
CITY: Albany	DATE OF CONSTRUCTION: c.1925			
OWNER: Glenn A Hubert	THEME 20th Century Architecture			
CATAGORY: Building	STYLE: Colonial			
LOCATION Monteith Historic District	ARCHITECT UNKNOWN			
MAP NO: 11S03W07BB TAX LOT: 12800	BUILDER: UNKNOWN			
BLOCK: 53 LOT N/A	QUADRANGLE Albany ASSESSMENT: N			
ADDITION NAME: Original Platt	ORIGINAL RATING: Compatible			
PIN NO: 11S03W07BB12800 ZONING HM	CURRENT RATING: Historic Contributing			
PLAN TYPE/SHAPE: Irregular	NO. OF STORIES: 2.5			
FOUNDATION MAT.: Concrete	BASEMENT N			
ROOF FORM/MAT.: Side gable	PORCH: Gable			
STRUCTURAL FRAMING: Wood				
PRIMARY WINDOW TYPE: 6/1 double hung				
EXTERIOR SURFACING MATERIALS: Wide lap siding				

DECORATIVE FEATURES:

3 gabled dormers with eave returns, pedimented gable porch, fan lights 3rd floor E&W sides, 1st story flanking wings on E&W, fan light & side lights at front door, dentil cornice on porch gable, shutters, ext.chimney W.

EXTERIOR ALTERATIONS/ADDITIONS:

None

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO: None

INTERIOR FEATURES: None

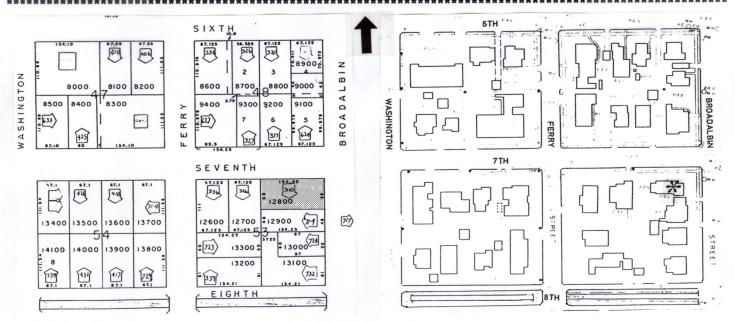
OREGON INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY -ALBANY MONTEITH HISTORIC DISTRICT -PAGE TWO

NAME: Jack Rohrbough ADDRESS: 310 Seventh Ave. S.W. QUADRANGLE: Albany T/R/S: T11-R3W-S07 MAP NO.:11-3W-7BB TAX LOT: 12800



NEGATIVE NO.: H-4

SLIDE NO.: MS.115



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

Attachment B.3

OREGON INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY ALBANY

		COUNTY : Linn			
HISTORIC NAME :		ORIGINAL USE : Residence			
COMMON NAME :		CURRENT USE : Residence			
ADDRESS : 310 7th Ave. SW		CONDITION : Good			
CITY: Albany		INTEGRITY : Good MOVED : N			
OWNER : Jack Rohrbough		DATE OF CONSTRUCTION : c.1925			
CATAGORY : Building		THEME : 20th Century Architecture			
LOCATION : Monteith Historic District		STYLE : "Colonial"			
ASSOCIATED FEATURES : 0		ARCHITECT :			
MAP NO: 11-3W-07BB	TAX LOT : 12800	BUILDER :			
BLOCK: 53	LOT :	QUADRANGLE : Albany			
ADDITION NAME : Original Platt		LOCAL RANKING :Secondary			
PIN NO: 11S03W07BB12800	ZONING : HM	SPECIAL ASSESSMENT : N			
PLAN TYPE/SHAPE : Irregular		NO. OF STORIES : 2.5			
FOUNDATION MAT.: Concrete		BASEMENT : N			
ROOF FORM MAT. : Side gable		PORCH : Gable			
STRUCTURAL FRAMING : Wood	I				
PRIMARY WINDOW TYPE : 6/1					
EXTERIOR SURFACING MATERIALS: PRIMARY EXT : Wide lap siding DECORATIVE : None					
DECORATIVE : 3 gabled dormers with eave returns, pedimented gable porch, fan lights 3rd floor E&W sides, 1st story flanking wings on E&W, fan light & side lights at front door, dentil cornice on porch gable, shutters, ext.chimney W.					
EXTERIOR ALTERATIONS/ADDITIONS : None					
LANDSCAPE FEATURES : None					
OTHER : None					
RECORDED BY : Roz Keeney		DATE : 08/96			
LOCAL INVENTORY NO. : M.115		SHPO INVENTORY NO. :			
CASE FILE NO. :					

53

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

Attachment B.4

COUNTY: Linn

NAME: Glenn A Hubert		PIN 11S03W07BB12800
ADDRESS: 310 7th Ave. SW		MAP 11S03W07BB
QUADRANGLE Albany		TAX LOT: 12800
SQ FT:	G/P SOURCES:	
EID FOOTPRINT: N	OTHER INFO:	
ADA ACCESS (Y/N): N		
PARKING (Y/N): N PARKING SPACE	S: 0	
ELEVATOR (Y/N): N		
PARAPET (Y/N): N		
SEISMIC (Y/N): N		
HISTORIC PHOTO: N		

NEGATIVE NO.: H-04

SLIDE NO.:

RECORDED BY: Roz Keeney LOCAL INVENTORY NO.: M.115 . CASE FILE NUMBER: None 224. 310 Seventh Avenue SW Significance: Compatible Use: Residence

Frances

310 Seventh Avenue SW

Max/Rohrbough

11-3W-7BB-12800

Attachment B.5

Tax Lot:

Present Owner:

Description:

Large two story wood frame residence with gable roof and triple windowed dormer facing the front. Has five, six over one windows on upper level with shutters and four, six over one windows on ground level. Has extensions on sides with sun porches. Gabled portico over entrance and two exterior chimneys on ends of main building.

GPO 892 455

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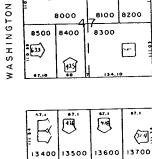


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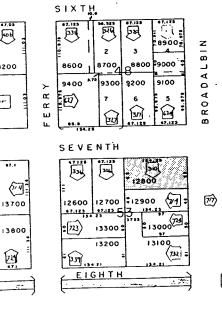
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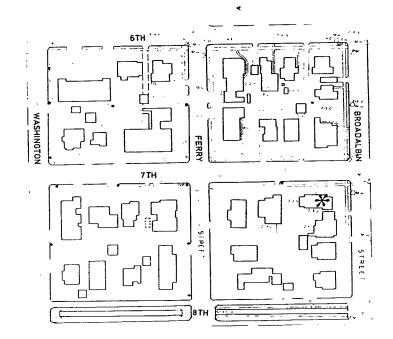
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Linn County Tax Data File

Tax lot #.... 11S03W07BB12800 Tax acct #.... 0092326 In-City? Y Site address.. 310 7TH AVE SW Owner..... ROHRBOUGH, JACK D Address-1.... ROHRBOUGH, KEITH J Address-2..... ZITO, MARY S ETAL Address-3..... C/O MAX H & FRANCES H ROHRBOUGH Address-4.... 310 7TH AVE SW Address-5.... ALBANY, OR 97321-2359 Tax Code #1...0801 Property class... 1011 Tax Code #2...0000 Stat class..... 550 20,030 Land market value... 113,580 Imp. market value...

Of course, since Sears's big general merchandise catalogs were already selling everything needed to furnish a house-from beds and chairs to toilets, sinks, and kitchen ranges-the sales of all these items would increase too!

Kushel's boss, Richard Sears- himself no slouch at merchandisingrecognized the plan's potential immediately and so did the buying public. Sears's reputation for quality, low prices, and reliability, carefully nurtured since the company's founding in 1886, was like money in the bank for its customers. The company's first, 44-page Book of Modern Homes and Building Plans, issued in 1908, brought an immediate and enthusiastic response.

Kushel wasn't the only or even the first person to come up with a scheme to sell houses by catalog and ship them by rail. In 1906 the North American Construction Company (soon to become known as the makers of "Aladdin Houses" and "Readi-Cuts") of Bay City, Michigan, had begun selling rail-shipped precut buildings-small cottages, garages, and boathouses-out of a mail-order plan book. It wasn't until about 1911 that Sears included framing lumber in its package, and the company didn't begin to offer precut and factoryfitted lumber until 1914. Before then, the lumber still had to be cut to fit at the building site. Montgomery Ward, Sears's foremost catalog competitor in general merchandise, was even slower to jump on the bandwagon, waiting until 1910 to sell house plans from a catalog and 1918 for ready-cut houses. Sears and its competitors all depended on rail service, which by the early 20th century covered most of the continent, and regional lumber mills where the wood could be centrally processed.

In 1911, Sears added an irresistible new twist. The company decided not just to sell house-building packages, but to finance them as well. The nation's booming population was straining the seams of a tight housing market, yet the huge and fast-growing middle and working classes (many members of which were recent European immigrants) had been largely ignored by a conservative banking community. If Sears could offer reasonable interest rates and low down payments, the market seemed endless. Although the financing package initially included only building materials, it soon expanded to cover the building lot.

Not only were the terms easy-a down payment of 25 percent of the cost of house and lot, as little as 6 percent interest for 5 years, or a higher rate for up to 15 years-but the application form contained no questions about race, ethnicity, gender, or even finances. Thousands of formerly ineligible buyers were absorbed into the new-home market.

Catalogs by Category

There is a tendency to think of the "Sears House" as a monolithic entity, but there were actually many different Sears catalogs that offered houses and auxiliary buildings, such as garages. Others continued to sell just lumber and building parts, which had been a Sears staple. Distinctions among the buildings offered, the quality of the materials, and the construction methods used can be confusing. On one level was what Sears called a house kit. For these, Sears provided building plans and specifications, along with the lumber and any other materials needed. The shipment included everything from nails, screws, and paint to prebuilt building parts, such as staircases and dining nooks. It did not include masonry, such as bricks and cement blocks, which would be cheaper to procure locally than to send by rail. The lumber was cut to size at the building site before being assembled by a local builder.

Ready-Cut The true Ready-Cut House package, first offered about 1914, included plans, specifications, and detailed assembly instructions, along with precut and factory-fitted lumber and all other building materials except masonry. The lumber was stamped with the Sears name and numbered on the ends of the boards to correspond to numbers on the floor plans, so that mistakes in assembly were less likely-though far from impossible, as many extant Sears houses testify by their otherwise inexplicable deviations. Sears estimated that using their precut and fitted lumber could save 40 percent on labor costs.

In theory, really handy homeowners could-and some did-put together their own Sears houses with only the aid of the instruction manual. More often, the actual construction was left to-or at least required considerable help from-a local builder. Over the 30-year lifespan of the Modern Homes program, the various service systems within the house-such as plumbing, electricity, and heating-became more complex, so that owners were more likely to call in trade specialists. At any rate, Sears always furnished estimates of the finished cost of the house, including labor (not part of the Sears package).

Honor Bilt Among Ready-Cut Houses, the Honor Bilt line (apparently established about 1918) was the standard setter. Honor Bilts used high-quality materials and heavy framing. They had double floors (a subfloor and a 13/16? thick finish floor of maple or oak), oak wall paneling, doors, trim, and cabinets, three coats of exterior paint, and higher-grade hardware.

Sears encouraged Honor Bilt buyers to specify the more deluxe bathroom "outfits"-sets of tubs, sinks, and toilets-and kitchen sinks, all of which were optional and separately priced. Electrical systems, water heaters, and furnaces were also separate options. The Honor Bilts were generally larger, more elaborate houses than the ones that Sears called "Standard Builts."

In a few cases, Honor Bilts were not precut. Sears furnished wood lath for plaster walls, but not the plaster. Alternatively, customers could opt for "sheet plaster" (gypsum board, an early form of wallboard) at considerably greater expense. For roofing, they could choose between red cedar shingles or the costlier "Oriental Asphalt" shingles, which came with a 17-year guarantee.

Standard Builts Less expensive than the Honor Bilt and of correspondingly lower quality was the Standard Built House (also known as Econo Bilt or Lighter-Built). The lightly framed Standard Builts were most often used for summer cottages, hunting cabins, and very small dwellings, and were generally recommended for warm-weather situations. Some designs were offered in both Honor Bilt and Standard Built versions. Sears advised potential buyers that, because the Standard Builts had only a single layer of flooring and the walls were not plastered, they were harder to heat than Honor Bilts. Nonetheless, these little light-weights sometimes turn up even today as year-round residences. They were usually not precut or fitted.

Simplex The Simplex was a prefabricated, panelized, one-storey building that could easily be taken apart. Demountable and portable, it was most often used for garages, summer cottages and cabins, and small, utilitarian buildings that the owner might wish to move from place to place. There are separate Simplex catalogs dating from as early as 1911.

What Styles When?

Modern Homes catalogs were issued most years (apparently sometimes twice a year) from 1908 until 1940, although there are a few years for which no catalogs are presently known. In the beginning, Modern Homes designs were assigned numbers rather than names, but soon titles-often suggesting a style provenancebegan to accompany the attractive illustrations. Sears knew its audience well and its designs were those most popular at the time. The styles were deliberately conservative rather than innovative.

Beginning with a simplified Queen Anne, Modern Homes styles ranged from Arts & Crafts bungalows and Foursquares in the 1910s and '20s, through the various European revivals of vaguely French, English, and Spanish (usually Mission) styles in the 1920s, to the Colonial Revivals, Cape Cods, and Dutch Colonials found mostly in the 1920s and '30s.

Modern Homes catalogs often carried designs well past what is generally considered their peak years. Bungalows, for instance, were among the most frequently built of all of Sears house types (and along with the Colonial Revival and the Cape Cod cottage the longest-lived), appearing in every catalog from 1908 onward. As late as 1939 the "Winona," which first appeared in 1916, is shown with another, rather stodgy five-room example, the "Plymouth," which first appeared in 1934.

Although most designs were conservative, there were some large and elegant surprises. One of the most elaborate (described in the 1918 and 1921 catalogs as bearing "a close resemblance" to Henry Wadsworth Longfellow's Cambridge, Massachusetts, residence) is the three-storey, eight-room neo-Georgian "Magnolia," with its two-storey columned portico, porte-cochere, and sleeping porches. The "Aurora" and the "Carlton," both of which appear in 1918, are sophisticated Prairie School designs, and the flat-roofed "Bryant" is in the International style. The 1933 to 1939 catalogs feature several early split-levels, including the "Concord."

Sears's later catalogs included a number of Sears-built exhibition houses, including two reproductions of Mount Vernon (one for a 1931 exposition in Paris and one for a Washington Bicentennial celebration in Brooklyn); a reproduction of New York City's Federal Hall, the first capitol of the United States (also for the Washington Bicentennial); a "dream home" for Warner Brothers (erected in Pittsburgh, Pennsylvania); and a fully furnished model house exhibited at the 1933 Century of Progress World's Fair in Chicago.

Insider Information

Sears prided itself on offering floor plans that were both efficient and attractive, maximizing the usability of very limited space. The smaller houses sometimes combined living and dining rooms, while the smallest made do with a built-in eating nook or the kitchen table.

Most of the houses had two or three bedrooms, although some had four or even five. The majority had only one bathroom, and some, especially in the early 20th century, had none, since many rural and even some suburban areas lacked piped-in water and sewers or septic fields. By the 1930s, though, quite a few of the larger houses had two (or even two and a half bathrooms) or a full bath and a "powder room." Buyers had their choice of two different "outfits," depending on their tastes and pocketbooks and on the requirements of the bathroom layout. Kitchen sinks were included in the specifications.

The Sears house was often equipped with the most sought after conveniences of its time, from built-in china cabinets, mirrored closet doors, dining nooks and kitchen cupboards, to built-in ironing boards, telephone niches, and medicine cabinets. Some of these amenities came as part of the package, while others were options.

Sears houses were often built in multiples, creating entire homogeneous neighborhoods. A number of these still exist, many in industrial towns. One of the best known Sears house locations is in Carlinville, Illinois, where Standard Oil of Indiana built a milliondollar development of 192 Honor Bilt houses for employees of Schoper coal mine (156 intended for miners and other workers, an additional 28 nearby and somewhat more deluxe meant for supervisors). The five- and six-room houses of what became known as the Standard Addition, which included many bungalows and Foursquares, cost roughly \$3,600 to \$4,600 and were regarded as unusually fine examples of worker housing.

On the other end of the socioeconomic scale are places like Cheverly, Maryland, or Crescent Hills in Hopewell, Virginia, both affluent neighborhoods of "strictly high-class [Sears] homes" built by private developers in the 1920s. (Hopewell also has a large group of Aladdin houses built during World War I for workers at the DuPont Corporation's gun-cotton factory there.)

The Modern Homes mortgage program peaked in the late 1920s but showed increasing signs of strain as the full effects of the Great Depression hit. Sears withdrew from the Modern Homes and mortgage loan market in 1934, but was selling houses again a year later, after the establishment of the Federal Housing Administration and its federally insured mortgages fueled a brief upsurge in the housing market. The Modern Homes program was finally defeated by tens of millions of dollars in mortgage defaults, as well as preWorld War II shortages of building materials. The last Modern Homes catalog was issued in 1940.

By the time the Modern Homes project folded for good, Sears houses were a staple of the American landscape. Frank Kushel continued to head the Modern Homes program until the end, by which time he was still hardly any better known than he had been in 1906. And Frank Lloyd Wright? Interestingly enough, Wright-who always had a strong interest in designing houses for Everymanentered the precut home market himself when he produced a number of designs for prefabricated houses, American System-Built Houses, for the Richards Company of Milwaukee between 1911 and 1916.

Why It Isn't Always Easy to Know If You Have a Sears House

One of the most frustrating aspects of owning what seems to be a Sears house is the difficulty in finding proof of its provenance. Sometimes the origins of a house that nearly, or, for that matter, exactly, matches a catalog illustration can't be traced beyond all doubt.

The first problem is that in more than 32 years of catalog sales, Sears offered 447 different designs, according to the "Sears Archives." Because most of the houses are small and simple in style, they often resemble those found in the catalogs of other ready-cut companies-or even from enterprising local copycat builders.

Then, too, Sears encouraged potential buyers to customize their designs with the aid of Sears's architectural department-flip a floor plan; change a roofline; add or subtract a room; a porch, or a window; use a different entry detail, etc. Or, the houses may have been altered during construction, either inadvertently or by the owner. And because these were often small "starter" houses, many were altered and added to long after construction.

Another mystery: While many Sears precut and fitted wood pieces (rafters, beams, sills, lintels, woodwork, and mouldings) are stamped with the Sears name and/or numbered for ease of assembly, sometimes there are no markings to be found. This could be because Sears encouraged customers to buy lumber locally if it was cheaper than shipping from a Sears mill. Sears door and cabinet hardware, lighting and plumbing fixtures, and other building parts were also marked but might have been bought for a non-Sears house.

Finally, although Sears houses consistently display certain construction details (five-piece eaves brackets, front porches, and small attic windows, for instance) so do other well-designed readycut and conventional houses of the period. So unless the paperwork (mortgage agreement, floor plans, materials list, correspondence, building permits listing Sears as the "architect") or a credible family or neighborhood oral history exists, it may be hard to know where the house originated-though it's always fun to keep digging.

Still Curious?

is The Know	son and H. Ward Ja Houses That Sears about Sears Catalog out in March 2002.	Built: Everythi	ing You Ever Wa	inted to
added a The cla Houses	as time goes on.) Th assic study of Sears s from Sears, Roebu	he text pages ar houses is Hous tock and Compa	e printable. ses by Mail: A G ny by Katherine	uide to Cole
(www. Sears h whethe authent All 447 produc	modernhomes.com) houses and ask quest or my house is a Sea tic reproduction Sea 7 designs are listed, ed, and many are il	Homes Web si by where users a tions. (Typical ars model?" and ars furniture for along with the lustrated. (Mor	are invited to regi queries: "How ca I "Where can I ge r my 1920s Sears years in which the e illustrations wi	ister their an I tell et house?" hey were

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The Story on Sears

Houses by rail and mail.

By Shirley Maxwell and James C. Massey

Remember Frank W. Kushel? No? Well, you're not alone. And more's the pity, we might add, for the uncelebrated Mr. Kushel may have had as much impact on American housing as his famous contemporary, Frank Lloyd Wright.

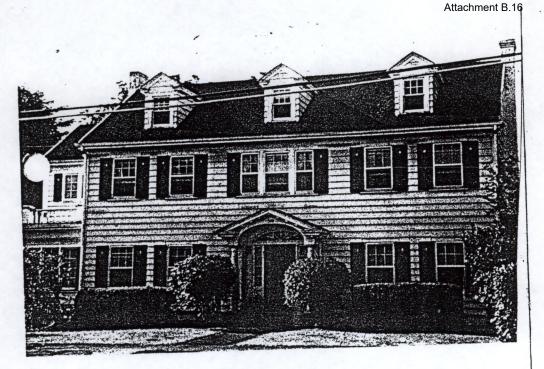


Kushel wasn't an architect. He Archive

credited with inventing Sears, Roebuck and Company's Modern Homes program, which provided well designed, well constructed, economical shelter for perhaps 75,000 American families between 1908 and 1940. Today, buyers are still snapping up vintage Sears houses just as eagerly as they did 80 years ago.

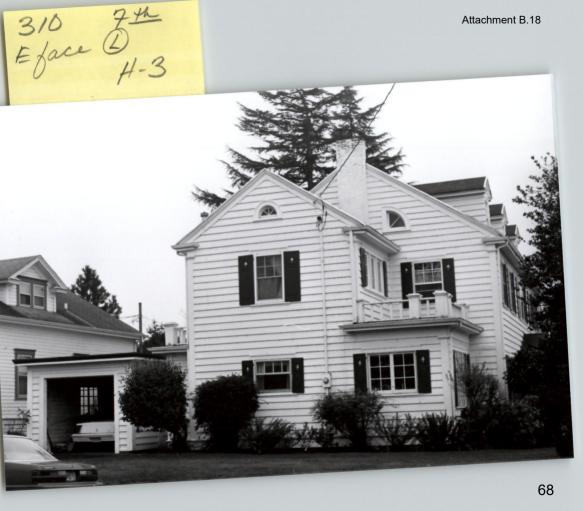
Kushel was managing Sears's china department in 1906 when he was given the dismal task of overseeing the dismantling of the catalog company's unwieldy, money-losing building materials department. Sales were down, and there was too much inventory sitting in expensive warehouses. It seemed time to unload the lot.

Then, hmmm . . . Kushel had an idea. He was convinced that the building supplies could be sold at a profit if storage could be centralized and the goods distributed more rationally-and if there was a little extra incentive for buying them. Instead of abandoning the sale of millwork and other building parts, why not change the way these goods were sold? What if customers could pick a plan for their dream house from a Sears catalog? Then, instead of selling building materials in random bits and pieces, Sears could market them in a coordinated package-one containing exactly what was needed to build a particular house and shipped directly to the railroad station nearest the building site. One order could include everything-nails and screws, paint and roof shingles, windows and doors, woodwork, staircases, and mantelpieces.



310 w 7th (Rohrbauh





James Anderson, 310 7th St SW, Albany, Or 97321 (27) SIIfab 420w, 11.34 kw DC (6) Duracell D-1500; (1) Duracell D-700; (1) Duracell D-350 microinverterJames Anderson, 310 7th St SW, Albany, Or

A. Meter Main with breakers for solar
B. AC shutoff within 10 feet of meter
C. Micro Inverters under solar

Minimum 3' border on bottom of array if roof is 2/12 pitch or less. 1' on top, 3' on sides. Std. truss construction. Plans meet 2019/2021 OSSC Section 3111. All attachements less than 3' from the roof edge will be every 2', otherwise every 4'

Attachment C.1

ANDERSON RESIDENCE SOLAR ADEQUACY CHECK

310 SW 7TH AVE ALBANY, OREGON 97321

> FEBRUARY 26, 2024 JOB# 23-0270

STRUCTURAL CALCULATIONS BY



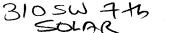
P: 541.223.5360 F: 541.223-5278 INFO@STABILITYENGINEERS.COM



CALCULATIONS

1-3

23-0	- 243
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- CHRCKING REXISTING ROOF FOR ADDITION OF SOLAR PANELS,

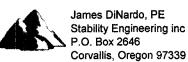
PANEL WE > 2.15 PSIZ

- HOME BUILT IN 1924 - R.S OLD GROWTH 2X4 RAFTERS

DEAD LOAD OF ROOF W/ SOLAR PANELS ROOPING- COMP = 3 BP - R.S 2×4 e 24"0. $= 1 PSI^2$ 1 X'B FLAT @ 12" O.C = 1'S PSP 1/2" SIMEATHING = 1.5 psp Freulation 4" - 15 RSP 1X CEILNG 2.3 PSP-MISC 1.5 PS12 SOLAR PANELS 2.15 PSP 13.45 PSF SER ALTACHED - FRAMING APROLATE

Project:	23-0843	-	310	SW	7th-Solar
----------	---------	---	-----	----	-----------

Location: Existing rafters with solar panels Roof Rafter [2015 International Building Code(2015 NDS)] 2.0 IN x 4.0 IN x 17.0 FT (10 + 7) @ 24 O.C. Select Structural - Douglas-Fir-Larch - Dry Use Section Adequate By: 0.2% Controlling Factor: Deflection



StruCalc Version 10.0.1.6

James DiNardo, PE Stability Engineering inc P.O. Box 2646

Attachment C.4



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Controlling Factor: Deflection	
DEFLECTIONS Left Center Live Load 0.52 IN L/276 0.15 IN L/695 Dead Load 0.28 in -0.02 in Total Load 0.80 IN L/180 0.15 IN L/662 Live Load Deflection Criteria: L/240 Total Load Deflection Criteria: L/180 REACTIONS A B C	LOADING DIAGRAM
Live Load 213 lb 545 lb 157 lb Dead Load 130 lb 354 lb 68 lb Total Load 343 lb 899 lb 225 lb Uplift (1.5 F.S) 0 lb 0 lb -7 lb Bearing Length 0.27 in 0.72 in 0.18 in	
SUPPORT LOADSABCLive Load107plf273plfDead Load65plf177plf34Total Load172plf450plf113	A 10 ft B -7 ft C
MATERIAL PROPERTIES	RAFTER DATA Left Interior
Select Structural - Douglas-Fir-Larch	Span Length 10 ft 7 ft
Base ValuesAdjustedBending Stress: $Fb = 1500 \text{ psi}$ $Fb' = 2976 \text{ psi}$ $Cd=1.15 CF=1.50 Cr=1.15$	Rafter Pitch 8 :12 Roof sheathing applied to top of joists-top of rafters fully braced. Sheathing/sheetrock applied to bottom of joists-bottom of rafters fully braced.
Shear Stress: Fv = 180 psi Fv' = 207 psi Cd=1.15	Roof Duration Factor 1.15
Modulus of Elasticity: E = 1900 ksi E' = 1900 ksi	Peak Notch Depth 0.00 Base Notch Depth 0.00
Comp. \perp to Grain: Fc - \perp = 625 psi Fc - \perp = 625 psi	RAFTER LOADING
Controlling Moment: -814 ft-lb 10 001 Ft from left support of span 1 (Left Span) Created by combining all dead loads and live loads on span(s) 1, 2	Uniform Roof Loading Roof Live Load: LL = 25 psf Roof Dead Load: DL = 13.5 psf
Controlling Shear: -411 lb	Slope Adjusted Spans And Loads
9.985 Ft from left support of span 1 (Left Span)	Left Span: L-adj ≕ 12.02 ft
Created by combining all dead loads and live loads on span(s) 1, 2	Interior Span: L-adj = 8.41 ft
	Eave Span: L-Eave-adj = 0 ft
Comparisons with required sections: Regid Provided	Left Live Load: wL-adj = 35 plf
Section Modulus: 3.28 in3 5.33 in3 Area (Shear): 2.98 in2 8 in2	Interior Live Load: wL-adj
Area (Shear): 2.98 in2 8 in2 Moment of Inertia (deflection): 10.64 in4 10.67 in4	Eave Live Load: wL-Eave-adj = NaN plf Left Dead Load: wD-adj = 22 plf
Moment:	Interior Dead Load: wD-adj = 22 plf
Shear: -411 lb 1104 lb	Eave Dead Load: wD-Eave-adi = NaN plf
	Left Total Load: wT-adj = 57 plf
	Interior Total Load: wT-adj = 57 plf
	Eave Total Load: wT-Eave-adj ≕ NaN plf

Project: 23-0843 - 310 SW 7th-Solar

DEFLECTIONS

Location: end section-unoccupied Collar Tie [2015 International Building Code(2015 NDS)] 2.0 IN \times 4.0 IN \times 6.0 FT @ 24 O.C. Select Structural - Douglas-Fir-Larch - Dry Use 1.5 \times 3.5 Solid Sawn Lumber with minimum Ft = 575 Section Adequate By: 139.0% Controlling Factor: Shear

Center



James DiNardo, PE Stability Engineering inc P.O. Box 2646 Corvallis, Oregon 97339

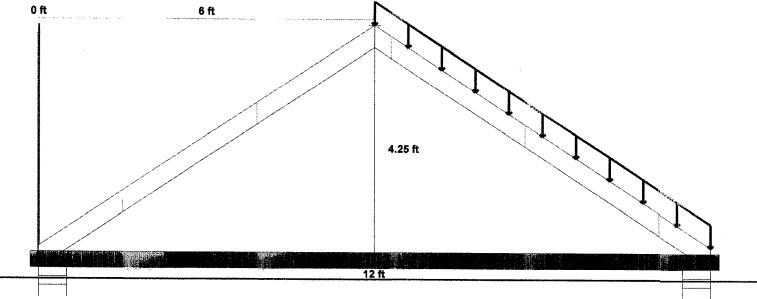
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Attachment C.5

page

MATERIAL PROPERTIES

Live Load 0.12 IN L/693	MATERIAL PROPERTIES		
Dead Load 0.07 in	Base Values Adjusted		
Total Load 0.19 IN L/450	Bending Stress: Fb = 1500 psi Fb' = 2976 psi		
Live Load Deflection Criteria: L/240 Total Load Deflection Criteria: L/180	Cd=1.15 CF=1.50 Cr=1.15		
RAFTER REACTIONS	Shear Stress: Fv = 180 psi Fv' = 207 psi		
	Cd=1.15		
LOADS REACTIONS Lower Live Load @ A & B 181 plf 361 lb	Modulus of Elasticity: E = 1900 ksi E' = 1900 ksi		
Lower Dead Load @ A & B 98 plf 195 lb	Comp. 1 to Grain: Fc - 1 = 625 psi Fc - 1 = 625 psi		
Lower Total Load @ A & B 278 plf 556 lb			
Collar Tie Tension 416 lb	Controlling Moment: 416 ft-lb		
	3.004 Ft from left support of span 2 (Center Span)		
RAFTER SUPPORT DATA	Created by combining all dead loads and live loads on span(s) 2		
Basian have the	Controlling Shear: -462 lb		
Bearing Length 0.44 in	5.824 Ft from left support of span 2 (Center Span)		
RAFTER DATA Interior	Created by combining all dead loads and live loads on span(s) 2		
Span Length 6 ft	Comparisons with required sections: Reg'd Provided		
Unbraced Length-Bottom 7.21 ft	Section Modulus: 1.68 in3 5.33 in3		
Rafter Pitch 8 :12	Area (Shear): 3.35 in2 8 in2		
Collar Tie Location 4.25 ft	Moment of Inertia (deflection): 4.27 in4 10.67 in4		
Roof Duration Factor 1.15	Moment: 416 ft-lb 1323 ft-lb		
Peak Notch Depth 0.00	Shear: -462 lb 1104 lb		
Base Notch Depth 0.00			
RAFTER LOADING	COLLAR TIE DESIGN		
Uniform Floor Loading	1.5 x 3.5 Solid Sawn Lumber with minimum Ft = 575		
Roof Live Load: LL = 25 psf	Base Values Adjusted		
Roof Dead Load: DL = 13.5 psf	Tension Parallel to Grain Ft = 575 psi Ft' = 992 psi		
Slope Adjusted Spans And Loads	Cd=1.15 Cf=0.00		
Interior Span: L-adj = 7.21 ft	Collar Tie Location 4.25 ft		
Eave Span: L-Eave-adj = 0 ft	Collar Tie Tension 416 lb		
Rafter Live Load: wL-adj = 35 plf	Collar Tie Capacity 5207 lb		
Eave Live Load: wL-Eave-adj = 35 plf	Nailing Required @ Both Ends		
Rafter Dead Load: wD-adj = 22 plf	16d Common 3 Nails		
Rafter Total Load: wT-adj = 57 plf	16d Sinker 4 Nails		
Eave Total Load: wT-Eave-adj = 57 plf	16d Box 4 Nails		
	LOADING DIAGRAM		
0ft 6ft	N		
No. 1997 - D.	\mathbf{k}		





COMMUNITY EVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

PLANNING APPLICATION

APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals

Send completed application and checklist(s) to eplans@cityofalbany.net

- o Adjustment (AD)
- o Alternative Setback
- 0 Annexation (AN)

0

- Comprehensive Plan Amendment CP)
 - Map Amendment
 Map Amendment; concurrent w/zoning
 - Text Amendment
 - Conditional Use Type II or III (circle one)
 - Existing Building: expand or modify
 - o New Construction
 - Home Business (Type III only)
- Development Code Text Amendment (DC)
- o Floodplain Development Permit (FP)
- o Historic Review (HI)
 - Exterior Alteration (Type I or III)
 New Construction (Type III or I-
 - L)Demolition or Moving (Type III)
 - Substitute Materials (Type III)

- Interpretation of Code (CI)
 Quasi-Judicial (Type II)
 - Legislative (Type IV)
- Land Division (check all that apply)
 - Partition (PA)
 - Tentative Plat (Type I-L or III)
 Final Plat (Type I)
 - Subdivision (SD)
 - Tentative Plat (Type III)
 Final Plat (Type I)
 - Tentative Re-plat Type I-L (RLD)
- Modification Approved Site Plan or Conditional Use
- Natural Resource Boundary Refinement
- Natural Resource Impact Review (NR)
- Non-Conforming Use (MN)
- Planned Development (PD)
 - Preliminary (Type III)
 - Final (Type I)
- Property Line Adjustment (PLA)
- Site Plan Review (SPR)
 - Accessory Building
 - Change of Use, Temporary or Minor Developments

- 0 Manufactured Home Park
- Modify Existing Development
- New or Existing Parking Area Expansion
- o New Construction
- 0 Tree Felling
- Temporary Placement (TP)
- 0 Urban Growth Boundary (UGB)
 - Vacation (VC)

0

0

- Public Street or AlleyPublic Easements
- Variance (VR)
- Willamette Greenway Use (WG)
- Zoning Map Amendment (ZC)
 - Quasi-Judicial (Type IV)
 Legislative (Type IV)
- Other Required (check all that apply)
 - Design Standards
 - o Hillside Development
 - 0 Mitigation
 - 0 Parking/Parking Lot
 - 0 Traffic Report
- Other_

Location/Description of Subj	ect Property(les)
Site Address(es): 310 7th Ave SW, Albany, Or 97321	
Assessor's Map No(s):	Tax Lot No(s):
Comprehensive Plan designation:	_ Zoning designation:
Size of subject property(ies): Related Land Project Description: Rooftop solar	d Use Cases:
 Historic Overlay Natural Resource Overlay District 	t 🗆 Floodplain or Floodway Overlay
Applicant Information (m	ed)
Name: James Anderson Signature:	James Anderson
Mailing Address: 310 7th Ave SW	0 Date: 11/23/20
City: Albany State: Or Phone #: Fax #: Ema	Zip: 97321 james.r.anderson@utah.edu
File #(s): Date Fe	e & Application Received:
Pre-App File #(s): Pre-A	
Amount Paid: Received By	:

Rev. January 20

Property Owner Information (m st be signed)
Same as Applicant Name: James Anderson Signature: James Onderson
Signature: Guillor October 11 Signature: Guillor October 12 4/8/24
Name: James Anderson Signature: James Onderson Mailing Address: 310 7th Ave SW 4/8/24 City: Albany State: Or 2ip: 97321
Dity: <u>Albany</u> State: <u>C</u> Zip:
Phone #: 8014996575 Fax #: james.r.anderson@utah.edu
Authorized Agent or Representative (m st be signed, if applicable)
Choose One: Defensioner Architect XOther Installer
Name: <u>1 ctcl Ciccliberg</u> Signature: <u>1 ctcl X X tcliberg</u>
Address:
Choose One: Engineer Name: Peter Greenberg Name: Peter Greenberg Mailing Address: 2340 15th Ave SW Mailing Address: 2340 15th Ave SW City: Albany State: Or Zip: 97321
Email:nrgwise.lighting@gmail.com
Relationship to property owner(s): Installer for solar system
Electropic Plana Poprocentative (if different from applicant)
Electronic Plans Representative (if different from applicant) IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES
IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES Choose One: Dengineer Architect Other Electrician
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IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES Choose One: Engineer Architect Other Electrician Name: John Craig Signature: Ohn Craig Joiling Address: 1215 1/2 River Road Date: 11/23/20
IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES Choose One: Engineer Architect Other Electrician Name: John Craig Signature: Ohn Craig Joiling Address: 1215 1/2 River Road Date: 11/23/20
IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES Choose One: Engineer Architect Other Electrician Name: John Craig Signature: Ohn Craig Mailing Address: 1215 1/2 River Road Date: 11/23/20 City: Eugene, State: Or Zip: Phone #: Fax #:
IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES Choose One: Dengineer Architect Other Electrician
IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES Choose One: Engineer Architect Other Electrician Name: John Craig Signature: Ohn Craig Mailing Address: 1215 1/2 River Road Date: 11/23/20 City: Eugene, State: Or Zip: Phone #: Fax #:
IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES Choose One: Engineer Architect Other Electrician Name: John Craig Name: John Craig Name: 1215 1/2 River Road City: Eugene, State: Or Zip: City: 541-915-8276 Phone #:Fax #:
IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES Choose One: Engineer Architect Other Electrician Name: John Craig Signature: Ohn Craig Date: 11/23/20 Mailing Address: 1215 1/2 River Road Date: 11/23/20 City: Eugene, State: Or Zip: Phone #: Fax #: Email: johndcraig@msn.com Other Representative (must be signed, if applicable)
IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES Choose One: Engineer Architect Other <u>Electrician</u> Name: John Craig Nailing Address: 1215 1/2 River Road Date: 11/23/20
IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES Choose One: Engineer Architect Other <u>Electrician</u> Vame: John Craig Signature: Ohn Craig Date: 11/23/20 Mailing Address: 1215 1/2 River Road Date: 11/23/20 City: Eugene, State: Or Zip: City: 541-915-8276 Fax #: Email: johndcraig@msn.com Cher Representative (must be signed, if applicable) Choose One: Engineer Architect Other Signature: Signat
IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES Choose One: Engineer Architect Other <u>Electrician</u> Signature: <u>John Craig</u> Mailing Address: <u>1215 1/2 River Road</u> Date: <u>11/23/20</u> Date: <u>11/23/20</u> Date: <u>11/23/20</u> City: <u>Eugene,</u> State: Or Zip: State: <u>Or</u> Zip: Fax #: Email: johndcraig@msn.com Cher Representative (must be signed, if applicable) Choose One: Engineer Architect Other Signature: <u>Signature</u> Mailing Address: <u>Date</u> : <u>Date</u> : <u>Date</u> : <u>Date</u> : <u>Date</u> : <u>Signature</u>



PUBLIC WORKS - COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Historic Review of Exterior Alterations

Information and Instructions

- See fee schedule for filing fee (*subject to change every July 1*): staff will contact you for payment after submittal.
- \oplus All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- ⊕ Email all materials to <u>eplans@cityofalbany.net</u>. 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

\Box planning application form with authorizing signatures

□ PROPERTY & PROJECT INFORMATION

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

1) Historic District:

A Monte	eith 🗆 Ha	ackleman	Downtown	□ Local Historic	Commercial/Airport
2)	Historic rating	:			
🖁 His	toric Contribut	ing 🗆	Historic Non-Contr	ibuting	🗆 Non-Historic (post 1945)
3)	House Archite	ectural Style(s):_	Colonial		
4)	Construction I	1924 Date:			
5)	Please describe	e the proposed a	llteration(s) and the p	urpose of the alterati	ons:

adding solar panels onto roof, visible from about 15-20 feet of Broadalbin



Historic Review of Exterior Alterations

Solar panels on 310 7th Ave SW, Albany, Or 97321

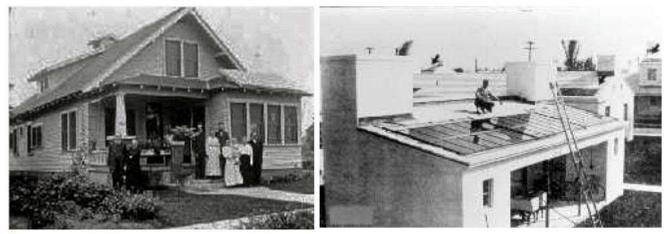
Review Criteria: The solar will be visible from Broadalbin

The solar panels will be on the roof and will not alter the exterior building looks. Little known to most people, solar water heaters, which also use the sun to produce energy were available for over 123 years. In 1897, 30% of Pasadena had solar water which also were housed in metal boxes topped with glass. In fact, the modern day gas water heater was designed by a solar company.

By 1900 there were 1600 solar water heaters in southern California

The first modern flat plate solar collector invented by William Bailey in 1909

- used separate storage tank
- company was called Day & Night



Panoma Valley, CA, 1911

Laundry in FL in the 1930s

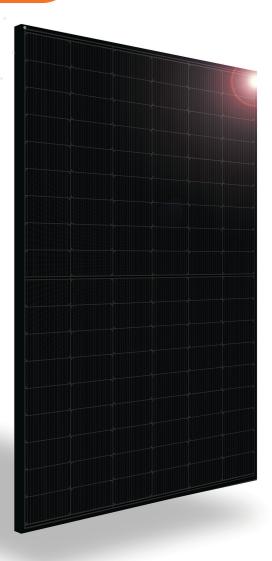
By 1941 there were 60,000 Day & Night solar water heaters in Florida

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SIL-420/430 QD



INTRODUCING NEXT-GENERATION N-TYPE CELL TECHNOLOGY

- Improved Shade Tolerance
- Improved Low-Light Performance
- Increased Performance in High Temperatures



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Intertek

TEC

CE

- Enhanced Durability
- Reduced Degradation Rate
- Industry-Leading Warranty

					Attachment C.11
ELECTRICAL SPECIFICATIONS	420		430		
Test Conditions		STC	NOCT	STC	NOCT
Module Power (Pmax)	Wp	420	313	430	321
Maximum power voltage (Vpmax)	V	33.08	30.86	33.25	31.02
Maximum power current (Ipmax)	А	12.70	10.15	12.93	10.33
Open circuit voltage (Voc)	V	38.84	36.52	38.91	36.58
Short circuit current (Isc)	А	13.50	10.85	13.87	11.15
Module efficiency	%	21.5%	20.1%	22.1%	20.6%
Maximum system voltage (VDC)	V	1000			
Series fuse rating	А	25			
Power Tolerance	Wp	0 to +10			

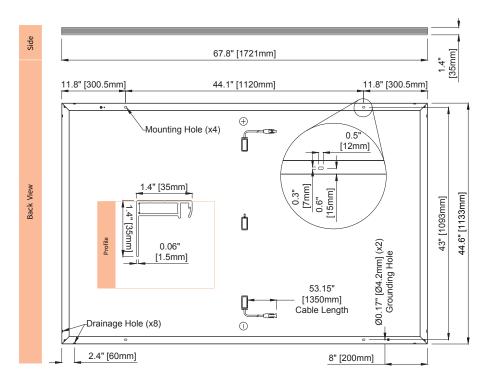
Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3% Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10 W.

MECHANICAL PROPERTIES / COMPONENTS METRIC		METRIC	IMPERIAL		
Module weight 21 kg ± 0.2 kg			46.3 lbs ± 0.4 lbs		
Dimensions (H x L x D)		1721 mm x 1133 mm x 35 mm		67.8 in x 44.6 in x 1.37 in	
Maximum surface load (wind/snow)*		4000 Pa rear load / 5400 Pa fro	ont load	83.5 lb/ft² rear load /	112.8 lb/ft² front load
Hail impact resistance		ø 25 mm at 83 km/h		ø 1 in at 51.6 mph	
Cells 108 Half cells - N-Type Silicon 182 mm x 91 mm		solar cell	108 Half cells - N-Typ 7.16 in x 3.58 in	e Silicon solar cell	
Glass 3.2 mm high transmittance, te antireflective coating		empered,	0.126 in high transmittance, tempered, antireflective coating		
Cables and connectors (refer to installation manual) 1350 mm, ø 5.7 mm, MC4 from		n Staubli	53.1 in, ø 0.22 in (12 AWG), MC4 from Staubli		
Backsheet High durability, superior hydro fluorine-free PV backsheet		olysis and UV resistance, multi-layer dielectric film,			
Frame		Anodized aluminum (Black)			
Junction Box		UL 3730 Certified, IEC 62790 C	Certified, IP68 rated, 3 diodes		
TEMPERATURE RATINGS			WARRANTIES		
Temperature Coefficient Isc	0.04 %/°C		Module product workmanship warranty		25 years**
Temperature Coefficient Voc	-0.24 %/°C		Linear power performance guarantee		30 years
Temperature Coefficient Pmax	rature Coefficient Pmax -0.29 %/°C				≥ 98% end 1st yr
NOCT (± 2 °C) 45 °C				≥ 94.7% end 12th yr ≥ 90.8% end 25th yr	
Operating temperature -40/+85 °C				≥ 89.3% end 30th yr	
CERTIFICATIONS				SHIPPING	SPECS

CERTIFICATIONS	SHIPPING SPECS		
Product	UL 61215, UL 61730, CSA C22.2#61730, IEC 61215, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listed, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
Product		Pallets Per Truck	32 or 30 (California)
Factory	ISO9001:2015	Modules Per Truck	832 or 780 (California)

A Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.

PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.



SILFAB SOLAR INC.

1770 Port Drive Burlington WA 98233 USA **T** +1 360.569.4733 info@silfabsolar.com SILFABSOLAR.COM

7149 Logistics Lane Fort Mill SC 29715 USA

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240 Courtneypark Drive East Mississauga ON L5T 2Y3 Canada T +1 905.255.2501 F +1 905.696.0267

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Attachment C.12

Untitled Map Write a description for your map.



Solar system will be visible from about 20 feet of sidewalk due to trees to the south along the road. Much less visible than the one on the page before this

ANN

Google Earth

5.72 ft

Z

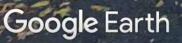
Untitled Map

Write a description for your map.

Darn tree I can't see the solar on the roof

12

1



© 2024 Google

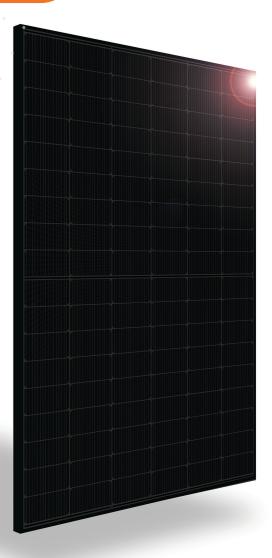
Attachment C.14 3.52 ft

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					Attachment C.16
ELECTRICAL SPECIFICATIONS		420		430	
Test Conditions		STC	NOCT	STC	NOCT
Module Power (Pmax)	Wp	420	313	430	321
Maximum power voltage (Vpmax)	V	33.08	30.86	33.25	31.02
Maximum power current (Ipmax)	А	12.70	10.15	12.93	10.33
Open circuit voltage (Voc)	V	38.84	36.52	38.91	36.58
Short circuit current (Isc)	А	13.50	10.85	13.87	11.15
Module efficiency	%	21.5%	20.1%	22.1%	20.6%
Maximum system voltage (VDC)	V	1000			
Series fuse rating	А	25			
Power Tolerance	Wp	0 to +10			

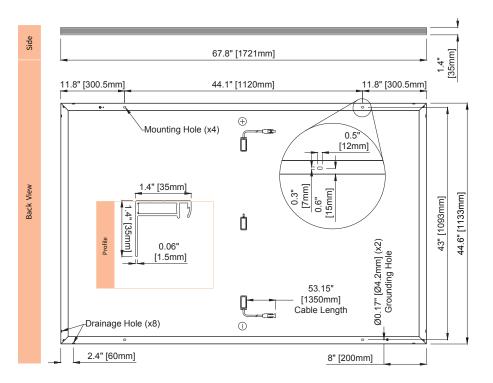
Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3% Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10 W.

MECHANICAL PROPERTIES / COMPONENTS METRIC		METRIC			
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Dimensions (H x L x D)		1721 mm x 1133 mm x 35 mm		67.8 in x 44.6 in x 1.37 in	
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Glass 3.2 mm high transmittance, te antireflective coating		empered,	0.126 in high transmittance, tempered, antireflective coating		
Cables and connectors (refer to installation manual) 1350 mm, ø 5.7 mm, MC4 from		n Staubli	53.1 in, ø 0.22 in (12 AWG), MC4 from Staubli		
Backsheet High durability, superior hydro fluorine-free PV backsheet		olysis and UV resistance, multi-layer dielectric film,			
Frame		Anodized aluminum (Black)			
Junction Box		UL 3730 Certified, IEC 62790 C	Certified, IP68 rated, 3 diodes		
TEMPERATURE RATINGS			WARRANTIES		
Temperature Coefficient Isc	0.04 %/°C		Module product workmanship warranty		25 years**
Temperature Coefficient Voc	Coefficient Voc -0.24 %/°C		Linear power performance guarantee		30 years
Temperature Coefficient Pmax	re Coefficient Pmax -0.29 %/°C				≥ 98% end 1st yr
NOCT (± 2 °C) 45 °C				≥ 94.7% end 12th yr ≥ 90.8% end 25th yr	
Operating temperature -40/+85 °C				≥ 89.3% end 30th yr	
CERTIFICATIONS				SHIPPING	SPECS

CERTIFICATIONS		SHIPPING SPECS	
Product	UL 61215, UL 61730, CSA C22.2#61730, IEC 61215, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listed, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
Product		Pallets Per Truck	32 or 30 (California)
Factory	ISO9001:2015	Modules Per Truck	832 or 780 (California)

A Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.

PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.



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