



## LANDMARKS COMMISSION

# AGENDA

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**Wednesday, October 1, 2025**

**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
  - September 3, 2025 [Pages 3-6]
4. Public Comment
5. Scheduled Business
  - A. (Continuance) HI-10/11-25, Type III – Quasi-Judicial Process [Pages 7-98]  
Summary: Historic Review of Substitute Materials and Historic Review of Exterior Alterations to allow the replacement of 95 windows with aluminum-clad windows at the St Francis Hotel and EH Rhodes Building (420 1st Avenue SW). (Project Planner – Alyssa Schrems [alyssa.schrems@albanyoregon.gov](mailto:alyssa.schrems@albanyoregon.gov))
  - B. HI-12-25, Type III – Quasi-Judicial Process [Pages 99-115]  
Summary: Historic Review of Exterior Alterations to allow the replacement of the porch posts with posts of a different turn style (517 9th Avenue SW). (Project Planner – Alyssa Schrems [alyssa.schrems@albanyoregon.gov](mailto:alyssa.schrems@albanyoregon.gov))

*Persons wanting to provide testimony may:*

- 1- *Email written comments to [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov), including your name, before **noon on the day of the meeting**.*
- 2- *To comment virtually during the meeting, register by emailing [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov) 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.*

6. Business from the Commission
7. Staff Updates
8. Next Meeting Date: November 12, 2025
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](mailto: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.*





## MINUTES

September 3, 2025

6:00 p.m.

Hybrid – Council Chambers

Approved: Draft

### Call to Order

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

### Pledge of Allegiance

**6:00 p.m.**

### Roll Call

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

Members absent: none

### Approval of Minutes

Commissioner Settlemier motioned to approve the minutes for August 6, 2025, Landmarks Commission meeting. Commissioner Jansen seconded the motion which passed 7-0.

Commissioner Settlemier motioned to approve the minutes for the Joint Landmarks Commission and City Council meeting on July 7, 2025. Commissioner Jansen seconded the motion, which passed 7-0.

### Business from the Public

**6:02 p.m.**

Executive Director, Lise Grato with the Albany Downtown Association reported on Albany activities posted in their September Downtown Albany Newsletter.

Visitor Services/Historic Resources Manager, Lonna Capaci, for the Albany Visitors Association gave an update on events and changes happening in Albany.

### Scheduled Business

**6:11 p.m.**

#### Public Hearing Type III Quasi-Judicial Process File No. HI-09-25:

Historic Review of Exterior Alterations for installation of rooftop solar panels at a historic non-contributing building located at 1022 8th Avenue SW.

***Chair Robinson called the public hearing to order at 6:12 p.m.***

### Commission Declarations

No members declared any conflict of interest or ex-parte contact.

Commissioners Winterrowd, Settlemier, Cox, Engeman, Robinson and Legras drove by the site.

No members abstained from the deliberation.

There were no challenges to participate.

Current Planning Manager, David Martineau, read the hearing procedures.

### Staff Report

**6:14 p.m.**

Martineau presented the Staff Report, sharing slides\* on planning file no. HI-09-25. This building is located within the Hackleman/Monteith District. The home is Historic Non-Contributing.

Applicant Testimony

6:17 p.m.

Homeowners Doug and Christi Clark began by sharing with the Commission that they have lived in the home for 38 years and always maintained it thoughtful of its historic contribution.

Public Testimony

6:18 p.m.

None.

Procedural Questions

None.

Commission Questions

Commissioner Settlemier asked if the control box for the solar system was going to be visible from the street or sidewalk and the color of the panel frames. Christi Clark responded she didn't believe the control box would be visible and the edges of the panels are black.

***Chair Robinson closed the public hearing at 6:21 p.m.***

Commission Deliberation

6:21 p.m.

None.

**Motion:** Commissioner Jansen motioned to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-09-25. This motion is based on the findings and conclusions in the August 27, 2025, 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 7-0.

Public Hearing Type III Quasi-Judicial Process Files No. HI-10-25/HI-11-25:

Historic Review of Substitute Materials and Historic Review of Exterior Alterations to allow the replacement of 95 windows with aluminum-clad windows at the St. Francis Hotel and EH Rhodes Building, 420 1st Avenue SW.

***Chair Robinson called the public hearing to order at 6:23 p.m.***

Commission Declarations

None of the members declared any conflict of interest or ex-parte contact.

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

No members abstained from the deliberation.

There were no challenges to participate.

Martineau read the hearing procedures.

Staff Report

Martineau provided a summary of the staff report sharing slides\*.

Commissioner Winterrowd asked Martineau if the city had a copy of the Park Service report or conclusions. Martineau said he would have to check that.

Applicant Testimony

6:27 p.m.

Applicant representative, Laura LaRoque, with Pathfinder Land Use Consulting, provided testimony representing applicant Scott Lepman dba Glorietta Bay LLC. She wanted to respond to items in the staff report and comments received on the application. She provided a Power Point presentation to illustrate the

project. She provided photo evidence of representative damage and decay from neglect or deferred maintenance at each elevation. She then referenced the extra memo\* handed out to the commission. She noted that there was no window-by-window survey included in the application but that inventory was completed on the building and provided to the Historic Preservation Office and National Park Service. It was not included in Landmarks application because it included interior details referencing the building deterioration in its entirety and they decided rather to focus on photos representative of the status of all of the windows. From that window inventory it showed widespread rot and window materials missing or decayed. She then addressed the cost analysis criteria. The developer's staff who were trained in rehabbing windows were able to calculate the cost estimate based on a similar project. Using substitute materials were considered to cost 60% less. Seeking estimates was difficult as there are a limited number of contractors who could provide comparative estimates. She noted the window design would match original design. The National Park Service determined that the replacement windows must match the historic opening appearance, size, design and proportion. She responded to the Friends of Historic Albany written comment/concern.

#### Commissioner Questions

**6:47 p.m.**

Commissioner Jansen wished to better understand the makeup of aluminum-clad windows and why it would be approved as substitute material on a historic building. LaRoque explained that it is aluminum molded and shaped on the exterior and wood on the interior to match the interior wood trim. He wanted to verify how many windows would be replaced. LaRoque replied that only the storefront commercial first floor windows wouldn't be replaced or considered in this application.

Commissioner Winterrowd asked about the overall project cost. Jeremy Lepman was there to provide some testimony but didn't have the specific number, but offered it would be in the millions, possibly 18 million. She then asked about why they didn't get the window-by-window inventory from the Park Service report. She noted it would be good for the record to have that window schedule for staff.

Commissioner Robinson asked for clarification on the effort to get cost estimates. LaRoque explained that there was not a second bid available because contractors were unable to provide bids within their time constraints. Robinson explained that the Commission needed to have findings to support their decision. He asked how the windows were estimated without a quote. LaRoque noted there was a cost estimate provided for their window choice but without a final order placed, cost wasn't available yet.

Commissioner Settlemier asked if the beaded window trim will be replicated. LaRoque verified that it will in aluminum as well.

Commissioner Winterrowd asked if all windows were reviewed independently. LaRoque shared that they did. Winterrowd shared that the Commission should have had the entire packet of information.

Commissioner Jansen asked if the applicant has a copy of the report and why it wasn't provided. LaRoque said they can provide it.

Commissioner Settlemier had concerns about the cost comparison per window. Settlemier asked if they knew the replacement cost with wood windows vs substitute materials. She did not.

Commissioner Robinson asked if given more time the applicant could submit a competitive bid on the repair of windows and getting the full window inventory. LaRoque agreed that they could provide the report but getting a cost comparison would be difficult.

Commissioner Engeman stated that they need more information. He was concerned that the costs they offered were very high.

#### Public Testimony

None.

Staff Response

None.

**Motion:** Commissioner Winterrowd moved to continue the hearing on item HI-01-25 and HI-11-25 to the date certain Landmarks Commission meeting October 1, 2025. Commissioner Engeman seconded the motion, which passed 7-0.

Business from the Commission

**7:27 p.m.**

Commissioner Robinson brought up that there is some movement with National Entry Technology Laboratory (NETL) Building 2 as far as what conditions may be applied if they were to demolish Building 2 on the campus at NETL. There is a proposal memo about what NETL is willing to do. Robinson offered to share any details. Commissioner Settlemier noted that the Commission should be considered an interested party and that information should be shared.

Staff Updates

Martineau announced that they are beginning on the next newsletter to be issued in October. Commissioner Winterrowd did provide an interview article regarding Professor Lewis and his book as she wanted to continue to put forward native values and archaeological issues.

Next Meeting Date

The next meeting is October 1, 2025.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz  
Recorder

David Martineau  
Current 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 [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov).*



## COMMUNITY DEVELOPMENT

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

# Staff Report

## Historic Review of Exterior Alterations and Substitute Materials

HI-10-25 & HI-11-25

August 27, 2025

### Summary

This staff report evaluates a Historic Review of Substitute Materials and Exterior Alterations for the St. Francis and EH Rhodes buildings within the Downtown Commercial National Register Historic District (Attachment A). The applicant proposes to replace 95 existing windows with aluminum-clad windows.

### Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Scott Lepman dba Glorietta Bay LLC, 100 Ferry Street NW, Albany, OR 97321
Representative:	Pathfinder Land Use Consulting, C/O Laura LaRoque, PO Box 484, Lebanon, OR 97355
Address/Location:	420 1 <sup>st</sup> Ave SW
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06CC, Tax Lot 8100
Zoning:	Historic Downtown (HD) District (Downtown Commercial National Register Historic District)
Total Land Area:	10,182 square feet
Existing Land Use:	Commercial Building
Neighborhood:	Central Albany
Surrounding Zoning:	North: Historic Downtown (HD) East: HD South: HD West: HD
Surrounding Uses:	North: Commercial Business East: Commercial Business, Parking lot South: Commercial Business West: Commercial Business
Prior History:	HI-09-22: Historic Review of Exterior Alterations and Use of Substitute Materials to remove and replace the existing membrane roof covering, complete maintenance on the roof, remove and replace portions of the façade, restore upper residential windows, reconstruct the original first floor windows, renovate existing roof well, add new ventilation penetrations, construct a penthouse addition, reinstall the St. Francis sign, and add seismic updates.

## Notice Information

On August 13, 2025, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On August 22, 2025, notice of public hearing was also posted on the subject site. As of August 25, 2025, no comments have been received.

## Analysis of Development Code Criteria

### Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

### Exterior Alteration Criteria (ADC 7.100-7.165)

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

- a. **The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure; OR**
- b. **The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

### Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 420 1<sup>st</sup> Ave SW in the Historic Downtown (HD) zoning district within the Downtown Commercial National Register Historic District. Properties in all directions are in the HD zoning district and are developed with commercial uses.
- 1.2 Historic Rating. The structure is rated as a Historic Contributing resource in the Downtown Commercial National Register Historic District.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of both buildings as commercial brick. The construction dates of the St. Francis and E.H. Rhodes are listed as 1912 and 1915, respectively.
- 1.4 Proposed Exterior Alterations. The applicant proposes to replace 95 upper story windows with Anderson Woodwright windows.

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. Conclusions for ADC 7.150 and 7.160 will be discussed below.

### 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.

### Findings of Fact

- 2.1 Building Use (ADC 7.160(1)). The St. Francis's original use was a hotel. The original use of the E.H. Rhodes building was a first-floor grocery store, second floor sample rooms, and home of the builder (Rhodes). Prior to the new acquisition, which occurred in 2022, both buildings were owned and occupied by Pride Printing. The first floor was occupied by print equipment and offices associated with Pride Printing business. The upper floors were unoccupied and used primarily for storage of records associated with the business.

The proposed use is a first-floor commercial use(s) and residential apartment units on the upper levels. Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).

- 2.2 Historic Character (ADC 7.160(2)). The structure was constructed in the Commercial Brick style. The applicant is proposing to replace all of the upper-story windows on the structure, which totals 95 windows. The Commission may determine if this standard is met.

- 2.3 Historic Record & Changes (ADC 7.160(3) and (4)). No conjectural features or architectural elements from other styles, buildings, or time periods are proposed. This proposal is consistent with ADC 7.160(3) and (4).

- 2.4 Distinctive characteristics (ADC 7.160(5)). **St Francis:** The upper three levels on the north and east façade of the St. Francis building contain six window openings each with a full-size, one-over-one, double-hung window flanked by two ¼ size, one-over-one, double-hung wood windows with wood frame and casing.

The upper three levels on the south façade of the St. Francis building contain three columns of windows each with three window openings: 1) The southwest column includes three single pane fixed window with arched lintels; 2) the middle column includes three window openings each with two side-by-side, one-over-one, double hung windows; 3) the southeast column includes three one-over-one, double hung windows.

**E.H. Rhodes Block:** The second level on the north façade of the E.H. Rhodes Block contains six one-over-one light double-hung wood sash windows with lintels and a brick sill. The second level on the south façade contains four one-over-one, double-hung sash windows. The ground level contains primarily storefront windows with casing above, flat wood panels above and below, and two main doorway openings.



The ground level on the south façade of the E.H. Rhodes Block contains four clerestory windows each with three side-by-side fixed panes and a roll up service door with single door.

The second level on the south façade of the E.H. Rhodes Block contains four one-over-one light double-hung wood sash windows with brick sill. There are no windows on the west and east façade as the building is flanked by the St. Francis and another building to the west.

Most of the window sashes are generally in good shape and show little signs of rot, except for windows on the south and west facades, which are rotted because of deterred maintenance and exposure to harsher weather conditions.

The applicant proposes to replace all of the upper-story windows, which total 95 windows.

The Commission may determine if this standard is met.

- 2.5 Deteriorated Features (ADC 7.160(6)). The applicant states that there is an absence of qualified contractors available to complete the rehabilitation of the windows in a timely and cost-effective manner. The applicant provided photos of select windows to show their deterioration but does not provide a full inventory of window damage to support replacement of all the windows. The applicant does note that replacement of windows in their Federal Building project cost an average of \$9,435 per window to complete the windows, and estimates that repair of all the windows in the St. Francis and EH Rhodes buildings would be even higher due to the number of windows and more advanced deterioration.

The Commission may determine if this standard is met.

- 2.6 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant states they will not use chemical or physical treatments. Based on this, the standard is met.

- 2.7 Significant Archaeological Resources (ADC 7.160(8)). No ground disturbing work is proposed with this application. As no groundwork is proposed, no disturbance of any archaeological resources is anticipated. Based on these facts, this standard appears to be met.

- 2.8 Historic Materials (ADC 7.160(9)). The applicant states that the proposed replacement Jeld-Wen Custom Collection aluminum-clad windows are clearly differentiated from the original single-pane wood windows by material, yet compatible in terms of profile, sash proportions, operation, and muntin configuration. The new windows will maintain the rhythm, scale, and visual integrity of the facades and are recessed within the original masonry openings to preserve the building's character-defining features. No historic materials will be concealed or removed in a manner that diminishes the building's integrity.

The Commission may determine if removal of the historic wood windows qualifies as destruction of historic materials that define the building.

- 2.9 New Additions (ADC 7.160(10)). The applicant does not propose any new additions with this application. Based on this fact, this standard is met.

## Conclusions

- 2.1 The Commission may determine if the Secretary of the Interior's standards are met.

## 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 95 wood windows with Jeld-Wen Custom Collection aluminum-clad windows.

## Findings of Fact

3.1 Eligibility and Existing Conditions. The structures are rated as Historic Contributing resources in the Downtown Commercial National Register Historic District. The applicant proposes to replace 95 windows in the St. Francis building and the EH Rhodes building. The applicant lists the following reasons for pursuing replacement of all upper-story windows instead of repair:

- Severe rot, particularly on the south and west elevations exposed to wind-driven rain.
- Cracked or missing glazing, warped sashes, brittle or failed putty, failing seals, and misaligned frames.
- Broken glass panes, corroded original hardware, and unsafe sill heights (22-26 inches), well below the current code minimum of 36 inches.
- Documented lead-based paint hazards, confirmed through testing, posing regulatory and tenant safety concerns, especially in a multi-family residential context;
- Infeasibility of repair due to unavailable or inconsistent sources for historic hardware, sash components, and weatherproofing materials;
- Labor cost data from a comparable project (Federal Building, Albany) indicating a cost of \$9,435 per window, resulting in an estimated cost of \$812,000 to refurbish all 70 windows on that building. The cost to repair all windows in the St. Francis and EH Rhodes building is expected to be even higher, due to the greater number of windows and more advanced deterioration.
- Absence of qualified contractors available to scale up rehabilitation efforts in a timely and cost-effective manner.
- OSHA restrictions prohibiting exterior access due to adjacent high-voltage power lines, requiring workers to perform restoration while reaching through window openings from the interior.

3.2 Substitute Materials. The applicant proposes to replace all 95 windows with Jeld-Wen Custom Collection aluminum-clad windows.

## Conclusions

3.1 The structures are rated as Historic Contributing resources in the Downtown Commercial National Historic District and is therefore not eligible for review under the first threshold in ADC 7.200.

3.2 The applicant proposes to replace the existing windows with Jeld-Wen Custom Collection aluminum-clad windows.

3.3 Based on the above analysis, the Commission may determine if the eligibility threshold is met.

## 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 provided the full catalog of available windows in the Jeld-Wen Custom Collection for aluminum-clad windows and a detail sheet with typical window details.

- 1.2 The applicant states that the proposed windows will match the original dimensions, muntin configuration, sash orientation, and profile. The finish will be a historically appropriate color and the material will be compatible with the historic appearance of the building.

## Conclusions

- 1.1 New windows are proposed to match the general appearance of the existing windows.
- 1.2 The Commission may determine if this criterion is met.

## 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 Based on the plans, all installed materials can be removed and replaced later if needed without considerable damage to the structure.
- 2.2 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 and Conclusions

- 3.1 The applicant states that the windows will have a finish that is a historically appropriate color. The applicant does not state what the proposed color will be.

## 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

- 4.1 The applicant states that the proposed windows will not obscure or destroy decorative brick lintels, sills, or trim. No decorative or unusual window features are being removed or covered. All replacements will fit within the original openings and preserve the visual character of the building.

## Conclusions

- 4.1 The Commission may determine if this criterion is met.

## 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 No historic trim is proposed to be covered by substitute materials.
- 5.2 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 applicant does not propose to install any siding or trim over historic brick, stone, stucco, or other masonry surfaces.

## Conclusions

6.1 There is no siding or trim to be installed over the historic limestone or stucco.

## Overall Conclusions

The applicant proposes to replace 95 upper-story windows in the St. Francis and EH Rhodes building with aluminum-clad windows.

The Commission may determine if the decision criteria are met in order to approve this application.

## Options and Recommendations

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

Option 1: Approve the requests as proposed;

Option 2: Approve the requests with conditions of approval;

Option 5: Deny the requests.

## Motions

**Approval:** *I move to approve the exterior alterations and use of substitute materials including conditions of approval as noted in the staff report for application planning file no. HI-10/11-25. This motion is based on the findings and conclusions in the August 25, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

**Approval with new conditions of approval:** *I move to approve the exterior alterations (and/or) the use of substitute materials including conditions of approval as **drafted during this meeting** for application planning file no. HI-10/11-25. This motion is based on the findings and conclusions in the August 25, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

**Denial:** *I move to deny the exterior alterations (and/or) the use of substitute materials as detailed in planning file no. HI-10/11-25. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.*

## Proposed Conditions of Approval

Condition 1 **Exterior Alterations/Substitute Materials** – The proposed exterior alterations shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.

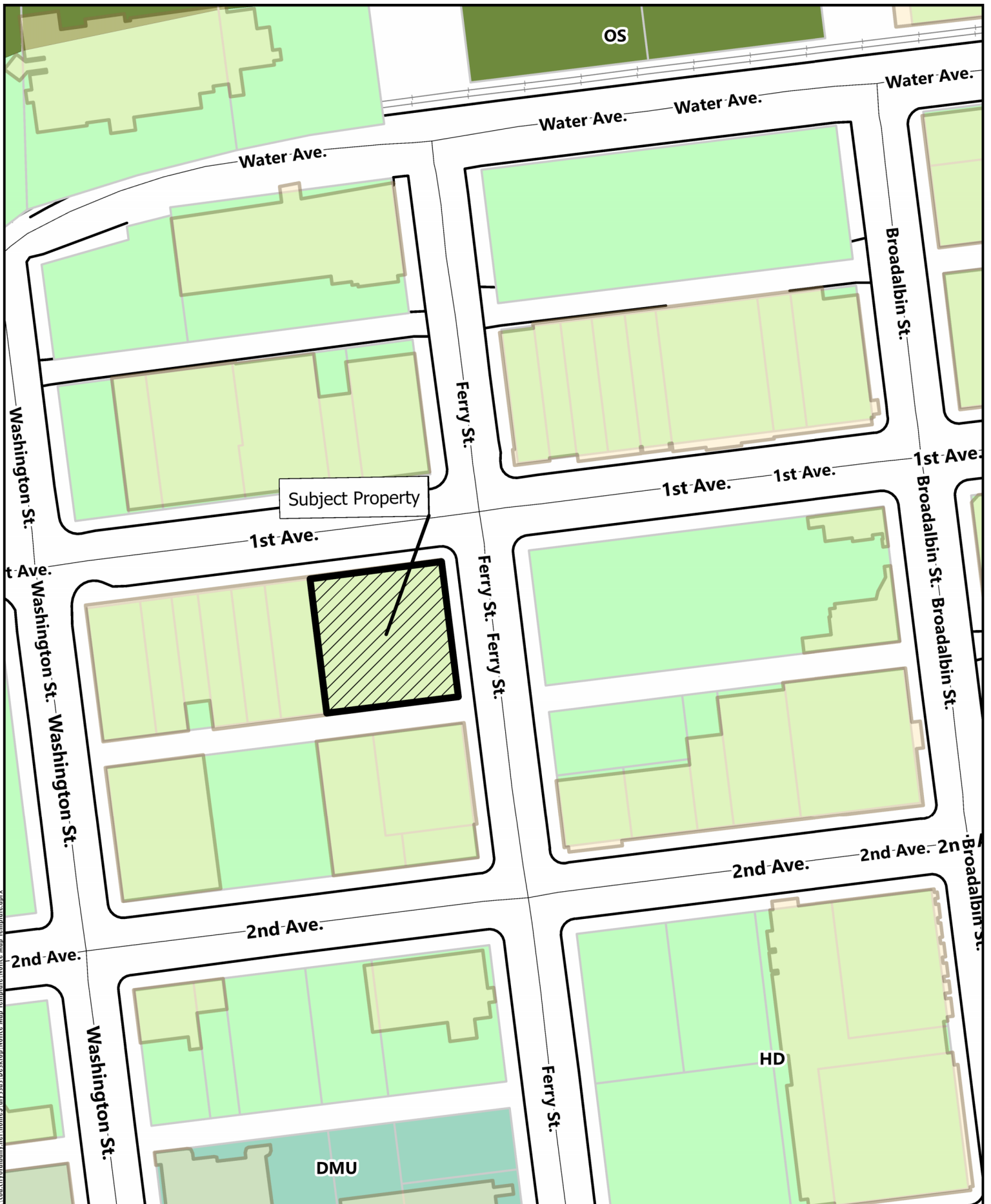
Condition 2 **Historic Review** – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

## Attachments

- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal

## Acronyms

ADC	Albany Development Code
HI	Historic file designation
HD	Hackleman Monteith Zoning District



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0 50 100 200 Feet

Date: 8/6/2025 Map Source:

**420 1st Ave SW**

**Location Map**



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

**COUNTY: Linn**

**HISTORIC NAME:** Rohrbough Furniture

**ORIGINAL USE:** Retail

**COMMON NAME:** Hatchard's Antiques

**CURRENT USE:** Retail

**ADDRESS:** 420 1st Ave SW

**CONDITION:** Good

**ADDITIONAL ADDRESS** 422 1st Ave SW

**INTEGRITY:** Good **MOVED?** N

**CITY:** Albany

**DATE OF CONSTRUCTION:** c. 1915

**OWNER:** Rohrbough, Katharin

**THEME:** Commercial

**CATAGORY:** Building

**STYLE:** Commercial

**LOCATION:** Downtown Historic District

**ARCHITECT:**

**MAP NO:** 11S 3W 6CC

**TAX LOT:** 08000

**BUILDER:** William Rhodes

**BLOCK:** 10

**LOT:** 3

**QUADRANGLE:** Albany

**ADDITION NAME:**

**LOCAL RANKING:** Primary

**PIN NO:** 11S03W06CC08000

**ZONING:** HD

**SPECIAL ASSESSMENT:** N **YR:**

**PLAN TYPE/SHAPE:** Rectangular

**NO. OF STORIES:** 2

**FOUNDATION MAT.:** Concrete

**BASEMENT:** N

**ROOF FORM/MAT.:** Flat

**PORCH:** N

**STRUCTURAL FRAMING:** Brick

**PRIMARY WINDOW TYPE:** Multi-lighted storefront and coupled one over one

**EXTERIOR SURFACING MATERIALS:** Brick

**DECORATIVE FEATURES:**

Storefront consists of paneled apron and multi-lighted upper panels. Simple brick belt courses delineate first and second stories. Simply molded cornice surmounts building.

**EXTERIOR ALTERATIONS/ADDITIONS:**

**NOTEWORTHY LANDSCAPE FEATURES:**

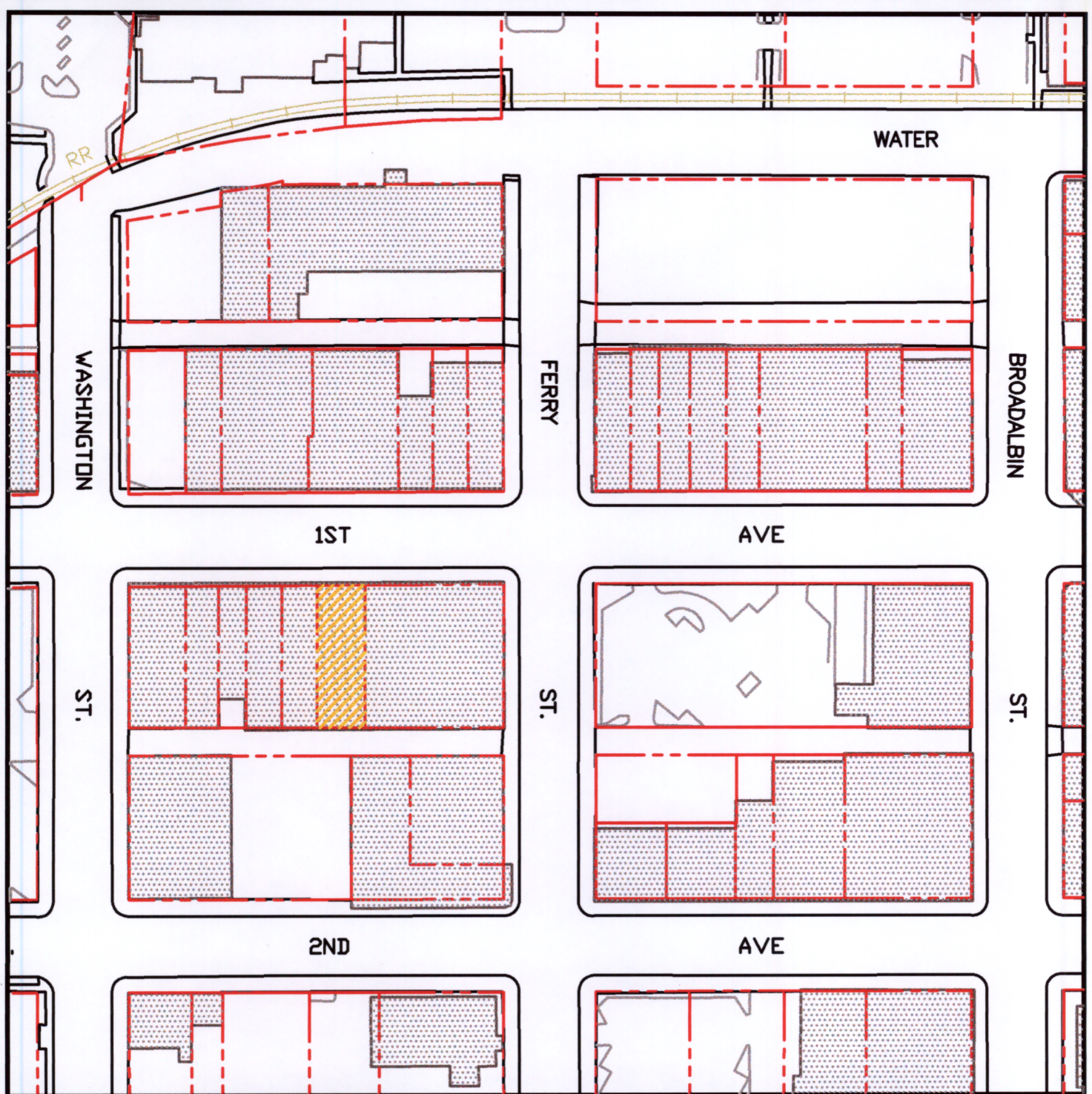
1 street tree

**ADDITIONAL INFO:**

**INTERIOR FEATURES:**







PIN No.: 11S03W06CC08000  
420 1ST AVE SW



Subject Property



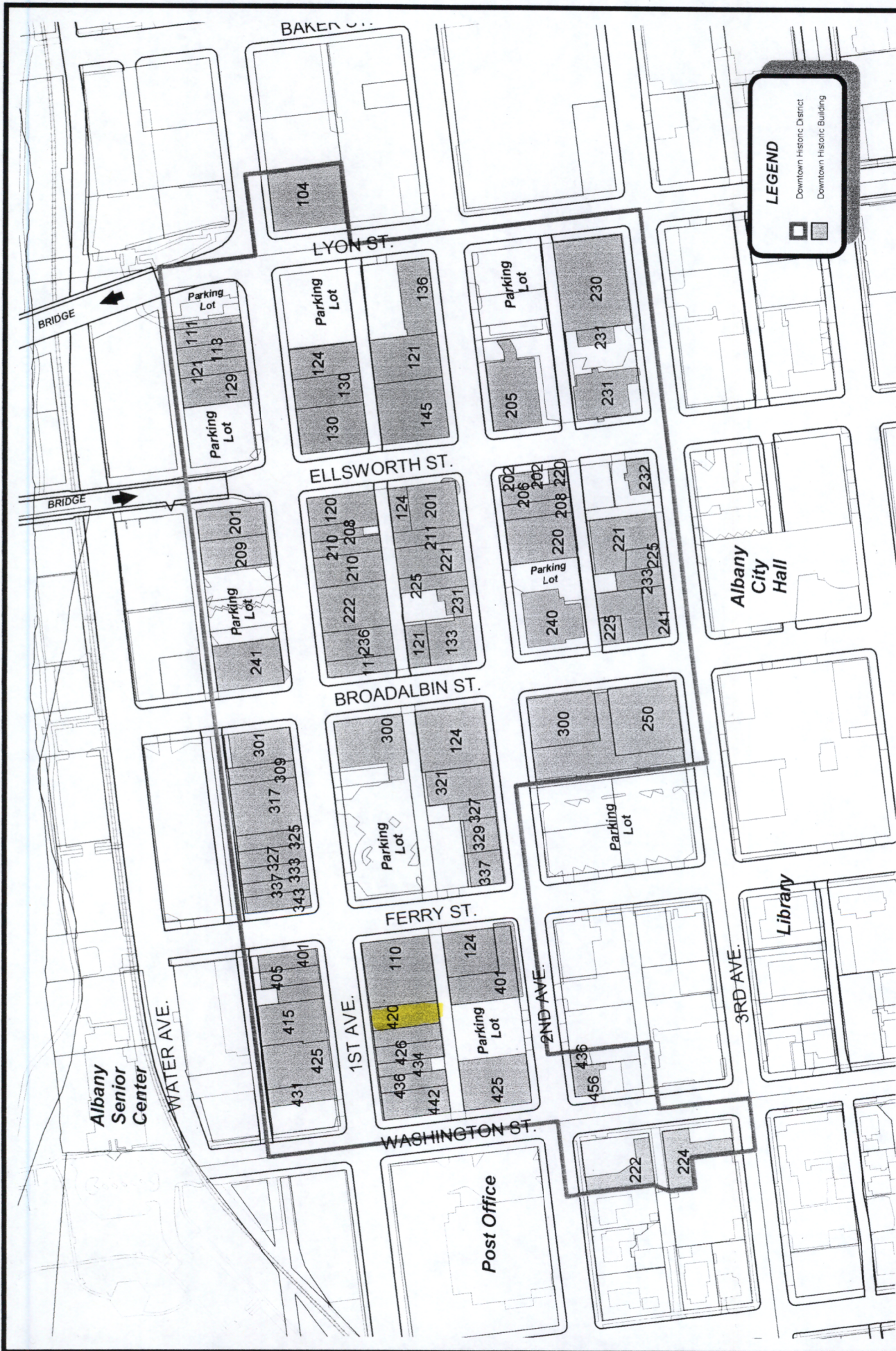
Tax Lot Boundaries

50 0 50 100

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.







# Downtown Historic District



Albany Planning Department

(wllsh) c:\av\_proj\historic\downtown historic apr

Mar 15, 1999

0 200 Feet



This City of Albany's architectural records, drawings, and other documents have been gathered over the years and are being made available in a digital format. The information provided represents current information as it is available. While the information provided is generally believed to be accurate, no warranty is made by the City of Albany as to the accuracy, completeness, or reliability of the information. It is specifically advised that you independently verify the information contained herein before relying on it for any purpose.



420-422  
not constructed yet  
circa 1908













422 155





420 1<sup>ST</sup> AVE W













422

1st

H-20



422

~~1st~~

#21





Hatchands.



25. <sup>422</sup>~~422~~ First Avenue SW.

Katharin Rohrbaugh c/o John Boock Jr.  
 433 4th SW  
 Present Owner: ~~Wilma Morrison~~  
~~611 Eighth W~~  
 Albany, Oregon 97321

Significance: Primary

Use: Store (Rohrbaugh Furniture)

Tax Lot: 11-3W-6CC-8000

Description: Two-story brick commercial structure built around 1915. Street level windows remain primarily as original with paneled apron and multi-lighted upper panels. Second story windows are coupled one over one light double hung sash. Simple brick belt courses delineate first and second story elevations - simply molded cornice surmounts building.

Note: This building was built by the son of the builder of the St. Francis (William Rhodes) soon after the hotel was built. On the first floor was a grocery store while the second floor held the sample rooms and the home of the builder (~~Rhodes~~), ~~who was, at that time, a prominent bachelor.~~

Note: Art, stationery, and notions in ~~1912~~.

Style: Commercial brick.

Construction Date: c. ~~1912~~. <sup>12</sup>

√ Linn County Tax Data File

Tax lot #..... 11S03W06CC08000  
 Tax acct #..... 0081360  
 Site address.. 420 1ST AVE W

In-City? Y

Owner..... ROHRBOUGH, KATHARIN  
 Address-1..... C/O JOHN BOOCK, JR  
 Address-2..... 433 4TH AVE SW  
 Address-3..... ALBANY OR 97321-0000  
 Address-4.....  
 Address-5.....

Property class... 2110      Tax Code #1...0801  
 Stat class..... 000      Tax Code #2...0000

Land market value...      22,790  
 Imp. market value...      163,190

ADD'L ADDRESS : 422 FIRST AVE , W

## HISTORIC REVIEW OF EXTERIOR ALTERATIONS & USE OF SUBSTITUTE MATERIALS

Submitted to:	City of Albany Planning Division P.O. Box 490 Albany, Oregon 97321-0144 541-917-7550 <a href="mailto:cd.customerservice@cityofalbany.net">cd.customerservice@cityofalbany.net</a>
Property Owner/Applicant:	Sable Drive LLC 100 Ferry Street NW Albany, OR 97321 Scott Lepman (541) 928-9390 <a href="mailto:scottlepman@gmail.com">scottlepman@gmail.com</a>
Applicant's Representative:	Pathfinder Land Use Consulting, LLC P.O. Box 484 Lebanon, OR 97355 Laura LaRoque (503) 501-7197 <a href="mailto:laura@pathfinderlanduse.com">laura@pathfinderlanduse.com</a>
Site Location:	406, 410, 420 1 <sup>st</sup> Avenue SW, Albany, OR 97321 110 and 120 Ferry Street SW, Albany, OR 97321
Linn County Assessor's Map No.:	11S-03W-06CC Tax Lot 8100
Site Size:	±10,182 square feet
Existing Land Use:	Commercial Structure
Zone Designation:	Historic Downtown (HD) Zoning District
Comprehensive Plan Designation:	Village Center
Surrounding Zoning:	North: HD South: HD East: HD West: HD
Surrounding Uses:	North: Commercial South: Commercial East: Commercial West: Commercial

## I. Background

On August 9, 2022, the Albany Landmarks Commission conditionally approved Historic Review application HI-09-22 for exterior alterations, use of substitute materials, and seismic upgrades to the St. Francis and E.H. Rhodes buildings, both rated as Historic Contributing resources in the Downtown National Register Historic District. The approval encompassed rehabilitation activities such as roofing replacement, masonry repairs, storefront reconstruction, upper-story window restoration or in-kind replacement, new mechanical, electrical, and plumbing penetrations, seismic anchoring, and a rooftop penthouse addition on the St. Francis Building.

Prior to local approval, on June 2, 2022, the Oregon State Historic Preservation Office (SHPO) approved the property's enrollment in the Special Assessment of Historic Property Program, along with the associated preservation plan outlining the scope of qualifying rehabilitation activities.

To pursue federal historic tax credits, the property owner submitted a Part 2 Historic Preservation Certification Application to the National Park Service (NPS). On June 4, 2025, NPS issued conditional approval of the Part 2 application. The NPS-approved scope authorizes full replacement of all deteriorated upper-story wood windows with Jeld-Wen Custom Collection aluminum-clad wood windows where original materials are beyond repair.

The applicant now seeks formal approval from the Albany Landmarks Commission for the updated project scope consistent with the NPS-certified Part 2 proposal, Special Assessment of Historic Property Program preservation plan, and subject to local criteria under ADC 7.150 (Exterior Alterations) and ADC 7.210 (Substitute Materials).

## II. Comparison Summary: HI-09-22 vs. Part 2 Certification

The following table summarizes the approved scope of work under the original HI-09-22 Historic Review decision compared with the National Park Service (NPS) Part 2 Certification issued on June 4, 2025.

Feature	HI-09-22 Approval (Aug 2022)	NPS Part 2 Approval (June 2025)
Penthouse Addition	General approval of one-story rooftop addition; limited detail on massing or materiality	Same as HI-09-22
Upper-Story Windows	Repair existing wood windows; in-kind wood replacement where repair is not feasible	Use of Jeld-Wen Custom Collection aluminum-clad wood windows.
Storefront Restoration	Reconstruct historic storefronts based on early 20th-century photos	Same as HI-09-22
Masonry and Stucco Repairs	Clean, repoint, and repair masonry; remove failing stucco and metal sheeting in well areas	Same as HI-09-22

Feature	HI-09-22 Approval (Aug 2022)	NPS Part 2 Approval (June 2025)
Mechanical/Electrical/ Plumbing Penetrations	New rooftop and alley façade penetrations to support modern HVAC systems	Same as HI-09-22
Seismic Upgrades	Install wall anchors, bracing, and continuity ties for life-safety compliance	Same as HI-09-22
Historic Sign	Clean, refurbish, and re-install the historic “St. Francis” sign, conditionally depending on operability	Same as HI-09-22

### III. Historic Review of Exterior Alterations (ADC 7.100-7.165)

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

1. **The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure; OR**
2. **The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

ADC 7.150 further provides that the review body will use the Secretary of the Interior’s Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria

### IV. 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. Each of the applicable standards is listed below, followed by findings demonstrating the project’s conformance.

#### Standard 1 – Use of Historic Property

Finding 4.1: The proposed window replacement supports continued use of the St. Francis and E.H. Rhodes buildings for their original commercial and residential functions. All windows will be replaced with historically compatible units that maintain the defining architectural character of the upper façades. This standard is satisfied.

#### Standard 2 – Retention and Preservation of Historic Character

Finding 4.2: The proposed project retains the overall historic character of both buildings by replacing all deteriorated windows with matching aluminum-clad wood units approved by the National Park Service. The replacements replicate the original design, sash operation, and dimensions. No other exterior alterations are proposed as part of this application. This standard is met.

Standard 3 – Avoiding False Historical Appearance

Finding 4.3: All design work and materials selections are based on documentary and pictorial evidence. No conjectural features or unverified architectural embellishments are proposed. The new work restores documented original conditions rather than introducing elements from unrelated historical styles. This standard is satisfied.

Standard 4 – Preservation of Historically Significant Changes

Finding 4.4: No historically significant window alterations are being removed. The replacement windows match the historic profiles and will not impact features that have acquired independent significance. This standard is met.

Standard 5 – Preservation of Distinctive Features

Finding 4.5: The project will preserve and repair original architectural details wherever feasible, including original cornices, masonry, and storefront framing. Features beyond repair will be replaced in-kind or with historically compatible substitute materials, such as painted wood composite trim and thermal glass units, as approved in the NPS Part 2 Certification. This standard is met.

Standard 6 – Repair vs. Replacement

Finding 4.6: Photographic documentation, provided as part of the application, confirms that the upper-story wood window frames, sashes, and sills exhibit extensive rot, delamination, paint failure, and weather exposure damage. Many window components are structurally compromised or no longer functional.

The applicant originally explored selective repair but found that the severity and extent of deterioration rendered wholesale replacement more feasible and cost-effective. A cost benchmark from the Federal Building in Albany shows an average repair cost of \$9,435 per window, totaling over \$812,000 for just 70 windows. The St. Francis and E.H. Rhodes buildings contain an even larger number of upper-story windows, making the cost of full repair prohibitive.

The proposed Jeld-Wen Custom Collection aluminum-clad wood replacement units were approved under the National Park Service's June 2025 Part 2 Certification. The replacement units match the originals in profile, sash orientation, dimensions, muntin configuration, and trim detailing, and will maintain the architectural rhythm and proportions of the facades.

Replacement is therefore justified due to the documented severity of deterioration, excessive cost of repair, and NPS-approved match in design and visual appearance. This standard is satisfied.

Standard 7 – Appropriate Cleaning Techniques

Finding 4.7: This application does not involve surface cleaning or chemical treatments. This standard is not applicable.

Standard 8 – Archeological Resources

Finding 4.8: No excavation or ground disturbance is associated with window replacement. This standard is satisfied.

Standard 9 – Compatibility and Differentiation of New Work

Finding 4.9: The proposed replacement windows Jeld-Wen Custom Collection aluminum-clad wood units are clearly differentiated from the original single-pane wood windows by material, yet compatible in terms of profile, sash proportions, operation, and muntin configuration. The new windows maintain the rhythm, scale, and visual integrity of the facades and are recessed within the original masonry openings to preserve the building's character-defining features. No historic materials will be concealed or removed in a manner that diminishes the building's integrity. This standard is met.

#### Standard 10 – Reversibility of Additions

Finding 4.10: The proposed window replacements are fully reversible. The aluminum-clad wood windows are installed within the existing masonry openings and can be removed in the future without permanent alteration to the structure, allowing restoration with traditional wood windows if desired. This standard is met.

### **V. Historic Review of the Use of Substitute Materials (ADC 7.170-7.225)**

On August 9, 2022, the Albany Landmarks Commission approved Historic Review application HI-09-22, which included findings supporting the use of substitute materials for the reconstruction of first-floor storefront windows, bulkhead panels, and transoms. That application proposed reconstructing these elements based on early 20th-century photographs using thermal-pane windows and wood composite trim. The use of these materials was evaluated and approved under ADC 7.200 and 7.210, and no changes to those elements or materials are proposed. Therefore, this current review does not reconsider the storefront window assemblies.

This application expands the scope of substitute material approval to include replacement of all upper-story windows on the St. Francis and E.H. Rhodes buildings with Jeld-Wen Custom Collection aluminum-clad wood windows. These windows were conditionally approved by the National Park Service on June 4, 2025, under the Part 2 Historic Preservation Certification Application.

The following findings address the criteria for substitute materials only as they apply to the upper-story window replacements.

#### Eligibility for the Use of Substitute Materials (ADC 7.200)

Finding 5.1: The St. Francis and E.H. Rhodes buildings are rated as Historic Contributing resources within the Downtown National Register Historic District. Therefore, eligibility for substitute materials must be established under ADC 7.200(2), which requires that:

- The existing features (windows) are so deteriorated that they cannot be repaired, and
- Finding materials to match the original is cost-prohibitive.

Finding 5.2: All The applicant proposes to replace all upper-story wood windows on both buildings. The existing units located on levels that have remained unoccupied since 1962 exhibit decades of deterioration due to prolonged exposure and lack of maintenance. Site photos provided as Exhibit A demonstrate the following:

- Severe rot, particularly on the south and west elevations exposed to wind-driven rain;
- Cracked or missing glazing, warped sashes, brittle or failed putty, failing seals, and misaligned frames;
- Broken glass panes, corroded original hardware, and unsafe sill heights (22–26 inches) well below the current code minimum of 36 inches;
- Documented lead-based paint hazards, confirmed through testing, posing regulatory and tenant safety concerns, especially in a multi-family residential context;



- Infeasibility of repair due to unavailable or inconsistent sources for historic hardware, sash components, and weatherproofing materials;
- Labor cost data from a comparable project (Federal Building, Albany) indicating a cost of \$9,435 per window, resulting in an estimated \$812,000 to refurbish all 70 windows on that building. The cost to repair all windows at the St. Francis and E.H. Rhodes buildings is expected to be even higher, due to the greater number of windows and more advanced deterioration.
- Absence of qualified contractors available to scale up rehabilitation efforts in a timely and cost-effective manner;
- OSHA restrictions prohibiting exterior access due to adjacent high-voltage power lines, requiring workers to perform restoration while reaching through window openings from the interior.

Based on these findings, the existing windows are not reasonably restorable, and replacement with historically compatible aluminum-clad wood windows is the only viable and code-compliant alternative. These conditions satisfy ADC 7.200(2).

#### ADC 7.210 – Design and Application Criteria for the Use of Substitute Materials

##### Criterion 1–3: Placement, Appearance, and Color

Finding 5.3: The proposed Jeld-Wen Custom Collection aluminum-clad wood windows match the original dimensions, muntin configuration, sash orientation, and profile. The finish will be a historically appropriate color and the material is compatible with the historic appearance of the building.

Finding 5.4: The replacement units are fully reversible, allowing for future restoration using traditional wood. Their installation will not damage or obscure surrounding masonry.

##### Criterion 4–6: Protection of Historic Features

Finding 5.5: The proposed aluminum-clad windows will not obscure or destroy decorative brick lintels, sills, or trim. No decorative or unusual window features are being removed or covered. All replacements will fit within the original openings and preserve the visual character of the building. Criteria 4 through 6 are satisfied.

##### Criterion 7–13: Siding/Trim Installation (not applicable)

Finding 5.6: These standards apply to substitute siding or trim installations and are not applicable to upper-story windows installed within brick masonry openings. These criteria do not apply.

##### Criterion 14: Architectural Salvage

Finding 5.7: While the majority of upper-story windows are deteriorated beyond repair, any salvageable wood window parts, including sash, hardware, and trim components, will be retained for salvage or offered to local preservation or reuse organizations where feasible. Criterion 14 is satisfied.

## **VI. Overall Conclusion**

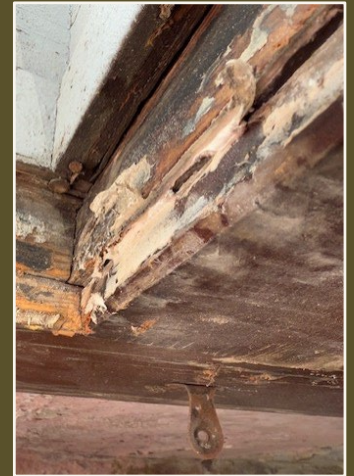
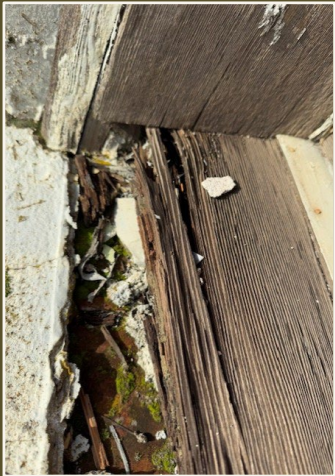
Based on the submitted application materials, National Park Service Part 2 Certification, prior approvals under HI-09-22, and the findings presented above, the proposed window replacements satisfy the applicable review criteria for Historic Review of Exterior Alterations (ADC 7.150) and the Use of Substitute Materials (ADC 7.210). The proposed rehabilitation limited to the replacement of upper-story windows with historically compatible aluminum-clad wood units appropriately balances historic preservation standards with the building's long-term structural, functional, and economic viability, while retaining and reinforcing its historic character.

**VII. Exhibits**

- A. Window Deterioration Photographs
- B. Window Details
- C. HI-09-22 Landmarks Commission Decision

# WINDOWS

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# WINDOWS

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# LEAD BASED PAINT

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## **CUSTOM™ | DOUBLE-HUNG**

CLAD-WOOD WINDOWS

ARCHITECTURAL DESIGN MANUAL | June 2024





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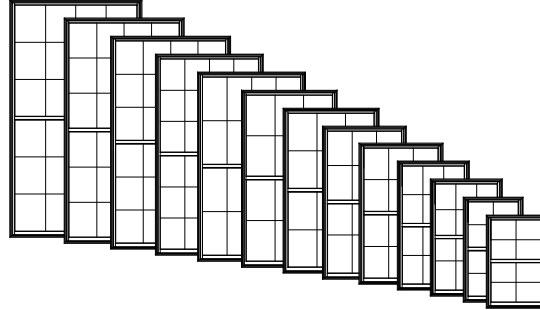
### SECTION DETAILS

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## GENERAL INFORMATION



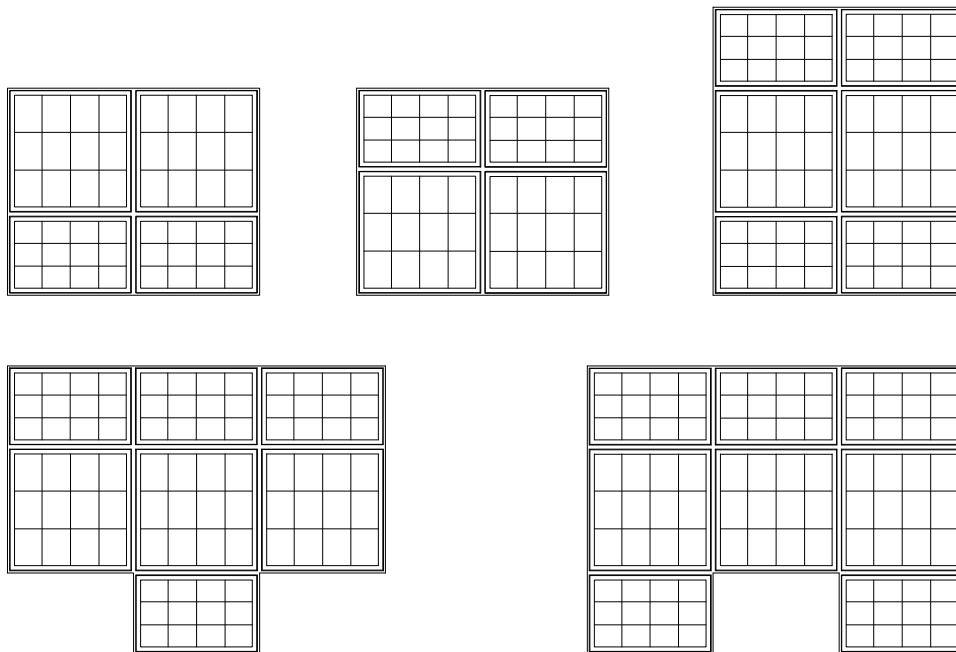
### Dimensional Windows

Custom™ Clad-Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height in 1/16" increments from standard.

Custom™ Clad-Wood Double-Hung windows are available as both sashes operating, the single-hung option with only the lower sash operational, or stationary (non-venting) configurations.

### Multiple Assemblies

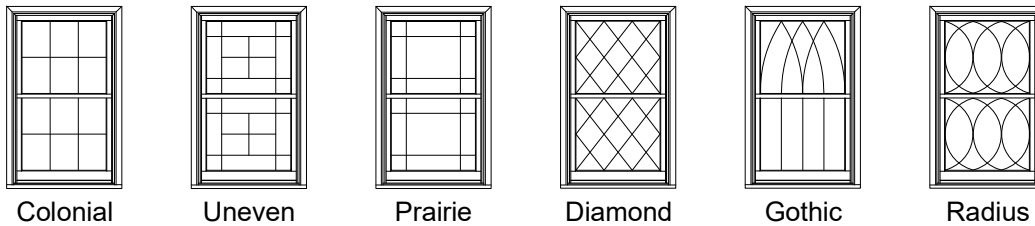
Custom™ Clad-Wood Double-Hung windows may be mullied above, below, or beside other clad-wood Double-Hung windows or other clad-wood window products to fulfill a variety of architectural design needs.



### GRID PATTERNS

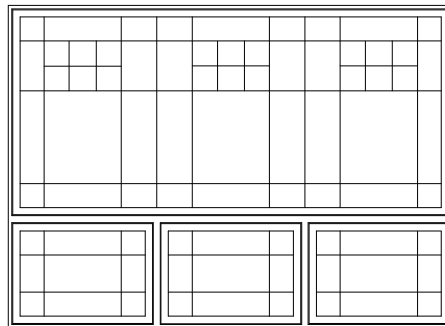
Custom™ Clad-Wood Double-Hung Windows are available with Grilles Between Glass (GBG) or Simulated Divided Lites (SDL) in various widths and stiles.

Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



#### Bar Alignment

Alignment of bars from product to product is often required by fine architectural design. SDL's and GBG's may be specified with bars aligned.



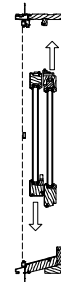
#### Double-Hung Operation

When the sash are locked at the check rails, the sash are closed and sealed in the sash opening of the frame.

When the sash are unlocked, the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.



Sashes Closed & Locked



Lower & Lower Sash Operating

#### Single Hung Operation

When the sash are locked, the frame is sealed.

When the sash are unlocked, the lower sash may travel vertically, while the upper sash is stationary.



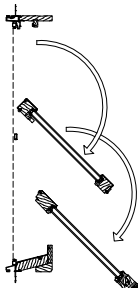
Sash Closed & Locked



Lower Sash Operating

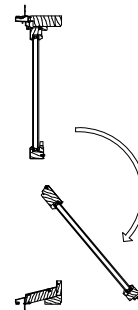
#### Sash Tilt for Washing

The Custom™ Double-Hung window will allow the sashes to be tilted or removed for easy cleaning.



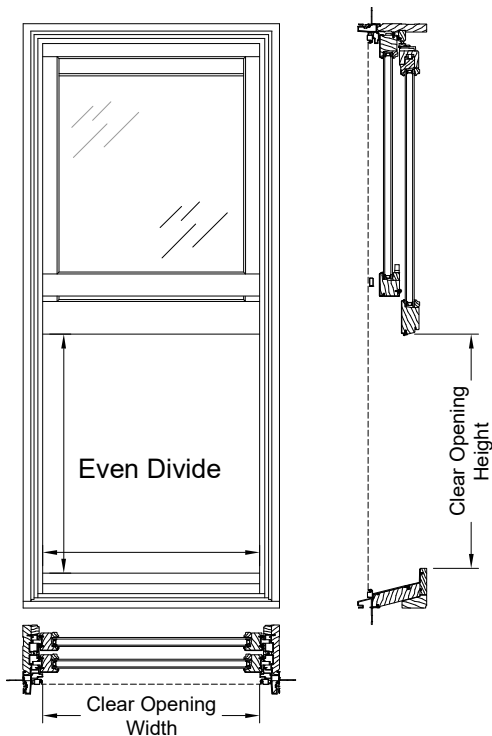
#### Sash Tilting

The Custom™ Clad-Wood Single-Hung window allows the lower sash to be tilted or removed for easy cleaning.





## CLEAR OPENING LAYOUT



Clear Opening Width = Frame Width - 3 9/32"  
Clear Opening Height = (Frame Height / 2) - 4 13/16"

**Note:**

Values given are for WZ3 Non-Impact PG35 units. If other ratings are selected, subtract the required value as below:

WZ3 Non-Impact PG50

WZ4 Non-Impact

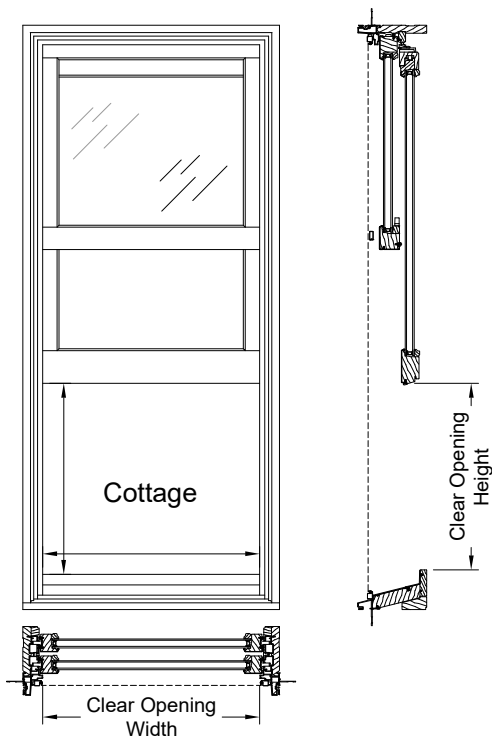
WZ3 Impact

Clear Opening Height - 3/8"

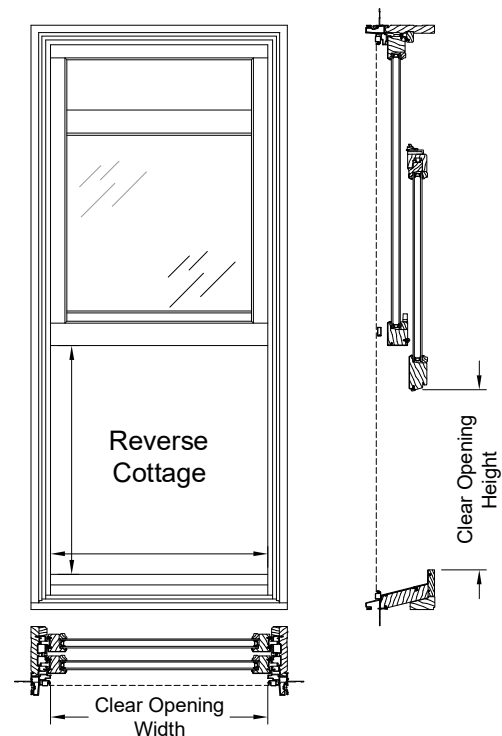
WZ4 Impact

Clear Opening Height - 25/32"

\*Bottom Vent dimension as shown in Quick Quote ordering system.



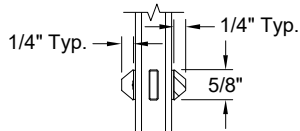
Clear Opening Width = Frame Width - 3 9/32"  
Clear Opening Height = Frame Height - Bottom Vent\* - 5 15/32"



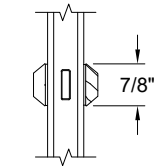
Clear Opening Width = Frame Width - 3 9/32"  
Clear Opening Height = Bottom Vent\* - 4 27/32"

## GRID OPTIONS

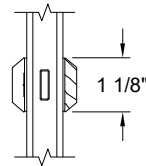
Exterior ← SDL Options → Interior



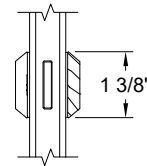
5/8" Putty



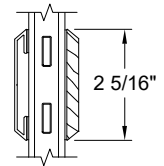
7/8" Putty



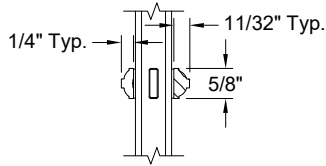
1 1/8" Putty



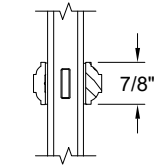
1 3/8" Putty



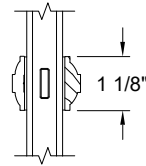
2 5/16" Putty



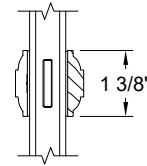
5/8" Bead



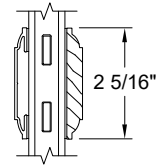
7/8" Bead



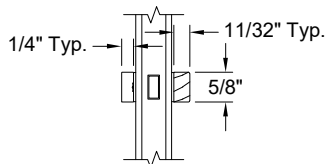
1 1/8" Bead



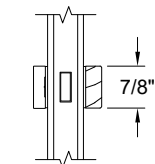
1 3/8" Bead



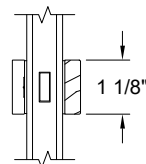
2 5/16" Bead



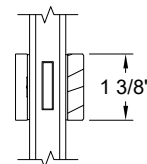
5/8" Contemporary



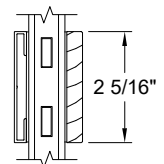
7/8" Contemporary



1 1/8" Contemporary

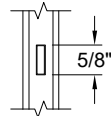


1 3/8" Contemporary

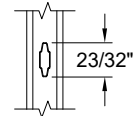


2 5/16" Contemporary

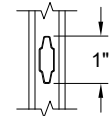
### GBG Options



5/8" Flat



23/32" Contoured



1" Contoured

Various combinations of the SDL bars shown are available

## UNIT SIZING

### Rough Opening

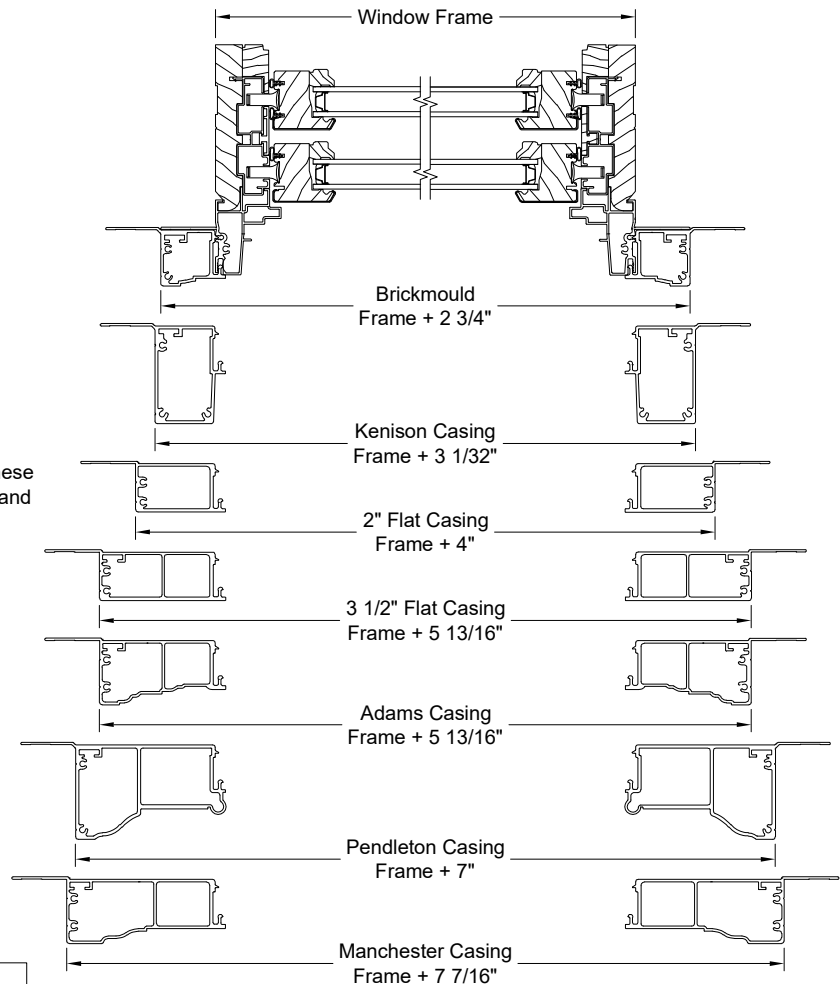
The frame size of the window plus 3/4"

### Masonry Opening

The overall size of the window, including trim, plus 1/2".

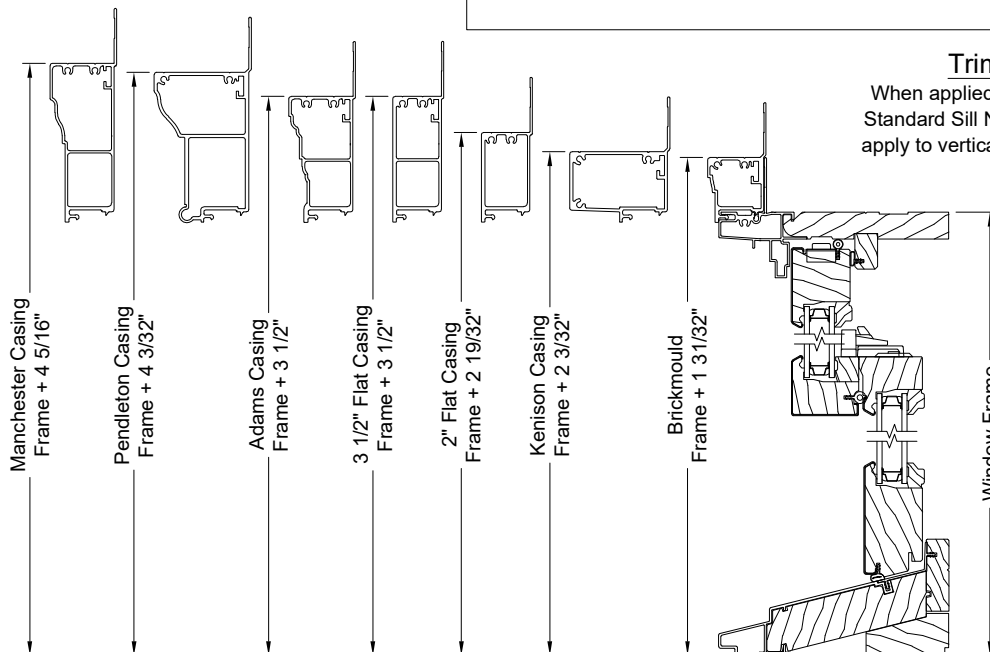
### Trim - 4 Sides

When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.



### Trim - 3 Sides

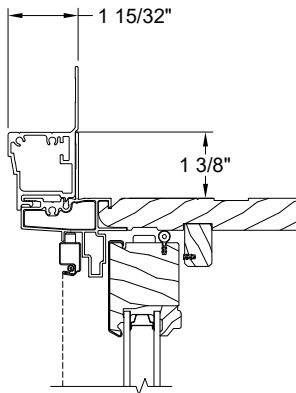
When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.



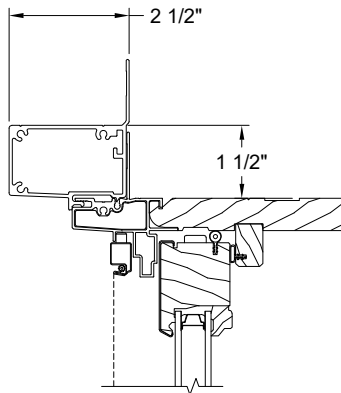


## TRIM OPTIONS

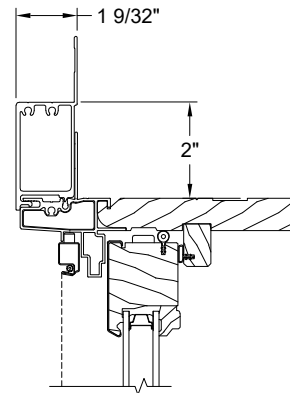
### Trim Options



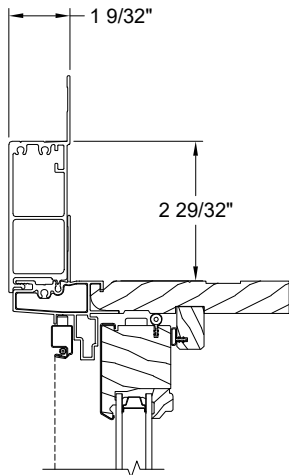
Brickmould



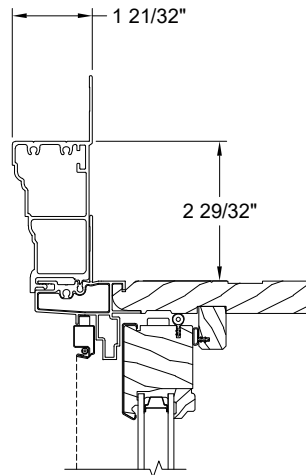
Kenison Casing



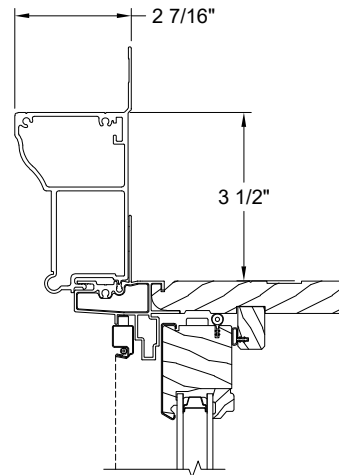
2" Flat Casing



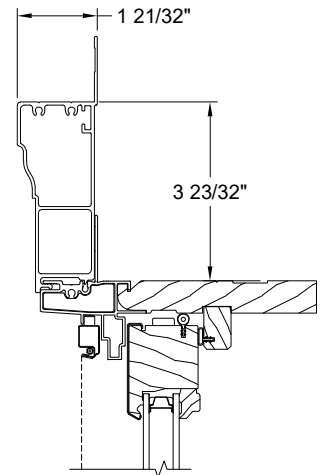
3 1/2" Flat Casing



Adams Casing

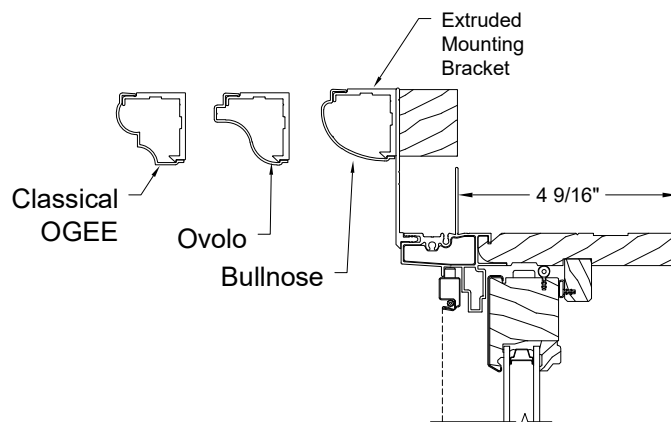


Pendleton Casing



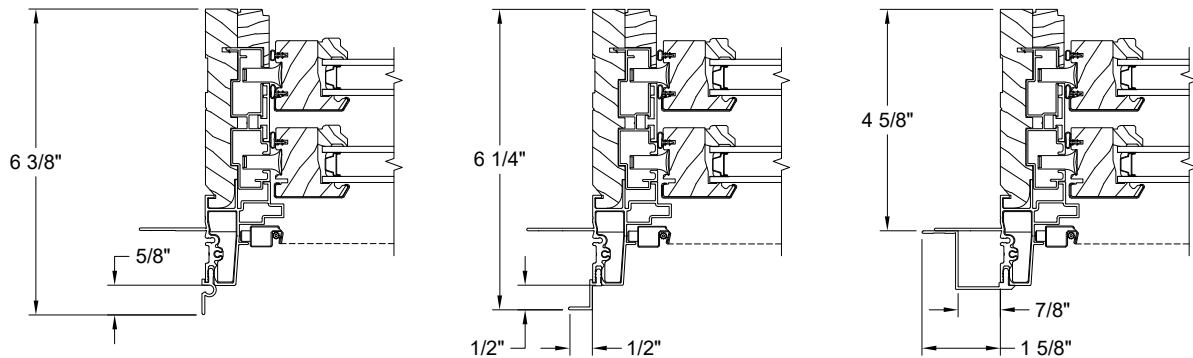
Manchester Casing

### Snap Trim Options



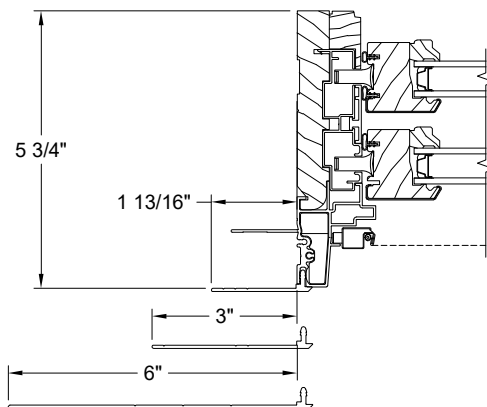
## FRAME EXTENSION, EXPANDER & SILL NOSE OPTIONS

### Frame Extensions & Returns



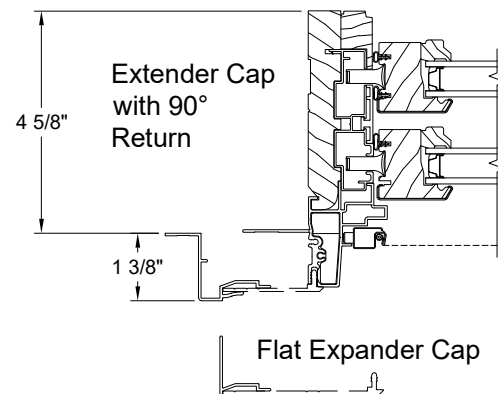
### Frame Expanders

Straightline Only



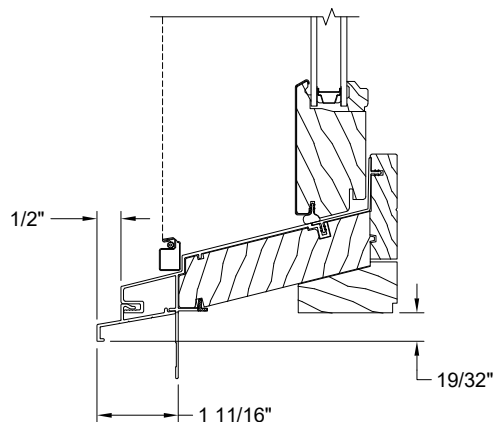
### Frame Expander Caps

Straightline Only

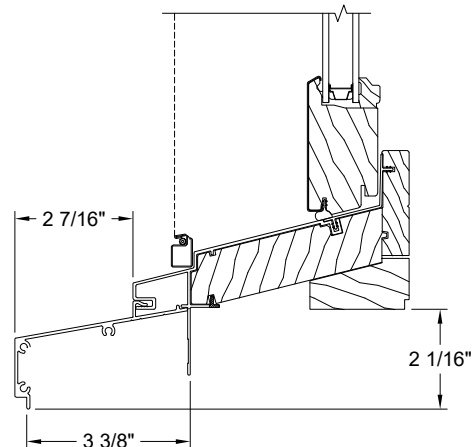


### Sill Nose Options

#### Standard Sill Nose



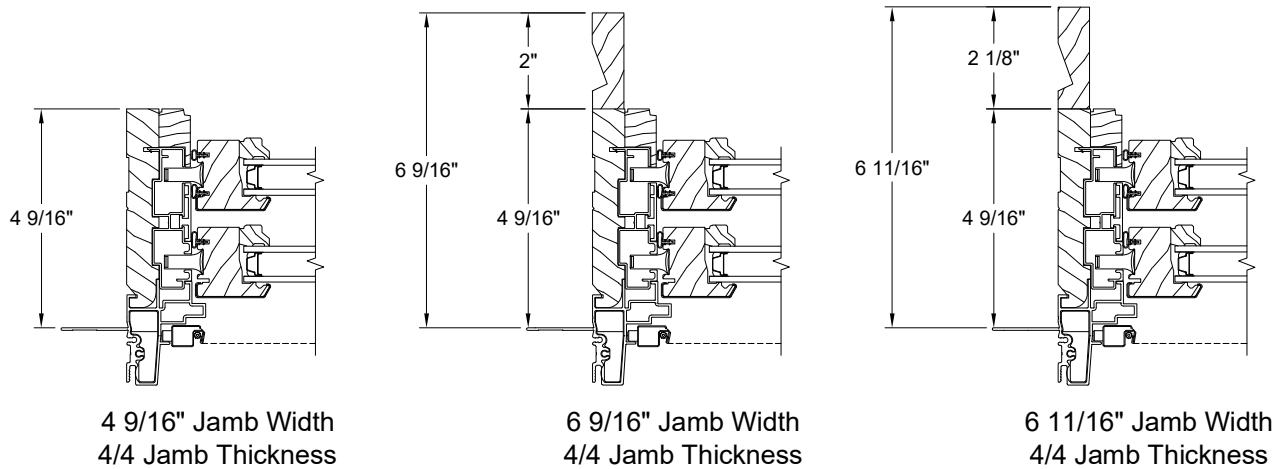
#### Extended Sill Nose



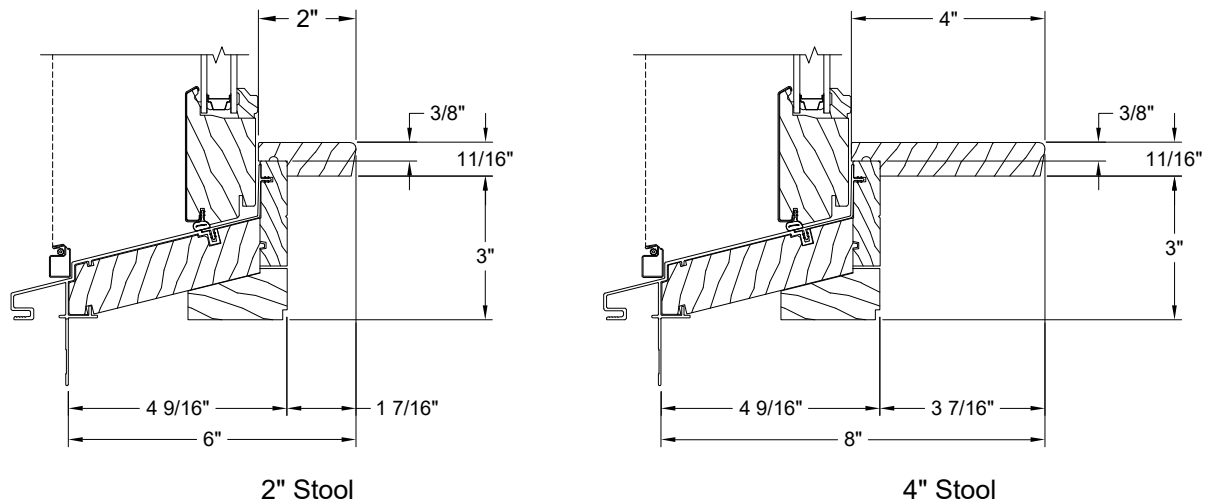
Note: Sill Nose Can Be Used With All Available Exterior Trim.

## JAMB EXTENDER & PREP FOR STOOL OPTIONS

### Jamb Extender Options



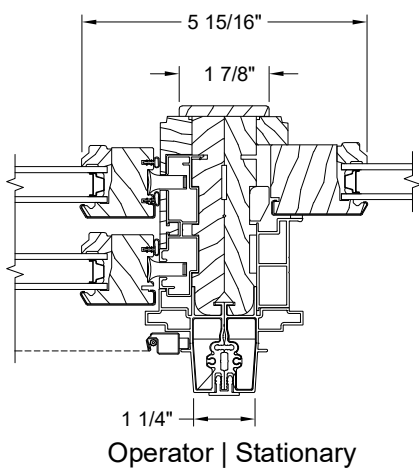
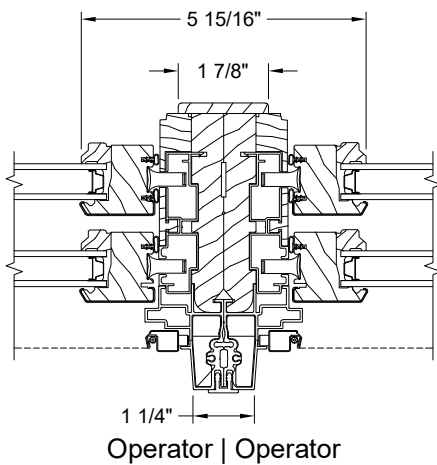
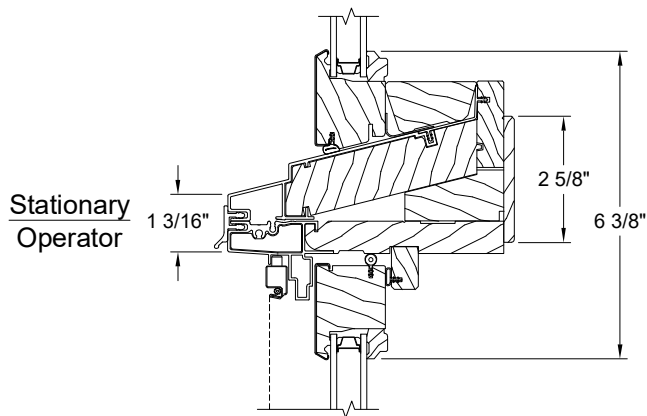
### Prep for Stool Options



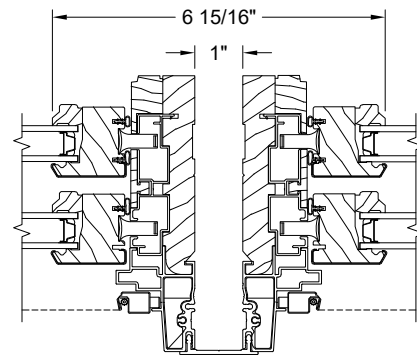


## MULLION OPTIONS

Standard Mullions



Exterior Spread Mullions & Stud Pocket Covers



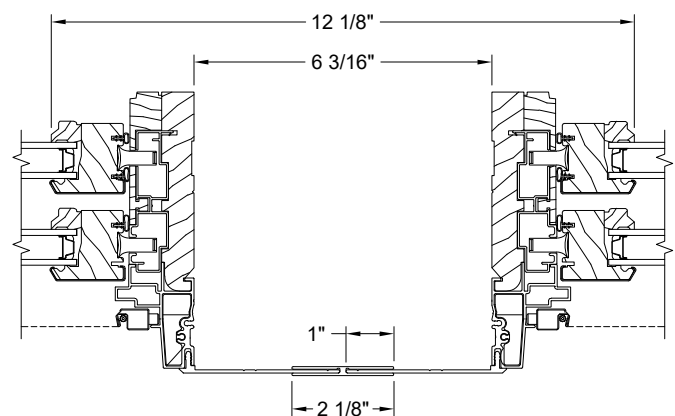
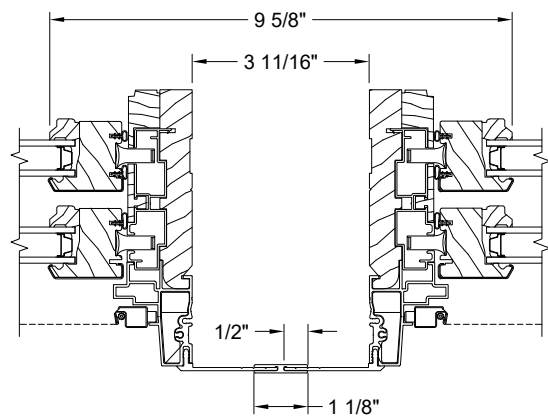
1" Mullion Cover

2" Mullion Cover

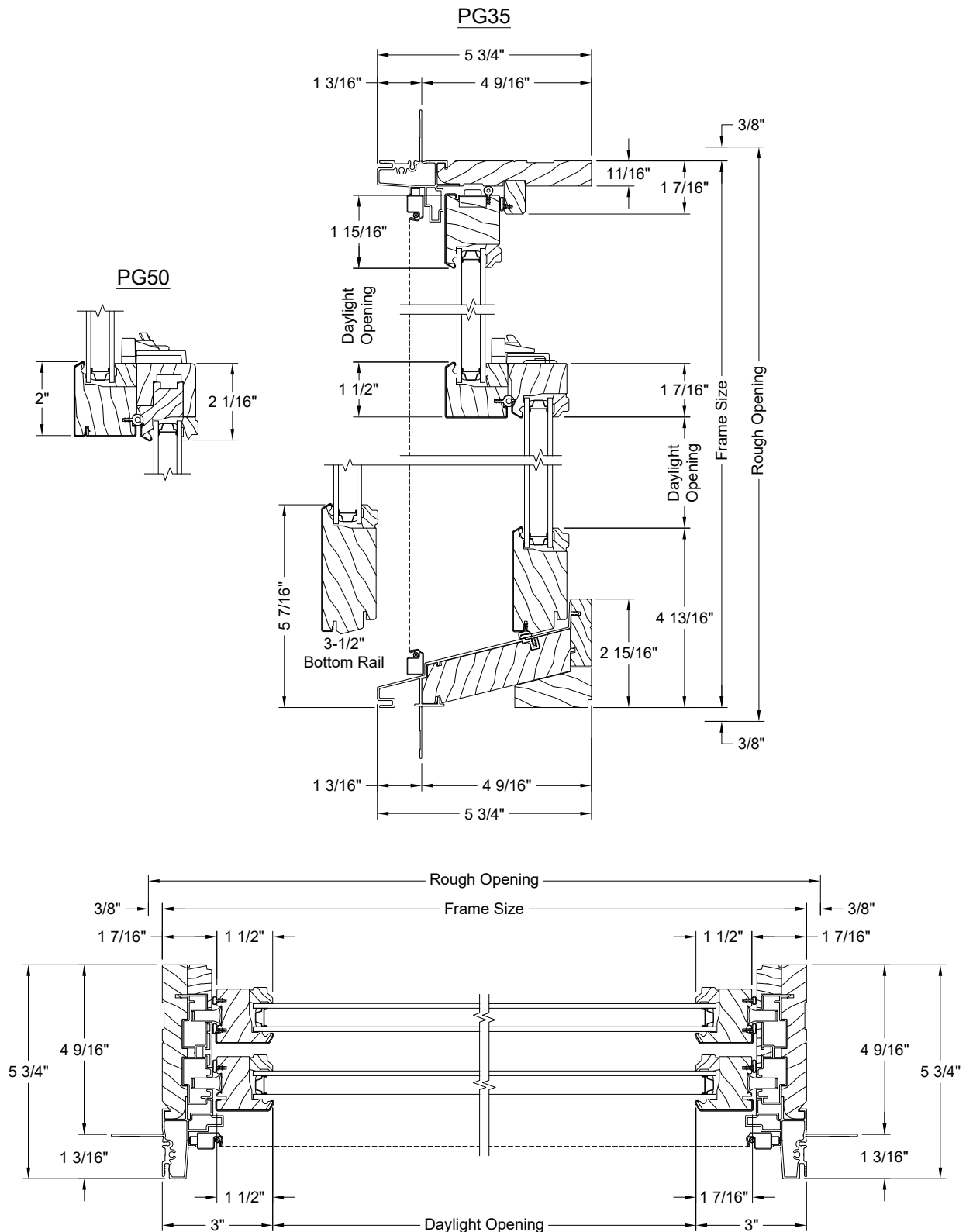
3 1/2" Mullion Cover

6" Mullion Cover

Mullion Expanders

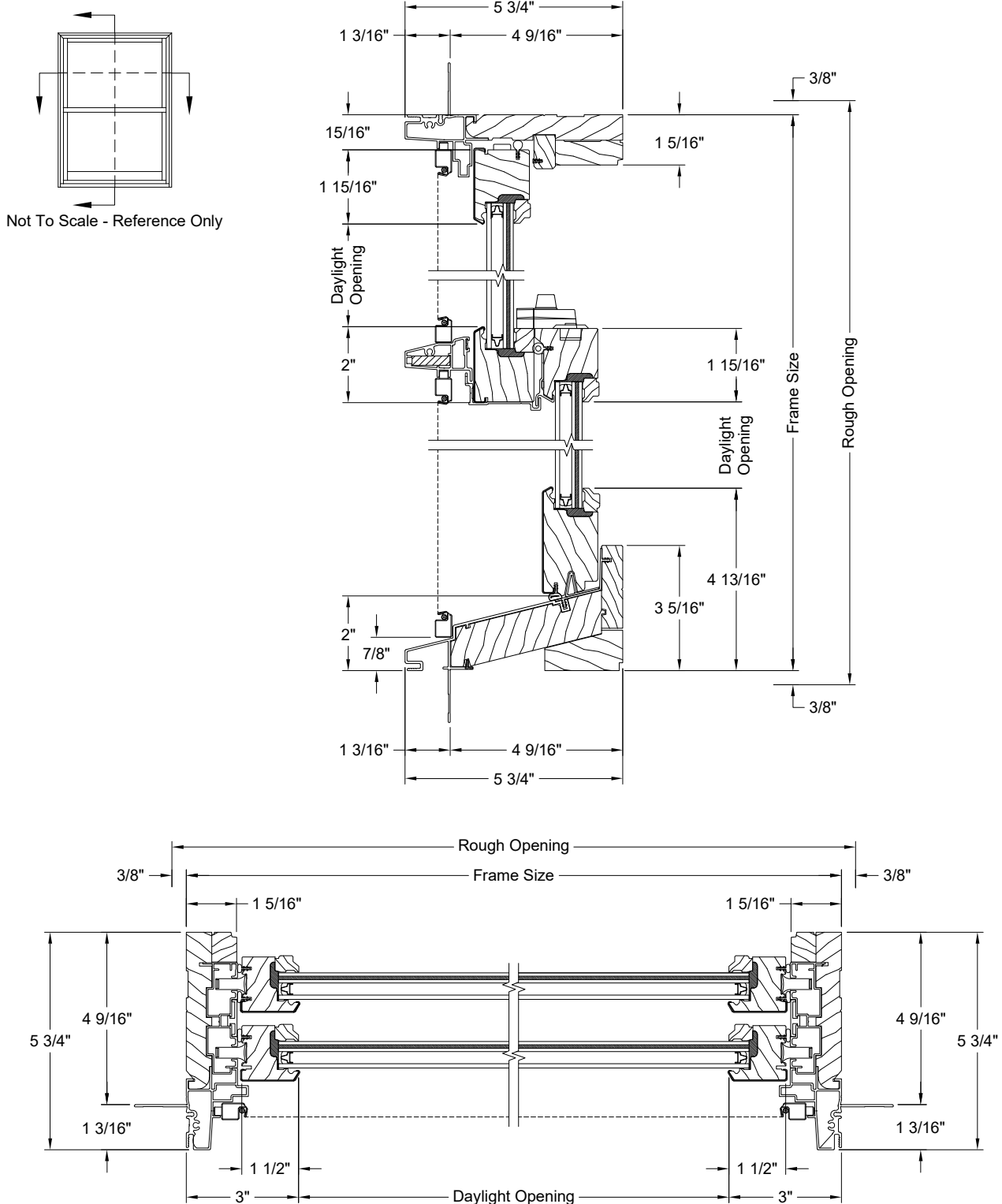


## OPERATOR SECTIONS



Single-Hung option has fixed upper sash.

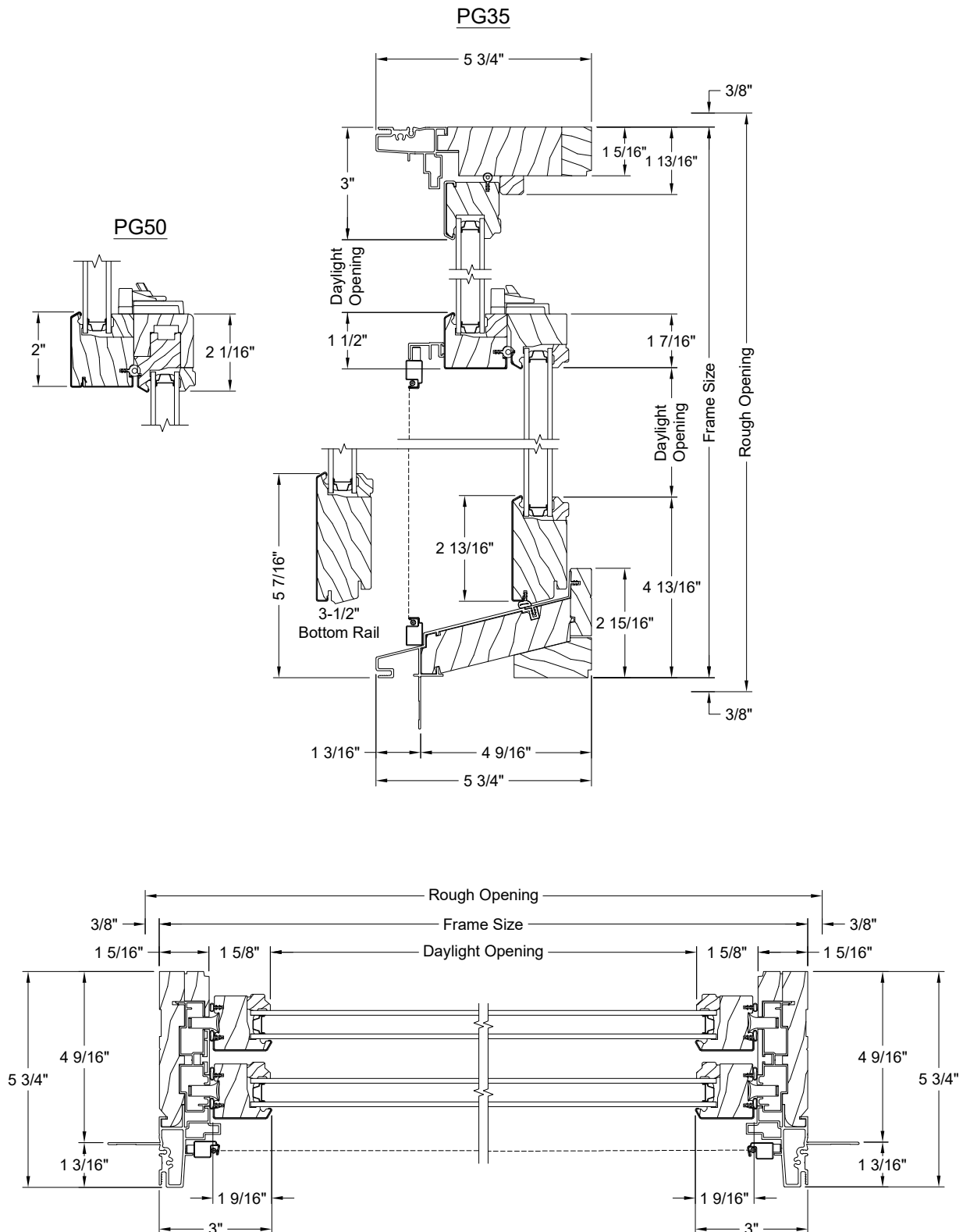
## OPERATOR IMPACT SECTIONS



Single-Hung option has fixed upper sash.

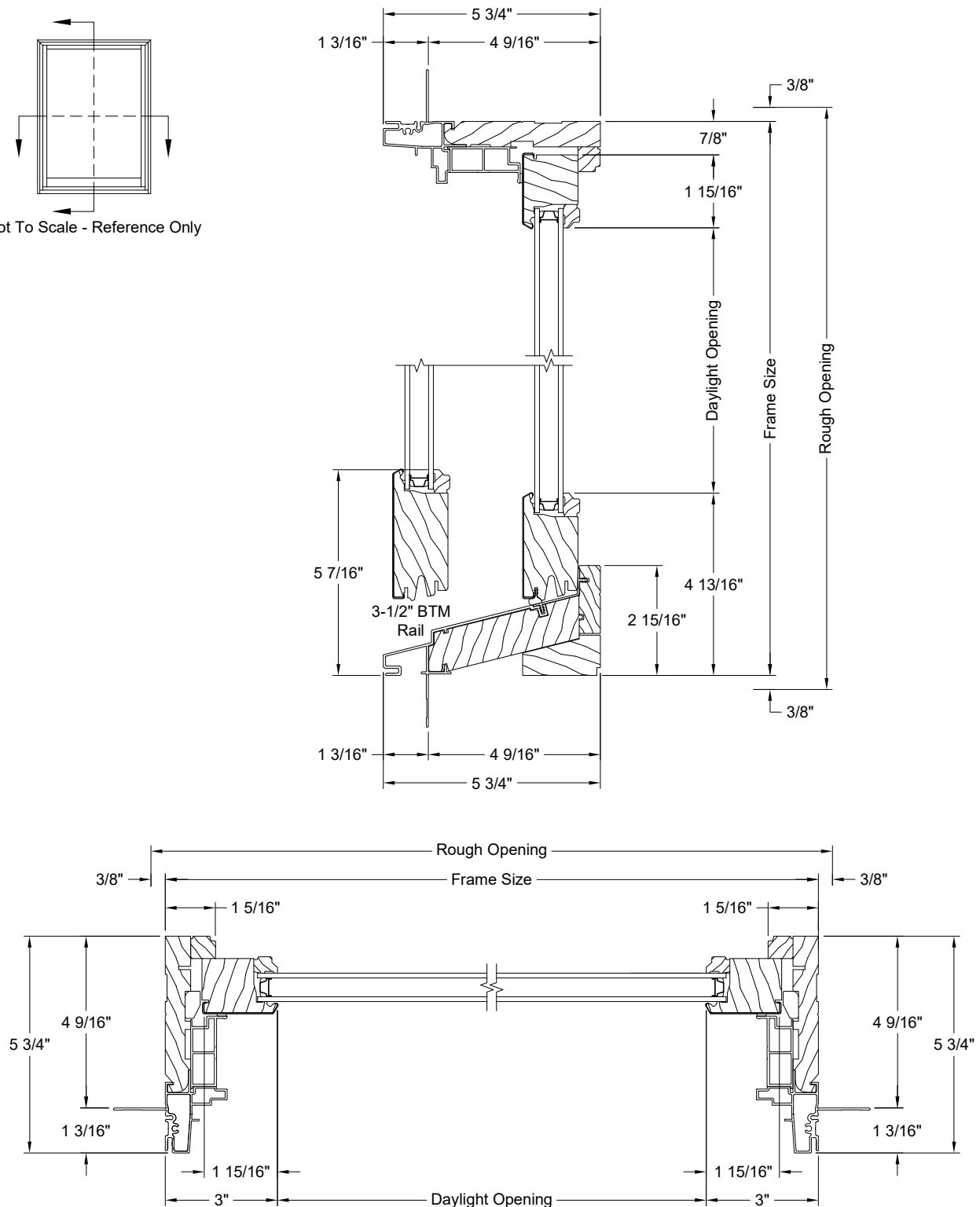
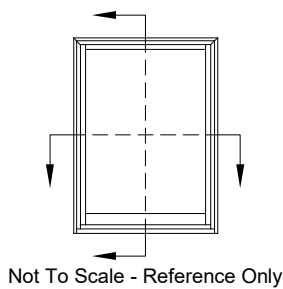


## OPERATOR RADIUS HEAD SECTIONS

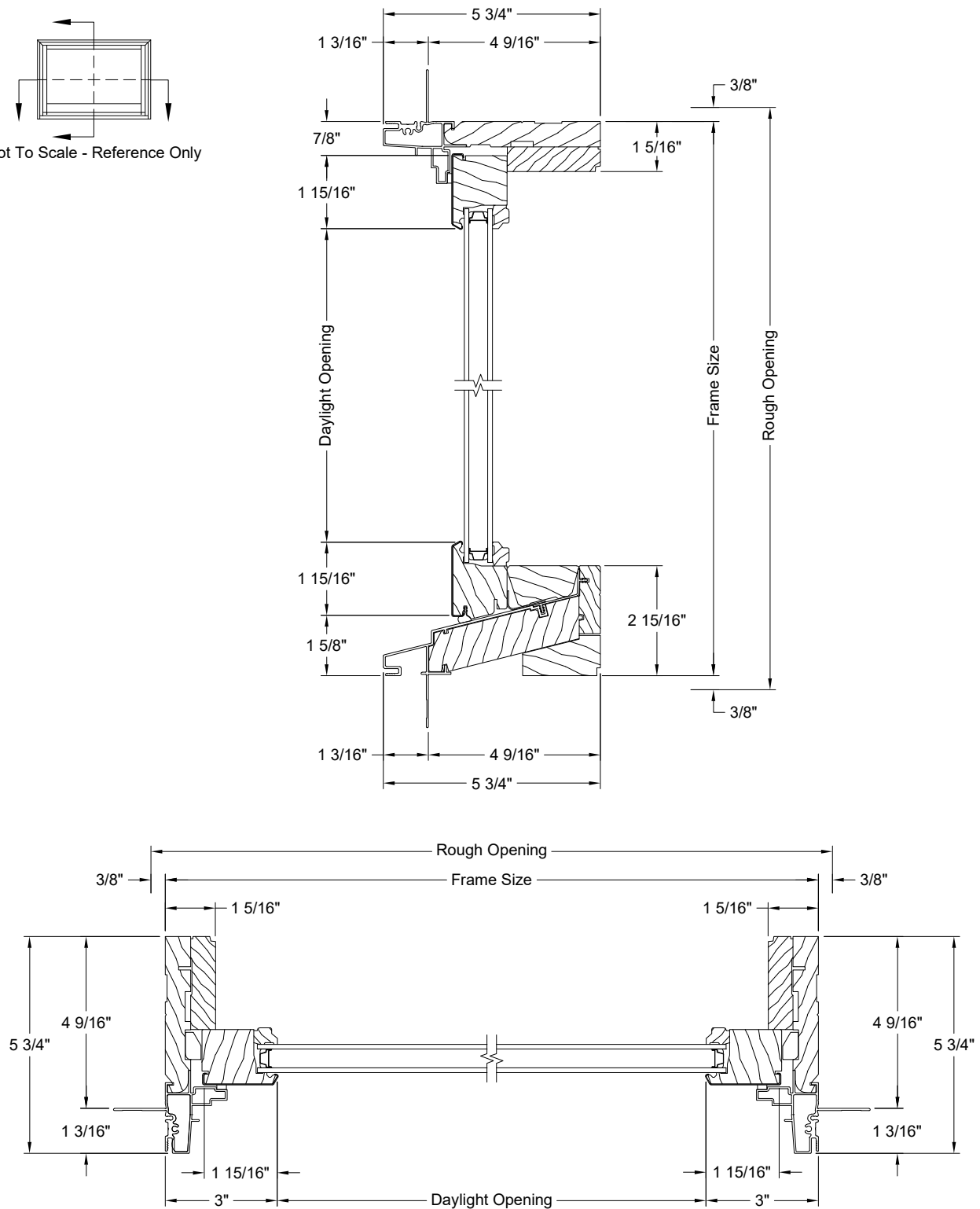
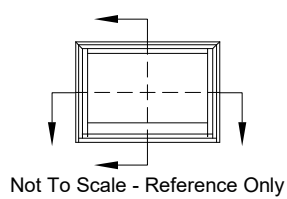


Note: Top sash is fixed on Radius Units.

## STATIONARY SECTIONS

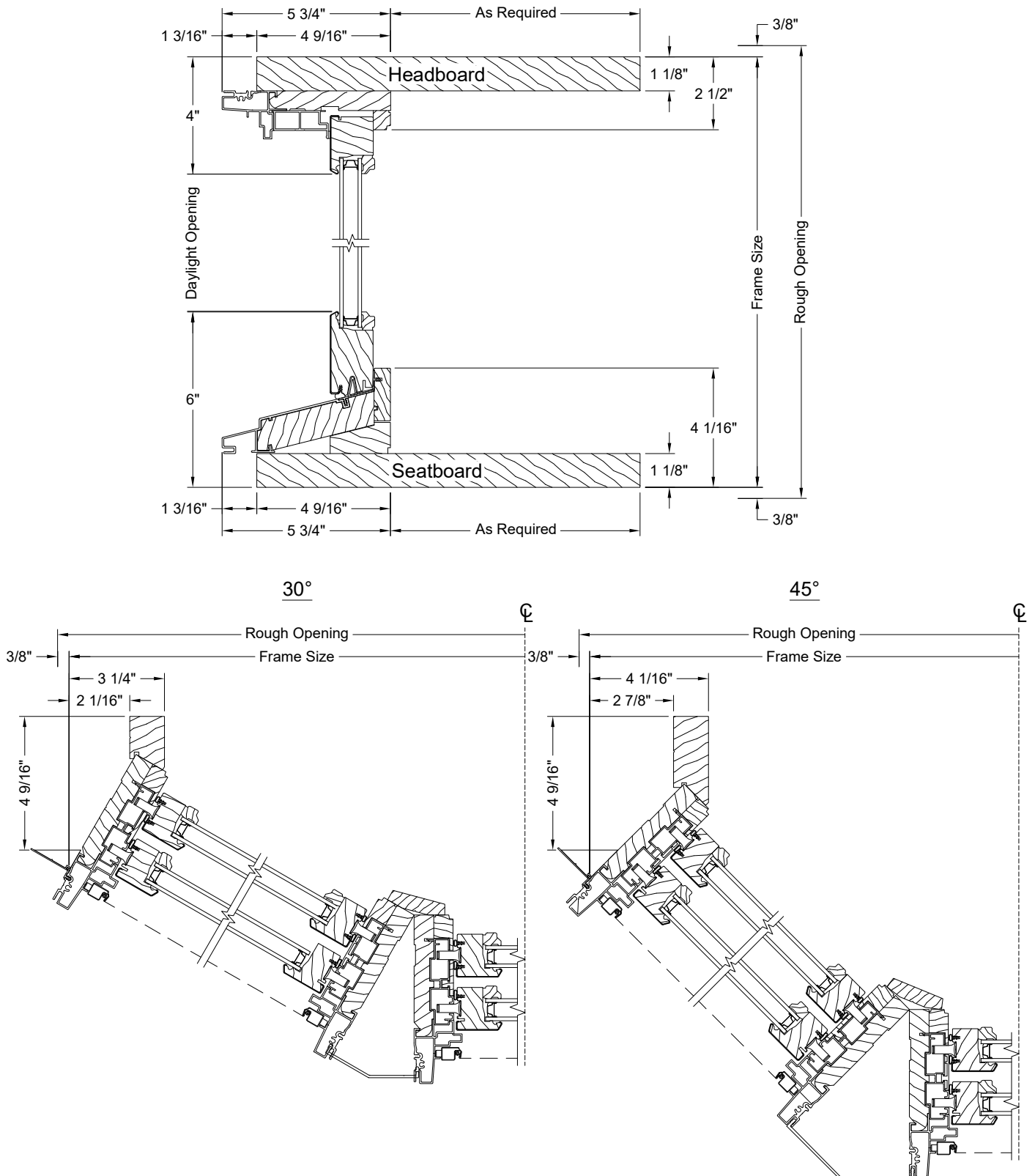


## TRANSOM SECTIONS

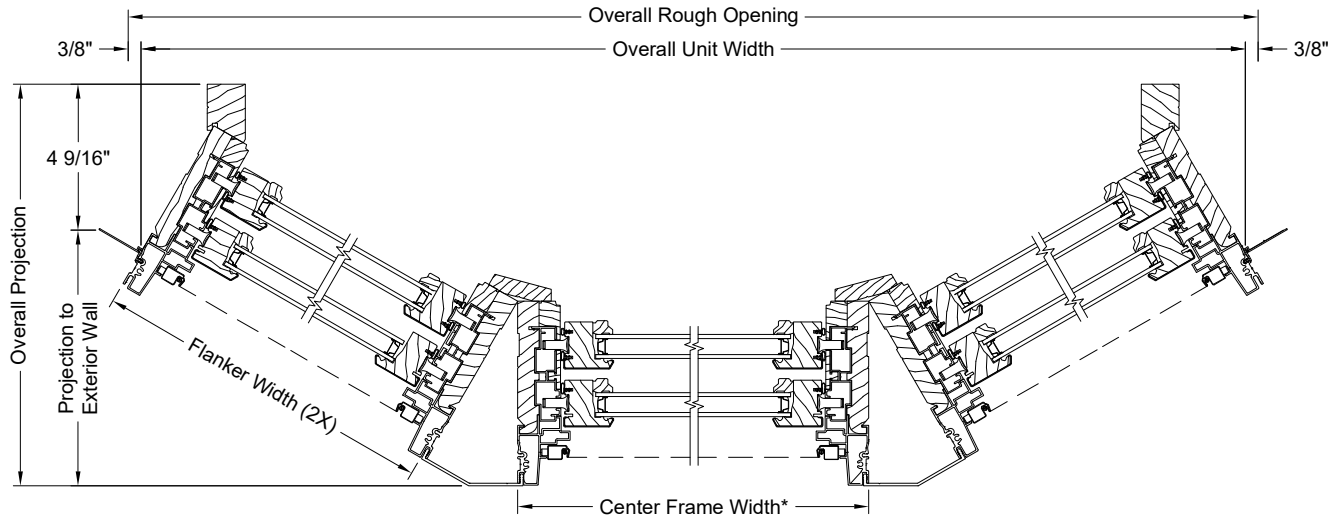




## BAY SECTIONS



## BAY STANDARD SECTIONS



30° Bay				
Frame Width	Overall Unit Width	Overall Rough Opening	Projection to Exterior Wall	Overall Projection
18"	77 11/16"	78 7/16"	10 1/4"	14 13/16"
24"	88 1/16"	88 13/16"	13 1/4"	17 13/16"
28"	93 11/16"	94 7/16"	15 1/4"	19 13/16"

45° Bay				
Frame Width	Overall Unit Width	Overall Rough Opening	Projection to Exterior Wall	Overall Projection
18"	73 13/16"	74 9/16"	14 13/16"	19 5/16"
24"	82 5/16"	83 1/16"	19 1/32"	23 9/16"
28"	97 31/32"	98 23/32"	21 7/8"	26 3/8"

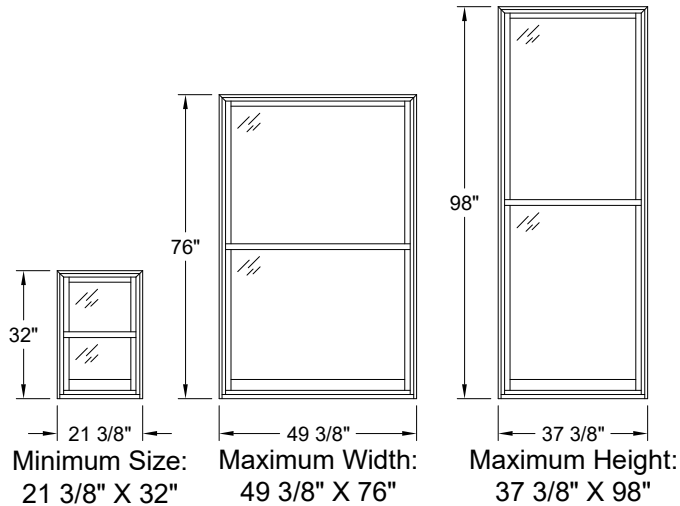
Note: 30° bay shown for reference only.

Table values calculated using 4 9/16" jamb depths and standard nail fin.

\* Overall Unit Width and Overall Rough Opening calculated using a 42" Center Frame Width. To calculate the values with a different Center Frame Width, add the difference of the Center Frame Widths to the overall width values.

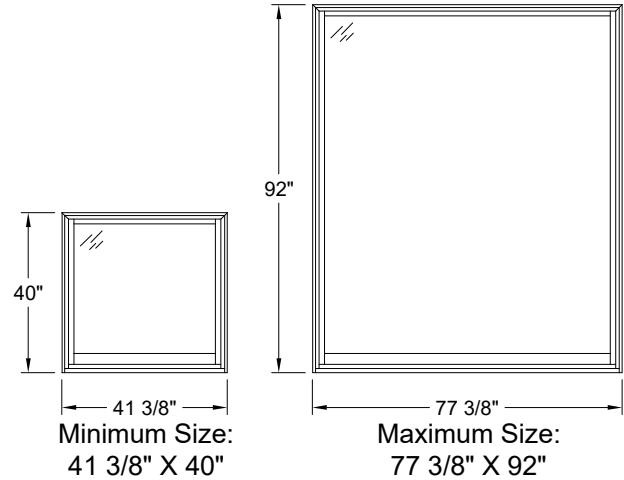
## MIN-MAX STANDARD SIZING

### Rectangle - Operator



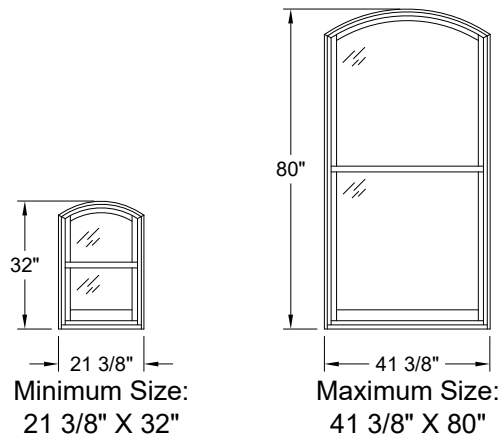
Standard Operator Widths				
21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"	45 3/8"	49 3/8"
Standard Heights Operator Heights				
32"	36"	40"	44"	48"
52"	56"	60"	64"	68"
72"	76"	80"	88"	92"
96"	98"			

### Rectangle - Stationary



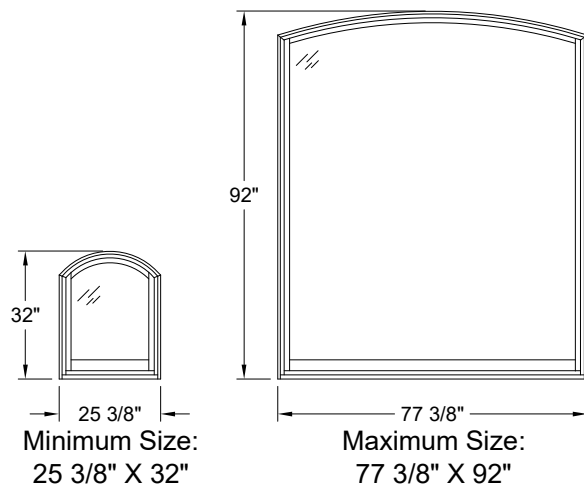
Standard Stationary Widths				
41 3/8"	45 3/8"	49 3/8"	53 3/8"	61 3/8"
69 3/8"	77 3/8"			
Standard Stationary Heights				
40"	44"	48"	52"	56"
60"	64"	68"	72"	76"
80"	88"	92"		

### Extended Circle Segment - Operator



Standard Extended Circle Segment Widths				
21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"		
Standard Extended Circle Segment Heights				
32"	36"	40"	44"	48"
52"	56"	60"	64"	68"
72"	76"	80"	88"	92"
96"	98"			

### Extended Circle Segment - Operator



Standard Extended Circle Segment Widths				
25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"
37 3/8"	41 3/8"	45 3/8"	49 3/8"	53 3/8"
61 3/8"	69 3/8"	77 3/8"		
Standard Extended Circle Segment Heights				
32"	36"	40"	44"	48"
52"	56"	60"	64"	68"
72"	76"	80"	88"	92"

Unit elevations are shown without exterior trim.

Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.



## FORMULAS

Understanding JELD-WEN Book Codes:

Custom™ Clad-Wood Double-Hung Product	Prefix	Width Code	Height Code
Rectangular Operating	CCD	WW	HH
Rectangular Stationary	CCDP		
Extended Circle Segment Operating	CCDS		
Extended Circle Segment Stationary	CCDSP		

Custom™ Clad-Wood Double-Hung Sample Book Codes:

CCD2980 = Rectangular Operating, 29 3/8" x 80" Frame Size

CCDSP4544 = Extended Circle Segment Stationary, 54 3/8" x 44" Frame Size

Formulas	
Rough Opening	(Frame Width + 3/4") x (Frame Height + 3/4")
Masonry Opening	(Overall Width + 1/2") x (Overall Height + 1/2")
Daylight Opening ft² - Operator	((Frame Width - 5 15/16") x (Frame Height - 9 7/8"))/144
Daylight Opening ft² - Stationary	((Frame Width - 5 15/16") x (Frame Height - 7 11/16"))/144
Clear Opening ft²	((Frame Width - 3 9/32") x (Frame Height / 2 - 4 13/16"))/144



## EGRESS CHARTS

PG 35 WZ3 Non-Impact

		Width									
		21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	41 3/8"	45 3/8"	49 3/8"
Height	32"	1.41 ft²	1.72 ft²	2.03 ft²	2.18 ft²	2.34 ft²	2.49 ft²	2.65 ft²	2.96 ft²	3.27 ft²	3.58 ft²
	36"	1.66 ft²	2.02 ft²	2.39 ft²	2.57 ft²	2.76 ft²	2.94 ft²	3.12 ft²	3.49 ft²	3.85 ft²	4.22 ft²
	40"	1.91 ft²	2.33 ft²	2.75 ft²	2.96 ft²	3.17 ft²	3.38 ft²	3.60 ft²	4.02 ft²	4.44 ft²	4.86 ft²
	44"	2.16 ft²	2.64 ft²	3.11 ft²	3.35 ft²	3.59 ft²	3.83 ft²	4.07 ft²	4.55 ft²	5.02 ft²	5.50 ft²
	48"	2.41 ft²	2.94 ft²	3.48 ft²	3.74 ft²	4.01 ft²	4.28 ft²	4.54 ft²	5.08 ft²	5.61 ft²	6.14 ft²
	52"	2.66 ft²	3.25 ft²	3.84 ft²	4.13 ft²	4.43 ft²	4.72 ft²	5.02 ft²	5.60 ft²	6.19 ft²	6.78 ft²
	56"	2.91 ft²	3.56 ft²	4.20 ft²	4.52 ft²	4.85 ft²	5.17 ft²	5.49 ft²	6.13 ft²	6.78 ft²	7.42 ft²
	60"	3.16 ft²	3.86 ft²	4.56 ft²	4.91 ft²	5.26 ft²	5.61 ft²	5.96 ft²	6.66 ft²	7.36 ft²	8.06 ft²
	64"	3.42 ft²	4.17 ft²	4.93 ft²	5.30 ft²	5.68 ft²	6.06 ft²	6.44 ft²	7.19 ft²	7.95 ft²	8.70 ft²
	68"	3.67 ft²	4.48 ft²	5.29 ft²	5.69 ft²	6.10 ft²	6.51 ft²	6.91 ft²	7.72 ft²	8.53 ft²	9.34 ft²
	72"	3.92 ft²	4.79 ft²	5.65 ft²	6.08 ft²	6.52 ft²	6.95 ft²	7.38 ft²	8.25 ft²	9.12 ft²	9.98 ft²
	76"	4.17 ft²	5.09 ft²	6.01 ft²	6.47 ft²	6.94 ft²	7.40 ft²	7.86 ft²	8.78 ft²	9.70 ft²	10.62 ft²
	80"	4.42 ft²	5.40 ft²	6.38 ft²	6.86 ft²	7.35 ft²	7.84 ft²	8.33 ft²	9.31 ft²	10.29 ft²	11.26 ft²
	88"	4.92 ft²	6.01 ft²	7.10 ft²	7.65 ft²	8.19 ft²	8.73 ft²	9.28 ft²	10.37 ft²	11.46 ft²	12.54 ft²
	92"	5.18 ft²	6.32 ft²	7.46 ft²	8.04 ft²	8.61 ft²	9.18 ft²	9.75 ft²	10.90 ft²	12.04 ft²	13.18 ft²
	96"	5.43 ft²	6.63 ft²	7.83 ft²	8.43 ft²	9.03 ft²	9.63 ft²	10.23 ft²	11.42 ft²	12.62 ft²	13.82 ft²
	98"	5.55 ft²	6.78 ft²	8.01 ft²	8.62 ft²	9.23 ft²	9.85 ft²	10.46 ft²	11.69 ft²	12.92 ft²	14.14 ft²

PG 50 WZ3/WZ4 Non-Impact

		Width									
		21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	41 3/8"	45 3/8"	49 3/8"
Height	32"	1.36 ft²	1.66 ft²	1.96 ft²	2.11 ft²	2.26 ft²	2.41 ft²	2.56 ft²	2.86 ft²	3.16 ft²	3.46 ft²
	36"	1.61 ft²	1.97 ft²	2.32 ft²	2.50 ft²	2.68 ft²	2.86 ft²	3.03 ft²	3.39 ft²	3.75 ft²	4.10 ft²
	40"	1.86 ft²	2.27 ft²	2.68 ft²	2.89 ft²	3.10 ft²	3.30 ft²	3.51 ft²	3.92 ft²	4.33 ft²	4.74 ft²
	44"	2.11 ft²	2.58 ft²	3.05 ft²	3.28 ft²	3.51 ft²	3.75 ft²	3.98 ft²	4.45 ft²	4.91 ft²	5.38 ft²
	48"	2.36 ft²	2.89 ft²	3.41 ft²	3.67 ft²	3.93 ft²	4.19 ft²	4.45 ft²	4.98 ft²	5.50 ft²	6.02 ft²
	52"	2.62 ft²	3.19 ft²	3.77 ft²	4.06 ft²	4.35 ft²	4.64 ft²	4.93 ft²	5.51 ft²	6.08 ft²	6.66 ft²
	56"	2.87 ft²	3.50 ft²	4.13 ft²	4.45 ft²	4.77 ft²	5.08 ft²	5.40 ft²	6.03 ft²	6.67 ft²	7.30 ft²
	60"	3.12 ft²	3.81 ft²	4.50 ft²	4.84 ft²	5.19 ft²	5.53 ft²	5.87 ft²	6.56 ft²	7.25 ft²	7.94 ft²
	64"	3.37 ft²	4.11 ft²	4.86 ft²	5.23 ft²	5.60 ft²	5.98 ft²	6.35 ft²	7.09 ft²	7.84 ft²	8.58 ft²
	68"	3.62 ft²	4.42 ft²	5.22 ft²	5.62 ft²	6.02 ft²	6.42 ft²	6.82 ft²	7.62 ft²	8.42 ft²	9.22 ft²
	72"	3.87 ft²	4.73 ft²	5.58 ft²	6.01 ft²	6.44 ft²	6.87 ft²	7.30 ft²	8.15 ft²	9.01 ft²	9.86 ft²
	76"	4.12 ft²	5.03 ft²	5.95 ft²	6.40 ft²	6.86 ft²	7.31 ft²	7.77 ft²	8.68 ft²	9.59 ft²	10.50 ft²
	80"	4.37 ft²	5.34 ft²	6.31 ft²	6.79 ft²	7.28 ft²	7.76 ft²	8.24 ft²	9.21 ft²	10.18 ft²	11.14 ft²
	88"	4.88 ft²	5.95 ft²	7.03 ft²	7.57 ft²	8.11 ft²	8.65 ft²	9.19 ft²	10.27 ft²	11.35 ft²	12.42 ft²
	92"	5.13 ft²	6.26 ft²	7.40 ft²	7.96 ft²	8.53 ft²	9.10 ft²	9.66 ft²	10.80 ft²	11.93 ft²	13.06 ft²
	96"	5.38 ft²	6.57 ft²	7.76 ft²	8.35 ft²	8.95 ft²	9.54 ft²	10.14 ft²	11.33 ft²	12.51 ft²	13.70 ft²
	98"	5.51 ft²	6.72 ft²	7.94 ft²	8.55 ft²	9.16 ft²	9.76 ft²	10.37 ft²	11.59 ft²	12.81 ft²	14.02 ft²

###	Meets 2 <sup>nd</sup> floor and above egress specifications ≥ to 20" width, 24" height, and 5.7 ft².
###	Meets 1 <sup>st</sup> floor egress specifications ≥ to 20" width, 24" height, and 5.0 ft².
###	Indicates Clear Opening square footage (ft²).

Refer to local building codes for egress requirements.

## EGRESS CHARTS

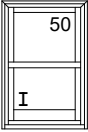
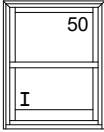
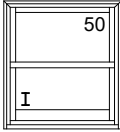
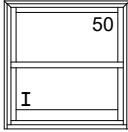
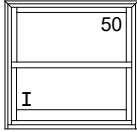
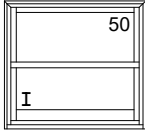
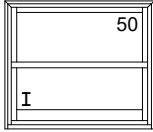
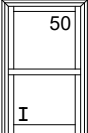
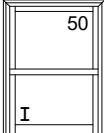
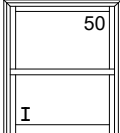
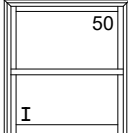
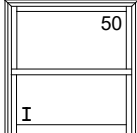
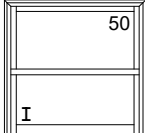
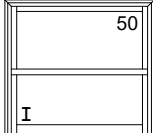
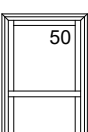
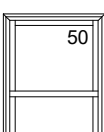
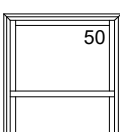
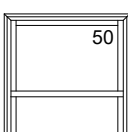
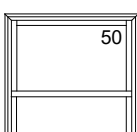
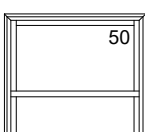
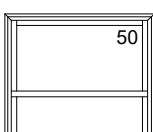
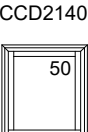
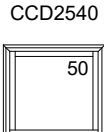
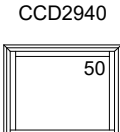
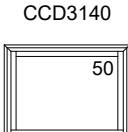
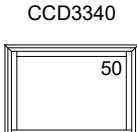
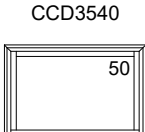
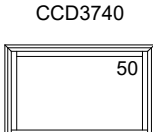

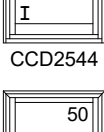
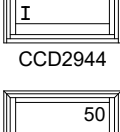
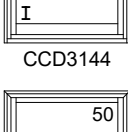
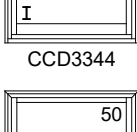
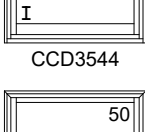
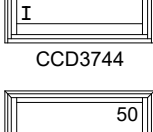
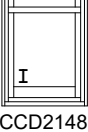



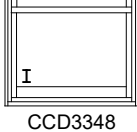
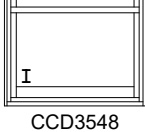
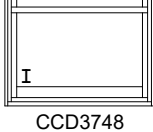
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		Width							
Height		21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	41 3/8"
	32"	1.23 ft <sup>2</sup>	1.51 ft <sup>2</sup>	1.78 ft <sup>2</sup>	1.91 ft <sup>2</sup>	2.05 ft <sup>2</sup>	2.19 ft <sup>2</sup>	2.32 ft <sup>2</sup>	2.60 ft <sup>2</sup>
	36"	1.48 ft <sup>2</sup>	1.81 ft <sup>2</sup>	2.14 ft <sup>2</sup>	2.30 ft <sup>2</sup>	2.47 ft <sup>2</sup>	2.63 ft <sup>2</sup>	2.80 ft <sup>2</sup>	3.12 ft <sup>2</sup>
	40"	1.74 ft <sup>2</sup>	2.12 ft <sup>2</sup>	2.50 ft <sup>2</sup>	2.69 ft <sup>2</sup>	2.89 ft <sup>2</sup>	3.08 ft <sup>2</sup>	3.27 ft <sup>2</sup>	3.65 ft <sup>2</sup>
	44"	1.99 ft <sup>2</sup>	2.43 ft <sup>2</sup>	2.87 ft <sup>2</sup>	3.08 ft <sup>2</sup>	3.30 ft <sup>2</sup>	3.52 ft <sup>2</sup>	3.74 ft <sup>2</sup>	4.18 ft <sup>2</sup>
	48"	2.24 ft <sup>2</sup>	2.73 ft <sup>2</sup>	3.23 ft <sup>2</sup>	3.48 ft <sup>2</sup>	3.72 ft <sup>2</sup>	3.97 ft <sup>2</sup>	4.22 ft <sup>2</sup>	4.71 ft <sup>2</sup>
	52"	2.49 ft <sup>2</sup>	3.04 ft <sup>2</sup>	3.59 ft <sup>2</sup>	3.87 ft <sup>2</sup>	4.14 ft <sup>2</sup>	4.42 ft <sup>2</sup>	4.69 ft <sup>2</sup>	5.24 ft <sup>2</sup>
	56"	2.74 ft <sup>2</sup>	3.35 ft <sup>2</sup>	3.95 ft <sup>2</sup>	4.26 ft <sup>2</sup>	4.56 ft <sup>2</sup>	4.86 ft <sup>2</sup>	5.16 ft <sup>2</sup>	5.77 ft <sup>2</sup>
	60"	2.99 ft <sup>2</sup>	3.65 ft <sup>2</sup>	4.31 ft <sup>2</sup>	4.65 ft <sup>2</sup>	4.98 ft <sup>2</sup>	5.31 ft <sup>2</sup>	5.64 ft <sup>2</sup>	6.30 ft <sup>2</sup>
	64"	3.24 ft <sup>2</sup>	3.96 ft <sup>2</sup>	4.68 ft <sup>2</sup>	5.04 ft <sup>2</sup>	5.39 ft <sup>2</sup>	5.75 ft <sup>2</sup>	6.11 ft <sup>2</sup>	6.83 ft <sup>2</sup>
	68"	3.49 ft <sup>2</sup>	4.27 ft <sup>2</sup>	5.04 ft <sup>2</sup>	5.43 ft <sup>2</sup>	5.81 ft <sup>2</sup>	6.20 ft <sup>2</sup>	6.58 ft <sup>2</sup>	7.36 ft <sup>2</sup>
	72"	3.75 ft <sup>2</sup>	4.57 ft <sup>2</sup>	5.40 ft <sup>2</sup>	5.82 ft <sup>2</sup>	6.23 ft <sup>2</sup>	6.64 ft <sup>2</sup>	7.06 ft <sup>2</sup>	7.89 ft <sup>2</sup>
	76"	4.00 ft <sup>2</sup>	4.88 ft <sup>2</sup>	5.76 ft <sup>2</sup>	6.21 ft <sup>2</sup>	6.65 ft <sup>2</sup>	7.09 ft <sup>2</sup>	7.53 ft <sup>2</sup>	8.42 ft <sup>2</sup>

		WZ4 Impact						
		Width						
Height		21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"
	32"	1.34 ft <sup>2</sup>	1.64 ft <sup>2</sup>	1.94 ft <sup>2</sup>	2.09 ft <sup>2</sup>	2.24 ft <sup>2</sup>	2.39 ft <sup>2</sup>	2.53 ft <sup>2</sup>
	36"	1.60 ft <sup>2</sup>	1.95 ft <sup>2</sup>	2.30 ft <sup>2</sup>	2.48 ft <sup>2</sup>	2.65 ft <sup>2</sup>	2.83 ft <sup>2</sup>	3.01 ft <sup>2</sup>
	40"	1.85 ft <sup>2</sup>	2.26 ft <sup>2</sup>	2.66 ft <sup>2</sup>	2.87 ft <sup>2</sup>	3.07 ft <sup>2</sup>	3.28 ft <sup>2</sup>	3.48 ft <sup>2</sup>
	44"	2.10 ft <sup>2</sup>	2.56 ft <sup>2</sup>	3.03 ft <sup>2</sup>	3.26 ft <sup>2</sup>	3.49 ft <sup>2</sup>	3.72 ft <sup>2</sup>	3.95 ft <sup>2</sup>
	48"	2.35 ft <sup>2</sup>	2.87 ft <sup>2</sup>	3.39 ft <sup>2</sup>	3.65 ft <sup>2</sup>	3.91 ft <sup>2</sup>	4.17 ft <sup>2</sup>	4.43 ft <sup>2</sup>
	52"	2.60 ft <sup>2</sup>	3.18 ft <sup>2</sup>	3.75 ft <sup>2</sup>	4.04 ft <sup>2</sup>	4.33 ft <sup>2</sup>	4.61 ft <sup>2</sup>	4.90 ft <sup>2</sup>
	56"	2.85 ft <sup>2</sup>	3.48 ft <sup>2</sup>	4.11 ft <sup>2</sup>	4.43 ft <sup>2</sup>	4.74 ft <sup>2</sup>	5.06 ft <sup>2</sup>	5.38 ft <sup>2</sup>
	60"	3.10 ft <sup>2</sup>	3.79 ft <sup>2</sup>	4.48 ft <sup>2</sup>	4.82 ft <sup>2</sup>	5.16 ft <sup>2</sup>	5.51 ft <sup>2</sup>	5.85 ft <sup>2</sup>
	64"	3.36 ft <sup>2</sup>	4.10 ft <sup>2</sup>	4.84 ft <sup>2</sup>	5.21 ft <sup>2</sup>	5.58 ft <sup>2</sup>	5.95 ft <sup>2</sup>	6.32 ft <sup>2</sup>
	68"	3.61 ft <sup>2</sup>	4.40 ft <sup>2</sup>	5.20 ft <sup>2</sup>	5.60 ft <sup>2</sup>	6.00 ft <sup>2</sup>	6.40 ft <sup>2</sup>	6.80 ft <sup>2</sup>
	72"	3.86 ft <sup>2</sup>	4.71 ft <sup>2</sup>	5.56 ft <sup>2</sup>	5.99 ft <sup>2</sup>	6.42 ft <sup>2</sup>	6.84 ft <sup>2</sup>	7.27 ft <sup>2</sup>
	76"	4.11 ft <sup>2</sup>	5.02 ft <sup>2</sup>	5.93 ft <sup>2</sup>	6.38 ft <sup>2</sup>	6.83 ft <sup>2</sup>	7.29 ft <sup>2</sup>	7.74 ft <sup>2</sup>

###	Meets 2 <sup>nd</sup> floor and above egress specifications $\geq$ to 20" width, 24" height, and 5.7 ft <sup>2</sup> .
###	Meets 1 <sup>st</sup> floor egress specifications $\geq$ to 20" width, 24" height, and 5.0 ft <sup>2</sup> .
###	Indicates Clear Opening square footage (ft <sup>2</sup> ).
Refer to local building codes for egress requirements.	



## OPERATOR RECTANGLE UNITS

	22 1/8"	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	15 7/16"	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
32 3/4"								
32"	CCD2132	CCD2532	CCD2932	CCD3132	CCD3332	CCD3532	CCD3732	
36 3/4"								
36"	CCD2136	CCD2536	CCD2936	CCD3136	CCD3336	CCD3536	CCD3736	
40 3/4"								
40"	CCD2140	CCD2540	CCD2940	CCD3140	CCD3340	CCD3540	CCD3740	
44 3/4"								
44"	CCD2144	CCD2544	CCD2944	CCD3144	CCD3344	CCD3544	CCD3744	
48 3/4"								
48"	CCD2148	CCD2548	CCD2948	CCD3148	CCD3348	CCD3548	CCD3748	
52 3/4"								
52"	CCD2152	CCD2552	CCD2952	CCD3152	CCD3352	CCD3552	CCD3752	

**Elevation Legend:**

## = Maximum Performance Grade (PG) rating with standard glazing.

I = Impact rated available.

E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².

E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²



## OPERATOR RECTANGLE UNITS

	22 1/8"	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	15 7/16"	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
56 3/4"								
60 3/4"								
64 3/4"								
68 3/4"								

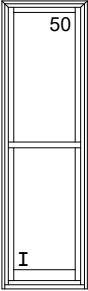
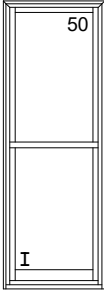
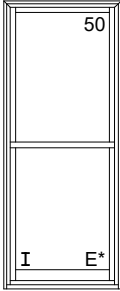
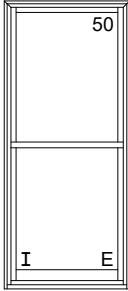
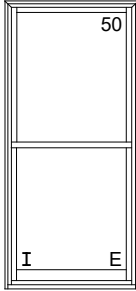
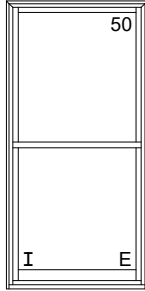
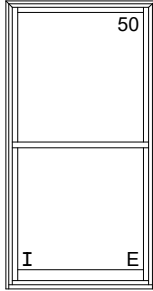
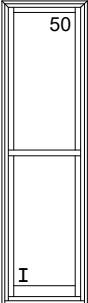
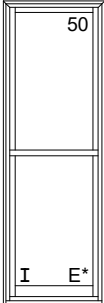
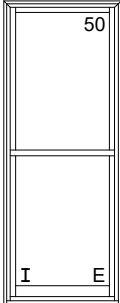
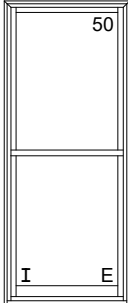
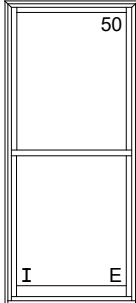
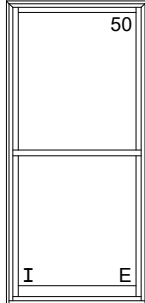
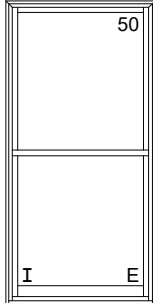
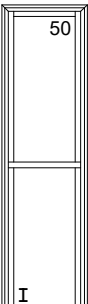
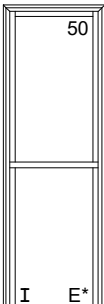
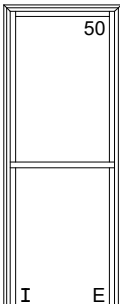
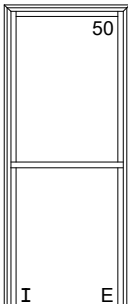
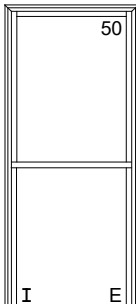
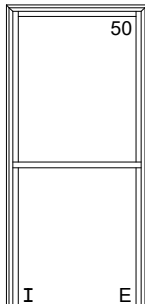
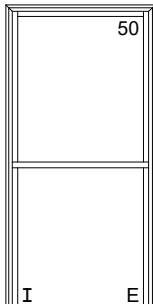
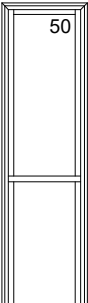
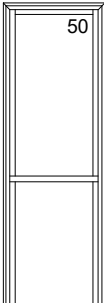
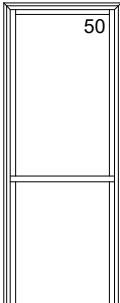
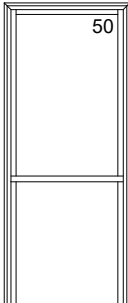
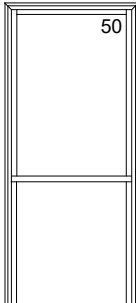
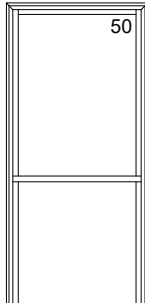
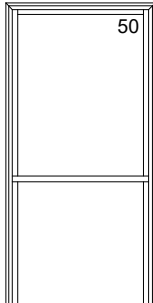
Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
 ## = Maximum Performance Grade (PG) rating with standard glazing.  
 I = Impact rated available.  
 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².  
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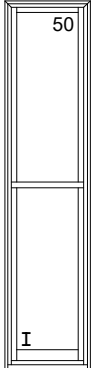
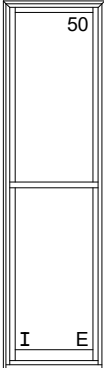
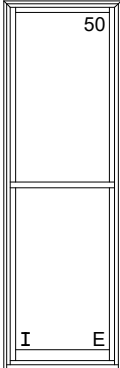
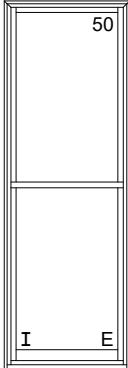
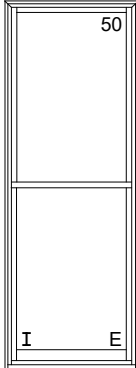
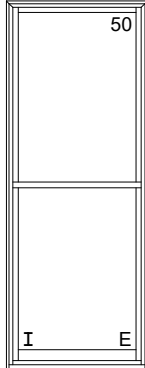
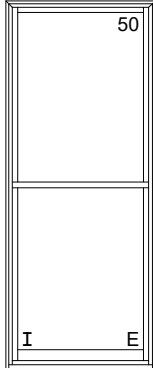
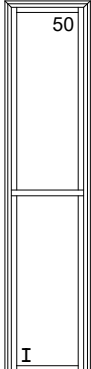
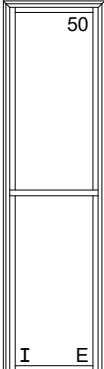
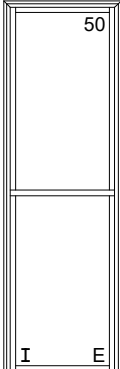
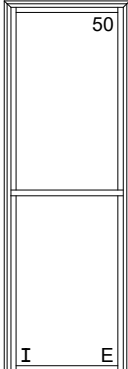
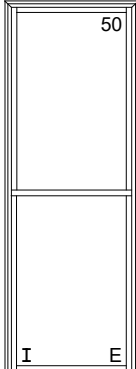
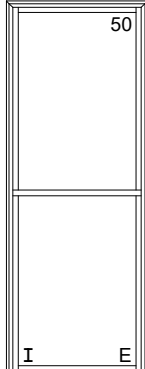
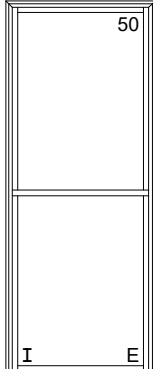
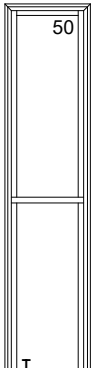
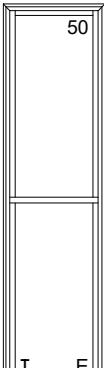
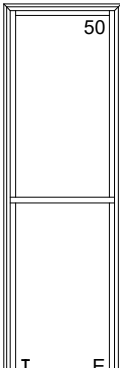
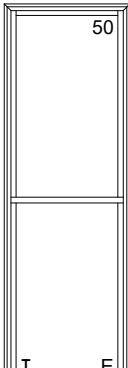
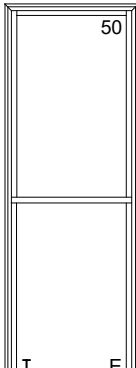
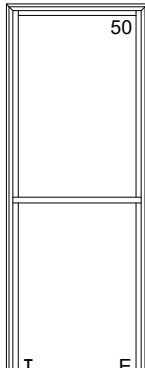
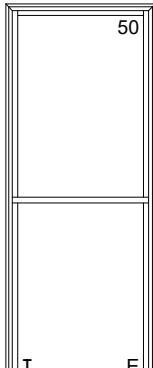
## OPERATOR RECTANGLE UNITS

	22 1/8"	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	15 7/16"	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
72 3/4" 72"								
	CCD2172	CCD2572	CCD2972	CCD3172	CCD3372	CCD3572	CCD3772	
76 3/4" 76"								
	CCD2176	CCD2576	CCD2976	CCD3176	CCD3376	CCD3576	CCD3776	
80 3/4" 80"								
	CCD2180	CCD2580	CCD2980	CCD3180	CCD3380	CCD3580	CCD3780	
88 3/4" 88"								
	CCD2188	CCD2588	CCD2988	CCD3188	CCD3388	CCD3588	CCD3788	

Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
 ## = Maximum Performance Grade (PG) rating with standard glazing.  
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 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².  
 E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²


**OPERATOR RECTANGLE UNITS**

	22 1/8"	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	15 7/16"	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
92 3/4"								
92"	CCD2192	CCD2592	CCD2992	CCD3192	CCD3392	CCD3592	CCD3792	
96 3/4"								
96"	CCD2196	CCD2596	CCD2996	CCD3196	CCD3396	CCD3596	CCD3796	
98 3/4"								
98"	CCD2198	CCD2598	CCD2998	CCD3198	CCD3398	CCD3598	CCD3798	

Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
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 E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²



## OPERATOR RECTANGLE UNITS

	42 1/8"	46 1/8"	50 1/8"	Rough Opening
	41 3/8"	45 3/8"	49 3/8"	Frame Width
	35 7/16"	39 7/16"	43 7/16"	Daylight Opening
32 3/4"	32"			
36 3/4"	36"			
40 3/4"	40"			
44 3/4"	44"			
48 3/4"	48"			
52 3/4"	52"			
Rough Opening				
Frame Height				
Daylight Opening				
	50	35	35	
	CCD4132	CCD4532	CCD4932	
	50	35	35	
	CCD4136	CCD4536	CCD4936	
	50	35	35	
	CCD4140	CCD4540	CCD4940	
	50	35	35	
	CCD4144	CCD4544	CCD4944	
	50	35	35	
	CCD4148	CCD4548	CCD4948	
	50	35	35	
	CCD4152	CCD4552	CCD4952	

Elevation Legend:  
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## OPERATOR RECTANGLE UNITS

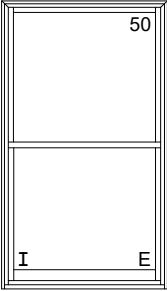
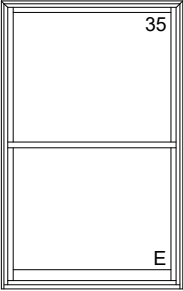
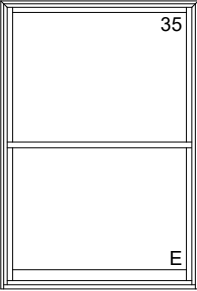
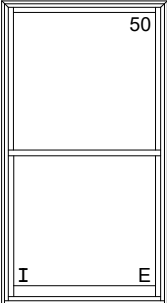
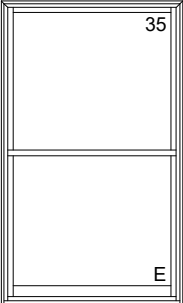
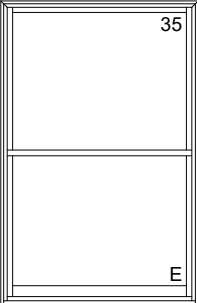
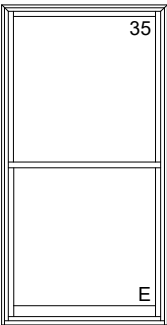
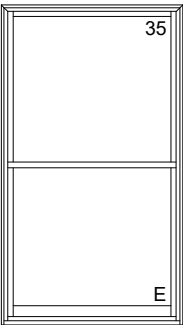
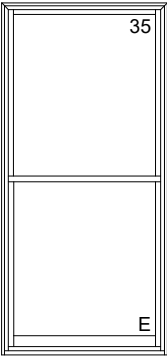
	42 1/8"	46 1/8"	50 1/8"	Rough Opening
	41 3/8"	45 3/8"	49 3/8"	Frame Width
	35 7/16"	39 7/16"	43 7/16"	Daylight Opening
56 3/4"	56"			
22 7/16" / 24 7/16"	50	35	35	
	CCD4156	CCD4556	CCD4956	
60 3/4"	60"			
24 7/16" / 26 7/16"	50	35	35	
	CCD4160	CCD4560	CCD4960	
64 3/4"	64"			
26 7/16" / 28 7/16"	50	35	35	
	CCD4164	CCD4564	CCD4964	
68 3/4"	68"			
28 7/16" / 30 7/16"	50	35	35	
	CCD4168	CCD4568	CCD4968	

Rough Opening  
 Frame Height  
 Daylight Opening

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 E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²



## OPERATOR RECTANGLE UNITS

	42 1/8"	46 1/8"	50 1/8"	Rough Opening
	41 3/8"	45 3/8"	49 3/8"	Frame Width
	35 7/16"	39 7/16"	43 7/16"	Daylight Opening
72 3/4" 72"	 CCD4172	 CCD4572	 CCD4972	
76 3/4" 76"	 CCD4176	 CCD4576	 CCD4976	
80 3/4" 80"	 CCD4180	 CCD4580		
88 3/4" 88"	 CCD4188			

Rough Opening  
 Frame Height  
 Daylight Opening

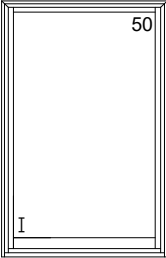
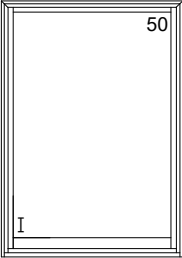
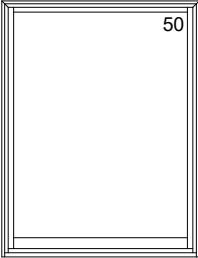
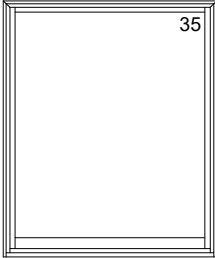
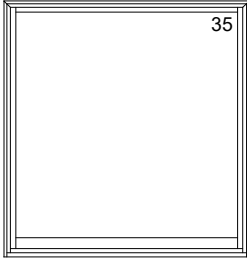
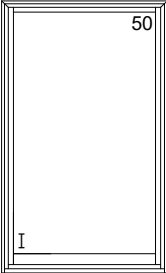
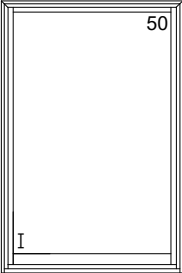
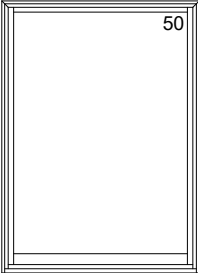
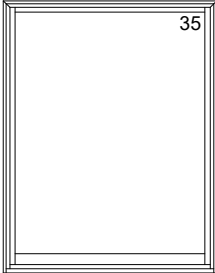
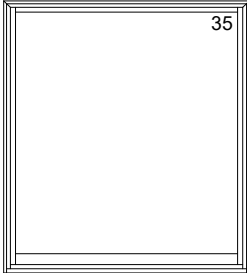
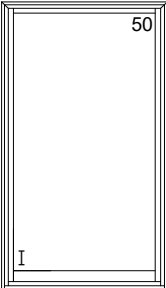
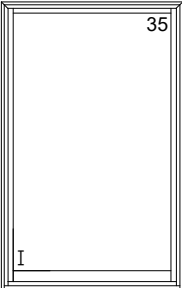
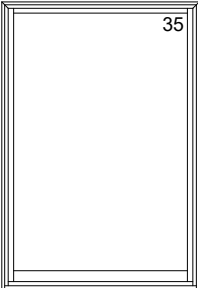
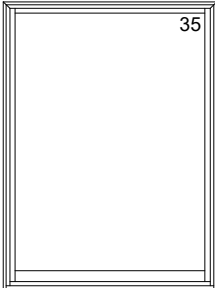
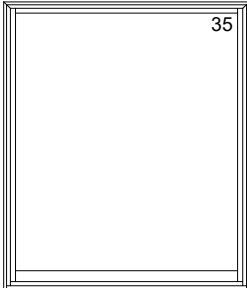
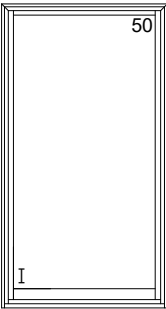
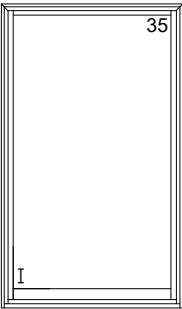
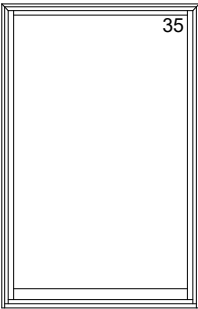
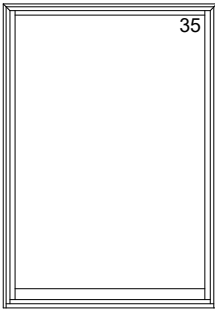
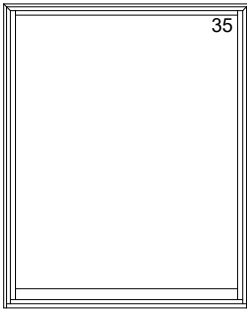
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**STATIONARY RECTANGLE UNITS**

		42 1/8"	46 1/8"	50 1/8"	54 1/8"	62 1/8"	Rough Opening
		41 3/8"	45 3/8"	49 3/8"	53 3/8"	61 3/8"	Frame Width
		35 7/16"	39 7/16"	43 7/16"	47 7/16"	55 7/16"	Daylight Opening
Rough Opening Frame Height Daylight Opening	40 3/4"	40"	32 3/8"				
	44 3/4"	44"	36 3/8"				
	48 3/4"	48"	40 3/8"				
	52 3/4"	52"	44 3/8"				
	56 3/4"	56"	48 3/8"				
	60 3/4"	60"	52 3/8"				
		50	50	50	35	35	
		CCDP4140	CCDP4540	CCDP4940	CCDP5340	CCDP6140	
		50	50	50	35	35	
		CCDP4144	CCDP4544	CCDP4944	CCDP5344	CCDP6144	
		50	50	50	35	35	
		CCDP4148	CCDP4548	CCDP4948	CCDP5348	CCDP6148	
		50	50	50	35	35	
		CCDP4152	CCDP4552	CCDP4952	CCDP5352	CCDP6152	
		50	50	50	35	35	
		CCDP4156	CCDP4556	CCDP4956	CCDP5356	CCDP6156	
		50	50	50	35	35	
		CCDP4160	CCDP4560	CCDP4960	CCDP5360	CCDP6160	

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## STATIONARY RECTANGLE UNITS

	42 1/8"	46 1/8"	50 1/8"	54 1/8"	62 1/8"	Rough Opening
	41 3/8"	45 3/8"	49 3/8"	53 3/8"	61 3/8"	Frame Width
	35 7/16"	39 7/16"	43 7/16"	47 7/16"	55 7/16"	Daylight Opening
64 3/4"						
	CCDP4164	CCDP4564	CCDP4964	CCDP5364	CCDP6164	
68 3/4"						
	CCDP4168	CCDP4568	CCDP4968	CCDP5368	CCDP6168	
72 3/4"						
	CCDP4172	CCDP4572	CCDP4972	CCDP5372	CCDP6172	
76 3/4"						
	CCDP4176	CCDP4576	CCDP4976	CCDP5376	CCDP6176	

Rough Opening  
 Frame Height  
 Daylight Opening

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**STATIONARY RECTANGLE UNITS**

	42 1/8"	46 1/8"	50 1/8"	54 1/8"	62 1/8"	Rough Opening
	41 3/8"	45 3/8"	49 3/8"	53 3/8"	61 3/8"	Frame Width
	35 7/16"	39 7/16"	43 7/16"	47 7/16"	55 7/16"	Daylight Opening
80 3/4"						
80"						
72 3/8"						
	50	35	35	35	35	
	CCDP4180	CCDP4580	CCDP4980	CCDP5380	CCDP6180	
88 3/4"						
88"						
80 3/8"						
	35	35	35	35	35	
	CCDP4188	CCDP4588	CCDP4988	CCDP5388	CCDP6188	
92 3/4"						
92"						
84 3/8"						
	35	35	35	35	35	
	CCDP4192	CCDP4592	CCDP4992	CCDP5392	CCDP6192	

**Elevation Legend:**

## = Maximum Performance Grade (PG) rating with standard glazing.





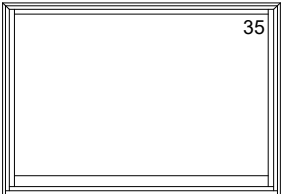
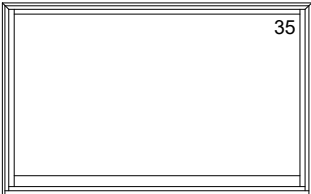
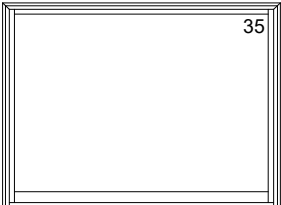
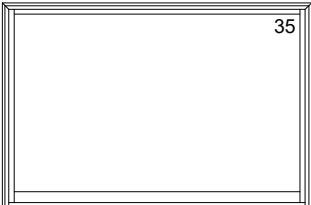
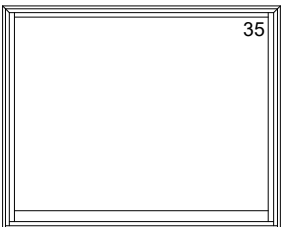
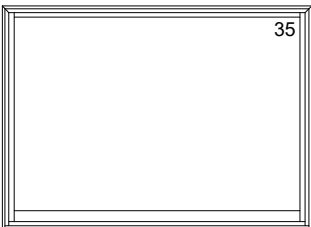
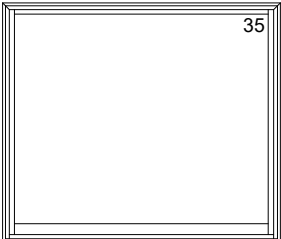
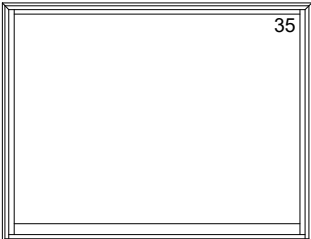
I = Impact rated available.

E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².

E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²




**STATIONARY RECTANGLE UNITS**

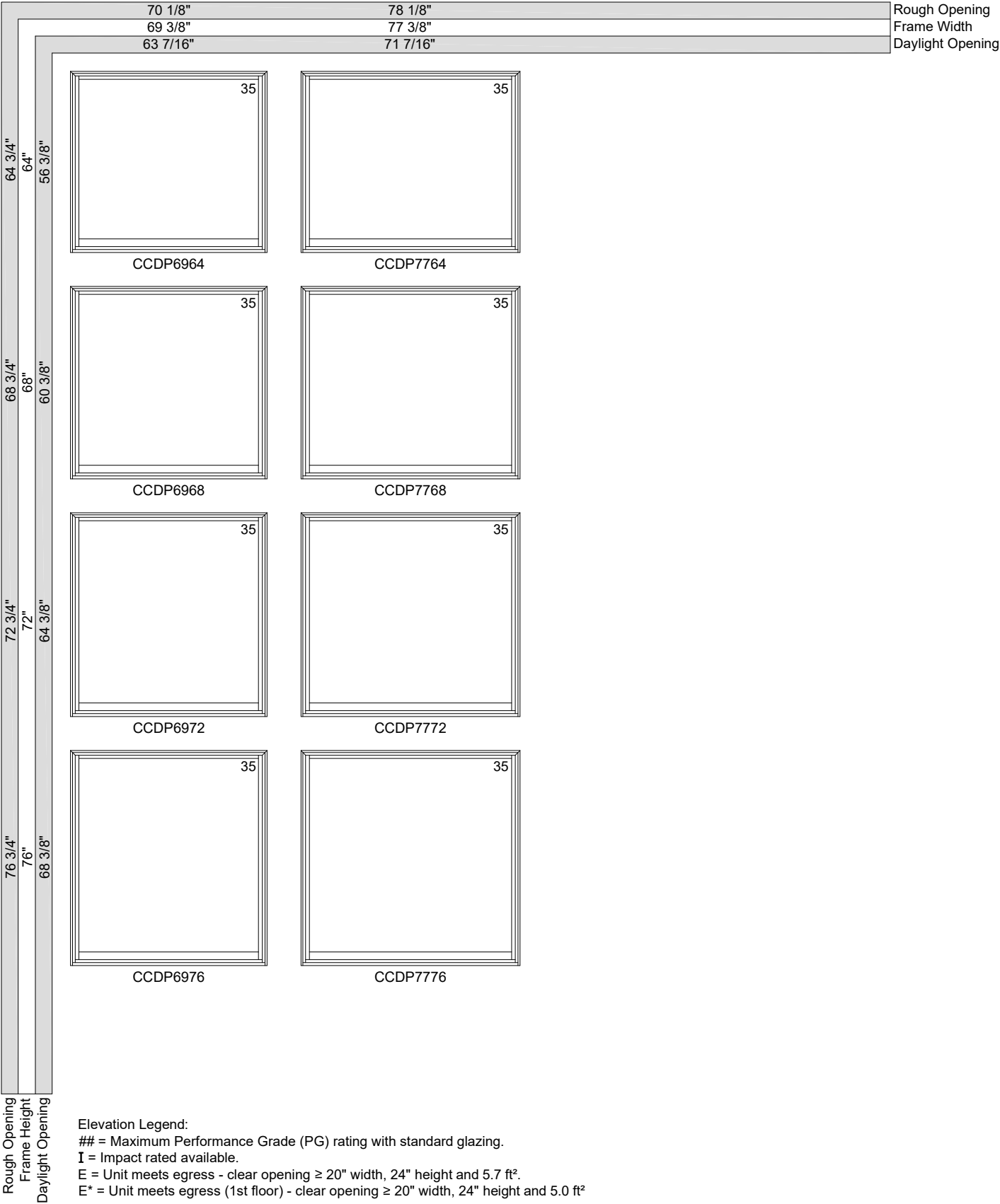
	70 1/8"	78 1/8"	Rough Opening
	69 3/8"	77 3/8"	Frame Width
	63 7/16"	71 7/16"	Daylight Opening
40 3/4"			
	CCDP6940	CCDP7740	
44 3/4"			
	CCDP6944	CCDP7744	
48 3/4"			
	CCDP6948	CCDP7748	
52 3/4"			
	CCDP6952	CCDP7752	
56 3/4"			
	CCDP6956	CCDP7756	
60 3/4"			
	CCDP6960	CCDP7760	

Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
 ## = Maximum Performance Grade (PG) rating with standard glazing.  
 I = Impact rated available.  
 E = Unit meets egress - clear opening  $\geq$  20" width, 24" height and 5.7 ft<sup>2</sup>.  
 E\* = Unit meets egress (1st floor) - clear opening  $\geq$  20" width, 24" height and 5.0 ft<sup>2</sup>

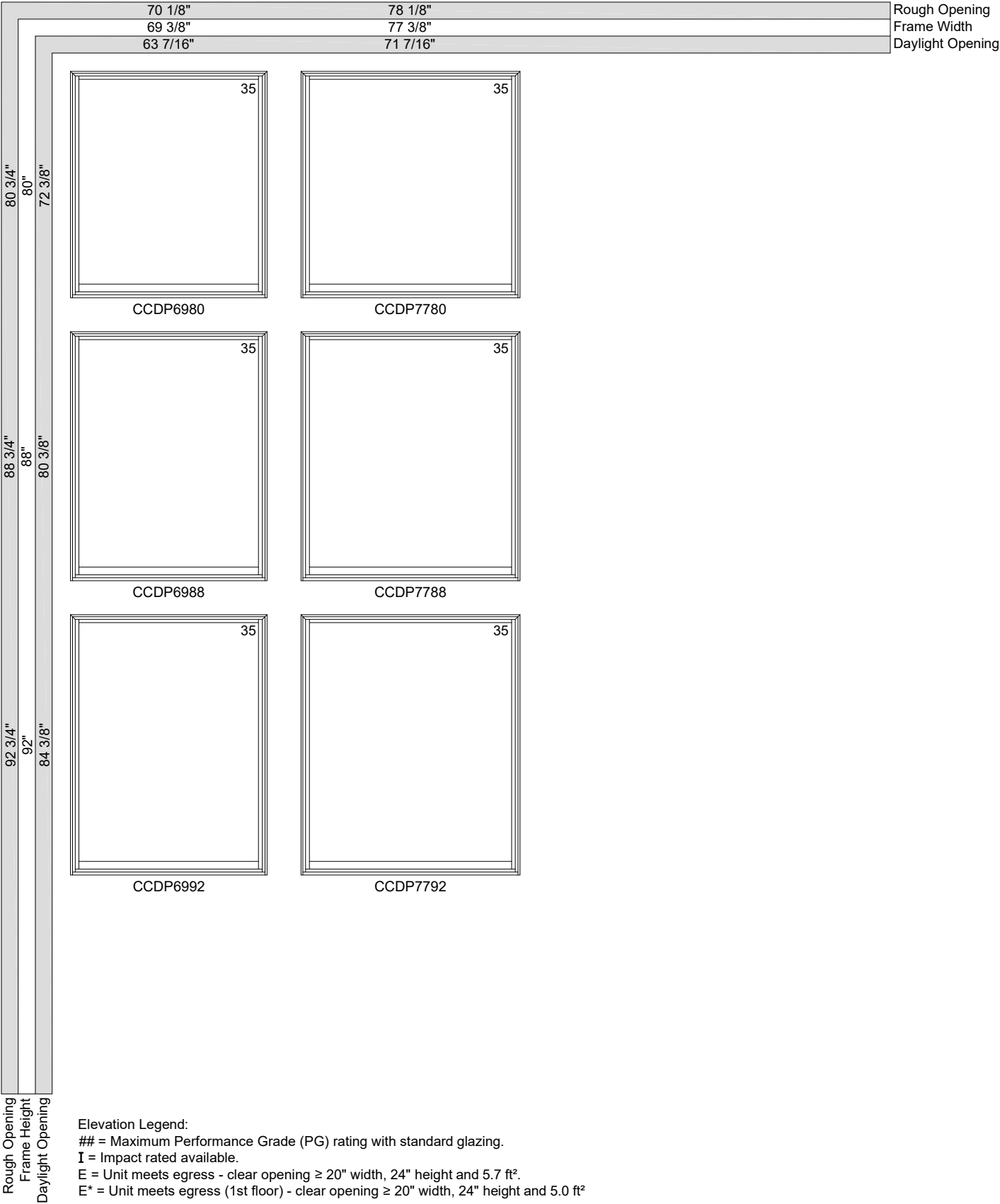


STATIONARY RECTANGLE UNITS





STATIONARY RECTANGLE UNITS



Elevation Legend:

## = Maximum Performance Grade (PG) rating with standard glazing.

I = Impact rated available.

E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².

E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

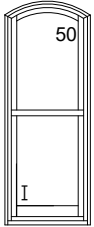
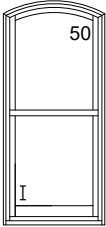
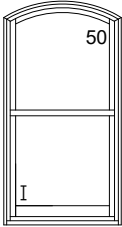
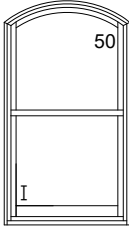
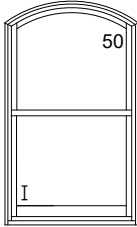
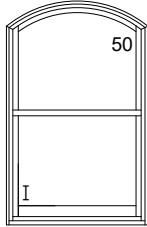
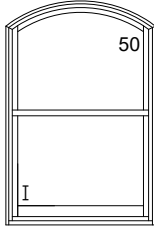
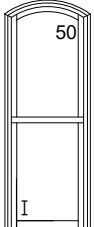
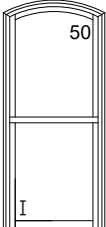
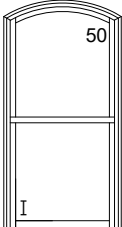
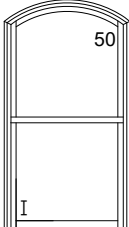
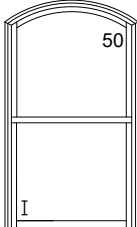
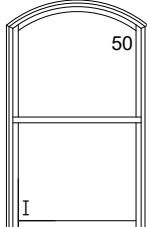
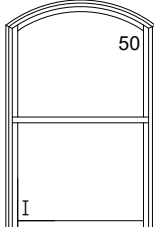
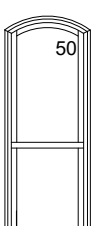
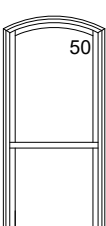
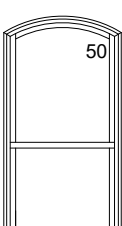
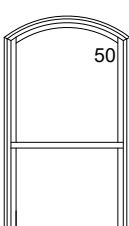
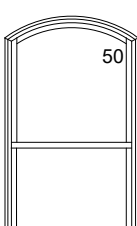
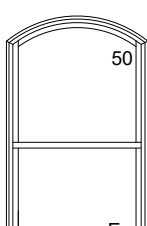
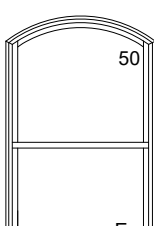
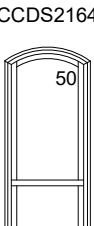
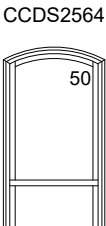
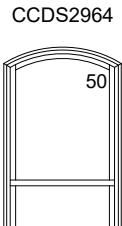
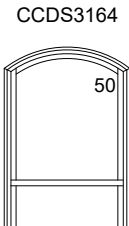
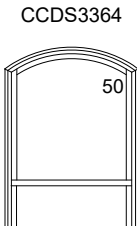
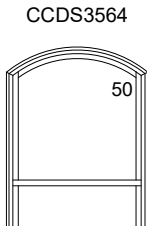
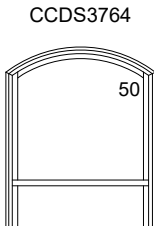
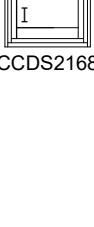


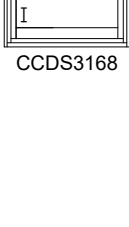


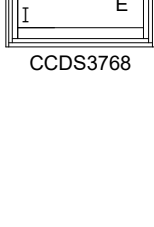
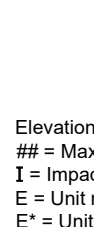
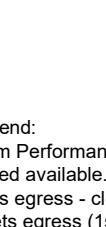
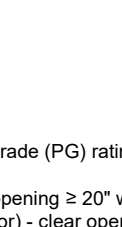
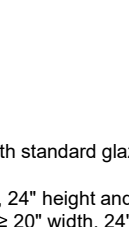





## OPERATOR EXTENDED CIRCLE SEGMENT UNITS

		22 1/8"	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
		21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
		15 7/16"	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
Rough Opening Frame Height Daylight Opening	32 3/4"	32"	32 3/16"						
	36 3/4"	36"	36 3/16"						
	40 3/4"	40"	40 3/16"						
	44 3/4"	44"	44 3/16"						
	48 3/4"	48"	48 3/16"						
	52 3/4"	52"	52 3/16"						
Elevation Legend:									
		# = Maximum Performance Grade (PG) rating with standard glazing.							
		I = Impact rated available.							
		E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².							
		E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²							



## OPERATOR EXTENDED CIRCLE SEGMENT UNITS

	22 1/8"	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	15 7/16"	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
56 3/4"								
56"	CCDS2156	CCDS2556	CCDS2956	CCDS3156	CCDS3356	CCDS3556	CCDS3756	
46 3/16"								
60 3/4"	CCDS2160	CCDS2560	CCDS2960	CCDS3160	CCDS3360	CCDS3560	CCDS3760	
60"								
50 3/16"	CCDS2164	CCDS2564	CCDS2964	CCDS3164	CCDS3364	CCDS3564	CCDS3764	
64 3/4"								
64"	CCDS2168	CCDS2568	CCDS2968	CCDS3168	CCDS3368	CCDS3568	CCDS3768	
54 3/16"								
68 3/4"	CCDS2168	CCDS2568	CCDS2968	CCDS3168	CCDS3368	CCDS3568	CCDS3768	
68"								
58 3/16"	CCDS2168	CCDS2568	CCDS2968	CCDS3168	CCDS3368	CCDS3568	CCDS3768	

Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
 ## = Maximum Performance Grade (PG) rating with standard glazing.  
 I = Impact rated available.  
 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².  
 E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

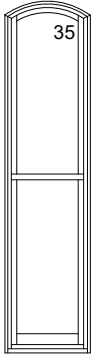
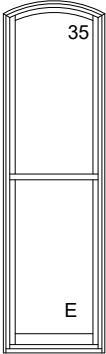
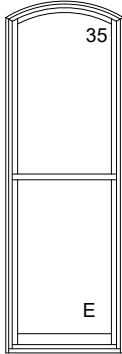
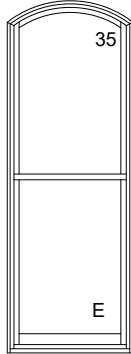
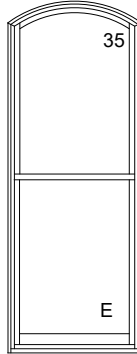
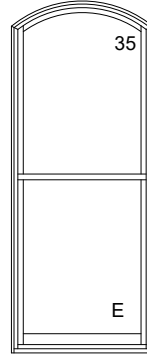
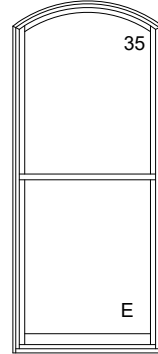
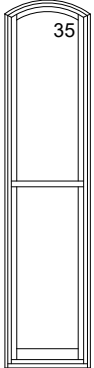
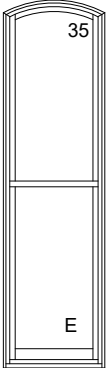
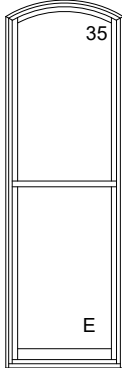
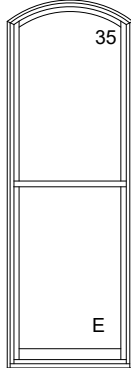
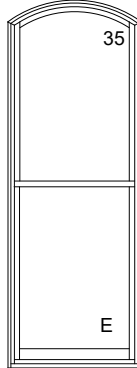
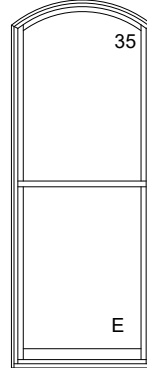
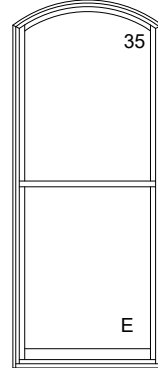
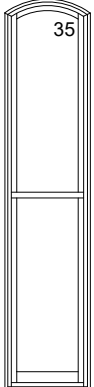
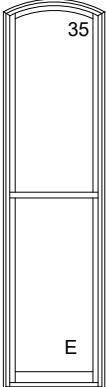
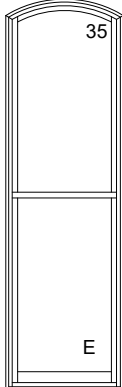
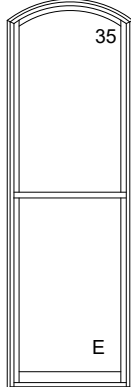
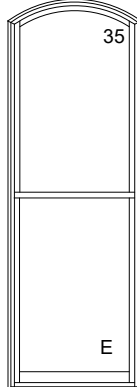
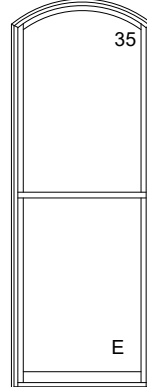
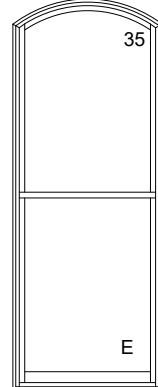

**OPERATOR EXTENDED CIRCLE SEGMENT UNITS**

	22 1/8"	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	15 7/16"	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
72 3/4"								
72"	CCDS2172	CCDS2572	CCDS2972	CCDS3172	CCDS3372	CCDS3572	CCDS3772	
62 3/16"								
76 3/4"	CCDS2176	CCDS2576	CCDS2976	CCDS3176	CCDS3376	CCDS3576	CCDS3776	
76"								
66 3/16"								
80 3/4"								
80"	CCDS2180	CCDS2580	CCDS2980	CCDS3180	CCDS3380	CCDS3580	CCDS3780	
70 3/16"								
88 3/4"								
88"								
78 3/16"								
Rough Opening								
Frame Height								
Daylight Opening								

**Elevation Legend:**  
 ## = Maximum Performance Grade (PG) rating with standard glazing.  
 I = Impact rated available.  
 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².  
 E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²



## OPERATOR EXTENDED CIRCLE SEGMENT UNITS

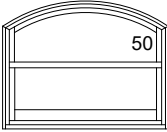
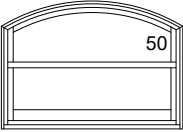
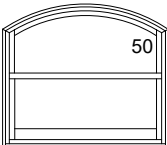
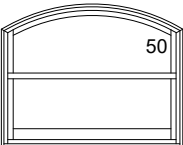
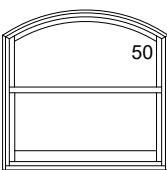
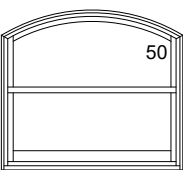
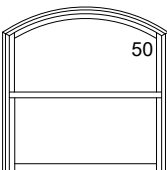
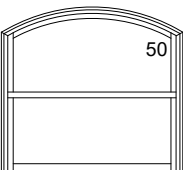
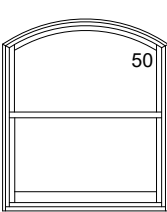
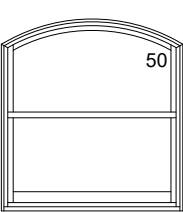
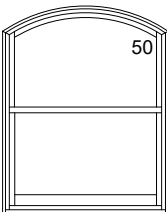
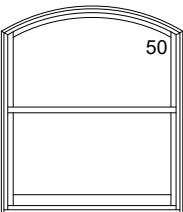
	22 1/8"	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	15 7/16"	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
92 3/4"								
92"	CCDS2192	CCDS2592	CCDS2992	CCDS3192	CCDS3392	CCDS3592	CCDS3792	
96 3/4"								
96"	CCDS2196	CCDS2596	CCDS2996	CCDS3196	CCDS3396	CCDS3596	CCDS3796	
98 3/4"								
98"	CCDS2198	CCDS2598	CCDS2998	CCDS3198	CCDS3398	CCDS3598	CCDS3798	
82 3/16"								
96 3/16"								
86 3/16"								
98 3/16"								
88 3/16"								

Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
 ## = Maximum Performance Grade (PG) rating with standard glazing.  
 I = Impact rated available.  
 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².  
 E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²



## OPERATOR EXTENDED CIRCLE SEGMENT UNITS

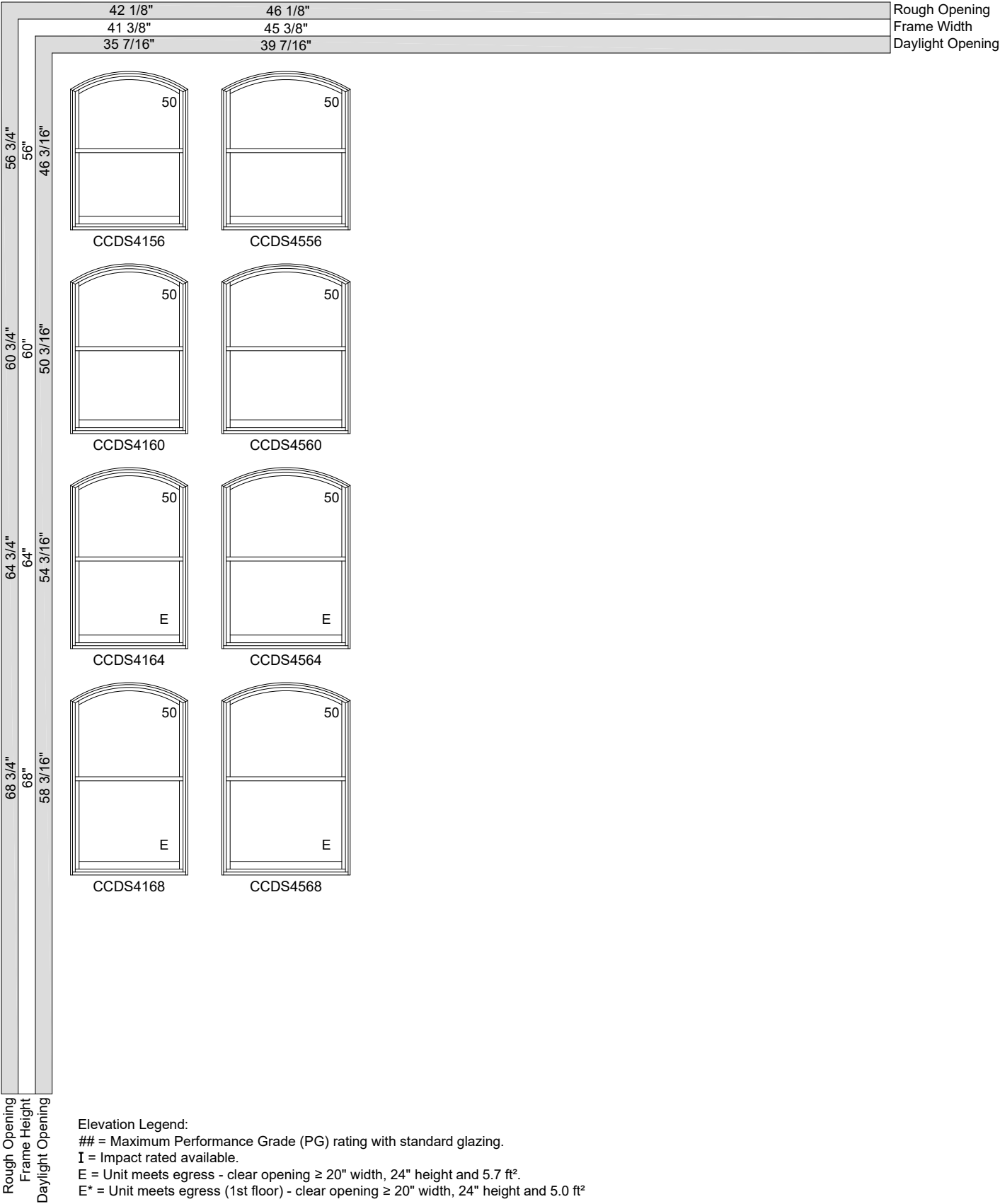
		42 1/8"	46 1/8"	Rough Opening
		41 3/8"	45 3/8"	Frame Width
		35 7/16"	39 7/16"	Daylight Opening
Rough Opening Frame Height Daylight Opening	32 3/4"	32"	22 3/16"	
				
		CCDS4132	CCDS4532	
	36 3/4"	36"	26 3/16"	
				
		CCDS4136	CCDS4536	
	40 3/4"	40"	30 3/16"	
				
		CCDS4140	CCDS4540	
	44 3/4"	44"	34 3/16"	
				
		CCDS4144	CCDS4544	
	48 3/4"	48"	38 3/16"	
				
		CCDS4148	CCDS4548	
	52 3/4"	52"	42 3/16"	
				
		CCDS4152	CCDS4552	

Elevation Legend:  
 ## = Maximum Performance Grade (PG) rating with standard glazing.  
 I = Impact rated available.  
 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².  
 E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²



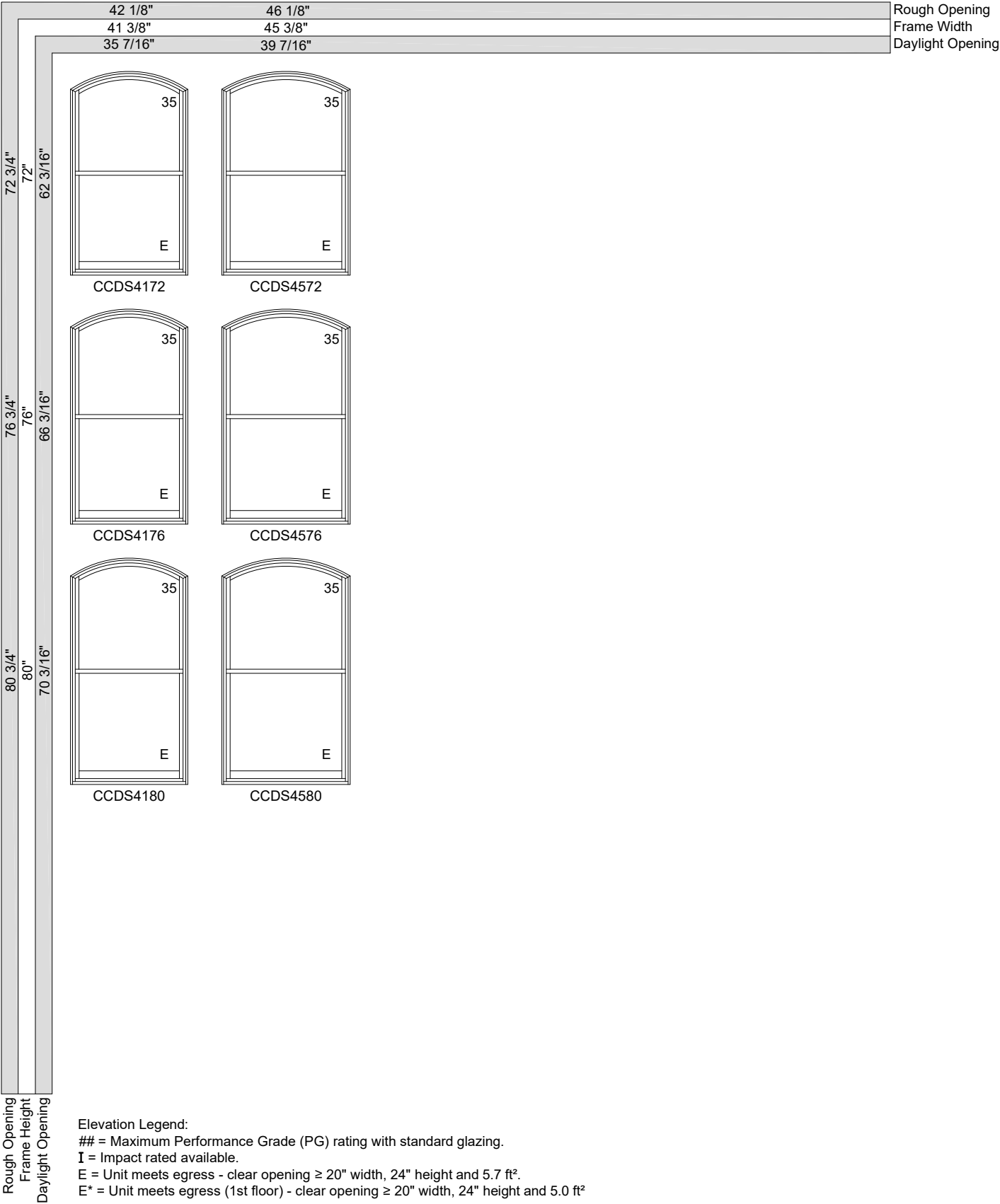


OPERATOR EXTENDED CIRCLE SEGMENT UNITS

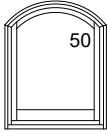
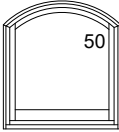
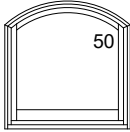
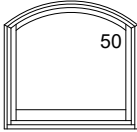
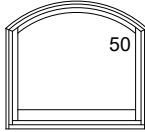
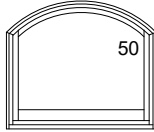
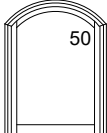
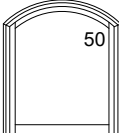
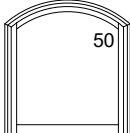
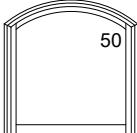
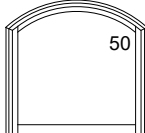
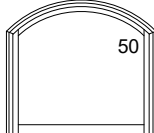
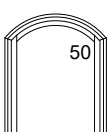
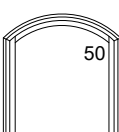
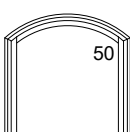
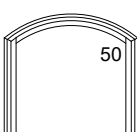
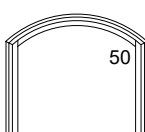
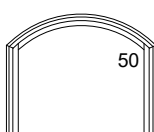
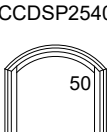
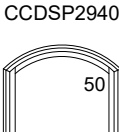
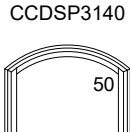
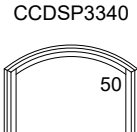
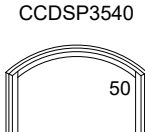
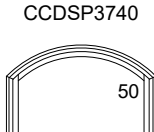


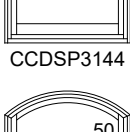
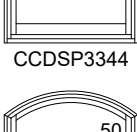
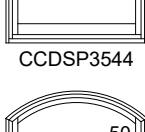











OPERATOR EXTENDED CIRCLE SEGMENT UNITS



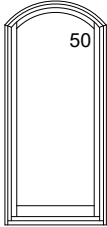
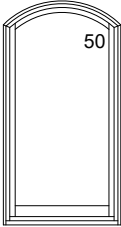
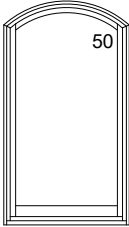
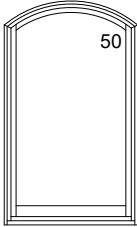
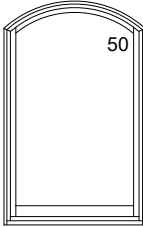
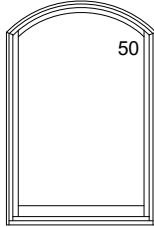
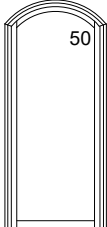
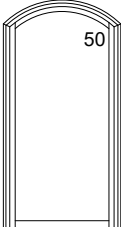
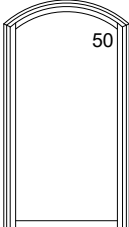
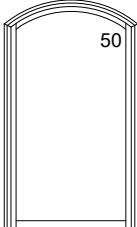
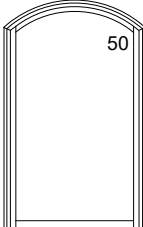
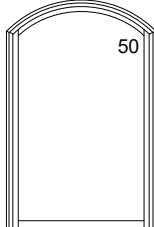
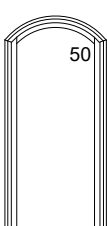
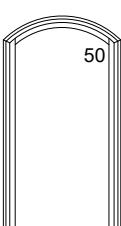
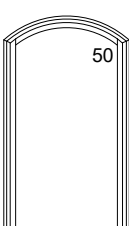
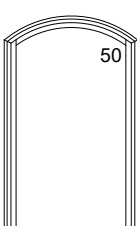
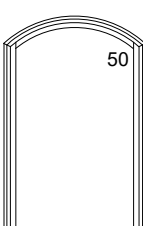
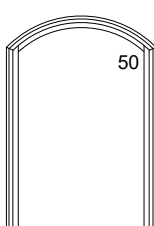
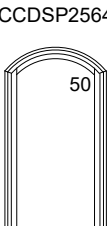
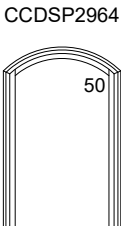
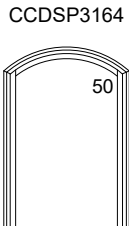
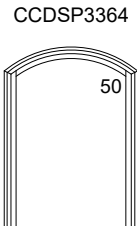
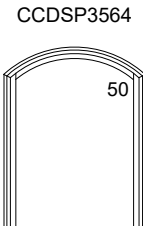
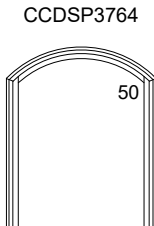
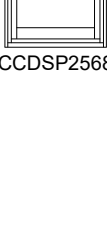





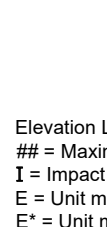
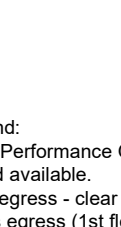
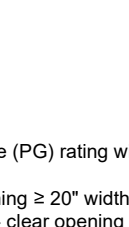
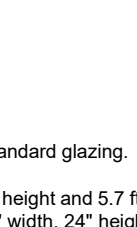



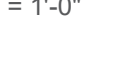

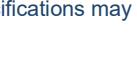
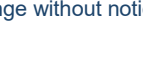
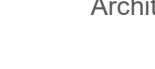

**STATIONARY EXTENDED CIRCLE SEGMENT UNITS**

	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
32 3/4"							
	CCDSP2532	CCDSP2932	CCDSP3132	CCDSP3332	CCDSP3532	CCDSP3732	
36 3/4"							
	CCDSP2536	CCDSP2936	CCDSP3136	CCDSP3336	CCDSP3536	CCDSP3736	
40 3/4"							
	CCDSP2540	CCDSP2940	CCDSP3140	CCDSP3340	CCDSP3540	CCDSP3740	
44 3/4"							
	CCDSP2544	CCDSP2944	CCDSP3144	CCDSP3344	CCDSP3544	CCDSP3744	
48 3/4"							
	CCDSP2548	CCDSP2948	CCDSP3148	CCDSP3348	CCDSP3548	CCDSP3748	
52 3/4"							
	CCDSP2552	CCDSP2952	CCDSP3152	CCDSP3352	CCDSP3552	CCDSP3752	

Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
 ## = Maximum Performance Grade (PG) rating with standard glazing.  
 I = Impact rated available.  
 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².  
 E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²


**STATIONARY EXTENDED CIRCLE SEGMENT UNITS**

	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
56 3/4"							
	CCDSP2556	CCDSP2956	CCDSP3156	CCDSP3356	CCDSP3556	CCDSP3756	
56"							
	CCDSP2560	CCDSP2960	CCDSP3160	CCDSP3360	CCDSP3560	CCDSP3760	
60 3/4"							
	CCDSP2564	CCDSP2964	CCDSP3164	CCDSP3364	CCDSP3564	CCDSP3764	
60"							
	CCDSP2568	CCDSP2968	CCDSP3168	CCDSP3368	CCDSP3568	CCDSP3768	
64 3/4"							
	CCDSP2568	CCDSP2968	CCDSP3168	CCDSP3368	CCDSP3568	CCDSP3768	
64"							
	CCDSP2568	CCDSP2968	CCDSP3168	CCDSP3368	CCDSP3568	CCDSP3768	
56 3/8"							
	CCDSP2568	CCDSP2968	CCDSP3168	CCDSP3368	CCDSP3568	CCDSP3768	

**Elevation Legend:**

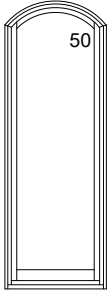
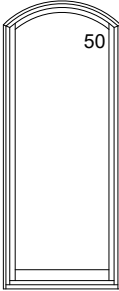
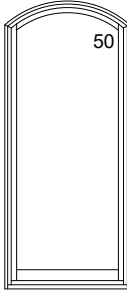
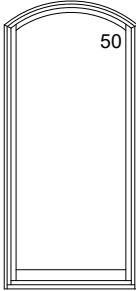
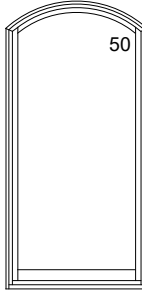
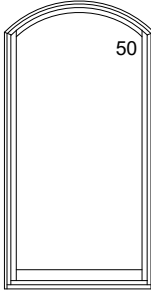
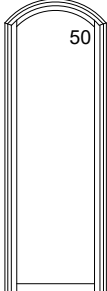
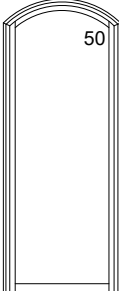
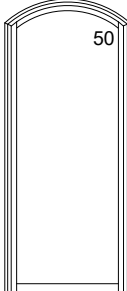
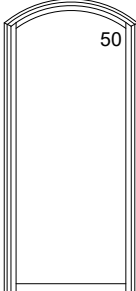
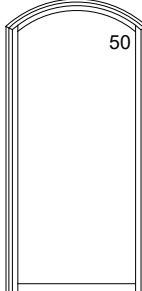
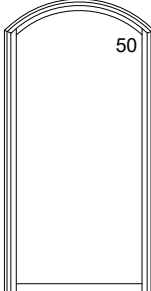
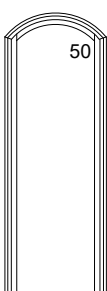
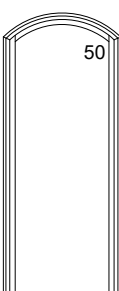
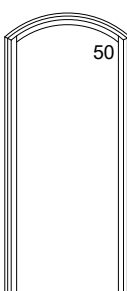
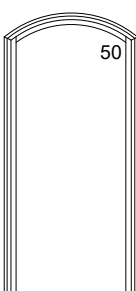
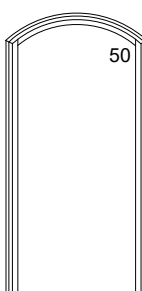
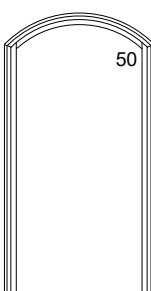
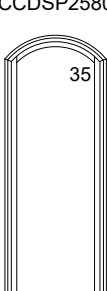
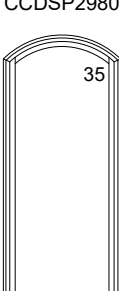
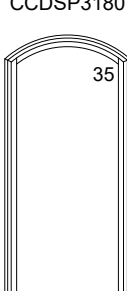
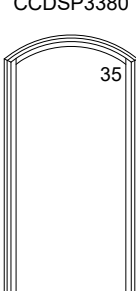
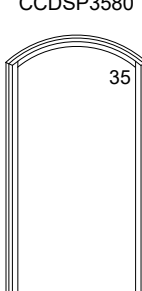
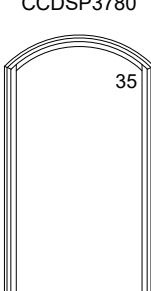
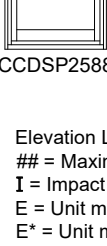
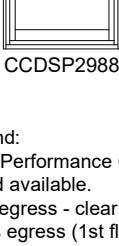
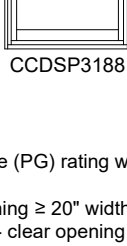
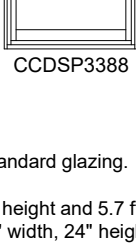


## = Maximum Performance Grade (PG) rating with standard glazing.

I = Impact rated available.

E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².

E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

## STATIONARY EXTENDED CIRCLE SEGMENT UNITS

	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
72 3/4"							
72"	CCDSP2572	CCDSP2972	CCDSP3172	CCDSP3372	CCDSP3572	CCDSP3772	
64 3/8"							
76 3/4"	CCDSP2576	CCDSP2976	CCDSP3176	CCDSP3376	CCDSP3576	CCDSP3776	
76"							
68 3/8"	CCDSP2580	CCDSP2980	CCDSP3180	CCDSP3380	CCDSP3580	CCDSP3780	
80 3/4"							
80"	CCDSP2588	CCDSP2988	CCDSP3188	CCDSP3388	CCDSP3588	CCDSP3788	
72 3/8"							
88 3/4"							
88"							
80 3/8"							

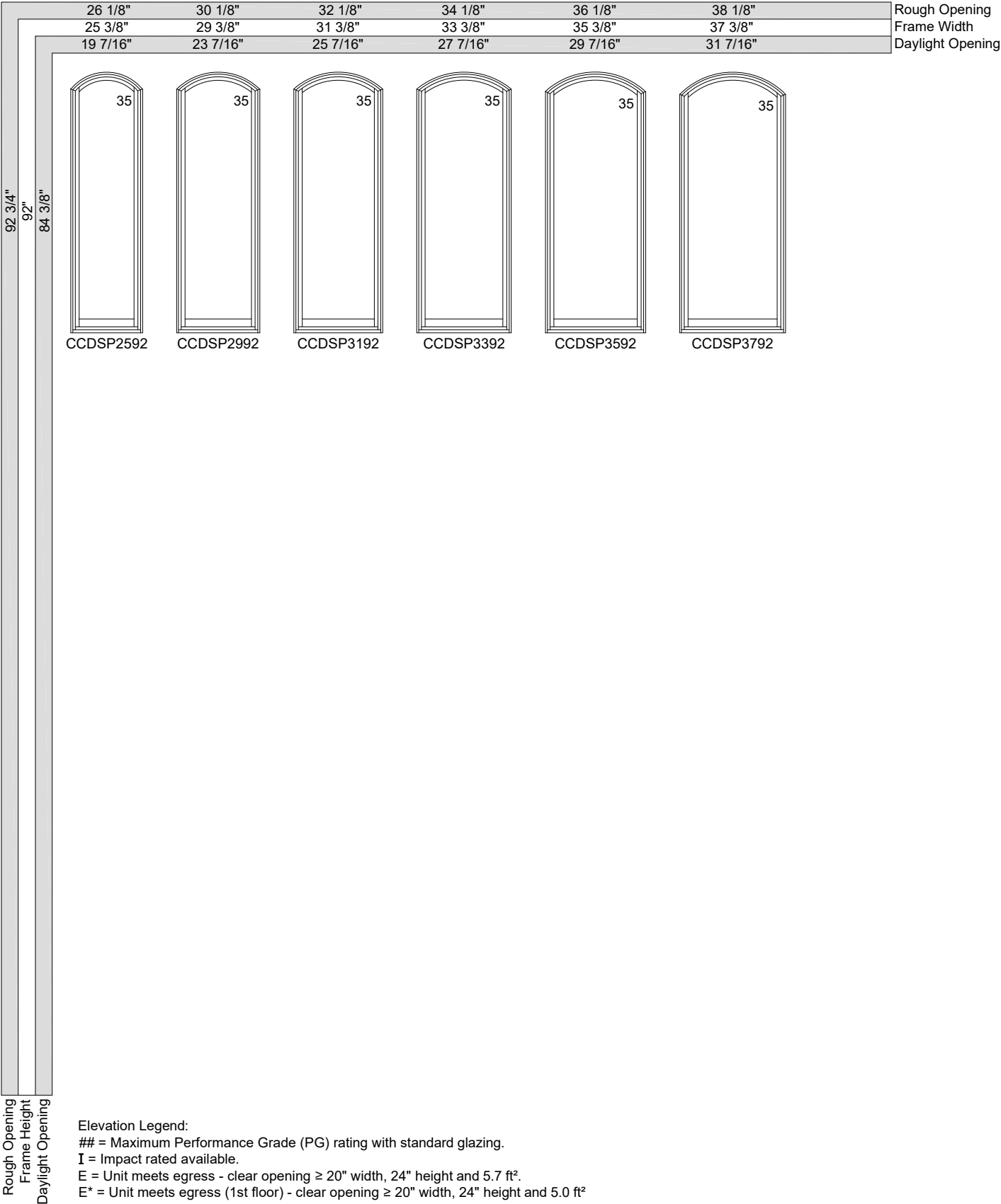
Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
 ## = Maximum Performance Grade (PG) rating with standard glazing.  
 I = Impact rated available.  
 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².  
 E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

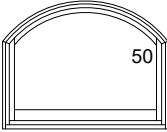
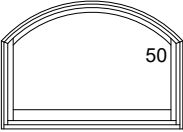
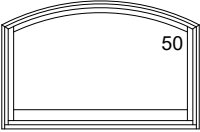
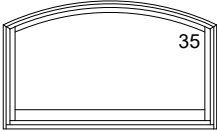
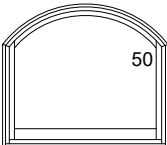
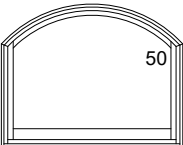
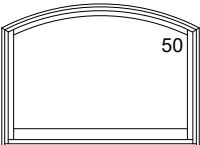
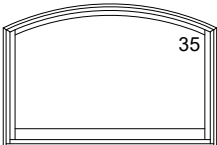
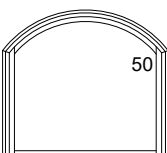
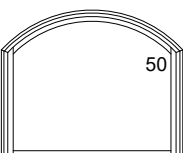
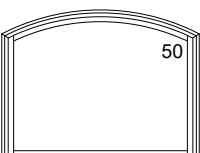
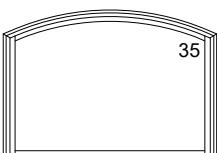
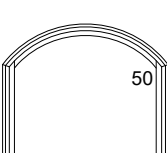
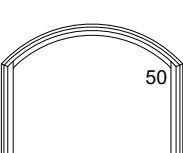
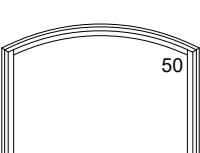
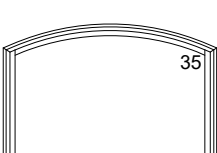
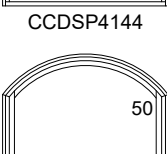
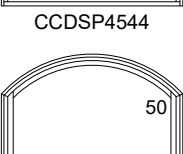
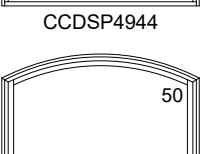
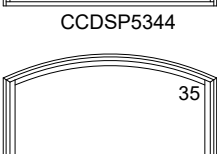
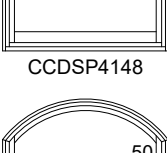
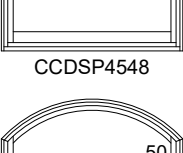
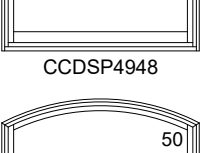
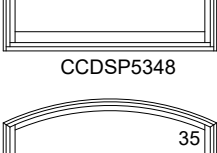




STATIONARY EXTENDED CIRCLE SEGMENT UNITS



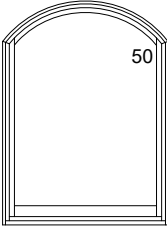
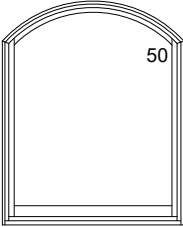
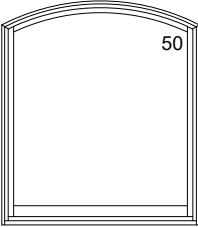
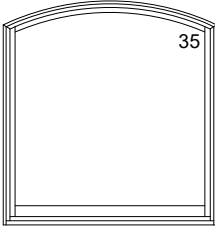
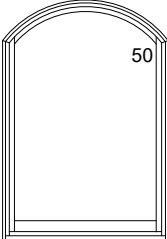
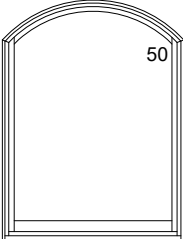
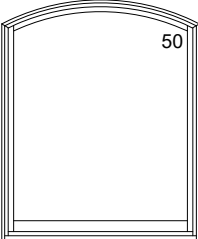
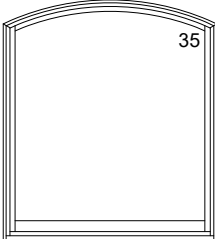
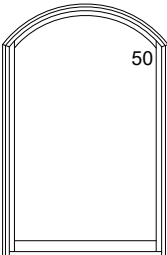
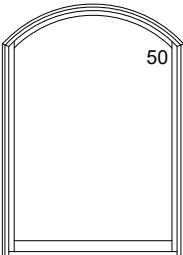
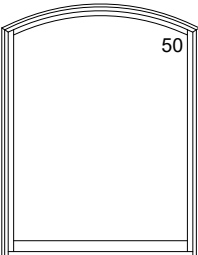
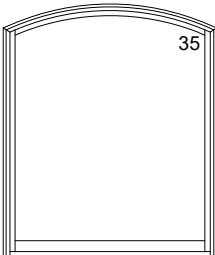
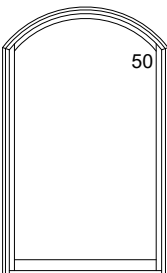
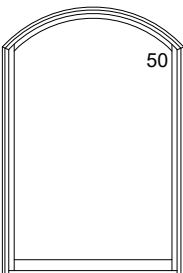
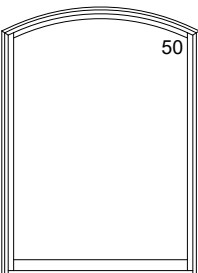
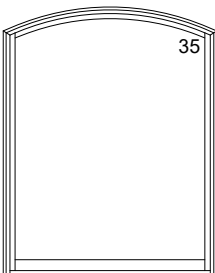
## STATIONARY EXTENDED CIRCLE SEGMENT UNITS

	42 1/8"	46 1/8"	50 1/8"	54 1/8"	Rough Opening
	41 3/8"	45 3/8"	49 3/8"	53 3/8"	Frame Width
	35 7/16"	39 7/16"	43 7/16"	47 7/16"	Daylight Opening
32 3/4"	 50 CCDSP4132	 50 CCDSP4532	 50 CCDSP4932	 35 CCDSP5332	
36 3/4"	 50 CCDSP4136	 50 CCDSP4536	 50 CCDSP4936	 35 CCDSP5336	
40 3/4"	 50 CCDSP4140	 50 CCDSP4540	 50 CCDSP4940	 35 CCDSP5340	
44 3/4"	 50 CCDSP4144	 50 CCDSP4544	 50 CCDSP4944	 35 CCDSP5344	
48 3/4"	 50 CCDSP4148	 50 CCDSP4548	 50 CCDSP4948	 35 CCDSP5348	
52 3/4"	 50 CCDSP4152	 50 CCDSP4552	 50 CCDSP4952	 35 CCDSP5352	

Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
 ## = Maximum Performance Grade (PG) rating with standard glazing.  
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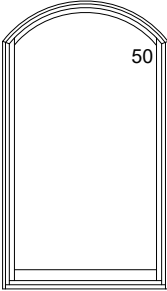
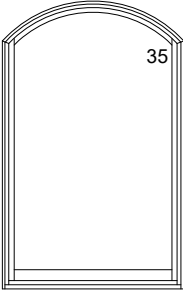
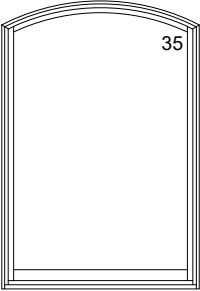
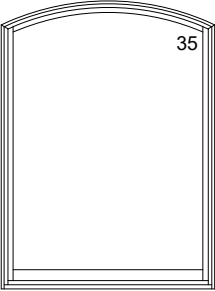
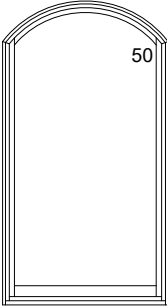
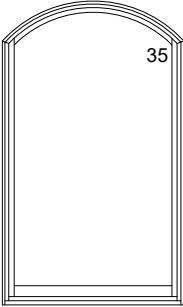
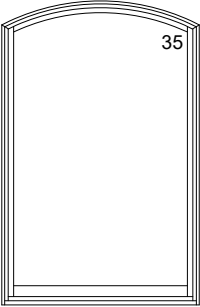
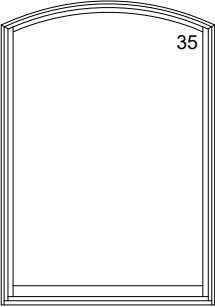
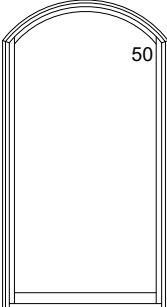
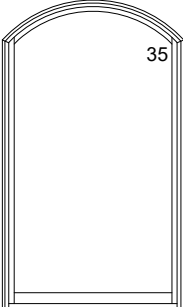
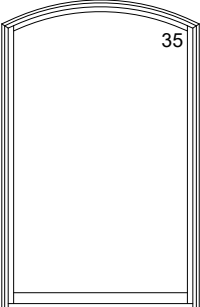
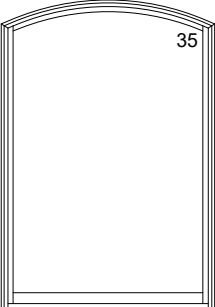
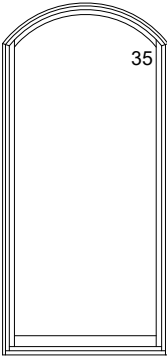
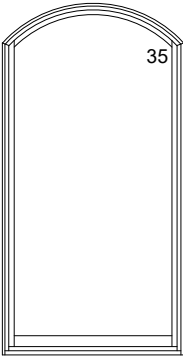
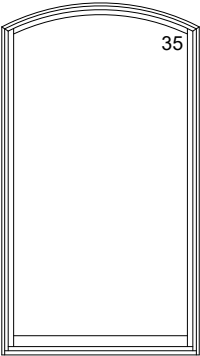
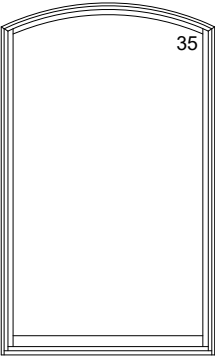

**STATIONARY EXTENDED CIRCLE SEGMENT UNITS**

	42 1/8"	46 1/8"	50 1/8"	54 1/8"	Rough Opening
	41 3/8"	45 3/8"	49 3/8"	53 3/8"	Frame Width
	35 7/16"	39 7/16"	43 7/16"	47 7/16"	Daylight Opening
56 3/4"					
	CCDSP4156	CCDSP4556	CCDSP4956	CCDSP5356	
60 3/4"					
	CCDSP4160	CCDSP4560	CCDSP4960	CCDSP5360	
64 3/4"					
	CCDSP4164	CCDSP4564	CCDSP4964	CCDSP5364	
68 3/4"					
	CCDSP4168	CCDSP4568	CCDSP4968	CCDSP5368	

Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
 ## = Maximum Performance Grade (PG) rating with standard glazing.  
 I = Impact rated available.  
 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².  
 E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

## STATIONARY EXTENDED CIRCLE SEGMENT UNITS

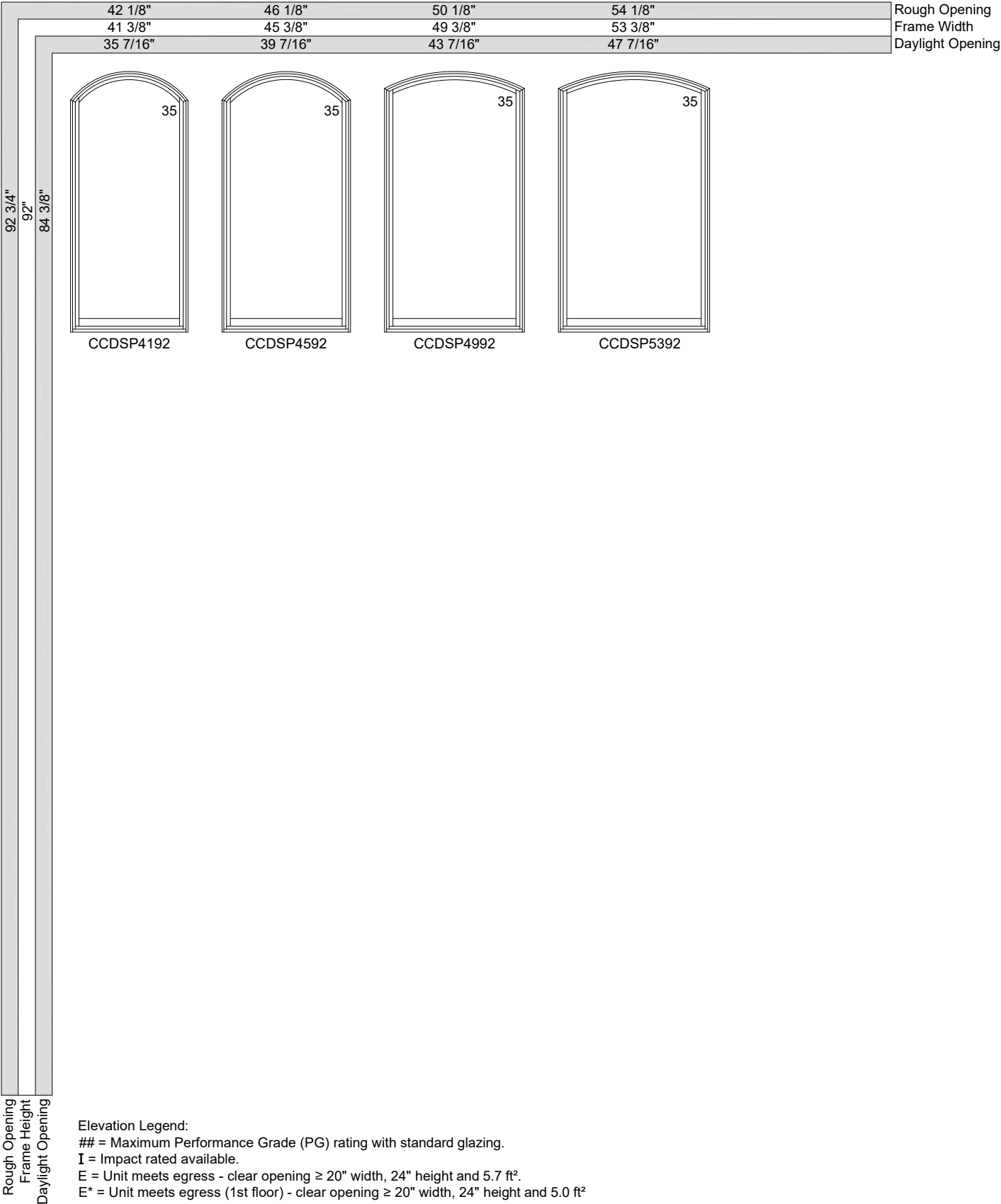
	42 1/8"	46 1/8"	50 1/8"	54 1/8"	Rough Opening
	41 3/8"	45 3/8"	49 3/8"	53 3/8"	Frame Width
	35 7/16"	39 7/16"	43 7/16"	47 7/16"	Daylight Opening
72 3/4"					
72"	CCDSP4172	CCDSP4572	CCDSP4972	CCDSP5372	
76 3/4"					
76"	CCDSP4176	CCDSP4576	CCDSP4976	CCDSP5376	
80 3/4"					
80"	CCDSP4180	CCDSP4580	CCDSP4980	CCDSP5380	
88 3/4"					
88"	CCDSP4188	CCDSP4588	CCDSP4988	CCDSP5388	

Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
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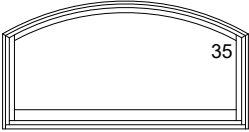
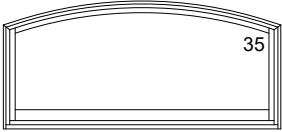
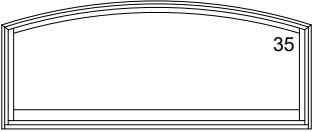
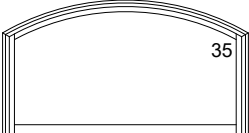
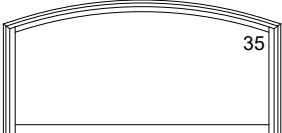
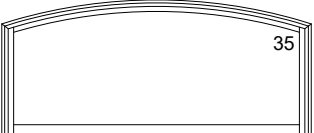
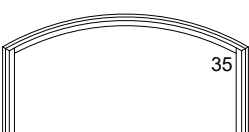
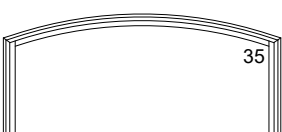
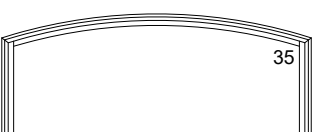
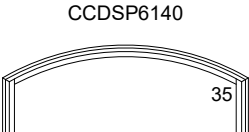
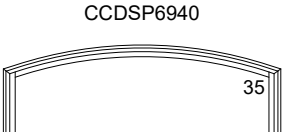
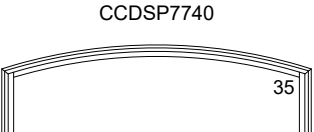

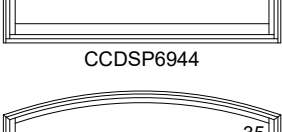
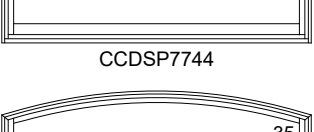
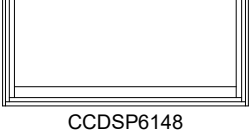
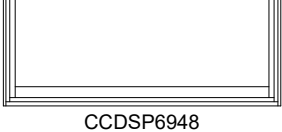
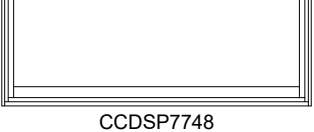


STATIONARY EXTENDED CIRCLE SEGMENT UNITS





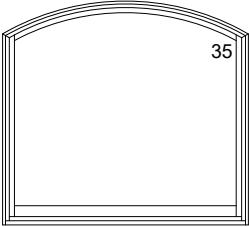
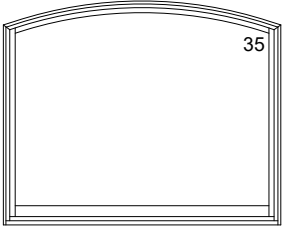
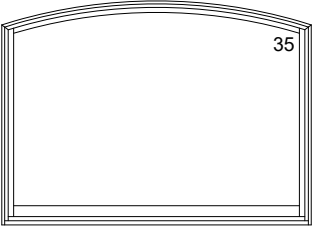
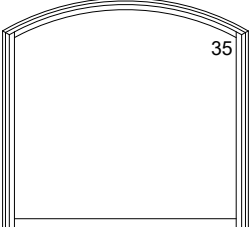
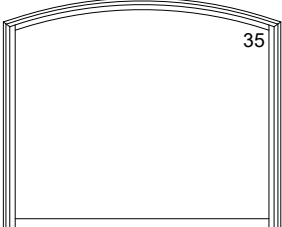
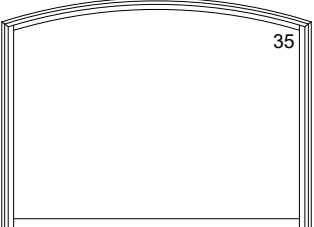
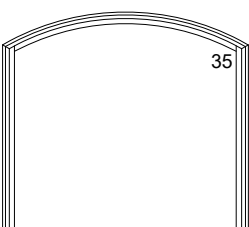
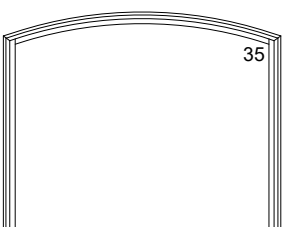
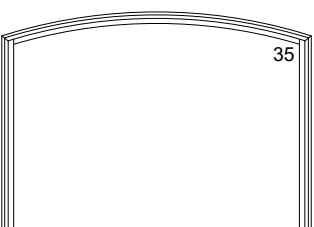
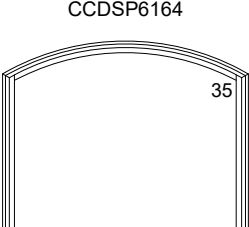
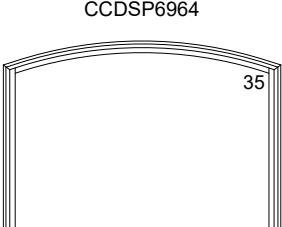
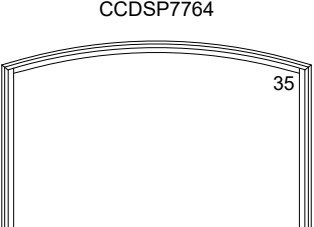

**STATIONARY EXTENDED CIRCLE SEGMENT UNITS**

	62 1/8"	70 1/8"	78 1/8"	Rough Opening
	61 3/8"	69 3/8"	77 3/8"	Frame Width
	55 7/16"	63 7/16"	71 7/16"	Daylight Opening
32 3/4"	 35 CCDSP6132	 35 CCDSP6932	 35 CCDSP7732	
36 3/4"	 35 CCDSP6136	 35 CCDSP6936	 35 CCDSP7736	
40 3/4"	 35 CCDSP6140	 35 CCDSP6940	 35 CCDSP7740	
44 3/4"	 35 CCDSP6144	 35 CCDSP6944	 35 CCDSP7744	
48 3/4"	 35 CCDSP6148	 35 CCDSP6948	 35 CCDSP7748	
52 3/4"	 35 CCDSP6152	 35 CCDSP6952	 35 CCDSP7752	

Rough Opening  
 Frame Height  
 Daylight Opening

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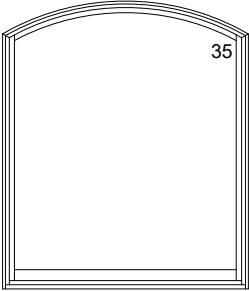
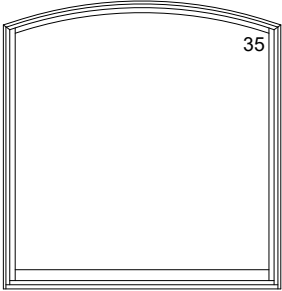
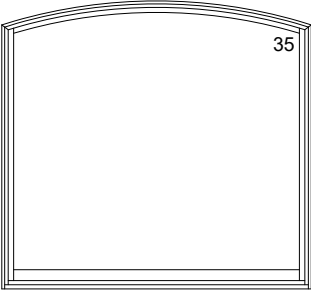
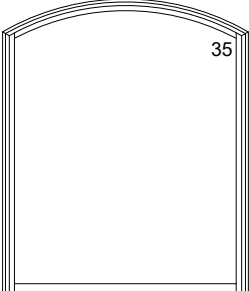
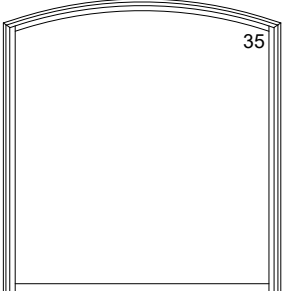
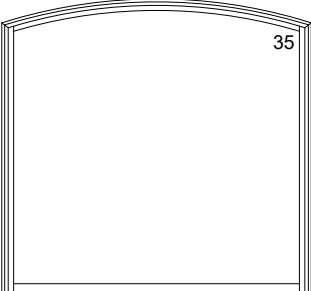
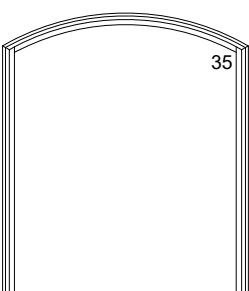
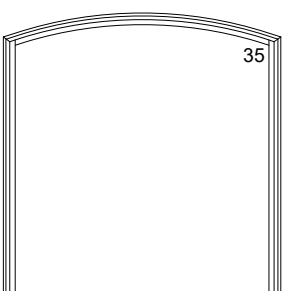
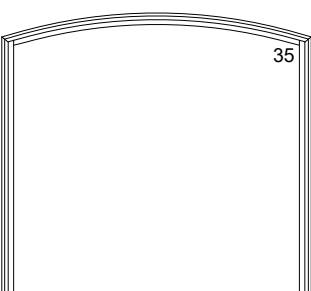
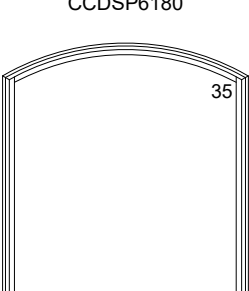
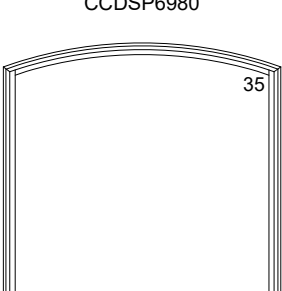
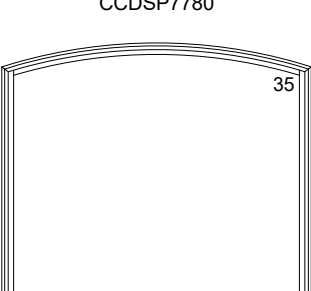
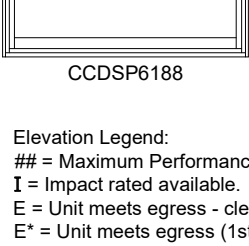
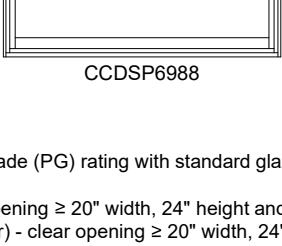
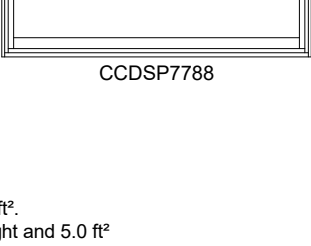
## STATIONARY EXTENDED CIRCLE SEGMENT UNITS

	62 1/8"	70 1/8"	78 1/8"	Rough Opening
	61 3/8"	69 3/8"	77 3/8"	Frame Width
	55 7/16"	63 7/16"	71 7/16"	Daylight Opening
56 3/4"				
56"	CCDSP6156	CCDSP6956	CCDSP7756	
52 3/8"				
60"	CCDSP6160	CCDSP6960	CCDSP7760	
64 3/4"				
64"	CCDSP6164	CCDSP6964	CCDSP7764	
68 3/4"				
68"	CCDSP6168	CCDSP6968	CCDSP7768	
60 3/8"				

Rough Opening  
 Frame Height  
 Daylight Opening

Elevation Legend:  
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 E\* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

## STATIONARY EXTENDED CIRCLE SEGMENT UNITS

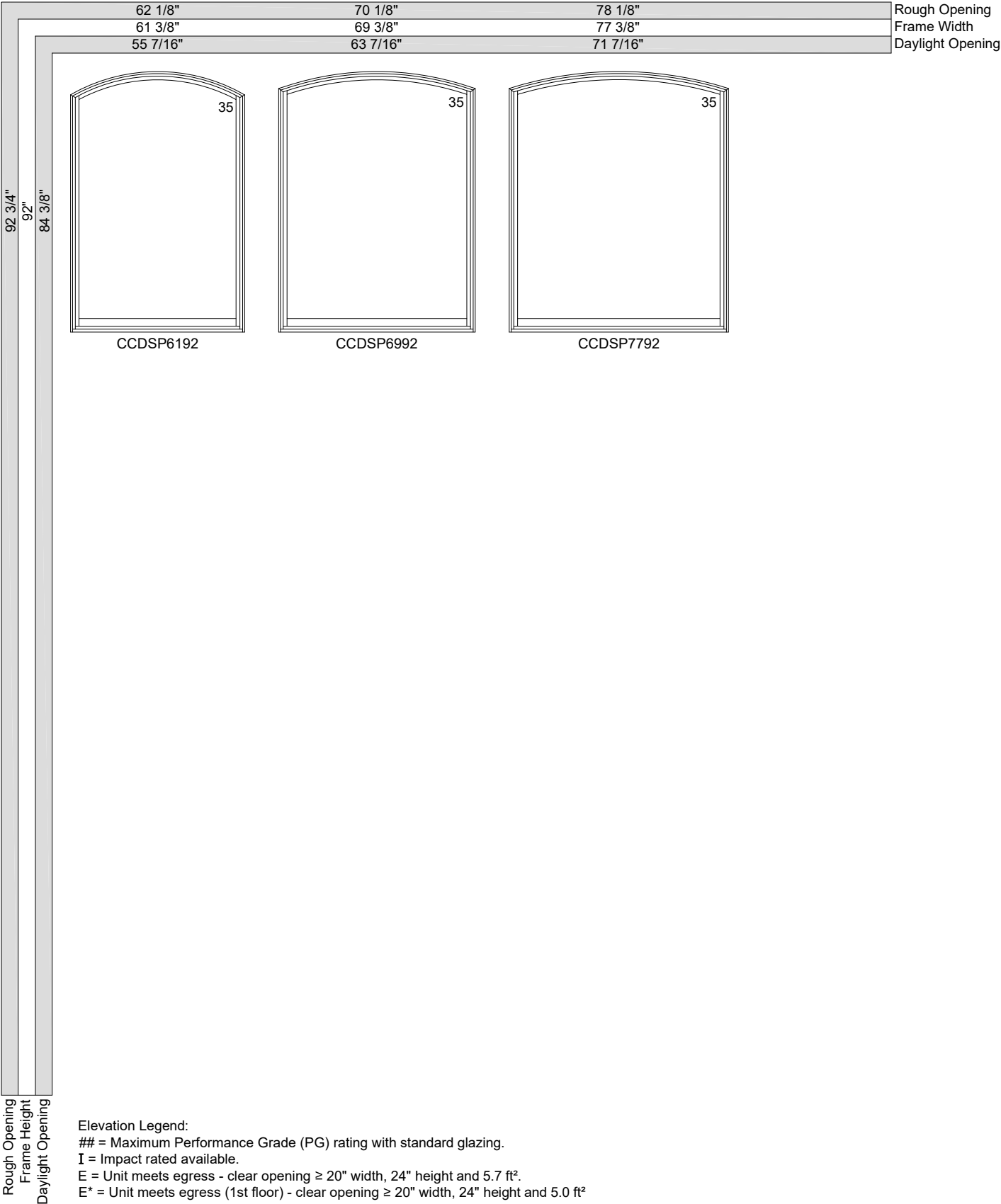
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	61 3/8"	69 3/8"	77 3/8"	Frame Width
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72 3/4"				
72"	CCDSP6172	CCDSP6972	CCDSP7772	
64 3/8"				
76 3/4"	CCDSP6176	CCDSP6976	CCDSP7776	
76"				
68 3/8"	CCDSP6180	CCDSP6980	CCDSP7780	
80 3/4"				
80"	CCDSP6188	CCDSP6988	CCDSP7788	
72 3/8"				
88 3/4"				
88"				
80 3/8"				

Rough Opening  
 Frame Height  
 Daylight Opening

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STATIONARY EXTENDED CIRCLE SEGMENT UNITS



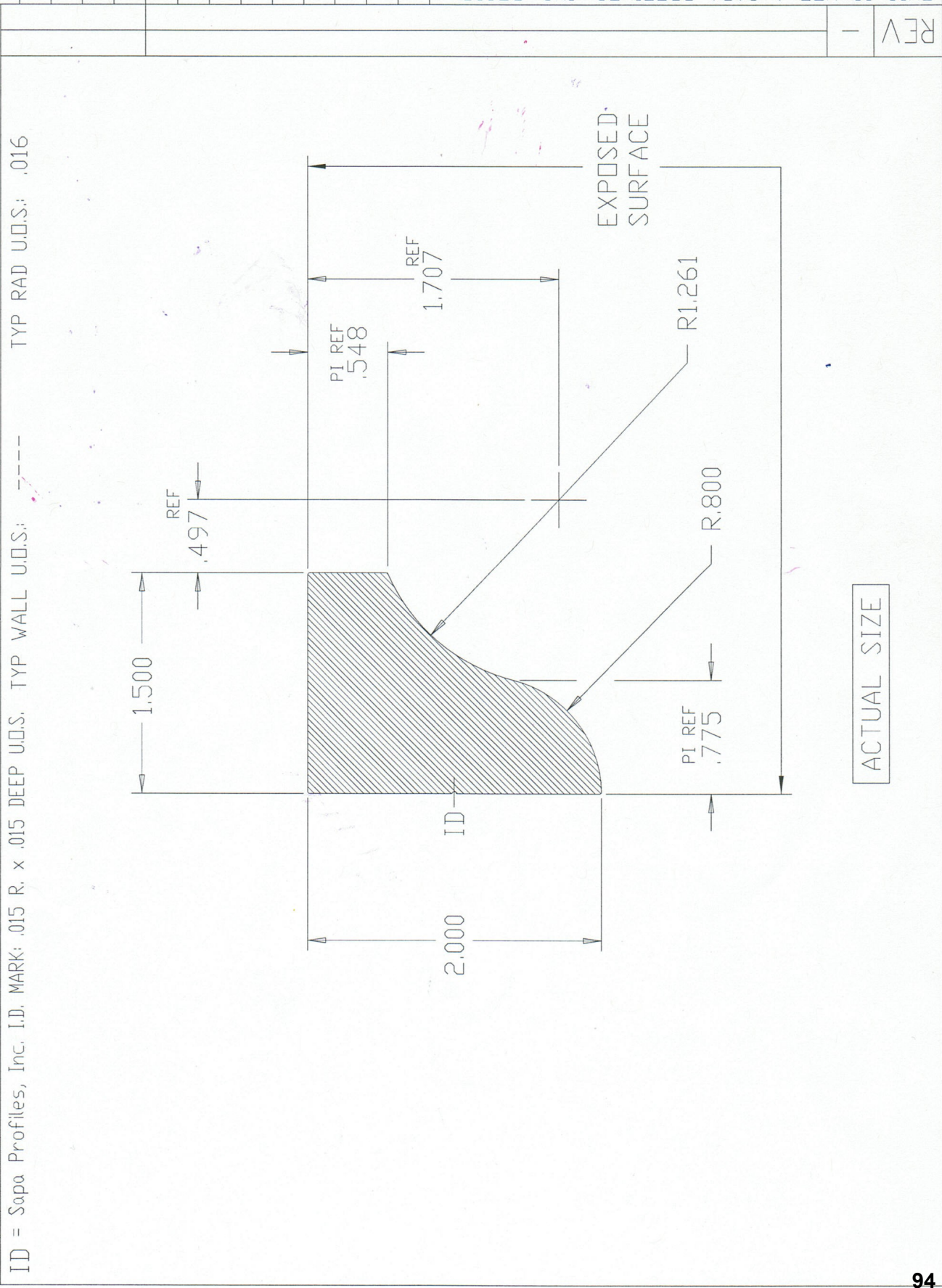


36240  
DIE NUMBER  
A-43731  
DRAWING NUMBER

**sapa:**  
7933 NE 21st Ave  
Portland, OR 97211-0263  
(800) 547-0790

JELD-WEN (BEND DIVISION)  
CUSTOMER NAME  
A  
PART NAME  
PART NO PDH-24 JCD-960 DATE 9-18-2007  
ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY U.D.S.

36240  
DIE NUMBER  
A-43731  
DRAWING NUMBER  
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AREA 2.035  
PERI 6.256  
ADJ PERI ----  
CCIFAC 2.5 3  
TYPE SOLID  
TIE VOL ----  
DRN BY TEG  
DIE SIZE 13  
FD PLT 25297  
BACKER 16189  
BOLSTER 44  
SUB BOL 13  
HOLES 1  
BILIR/R 10 42



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NO WARRANTY OF FITNESS FOR A PARTICULAR  
PURPOSE WITH REGARD TO THE EXTRUSIONS  
PRODUCED PURSUANT TO THIS DRAWING.





## COMMUNITY DEVELOPMENT

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

# Notice of Decision

## Historic Review of Exterior Alterations and Use of Substitute Materials

HI-09-22

August 9, 2022

### Application Information

Type of Application:	Historic Review of Exterior Alterations and Use of Substitute Materials for a commercial structure. The applicant proposes to remove and replace the existing membrane roof covering, complete maintenance on the roof, remove and replace portions of the façade, restore upper residential windows, reconstruct the original first floor windows, renovate existing roof well, add new ventilation penetrations, construct a penthouse addition, reinstall the St. Francis sign, and add seismic updates.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant:	Sable Drive LLC, Scott Lepman; 100 Ferry Street NW, Albany, OR 97321
Representative:	Laura LaRoque; Udel Engineering and Land Surveying, LLC 63 E Ash Street Lebanon, OR 97355
Address/Location:	410 First Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-06CC; Tax Lot 8100
Zoning & Historic District:	Historic Downtown (HD) Zoning District, Downtown National Historic District Overlay

### Decision

On August 3, 2022, the Albany Landmarks Commission **APPROVED WITH CONDITIONS** the application described above. The Landmarks Commission based its decision upon consideration of findings within staff report, public testimony, and review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Alyssa Schrems, project planner, at [Alyssa.Schrems@cityofalbany.net](mailto:Alyssa.Schrems@cityofalbany.net), 541-791-0176.

This approval expires in three years, unless a valid approved building permit exists for new construction or improvements and work has commenced, or unless an extension has been granted pursuant to ADC 1.083. The issuance of this approval by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

  
Landmarks Commission Vice-Chair

**Must be Appealed by Date:** August 19, 2022  
**Approval Expiration Date (if not appealed):** August 9, 2025

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



## Conditions of Approval

- Condition 1** The penthouse addition shall be no taller than 10 feet from grade to highest point.
- Condition 2** The ventilation penetrations shall be either through the alley, the roof, or west side of the building. No penetrations shall face Ferry Street SW or First Avenue SW.
- Condition 3** The headers on the E.H. Rhodes building shall be redesigned without height change to more closely resemble the original headers of the building.

## Appeal Procedure

Appeal procedures are found in the Albany Development Code 1.410. The City's decision may be appealed to the City Council if a person with standing files a completed notice to appeal application and the associated filing fee no later than 10 days from the date the City mails the notice of decision. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

## Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

### Building (Building Official Manager, Johnathan Balkema, 541-791-0199)

#### Permits

1. Obtain building permits prior to any construction.

#### Plan Review for Permits

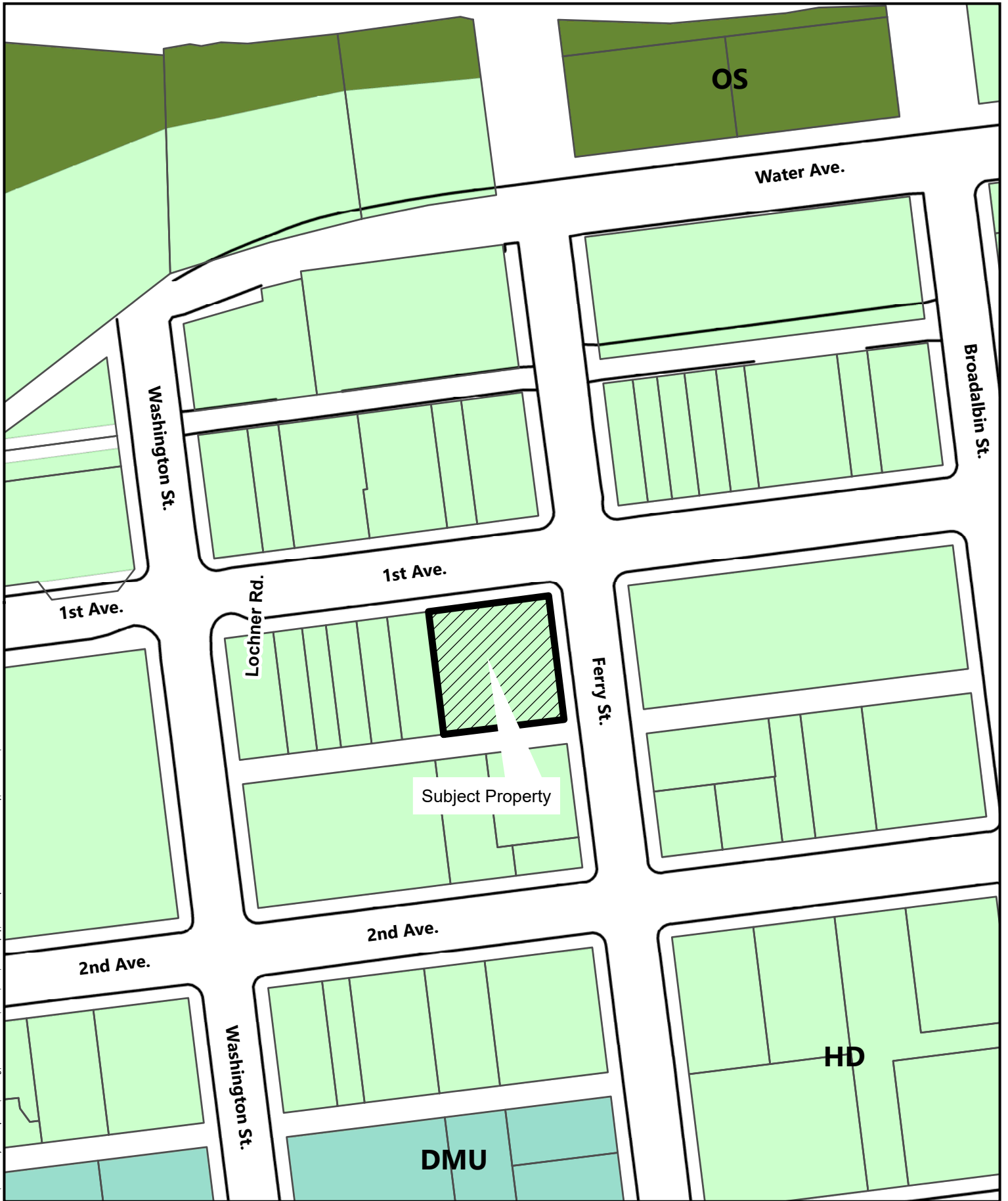
2. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net) for details and instructions prior to submittal.

### Public Works – Engineering (Gordon Steffensmeier, 541-917-7647)

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

## Attachments

- A. Location Map



G:\Community Development\Planning Land Use Cases\2020s\2022\Historic (H)\HI-09-22 (St. Francis - 410 1st Ave SW)\Public Notice\406 1st Ave.mxd



0 50 100 200 Feet

Date: 6/10/2022 Map Source: City of Albany

**406 1st Ave W**

**Location Map**





## COMMUNITY DEVELOPMENT

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

# Staff Report

## Historic Review of Exterior Alterations

HI-12-25

September 24, 2025

### Summary

This staff report evaluates a Historic Review of Exterior Alterations for a residential structure on a developed lot listed on the Local Historic Inventory (Attachment A). The applicant proposes to change the turning style of the porch posts.

### Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Gregory Nicol, 31364 Peterson Road, Philomath, OR 97370
Address/Location:	517 9th Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AD; Tax Lot 07200
Zoning:	Hackleman Monteith (HM) District (Monteith Historic District)
Total Land Area:	5,033 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 Unit East: Residential, Single Unit South: Residential, Single Unit West: Residential, Single Unit
Prior History:	N/A

### Notice Information

On September 10, 2025, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On September 19, 2025, notice of public hearing was posted on the subject site. As of September 22, 2025, no public testimony has been received.

### Analysis of Development Code Criteria

#### Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.



## Exterior Alteration Criteria (ADC 7.100-7.165)

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

1. **The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure; OR**
2. **The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

ADC 7.150 further provides that the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria.

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

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The analysis includes findings related to the Exterior Alterations review criteria in ADC 7.150, followed by the evaluation of the applicable Secretary of Interior Standards in ADC 7.160. Staff conclusions are presented after the findings.

## Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 517 9th Avenue SW in the Hackleman Monteith (HM) zoning district and is a historic contributing resource in the Montieth

Historic district. The surrounding properties are in the Hackleman Monteith (HM) zoning district. Surrounding properties are developed with single dwelling unit residences.

- 1.2 Historic Rating. The subject building is considered a Historic Contributing resource in the Monteith District.

- 1.3 History and Architectural Style. The nomination form lists the architectural style of the building as Italianate (Attachment B).

- 1.4 Prior Alterations. The nomination form notes that the windows in the bay were replaced by sliding aluminum windows around 1975.

- 1.5 Proposed Exterior Alterations. The applicant proposes to replace the existing porch posts that are rotting with posts that are more Italianate in appearance (rectangular with stopped chamfers) and to keep the existing corbels. The posts are proposed to be made with wood (Attachment C).

Based on the facts provided, the applicant is proposing to replace porch posts that more closely match the listed style of the house. Based on these facts, ADC 7.150(2) appears to be met.

- 1.6 Building Use (ADC 7.160(1)). The building's original use was a single unit house. The building is still used as a dwelling. The applicant does not propose any changes to the use of the building at this time.

Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).

- 1.7 Historic Character (ADC 7.160(2)). The house was constructed in 1885 in the Italianate style. Distinctive features of the house include a central two-story bay with a pedimented gable, a sunburst in the tympanum, Eastlake porch posts with brackets, decorated brackets at the eaves, overhanging eaves, and a wide frieze.

The Commission may determine if changing the style of the posts will affect a distinctive feature.

- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The house is designed in the Italianate style. The applicant proposes replacing the porch posts with a new style that is more traditional on Italianate houses. The applicant provided photos showing that the wood posts of the structure are deteriorated beyond repair and proposes the replacement posts to stabilize the structure.

The Commission may determine if these criteria are met.

- 1.9 Distinctive Characteristics (ADC 7.160(5)). The applicant states that the porch posts have deteriorated past the point of repair and proposes to replace the posts with a slightly different design that is more traditional for the style of the structure.

The Commission may determine if this criterion is met.

- 1.10 Deteriorated Features (ADC 7.160(6)). The applicant states that the porch posts are too deteriorated to be repaired and proposes to replace them instead with a slightly different design. The applicant notes that the porch posts have been replaced once before.

The Commission may determine if this criterion is met.

- 1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose any chemical or physical treatments in association with the replacement of the porch posts. Based on these facts, criterion ADC 7.160(7) is met.

- 1.12 Significant Archaeological Resources (ADC 7.160(8)). No ground disturbing work is proposed with this application. As no groundwork is proposed, no disturbance of any archaeological resources is anticipated. Based on these facts, this criterion appears to be met.

- 1.13 Historic Materials (ADC 7.160(9)). The applicant states that the porch posts have been replaced once before but did not note what year. The applicant proposes to replace the existing porch posts with ones that are more compatible with the Italianate style.

The Commission may determine if this criterion is met.

- 1.14 New Additions (ADC 7.160(10)). The applicant states they are not proposing any new additions or adjacent or related new construction. 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 Commission may determine if the proposal is consistent with the Secretary of the Interior's Standards in ADC 7.160.

## Overall Conclusions

This proposal seeks to complete exterior alterations replace the existing front porch posts with posts of a different turning style.

## 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.

## Motions

**Approval:** *I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-12-25. This motion is based on the findings and conclusions in the September 24, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

**Approval with new conditions of approval:** *I move to approve the exterior alterations including conditions of approval as **drafted during this meeting** for application planning file no. HI-12-25. This motion is based on the findings and conclusions in the September 24, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

**Denial:** *I move to deny the exterior alterations as detailed in planning file no. HI-12-25. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.*

## Conditions of Approval

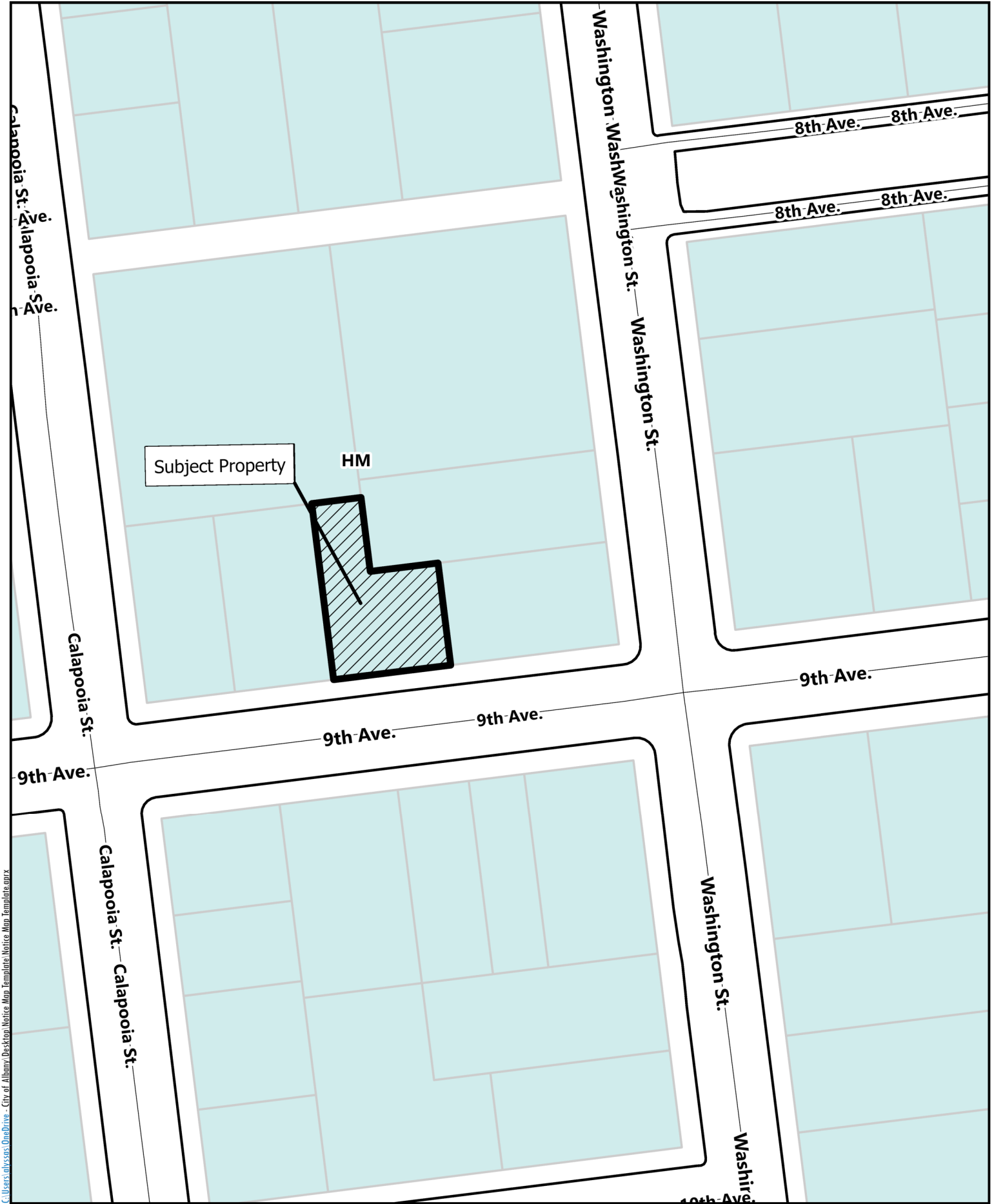
- Condition 1 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.
- Condition 2 **Historic Review**– A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

## Attachments

- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal

## Acronyms

- |     |                             |
|-----|-----------------------------|
| ADC | Albany Development Code     |
| HM  | Hackleman Monteith District |



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0 50 100 200 Feet

Date: 9/9/2025 Map Source:

**517 9th Ave SW**

**Location Map**

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

Attachment B.1

**COUNTY: Linn**

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<b>HISTORIC NAME:</b> None <b>COMMON NAME:</b> None <b>ADDRESS:</b> 517 9th Ave. SW <b>ADDITIONAL ADDRESS:</b> NONE <b>CITY:</b> Albany <b>OWNER:</b> Elbert & Dorothy Palmer <b>CATAGORY:</b> Building <b>LOCATION</b> Monteith Historic District <b>MAP NO:</b> 11S04W12AD <b>TAX LOT:</b> 07200 <b>BLOCK:</b> 66 <b>LOT</b> N/A <b>ADDITION NAME:</b> Original Platt <b>PIN NO:</b> 11S04W12AD07200 <b>ZONING</b> HM	<b>ORIGINAL USE:</b> Residence <b>CURRENT USE:</b> Residence <b>CONDITION:</b> Good <b>INTEGRITY:</b> Fair <b>MOVED?</b> N <b>DATE OF CONSTRUCTION:</b> c.1885 <b>THEME</b> 19th Century Architecture <b>STYLE:</b> Italianate <b>ARCHITECT</b> UNKNOWN <b>BUILDER:</b> UNKNOWN <b>QUADRANGLE</b> Albany <b>ASSESSMENT:</b> Y 1994 <b>ORIGINAL RATING:</b> Primary <b>CURRENT RATING:</b> Historic Contributing
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<b>PLAN TYPE/SHAPE:</b> Rectangle <b>FOUNDATION MAT.:</b> Brick <b>ROOF FORM/MAT.:</b> Hipped <b>STRUCTURAL FRAMING:</b> Balloon <b>PRIMARY WINDOW TYPE:</b> 1/1 double hung <b>EXTERIOR SURFACING MATERIALS:</b> Drop siding	<b>NO. OF STORIES:</b> 2 <b>BASEMENT</b> N <b>PORCH:</b> Gable, wrap around
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**DECORATIVE FEATURES:**  
Central 2 story bay w/pedimented gable, sunburst in the tympanum, Eastlake porch posts w/brackets, decorated brackets at eaves, overhanging eaves, wide frieze

**EXTERIOR ALTERATIONS/ADDITIONS:**  
Windows in bay replaced by sliding aluminum c.1975

**NOTEWORTHY LANDSCAPE FEATURES:**  
None

**ADDITIONAL INFO:**  
None

**INTERIOR FEATURES:**  
None

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**LOCAL INVENTORY NO.:** M.175  
**CASE FILE NUMBER:** None

**SHPO INVENTORY NO.:** None



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

Attachment B.2

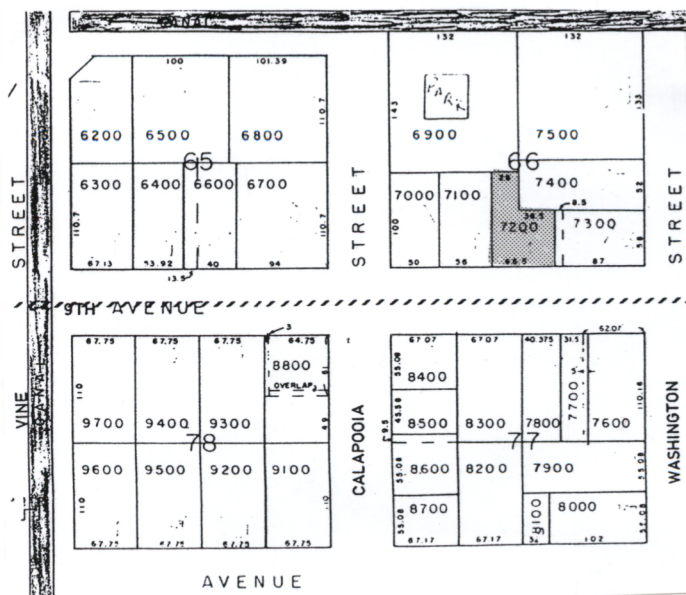
**NAME:** Elbert & Dorthy Palmer  
**ADDRESS:** 517 Ninth Ave. S.W.  
**QUADRANGLE:** Albany

**T/R/S:** T11-R4W-S12  
**MAP NO.:** 11-4W-12AD  
**TAX LOT:** 7200



**NEGATIVE NO.: L-09**

**SLIDE NO.: MS.175**



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





## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Building &amp; Planning 541-917-7550

# Historic Review of Exterior Alterations

## Checklist and Review Criteria

### INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (subject to change every July 1): staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Application and materials must be submitted online through Accela at <http://www.albanyoregon.gov/permits>. Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

### HISTORIC REVIEW OF EXTERIOR ALTERATIONS SUBMITTAL CHECKLIST:

☒ **PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**

☒ **PROPERTY AND PROJECT INFORMATION.**

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

1. Historic District:

☒ Monteith    ☐ Hackleman    ☐ Downtown    ☐ Local Historic    ☐ Commercial/Airport

2. Historic rating:

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

3. Year Built: 1890 Architectural Style(s): Italianate

4. Years of exterior alterations, if any: unknown

5. Please describe the proposed alteration(s) and the purpose of the alterations: Current porch posts

are rotting, I would like to replace the posts with posts that are more Italianate in appearance (rectangular with

stopped chamfers) and keep existing corbels.

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

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

[albanyoregon.gov/cd](http://albanyoregon.gov/cd)



submit an accurate alteration description, including photographs, or other information that describes the project.

**Note:** Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City's land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

#### ☒ REVIEW CRITERIA RESPONSES.

On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact starting on last page.)

1. The Community Development Director will approve **residential** alteration applications if one of the following criteria is met:
  - a. There is no change in historic character, appearance, or material composition from the existing structure.
  - b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
  - c. The proposed alteration is not visible from the street.
2. For all other exterior alteration requests, except for the use of substitute materials\*, and including all **non-residential** requests, the review body must find that one of the following criteria has been met to approve an alteration request:
  - a. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure, or
  - b. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

*\*There is a different application for the use of substitute materials. The review criteria for the use of substitute siding, windows, and trim shall be as found in ADC Sections 7.170-7.225.*

The review body will use the Secretary of the Interior's Standards of Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria [ADC Section 7.160].

The Secretary of the Interior's Standards for Rehabilitation. The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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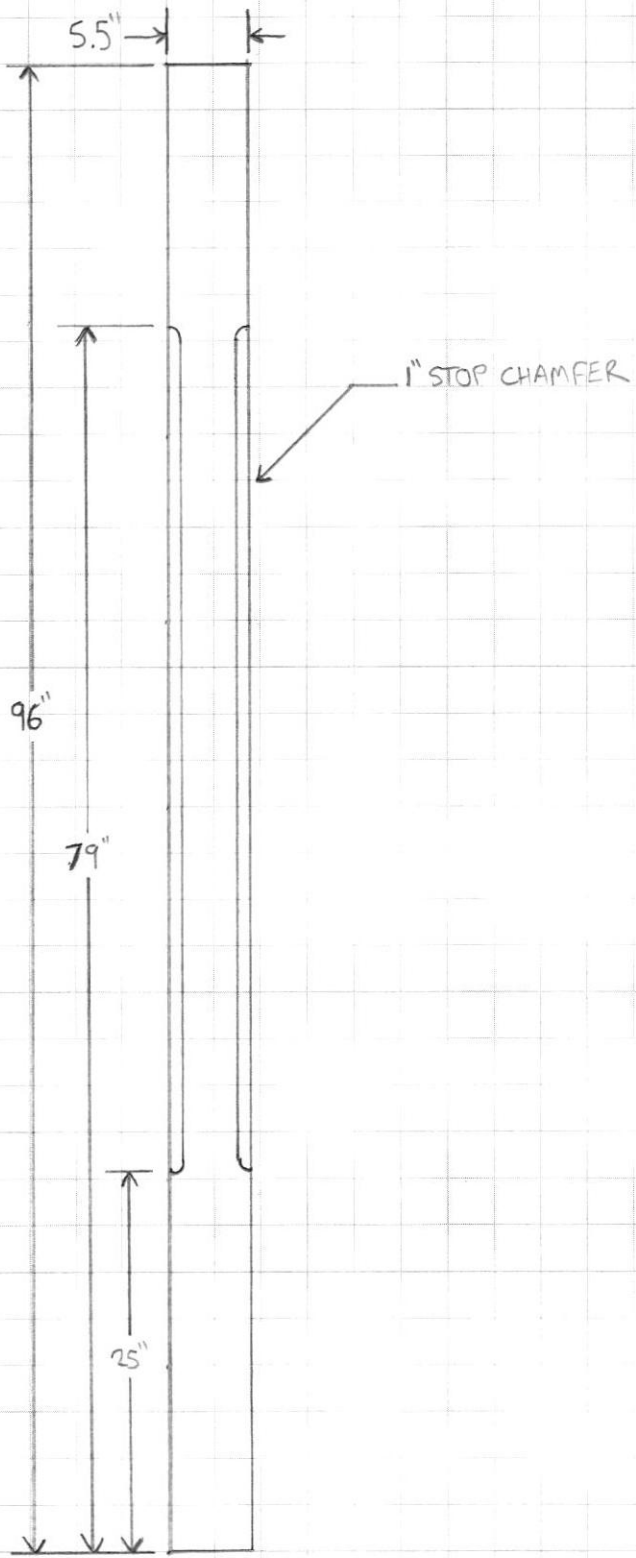
### Findings of Fact

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.

**Facts:** The Albany Inventory of Historic Properties lists this home as an Italianate style. When researching the Italianate architectural style, both rectangular and turned porch posts were found, with rectangular being far more common than turned. In almost all cases, the rectangular posts had a stopped chamfer as a defining feature.

This application proposes to replace the current turned posts that are badly rotten (and have already been repaired once) with posts that are classically Italianate using square posts with stopped chamfers while retaining all other architectural features of the home (corbels, balustrades).

**Conclusion:** The proposed alteration is more in line with traditional Italianate construction than the existing porch posts. Mass, size, scale, materials, and architectural features of Italianate houses of the same era were all researched and taken into consideration when drafting this proposed change.





### Findings of Fact

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