



LANDMARKS COMMISSION AGENDA

Wednesday, December 3, 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

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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
 - November 12, 2025 [Pages 3-7]
4. Public Comment
5. Scheduled Business
 - A. (Continuance) HI-10/11-25, Type III – Quasi-Judicial Process [Pages 8-112]
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)
 - B. HI-16-25, Type III – Quasi-Judicial Process [Pages 113-133]
Summary: Historic Review of Exterior Alterations to allow adding a polycarbonate sheet for window protection to windows on building (1400 Santiam Road SE). (Project Planner – Jennifer Cepello jennifer.cepello@albanyoregon.gov)

Persons wanting to provide testimony may:

- 1- *Email written comments to cdaa@albanyoregon.gov, including your name, before **noon on the day of the meeting.***

albanyoregon.gov/cd



- 2- *To comment virtually during the meeting, register by emailing 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: January 7, 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 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.



LANDMARKS COMMISSION

MINUTES

November 12, 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

Members absent: Mason Cox, Jim Jansen (both excused)

Approval of Minutes for October 6, 2025

Commissioner Winterrowd moved to approve of the October 6, 2025, minutes as presented. Commissioner Settlemier seconded the motion, which passed 5-0.

Public Comment

6:01 p.m.

Albany Visitors Association, Visitor Service/Historic Resources Manager, Lonna Capaci, reported on the past month's events, and provided holiday event promotional materials*.

Scheduled Business

6:05 p.m.

A. (Continuance) of Planning File HI-10/11-25 Type III Quasi-Judicial Process – Request for Extension

Historic Review of Substitute Materials and Historic Review of Exterior Alterations to allow replacement of 95 aluminum-clad windows at St. Francis Hotel and EH Rhodes Building at 420 1st Avenue SW within the Downtown Commercial National Register Historic District. Approve to a date certain to the next meeting.

Motion: Commissioner Legras moved to approve the extension of HI-10-25 / HI-11-25 for the historic review until December 3, 2025, at 6:00 p.m. Commissioner Engeman seconded the motion. All voted in favor of granting the continuance 5-0.

B. (Continuance) Planning File HI-12-25 Type III Quasi-Judicial Process

Historic review of Exterior Alterations at 517 9th Avenue SW for replacement of front porch posts in a different turning style.

Chair Robinson opened the public hearing at 6:06 p.m.

Commission Declarations

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

Commissioners Settlemier, Engeman, Robinson, and Legras drove/walk by the site.

No members abstained from the deliberation.

There were no challenges to participate.

Reading of Hearing Procedures

David Martineau read the hearing procedures.

Staff Report

6:08 p.m.

Project Planner Alyssa Schrems summarized HI-12-25 and showed photos and plans of the proposed porch columns. She noted the Review Criteria as a Historic-Contributing structure and Proposed Conditions and Decision Options.

Applicant Testimony

6:10 p.m.

Greg Nicol provided new information on sourcing the new posts and his efforts. He did get one soft quote of \$2000 per post.

Commission Questions

Commissioner Engeman asked how many of the posts required attention. Nicol shared that after further inspection 3 posts at minimum showed some deterioration out of 7 or 8 total.

Commissioner Settlemier asked if there is photo evidence of rot/deterioration and whether some damage could be repaired or the rotten area mitigated rather than replacing. Nicol replied that a couple of posts appear to have been repaired at least a couple of times, where rot has not gotten into the turning one of the 3 might be salvageable.

Commissioner Robinson asked about the estimated costs with him executing the work. Roughly \$400/post for the materials and his labor.

Public Testimony

None.

Chair Robinson called the public hearing closed at 6:15 p.m.

Commission Deliberation

Commissioner Winterrowd appreciated the expense of preserving historic structures consistent with regulations but did not support the application as she saw it as inconsistent with Secretary of Interior Standards.

Commissioner Legras supported the project siting that the new posts would be compatible with the historic characteristics of the area and with the existing structure in matching scale, materials and architectural features.

Commissioner Settlemier couldn't support the application as he saw issues with meeting the criteria set in the code. The posts are called out in particular as a feature characterizing the property and the effect of which would be creating a false sense of historical development.

Commissioner Engeman agreed with that reasoning. He heard there is one post that definitely needs replacement costing \$2000 perhaps 2 others that should be replaced in the same styles. If all posts were replaced to be alike, he reflected the costs would be close to the same.

Commissioner Robinson stated that as they try to adhere to the Secretary of Interior Standards as much as possible as guidance, they must allow some discretion. He understood the economic feasibility plays a role but if there are three posts failing now within a few years all posts may fail as well and it is reasonable to assume that it would be quite expensive undertaking. He commended the homeowner for his solution and as the house sits historically between the Eastlake and Italianate styles it wouldn't be surprising to see the Italianate style as appropriate.

Commissioner Legras added that she appreciated the owner's efforts to maintain the home in good condition in keeping with the historic designation.

Motion: Commissioner Settlemier motioned to deny the exterior alteration as detailed in planning file HI-12-25. This motion is based on the findings and conclusions made by the Landmarks Commission in deliberations on this matter in particular it's adherence to Section 7.150 Section 2 and Section 7.160 Sections 2 through 6. Commissioner Winterrowd seconded the motion for denial. The Chair called for a roll call vote. Commissioners Winterrowd, Settlemier voted in favor of denial. Commissioners Legras, Robinson, and Engeman opposed the denial. The motion failed 3-2.

Motion: Commissioner Legras moved to approve the exterior alterations including conditions of approval drafted during this meeting for application file 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. The motion was seconded by Commissioner Engeman. The Chair called for a roll call vote. Commissioners Robinson, Engeman and Legras voted to approve the motion. Commissioner Winterrowd and Settlemier voted in opposition. Motion carried 3-2.

Commissioner Engeman asked if the application proposed that all seven posts are of the same pattern. Commissioner Robinson responded that during the initial meeting that was clarified that they would be replaced to match.

C. HI-14-25, Type III Quasi-Judicial Public Hearing

Historic Review of Exterior Alterations to allow for construction of an addition to a residential dwelling unit (804 11th Avenue SW). Hackleman/Monteith (HM) District Historic Inventory.

Chair Robinson called to order at 6:32 p.m.

Commission Declarations

Commissioner Settlemier declared that he knows the applicant but has not discussed the application with the applicant and will base his decision strictly on Chapter 7 and facts presented.

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

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

No members abstained from the deliberation.

There were no challenges to participate.

Reading of Hearing Procedures

David Martineau read the hearing procedures.

Staff Report

David Martineau provided the staff report. Proposed construction includes an addition of 271 square feet, a 104-square-foot covered porch, and a 171-square-foot uncovered patio to be located on the south (rear) façade of the existing residential structure.

Applicant Testimony

6:39 p.m.

Lori Stephens, Architect and Michael Beacham Contractor represented the applicant. Stephens began by clarifying that they did summarize most everything in the application including describing that the windows will be metal clad. The arched window is facing the rear of the property but there are arches inside the interior of the house, cove arches in doorways and they intended to mimic that on the exterior.

Beacham offered testimony on the materials. The plan is to use windows and doors from a manufacturer (Windsor) Pinnacle design. He had experienced using these on other historic renovations which had been approved in other municipalities. The style and design will be mimicked to match and meet current standards. They provide historic design with modern weatherization. Beacham provided a physical sample of the window for consideration. Commissioners inspected the window sample. He also has samples of the trim, siding and decking available if interested.

Commission Questions

Commissioner Engeman had a question about the windowpane number, one over one or two over two. Beacham answered that the windows will match the existing style.

Commissioner Settlemier asked if the 3 windows under the arch in the back are going to be two over two as well. Stephens said that esthetically it made more sense to have one over one.

Commissioner Settlemier continued asking about the siding being lifted up from the foundation. Beacham confirmed that the siding on all four sides will remain the same. Settlemier then asked about replacing the garage door, but Beacham confirmed that they would not be replacing the garage door.

Chair Robinson called for a recess at 6:59 p.m.

Meeting was reconvened at 7:05 p.m.

The Commission reviewed the photo* provided of the 3-panel replacement door. Commissioner Settlemier asked to review the 3D rendering model of the back southeast corner of the house on page 36 of the packet. He pointed out the false eve over the arch window and asked how far the eve sticks out. Stephens said it

matches the current eaves. But the eaves will be at 18 inches in the back. Stephens explained that she extended it to match the other eave lines. He commented on the style of the porch being too contemporary.

Public Testimony

Jo Ray Perkins testified as a neighbor. She had reviewed the architectural drawings and believed it was a nice addition to the bungalow style home. She is in favor of approving the addition.

Rebuttal Testimony

None.

Chair Robinson called the public hearing closed at 7:14 p.m.

Commission Deliberation

Commissioner Engeman found this application acceptable.

Commissioner Settlemier had some problems with the proposal regarding the back side of the house. He noted that it was built in 1939 post-war cottage style/minimal traditional which tends to be small and simple and often have horizontal windowpanes and minimal porches on entry ways. He also was concerned with the false eave over the arched window as it is more of a design element. He didn't feel the changes were in keeping with the historic style.

Commissioner Robinson liked the application but had some concerns. He commended them for their thorough application, and the size and scope of the addition is appropriate but being a corner lot the eave and gable profile in the back and archtop window is very contemporary. The window styling was in keeping but replacement is not necessary. And the 18-inch soffits and false gable as well aren't in keeping with the historic design.

Commissioner Legras agreed with most of the comments especially regarding the transom. She wanted to see something more in keeping with the original features.

Commissioner Winterrowd agreed as well but didn't share the same concerns with the back window as it is in the back yard. She felt the window was acceptable and could support the project as proposed.

Commissioner Engeman agreed with Winterrowd about the arch window noting it was very different, but it's not a street view location and it respects the basic roof line of the original cottage and not a large addition which convinced him that it should be allowable because it does differentiate from the initial building.

Commissioner Legras asked if the Commission could ask for a smaller eave. The Chair suggested the eave length was mechanical. He referred to page 45 of the application picture that it may be the design. But creating a large overhang on that side.

Commissioner Settlemier still wasn't convinced of the justification.

Motion: Commissioner Winterrowd motioned to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file HI-14-25. This motion is based on the findings and conclusions in the November 5, 2025, staff report and findings in support of the application made by the landmarks commission during deliberations. Commissioner Legras seconded the motion, which passed 4-1, with Commissioner Settlemier voting against.

Business from the Commission/Staff Updates

7:31 p.m.

Commissioner Robinson began by responding to information Schrems sent to the commissioners regarding the CLG workshop. Schrems announced that the CLG Workshop is online only and everyone is welcome to attend. Workshops will include a question-and-answer discussion on the coming changes from the State of Oregon regarding tribal consultations and archeology. Staff are working on incorporating those changes in the finalizing of Article 7 updates for January.

Schrems also noted that the Preservation Post newsletter is coming out soon and includes a call for houses for the visitor's association parlor tour.

Commissioner Robinson shared his good experience from last year's CLG. Others found it helpful as well.

Commissioner Settlemier had a request regarding continuances that items that have been entered into the record from the initial hearing should be included in the agenda packet for the continuance for reference.

The Chair appreciated Martineau's verbally summarizing the additional written testimony to ensure it was recorded for the audio.

Commissioner Winterrowd suggested a workshop outside the public hearing format with staff and commissioners possibly focused on the Secretary of the Interior Standards. Consistency is important to their decision-making, and they should have a common understanding of interpreting the standards. Schrems agreed that it would be good to have those conversations.

Commissioner Robinson asked the status of the code update. Schrems responded they are currently on hold for the archeology language changes in Article 7. The State is finalizing the rule for January 1, 2026.

Next Meeting Date

The next meeting is scheduled for December 3, 2025, at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:47 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
Recorder

David Martineau
Planning Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing 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 st 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 1st 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.

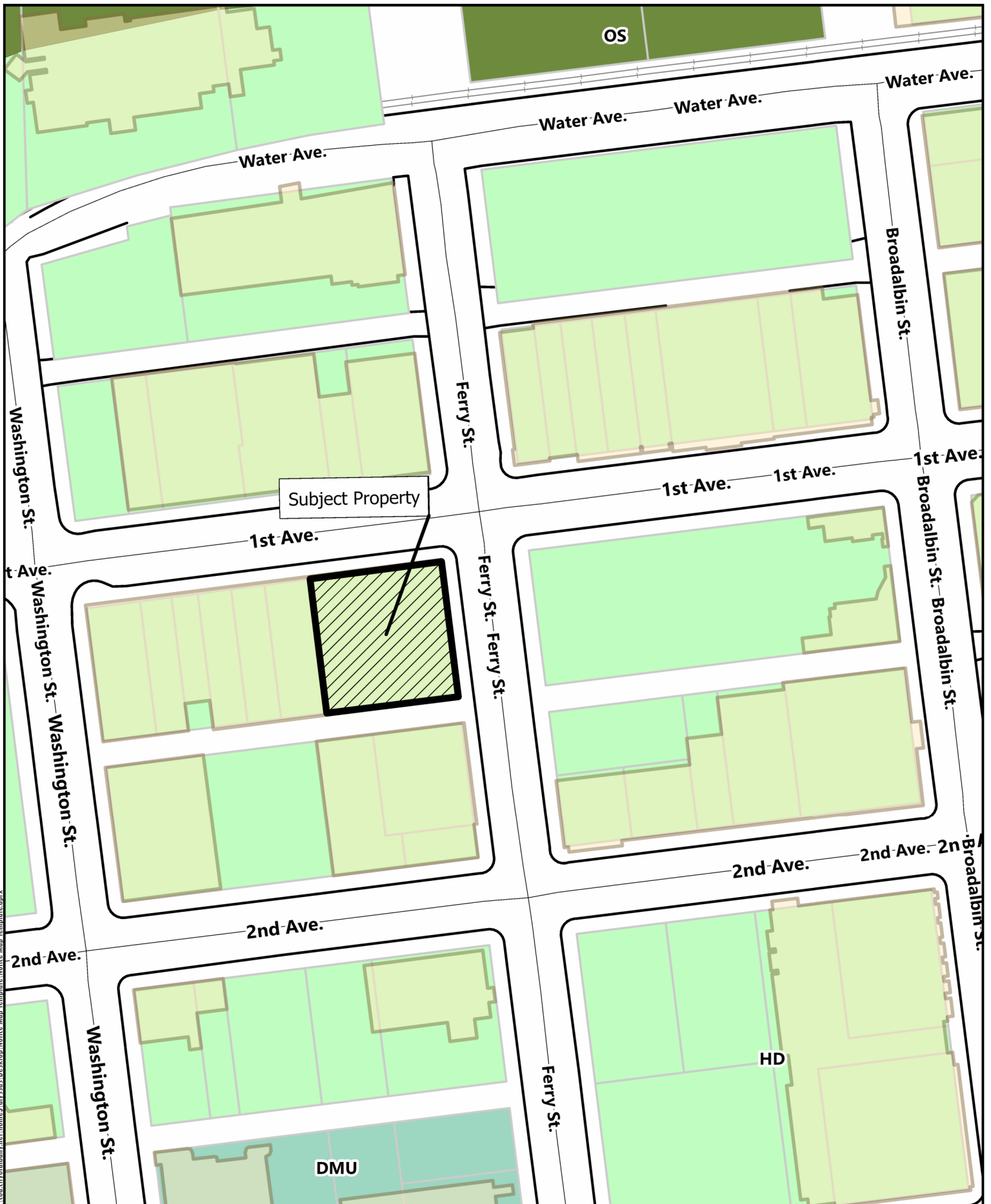
Condition 2 **Historic Review** – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

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



\\c001-civildb\hwy\ref\home\5\albs\ss\ Desktop\Notice Map Template.aprx



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:

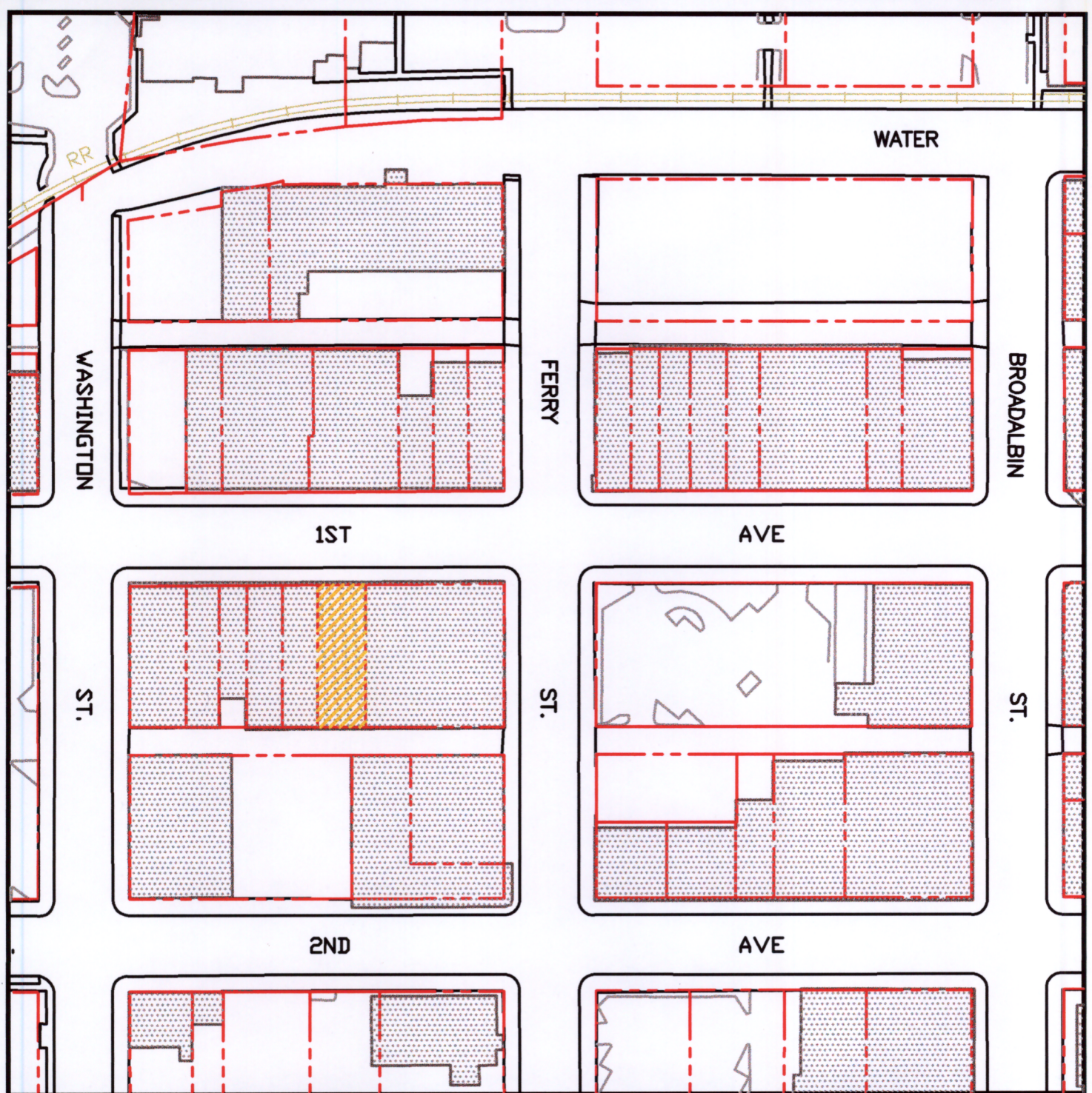
NOTEWORTHY LANDSCAPE FEATURES:

1 street tree

ADDITIONAL INFO:

INTERIOR FEATURES:





PIN No.: 11S03W06CC08000
420 1ST AVE SW



Subject Property

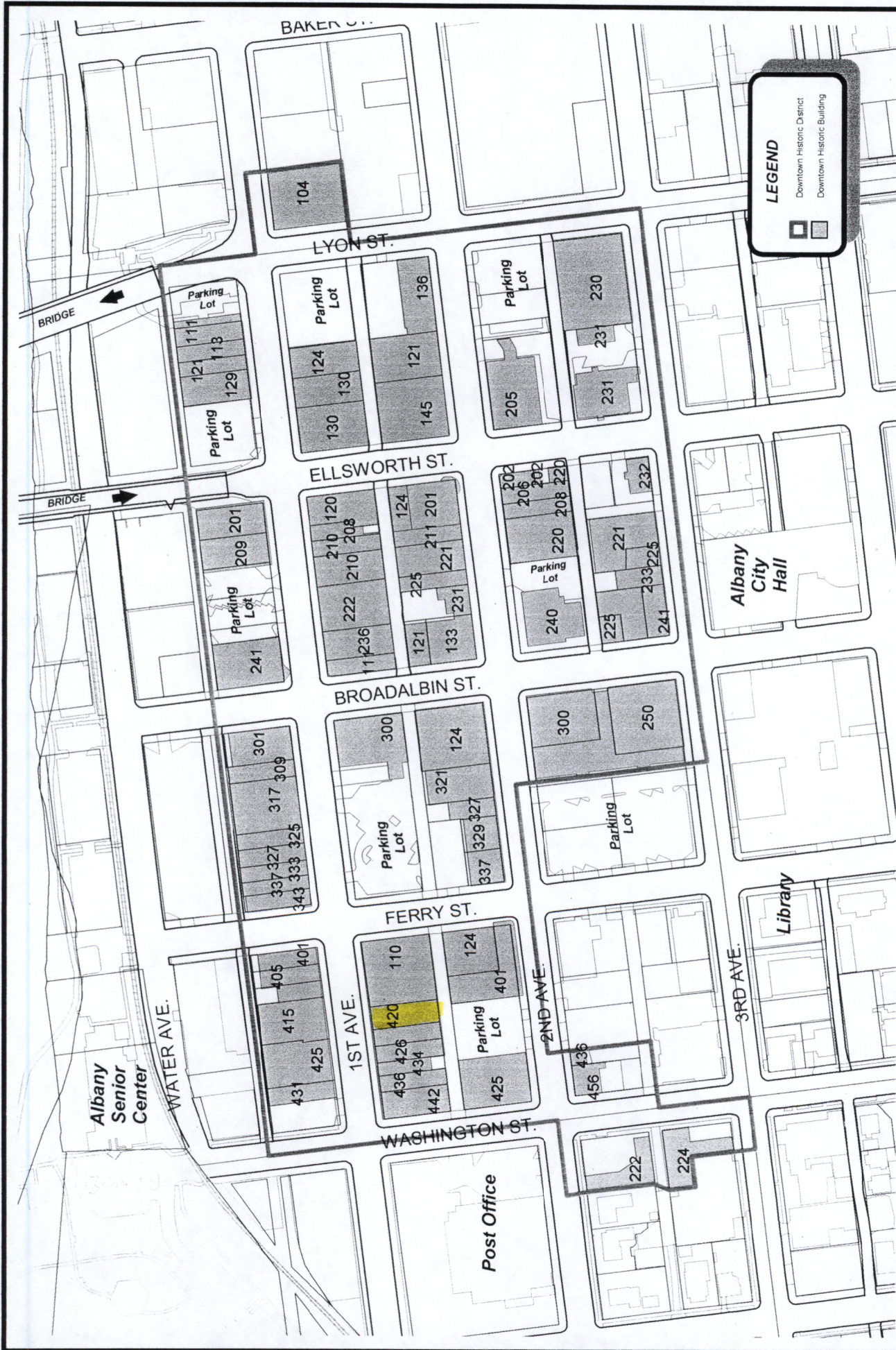


Tax Lot Boundaries

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

Mar 15, 1999

This City of Albany's map and other documents have been gathered over the years and are not necessarily current. The information provided represents current information as of the date of the map. The information is provided for informational purposes only and is not intended to be used for any other purpose. The City of Albany is not responsible for any errors or omissions in this map or for any consequences arising from its use. The user of this map is advised to verify the information shown on this map with the appropriate authorities.



420-422
not constructed yet
circa 1908







422 155



420 1ST AVE W







422

1st

H-20



422

~~1st~~

#21



Hatchands.



25. ⁴²²~~422~~ First Avenue SW.

Significance: Primary

Use: Store (Rohrbaugh Furniture)

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

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~~. ¹²

11 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 cd.customerservice@cityofalbany.net
Property Owner/Applicant:	Sable Drive LLC 100 Ferry Street NW Albany, OR 97321 Scott Lepman (541) 928-9390 scottlepman@gmail.com
Applicant's Representative:	Pathfinder Land Use Consulting, LLC P.O. Box 484 Lebanon, OR 97355 Laura LaRoque (503) 501-7197 laura@pathfinderlanduse.com
Site Location:	406, 410, 420 1 st 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.

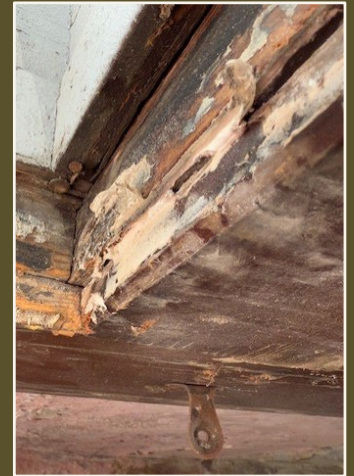
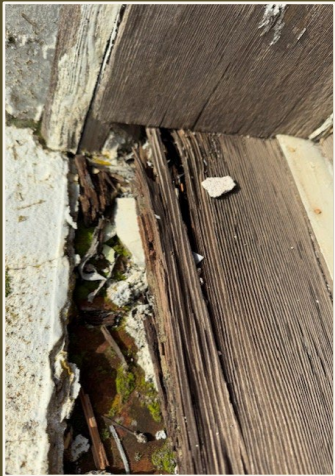
VI. Overall Conclusion

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



WINDOWS



LEAD BASED PAINT





CUSTOM™ | DOUBLE-HUNG

CLAD-WOOD WINDOWS

ARCHITECTURAL DESIGN MANUAL | June 2024



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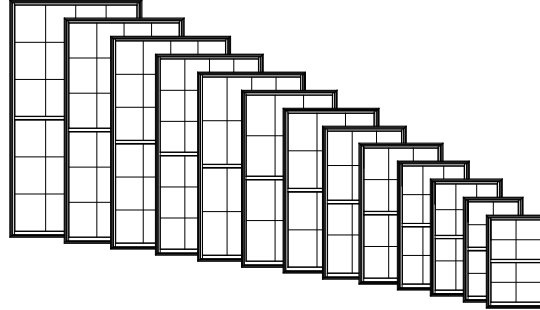
SECTION DETAILS

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GENERAL INFORMATION



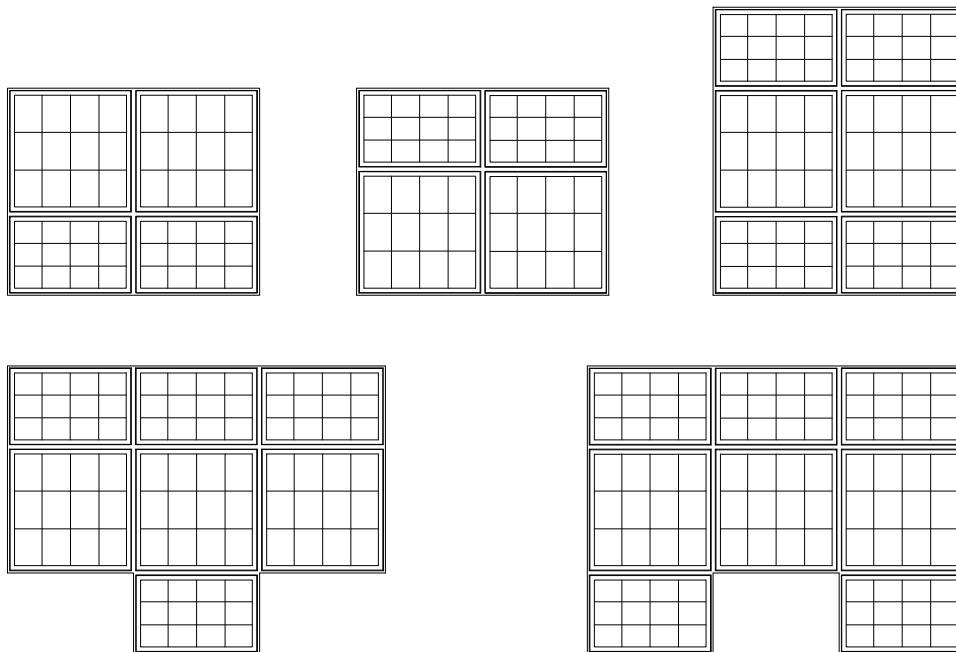
Dimensional Windows

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

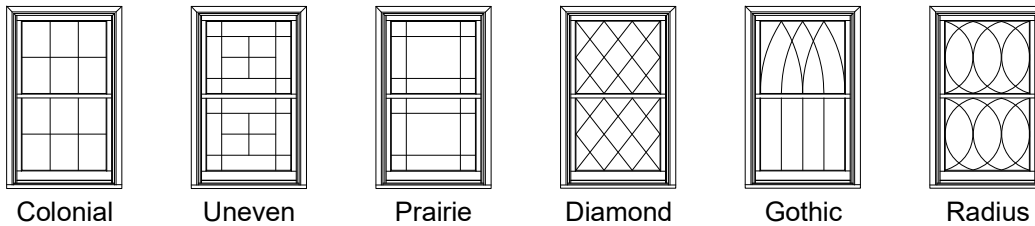
Custom™ Clad-Wood Double-Hung windows may be mulled above, below, or beside other clad-wood Double-Hung windows or other clad-wood window products to fulfill a variety of architectural design needs.



GRID PATTERNS

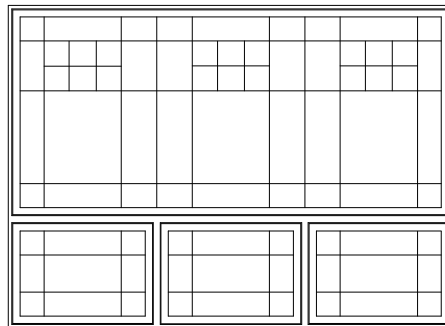
Custom™ Clad-Wood Double-Hung Windows are available with Grilles Between Glass (GBG) or Simulated Divided Lites (SDL) in various widths and stiles.

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.



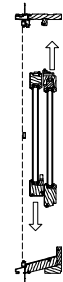
Double-Hung Operation

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.



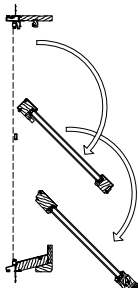
Sash Closed & Locked



Lower Sash Operating

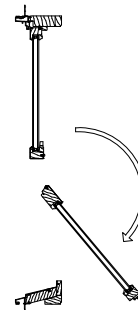
Sash Tilt for Washing

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

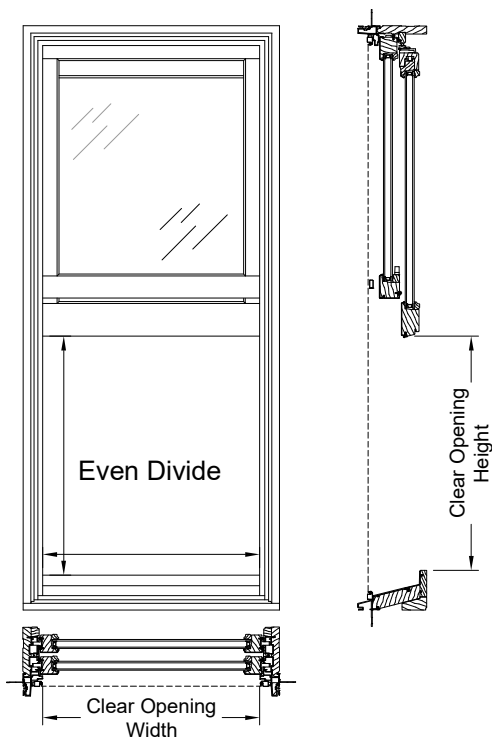


Sash Tilting

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

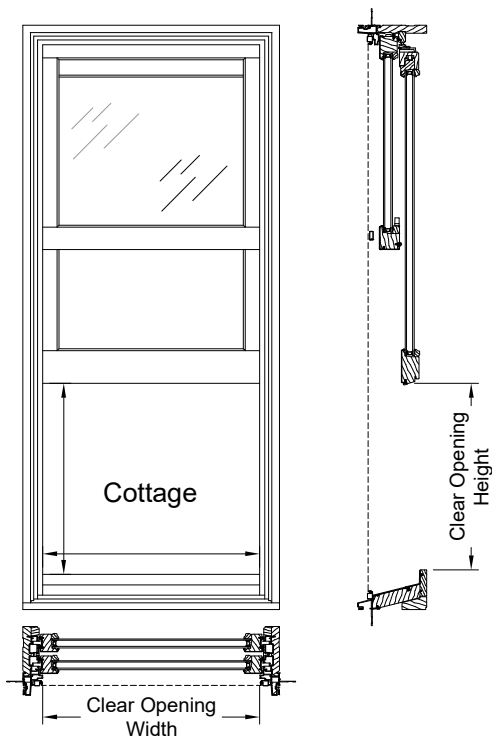
WZ3 Impact

Clear Opening Height - 3/8"

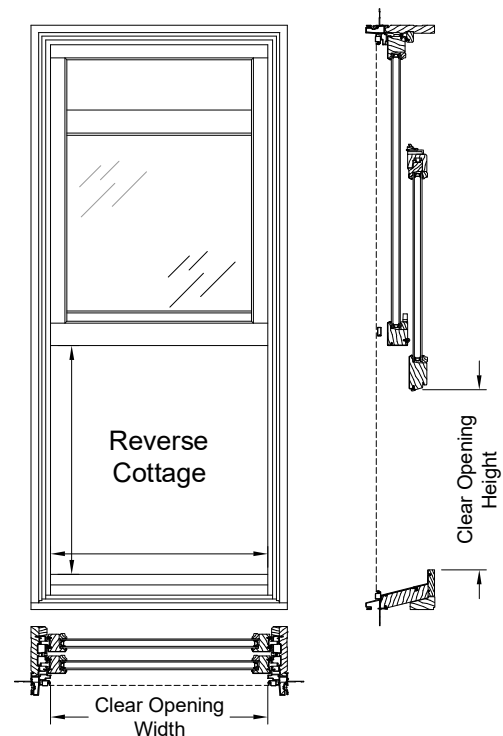
WZ4 Impact

Clear Opening Height - 25/32"

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



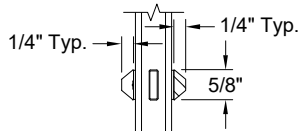
Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Frame Height - Bottom Vent* - 5 15/32"



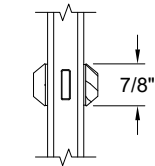
Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Bottom Vent* - 4 27/32"

GRID OPTIONS

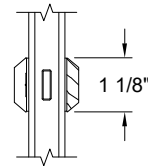
Exterior ← SDL Options → Interior



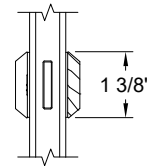
5/8" Putty



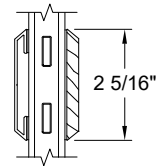
7/8" Putty



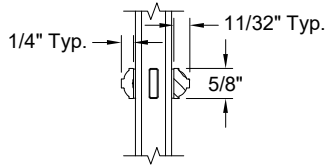
1 1/8" Putty



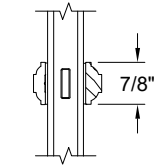
1 3/8" Putty



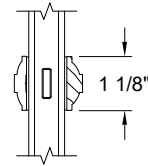
2 5/16" Putty



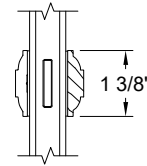
5/8" Bead



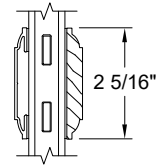
7/8" Bead



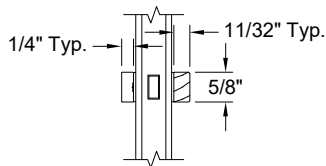
1 1/8" Bead



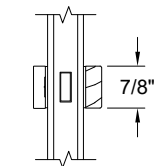
1 3/8" Bead



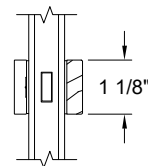
2 5/16" Bead



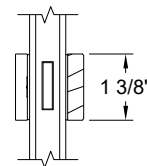
5/8" Contemporary



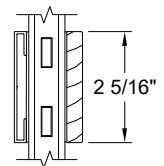
7/8" Contemporary



1 1/8" Contemporary

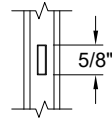


1 3/8" Contemporary

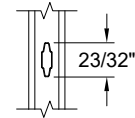


2 5/16" Contemporary

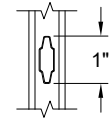
GBG Options



5/8" Flat



23/32" Contoured



1" Contoured

Various combinations of the SDL bars shown are available

UNIT SIZING

Rough Opening

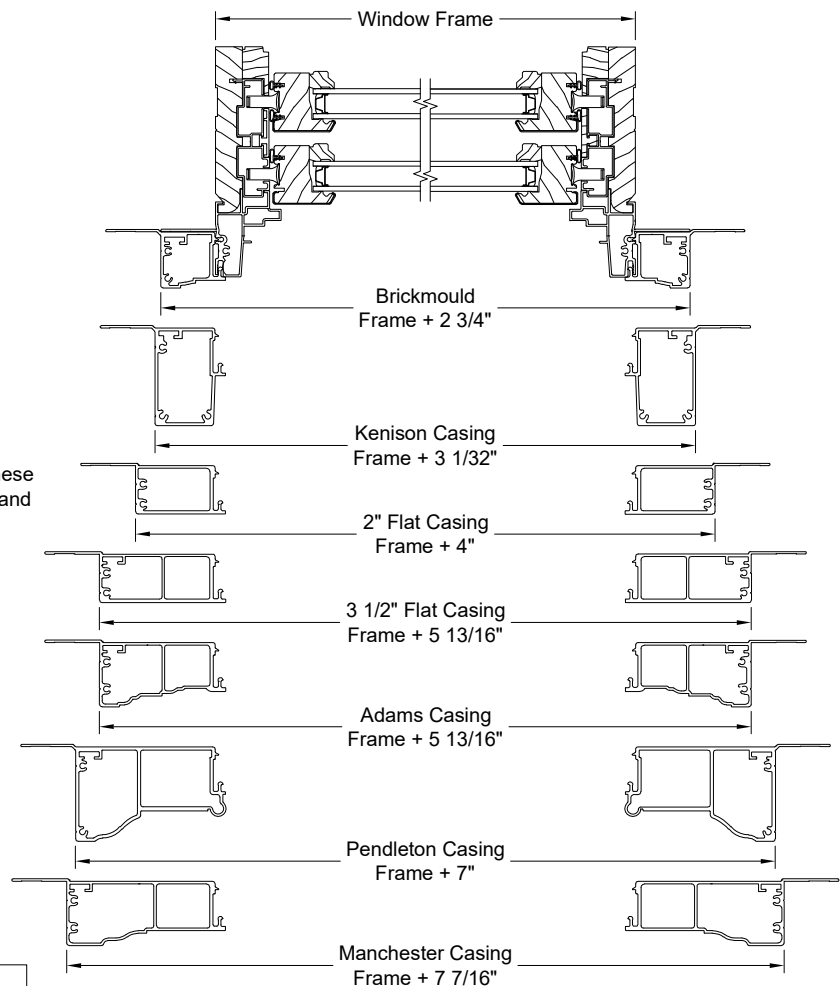
The frame size of the window plus 3/4"

Masonry Opening

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

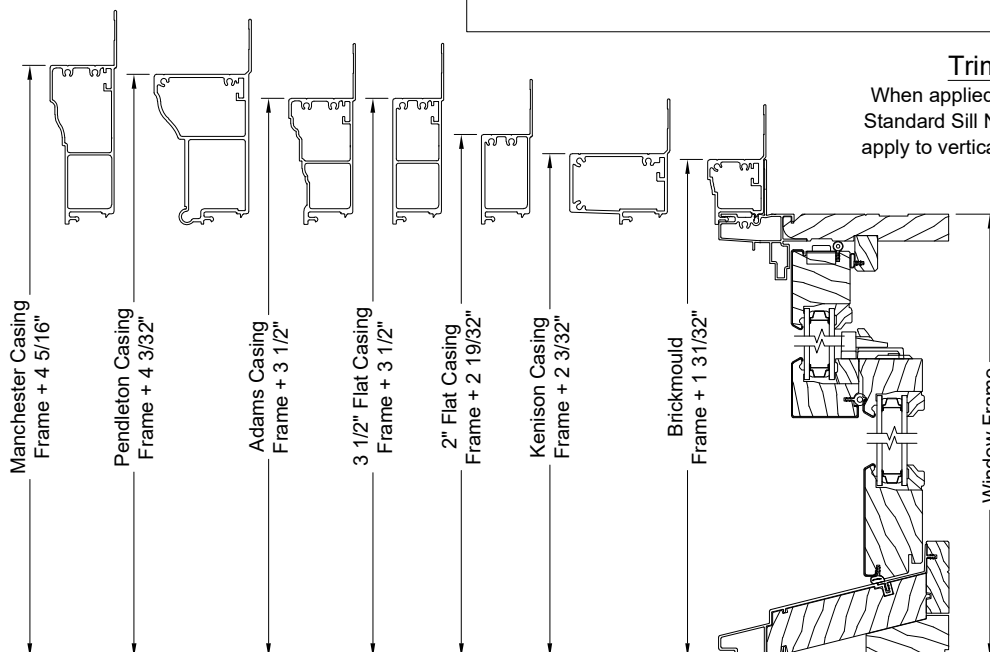
Trim - 4 Sides

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



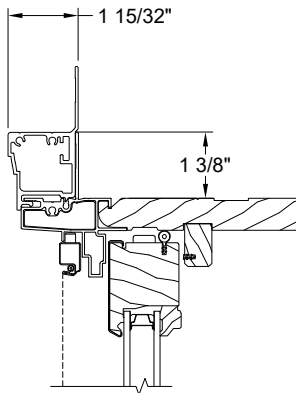
Trim - 3 Sides

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

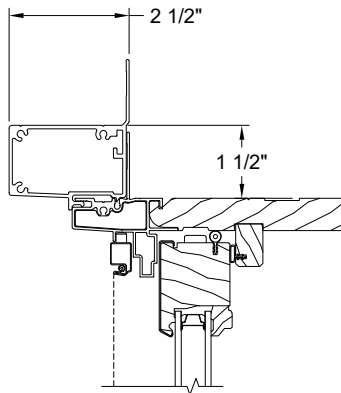


TRIM OPTIONS

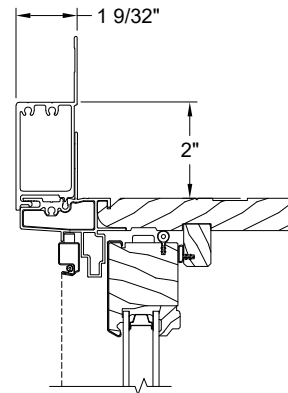
Trim Options



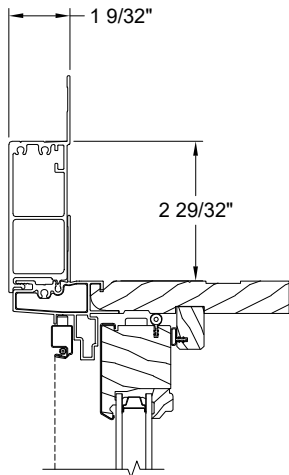
Brickmould



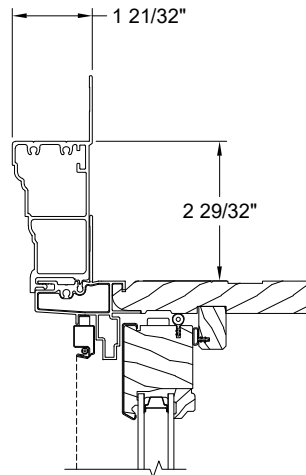
Kenison Casing



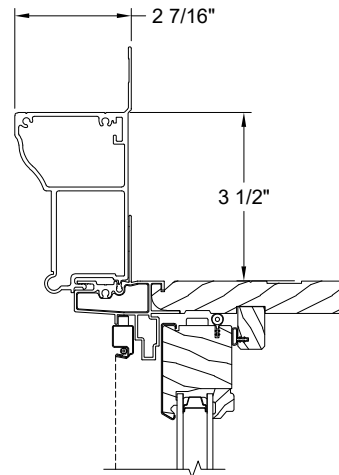
2" Flat Casing



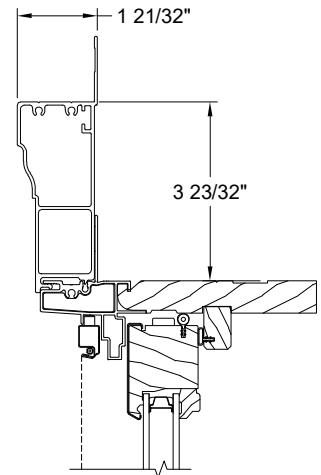
3 1/2" Flat Casing



Adams Casing

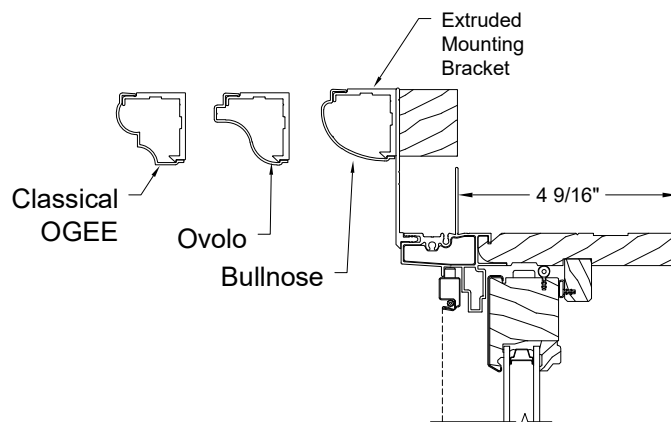


Pendleton Casing



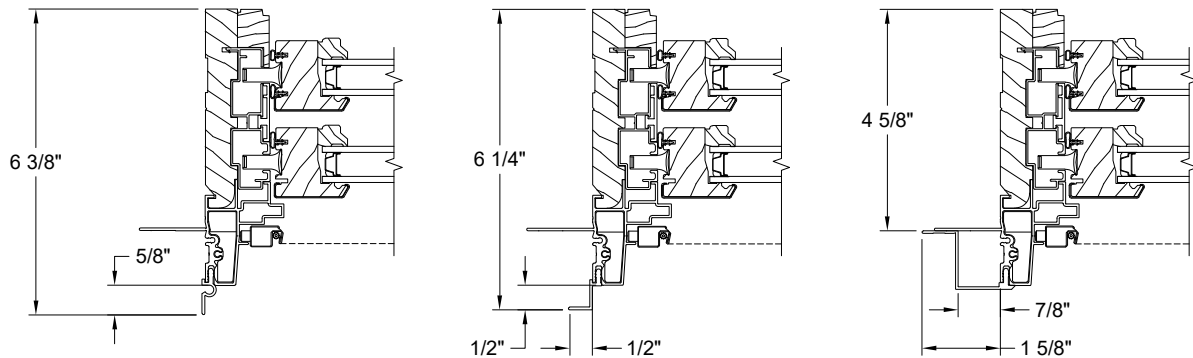
Manchester Casing

Snap Trim Options



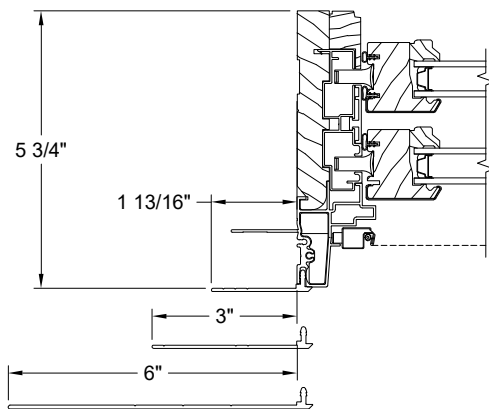
FRAME EXTENSION, EXPANDER & SILL NOSE OPTIONS

Frame Extensions & Returns



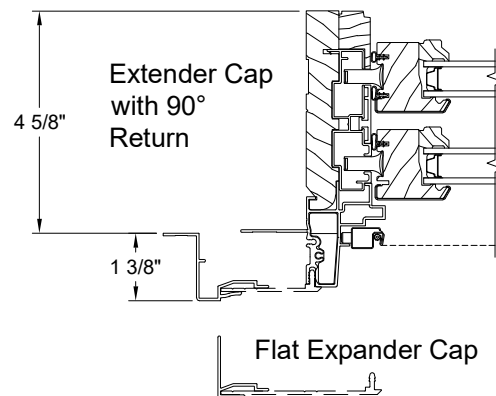
Frame Expanders

Straightline Only



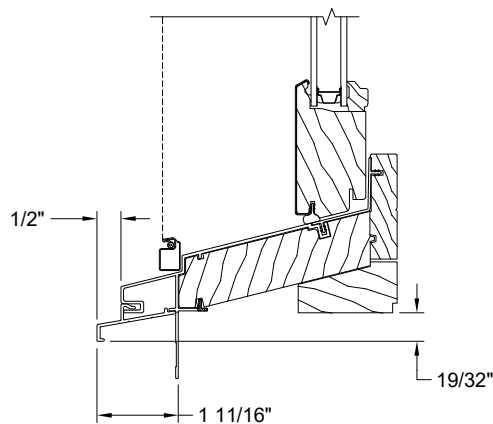
Frame Expander Caps

Straightline Only

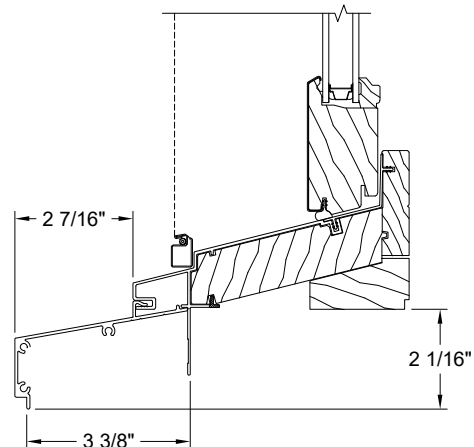


Sill Nose Options

Standard Sill Nose



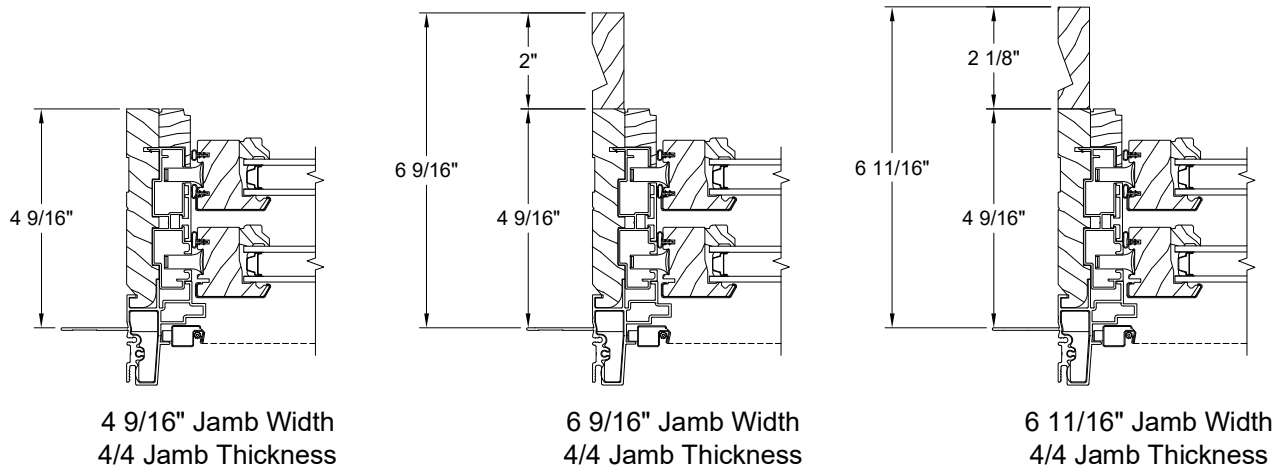
Extended Sill Nose



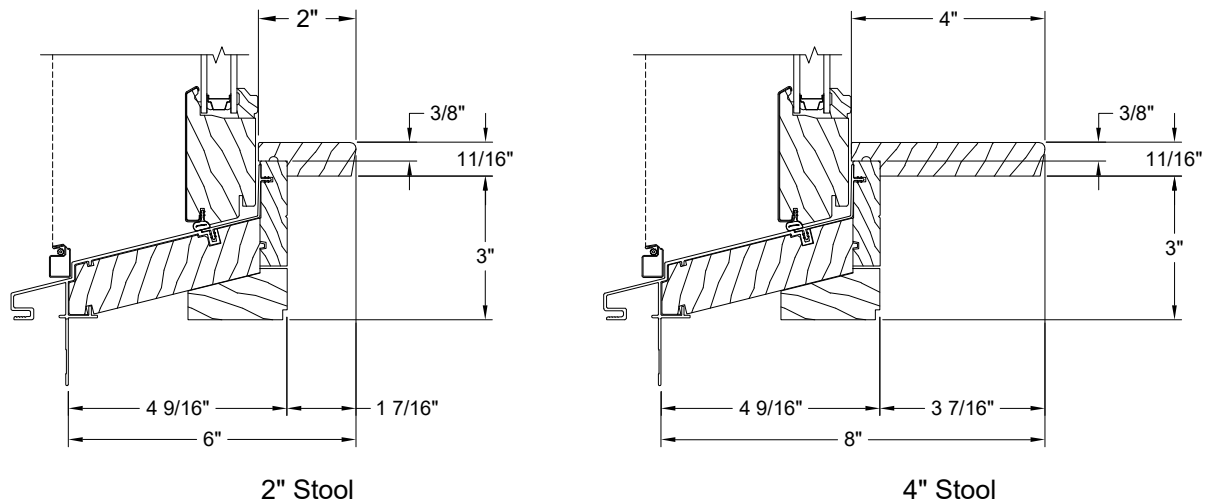
Note: Sill Nose Can Be Used With All Available Exterior Trim.

JAMB EXTENDER & PREP FOR STOOL OPTIONS

Jamb Extender Options

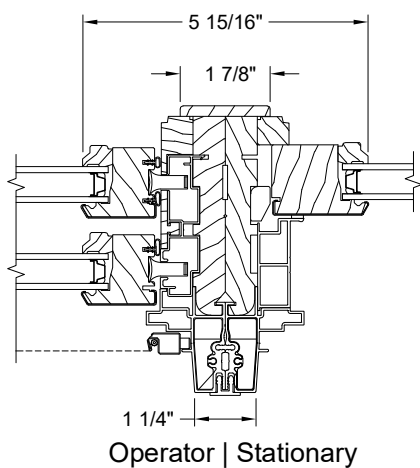
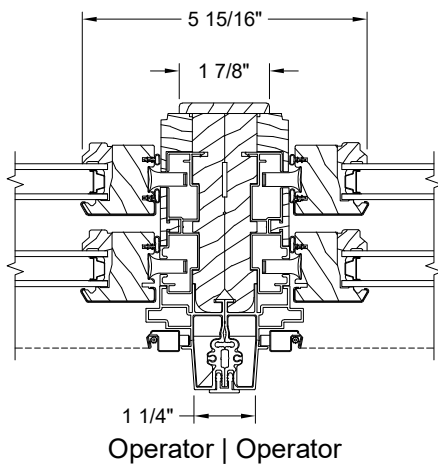
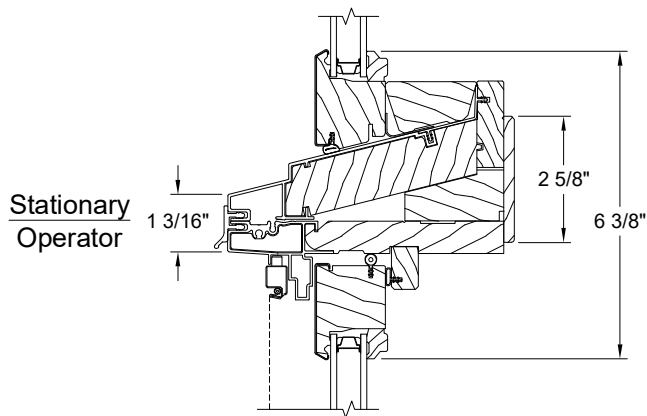


Prep for Stool Options

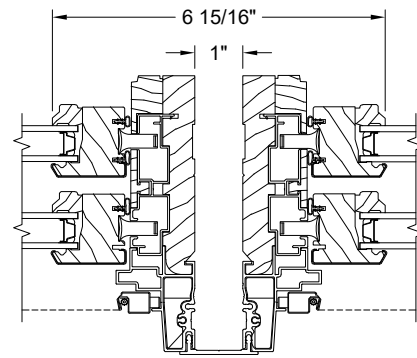


MULLION OPTIONS

Standard Mullions



Exterior Spread Mullions & Stud Pocket Covers



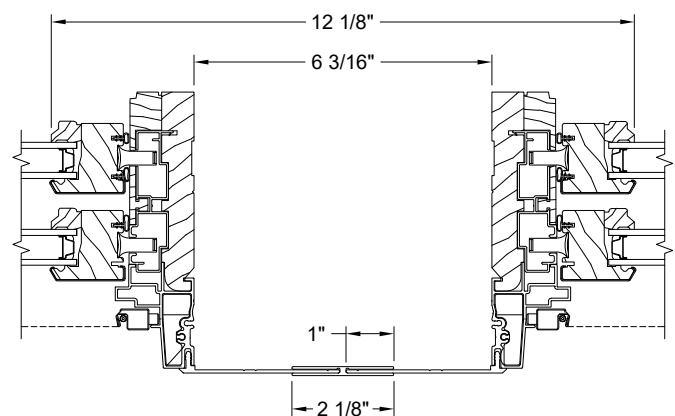
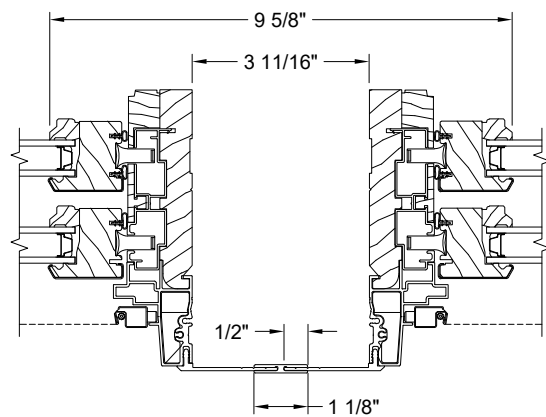
1" Mullion Cover

2" Mullion Cover

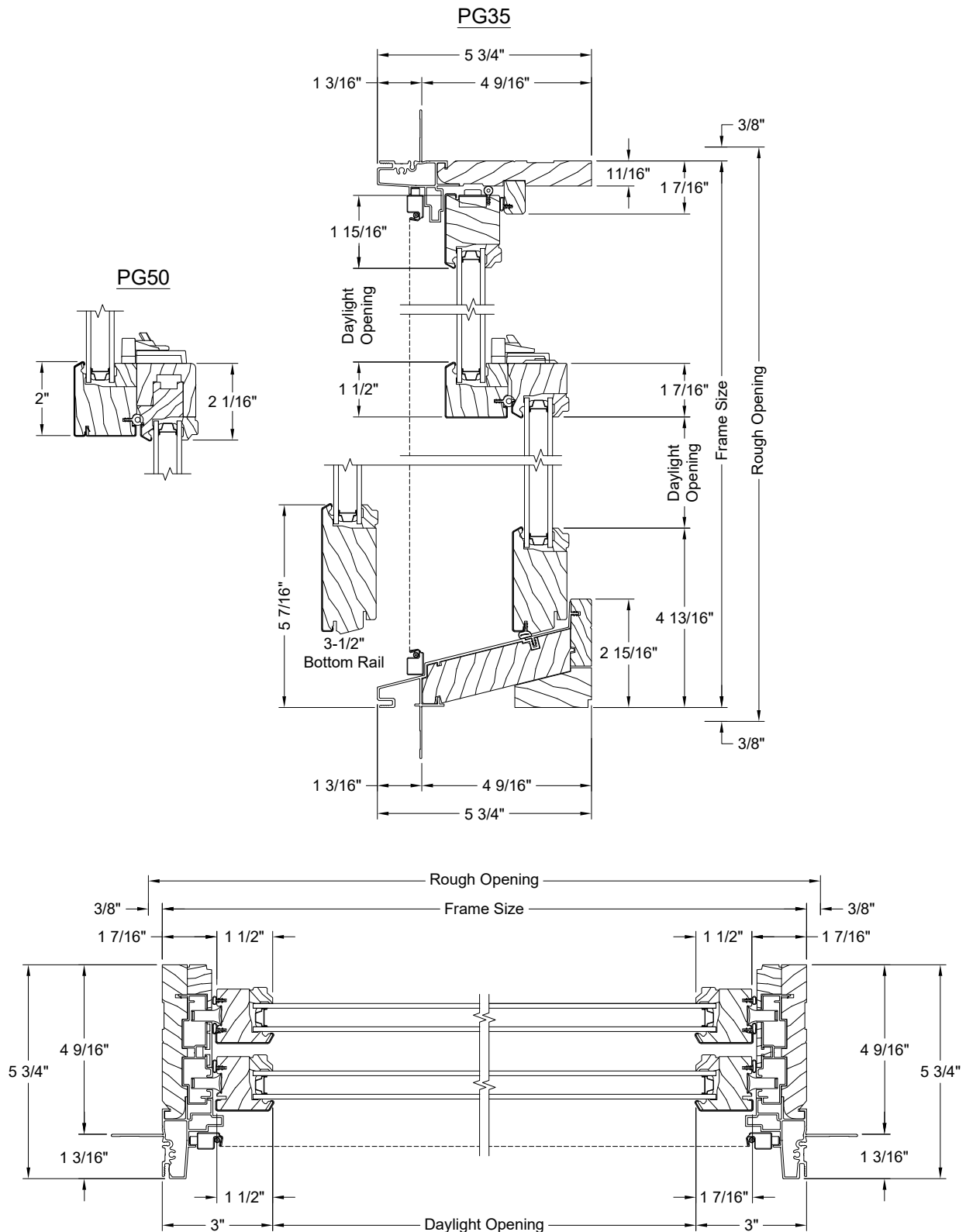
3 1/2" Mullion Cover

6" Mullion Cover

Mullion Expanders

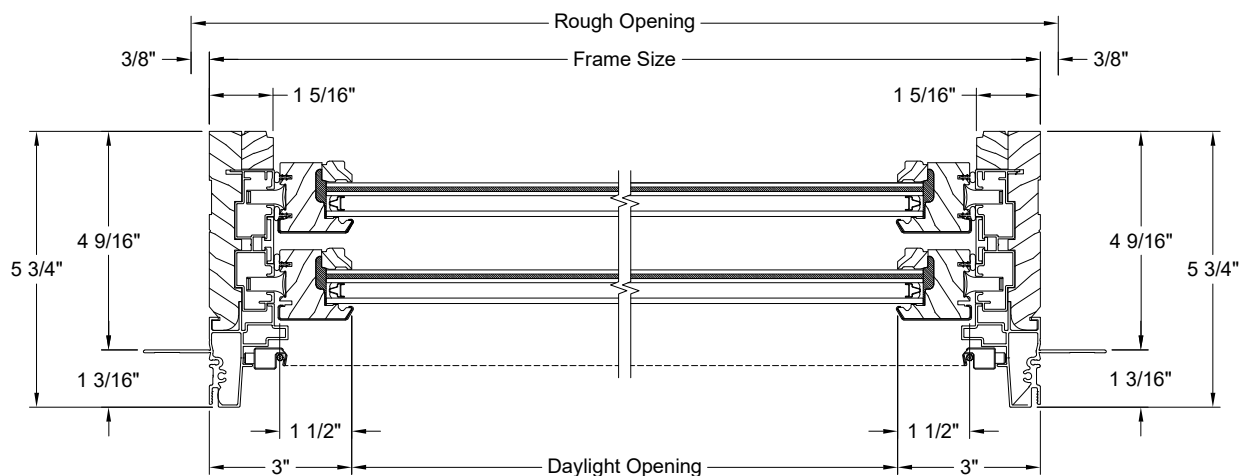
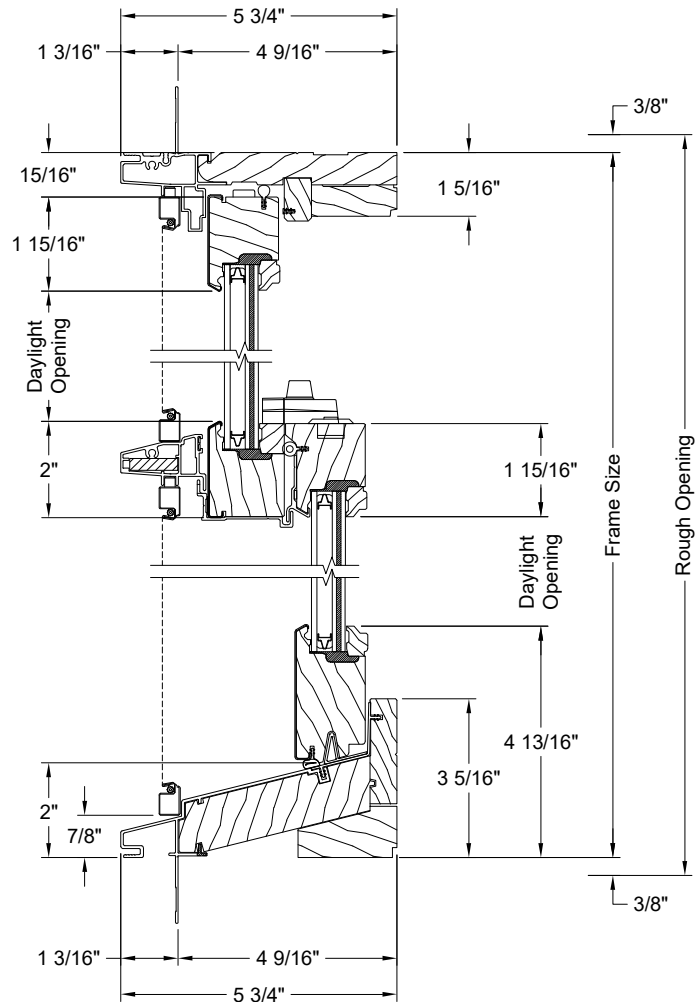
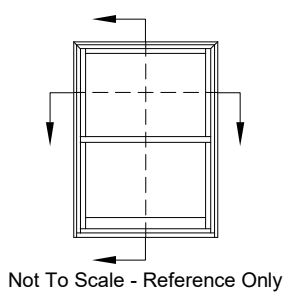


OPERATOR SECTIONS



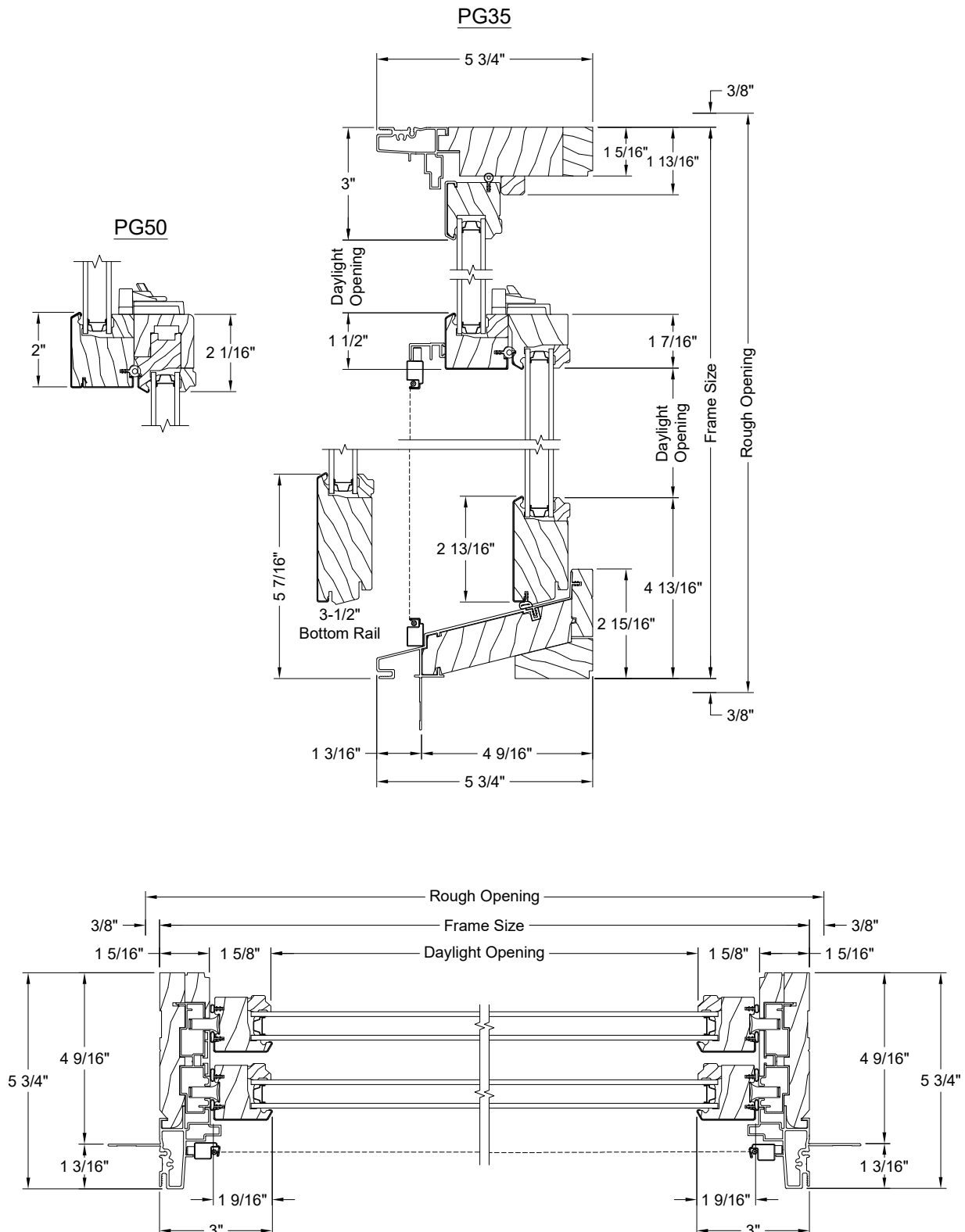
Single-Hung option has fixed upper sash.

OPERATOR IMPACT SECTIONS



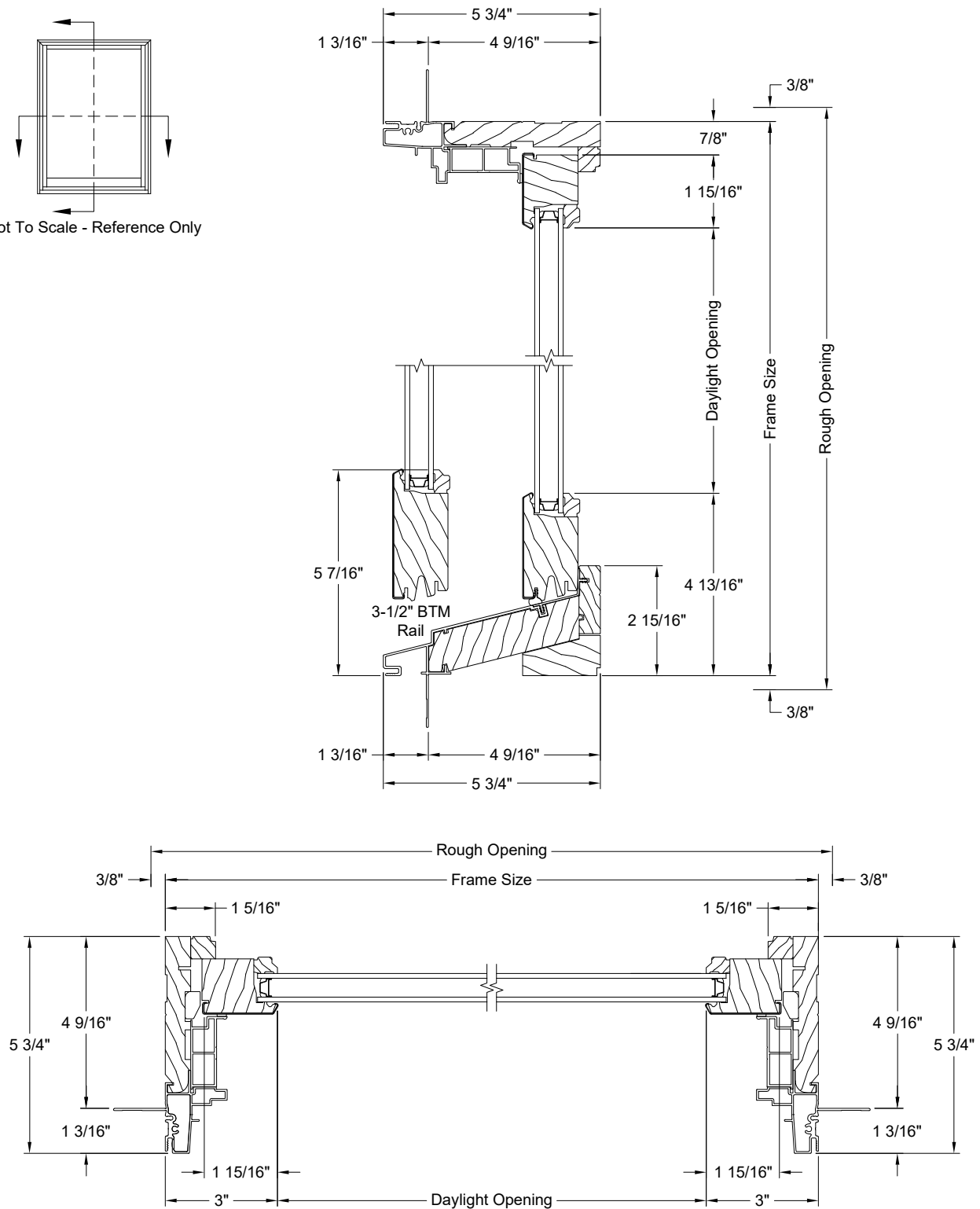
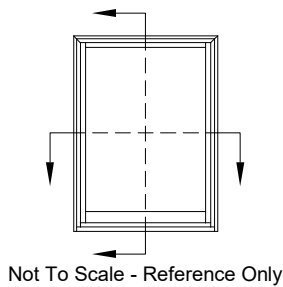
Single-Hung option has fixed upper sash.

OPERATOR RADIUS HEAD SECTIONS

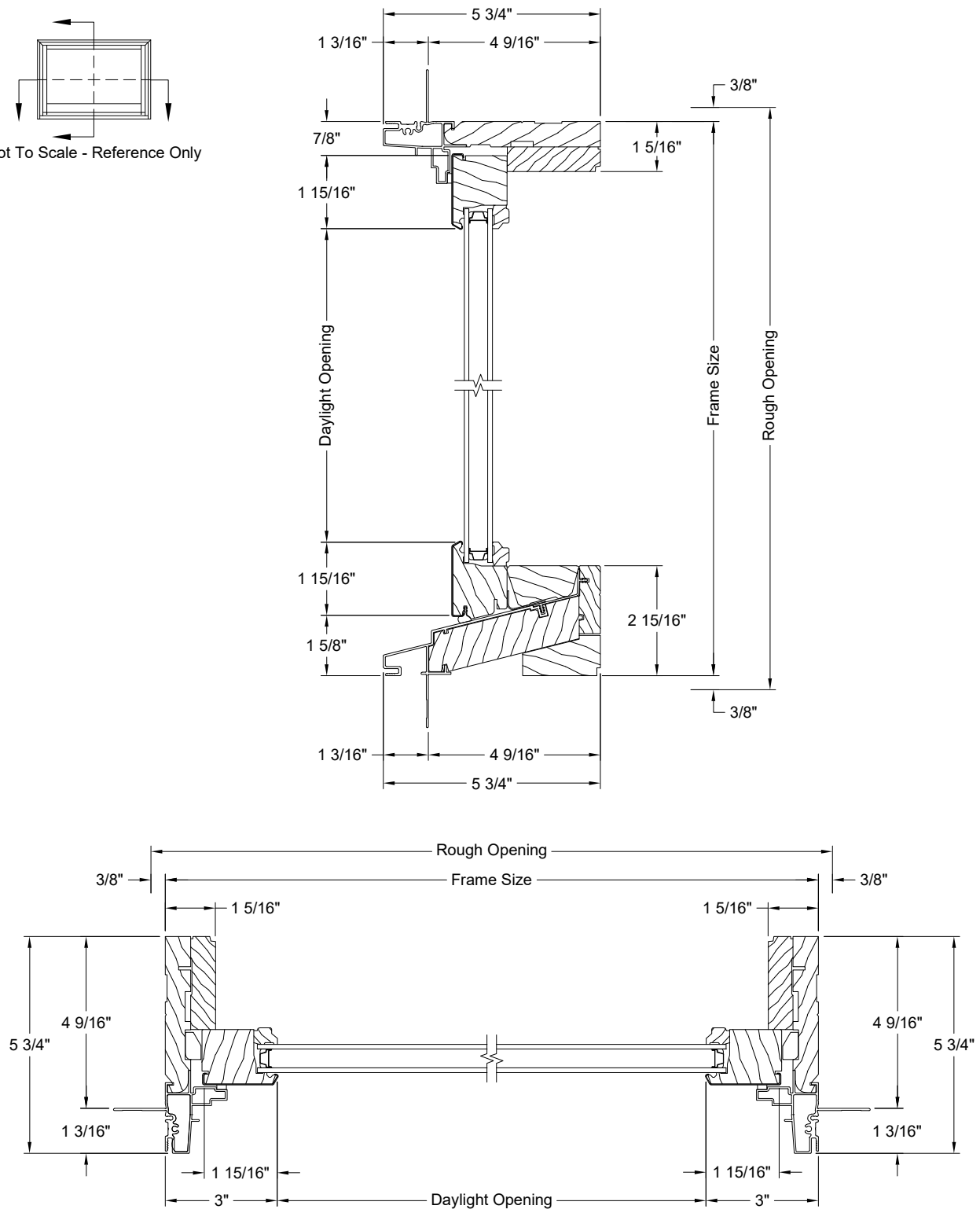
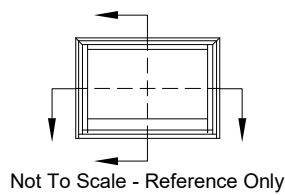


Note: Top sash is fixed on Radius Units.

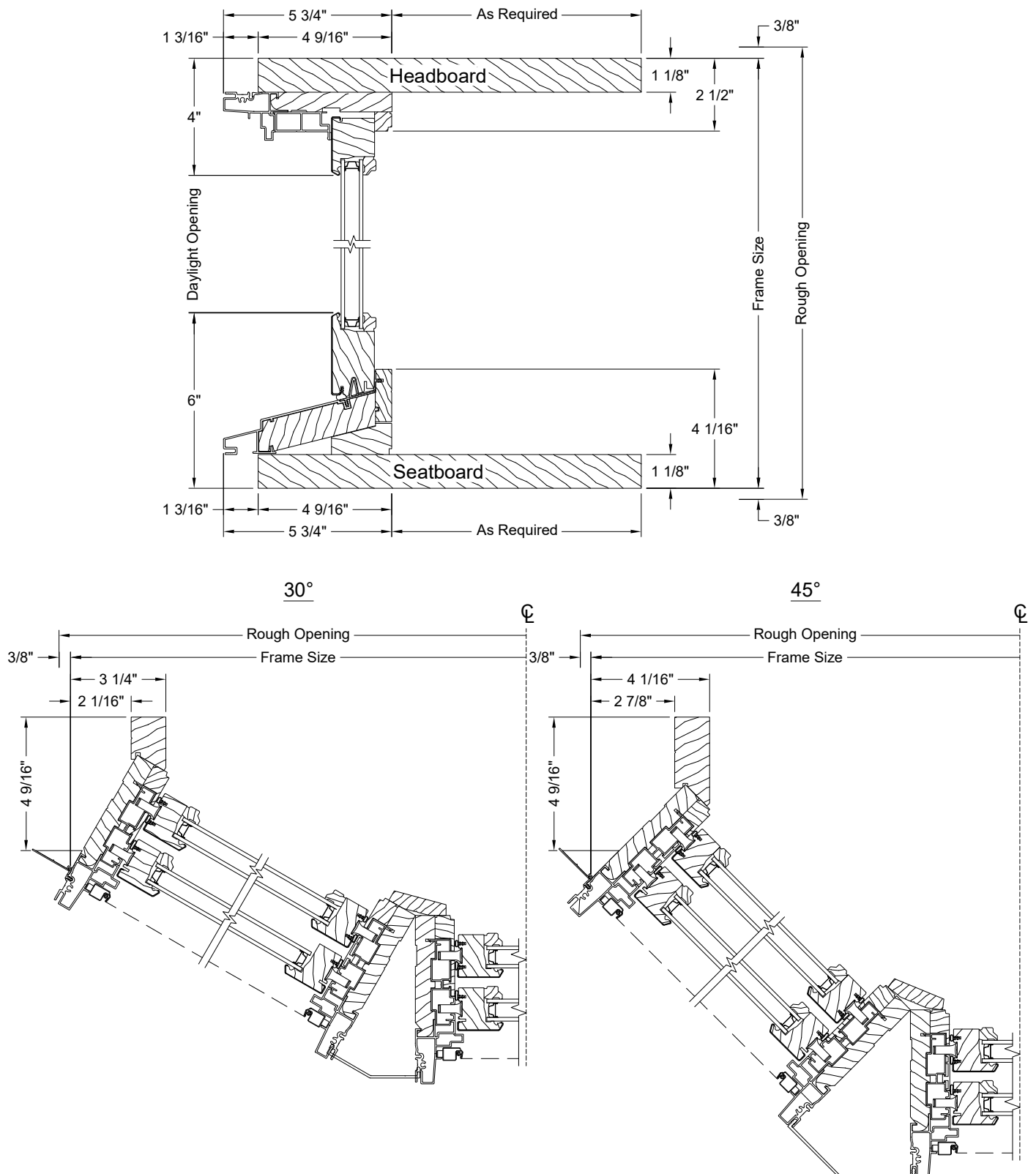
STATIONARY SECTIONS



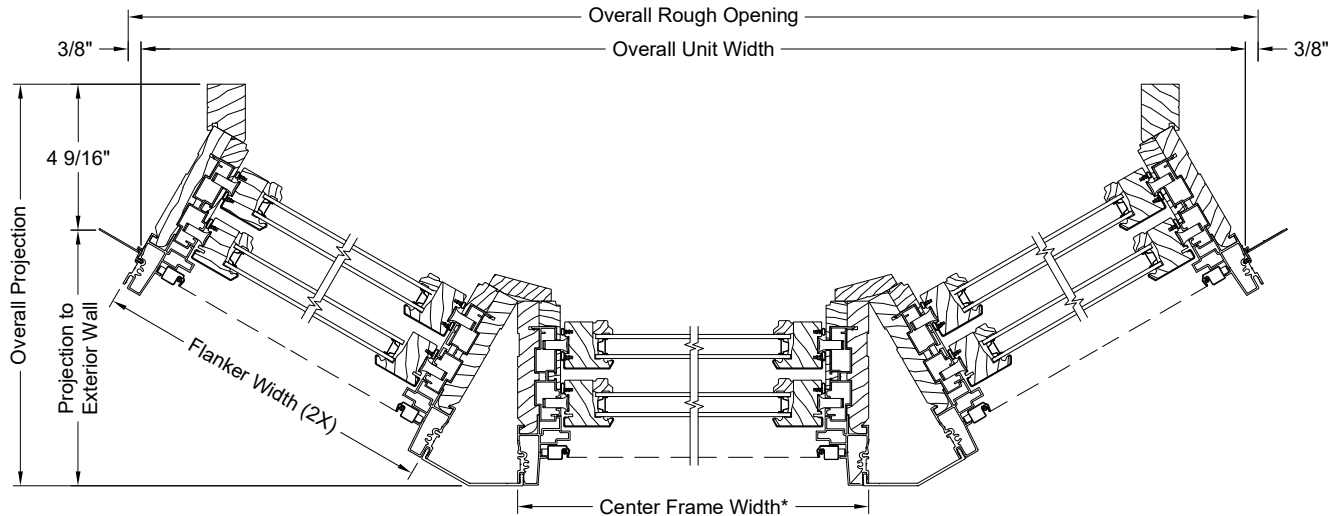
TRANSOM SECTIONS



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"

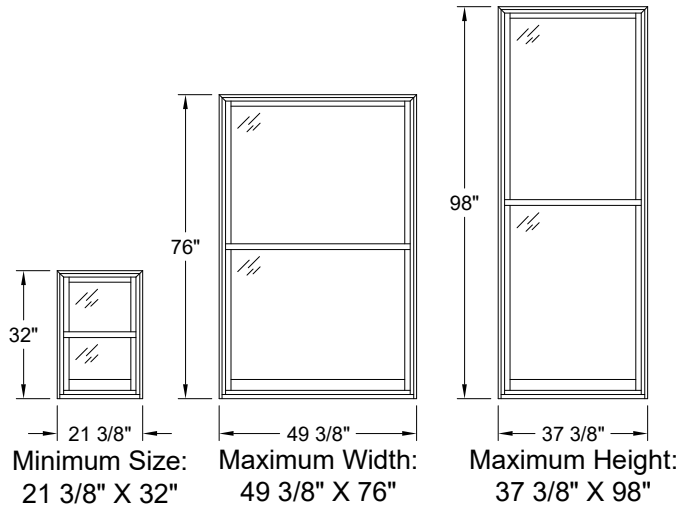
Note: 30° bay shown for reference only.

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.

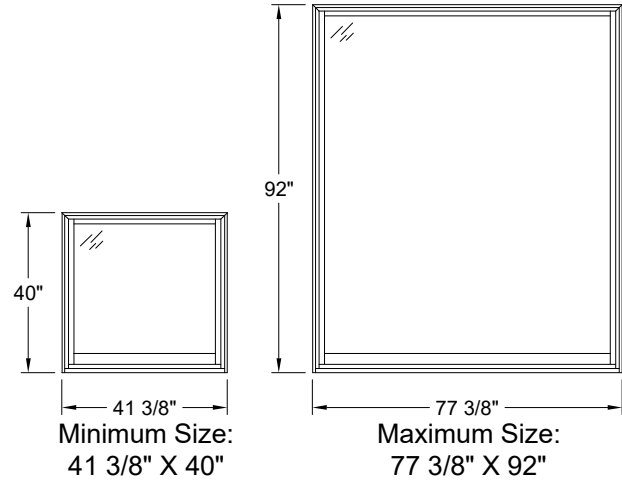
MIN-MAX STANDARD SIZING

Rectangle - Operator



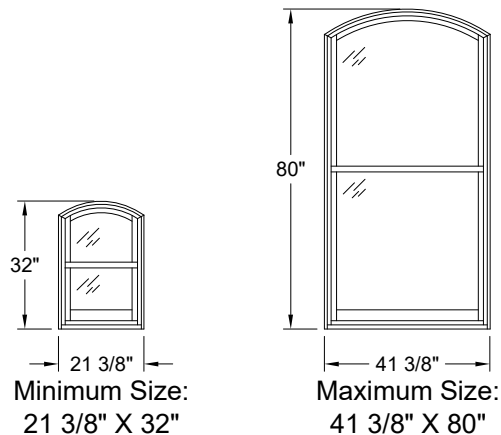
Standard Operator Widths				
21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"	45 3/8"	49 3/8"
Standard Heights Operator Heights				
32"	36"	40"	44"	48"
52"	56"	60"	64"	68"
72"	76"	80"	88"	92"
96"	98"			

Rectangle - Stationary



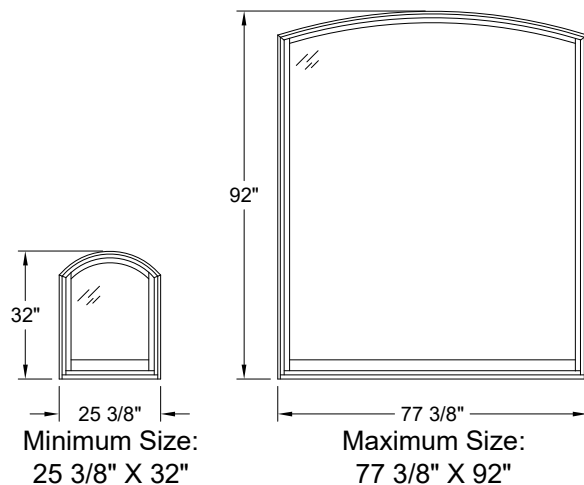
Standard Stationary Widths				
41 3/8"	45 3/8"	49 3/8"	53 3/8"	61 3/8"
69 3/8"	77 3/8"			
Standard Stationary Heights				
40"	44"	48"	52"	56"
60"	64"	68"	72"	76"
80"	88"	92"		

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									
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"	45 3/8"	49 3/8"
	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									
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"	45 3/8"	49 3/8"
	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 nd floor and above egress specifications ≥ to 20" width, 24" height, and 5.7 ft².
###	Meets 1 st 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

		WZ3 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"
Height	32"	1.23 ft²	1.51 ft²	1.78 ft²	1.91 ft²	2.05 ft²	2.19 ft²	2.32 ft²	2.60 ft²
	36"	1.48 ft²	1.81 ft²	2.14 ft²	2.30 ft²	2.47 ft²	2.63 ft²	2.80 ft²	3.12 ft²
	40"	1.74 ft²	2.12 ft²	2.50 ft²	2.69 ft²	2.89 ft²	3.08 ft²	3.27 ft²	3.65 ft²
	44"	1.99 ft²	2.43 ft²	2.87 ft²	3.08 ft²	3.30 ft²	3.52 ft²	3.74 ft²	4.18 ft²
	48"	2.24 ft²	2.73 ft²	3.23 ft²	3.48 ft²	3.72 ft²	3.97 ft²	4.22 ft²	4.71 ft²
	52"	2.49 ft²	3.04 ft²	3.59 ft²	3.87 ft²	4.14 ft²	4.42 ft²	4.69 ft²	5.24 ft²
	56"	2.74 ft²	3.35 ft²	3.95 ft²	4.26 ft²	4.56 ft²	4.86 ft²	5.16 ft²	5.77 ft²
	60"	2.99 ft²	3.65 ft²	4.31 ft²	4.65 ft²	4.98 ft²	5.31 ft²	5.64 ft²	6.30 ft²
	64"	3.24 ft²	3.96 ft²	4.68 ft²	5.04 ft²	5.39 ft²	5.75 ft²	6.11 ft²	6.83 ft²
	68"	3.49 ft²	4.27 ft²	5.04 ft²	5.43 ft²	5.81 ft²	6.20 ft²	6.58 ft²	7.36 ft²
72"	3.75 ft²	4.57 ft²	5.40 ft²	5.82 ft²	6.23 ft²	6.64 ft²	7.06 ft²	7.89 ft²	
76"	4.00 ft²	4.88 ft²	5.76 ft²	6.21 ft²	6.65 ft²	7.09 ft²	7.53 ft²	8.42 ft²	

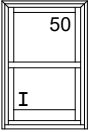
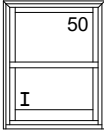
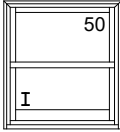
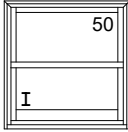
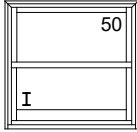
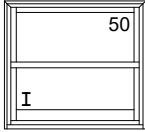
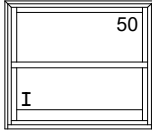
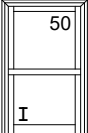
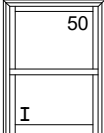
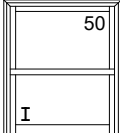
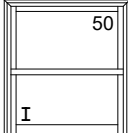
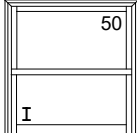
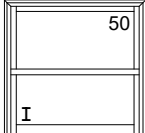
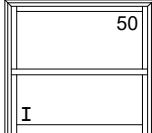
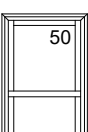
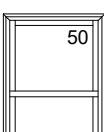
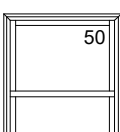
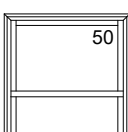
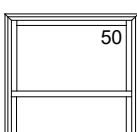
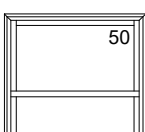
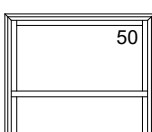
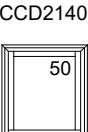
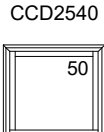
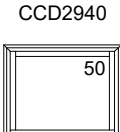
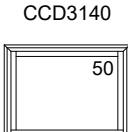
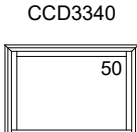
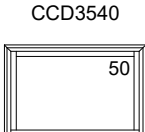
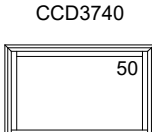
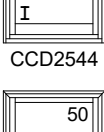
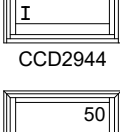
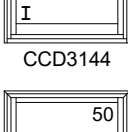
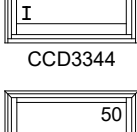
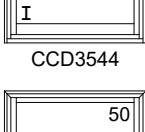
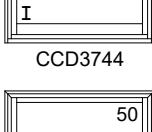
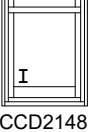
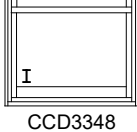
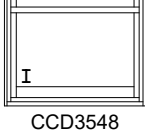
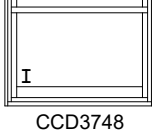
		WZ4 Impact Width						
		21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"
Height	32"	1.34 ft²	1.64 ft²	1.94 ft²	2.09 ft²	2.24 ft²	2.39 ft²	2.53 ft²
	36"	1.60 ft²	1.95 ft²	2.30 ft²	2.48 ft²	2.65 ft²	2.83 ft²	3.01 ft²
	40"	1.85 ft²	2.26 ft²	2.66 ft²	2.87 ft²	3.07 ft²	3.28 ft²	3.48 ft²
	44"	2.10 ft²	2.56 ft²	3.03 ft²	3.26 ft²	3.49 ft²	3.72 ft²	3.95 ft²
	48"	2.35 ft²	2.87 ft²	3.39 ft²	3.65 ft²	3.91 ft²	4.17 ft²	4.43 ft²
	52"	2.60 ft²	3.18 ft²	3.75 ft²	4.04 ft²	4.33 ft²	4.61 ft²	4.90 ft²
	56"	2.85 ft²	3.48 ft²	4.11 ft²	4.43 ft²	4.74 ft²	5.06 ft²	5.38 ft²
	60"	3.10 ft²	3.79 ft²	4.48 ft²	4.82 ft²	5.16 ft²	5.51 ft²	5.85 ft²
	64"	3.36 ft²	4.10 ft²	4.84 ft²	5.21 ft²	5.58 ft²	5.95 ft²	6.32 ft²
	68"	3.61 ft²	4.40 ft²	5.20 ft²	5.60 ft²	6.00 ft²	6.40 ft²	6.80 ft²
	72"	3.86 ft²	4.71 ft²	5.56 ft²	5.99 ft²	6.42 ft²	6.84 ft²	7.27 ft²
76"	4.11 ft²	5.02 ft²	5.93 ft²	6.38 ft²	6.83 ft²	7.29 ft²	7.74 ft²	

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

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



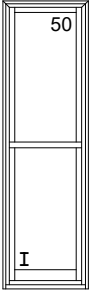
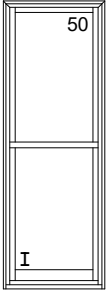
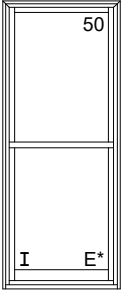
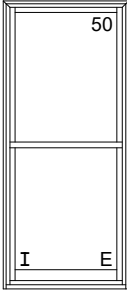
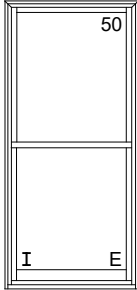
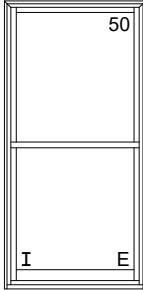
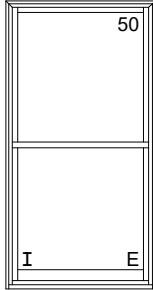
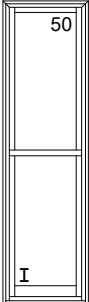
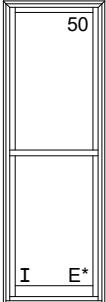
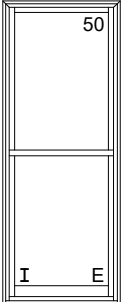
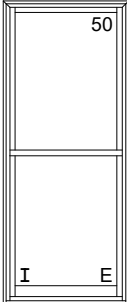
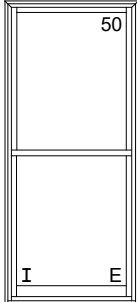
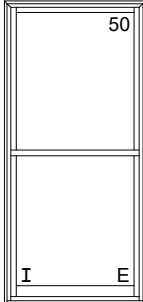
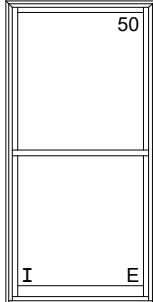
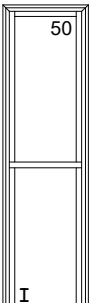
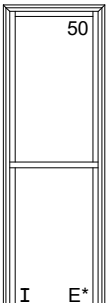
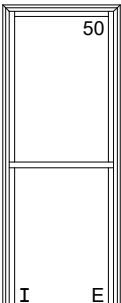
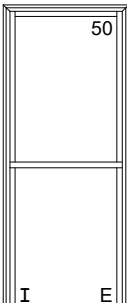
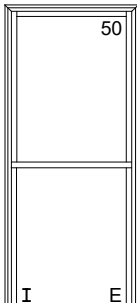
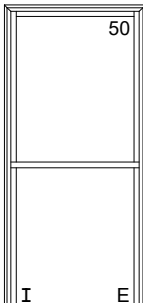
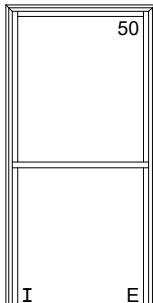
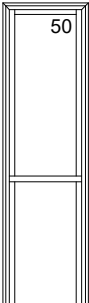
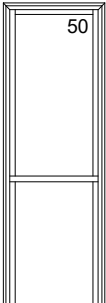
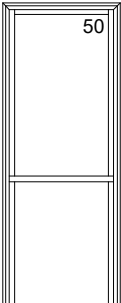
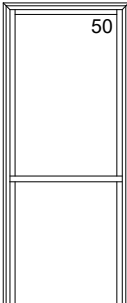
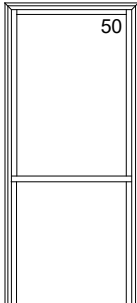
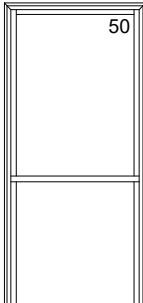
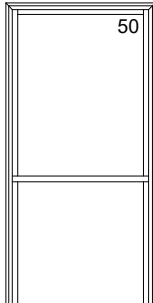
OPERATOR RECTANGLE UNITS

		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
Rough Opening Frame Height Daylight Opening	56 3/4"	56"	56"	56"	56"	56"	56"	56"	
	22 7/16" / 24 7/16"								
		CCD2156	CCD2556	CCD2956	CCD3156	CCD3356	CCD3556	CCD3756	
60 3/4"	60"	60"	60"	60"	60"	60"	60"	60"	
	24 7/16" / 26 7/16"								
		CCD2160	CCD2560	CCD2960	CCD3160	CCD3360	CCD3560	CCD3760	
64 3/4"	64"	64"	64"	64"	64"	64"	64"	64"	
	26 7/16" / 28 7/16"								
		CCD2164	CCD2564	CCD2964	CCD3164	CCD3364	CCD3564	CCD3764	
68 3/4"	68"	68"	68"	68"	68"	68"	68"	68"	
	28 7/16" / 30 7/16"								
		CCD2168	CCD2568	CCD2968	CCD3168	CCD3368	CCD3568	CCD3768	

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
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	

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
92 3/4"								
92"								
40 7/16" / 42 7/16"								
96 3/4"								
96"								
42 7/16" / 44 7/16"								
98 3/4"								
98"								
43 7/16" / 45 7/16"								
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 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	

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

	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

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

	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

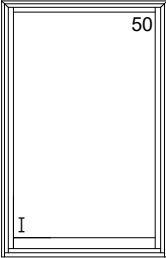
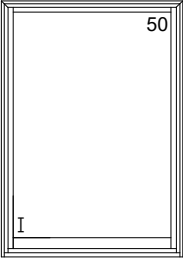
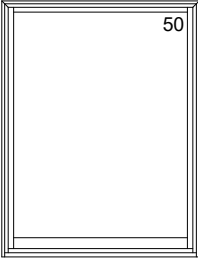
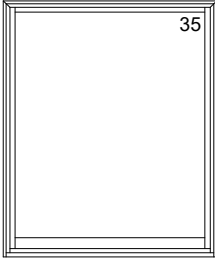
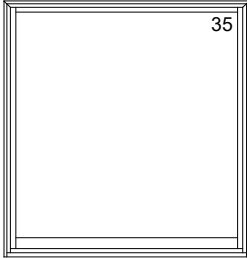
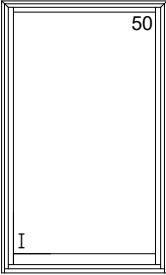
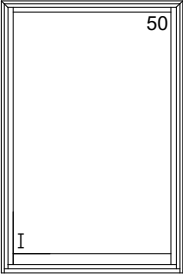
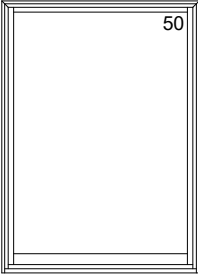
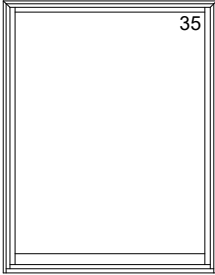
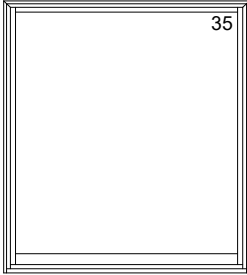
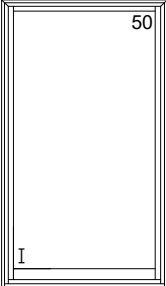
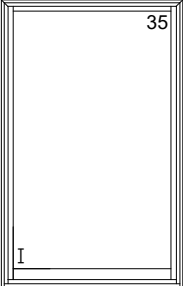
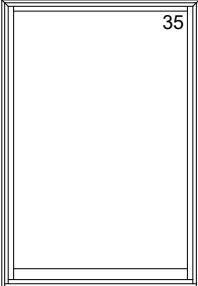
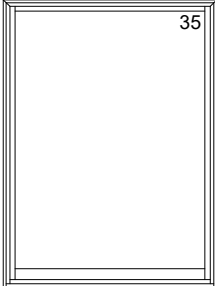
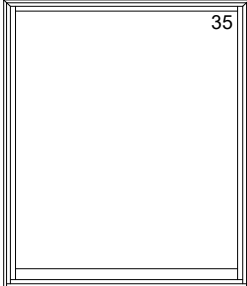
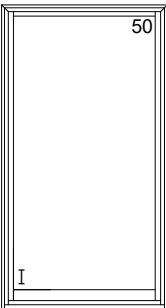
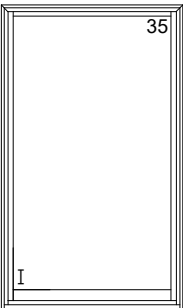
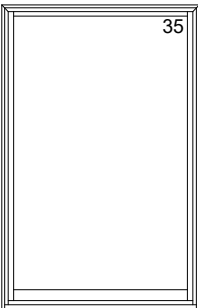
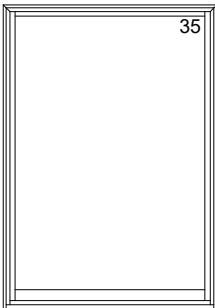
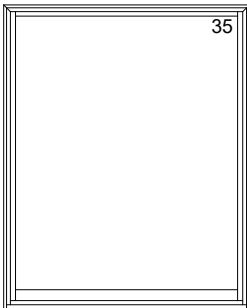
Elevation Legend:
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 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
 E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²


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"				
	64 3/4"	64"	56 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	

Elevation Legend:
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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


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"						
64"						
56 3/8"						
	CDDP4164	CDDP4564	CDDP4964	CDDP5364	CDDP6164	
68 3/4"						
68"						
60 3/8"						
	CDDP4168	CDDP4568	CDDP4968	CDDP5368	CDDP6168	
72 3/4"						
72"						
64 3/8"						
	CDDP4172	CDDP4572	CDDP4972	CDDP5372	CDDP6172	
76 3/4"						
76"						
68 3/8"						
	CDDP4176	CDDP4576	CDDP4976	CDDP5376	CDDP6176	
Rough Opening						
Frame Height						
Daylight Opening						

Elevation Legend:
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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


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:

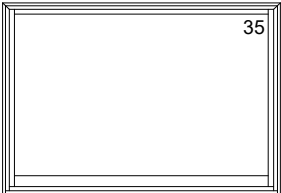
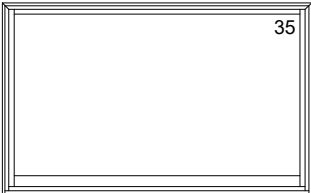
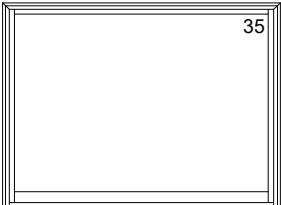
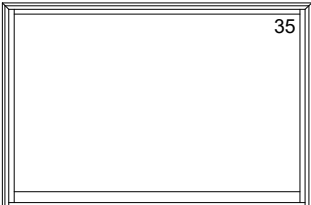
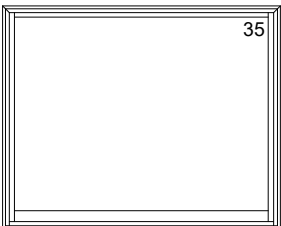
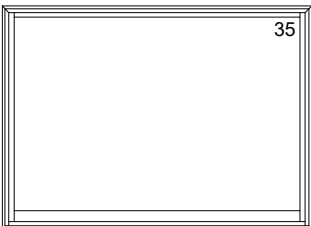
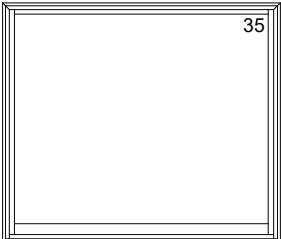
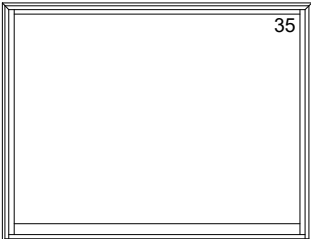
= Maximum Performance Grade (PG) rating with standard glazing.

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 ft².
 E* = Unit meets egress (1st floor) - clear opening $\geq$ 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
64 3/4"			
64"			
56 3/8"			
	CCDP6964	CCDP7764	
68 3/4"			
68"			
60 3/8"			
	CCDP6968	CCDP7768	
72 3/4"			
72"			
64 3/8"			
	CCDP6972	CCDP7772	
76 3/4"			
76"			
68 3/8"			
	CCDP6976	CCDP7776	

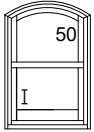
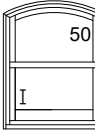
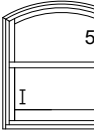
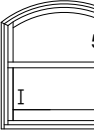
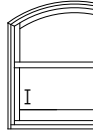
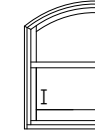
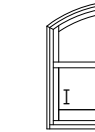
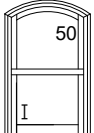
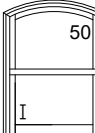
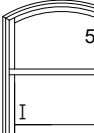
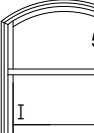
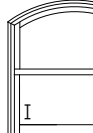
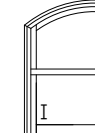
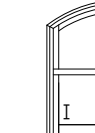
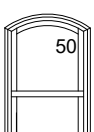
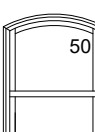
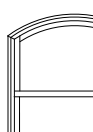
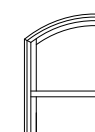
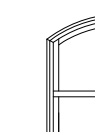
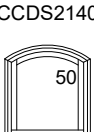
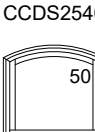
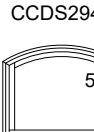
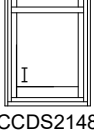
Rough Opening
 Frame Height
 Daylight Opening

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





OPERATOR 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"	CCDS2132	CCDS2532	CCDS2932	CCDS3132	CCDS3332	CCDS3532	CCDS3732	
	36 3/4"								
	36"	CCDS2136	CCDS2536	CCDS2936	CCDS3136	CCDS3336	CCDS3536	CCDS3736	
	40 3/4"								
	40"	CCDS2140	CCDS2540	CCDS2940	CCDS3140	CCDS3340	CCDS3540	CCDS3740	
	44 3/4"								
	44"	CCDS2144	CCDS2544	CCDS2944	CCDS3144	CCDS3344	CCDS3544	CCDS3744	
	48 3/4"								
	48"	CCDS2148	CCDS2548	CCDS2948	CCDS3148	CCDS3348	CCDS3548	CCDS3748	
	52 3/4"								
	52"	CCDS2152	CCDS2552	CCDS2952	CCDS3152	CCDS3352	CCDS3552	CCDS3752	

Elevation Legend:

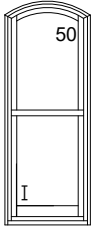
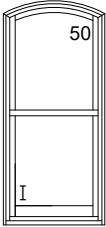
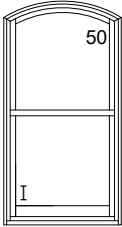
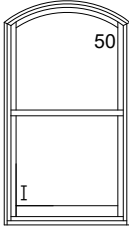
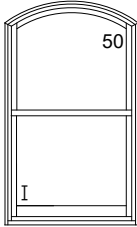
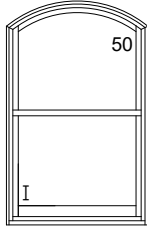
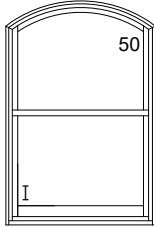
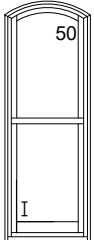
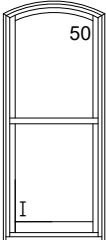
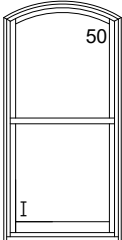
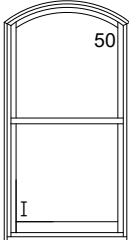
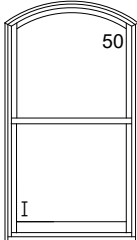
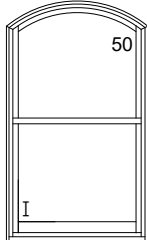
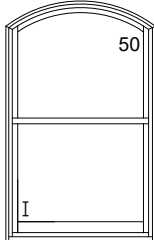
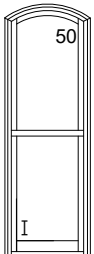
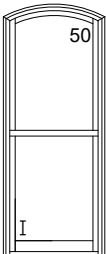
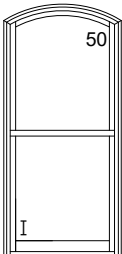
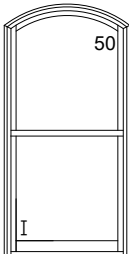
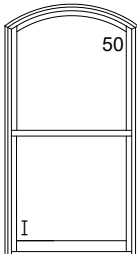
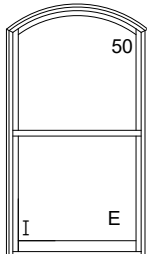
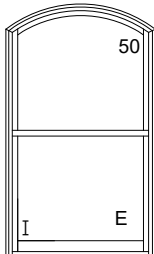
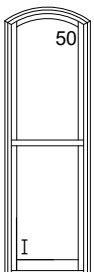
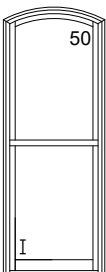
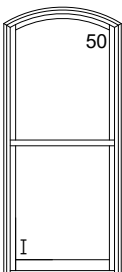
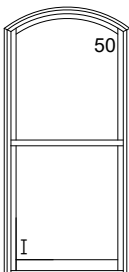
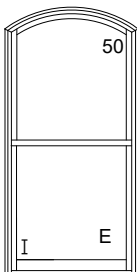
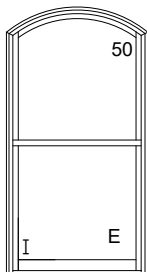
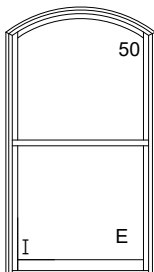
= Maximum Performance Grade (PG) rating with standard glazing.

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"								
Rough Opening								
Frame Height								
Daylight Opening								

Elevation Legend:
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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.

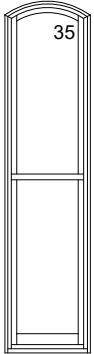
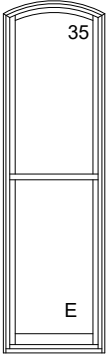
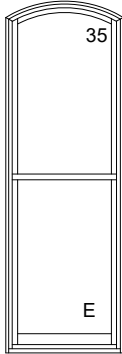
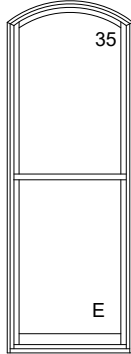
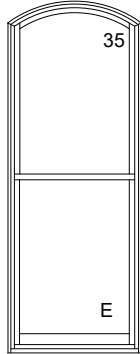
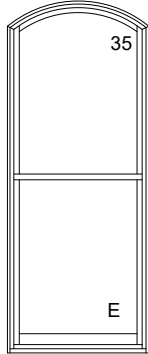
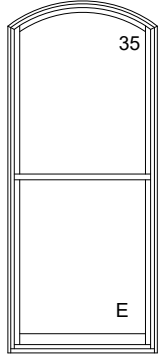
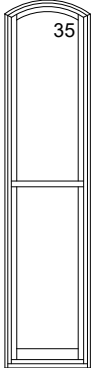
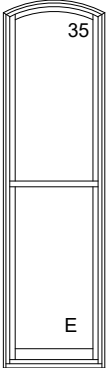
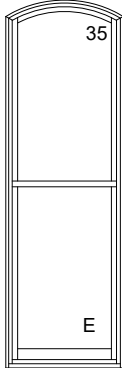
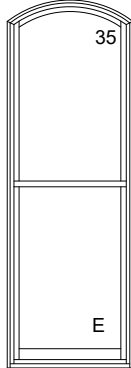
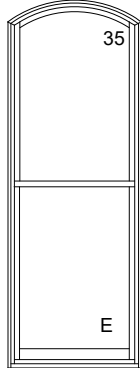
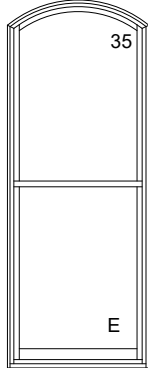
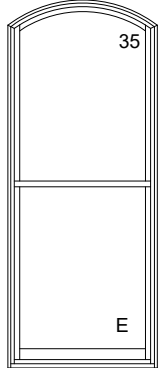
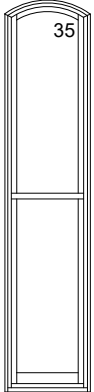
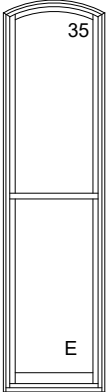
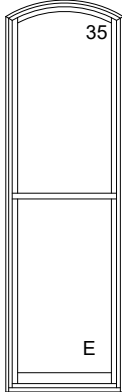
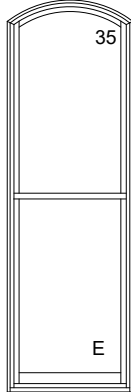
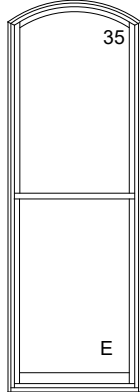
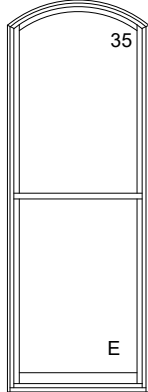
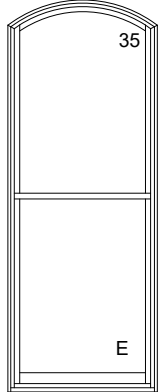
I = Impact rated available.

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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	
82 3/16"								
96 3/4"								
96"	CCDS2196	CCDS2596	CCDS2996	CCDS3196	CCDS3396	CCDS3596	CCDS3796	
86 3/16"								
98 3/4"								
98"	CCDS2198	CCDS2598	CCDS2998	CCDS3198	CCDS3398	CCDS3598	CCDS3798	
88 3/16"								

Rough Opening
 Frame Height
 Daylight Opening

Elevation Legend:
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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"	
	36 3/4"	36"	26 3/16"	
	40 3/4"	40"	30 3/16"	
	44 3/4"	44"	34 3/16"	
	48 3/4"	48"	38 3/16"	
	52 3/4"	52"	42 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

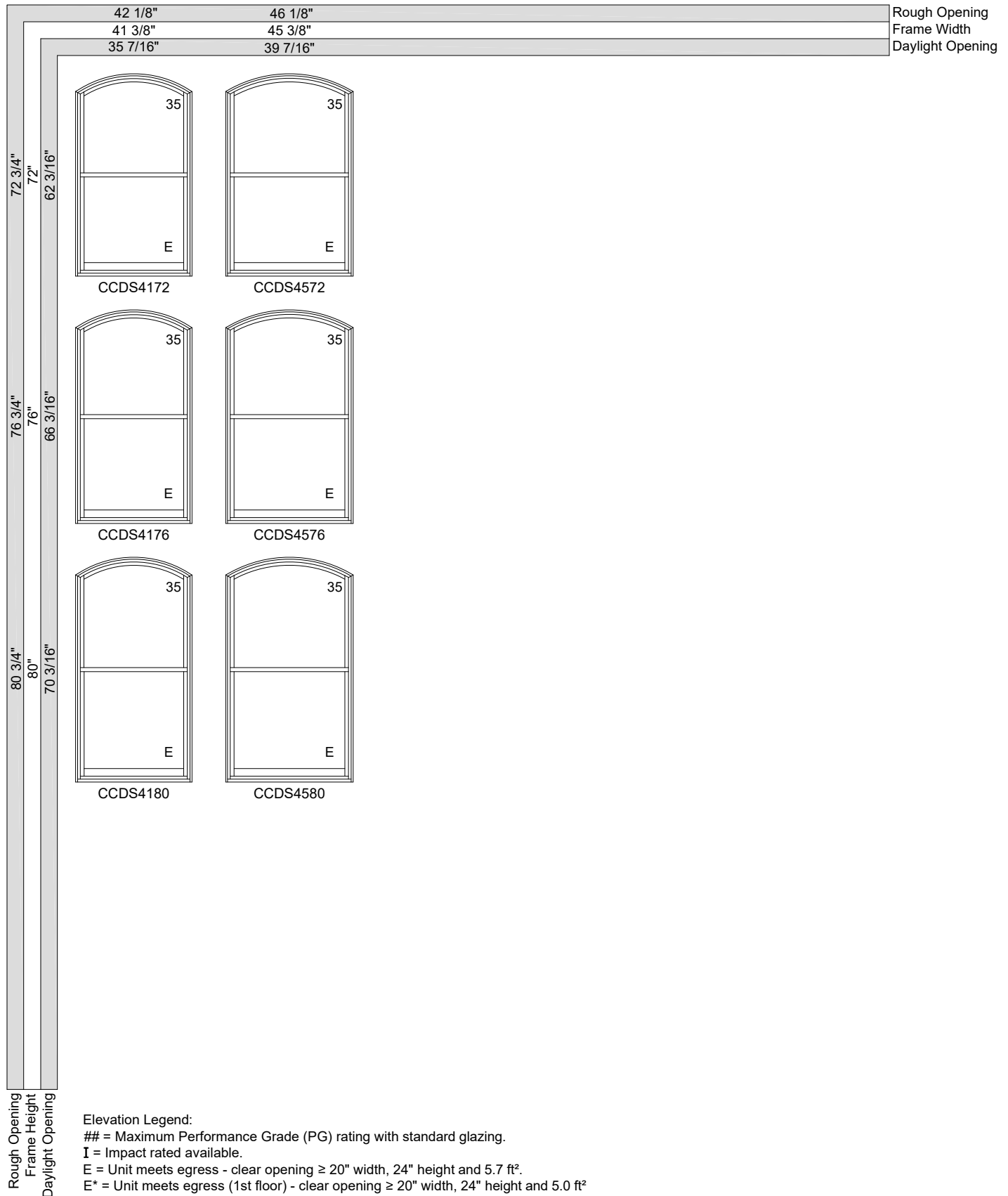
		42 1/8"	46 1/8"	Rough Opening
		41 3/8"	45 3/8"	Frame Width
		35 7/16"	39 7/16"	Daylight Opening
Rough Opening Frame Height Daylight Opening	56 3/4"	56"	46 3/16"	
60 3/4"	60"	50 3/16"		
64 3/4"	64"	54 3/16"		
68 3/4"	68"	58 3/16"		

 CCDS4156	 CCDS4556
 CCDS4160	 CCDS4560
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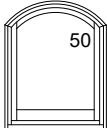
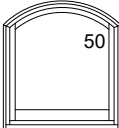
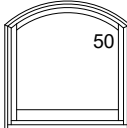
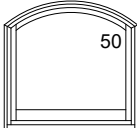
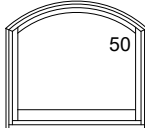
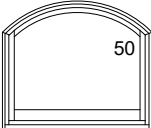
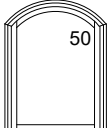
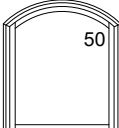
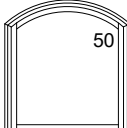
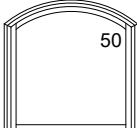
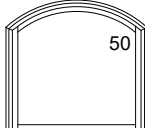
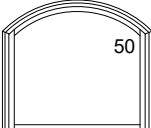
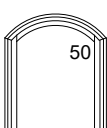
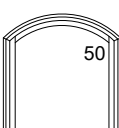
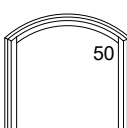
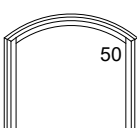
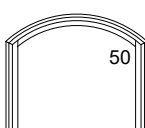
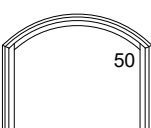
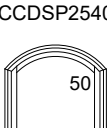
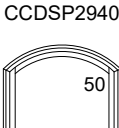
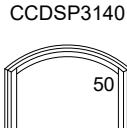
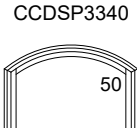
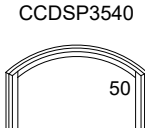
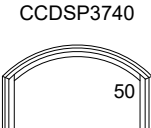
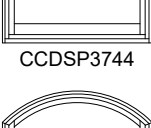
Elevation Legend:
 ## = Maximum Performance Grade (PG) rating with standard glazing.
 I = Impact rated available.
 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
 E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²



OPERATOR EXTENDED CIRCLE SEGMENT UNITS



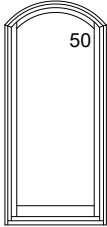
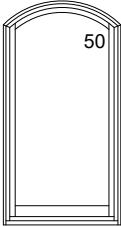
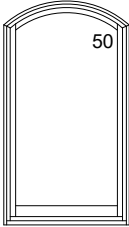
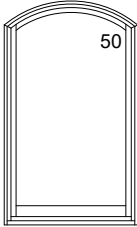
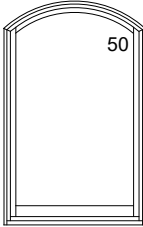
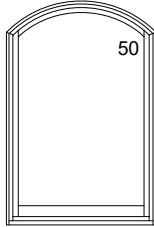
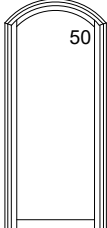
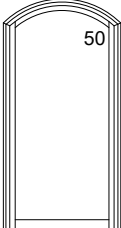
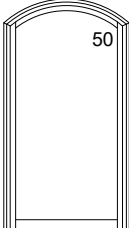
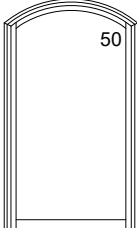
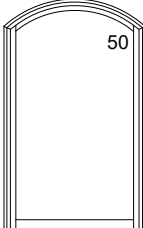
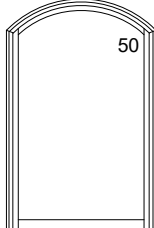
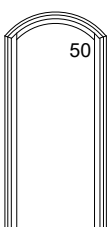
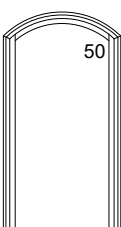
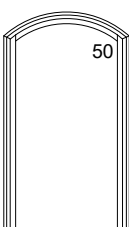
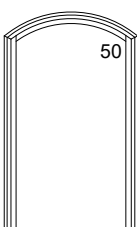
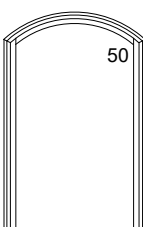
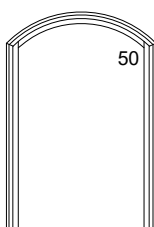
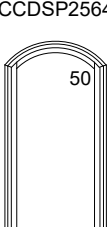
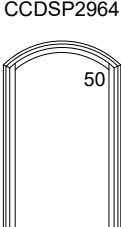
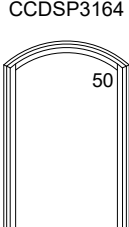
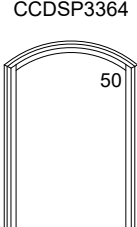
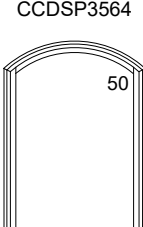
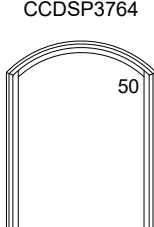

STATIONARY EXTENDED CIRCLE SEGMENT UNITS

	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"	 50 CCDSP2532	 50 CCDSP2932	 50 CCDSP3132	 50 CCDSP3332	 50 CCDSP3532	 50 CCDSP3732	
36 3/4"	 50 CCDSP2536	 50 CCDSP2936	 50 CCDSP3136	 50 CCDSP3336	 50 CCDSP3536	 50 CCDSP3736	
40 3/4"	 50 CCDSP2540	 50 CCDSP2940	 50 CCDSP3140	 50 CCDSP3340	 50 CCDSP3540	 50 CCDSP3740	
44 3/4"	 50 CCDSP2544	 50 CCDSP2944	 50 CCDSP3144	 50 CCDSP3344	 50 CCDSP3544	 50 CCDSP3744	
48 3/4"	 50 CCDSP2548	 50 CCDSP2948	 50 CCDSP3148	 50 CCDSP3348	 50 CCDSP3548	 50 CCDSP3748	
52 3/4"	 50 CCDSP2552	 50 CCDSP2952	 50 CCDSP3152	 50 CCDSP3352	 50 CCDSP3552	 50 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"							
56"	CCDSP2556	CCDSP2956	CCDSP3156	CCDSP3356	CCDSP3556	CCDSP3756	
52 3/8"							
60"	CCDSP2560	CCDSP2960	CCDSP3160	CCDSP3360	CCDSP3560	CCDSP3760	
64 3/4"							
64"	CCDSP2564	CCDSP2964	CCDSP3164	CCDSP3364	CCDSP3564	CCDSP3764	
68 3/4"							
68"	CCDSP2568	CCDSP2968	CCDSP3168	CCDSP3368	CCDSP3568	CCDSP3768	
60 3/8"							

Elevation Legend:

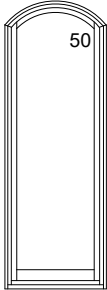
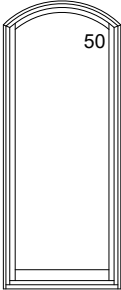
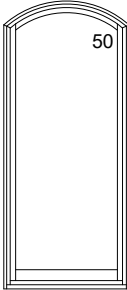
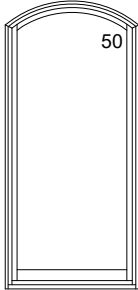
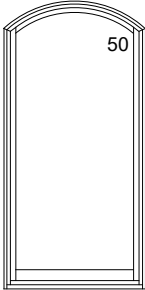
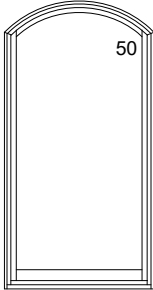
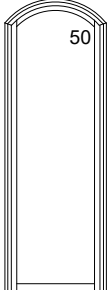
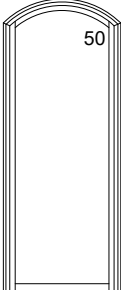
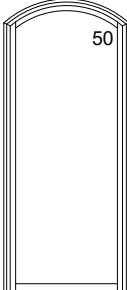
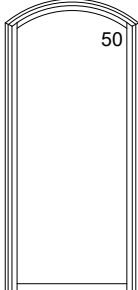
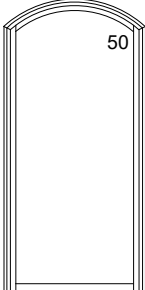
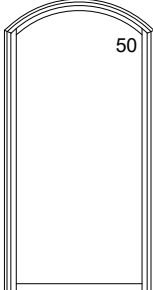
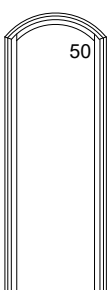
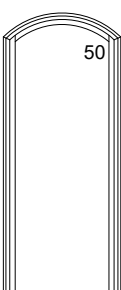
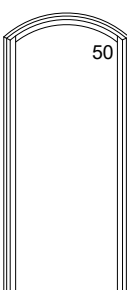
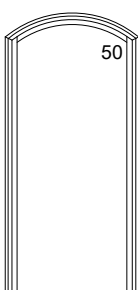
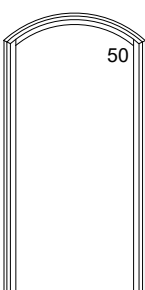
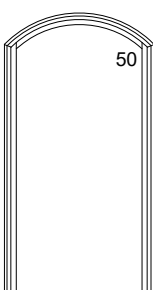
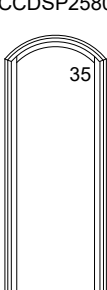
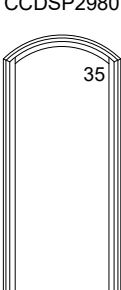
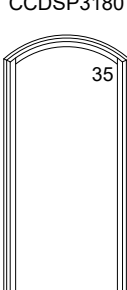
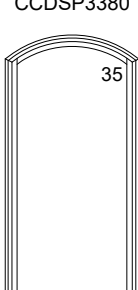
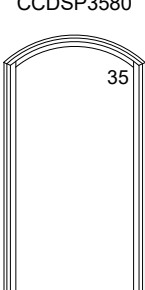
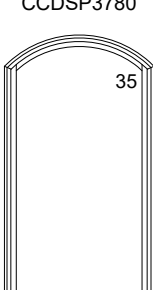
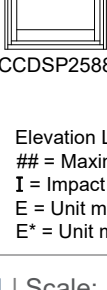
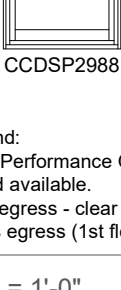
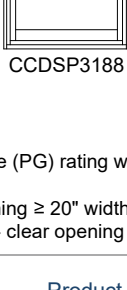
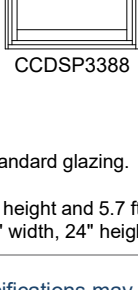
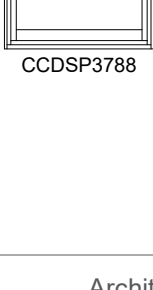
= Maximum Performance Grade (PG) rating with standard glazing.

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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


STATIONARY EXTENDED CIRCLE SEGMENT UNITS

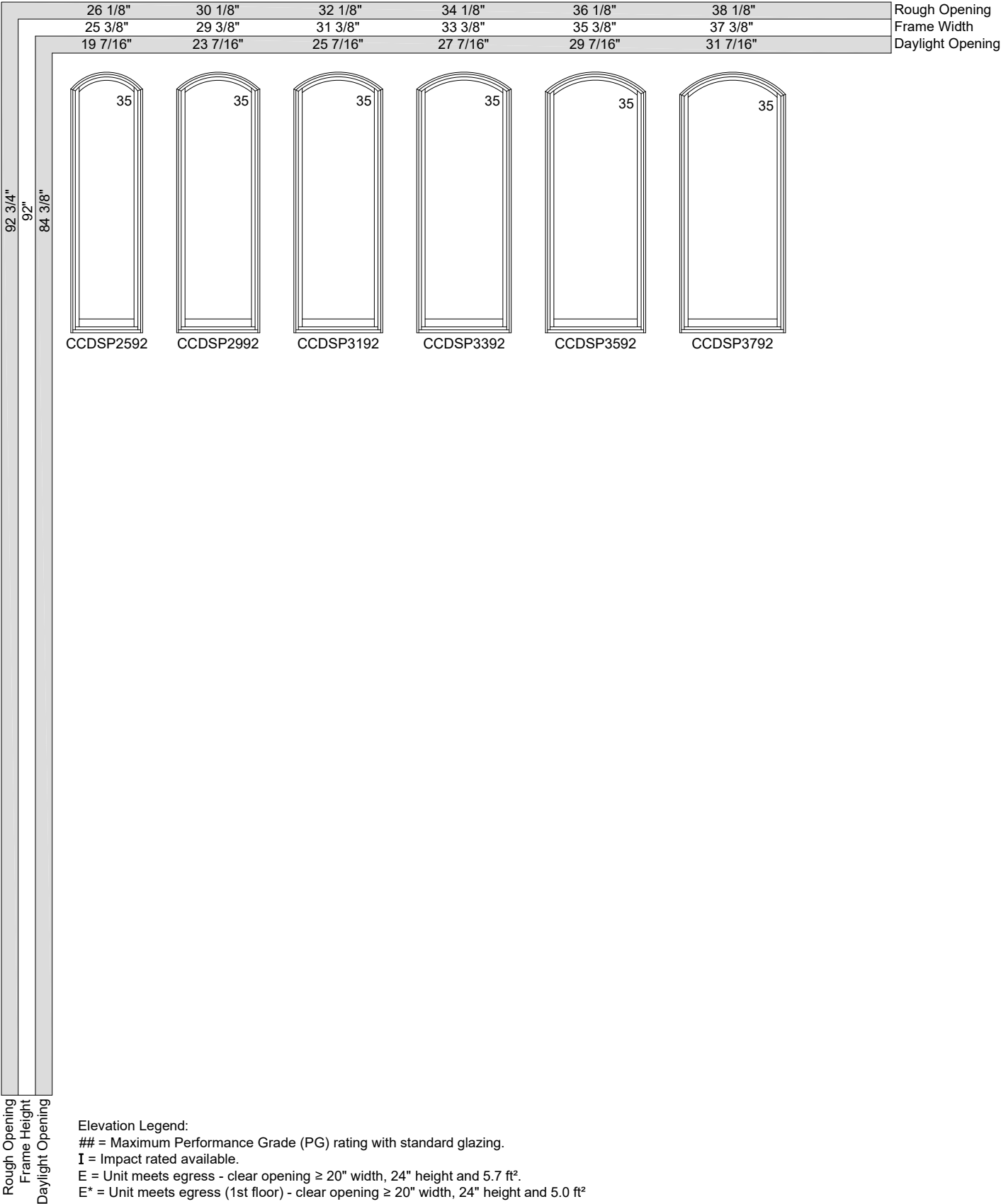
	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"	Daylight Opening
72 3/4"							
72"	CCDSP2572	CCDSP2972	CCDSP3172	CCDSP3372	CCDSP3572	CCDSP3772	
64 3/8"							
76 3/4"	CCDSP2576	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

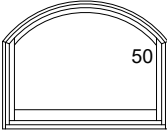
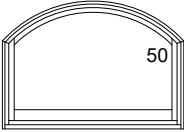
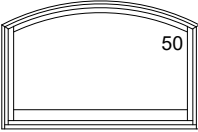
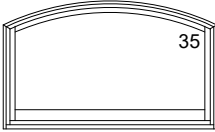
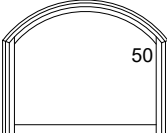
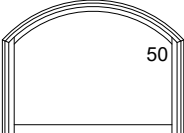
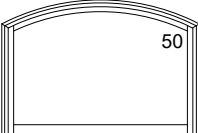
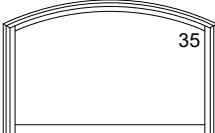
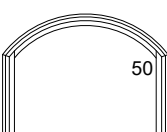
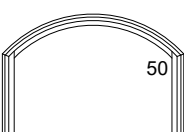
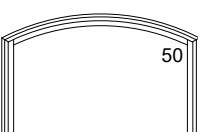
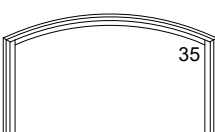
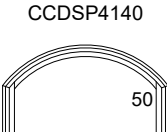
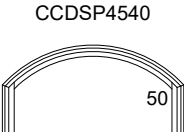
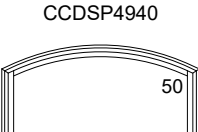
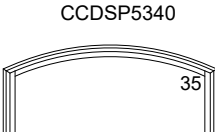
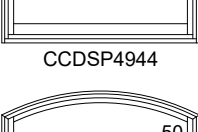
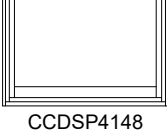
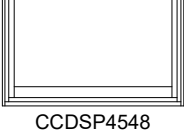
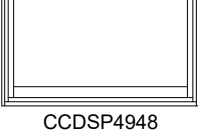
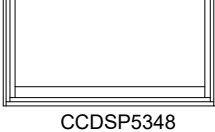
Elevation Legend:
 ## = Maximum Performance Grade (PG) rating with standard glazing.
 I = Impact rated available.
 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
 E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²



STATIONARY EXTENDED CIRCLE SEGMENT UNITS



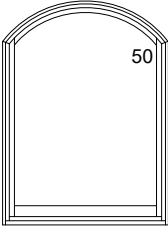
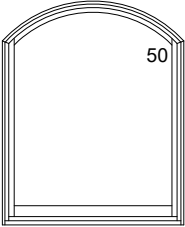
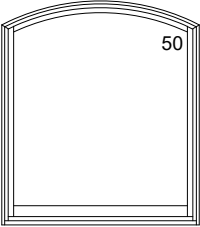
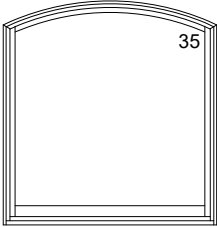
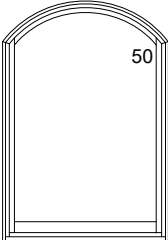
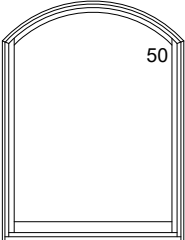
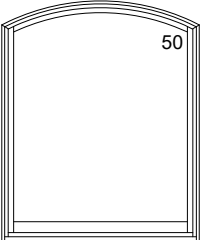
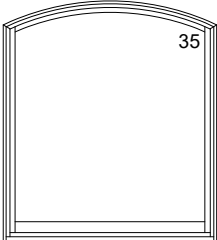
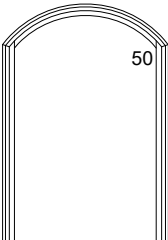
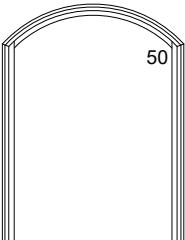
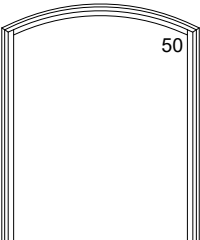
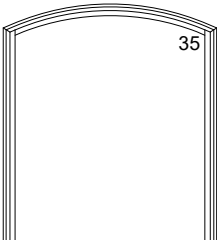
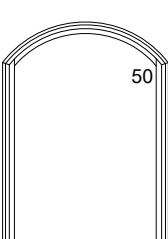
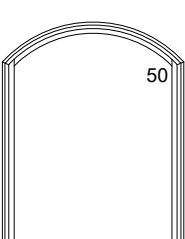
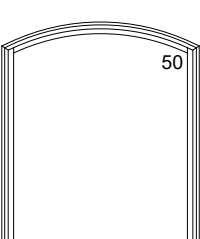
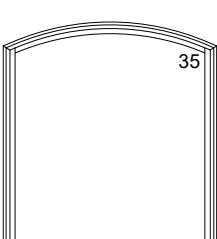

STATIONARY EXTENDED CIRCLE SEGMENT UNITS

	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.
 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
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	

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
72 3/4"					
72"					
64 3/8"					
	50 CCDSP4172	35 CCDSP4572	35 CCDSP4972	35 CCDSP5372	
76 3/4"					
76"					
68 3/8"					
	50 CCDSP4176	35 CCDSP4576	35 CCDSP4976	35 CCDSP5376	
80 3/4"					
80"					
72 3/8"					
	50 CCDSP4180	35 CCDSP4580	35 CCDSP4980	35 CCDSP5380	
88 3/4"					
88"					
80 3/8"					
	35 CCDSP4188	35 CCDSP4588	35 CCDSP4988	35 CCDSP5388	

Elevation Legend:

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

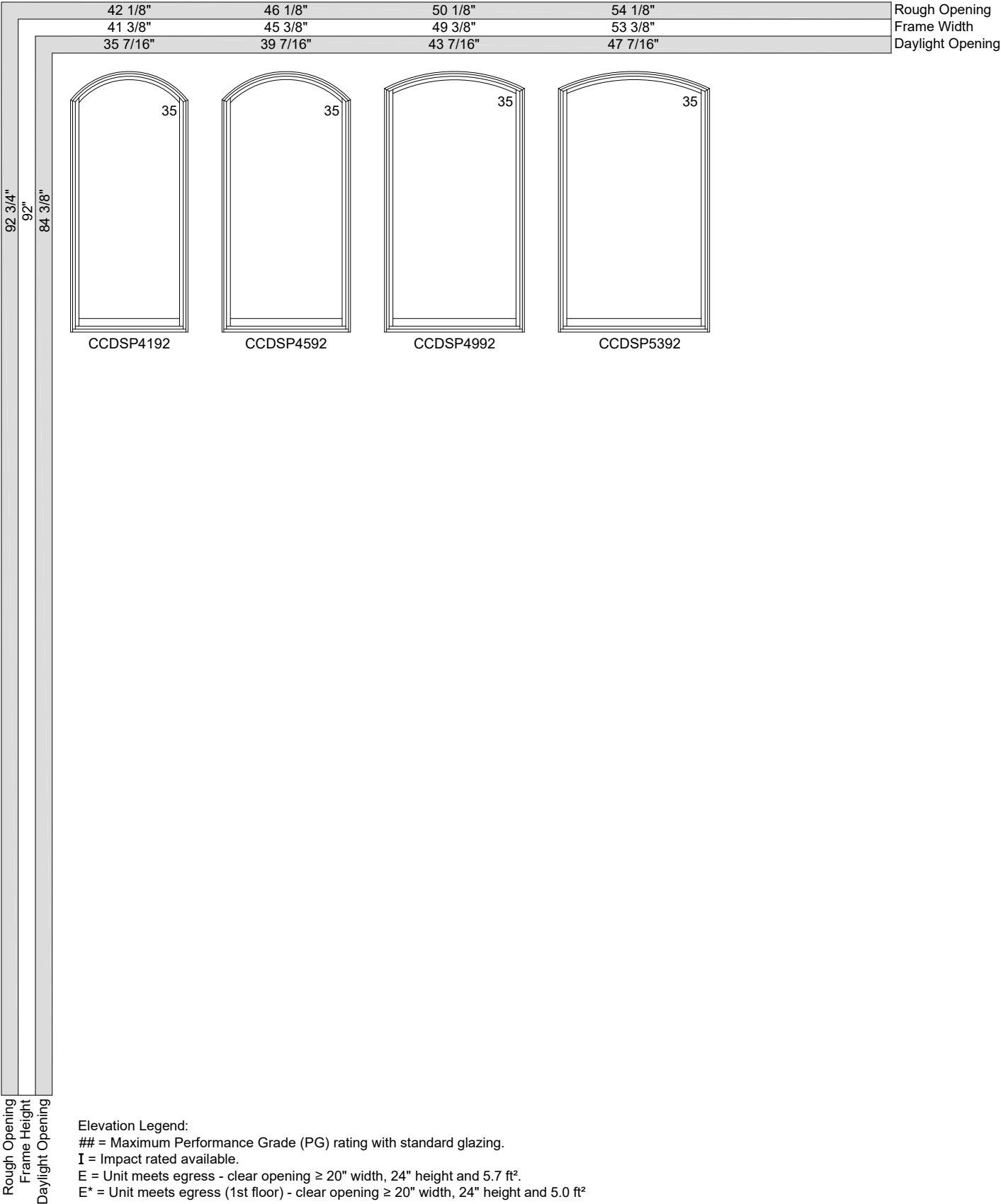
I = Impact rated available.

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

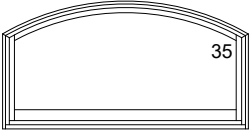
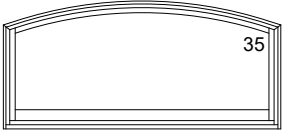
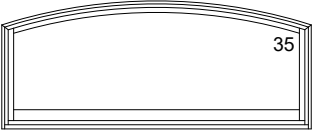
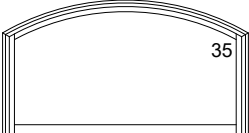
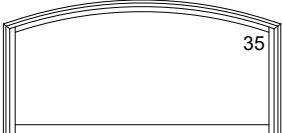
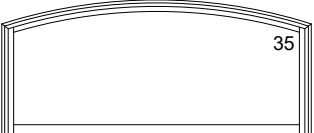
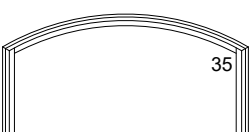
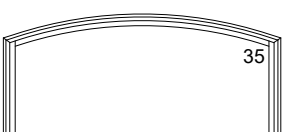
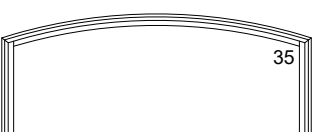
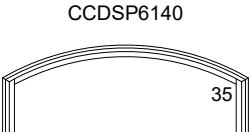
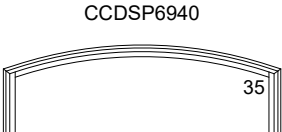
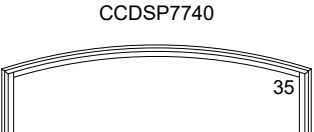
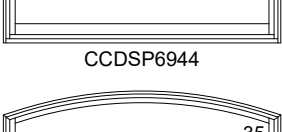
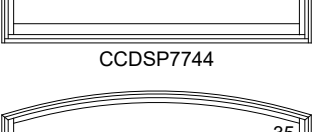
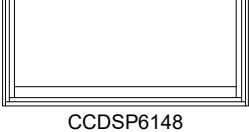
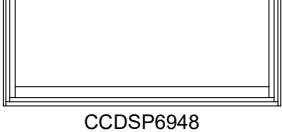
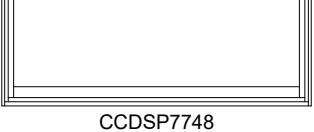
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²



STATIONARY EXTENDED CIRCLE SEGMENT UNITS



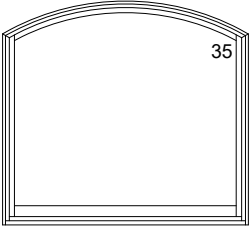
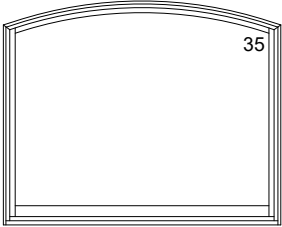
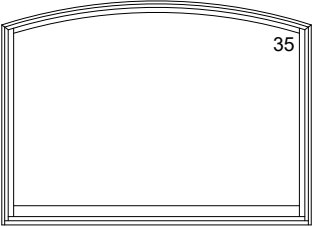
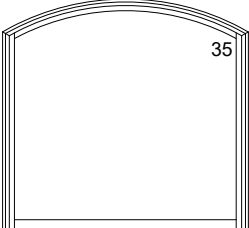
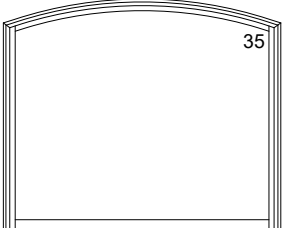
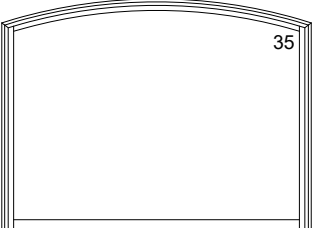
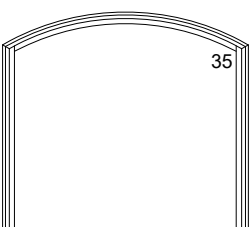
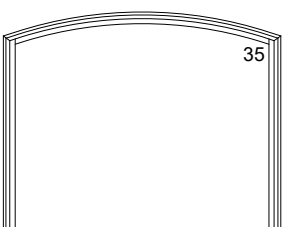
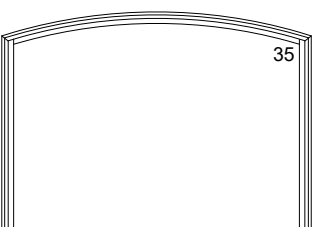
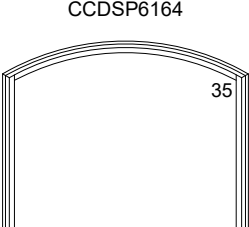
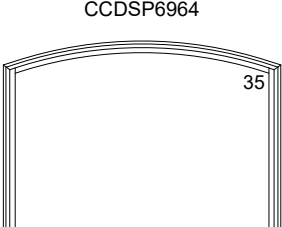
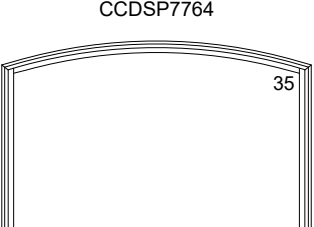
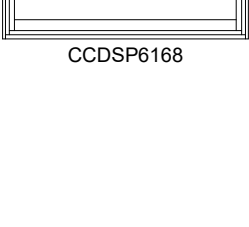
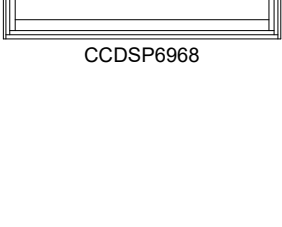
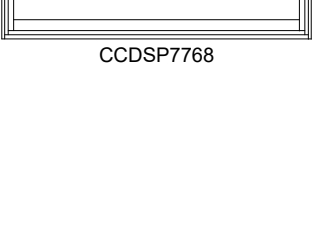

STATIONARY EXTENDED CIRCLE SEGMENT UNITS

	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

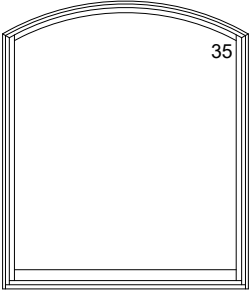
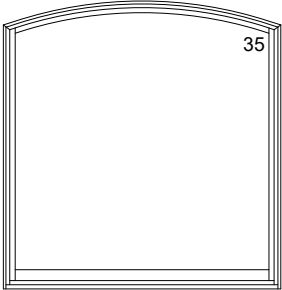
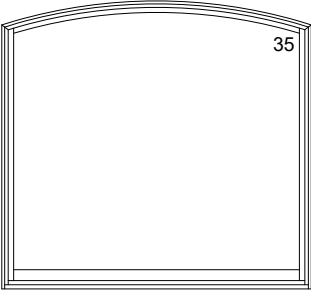
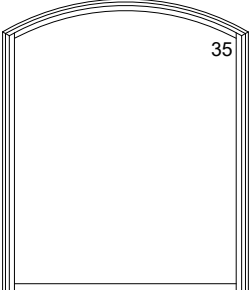
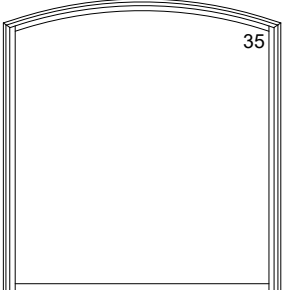
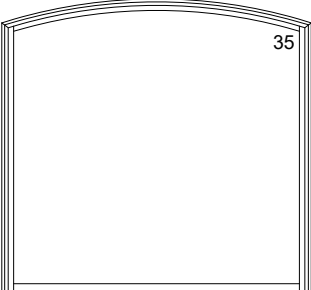
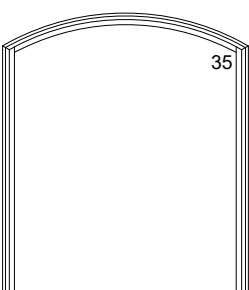
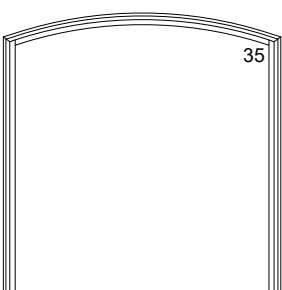
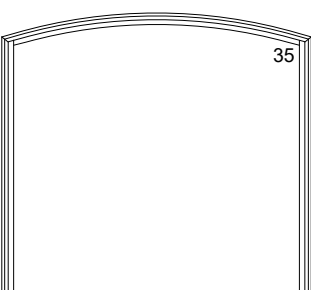
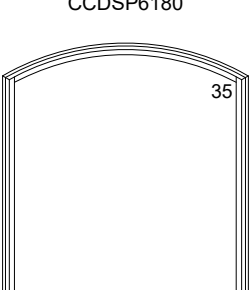
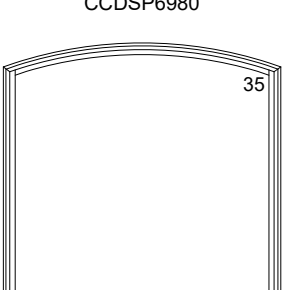
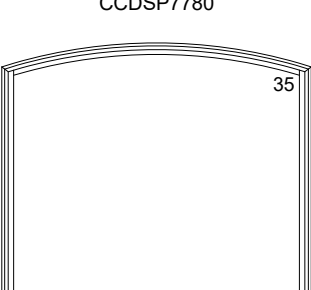
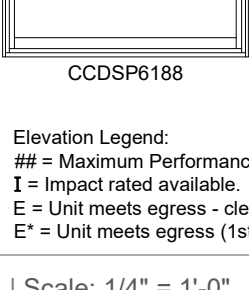
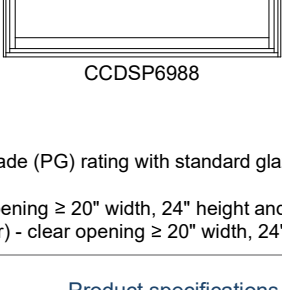
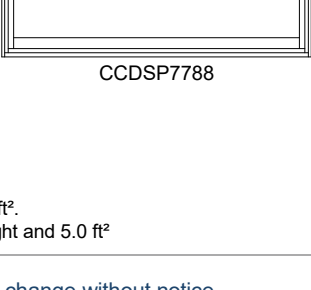
Elevation Legend:
 ## = Maximum Performance Grade (PG) rating with standard glazing.
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 E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
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STATIONARY EXTENDED CIRCLE SEGMENT 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	
48 3/8"				
60 3/4"	CCDSP6160	CCDSP6960	CCDSP7760	
60"				
52 3/8"	CCDSP6164	CCDSP6964	CCDSP7764	
64 3/4"				
64"	CCDSP6168	CCDSP6968	CCDSP7768	
56 3/8"				
68 3/4"				
68"				
60 3/8"				
Rough Opening				
Frame Height				
Daylight Opening				

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STATIONARY EXTENDED CIRCLE SEGMENT UNITS

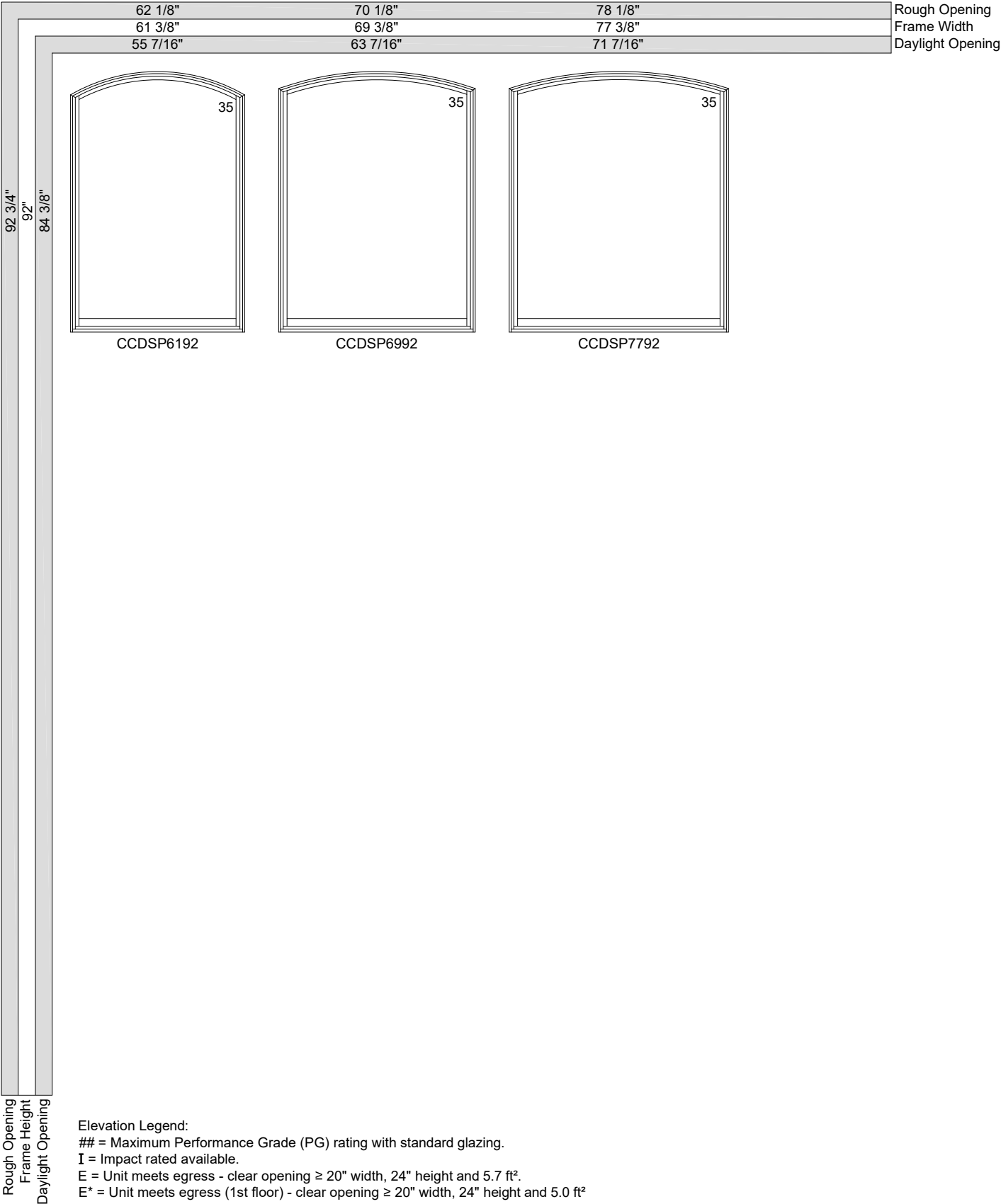
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	61 3/8"	69 3/8"	77 3/8"	Frame Width
	55 7/16"	63 7/16"	71 7/16"	Daylight Opening
72 3/4"				
72"	CCDSP6172	CCDSP6972	CCDSP7772	
64 3/8"				
76 3/4"	CCDSP6176	CCDSP6976	CCDSP7776	
76"				
68 3/8"	CCDSP6180	CCDSP6980	CCDSP7780	
80 3/4"				
80"	CCDSP6188	CCDSP6988	CCDSP7788	
72 3/8"				
88 3/4"				
88"				
80 3/8"				

Rough Opening
 Frame Height
 Daylight Opening

Elevation Legend:
 ## = Maximum Performance Grade (PG) rating with standard glazing.
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STATIONARY EXTENDED CIRCLE SEGMENT UNITS



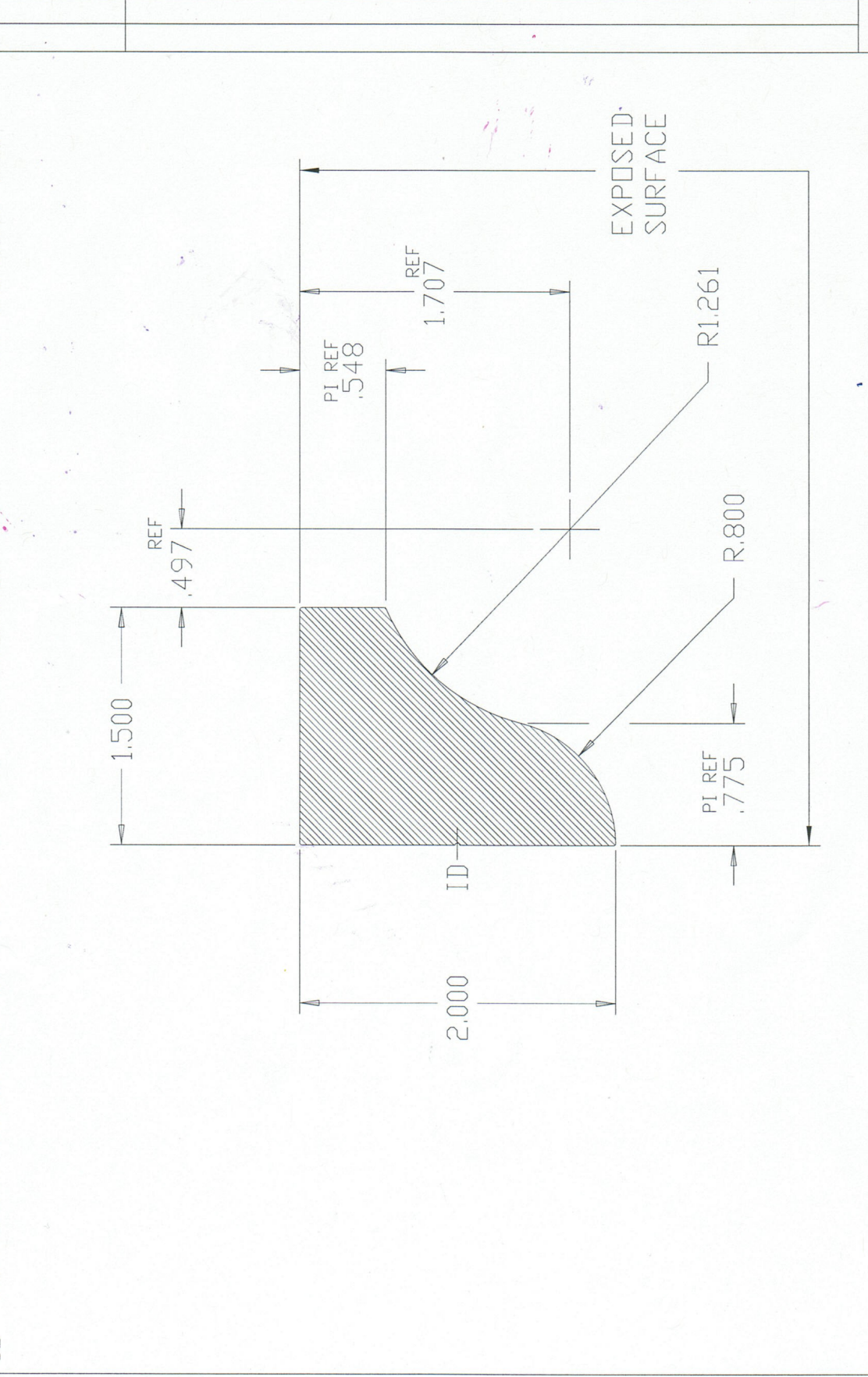
sapa:
7933 NE 21st Ave
Portland, OR 97211-0263
(800) 547-0790

JELD-WEN (BEND DIVISION)
CUSTOMER NAME
A

36240
DIE NUMBER
A-43731
DRAWING NUMBER
LB/FT 2.442
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

ID = Sapa Profiles, Inc. I.D. MARK: .015 R. x .015 DEEP U.D.S. TYP WALL U.D.S.: --- TYP RAD U.D.S.: .016

* DENOTES CRITICAL DIMENSION OR TOLERANCE ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY U.D.S.



ACTUAL SIZE

REV -

THIS IS NOT A SAPA PROFILES, INC. DESIGN.
SAPA PROFILES, INC. ACCEPTS NO RESPONSIBILITY OR
LIABILITY FOR THE PERFORMANCE OF PRODUCTS
PRODUCED THEREFROM. SAPA PROFILES, INC. MAKES
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, 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



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

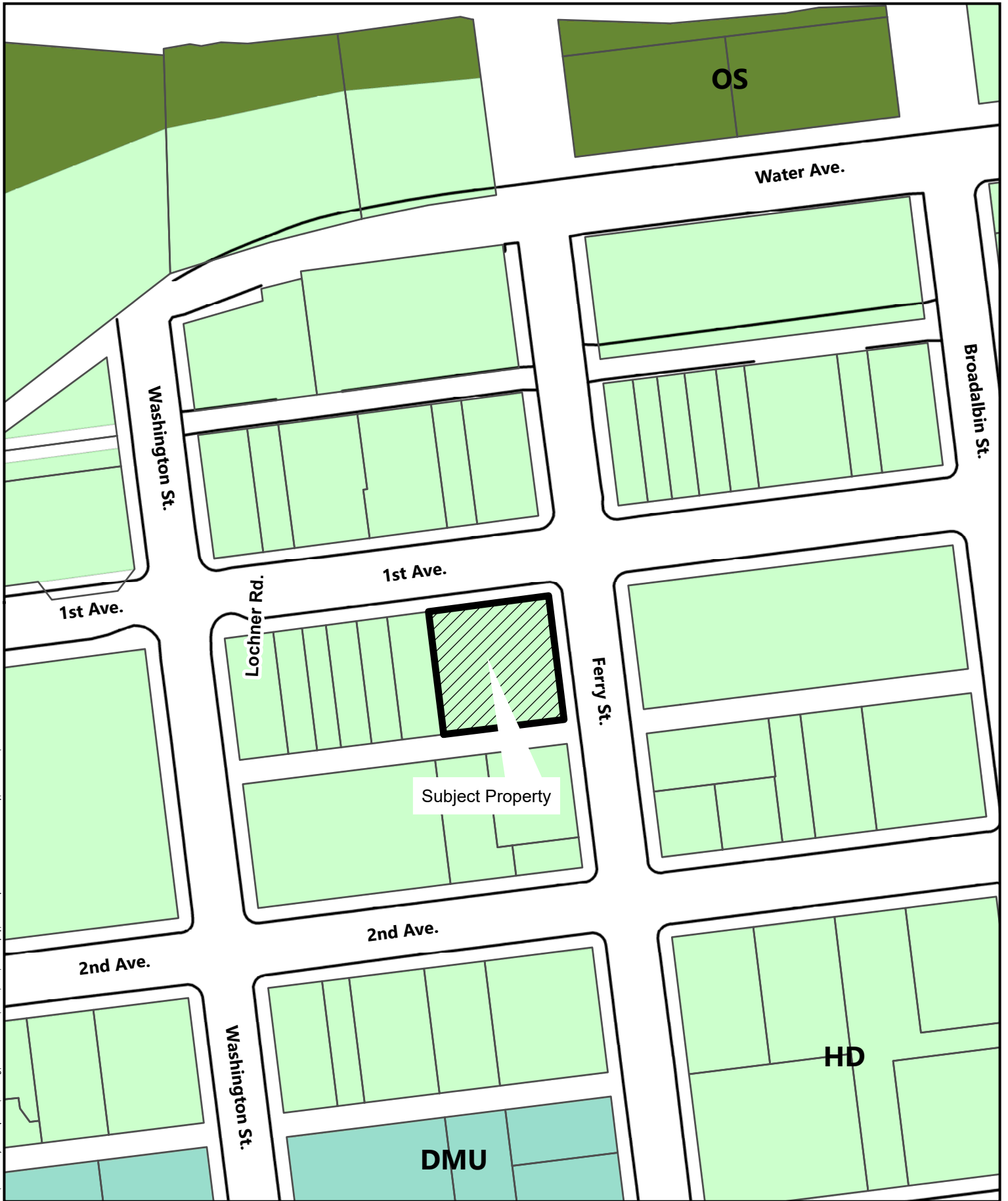
2. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at cd.customerservice@cityofalbany.net for details and instructions prior to submittal.

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

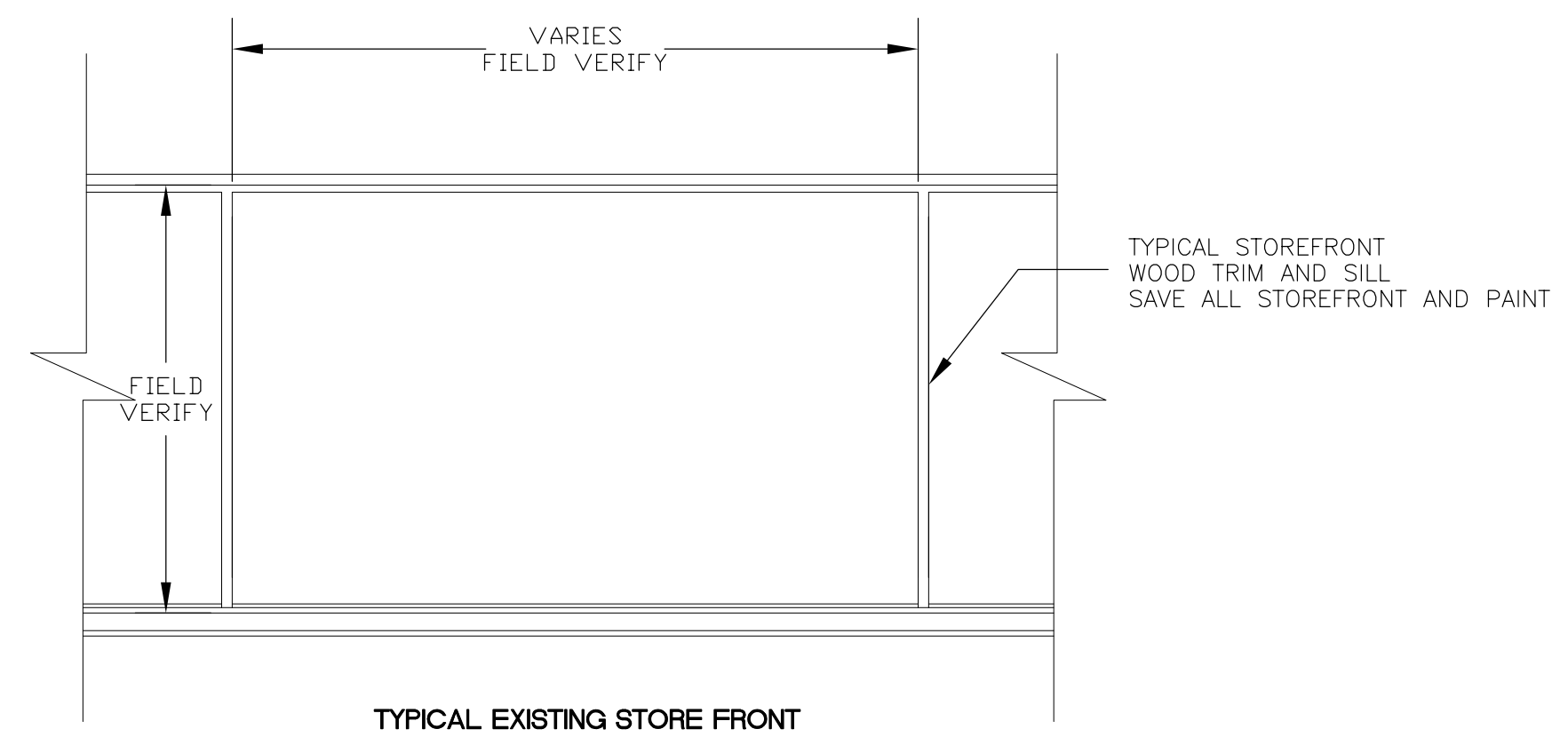
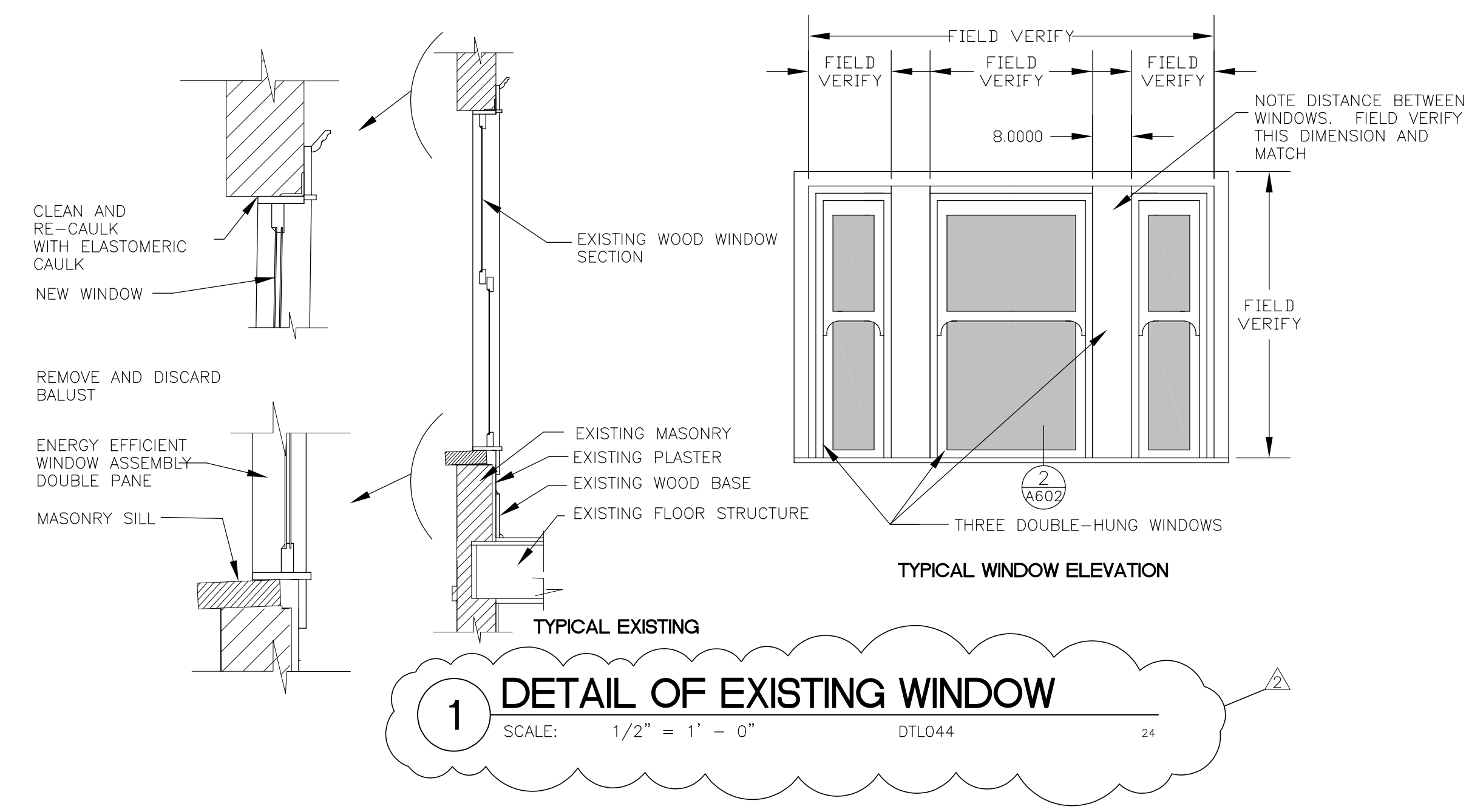
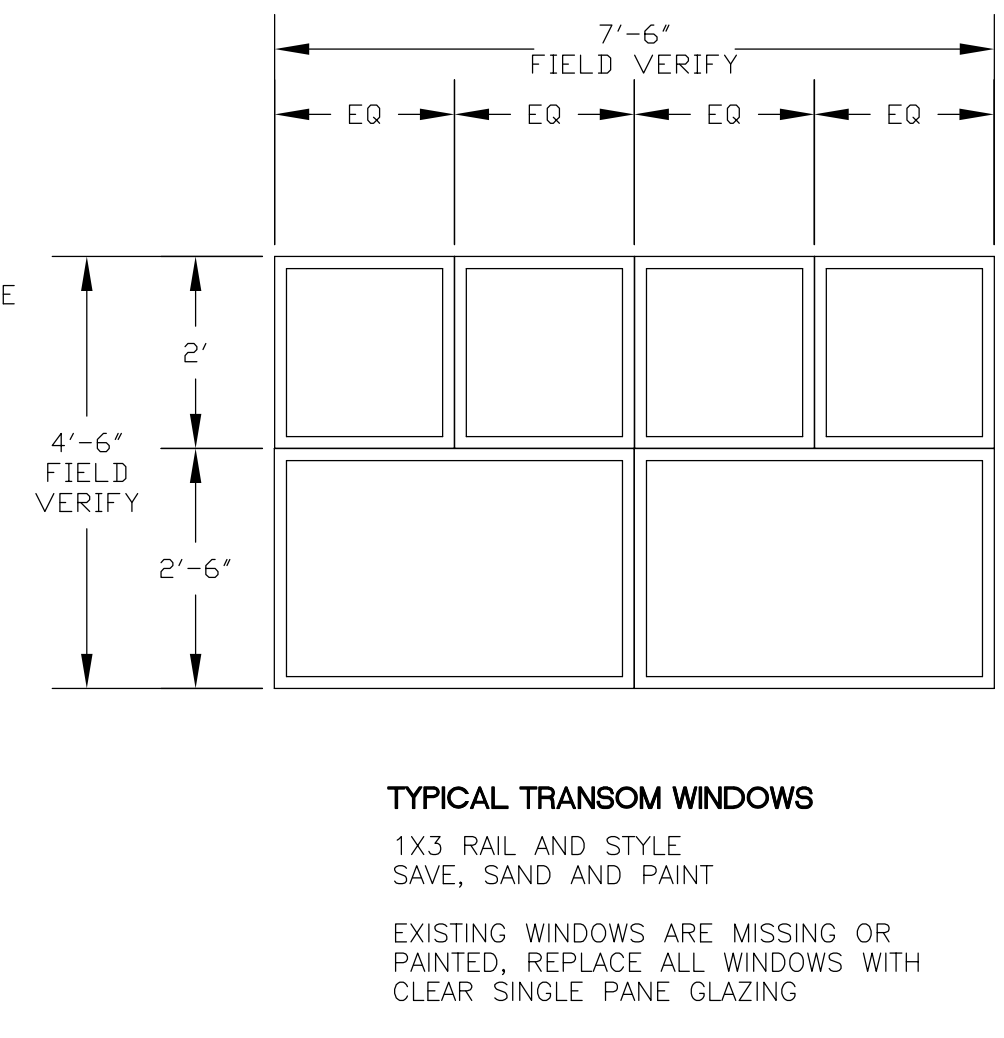
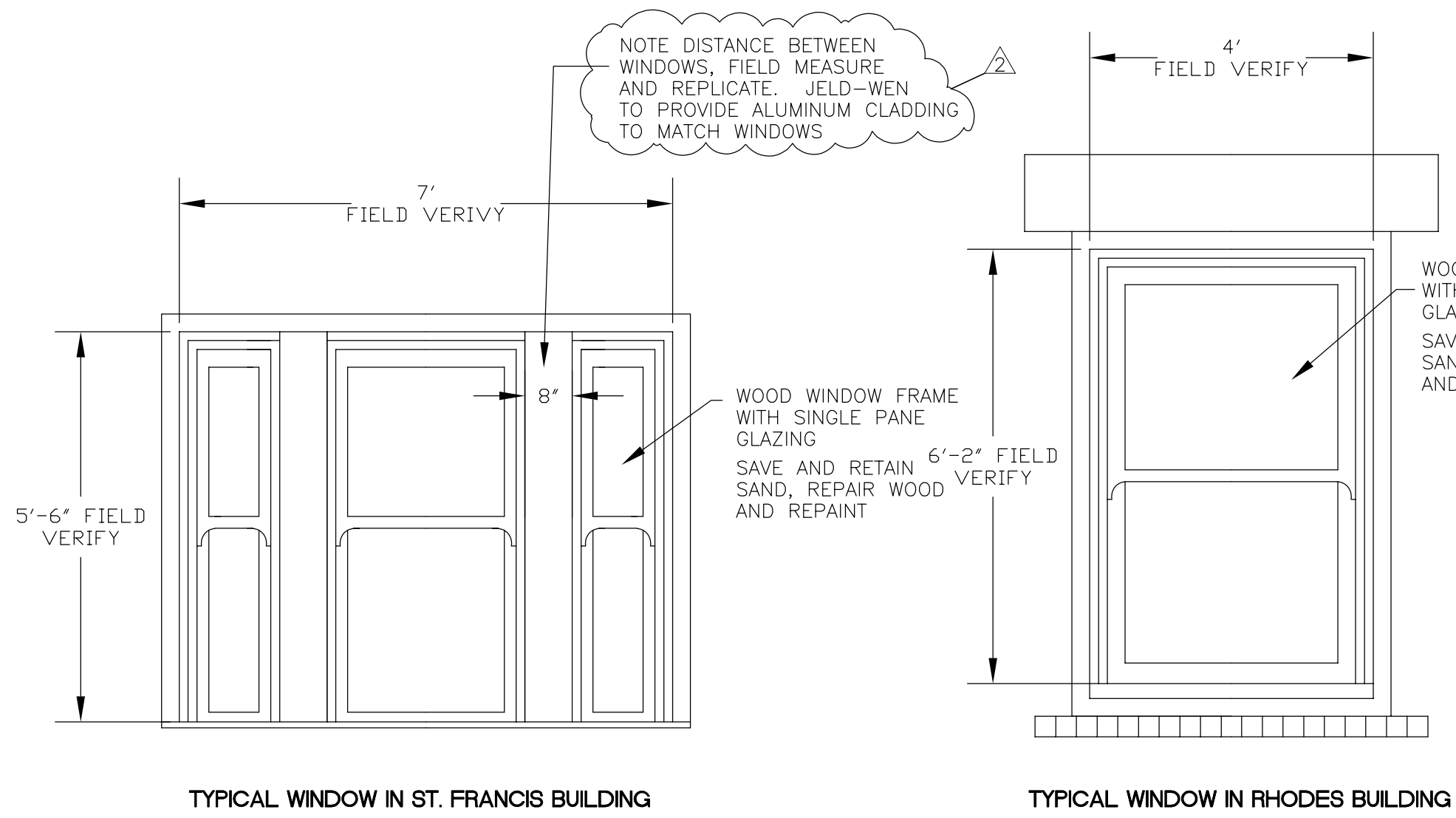


0 50 100 200 Feet

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

406 1st Ave W

Location Map



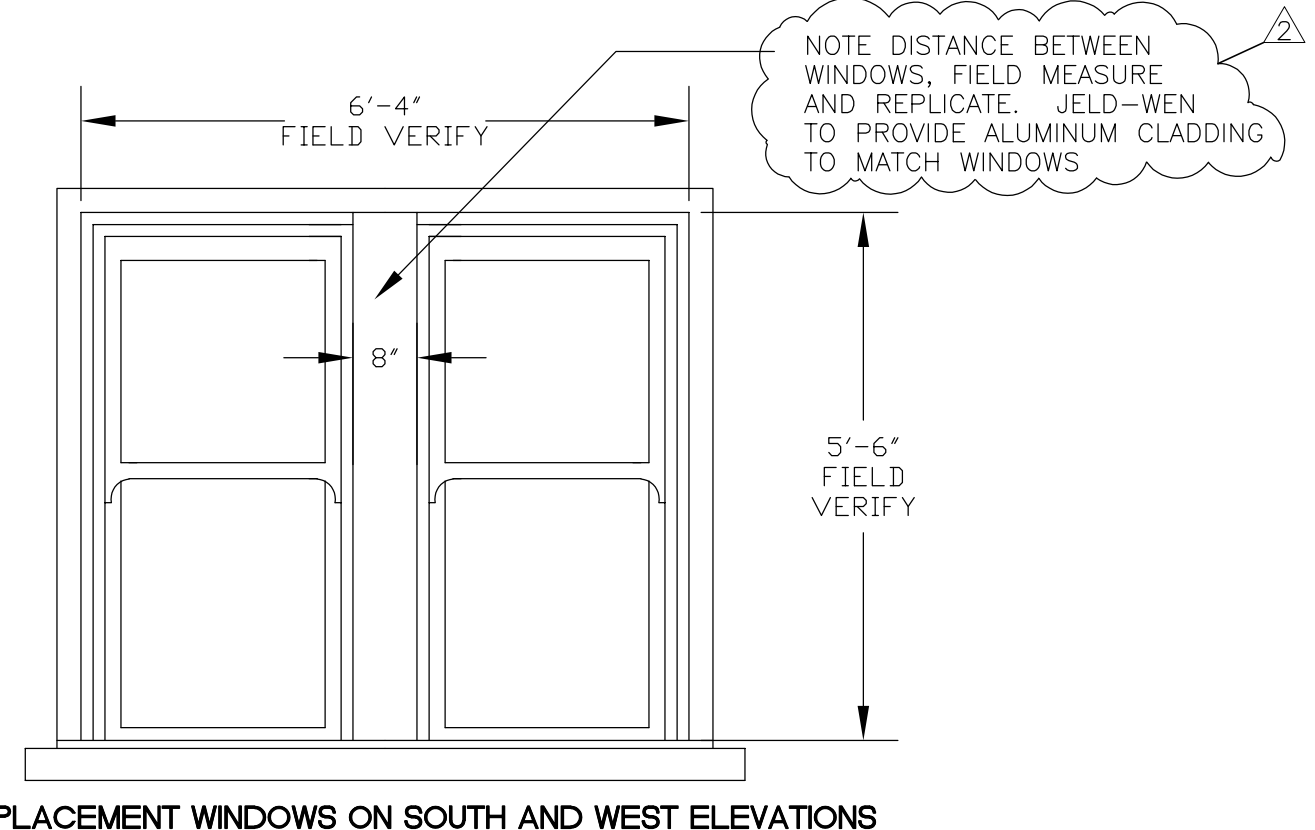
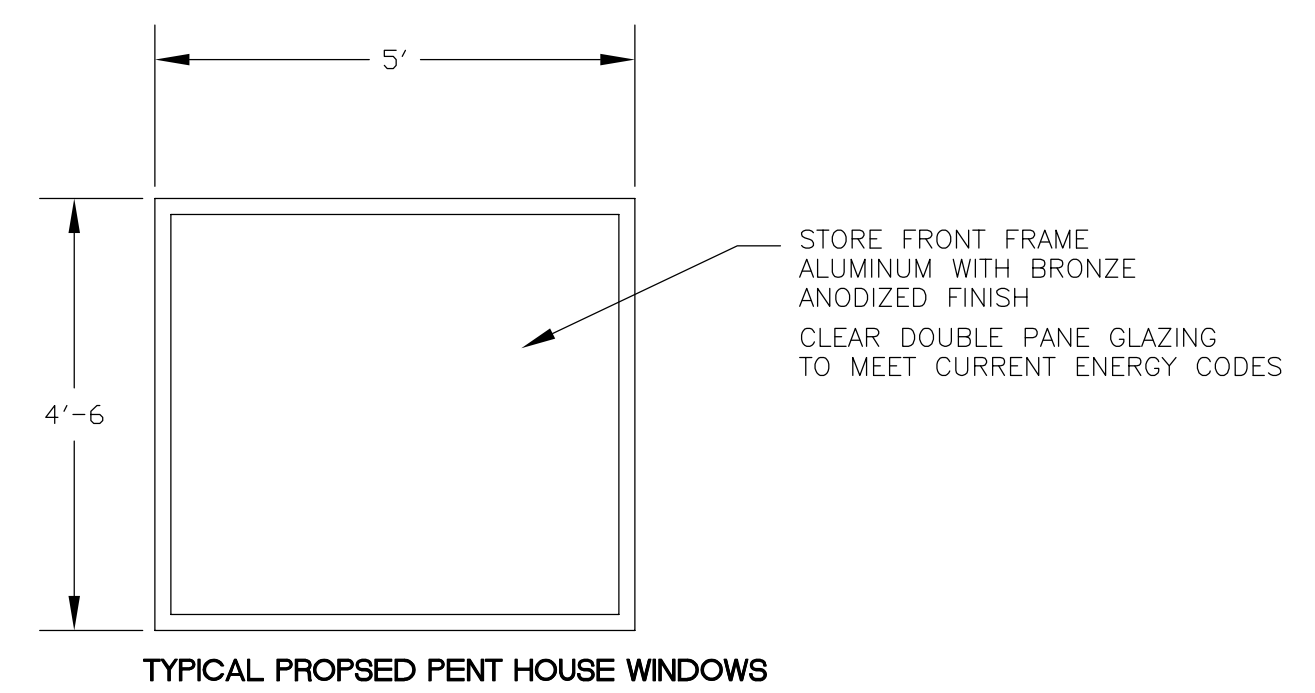
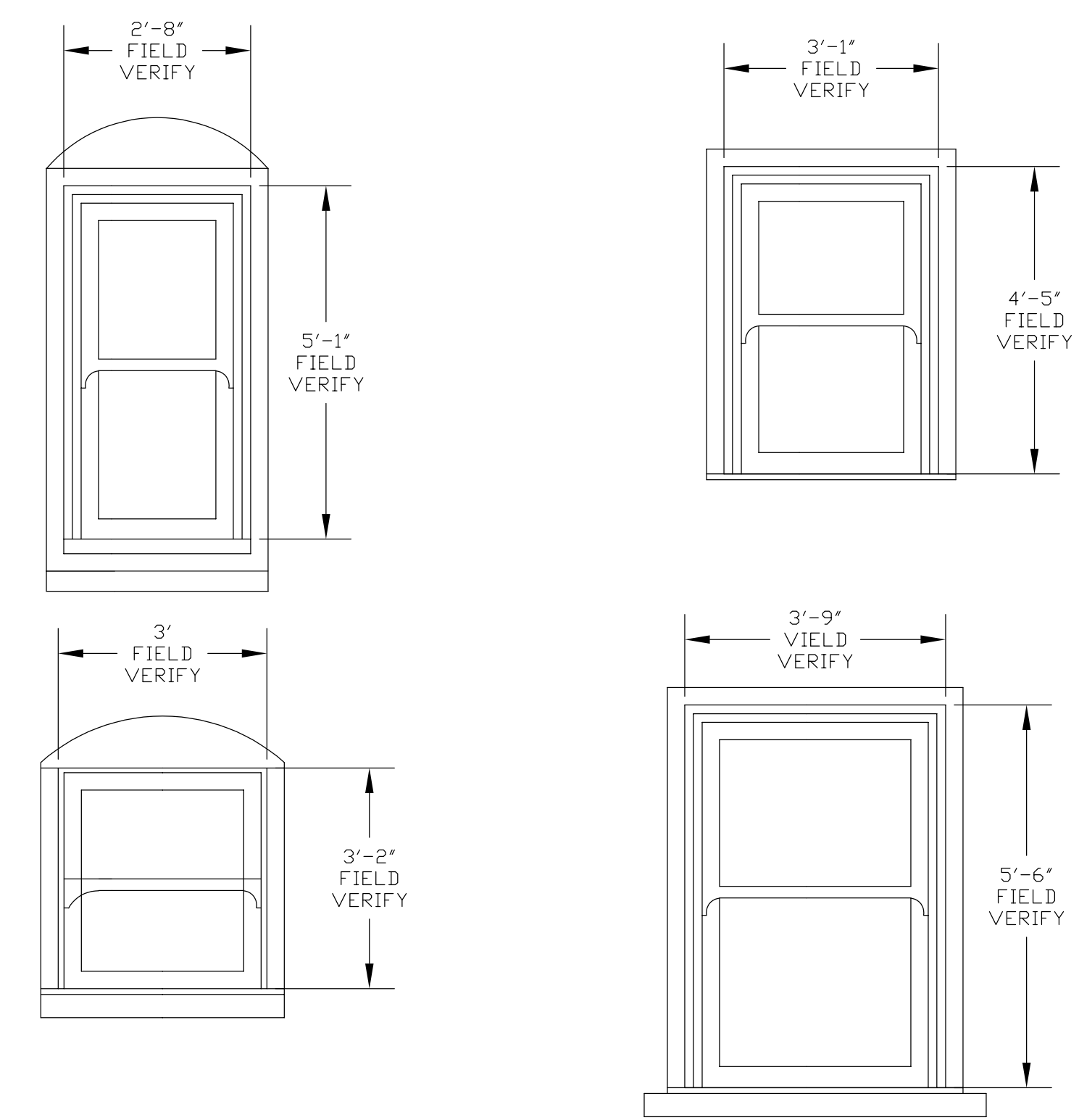
- NOTES:
1. EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH JELD-WEN CUSTOM DOUBLE-HUNG CLAD-WOOD WINDOWS.
 2. REMOVE EXISTING WINDOW SILL AND JAMBS IN PREPARATION FOR NEW WINDOW.
 3. EXISTING CASING TO BE RETAINED, RE-FINISH.
 4. NEW JAMBS AND SILLS TO BE STAINED AND FINISHED TO BLEND WITH EXISTING JAMBS AND SILLS.
 5. WINDOWS TO BE INSTALLED INTO INDIVIDUAL ROUGH OPENINGS SO DISTANCE BETWEEN WINDOWS MATCHES THE EXISTING BUILDING. IF THE WINDOW MANUFACTURE CAN MULL TOGETHER WINDOWS THEN IT SHALL MATCH THE PROFILE OF THE EXISTING WINDOWS.
 6. FOLLOW JELD-WEN ARCHITECTURAL DESIGN MANUAL/JUNE 2024 ADDITION.

2 DETAIL OF EXISTING WINDOW

SCALE: 1/2" = 1' - 0"

DTL045

24



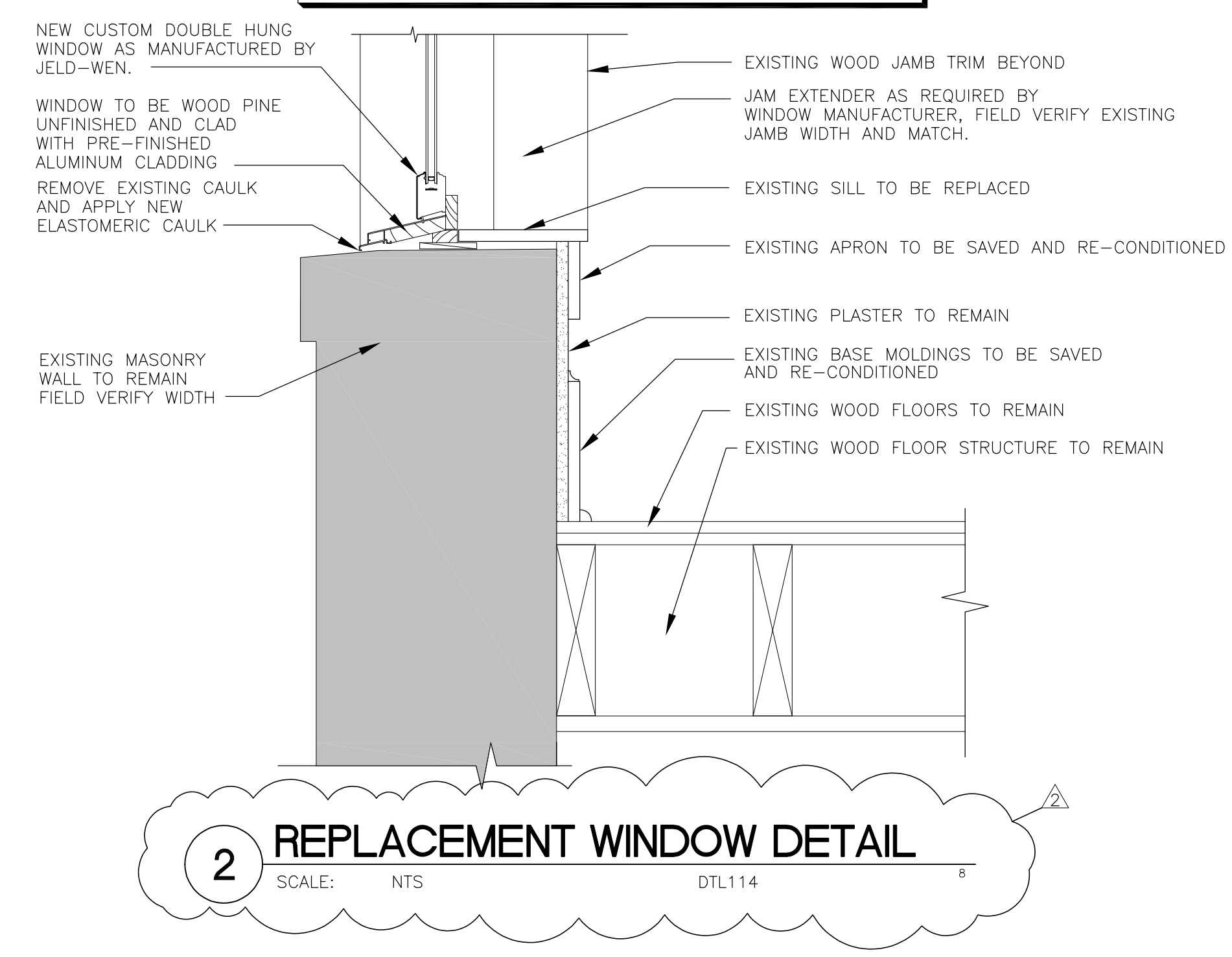
2 PROPOSED REPLACEMENT WINDOWS

SCALE: 1/2" = 1' - 0"

DTL045

24

400 SERIES WOODWRIGHT DOUBLE-HUNG INSERT SEE DETAIL 2/A602



REVISION	NO.	DATE/DESCRIPTION
	1	REVISED DOOR AND WINDOW SCHEDULE
	2	REVISED WINDOW SCHEDULE 8/14/2025

WINDOW SCHEDULE

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

12/31/2025

These documents were prepared by:

Don Johnson, Architect

License No. 1806, Expiration 12/31/2025

Address: 2806 45th St SE, Albany, OR 97322

Phone: 541-990-8890

Email: donjohnson.com

DATE ISSUED: August 4, 2024

PROJECT NUMBER: 05-2024

A602



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, Albany, Oregon 97321-0144 | 541-917-7550 | cd.codecompliance@albanyoregon.gov

STOP WORK ORDER

Date of Notice: 10/16/2025

Case Number: PCC-0003-25

Property Owner: Sable Drive LLC

Property Address: **420 SW 1st Ave**

On 10/16/2025, the City of Albany Community Development Department witnessed that work requiring a review under Albany Development Code (ADC) was occurring without required approval.

COMPLAINT:

Installation of windows that have not been approved under the required review under ADC 7.100 currently under review under HI-0010-25 and HI-0011-25. Such change is not consistent with the approved construction plans issued under BLD-0340-24. Such changes must be approved prior to installation, as required in Albany Municipal Code 18.06.040.

VIOLATION:

1.790 Violation of a Land Use Approval. Violation of any condition or requirement of any land use approval constitutes a civil infraction when that violation does not, in and of itself, constitute a separate violation of the Albany Municipal Code.

1.730 Abatement. The location, erection, construction, maintenance, repair, alteration or use of a building or other structure in violation of this ordinance shall be deemed a nuisance and may be abated as such.

STOP WORK ORDER:

Pursuant to AMC 18.10.060 you are hereby ordered to:

- a. **Cease all exterior work, including but not limited the window replacements noted herein, until authorized by Community Development;**
- b. **Resolve items listed on the Correction Notice**

Thank you for your prompt attention to this matter and your assistance in ensuring our community and buildings are safe. If you have questions about this notice or the steps needed to resolve this case, please contact cd.codecompliance@albanyoregon.gov.

Thank you,

-Community Development Code Compliance Team

*Under the authority of AMC 18.10.040 for the purpose of ensuring compliance under 18.10.170.

Important Notices

- You have the right to appeal this notice following the procedures specified in AMC 18.14.
- Investigation fees shall apply, as specified in AMC 18.10.210.
- No work shall be performed in areas listed in this notice, or other areas requiring permit under AMC 18.06.010, until such time that required permits have been issued. (AMC 18.10.060)
- All work covered prior to inspection shall be exposed for inspection as specified in AMC 18.08.100.
- The City of Albany reserves the right to recover cost incurred as specified in AMC 18.12.030, including, but not limited to, filing a lien against the property.
- The City of Albany reserves the right to record a notice of substandard or nonconforming conditions as specified in AMC 18.10.180.
- Failure to comply with this order may result in the Building Official ordering the building vacated and posted to prevent further occupancy until the work is completed. (AMC 18.28.40)
- Failure to comply with this order may result in the Building Official to cause the work to be done and charge the costs thereof against the property or its owner. (AMC 18.10.170)
- Failure to comply with this order will result in the actions set forth in AMC 18.10.170 and the civil penalties set forth in AMC 18.10.210.



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, Albany, Oregon 97321-0144 | 541-917-7550 | cd.codecompliance@albanyoregon.gov

CORRECTION NOTICE

October 16, 2025

Sable Drive LLC
100 Ferry St NW
Albany Or 97321

Dear Property Owner:

PCC-0003-25 Report of Installation of substitute windows without approval at:

420 SW 1st Ave, Et Al

We received a complaint of possible work or a use occurring at the referenced property that needed approval under the Albany Development Code (Development Code). We understand that oversight occurs and not everyone is familiar with the requirements of the Development Code. If after reviewing this notice you have questions about this notice or the process, please contact us at cd.codecompliance@albanyoregon.gov so we can assist you.

On 10/16/2025, staff observed the following at the property listed above:

Installation of windows that have not been approved under the required review under ADC 7.100 currently under review under HI-0010-25 and HI-0011-25. Such change is not consistent with the approved construction plans issued under BLD-0340-24. Such changes must be approved prior to installation, as required in Albany Municipal Code 18.06.040.

We reviewed our records and were unable to locate any approvals for those observations.

To resolve this matter and comply with Section 1.730 of the Development Code, completion of the reviews started under HI-0010-25 and HI-0011-25 shall be completed with a decision rendered prior to proceeding; or the unapproved windows removed and restored to the previously approved windows.

As these windows were not reviewed and approved under BLD-0340-24, revised plans from the architect of record, and supporting documentation for the windows will need to be submitted and approved under that permit prior to proceeding.

We have created useful handouts and checklists that are available at www.albanyoregon.gov/forms to guide you with your project. As you progress, we are here to assist in this process, help with understanding the specific requirements, and help your project be a success.

If you have questions about this notice or the steps needed to resolve this matter, please contact us cd.codecompliance@albanyoregon.gov.

Thank you,

Community Development Code Compliance Team

Important Notices

- No work shall be performed in areas listed in this notice, or other areas requiring permit under Albany Municipal Code (AMC) 18.06.010 and/or approval under Albany Development Code (ADC) 1.000, until such time that required permits and approvals have been issued.
- Investigation fees shall apply, as specified in AMC 18.10.210.
- The City of Albany reserves the right to recover cost incurred as specified in AMC 18.12.030, including, but not limited to, filing a lien against the property.
- Failure to comply with this notice will result in the actions set forth in ADC 1.740; and may include the penalties set forth in ADC 1.780 and/or legal proceedings set forth in ADC 1.750.

Schrems, Alyssa

From: SEARS Joy * OPRD <Joy.SEARS@opr.d.oregon.gov>
Sent: Wednesday, October 1, 2025 4:32 PM
To: Schrems, Alyssa
Subject: RE: St. Francis windows SHPO comment
Attachments: 120919_NTHP_windows-analysis_v3_ExecSummary.pdf; 10 reasons to repair your old windows.pdf

[WARNING! This email came from outside our organization. Do NOT click unknown attachments or links in email.]

Hello Alyssa,

The windows on the primary façades of the St. Francis and the Rhodes buildings are repairable and are character-defining features of these historic buildings. The attached documents explain all the reasons that the historic wood windows, at least on the primary facades, should be retained and repaired. The repaired historic wood windows will last far longer than an disposable replacement window.

Sincerely,
Joy



Joy Sears (She, Her) | Restoration Specialist

Oregon Heritage, Oregon Parks and Recreation Department
Cell: (971)-345-7219
725 Summer St NE, Suite C, Salem, Oregon 97301

Visit us at OregonHeritage.Org | Like us on [Facebook](#) | Read our [Blog](#) | Join our [E-Newsletter](#)

10 Reasons to Repair Your Old Windows



Replacement windows are called “replacement” for a reason. Manufacturers often offer lifetime warranties for their windows. What they don’t make clear is that 30% of the time, a replacement window will be replaced within 10 years. *Rypkema, 2006*



More heat is typically lost through your roof and un-insulated walls than through your windows. Adding just 3 and 1/2 inches of insulation in your attic can save more energy than replacing your windows and will likely cost less. *Rypkema, 2006*



If your wood windows are 60 years old or older, chances are that the wood they are made of is old growth, dense and durable wood that is now scarce. Even high-quality new wood windows, except for mahogany, won’t last as long as historic wood windows.



Studies have demonstrated that **a historic wood window, properly maintained, weather-stripped and with a storm window, can be just as energy efficient as a new window.** *Sedovic, 2005*



Each year, Americans demolish 200,000 buildings. That is 124 million tons of debris, or enough waste to construct a wall 30 feet high and 30 feet thick around the entire U.S. coastline. Every window that goes into the dump is adding to this problem. *Hadley, 2006*



According to studies, **it can take 240 years to recoup enough money in energy savings to pay back the cost of installing replacement windows.** *Calculations by Keith Heberern available at www.historichomeworks.com/hhw/education/windowshandout/windowenergyanalysis.pdf*



Replacement windows that contain vinyl or PVC are toxic to produce and create toxic by-products. Installing these in your house is not a ‘green’ approach. *Sedovic, 2005*



Historic windows are an important part of what gives your older building its character.



With a little bit of practice, **it can be easy—and inexpensive—to repair and maintain your windows.**



Not a DIY-er? There are people near you who can do it for you. **Hiring a skilled tradesperson to repair your windows fuels the local economy and provides jobs.** *Rypkema, 2006*

For more information...

www.PreservationNation.org



Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement

A REPORT BY:



National Trust for Historic Preservation
Preservation Green Lab

FUNDED BY:



NCPTT
National Center
for Preservation
Technology and
Training

IN PARTNERSHIP WITH:



CASCADIA
GREEN BUILDING COUNCIL



ECOTOPE

CONSULTING
RESEARCH
DESIGN

RESEARCH PROJECT TEAM

NATIONAL TRUST FOR HISTORIC PRESERVATION (NTHP) / PRESERVATION GREEN LAB

Patrice Frey, Director of Sustainability, NTHP
Rebecca Harris, Field Officer, NTHP
Mark Huppert, Technical Director, Preservation Green Lab

CASCADIA GREEN BUILDING COUNCIL

Katie Spataro, Research Director
Jason F. McLennan, CEO

ECOTOPE

Jonathan Heller, Principal
Morgan Heater, Engineer / Modeler

Special thanks to Byrd Wood, Content Manager, National Trust for Historic Preservation, for her review of this document and to Lynn Bingham, President/Owner, Phoenix Window Restoration, Inc., Van Calvez, Owner, Windovative Designs LLC, Janell Hampton, Owner, Quality Custom Blinds, Dave Martin, President, Allied Window, Inc., Bob Patton, Owner, Metro Tint, Marshall Runkel, Partner, Green Home by EcoTech, and Penny Spencer, President, Fresh Air Sash Cord Repair, Inc., for volunteering their time and expertise to perform cost estimating. Thank you also to Jean Carroon, Principal, Goody Clancy, and Barbara Erwine, Independent Consultant, for their helpful technical review of the study.

This publication was developed under a grant from the National Center for Preservation Technology and Training, a unit of the National Park Service. Its contents are solely the responsibility of the authors and do not necessarily represent the official position or policies of the National Park Service or the National Center for Preservation Technology and Training.

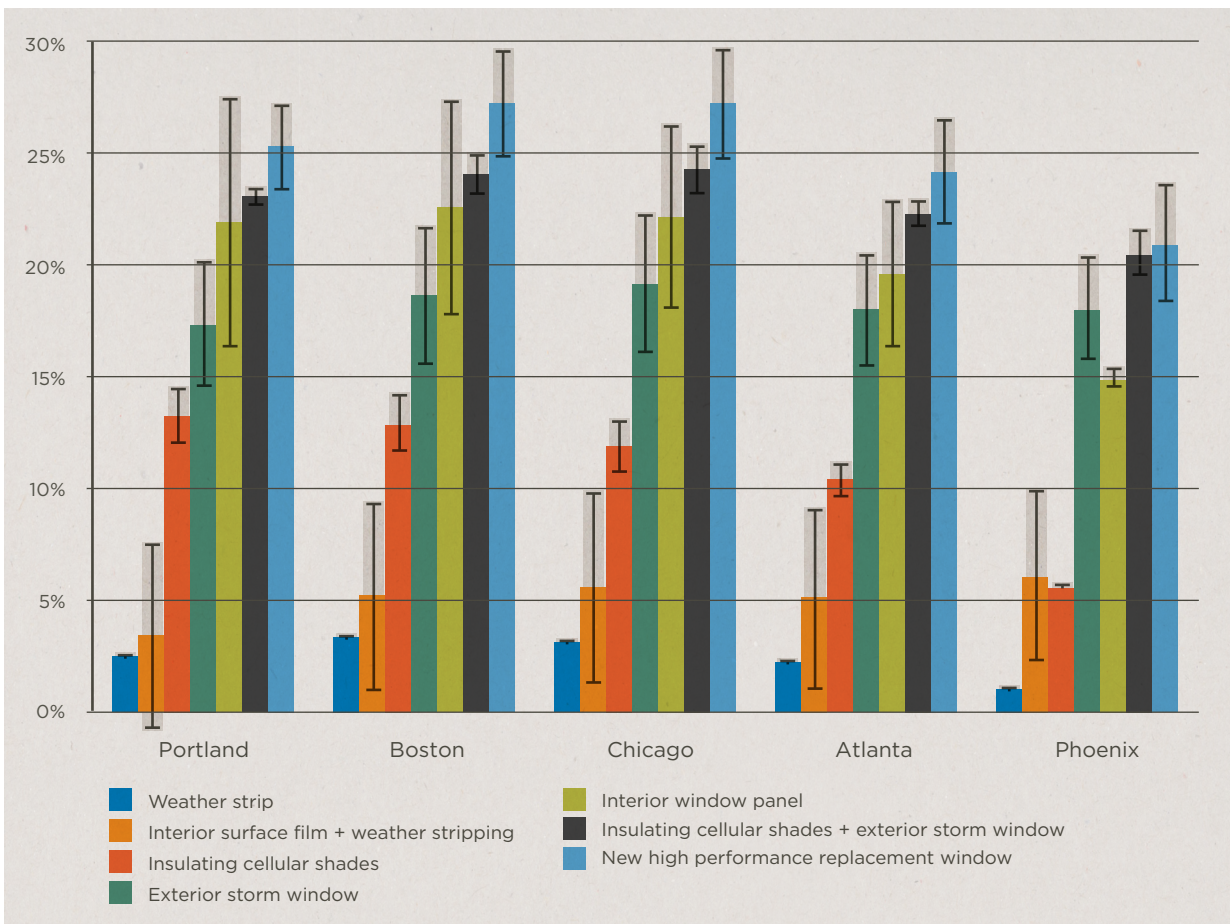
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EXECUTIVE SUMMARY

Homeowners and design professionals seeking to upgrade the performance and efficiency of existing windows are faced with many choices—from simple, low cost, do-it-yourself solutions such as window films and weather stripping to replacing older windows with new ones that require investments costing tens of thousands of dollars. Often these decisions are made without a clear understanding of the range of options available, an evaluation of the ability of these options to provide energy and cost savings, or proper consideration for the historic character of the existing windows.

This study builds on previous research and examines multiple window improvement options, comparing the relative energy, carbon, and cost savings of various choices across multiple climate regions. *Results of this analysis demonstrate that a number of existing window retrofit strategies come very close to the energy performance of high-performance replacement windows at a fraction of the cost.*

Annual Percent Energy Savings For Various Window Upgrade Options



Note: Percentage savings are not intended to predict actual savings. Instead, the results are meant to be used to evaluate the relative performance of measures where other more cost-effective energy saving strategies have been implemented first.

KEY FINDINGS

RETROFIT MEASURES CAN ACHIEVE PERFORMANCE RESULTS COMPARABLE TO NEW REPLACEMENT WINDOWS.

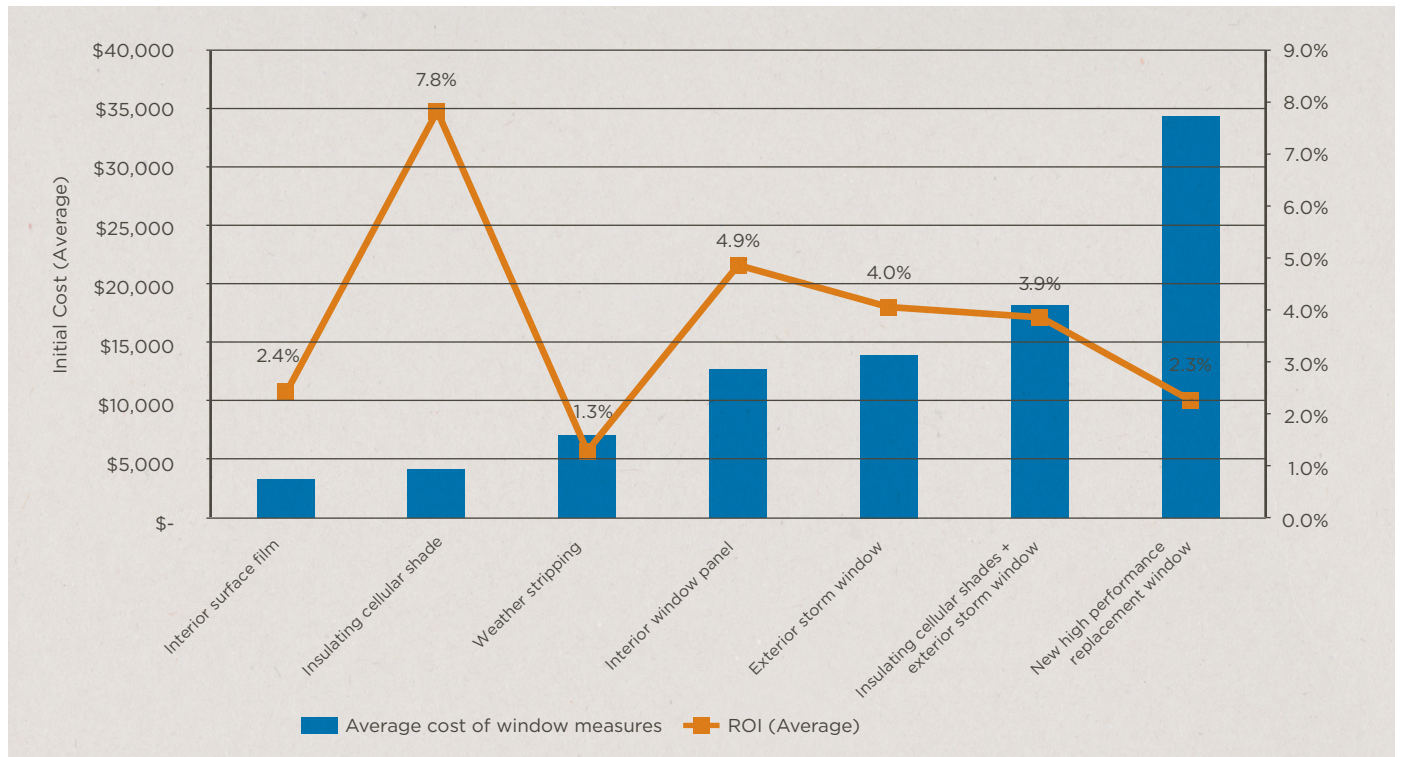
There are readily-available retrofit measures that can achieve energy savings within the range of savings expected from new, high performance replacement windows. This challenges the common assumption that replacement windows alone provide the greatest benefit to homeowners.

The figure on the previous page shows that for all cities, at least one and often two of the selected measures can achieve energy savings within the range of savings expected from new, high performance replacement windows. Specifically, interior window panels, exterior storm windows combined with cellular blinds, and in some cases even exterior storm windows alone fall within the range of performance for replacement windows.

ALMOST EVERY RETROFIT OPTION OFFERS A BETTER RETURN ON INVESTMENT THAN REPLACEMENT WINDOWS

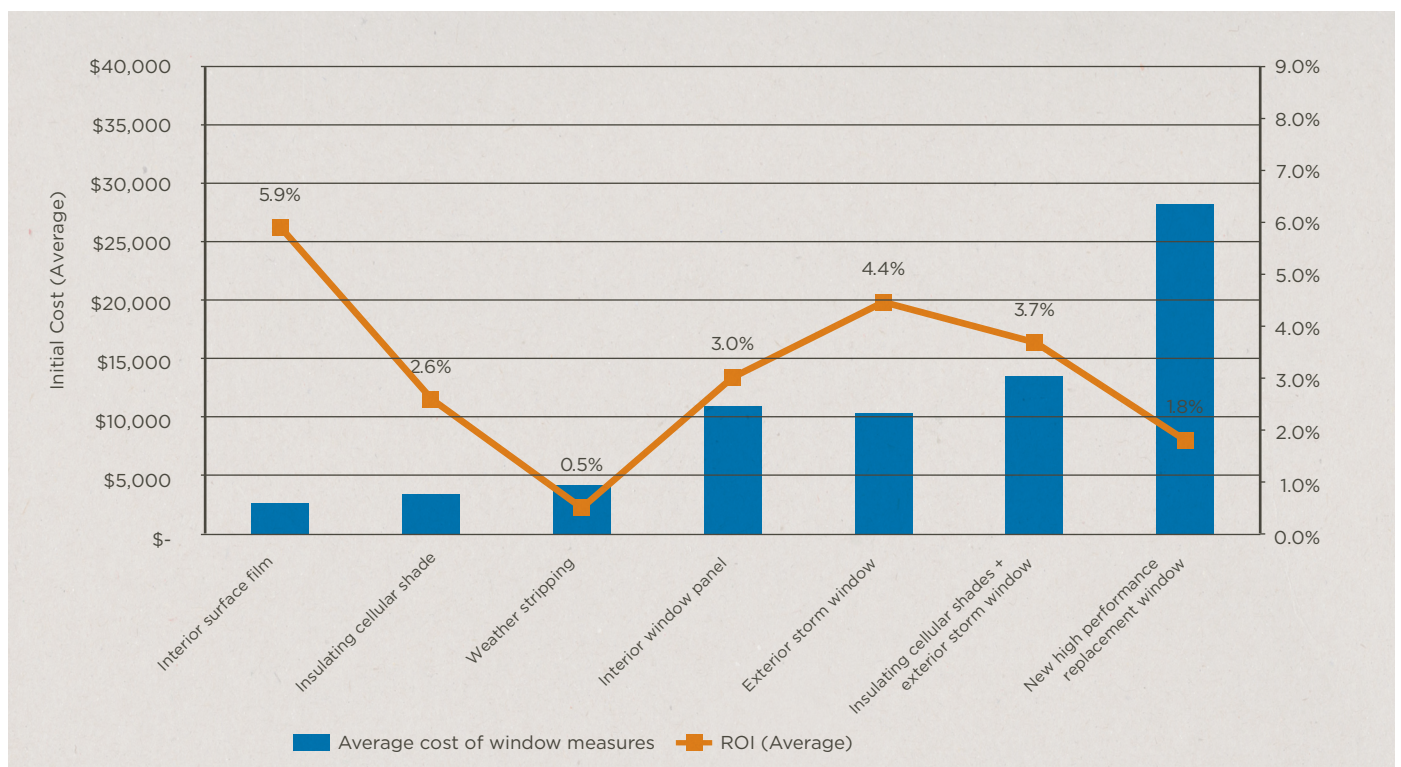
Energy savings alone should not influence decisions to upgrade windows without consideration of initial investment. For all climates, the cost analysis shows that new, high performance windows are by far the most costly measure, averaging approximately \$30,000 for materials, installation, and general construction commonly required for an existing home. In cold climates, all other retrofit measures, with the exception of weather stripping and heat reducing surface films, offer a higher average return on investment when compared to new, efficient replacement windows. In hot climates, all of the study retrofit measures offer a better average return on investment than new windows, with the exception of weather stripping.

Financial Comparison of Various Window Upgrade Options for Boston



Due to high utility costs and high heating and cooling loads, window upgrade options in Boston generally produced the highest return on investment of any of the regions studied. Simple financial analysis such as Return on Investment (ROI) provides a decision making framework to allow informed choices between options for a given location.

Financial Comparison of Various Window Upgrade Options for Phoenix



STUDY OBJECTIVES AND APPROACH

In recent years, awareness around energy use and its financial and environmental impacts have placed buildings in the spotlight. Residential buildings alone are responsible for approximately 20 percent of total U.S. energy use and carbon dioxide emissions. The vast majority of these buildings are single-family homes where heating and cooling represent the largest use of energy. Windows are one important aspect of how heat loss (and gain) affects a home's operational efficiency and cumulatively represent over \$17 billion in annual U.S. household expenditures on heating and cooling.

In this study, computer simulation is used to model energy use in a typical, prototype home both before and after window improvements. Several commercially available window improvement options were analyzed ranging from simple, low cost applications to more expensive options representing the highest energy performance on the market.

The study analyzed energy, cost, and carbon savings for seven selected measures: weather stripping existing windows; interior window panels; exterior storm windows; insulating cellular shades; a combination of exterior storm windows and insulating cellular shades; interior-applied surface films; and new, high performance replacement windows.

Variations in climate and regional energy grids were addressed by evaluating the home's performance in five U.S. cities—Boston, Atlanta, Chicago, Phoenix, and Portland. A thorough cost analysis allowed for the comparison of average return on investment for each window option in each of the cities.

RECOMMENDATIONS AND CONCLUSION

Findings from this study demonstrate that upgrading windows (specifically older, single-pane models) with high performance enhancements can result in substantial energy savings across a variety of climate zones. Selecting options that retain and retrofit existing windows are the most cost effective way to achieve these energy savings and to lower a home's carbon footprint. Due to the cost and complexity of upgrading windows, however, these options are not likely to be the first intervention that homeowners undertake. For many older homes, non-window-related interventions—including air sealing, adding insulation, and upgrading heating and cooling systems—offer easier and lower cost solutions to reducing energy bills.

In addition to providing insights into the energy performance and investment costs of window options, the study's findings reinforce several additional benefits in choosing to retrofit existing windows rather than replace them. Retrofits extend the life of existing windows, avoid production of new materials, and reduce waste. Additionally, wood windows are often a character defining feature of older homes, and conserving them helps to preserve the historic integrity of a home. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and *The Secretary of the Interior's Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* offer guidance on how best to approach the preservation of windows in historically designated homes, or homes that may be eligible for listing.

Selecting the most appropriate measure for upgrading windows requires a detailed understanding of climate and energy costs in addition to window performance and installation costs. This study provides a valuable analysis of these variables that can be used to help inform the decision to improve the energy performance of and reduce the carbon dioxide emissions from older and historic single-family homes.



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-16-25

November 26, 2025

Summary

This staff report evaluates a Historic Review of Exterior Alterations for the installation of protective window coverings on a structure listed on the National Register of Historic Places. The applicant proposes to install vented polycarbonate window coverings upon the north façade of the Cumberland Church.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Jennifer Cepello, Planner III
Property Owner:	Cumberland Community Events Center; 2532 Santiam Hwy, PM 119, Albany, OR 97322
Applicant:	Joel Orton; 1285 SE Centerpointe Drive, Corvallis, OR 97333
Address/Location:	1400 Santiam Road SE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-08BB; Tax Lot 00200
Zoning:	Main Street (MS)
Total Land Area:	10,450 square feet (0.24 acres)
Existing Land Use:	Institutional (Community Services)
Neighborhood:	Willamette Neighborhood
Surrounding Zoning:	North: RM - Residential Medium Density East: RM - Residential Medium Density South: MS – Main Street West: MS – Main Street
Surrounding Uses:	North: Residential, Single Unit East: Residential, Single Unit South: Undeveloped / Public Park West: Undeveloped /Commercial
Prior History:	SP-13-21: Site Plan to relocate the Cumberland Church

Notice Information

On November 12, 2025, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On November 21, 2025, notice of public hearing was posted on the subject site. As of November 20, 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 7.120)

1. **The Director will approve residential alteration requests if one of the following criteria is met:**
 - a. **There is no change in historic character, appearance, or material composition from the existing structure.**
 - b. **The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.**
 - c. **The proposed alteration is not visible from the street.**
2. **For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decisions will be forwarded to the State Historic Preservation Office.**

Findings of Fact

- 1.1 The Cumberland Presbyterian Church is located at 1400 Santiam Road SE, a 0.25-acre lot at the corner of Santiam Road SE and Pine Street SE (Attachment A). The structure is setback approximately 19 feet from the property line along Santiam Road and 25 feet from the east property line along Pine Street.
- 1.2 The Cumberland Presbyterian Church is one of the five most significant historic church buildings and is the only Queen Anne style church within Albany. The Cumberland Presbyterian Church was constructed in 1892, with the year decal located upon the north façade of the structure. The Cumberland Presbyterian Church was constructed with cross gabling and a balloon frame. The primary window type is one-over-one double-hung with the northern façade primarily colored flashed glass. The structure contains numerous decorative features including an open square bell tower with Eastlake elements such as the north peak gable, frieze boards, scroll work, panels under the windows, and cross shaped finial upon the northwest corner façade. The structure also contains locally historic significant large colored flashed glass windows and round window on the north façade. The Cumberland Presbyterian Church has undergone alterations since its construction. The structure had received an addition to the eastern façade in 1917 and more recently the entire structure was moved from 401 Main Street to its current location at 1400 Santiam Road SE (SP-13-21). After the structure was moved to its current location, the structure has been undergoing restoration which included a new foundation, the installation of structural framing to the north and south exterior walls, and other interior alterations.
- 1.3 The exterior alteration proposed with this application is the installation of vented, polycarbonate window coverings on the recently restored 1892 colored flashed glass windows upon the northern façade of the structure. The proposed window coverings will be visible from Santiam Road, a public right-of-way; therefore, the proposed development will be reviewed and processed by the Landmarks Commission.

Exterior Alteration Criteria (ADC 7.150)

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.**

The applicant states the proposal is compatible with the historic characteristics of both the area and the existing structure and does not diminish the structure's massing, size, scale, materials, or architectural features. The applicant further states the proposed window coverings will serve to protect the windows – a significant feature of the Cumberland Presbyterian Church, as noted in the Oregon Inventory of Historic Properties Historic Resource Survey Form.

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 1400 Santiam Road SE in the Main Street (MS) zoning district and is independently listed in National Register of Historic Places. The surrounding zoning districts and structures are not in a historic zoning district or independently inventoried. The Cumberland Presbyterian Church has been used as a religious institute throughout the structure's history and has had numerous names such as: Grace Presbyterian Church, Grace Mennonite Church, Faith Bible Church, Valley Christian Center, Sequoia Baptist Church, Living Water Christian Assembly, and most recently the Cumberland Community Events Center. The applicant states the structure is being renovated and repurposed as a community center with no change to its defining characteristics.
- 1.2 Historic Rating. The subject building is independently inventoried upon the National Register of Historic Places. The Cumberland Presbyterian Church is considered locally significant for its architecture style.
- 1.3 History and Architectural Style. The Cumberland Presbyterian Church is the only Queen Anne style church in Albany Oregon. The Cumberland Presbyterian Church contains distinctive decorative features such as an open square bell tower with Eastlake scroll work and cross shaped finial on the northwest corner. Additional Eastlake elements can be found in the north peak gable, the panels under the windows and the frieze boards. In addition to the architectural features, the structure contains large colored flashed glass windows and a round window on the north façade. The applicant's proposal is to install vented polycarbonate window coverings on upon the north façade, in order to protect the 1892 colored flashed glass windows. The applicant's proposal does not propose any other exterior alterations and proposes to retain all character defining features.
- 1.4 Prior Alterations. The Cumberland Presbyterian Church has undergone a few alterations. In 1917 the structure received an addition to the eastern façade, and at an unknown date the structure was lowered approximately three feet, seating the entrance more level with the rights-of-way. In 2021 the Cumberland Presbyterian Church was moved from its original location at 401 Main Street SE to its current location at 1400 Santiam Road SE. When the structure was moved it received a new permanent foundation, some exterior reinforcements to the north and south exterior walls, and other interior alterations.
- 1.5 Proposed Exterior Alterations. The applicant proposes to install vented, polycarbonate window coverings to the north façade's colored flashed glass windows.

Based on the facts provided, the proposed polycarbonate window coverings will not change the historic character, appearance, or material composition of the existing structure. Based on these facts, criterion ADC 7.150(2) is met.
- 1.6 Building Use (ADC 7.160(1)). The building was constructed for and has been in use as a religious institution. The structure is currently being used as a community center which is a similar use and allowed within the zoning district. The applicant does not propose any changes to the use of the building.

Only minimal exterior alterations are needed in association with the proposed additions, which is consistent with the standards in ADC 7.160(1).
- 1.7 Historic Character (ADC 7.160(2)). The Cumberland Presbyterian Church was constructed in 1892 in the Queen Anne architectural style. Distinctive features include an open square bell tower with Eastlake elements in the north peak gable, frieze boards, scroll work, panels under the windows, and a cross shaped finial on the northwest corner. The structure contains large colored flashed glass windows and a round window from 1892 upon the north façade. The exterior of the structure consists of a cross gabled roof and the use of vertical boards, shiplap siding, and fish-scale shingles siding.

The applicant seeks approval for the installation of vented, polycarbonate window coverings upon the recently restored 1892 colored flashed glass windows upon the north façade. The applicant submitted the material details (Attachment B.9-B.10) and photos of a similar product currently used to protect historical colored flashed glass (Attachment B.11).

Based on these facts, the standards in ADC 7.160(2) are met.

- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The Cumberland Presbyterian Church is designed in the Queen Anne Architectural style. The applicant seeks to install vented polycarbonate window coverings upon the recently restored 1892 colored flashed glass windows upon the north façade of the structure. Based upon the submitted application materials, the applicant does not propose to add or incorporate conjectural features or architectural elements. The proposed addition does not impact any changes to the structure that has acquired historical significance in its own right. Based on these facts, the standard in ADC 7.160(3) and (4) are met.
- 1.9 Distinctive Characteristics (ADC 7.160(5)). The applicant states that there will be no changes to any features, finishes, construction techniques, or examples of craftsmanship with the development of the addition. Based on these facts, standard ADC 7.160(5) is met.
- 1.10 Deteriorated Features (ADC 7.160(6)). The applicant states that there are no existing deteriorated historic features. Since there are no deteriorated historic features, the standard in ADC 7.160(6) is satisfied.
- 1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose the use of any chemical or physical treatments in relation to the installation of window coverings. Based on these facts, the standards in ADC 7.160(7) are met.
- 1.12 Significant Archaeological Resources (ADC 7.160(8)). The installation of the proposed window coverings will not disturb soil. Based on these facts, the standards in ADC 7.160(8) are met.
- 1.13 Historic Materials (ADC 7.160(9)). The applicant states that the project will not destroy any historic materials or make any changes to the massing, size, scale, or architectural features of the property. The applicant's proposal is to install window coverings to protect the 1892 colored flashed glass windows upon the north facade. The applicant states the proposed installation of these coverings will not involve the destruction of any historic materials. The Landmarks Commission will determine if the standards in ADC 7.160(9) are met.
- 1.14 New Additions (ADC 7.160(10)). The applicant does not propose any additions or new construction. The applicant proposes the installation of vented window coverings over the recently restored 1892 colored flashed glass windows upon the northern façade. The applicant did not provide details on the installation process or if the removal of the coverings will affect the essential form and integrity of the framing around the windows or the windows themselves. The applicant will have the opportunity to further address this standard at the December 3, 2025, public hearing upon this case. The Landmarks Commission will determine if the standards in ADC 7.160(10) are met.

Conclusions

- 1.1 The proposed exterior alterations will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.
- 1.2 The proposed alteration is consistent with the Secretary of the Interior's Standards in ADC 7.160(1-9).

Overall Conclusions

This proposal seeks to install vented, polycarbonate window coverings upon the recently restored 1892 windows on the north façade of the building.

Staff finds all applicable criteria and the Secretary of the Interior's Standards for Rehabilitation 1-9 are met for the exterior alterations.

Options and Recommendations

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

- Option 1: Approve the request as proposed;
- Option 2: Approve the request with conditions of approval;
- Option 3: Deny the request.

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-16-25. This motion is based on the findings and conclusions in the November 26, 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-16-25. This motion is based on the findings and conclusions in the November 26, 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-16-25. 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 project planner (541-917-7561) a day or two in advance to schedule.

Attachments

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

Acronyms

ADC	Albany Development Code
MS	Main Street Zoning District
RM	Residential Medium Density Zoning District



0 30 60
Feet

Date: 10/24/2025

1400 Santiam Road SE

Location Map



COMMUNITY DEVELOPMENT

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

Historic Review of Exterior Alterations

Checklist and Review Criteria

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (subject to change every July 1): staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- 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: 1892 Architectural Style(s): Queen Anne

4. Years of exterior alterations, if any: Building expanded in 1917

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

Install vented polycarbonate window coverings on the recently-restored 1892 windows on the north facade

in order to protect the windows from damage.

☐ **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



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.
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 [ADC Section 7.160].

HISTORIC REVIEW OF EXTERIOR ALTERATIONS – PROCESS AND PROCEDURE

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

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

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

1. The Director will approve residential alteration requests if one of the following criteria is met:
 - a. There is no change in historic character, appearance, or material composition from the existing structure.
 - b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
 - c. The proposed alteration is not visible from the street.
2. For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decision will be forwarded to the State Historic Preservation Office.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact

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

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

Example:

Criterion: The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure.

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

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

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

Property Owner/Applicant

Cumberland Community Events Center
2532 Santiam Hwy, PM 119
Albany, OR 97322

Applicant's Representative

Joel Orton
1285 SE Centerpointe Dr
Corvallis, OR 97333

Site Location

1400 Santiam Rd SE
Albany, OR 97321

Proposed Alteration and Purpose

The applicant proposes to install vented, polycarbonate (e.g., Lexan) window coverings on the recently-restored 1892 windows on the north façade of the building in order to protect them from damage. An illustration of the proposed coverings is attached.

ADC 7.150 Exterior Alteration Review Criteria

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, 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.

Findings of Fact

The applicant's proposal is compatible with the historic characteristics of both the area and the existing structure and does not diminish the structure's massing, size, scale, materials or architectural features. In fact, the proposed coverings will serve to protect the windows - a significant feature of this historical building as noted in the National Register nomination. (The Cumberland was officially listed in the National Register of Historic Places as of May 20, 2024.)

Historic Review of Exterior Alterations**ADC 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.

Finding of Fact

The Cumberland's original use was a church. It is being repurposed as a community center with no change to its defining characteristics.

- (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.

Finding of Fact

The Cumberland was constructed in the Queen Anne style and all character-defining features have been retained.

- (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.

Finding of Fact

No conjectural features or architectural elements from other buildings are proposed.

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

Finding of Fact

No change to character-defining features is proposed.

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

Finding of Fact

No change to character-defining features is proposed.

Historic Review of Exterior Alterations

- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Finding of Fact

No modification of historic features is proposed.

- (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.

Finding of Fact

No surface cleaning of structures, chemically or otherwise, is proposed.

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

Finding of Fact

No ground-disturbing work is proposed with this application. Therefore, no disturbance of archeological resources is anticipated.

- (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, scale, and architectural features to protect the historic integrity of the property and its environment.

Finding of Fact

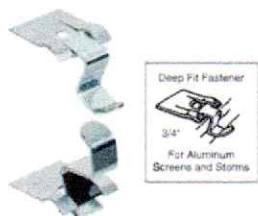
The proposed work is limited to installing coverings over the existing windows and will not involve the destruction of any historic materials.

- (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.

Finding of Fact

The applicant does not propose any additions or new construction.

Proposed Window Coverings Cumberland Community Events Center

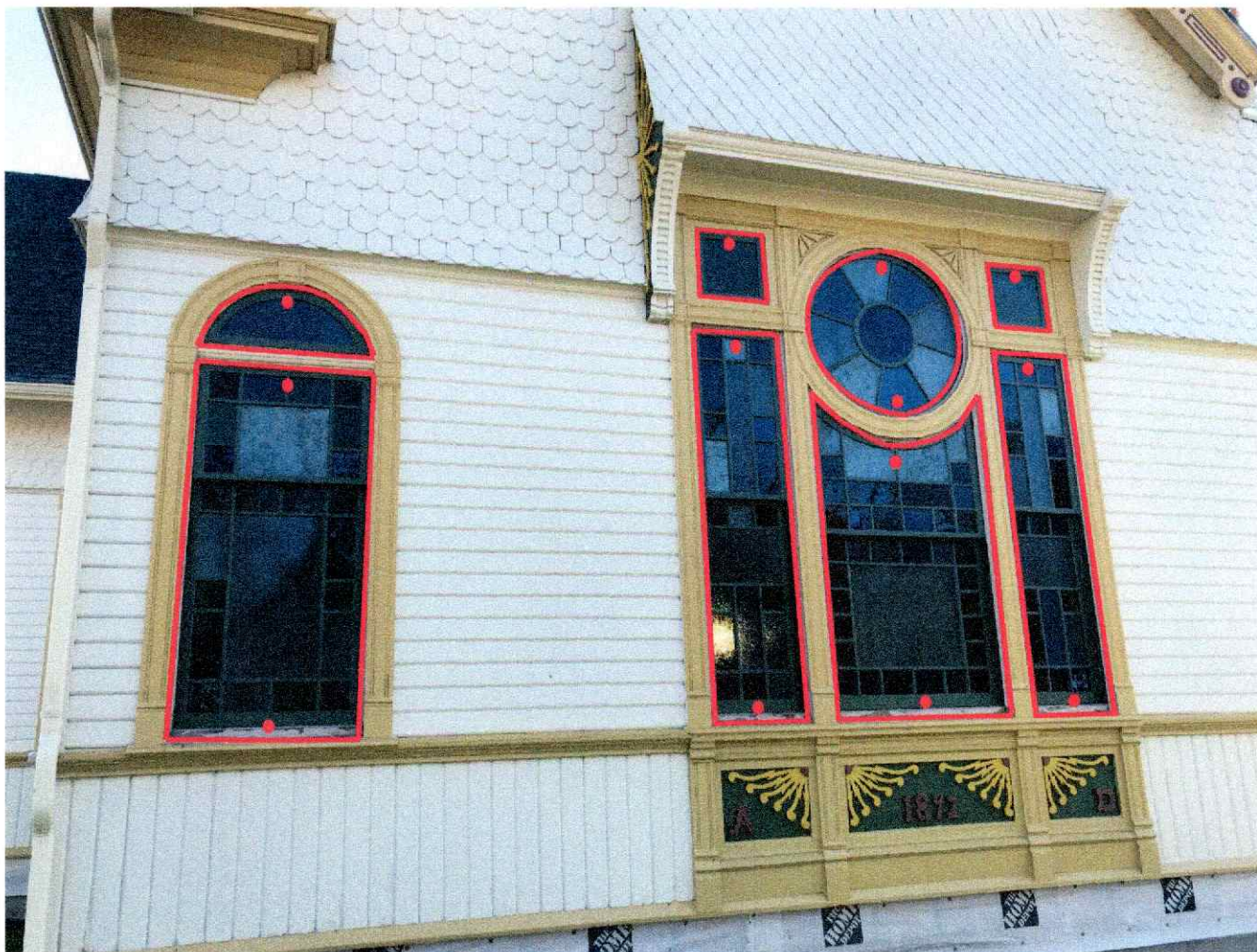


3/4" Snap fasteners



1" Round vents

- 2 / large panel
- 1 / small panel



Protective panels made of 1/4" polycarbonate with UV resistant coating and 1" round vents attached with 3/4" snap fasteners.
A 1/2" thick piece of foam will be positioned between the window sash and panel edge.





Abrasion Resistant Product Data

MAKROLON® AR

MAKROLON® AR polycarbonate sheet is an abrasion and enhanced UV resistant sheet that offers glass-like surface hardness coupled with the impact strength of polycarbonate. Additionally, MAKROLON AR polycarbonate sheet offers enhanced resistance from yellowing and hazing for longer service life in high profile architectural glazing.

APPLICATIONS

Typical applications for MAKROLON AR polycarbonate sheet include school, hospital and bus shelter glazing, and is also used extensively in correctional and psychiatric facilities. MAKROLON AR polycarbonate sheet also performs well for view windows and machine guards in harsh chemical environments. However, due to its abrasion-resistant coating, MAKROLON AR polycarbonate sheet cannot be formed like MAKROLON GP and SL polycarbonate sheets.

Typical Physical Properties			
Property	Test Method	Units	MAKROLON
PHYSICAL			
Specific Gravity	ASTM D792	-	1.2
Light Transmission, Clear 1/8"	ASTM D1003	%	86
Light Transmission, Gray/Bronze	ASTM D1003	%	50
Chemical Resistance	ANSI Z26.1	-	pass
Taber Abrasion, 100 Cycles CS10F, Delta Haze	ASTM D1044	%	1-2
MECHANICAL			
Tensile Strength, Ultimate	ASTM D638	psi	9,500
Flexural Strength	ASTM D790	psi	13,500
Compressive Strength	ASTM D695	psi	12,500
Modulus of Elasticity	ASTM D638	psi	340,000
Poisson's Ratio	-	-	0.38
Izod Impact Strength, Notched @ 1/8"	ASTM D256	Ft-lbs/in	12-16
Izod Impact Strength, Unnotched @ 1/8"	ASTM D256	Ft-lbs/in	60 (No failure)
Instrumented Impact, 1/8"	ASTM D3763	Ft-lbs	>45
THERMAL			
Coefficient of Thermal Expansion	ASTM D696	In/in/F	3.75×10^{-5}
Heat Deflection Temperature, @ 264 psi	ASTM D648	F	270
Heat Deflection Temperature, @ 66 psi	ASTM D648	F	280
ELECTRICAL			
Dielectric Constant, @ 10 Hz	ASTM D150	-	2.96
Dielectric Constant, @ 60 Hz	ASTM D150	-	3.17
Volume Resistivity	ASTM D257	Ohm-cm	8.2×10^{16}
Dissipation Factor, @ 60 Hz	ASTM D150	-	0.0009
Dissipation Factor, @ 1 MHz	ASTM D150	-	0.01
Arc Resistance	ASTM D495	Seconds	
Stainless Steel Strip Electrode			10-11
Tungsten Electrodes			120
Dielectric Strength, in air, 125 mils	ASTM D149	V/mil	380
FLAMMABILITY			
Horizontal Burn, AEB	ASTM D635	Inches	<1
Ignition Temperature, Self	ASTM D1929	F	1070
Ignition Temperature, Flash	ASTM D1929	F	870
UL 94, Clear @ .060"	UL 94	-	HB
UL 94, Clear @ .118"	UL 94	-	V1

Sheffield Plastics Inc. will not be responsible for the use of this information relative to actual application. Users must make their own determination of its suitability for their specific application. No warranty is made for the fitness of any product, and nothing herein waives any of the seller's conditions of sale.

Product Data

HIGH IMPACT STRENGTH

MAKROLON polycarbonate sheet is virtually unbreakable with 250 times the impact strength of float glass and 30 times that of acrylic.

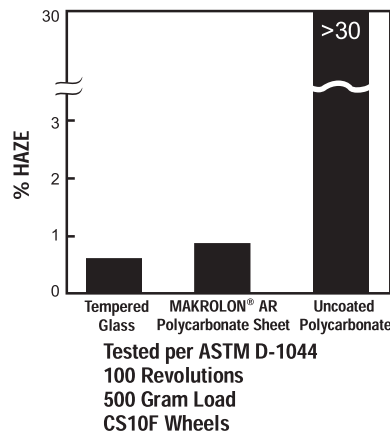
CODE COMPLIANCE

MAKROLON polycarbonate sheet products satisfy major building code requirements for a CC-1 rating in construction applications (BOCA, ICBO, SBCCI, and Dade County). MAKROLON polycarbonate sheet products are listed with Underwriters Laboratories for the UL flammability standard and the UL972 standard for burglary resistant glazing materials. MAKROLON polycarbonate sheet is approved for Consumer Product Safety Commission (CPSC 16CFR 1201) categories I & II and ANSI Z97.1-1984 Safety Glazing Standards. Additionally, MAKROLON AR polycarbonate sheet meets the requirements for FRA Type I & II Transportation Glazing.

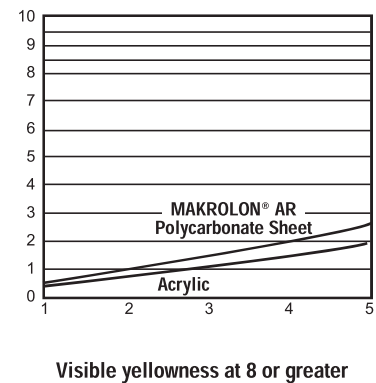
For additional information please call the Sheffield Plastics Customer Service at: 800-254-1707.

MAKROLON® AR

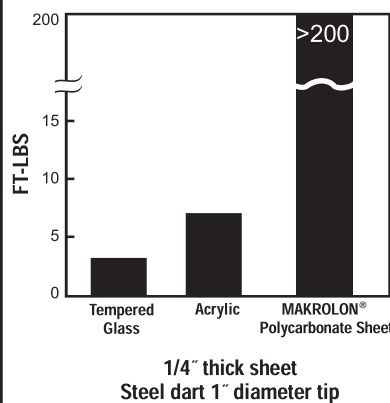
Taber Abrasion



Yellowness Index



Impact Resistance



Chemical Resistance

ASTM D-1308

Chemical	Resistance Time
Acetone	>24 hrs.
Ethylene Dichloride	>24 hrs.
Unleaded Gasoline	>24 hrs.
Hydrochloric Acid (10%)	>24 hrs.
Methyl Alcohol	>24 hrs.
Methylene Chloride	>24 hrs.
Methyl Ethyl Ketone	>24 hrs.
Nitric Acid (100%)	<24 hrs.
Sodium Hydroxide (10%)	<24 hrs.
Sulfuric Acid (1%)	>24 hrs.
Toluene	>24 hrs.
Isopropanol	>24 hrs.
Kerosene	>24 hrs.

Sheffield Plastics Inc.



A Bayer Polymers Company



119 Salisbury Road
Sheffield, MA 01257
800-254-1707
FAX: 800-457-3553
Web site: sheffieldplastics.com

Proposed Window Coverings Cumberland Community Events Center



Examples of similar vented polycarbonate window coverings. These are on the United Presbyterian Church at 5th and Broadalbin. Note that these vents are 2" while the proposal for the Cumberland uses 1" vents.



**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: LINN**

FIELD NO.: 69
 HISTORIC NAME: Cumberland Presbyterian Church
 COMMON NAME: None
 ADDRESS: 401 Main Street SE
 CITY: Albany
 OWNER: Faith Bible Church, 401 Main Street SE, Albany, OR 97321
 BUILDER: Unknown
 T/R/S: 11S, 3W, 6
 TAX LOT: 11300
 ADDITION: Jones Addition
 BLOCK: 2
 DATE OF CONSTRUCTION: 1892
 ORIGINAL USE: Church
 PRESENT USE: Church
 ARCHITECT: Unknown
 THEME: 19th Century architecture/religion
 STYLE: Queen Anne
 MAP NO: 11-3W-6DD
 LOT: 15 & 16 QUAD: Albany

BLDG. XXX STRUC. DIST. SITE OBJ.

PLAN TYPE/SHAPE: Irregular
 FOUNDATION MATERIAL: Brick
 ROOF FORM & MATERIALS: Cross gable, composition shingles
 WALL CONSTRUCTION: Balloon frame
 PRIMARY WINDOW TYPE: One-over-one double-hung with colored flashed glass
 EXTERIOR SURFACING MATERIALS: Vertical boards, shiplap siding, fish-scale shingles
 DECORATIVE FEATURES: Open square bell tower with Eastlake scroll work and cross shaped finial on northwest corner
 OTHER: Eastlake elements in north peak gable, frieze boards, large colored glass windows and round window on north facade. Eastlake panels under window.
 NO. OF STORIES: 2
 BASEMENT (Y/N): Y
 STRUCTURAL FRAME: Wood
 CONDITION: GOOD XXX FAIR POOR MOVED DATE:

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Lowered about three feet
 NOTEWORTHY LANDSCAPE FEATURES: None
 ASSOCIATED STRUCTURES: None
 KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: North facing building on corner lot at the busy intersection of Main Street and Santiam

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): Only Queen Anne style church in Albany. Second oldest church on east side of town (other 1865 Methodist Episcopal Church South). One of the five most significant historic church buildings in Albany. Originally built as the Cumberland Presbyterian Church in 1892 (the date appears on the building on the north facade). One of three Presbyterian Churches in town (United & First & Cumberland) at that time. In 1902 Pastor C. A. Wooley preached every first and third Sunday. In 1905 no regular pastor was at the church. The Cumberland Presbyterian Church was absorbed by the Presbyterian Church after 1906. In 1911 Rev. L. S. Mochel is listed as pastor and it was called Grace Presbyterian. The first Cumberland Presbyterian Church in Linn County was established at Mt. Pleasant in the 1850's. The Mt. Pleasant Church is still standing. Several different denominations have used the building including the General Conference Mennonites and Faith Bible Church.

SOURCES: City Directories 1905, 1907, Statewide Inventory of Historic Sites & Places (1976), Land of Linn (1971)

NEGATIVE NO.: P-12
 SLIDE NO.: 69
 ASSIGNED RATING: Primary
 DATE: 07-91

RECORDED BY: R. Keeney
 DATE: 03-14-90

SHPO INVENTORY NO: _____

OREGON INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY FORM - TWO

FIELD NO.: 69

NAME: Faith Bible Church

ADDRESS: 401 Main Street SE

QUADRANGLE: Albany

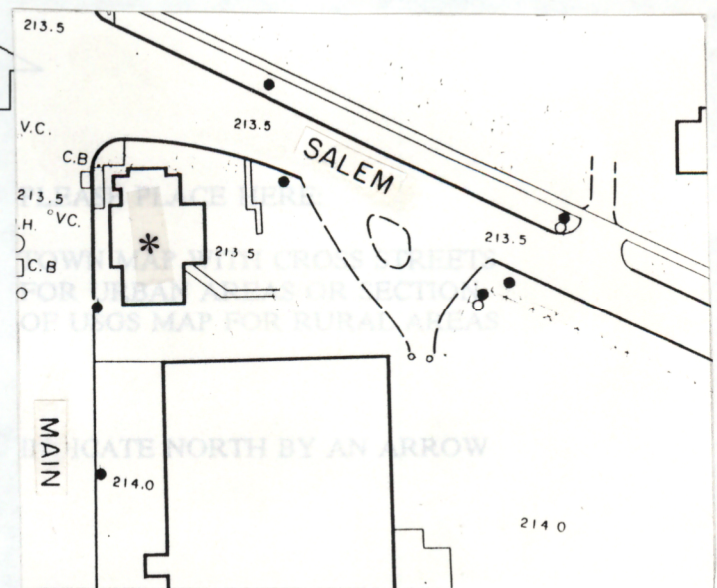
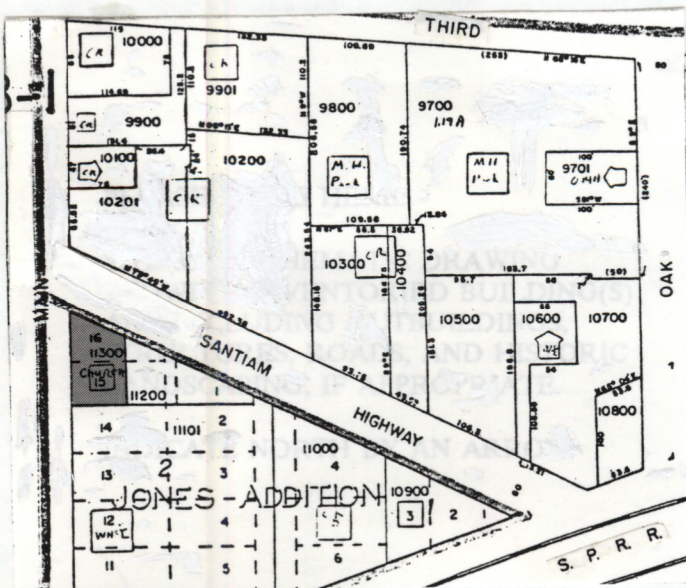
T/R/S: 11S, 3W, 6

MAP NO.: 11-3W-6DD TAX LOT: 11300



NEGATIVE NO.: P-12

SLIDE NO.: 69



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & R. Keeney

SHPO INVENTORY NO: _____

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: LINN**

FIELD NO.: 69

HISTORIC NAME: Cumberland Presbyterian Church

COMMON NAME: None

ADDRESS: 401 Main Street SE

CITY: Albany

OWNER: Faith Bible Church, 401 Main Street SE, Albany, OR 97321

BUILDER: Unknown

T/R/S: 11S, 3W, 6

TAX LOT: 11300

MAP NO: 11-3W-6DD

ADDITION: Jones Addition

BLOCK: 2

LOT: 15 & 16

QUAD: Albany

DATE OF CONSTRUCTION: 1892

ORIGINAL USE: Church

PRESENT USE: Church

ARCHITECT: Unknown

THEME: 19th Century architecture/religion

STYLE: Queen Anne

BLDG. XXX

STRUC.

DIST.

SITE OBJ.

PLAN TYPE/SHAPE: Irregular

NO. OF STORIES: 2

FOUNDATION MATERIAL: Brick

BASEMENT (Y/N): Y

ROOF FORM & MATERIALS: Cross gable, composition shingles

WALL CONSTRUCTION: Balloon frame

STRUCTURAL FRAME: Wood

PRIMARY WINDOW TYPE: One-over-one double-hung with colored flashed glass

EXTERIOR SURFACING MATERIALS: Vertical boards, shiplap siding, fish-scale shingles

DECORATIVE FEATURES: Open square bell tower with Eastlake scroll work and cross shaped finial on northwest corner

OTHER: Eastlake elements in north peak gable, frieze boards, large colored glass windows and round window on north facade. Eastlake panels under window.

CONDITION:

GOOD XXX

FAIR

POOR

MOVED

DATE:

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Lowered about three feet

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: North facing building on corner lot at the busy intersection of Main Street and Santiam

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): Only Queen Anne style church in Albany. Second oldest church on east side of town (other 1865 Methodist Episcopal Church South). One of the five most significant historic church buildings in Albany. Originally built as the Cumberland Presbyterian Church in 1892 (the date appears on the building on the north facade). One of three Presbyterian Churches in town (United & First & Cumberland) at that time. In 1902 Pastor C. A. Wooley preached every first and third Sunday. In 1905 no regular pastor was at the church. The Cumberland Presbyterian Church was absorbed by the Presbyterian Church after 1906. In 1911 Rev. L. S. Mochel is listed as pastor and it was called Grace Presbyterian. The first Cumberland Presbyterian Church in Linn County was established at Mt. Pleasant in the 1850's. The Mt. Pleasant Church is still standing. Several different denominations have used the building including the General Conference Mennonites and Faith Bible Church.

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Primary

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RECORDED BY: R. Keeney

DATE: 03-14-90