

UK
3-12-2024

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, March 20, 2024
Roseburg City Hall, Council Chambers – 4:00 p.m.**

Public Access: - Facebook Live at www.facebook.com/CityofRoseburg

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
Chair Kylee Rummel Marilyn Aller James DeLap Lisa Gogal
Bentley Gilbert Stephanie Giles Nick Lehrbach
3. **APPROVAL OF MINUTES**
A. Minutes November 15, 2023. Please see attached minutes document.
4. **AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered. Please see information on the reverse.**
5. **BUSINESS FROM STAFF**
A. **Historic Resource Review HR-24-001** (Mark Moffett, staff). Rooftop solar panel and equipment installation at (1910) John Banks House in the Mill-Pine Historic District at 1006 SE Pine Street.

B. **Historic Resource Review HR-24-004** (Mark Moffett, staff). Exterior alterations to the historic (1955) J. J. Newberry's Department Store in the Roseburg Downtown Historic District at 729 SE Jackson Street.
6. **BUSINESS FROM THE COMMISSION**
7. **NEXT MEETING – April 17, 2024**
8. **ADJOURNMENT**

The agenda packet is available on-line at:
<http://www.cityofroseburg.org/your-government/commissions/historic-resource-review/>

AMERICANS WITH DISABILITIES ACT NOTICE

Please contact the office of the City Recorder, Roseburg City Hall, 900 SE Douglas Avenue, OR 97470 (Phone 541-492-6700) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

CITIZEN PARTICIPATION

Comments can be provided via email to the Commission at cdd@cityofroseburg.org or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 12:00 p.m. on March 20, 2024. Comments must include the person's name and address, including whether or not they are a resident of the City of Roseburg, for the record. The Commission reserves the right to delay any action requested until they are fully informed on the matter.

The Community Development Director will provide any comments received prior to 12:00 p.m. on March 20, 2024 to the Commission and will be read into the record during the meeting.

For further details or information please contact the Community Development Department Monday through Friday, 8:00 a.m. to 5:00 p.m., at Roseburg City Hall, 900 SE Douglas Avenue, Third Floor, Roseburg OR 97470, phone number 541-492-6750, or e-mail kmartin@cityofroseburg.org.

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
November 15, 2023**

CALL TO ORDER – Chair Kylee Rummel called the meeting of the Historic Resource Review Commission to order at 4:01 p.m. in the Roseburg City Hall Council Chambers.

ROLL CALL - Present: Chair Kylee Rummel, Commissioners Marilyn Aller, Jim DeLap, Bentley Gilbert, Stephanie Giles, and Nick Lehrbach.

Absent: Commissioner Lisa Gogal

Others Present: Community Development Director Stuart Cowie, Department Technician Kristin Martin, Senior Planner Mark Moffett

AUDIENCE PARTICIPATION – None

APPROVAL OF MINUTES

Chair Rummel moved to approve the minutes of the September 20, 2023 meeting as submitted. The motion was seconded by Commissioner DeLap, and approved with the following votes: Chair Rummel and Commissioners Aller, DeLap, Gilbert, Giles, and Lehrbach voted yes. No one voted no.

PUBLIC HEARING –

Chair Rummel read the procedures for the public hearing, opened the public hearing and asked for the staff report.

Nick Lovemark, Applicant and Guion Randol, Contractor, were present.

No exparte contact or conflict of interest was declared by the commissioners.

Historic Resource Review HR-23-004 (Mark Moffett, staff). Exterior alterations to the historic (1955) J. J. Newberry's Department Store at 729 SE Jackson Street.

Moffet provided the staff report. Apologized for presenting a revised report at the meeting, due to concerns expressed by the applicant after initial approval. Based on findings, staff recommended the Historic Resource Review Commission approve the application for exterior alterations to the historic J.J. Newberry's Department Store at 729 SE Jackson Street in the Roseburg Downtown Historic District, including the following specific elements:

1. Remove contemporary infill storefront and restore an original inset entry bay along the north end of the Jackson Street façade, including installation of a new swinging door, sidelight and transom window; and
2. Remove two of the four original historic swinging entry doors on SE Main Street, replacing them with a single swinging entry door and sidelight as proposed.

This approval is granted based on the attached plans and drawings and subject to the following conditions of approval:

1. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.
2. The projecting metal storefront trim at the bottom of the windows must be retained in place at the restored entry bay along Jackson Street, and any missing metal trim pieces at the corner must be replicated with the same dimensions and finish/appearance.
3. The two historic, original, swinging main entry doors along Main Street must be carefully removed and retained on-site in perpetuity, to provide for the possibility of their future restoration and return to the building façade in the future. To the extent that it is possible, any original floor or header pivot hinges and other hardware necessary for the doors operation should either be preserved or stored securely on-site in perpetuity with the doors themselves.

Nick Lovemark thanked staff for putting this proposal together.

Guion Randol asked staff to recognize that this application is merely Phase I for this project, and that future development is planned for this site.

Public hearing was closed and there was no further discussion.

Commissioner Lehrbach moved to adopt the proposed findings of fact and order to conditionally approve historic review #HR-23-004 for alterations at 729 SE Jackson Street along the SE Jackson and Main Street Elevations, as detailed in the staff findings, conclusion and order. The motion was seconded by Commissioner Gilbert and approved with the following votes: Chair Rummel and Commissioners Aller, DeLap, Gilbert, Giles and Lehrbach voted yes. No one voted no.

BUSINESS FROM COMMISSION – None

ADJOURNMENT – The meeting adjourned at 4:14 p.m. The next Historic Resource Review Commission meeting is scheduled for December 20, 2023.



Kristin Martin
Department Technician



CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

HRRC Review No. HR-24-001

Meeting Date: March 20, 2024

Prepared for: Historic Resource Review Commission

Staff Contact: Mark Moffett, Senior Planner

Request: Historic Review Alteration Request for the John Banks House at 1006 SE Pine St.

PROPOSAL SUMMARY:

Purelight Power LLC on behalf of the property owner Stacey Atwell-Keister, requests historic approval to install twelve roof-mounted solar panels on the existing historic home located at 1006 SE Pine Street, eight roof-mounted solar panels on the existing detached garage, and accessory electrical equipment and conduit at grade and on the side of the buildings.

CONCLUSION AND RECOMMENDATION:

Guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110(G) must be met for this project to be approved. Based on the findings provided by the applicant and in this report, staff recommends that the Historic Resource Review Commission approve the Historic Review application for a roof-mounted solar installation. This approval is subject to the following condition of approval:

1. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.

SUGGESTED MOTION:

I MOVE TO ADOPT THE PROPOSED FINDINGS OF FACT AND ORDER TO APPROVE HISTORIC REVIEW NUMBER HR-24-001 FOR A ROOFTOP SOLAR INSTALLATION ON THE HISTORIC JOHN BANKS HOUSE AND ACCESSORY DETACHED GARAGE IN THE MILL-PINE HISTORIC DISTRICT AT 1006 SE PINE STREET.

**IN THE MATTER OF THE REQUEST
FOR PROJECT APPROVAL AT 1006 SE PINE STREET (JOHN BANKS HOUSE)
BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
ORDER OF APPROVAL**

I. NATURE OF APPLICATION

Purelight Power LLC on behalf of the property owner Stacey Atwell-Keister, requests historic approval to install twelve roof-mounted solar panels on the existing historic home located at 1006 SE Pine Street, eight roof-mounted solar panels on the existing detached garage, and accessory electrical equipment and conduit at grade and on the side of the buildings.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on March 20, 2024. During that hearing, the Commission reviewed historic application number HR-24-001 and it was made part of the record.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

- i. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, as both may have been amended from time-to-time.
- ii. The subject site may be described as Tax Lot 6000, Section 24DA, Township 27 South, Range 06 West, Willamette Meridian; R72558.
- iii. The property is zoned MR14 (Limited Multi-family Residential) and is surrounded by MR14 zoned properties. The site is located inside the boundaries of the Mill-Pine Historic District.
- iv. The existing structure is listed as a Secondary Contributing resource within the historic district, and is regulated as an historic resource per RMC 12.04.110(B).

This one and a half story vernacular style structure was built circa 1910. The house has a hipped roof, hipped wall dormers, a full front recessed porch, original 6" shiplap siding, and exterior covered porches on both levels at the northwest corner. An existing gable-roofed detached garage, construction year unknown, is located along the west side of the property abutting the alley. The house had already been converted into a duplex at the time of the original historic district nomination process in 1982.

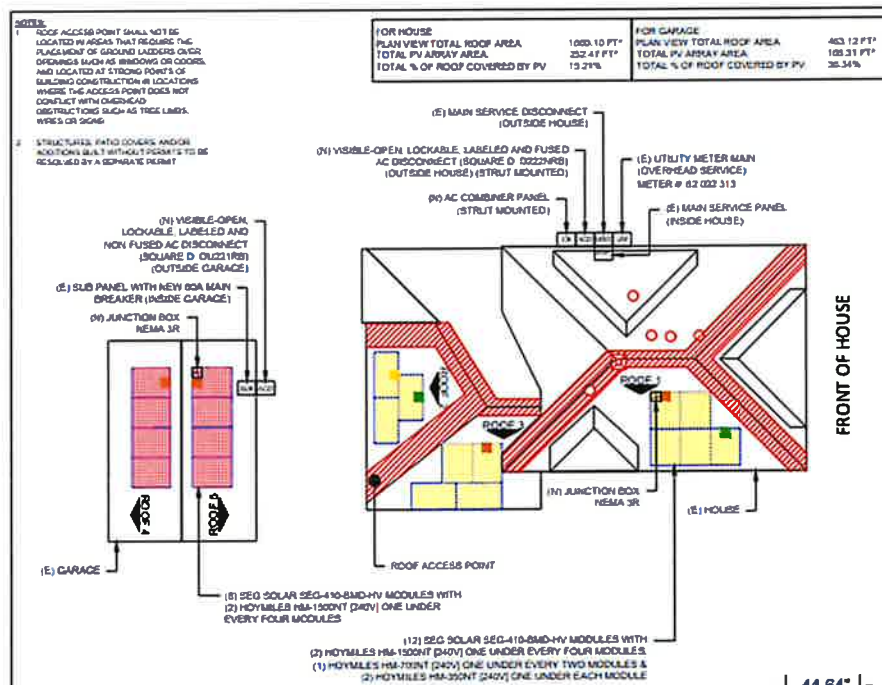
The house was built for John Banks (1858-1929), who was born in the Oakland area. His father, Thomas Banks (1825 - ?) settled in Oregon in 1853. He took a donation land claim near Oakland, Oregon approximately six months later. Thomas Banks was the first blacksmith in Oakland, Oregon, and was also a noted entrepreneur in Roseburg. He was part owner in the Banks and Welker Livery, which was located at Main and Washington Streets. This livery burned in 1912. Three years later, Banks and Kohlhagen purchased Harley Johnson Stage Line. This stage provided service between Coos Bay and Roseburg via the Coos Bay Wagon Road. A recent image of the structure taken from Pine Street is shown on the next page.



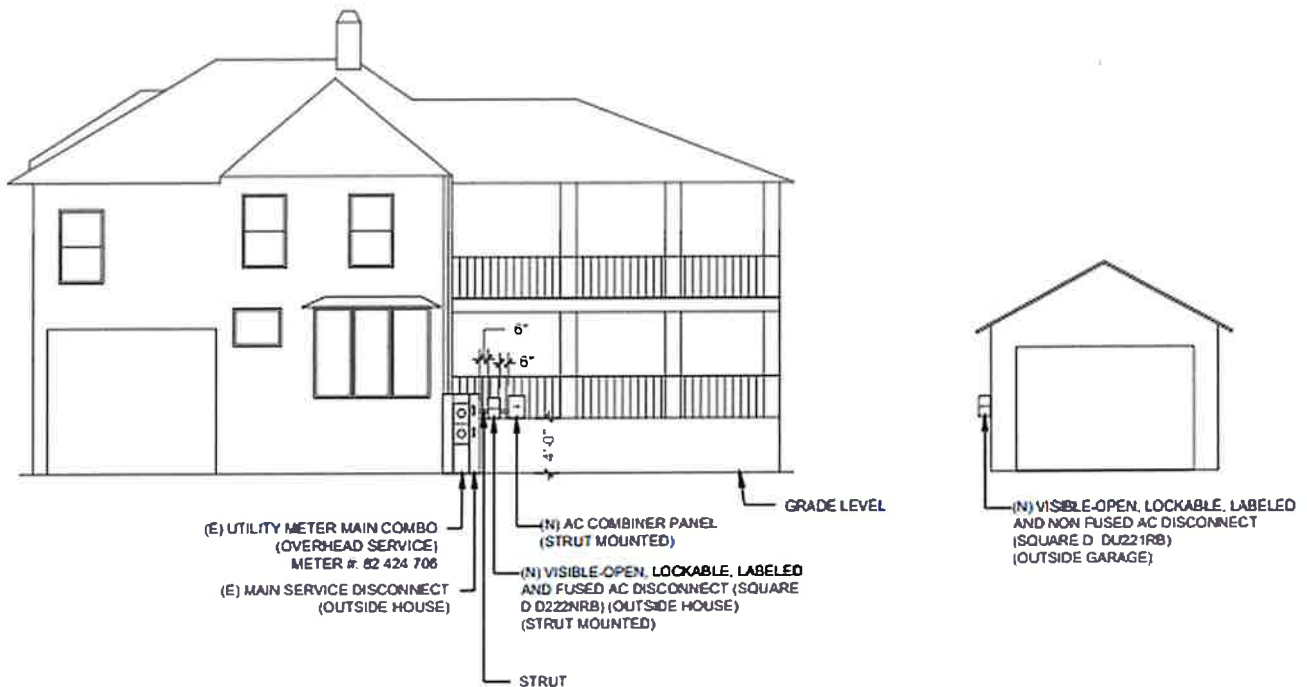
- v. The proposed solar installation includes nine panels on the south-facing portion of the roof surface, three panels on the west-facing roof surface, and eight panels on the detached garage (four facing each direction west and east). Accessory equipment would be located at the east-facing wall near grade at the garage, and on the north-facing wall near grade at the house, near the existing electrical panel meters and junction boxes.

B. PROPOSAL

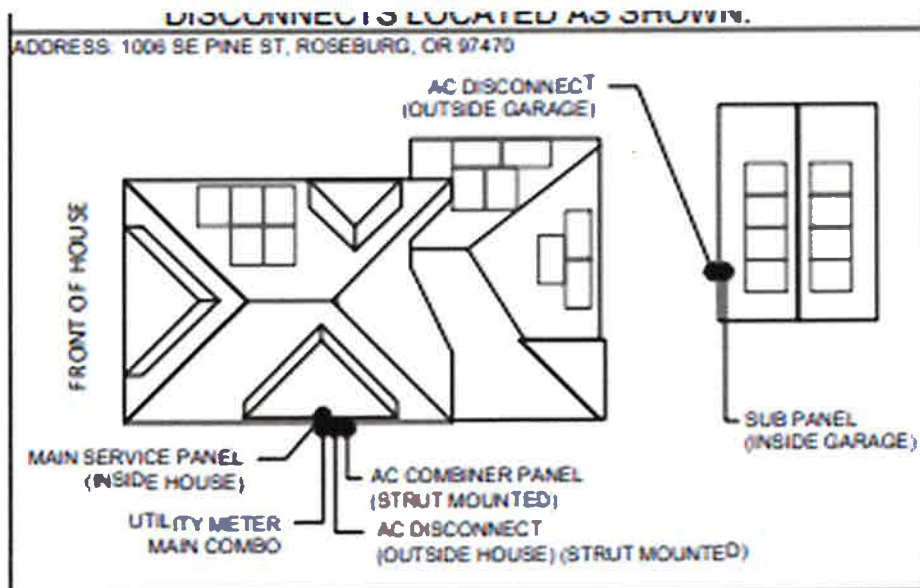
The images below shows the proposed roof-mounted solar panels in yellow on the main structure and red on the garage. Red striping on the house indicates required fire setbacks from ridgelines on the house roof.



The two images below include an elevation and plan for the location of the proposed accessory equipment on the north, SE Woodward-facing ground floor level at the house, and on the east side of the detached garage.



1 ELEVATION DETAIL
 PV032 SCALE: NTS



C. AGENCY COMMENTS

Solar panel applications are not sent out for review by Roseburg Public Works, Roseburg Fire, or the Roseburg Urban Sanitary Authority. As a project that does not physically alter the structure of a building, or impact water, sewer, or transportation services, there are no relevant agency comments

for this application. During installation the applicant will be required to comply with any conditions of approval from this application.

D. ANALYSIS

Application for alterations of Historic Resources must comply with standards found in RMC 12.04.110(G).

E. REVIEW CRITERIA: RMC 12.04.110(G): EXTERIOR ALTERATIONS/ADDITIONS TO HISTORIC RESOURCES

Exterior alterations/additions to historic resources. This Section applies to all contributing, significant, primary, historic, eligible or similarly classified historic resources. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance.

1. Retention of original construction. All original exterior materials and details shall be preserved to the maximum extent possible.

Finding: No significant modifications to the original construction are proposed. The addition of solar panels is a reversible change; if owners decide to remove them in the future they will leave no lasting impact to the home. Accessory equipment at-grade on the north side of the house will be strut-mounted onto the existing electrical junction and meter boxes as indicated on the proposed plans, without impacting the original siding or building walls. Conduit will be mounted onto the exterior of the home with screws into existing siding and trim boards, but this can be easily patched over if and when the facility is removed, without significant impact to the original construction. Therefore, based on the proposal as indicated on the submitted plan set, this criterion is met.

2. Height. The proportion of the new or relocated building is compatible with the average height of the traditional character of the surroundings.

Finding: No change to height of the structure proposed; this criterion not applicable.

3. Bulk. Horizontal additions may be added to historic buildings provided that:
 - a. The bulk of the additions do not exceed that which was traditional for the building style.
 - b. The addition maintains the traditional scale and proportion of the building style.
 - c. The addition is visually compatible with adjacent historic resources.

Finding: No horizontal addition proposed; this criterion not applicable.

4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

Finding: The primary, street-facing façades and roof surfaces of the home are essential components of visual integrity of the structure. For the primary structure of the house, the north and east roof surfaces are most highly visible from the rights-of-way in SE Stephens and Woodward. As proposed, the rooftop solar panels on the house are facing south and west, towards the interior of the block and alley, where they will be less visible and have significantly lesser impact on the visual integrity of the structure. With the rooftop panels on the home confined to secondary, non-street-facing facades, the proposed panels themselves will maintain the overall visual integrity of the historic home.

Accessory equipment associated with the facility includes conduit connecting the panels with at-grade electrical cabinets and equipment, most of which is located adjacent to existing electrical junction boxes and meters at the base of the home, anchored to the ground and facing north towards SE Woodward Street. Mounted by struts to the existing equipment, these new accessory features of the proposal will not have any significant impact on the visual integrity of the home, but rather only slightly enlarge an existing electrical meter and junction box layout.

Douglas County records indicate that the detached garage was constructed in 1923, but this accessory building is not identified with any contributing or noncontributing status in the historic district documents, which focus on the home itself. Pushed back from the street and lower than the roof of the house, the garage-mounted solar panels will be clearly visible from SE Woodward Street, but are angled in line with the roof planes and will not have any impact on the visual integrity of the primary structure.

For the reasons noted above, and with approval based on the plan and elevations in the submitted drawing set for the project, this criterion can be met.

5. Scale and Proportion. The scale and proportion of altered or added building elements, the relationship of voids to solids (window to wall) shall be visually compatible with traditional architectural character of the historic building.

Finding: No modification to the traditional architectural character of the home is proposed. This criterion does not apply.

6. Materials and Texture. In-kind materials and textures shall be used in the alteration or addition of historic resources.

Finding: There are no building additions or alterations where siding or other primary exterior building materials are proposed. This criterion does not apply.

7. Signs, lighting, and other appurtenances. Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the traditional architectural character of the historic resource.

Finding: The solar panels are an accessory feature that differs from signage, lighting, walls, fences or awnings, in that they are a utilitarian feature that is separate from the primary architectural presence of the building. Mounted on the asphalt-shingled rooftop, they are above and separated from the main building façade, windows, porches and other architectural elements. At-grade equipment is also a utilitarian item that contrasts with the primary architectural features of the house, and in this case are co-located and strut-mounted adjacent to an existing electrical junction box and meter facility at-grade. Based on the findings for guideline 4 above, and incorporating those findings herein, the proposal is visually compatible with the traditional architectural character of the building and this guideline is met.

IV. CONCLUSION

Guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110(G) must be met for this project to be approved. Based on the above findings, the Historic Resource Review Commission **approves** the Historic Review application for a roof-mounted solar installation on the historic John Banks house and detached garage at 1006 SE Pine Street, including accessory conduit and electrical equipment, as indicated on the images in this report and in the revised submitted plan set. This approval is subject to the following condition of approval:

1. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.

V. ORDER

Based on the findings, conclusion and condition of approval noted above, the Historic Resource Review Commission recommends **APPROVAL** of Historic Review Application Number HR-24-001 for a rooftop solar installation on the historic John Banks House and accessory detached garage in the Mill-Pine Historic District

at 1006 SE Pine Street.

Stuart Cowie, Community Development Director

Date

Kylee Rummel, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

Kylee Rummel, Chair Lisa Gogal, Vice Chair Marilyn Aller
Bentley Gilbert Nick Lehrbach Stephanie Giles James De Lap

Attachment: Revised 2/14/24 plan set

Revised 2/14/24 Azus

AHJ STAMP

NEW PHOTOVOLTAIC ROOF MOUNTED SYSTEM 8.200 KW DC/7.146 KW AC 1006 SE PINE ST, ROSEBURG, OR 97470

CONTRACTOR

PURELIGHT POWER NEWCO LLC
3521 AVION DRIVE SUITE #200,
MEDFORD, OREGON 97504
PHONE - (541) 816-4047
LIC. NO. - 226333



DESIGN CRITERIA

1. ROOF PITCH: 36, 30, 36, 33, 33
2. AZIMUTH: 209, 299, 209, 299, 119
3. MODULE: (20) SEG SOLAR SEG-410-BMD-HV
4. INVERTER: (4) HOYMILES HM-1500NT [240V]
5. NOMINAL AMPERAGE: (1) HOYMILES HM-700NT [240V]
6. ROOF AREA: (2) HOYMILES HM-350NT [240V]
7. PV ARRAY AREA: 1660.10 FT² (FOR HOUSE)
8. PV ARRAY WEIGHT: 463.12 FT² (FOR GARAGE)
9. ROOF SURFACE TYPE: 420.30 FT²
10. ROOF STRUCTURE: 903.80 LBS
11. BUILDING STORY: COMPOSITE SHINGLE
12. SNOW LOAD: 2"X4" RAFTER @ 24" OC
13. WIND SPEED: TWO STORY
14. WIND EXPOSURE: 25 PSF
15. RISK CATEGORY: 97 MPH

NEW PV SYSTEM SPECIFICATIONS

- SYSTEM SIZE: AC SIZE: 7.146 KW AC
- DC SIZE: 8.200 KW DC (STC)
- PROJECT NOTES: ALL PV RELATED ROOF ATTACHMENTS TO BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.
- 1.1 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE RELEVANT YEAR OF THE NATIONAL ELECTRIC CODE (NEC), ALL MANUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE MANUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT YEAR OF THE NATIONAL ELECTRIC CODE (NEC), ALL APPLICABLE CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION (AHP).
- 1.2 ALL PV SYSTEM COMPONENTS (MODULES, UTILITY INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES) ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC AND OTHER GOVERNING CODES.
- 1.3 ALL PV SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION (AHP).
- 1.4 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE IF EXPOSED TO SUNLIGHT. IT SHALL BE UV RESISTANT, ALL PLACARDS AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHP.

APPLICABLE CODES

- ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:
- 2022 OREGON SPECIALTY STRUCTURE CODE (OSSC)
- 2023 OREGON SPECIALTY RESIDENTIAL CODE (ORSRC)
- 2023 OREGON FIRE CODE (OFC)
- 2023 OREGON SPECIALTY ELECTRICAL CODE (OSEC)
- AS ADOPTED BY DOUGLAS COUNTY

SCOPE OF WORK

- 1.2.1 CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM.
- 1.2.2 THE CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTION OF EXISTING ON-SITE CONDITIONS TO DESIGN, SPECIFY, AND INSTALL THE ROOF-MOUNTED PHOTOVOLTAIC SYSTEM DETAILED IN THIS DOCUMENT.

SHEET INDEX

PV-00	GENERAL NOTES / DESIGN CRITERIA
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PV-02	SITE PLAN
PV-03	ATTACHMENT PLAN & DETAILS
PV-03.1	FRAMING DETAIL
PV-03.2	ELEVATION DETAIL
PV-04	ELECTRICAL DIAGRAM
PV-04.1	ELECTRICAL CALCULATIONS
PV-05	WARNING LABELS
PV-05.1	DIRECTORY PLACARD
EQUIPMENT DATASHEETS ATTACHED	

VICINITY MAP



SATELLITE MAP



STRUCTURAL NOTES (CONT.)

- 2.3.5 ROOF TOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.
- 2.4.1 ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE, COLOR, AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.
- 2.4.2 CONDUCTORS SIZED IN ACCORDANCE WITH THE NEC.
- 2.4.3 AC CONDUCTORS TO BE COLORED OR MARKED PER NEC.
- 2.4.4 LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING PER NEC.

DISCONNECTION AND OVERCURRENT PROTECTION NOTES

- 2.6.1 ALL DISCONNECTING DEVICES SHALL BE WIRED SUCH THAT THE LOADS ARE CONNECTED TO THE TERMINALS MARKED LINE SIDE (TYPICALLY THE UPPER TERMINALS).
- 2.6.2 DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH.
- 2.6.3 PV SYSTEM CIRCUITS INSTALLED ON OR IN HABITABLE BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH NEC 705.12.
- 2.6.4 ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690.8, 690.9, AND 240.
- 2.6.5 INVERTER OR GRID BRANCHES SHALL BE CONNECTED TO A SINGLE BREAKER OR GROUPED FUSE DISCONNECT(S) IN ACCORDANCE WITH NEC 110.3(B).
- 2.6.6 IF REQUIRED BY THE AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION IN ACCORDANCE WITH NEC 680.11 AND UL 1689B.

GROUNDING NOTES

- 2.5.1 GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.
- 2.5.2 PV EQUIPMENT SHALL BE GROUNDING IN ACCORDANCE WITH NEC 690.43 AND NEC TABLE 250.122.
- 2.5.3 METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURES CONSIDERED GROUNDING IN ACCORDANCE WITH NEC 250.134 AND 250.136(A).
- 2.5.4 EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH NEC 690.45 AND INVERTER MANUFACTURER'S INSTALLATION PRACTICES.
- 2.5.5 EACH MODULE WILL BE GROUNDING AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. 2.5.6 THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.
- 2.5.7 GROUNDING AND BONDING CONDUCTORS: IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER PER NEC 250.119.
- 2.5.8 THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690.47 AND NEC 250.50 THROUGH 250.106. IF EXISTING SYSTEM IS INADEQUATE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED IN ACCORDANCE WITH NEC 250, NEC 690.47 AND THE AHJ.
- 2.5.9 GROUND-FAULT DETECTION SHALL COMPLY WITH NEC 690.41(B)(1) AND (2) TO REDUCE FIRE HAZARDS.

EQUIPMENT LOCATIONS

- 2.2.1 ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS IN ACCORDANCE WITH NEC 110.26.
- 2.2.2 WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 680.31 (A), (C) AND NEC TABLES 310.15 (B)(2)(A) AND 310.15 (B)(3)(C).
- 2.2.3 JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES IN ACCORDANCE WITH NEC 680.34.
- 2.2.4 ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT, 2.2.5 ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL IN ACCORDANCE WITH NEC APPLICABLE CODES.
- 2.2.6 ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

INTERCONNECTION NOTES

- 2.7.1 LOAD SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH NEC 705.12.
- 2.7.2 THE SUM OF THE UTILITY OCPD AND INVERTER CONTINUOUS OUTPUT MAY NOT EXCEED 120 PERCENT OF BUSBAR RATING PER NEC 705.12.
- 2.7.3 THE SUM OF 125 PERCENT OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUSBAR, PV DEDICATED BACKFEED BREAKERS MAY BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD IN ACCORDANCE WITH NEC 705.12.
- 2.7.4 AT MULTIPLE ELECTRIC POWER SOURCES OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT PROTECTION DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE MAIN OVERCURRENT PROTECTION DEVICE MAY BE EXCLUDED IN ACCORDANCE WITH NEC 705.12.
- 2.7.5 FEEDER TAP INTERCONNECTION (LOAD SIDE) IN ACCORDANCE WITH NEC 705.12.
- 2.7.6 SUPPLY SIDE TAP INTERCONNECTION IN ACCORDANCE WITH NEC 705.11 WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.42.
- 2.7.7 BACKFEEDING BREAKER FOR ELECTRIC POWER SOURCES OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING PER NEC 705.12.

REVISIONS

REV	DESCRIPTION	DATE

GENERAL NOTES / DESIGN CRITERIA

DRAWN DATE	2/12/2024
DRAWN BY	KC

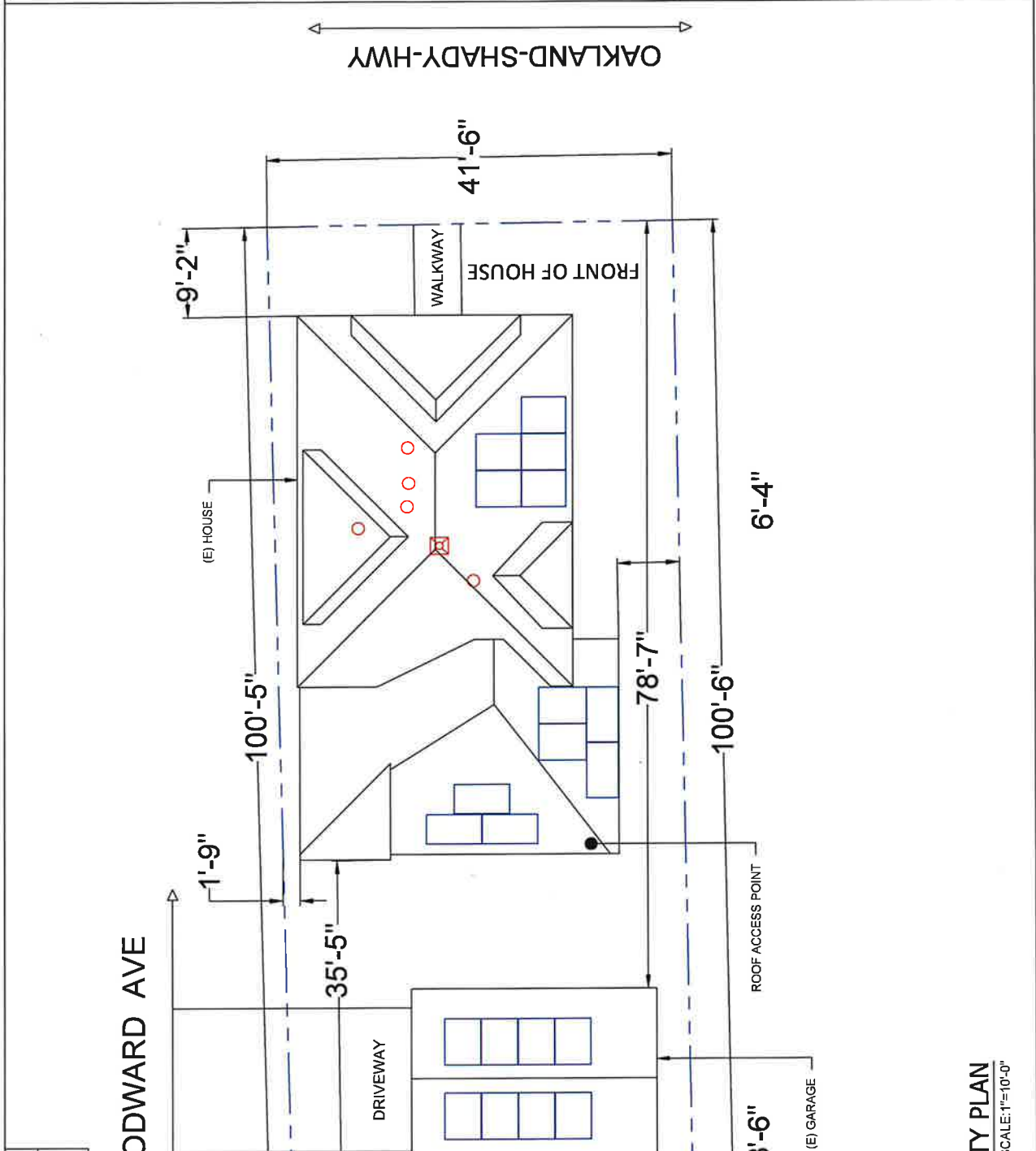
SHEET NUMBER
PV-00

Revised 2-11/24 Plans

LEGEND

- PROPERTY LINE
- FENCE LINE

AHJ STAMP	
STRUCTURAL STAMP	
PROJECT NAME STACEY ATWELL-KEISTER 1006 SE PINE ST. ROSEBURG, OR 97470 5419721673 staceyatwellkeister@gmail.com APN #: R72558 AHJ: DOUGLAS COUNTY UTILITY: PACIFIC POWER	
REVISIONS	
REV	DESCRIPTION DATE
SHEET TITLE	
COVER PAGE	
DRAWN DATE	2/12/2024
DRAWN BY	KC
SHEET NUMBER	
PV-01	



1 PROPERTY PLAN
 SCALE: 1"=10'-0"
 PV-01

Revised 2/14/24 plans

AHJ STAMP

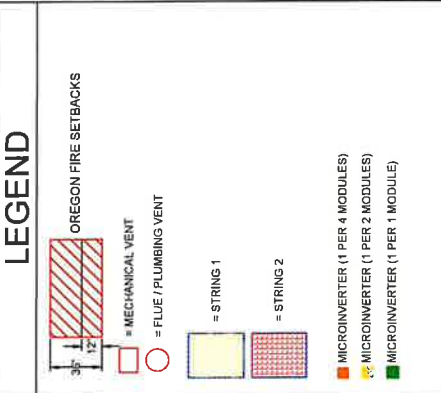
STRUCTURAL STAMP

PROJECT NAME
 STACEY ATWELL-KEISTER
 1006 SE PINE ST.
 ROSEBURG, OR 97470
 staceyatwellkeister@gmail.com
 APN #: R72558
 AHJ: DOUGLAS COUNTY
 UTILITY: PACIFIC POWER
 5419721673

REV	DESCRIPTION	DATE

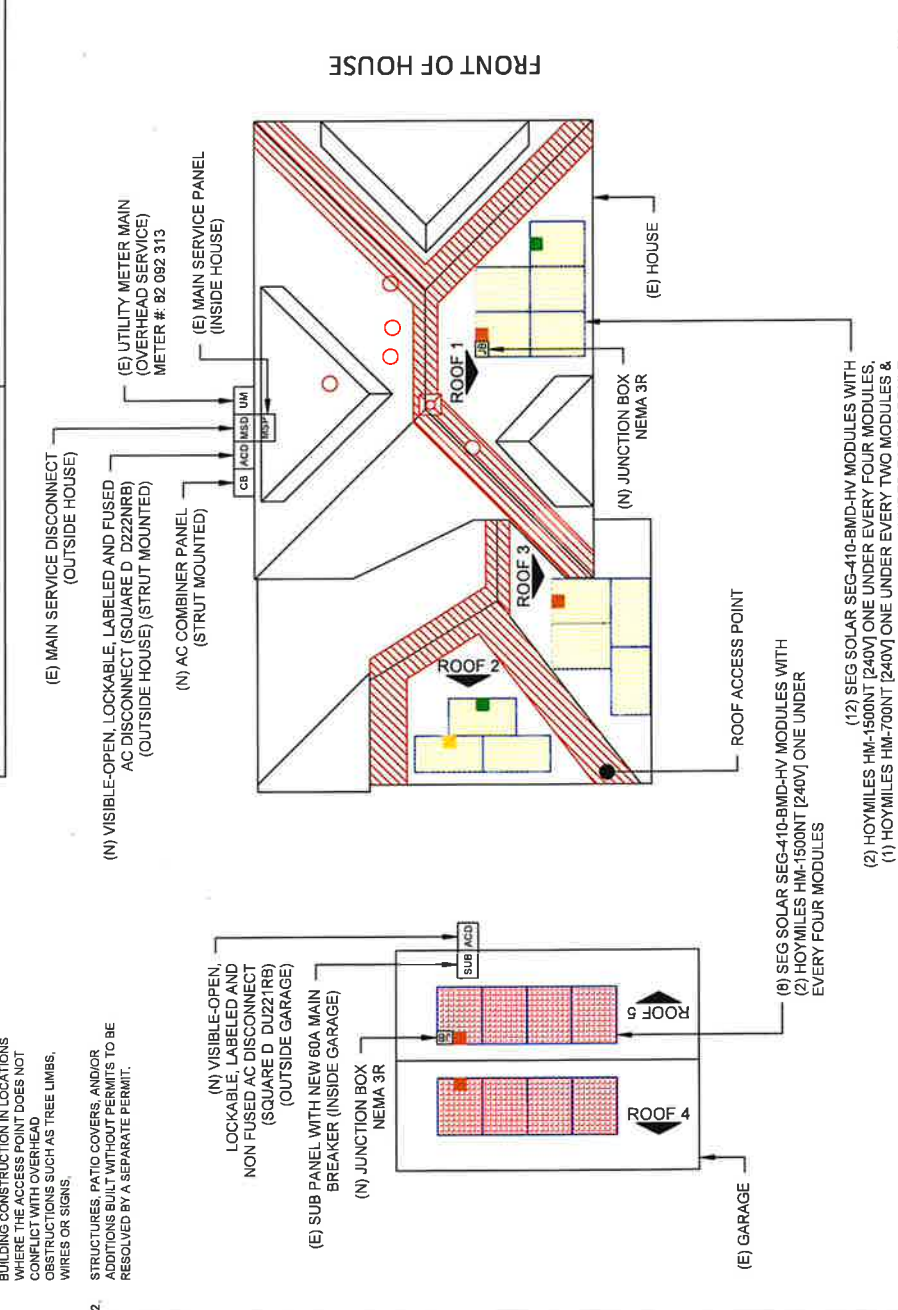
SHEET TITLE
SITE PLAN

DRAWN DATE 2/12/2024
 DRAWN BY KC
 SHEET NUMBER
PV-02



ROOF	PITCH	AZIMUTH	MODULE QTY	RAFTER	SURFACE TYPE
ROOF 1	-35°	-209°	5	-2"x4" @ 24" O.C.	COMPOSITE SHINGLE
ROOF 2	-30°	-209°	3	-2"x4" @ 24" O.C.	COMPOSITE SHINGLE
ROOF 3	-35°	-209°	4	-2"x4" @ 24" O.C.	COMPOSITE SHINGLE
ROOF 4	-28°	-289°	4	-2"x4" @ 24" O.C.	COMPOSITE SHINGLE
ROOF 5	-33°	-119°	4	-2"x4" @ 24" O.C.	COMPOSITE SHINGLE

FOR HOUSE:	FOR GARAGE:
PLAN VIEW TOTAL ROOF AREA: 1660.10 FT ²	PLAN VIEW TOTAL ROOF AREA: 483.12 FT ²
TOTAL PV ARRAY AREA: 252.47 FT ²	TOTAL PV ARRAY AREA: 168.31 FT ²
TOTAL % OF ROOF COVERED BY PV: 15.21%	TOTAL % OF ROOF COVERED BY PV: 36.34%



NOTES:
 1. ROOF ACCESS POINT SHALL NOT BE LOCATED IN AREAS THAT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS THAT DO NOT INTERFERE WITH OVERHEAD CONDUITS WITH OVERHEAD CONDUITS SUCH AS TREE LIMBS, WIRES OR SIGNS.
 2. STRUCTURES, PATIO COVERS, AND/OR ADDITIONS BUILT WITHOUT PERMITS TO BE RESOLVED BY A SEPARATE PERMIT.

1 SITE PLAN
 PV-02
 SCALE: 1"=10'-0"

Revised 2/14/24 plans

DISTRIBUTED LOAD CALCULATIONS	
MODULE	SEG SOLAR SEG-4103MD-HV
MODULE WEIGHT	45.18 LBS
MODULE DIMENSIONS (L x W)	67.79 x 44.04"
TOTAL QTY. OF MODULES	20
TOTAL WEIGHT OF MODULES	903.80 LBS
TYPE OF RACKING	CHIKO CK-FT-RS378Z RAIL
TYPE OF ATTACHMENT	UNIRAC FLASHKIT PRO
DISTRIBUTED WEIGHT OF RACKING	0.5 PSF
TOTAL WEIGHT OF ARRAY	1113.95 LBS
AREA OF MODULE	21.01 SQFT.
TOTAL ARRAY AREA	420.30 SQFT.
DISTRIBUTED LOAD	2.65 PSF

LEGEND	
●	- ATTACHMENT POINTS
—	- RAIL
—	- STRUCTURAL MEMBER

AHJ STAMP

STRUCTURAL STAMP

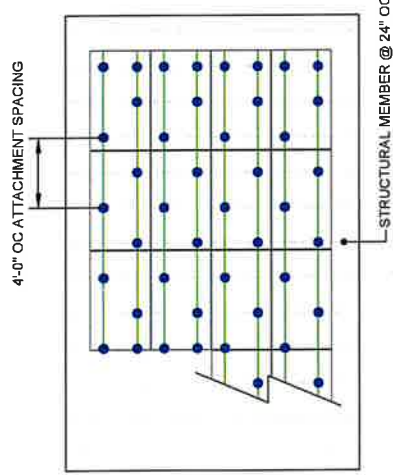
PROJECT NAME
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 APN #: R72658
 AHJ: DOUGLAS COUNTY
 UTILITY: PACIFIC POWER

REVISIONS		
REV	DESCRIPTION	DATE

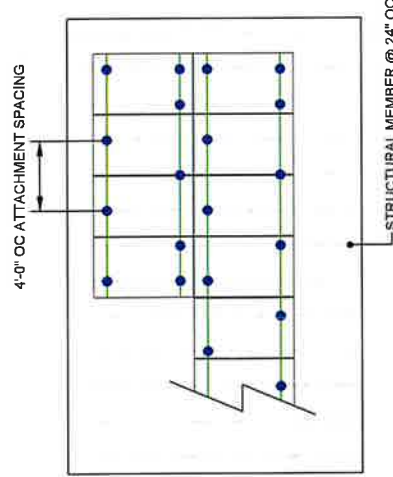
SHEET TITLE
ATTACHMENT PLAN & DETAILS

DRAWN DATE 2/12/2024
DRAWN BY KC

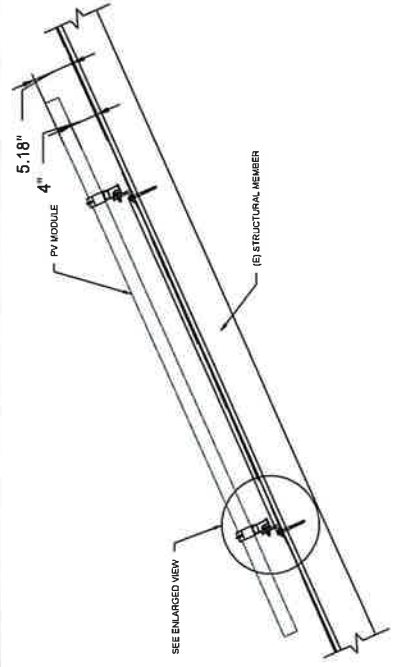
SHEET NUMBER
 PV-03



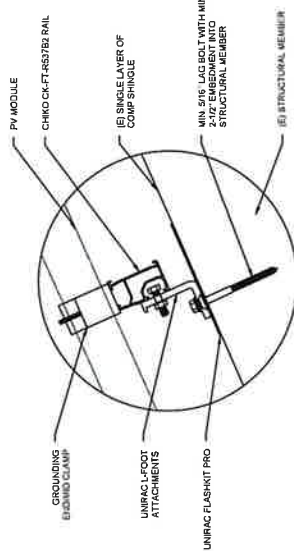
1.0 TYPICAL ATTACHMENT PLAN (PORTRAIT)
 SCALE: NTS



1.1 TYPICAL ATTACHMENT PLAN (LANDSCAPE)
 SCALE: NTS



2 ATTACHMENT DETAIL
 SCALE: NTS



3 ENLARGED VIEW
 SCALE: NTS

Revised 2/14/24 plans

AHJ STAMP

STRUCTURAL STAMP

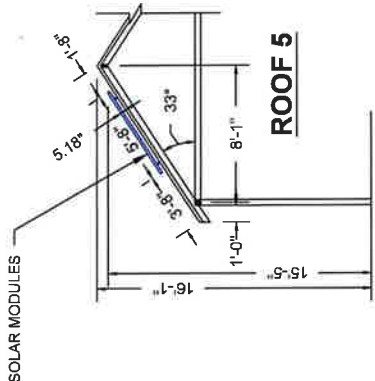
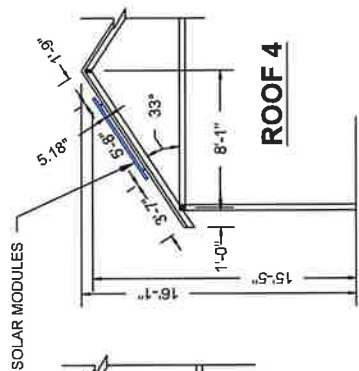
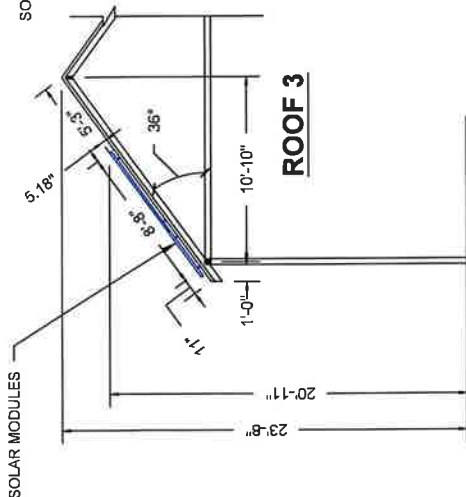
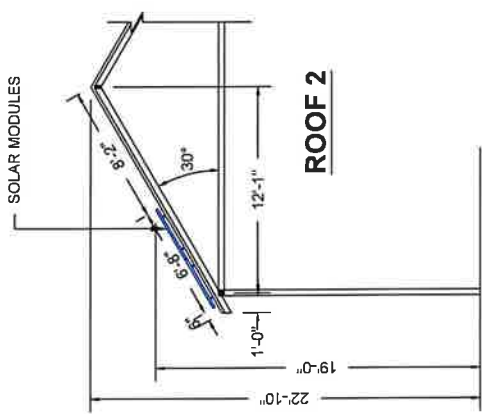
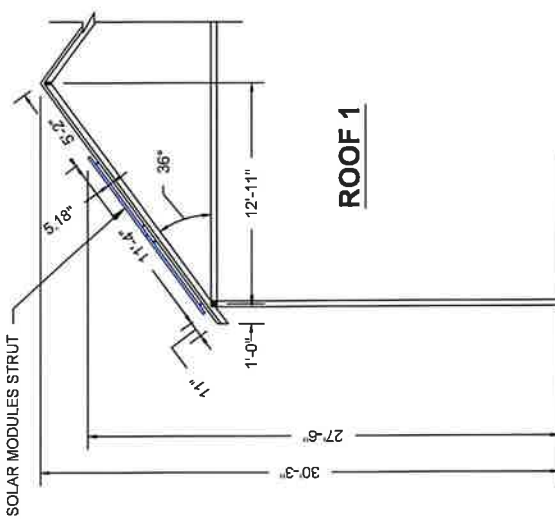
PROJECT NAME
 STACEY ATWELL-KEISTER
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 staceyatwellkeister@gmail.com
 APN #: R72556
 AHJ: DOUGLAS COUNTY
 UTILITY: PACIFIC POWER

REVISIONS	
REV	DESCRIPTION DATE

SHEET TITLE
 FRAMING DETAIL

DRAWN DATE	2/12/2024
DRAWN BY	KC

SHEET NUMBER
 PV-03.1



Revised 2/14/24 plans

AHJ STAMP

STRUCTURAL STAMP

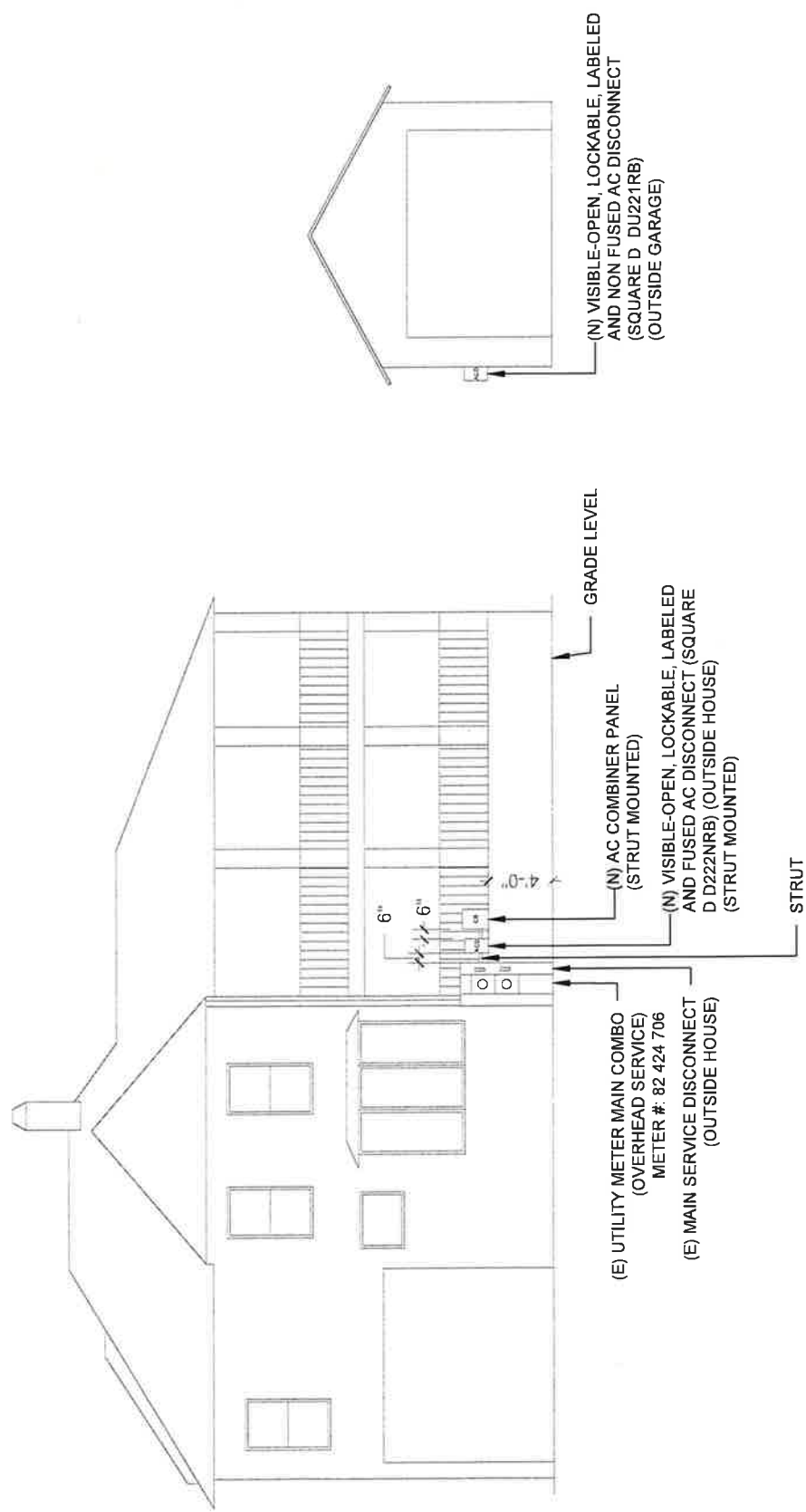
PROJECT NAME
STACEY ATWELL-KEISTER
1006 SE PINE ST.
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staceyatwellkeister@gmail.com
APN #: R72568
AHJ: DOUGLAS COUNTY
UTILITY: PACIFIC POWER

REV	DESCRIPTION	DATE

SHEET TITLE
ELEVATION DETAIL

DRAWN DATE	2/12/2024
DRAWN BY	KC

SHEET NUMBER
PV-03.2



1 ELEVATION DETAIL
SCALE: NTS
PV-03.2

Revised 2/14/24 plans

MINIMUM WIRE SIZES CALLED OUT.
USE OF LARGER WIRE IS
ACCEPTABLE.

FOR HOUSE :	BACKFEED BREAKER NEC 705.12	RESULT
FORMULA	$2.90 \times 2 \times 1.46 \text{ kVA} \times 1.25$	22.23A (SELECTED PV BREAKER = 30A)
TOTAL INVERTER OUTPUT CURRENT x 1.25 = (2 x 5.99A) x 1.25		
FOR GARAGE :	120% RULE FOR BACKFEED BREAKER NEC 705.12	RESULT
FORMULA	$14.98A \text{ (SELECTED PV BREAKER = 30A)}$	14.98A (SELECTED PV BREAKER = 30A)
TOTAL INVERTER OUTPUT CURRENT x 1.25 = (2 x 5.99A) x 1.25		
BUS BAR RATING x 1.2 - MCB RATING = MAX ALLOWABLE PV BREAKER	SELECTED PV BREAKER ≤ MAX ALLOWABLE PV BREAKER	30A ≤ 90A

AC DISCONNECT TO BE LOCATED
WITHIN 10FT OF THE UTILITY METER

AHJ STAMP

STRUCTURAL STAMP

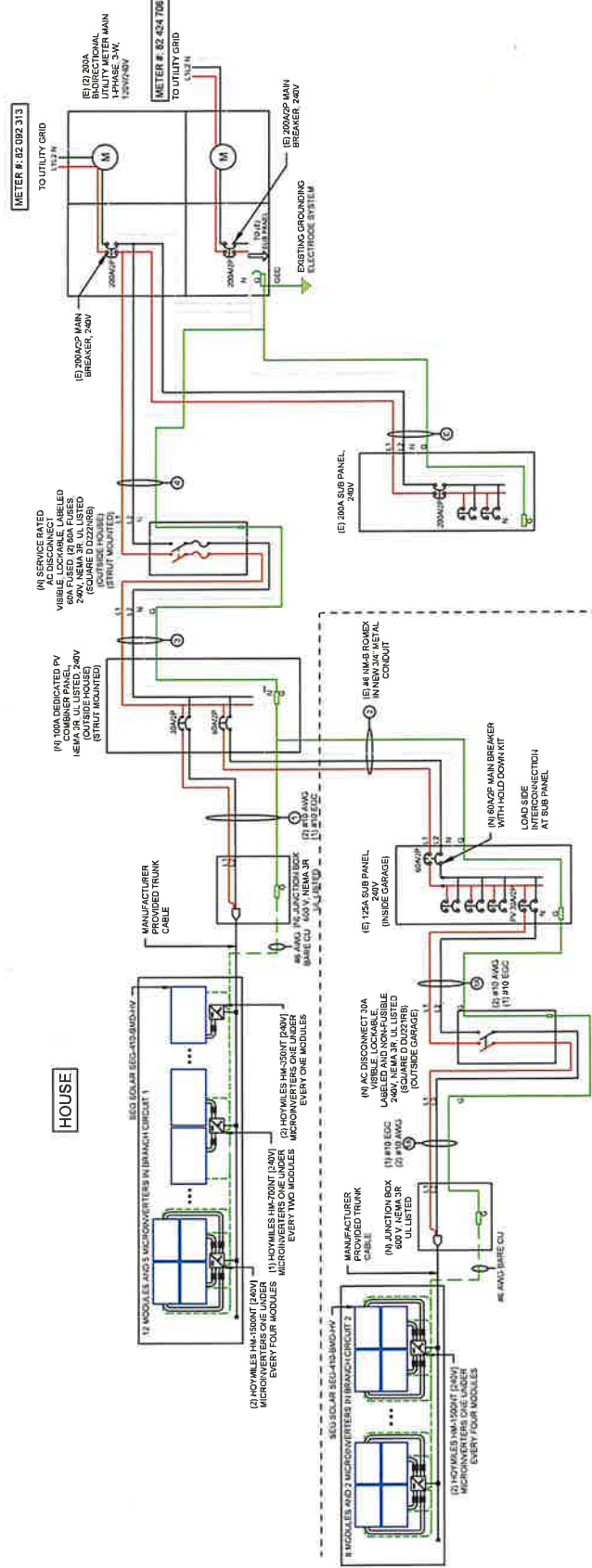
PROJECT NAME
STACEY ATWELL-KEISER
1006 SE PINE ST.
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staceyatwellkeiser@gmail.com
APN #: R72558
AHJ: DOUGLAS COUNTY
UTILITY: PACIFIC POWER

REV	DESCRIPTION	DATE

SHEET TITLE
ELECTRICAL
DIAGRAM

DRAWN DATE 2/12/2024
DRAWN BY KC

SHEET NUMBER
PV-04



SOLAR BREAKER LOCATED AT THE
FURTHEST END OF BUSBAR FROM THE
MAIN BREAKER OR FEEDER UNIT

Revised 2/14/24 plans

MICROINVERTER SPECIFICATIONS		SOLAR MODULE SPECIFICATIONS		AMBIENT TEMPERATURE SPECIFICATIONS	
MANUFACTURER / MODEL #	HOYMILES HM-1500NT [240V]	MANUFACTURER / MODEL #	SEG SOLAR SEG-410-BMD-HV	RECORD LOW TEMP	-8°C
INPUT POWER RANGE	300W-505W	VMP	31.05V	AMBIENT TEMP (HIGH TEMP 2% AVG.)	28°C
MIN/MAX START VOLTAGE	22V/60V	VMP	13.21A	MINIMUM CONDUIT HEIGHT ABOVE ROOF SURFACE	7/8"
NOMINAL AC VOLTAGE	240V	VOC	37.32V	SOURCE: ASHRAE WEATHER DATA V.14	
MAX CONT. OUTPUT CURRENT	5.80A	ISC	11.80A	HTTPS://ELECTRICALCADD.COM/REFERENCE/AMV	
MAX CONT. OUTPUT POWER	14.58W	TEMP. COEFF. VOC	-0.27%/°C		
MAX MODULES PER STRING	16 (04 MICROINVERTERS)				
MICROINVERTER SPECIFICATIONS		SOLAR MODULE SPECIFICATIONS		AMBIENT TEMPERATURE SPECIFICATIONS	
MANUFACTURER / MODEL #	HOYMILES HM-700NT [240V]	MANUFACTURER / MODEL #	SEG SOLAR SEG-410-BMD-HV	RECORD LOW TEMP	-8°C
INPUT POWER RANGE	280W-470W	VMP	31.05V	AMBIENT TEMP (HIGH TEMP 2% AVG.)	28°C
MIN/MAX START VOLTAGE	22V/60V	VMP	13.21A	MINIMUM CONDUIT HEIGHT ABOVE ROOF SURFACE	7/8"
NOMINAL AC VOLTAGE	240V	VOC	37.32V	SOURCE: ASHRAE WEATHER DATA V.14	
MAX CONT. OUTPUT CURRENT	2.90A	ISC	11.80A	HTTPS://ELECTRICALCADD.COM/REFERENCE/AMV	
MAX CONT. OUTPUT POWER	696W	TEMP. COEFF. VOC	-0.27%/°C		
MAX MODULES PER STRING	16 (08 MICROINVERTERS)				
MICROINVERTER SPECIFICATIONS		SOLAR MODULE SPECIFICATIONS		AMBIENT TEMPERATURE SPECIFICATIONS	
MANUFACTURER / MODEL #	HOYMILES HM-350NT [240V]	MANUFACTURER / MODEL #	SEG SOLAR SEG-410-BMD-HV	RECORD LOW TEMP	-8°C
INPUT POWER RANGE	280W-470W	VMP	31.05V	AMBIENT TEMP (HIGH TEMP 2% AVG.)	28°C
MIN/MAX START VOLTAGE	22V/60V	VMP	13.21A	MINIMUM CONDUIT HEIGHT ABOVE ROOF SURFACE	7/8"
NOMINAL AC VOLTAGE	240V	VOC	37.32V	SOURCE: ASHRAE WEATHER DATA V.14	
MAX CONT. OUTPUT CURRENT	1.45A	ISC	11.80A	HTTPS://ELECTRICALCADD.COM/REFERENCE/AMV	
MAX CONT. OUTPUT POWER	349W	TEMP. COEFF. VOC	-0.27%/°C		
MAX MODULES PER STRING	16 (16 MICROINVERTERS)				

DESCRIPTION		FORMULA		RESULT								
PV OVERCURRENT PROTECTION NEC 690.9(B) (FOR GARAGE)		TOTAL INVERTER OUTPUT CURRENT $x 1.25 = (2 x 5.99) A x 1.25$		14.98A (SELECTED OCPD = 30A)								
PV OVERCURRENT PROTECTION NEC 690.9(B) (FOR HOUSE)		TOTAL INVERTER OUTPUT CURRENT $x 1.25 = ((2 x 5.99) + (1 x 2.90) + (2 x 1.45)) A x 1.25$		22.23A (SELECTED OCPD = 30A)								
WIRE ID	EXPECTED WIRE TEMP (°C)	TEMP DERATE (90 °C)	QTY OF CURRENT CARRYING CONDUCTORS	CONDUIT FILL DERATE	MINIMUM CONDUIT SIZE (TBD ON SITE)	WIRE GAUGE & TYPE	CONDUCTOR AMPACITY @ 75°C (A)	CONDUCTOR AMPACITY @ 90°C (A)	REQUIRED CIRCUIT CONDUCTOR AMPACITY (A)	ADJUSTED CONDUCTOR AMPACITY @ 90 °C (A)	NEUTRAL CONDUCTOR SIZE & TYPE	GROUND WIRE SIZE & TYPE
1	28	1	2	1	3/4" METAL	#10 THWN-2	40	35	22.23	40.00	NONE	#10 THWN-2
1A	28	1	2	1	3/4" METAL	#10 THWN-2	40	35	14.98	40.00	NONE	#10 THWN-2
2	28	1	2	1	3/4" METAL	#5 NM-B ROMEX	75	65	37.20	75.00	#6 NM-B ROMEX	#10 THWN-2
3	28	1	2	1	3/4" METAL	#6 THWN-2	75	65	37.20	75.00	#6 THWN-2	#10 THWN-2
4	28	1	2	1	3/4" METAL	#6 THWN-2	75	65	37.20	75.00	#6 THWN-2	#10 THWN-2

AHJ STAMP

STRUCTURAL STAMP

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 UTILITY: PACIFIC POWER

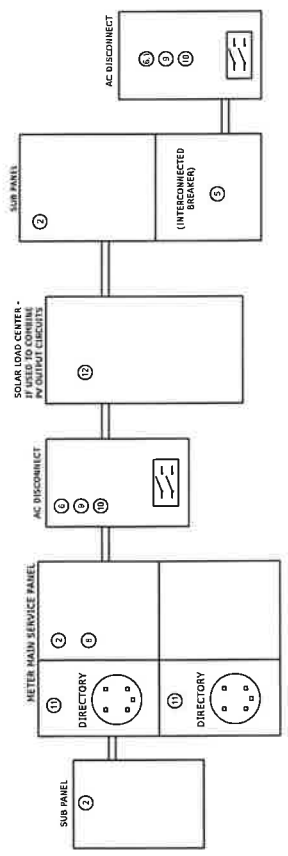
REV	DESCRIPTION	DATE

SHEET TITLE	
ELECTRICAL CALCULATIONS	
DRAWN DATE	2/12/2024
DRAWN BY	KC

SHEET NUMBER	
PV-04.1	

Revised 2-14/24 plans

LABELING DIAGRAM:



1 **WARNING**
ELECTRICAL SHOCK HAZARD
TERMINALS ON LINE AND LOAD
SIDES MAY BE ENERGIZED IN
THE OPEN POSITION

2 **WARNING** DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

3 **WARNING**
THIS EQUIPMENT FED BY
MULTIPLE SOURCES TOTAL
RATING OF ALL OVERCURRENT
DEVICES EXCLUDING MAIN POWER
SUPPLY SHALL NOT EXCEED
AMPACITY OF BUSBAR

4 **CAUTION**
PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

5 **WARNING**
POWER SOURCE OUTPUT
CONNECTION
DO NOT RELOCATE THIS
OVERCURRENT DEVICE

6 **PHOTOVOLTAIC AC DISCONNECT**
MAXIMUM AC OPERATING CURRENT 17.28 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VAC

6.1 **PHOTOVOLTAIC AC DISCONNECT**
MAXIMUM AC OPERATING CURRENT 11.98 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VAC

7 **PHOTOVOLTAIC POWER SOURCE**

9 **MAIN PHOTOVOLTAIC
SYSTEM DISCONNECT**

11 **PARALLEL
GENERATION ON SITE**

10 **RAPID SHUTDOWN FOR
SOLAR PV SYSTEM**

12 **WARNING**
PHOTOVOLTAIC SYSTEM
COMBINER PANEL
DO NOT ADD LOADS

**SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN**

TURN RAPID SHUTDOWN
SWITCH TO THE "OFF"
POSITION TO SHUT DOWN
PV SYSTEM AND REDUCE
SHOCK HAZARD IN THE
ARRAY.

AHJ STAMP

STRUCTURAL STAMP

PROJECT NAME
STACEY ATWELL-KEISTER
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APN #: R72558
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UTILITY: PACIFIC POWER

REVISIONS		
REV	DESCRIPTION	DATE

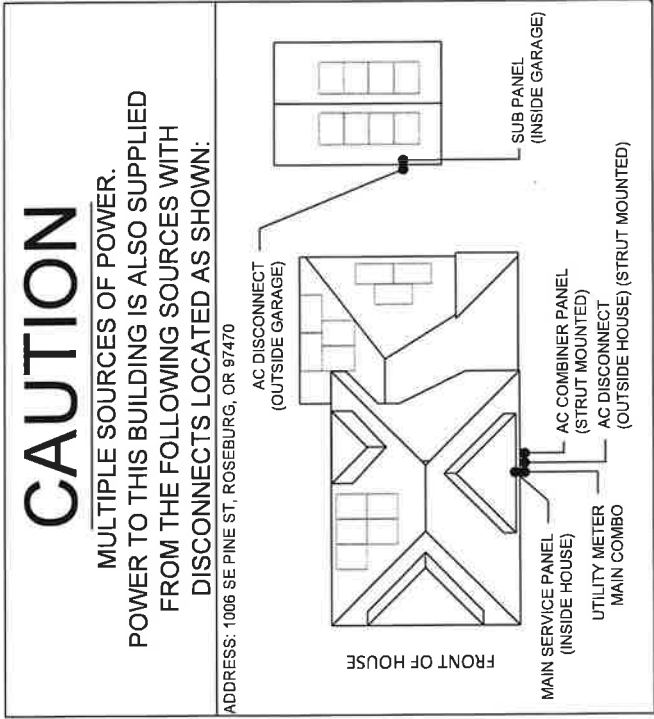
WARNING LABELS

SHEET TITLE

DRAWN DATE 2/12/2024
DRAWN BY KC
SHEET NUMBER PV-05

Revised 2/14/24 plans

DIRECTORY PLACARD:



AHJ STAMP

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REVISIONS		DATE
REV	DESCRIPTION	DATE

SHEET TITLE
 DIRECTORY
 PLACARD

DRAWN DATE 2/12/2024
 DRAWN BY KC

SHEET NUMBER
 PV-05.1

Revised 2/14/24 plans

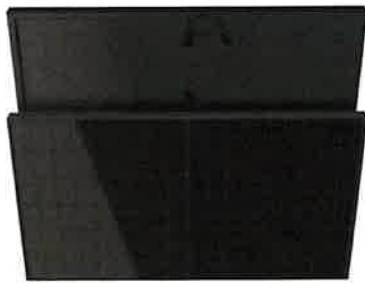


YUKON Series

Half-Cell Monofacial Module

400-415W
Module Power Output

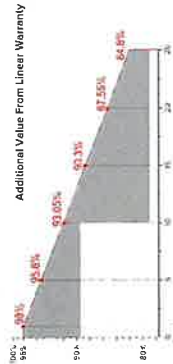
21.25%
Max Efficiency



Key Features

- High module conversion efficiency
- Super multi busbar technology
- Superior load capacity
- USA based liability insurance
- Better temperature coefficient
- Low attenuation long warranty
- Aesthetic appearance
- Houston, Texas based company

Warranty



25 Years
Guarantee on product material and workmanship

About SEG Solar

SEG Solar is a leading manufacturer of FJH performance solar panels for residential, commercial, and utility applications. The company, headquartered in Houston, Texas, is committed to providing cost-effective and reliable solar solutions. For more information, please contact us at info@seg.com.



Electrical Characteristics

Module Type	SEG-400-BMD-HV		SEG-405-BMD-HV		SEG-410-BMD-HV		SEG-415-BMD-HV	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power $P_{max}(W)$	400	301	405	304	410	308	415	311
Open Circuit Voltage $V_{oc}(V)$	37.12	34.64	37.22	34.73	37.32	34.81	37.42	34.90
Short Circuit Current $I_{sc}(A)$	13.60	10.99	13.70	11.07	13.80	11.15	13.90	11.23
Maximum Power Voltage $V_{mp}(V)$	30.81	28.82	30.93	28.91	31.05	29.05	31.16	29.19
Maximum Power Current $I_{mp}(A)$	12.99	10.44	13.10	10.51	13.21	10.59	13.32	10.66
Module Efficiency $\eta(\%)$	20.48		20.74		21.00		21.25	
Power Tolerance (W)	0. -3%							
Maximum System Voltage	1500V DC							
Maximum Series Fuse Rating	25A							

Mechanical Specifications

STC Test Conditions: 1000W/m² Irradiance, 25°C Air Temperature, 1.5 Air Mass 1.5 Spectrum, 1.5 m/s Wind Speed, 1.5 mm Hg Vapor Pressure

Technical Drawing

- External Dimension: 1722 x 1134 x 30 mm
- Weight: 21.5 kg
- Solar Cells: PERC Mono 182 x 91mm(108 pcs)
- Front Glass: 3.2 / mm AR coating tempered glass / low iron
- Frame: Black anodized aluminum alloy
- Junction Box: IP68 / 3 diodes
- Connector Type: MC4
- Cable Type / Length: 12 AWG PV Wire (UL / 1200 mm)
- Mechanical Load(Front): 5400 Pa / 113 psf
- Mechanical Load(Rear): 3600 Pa / 75 psf

Packing Configuration

Container	20'GP	40'HQ
Pieces per Pallet	36	36
Pallets per Container	6	26
Pieces per Container	216	936

Temperature Characteristics

P_{max} Temperature Coefficient	-0.35 %/°C
V_{oc} Temperature Coefficient	-0.27 %/°C
I_{sc} Temperature Coefficient	+0.05 %/°C
Operating Temperature	-40°~+85 °C
Nominal Operating Cell Temperature (NOCT)	45±2 °C

www.segsolar.com

Specifications are subject to final changes. ©SEG_DS_2023.02_PrevA1EN

Revised 2/11/24 plans



Open Energy For All



Microinverter Datasheet

HM-1200NT
HM-1500NT

Description

Hoymiles 4-in-1 microinverter is one of the most cost-effective module-level solar solutions, as it can support up to 4 panels at once and maximize the PV production of your installation. With a maximum DC voltage of 60 volts, Hoymiles microinverter is a PV Rapid Shutdown Equipment and conforms with NEC-2017 and NEC-2020 Article 690.12 and CEC-2021 Sec 64-2.18.

Both models listed are equipped with reactive power control and can meet the requirements of IEEE 1547, UL 1741 and CA Rule 21.

Features

- 01 Easy installation, just plug and play
- 02 With Reactive Power Control, compliant with CA Rule 21
- 03 Compliant with U.S. NEC-2017&NEC-2020 690.12 rapid shutdown

- 04 External antenna for stronger communication with DTU
- 05 High reliability: NEMA 6 (IP67) enclosure, 6000 V surge protection

Technical Specifications

Model	HM-1200NT	HM-1500NT
Input Data (DC)		
Commonly used module power (W)	240 to 405*	300 to 505*
Maximum input voltage (V)	60	60
MPPT voltage range (V)	16-60	16-60
Start-up voltage (V)	22	22
Maximum input current (A)	4 x 11.5	4 x 11.5
Maximum input short circuit current (A)	4 x 20	4 x 20
Number of MPPTs	2	2
Number of inputs per MPPT	2	2
Output Data (AC)		
Peak output power (VA)	1200	1500
Maximum continuous output power (VA)	1200	1438
Maximum continuous output current (A)	5.00	5.99
Nominal output voltage/range (V) [†]	240/211-264	240/211-264
Nominal frequency/range (Hz) [†]	60/55-65	60/55-65
Power factor (adjustable)	> 0.99 default 0.8 leading ~ 0.8 lagging	> 0.99 default 0.8 leading ~ 0.8 lagging
Total harmonic distortion	< 3%	< 3%
Maximum units per 10 AWG branch [‡]	4	4
Efficiency		
CEC peak efficiency	96.7%	96.7%
CEC weighted efficiency	96.5%	96.5%
Nominal MPPT efficiency	99.8%	99.8%
Nighttime power consumption (mW)	< 50	< 50
Mechanical Data		
Ambient temperature range (°C)	-40 to +65	-40 to +65
Dimensions (W x H x D mm)	280 x 176 x 33	280 x 176 x 33
Weight (kg)	3.35	3.35
Enclosure rating	Outdoor-NEMA 6 (IP67)	Outdoor-NEMA 6 (IP67)
Cooling	Natural convection - No fans	Natural convection - No fans
Features		
Communication	2.4 GHz Proprietary RF (Nordic)	2.4 GHz Proprietary RF (Nordic)
Type of Isolation	Galvanically Isolated HF Transformer	Galvanically Isolated HF Transformer
Monitoring	S. Miles Cloud [§]	S. Miles Cloud [§]
Warranty	Up to 7.5 years	Up to 7.5 years
Compliance	UL 1741, IEEE 1547, UL 1741 SR, UL 1741 SA (240 Vac), CA Rule 21 (240 Vac) [‡] , CSA C22.2 No. 107.1-16, FCC Part 15B, FCC Part 15C	UL 1741, IEEE 1547, UL 1741 SR, UL 1741 SA (240 Vac), CA Rule 21 (240 Vac) [‡] , CSA C22.2 No. 107.1-16, FCC Part 15B, FCC Part 15C
PV Rapid Shutdown	Conforms with NEC-2017 and NEC-2020 Article 690.12 and CEC-2021 Sec 64-2.18 Rapid Shutdown of PV Systems	Conforms with NEC-2017 and NEC-2020 Article 690.12 and CEC-2021 Sec 64-2.18 Rapid Shutdown of PV Systems

[†] Nominal voltage/frequency range can vary depending on local requirements.
[‡] Refer to local requirements for exact number of microinverters per branch.
[§] Hoymiles Monitoring System
[¶] The HM-1500NT microinverter complies with both CA Rule 21 (240 Vac) and CA Rule 21 (240 Vac).

Revised 2/14/24 plans



Open Energy For All



Microinverter Datasheet

HM-600NT
HM-700NT
 HM-800NT

Description

Hoymiles 2-in-1 microinverter can connect up to 2 panels at once and maximize the PV production of your installation. With a maximum DC voltage of 60 V, Hoymiles microinverter is a PV Rapid Shutdown Equipment and conforms with NEC-2017 and NEC-2020 Article 690.12 and CEC-2021 Sec 64-218.

All of the three models listed are equipped with reactive power control and can meet the requirements of IEEE 1547, UL 1741 and CA Rule 21.

Features

- 01 Easy installation, just plug and play
- 02 With Reactive Power Control, compliant with CA Rule 21
- 03 Compliant with U.S. NEC-2017&NEC-2020 690.12 rapid shutdown

- 04 External antenna for stronger communication with DTU
- 05 High reliability: NEMA 5 (IP67) enclosure, 6000 V surge protection

Technical Specifications

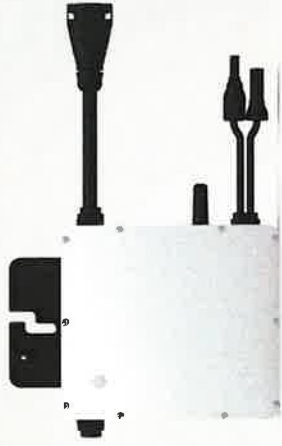
Model	HM-600NT	HM-700NT	HM-800NT
Input Data (DC)			
Commonly used module power (W)	240 to 405*	280 to 470*	320 to 540*
Maximum input voltage (V)	60	60	60
MPPT voltage range (V)	16-60	16-60	16-60
Start up voltage (V)	7.2	7.2	7.2
Maximum input current (A)	2 x 11.5	2 x 11.5	2 x 12.5
Maximum input short circuit current (A)	2 x 20	2 x 20	2 x 20
Number of MPPTs	2	2	2
Number of inputs per MPPT	1	1	1
Output Data (AC)			
Peak output power (VA)	600	700	800
Maximum continuous output power (W)	590	596	766
Maximum continuous output current (A)	2.46	2.90	3.35
Maximum output voltage range (V) ¹	240/211-264	208/183-228	240/211-264
Nominal frequency/range (Hz) ¹	60/55-65	60/55-65	60/55-65
Power factor (adjustable)	> 0.99 default 0.8 leading ~ 0.8 lagging	> 0.99 default 0.8 leading ~ 0.8 lagging	> 0.99 default 0.8 leading ~ 0.8 lagging
Total harmonic distortion	< 3%	< 3%	< 3%
Maximum units per 10 AWG branch ²	9	8	7
Maximum units per 12 AWG branch ²	6	5	4
Efficiency			
CEC peak efficiency	96.7%	96.7%	96.7%
CEC weighted efficiency	96.5%	96.5%	96.5%
Nominal MPPT efficiency	99.8%	99.8%	99.8%
Nighttime power consumption (mW)	< 50	< 50	< 50
Mechanical Data			
Ambient temperature range (°C)	-40 to +65	-40 to +65	-40 to +65
Dimensions (W x H x D (mm))	350 x 170 x 28	350 x 170 x 28	350 x 170 x 28
Weight (kg)	2.6	2.6	2.6
Enclosure rating	Outdoor-NEMA 5 (IP67)	Outdoor-NEMA 5 (IP67)	Outdoor-NEMA 5 (IP67)
Cooling	Natural convection - No fans	Natural convection - No fans	Natural convection - No fans
Features			
Communication	2.4 GHz Proprietary RF (NoLoic)	2.4 GHz Proprietary RF (NoLoic)	2.4 GHz Proprietary RF (NoLoic)
Type of Isolation	Galvanically Isolated HF Transformer	Galvanically Isolated HF Transformer	Galvanically Isolated HF Transformer
Monitoring	5 Miles Cloud ³	5 Miles Cloud ³	5 Miles Cloud ³
Warranty	Up to 25 years	Up to 25 years	Up to 25 years
Compliance	UL 1741, IEEE 1547, UL 1741 SA (240 Vac)UL 1741 SB, CA Rule 21 (240 Vac) ⁴ , CSA C22.2 No. 107.1-16, FCC Part 15B, FCC Part 15C	UL 1741, IEEE 1547, UL 1741 SA (240 Vac)UL 1741 SB, CA Rule 21 (240 Vac) ⁴ , CSA C22.2 No. 107.1-16, FCC Part 15B, FCC Part 15C	UL 1741, IEEE 1547, UL 1741 SA (240 Vac)UL 1741 SB, CA Rule 21 (240 Vac) ⁴ , CSA C22.2 No. 107.1-16, FCC Part 15B, FCC Part 15C
PV Rapid Shutdown	Complies with NEC-2017 and NEC-2020 Article 690.12 and CEC-2021 Sec 64-218 Rapid Shutdown of PV Systems	Complies with NEC-2017 and NEC-2020 Article 690.12 and CEC-2021 Sec 64-218 Rapid Shutdown of PV Systems	Complies with NEC-2017 and NEC-2020 Article 690.12 and CEC-2021 Sec 64-218 Rapid Shutdown of PV Systems

*1 Nominal voltage/frequency range can vary depending on local requirements.
 *2 Refer to local requirements for exact number of microinverters per branch.
 *3 Physical location of monitoring system.
 *4 The HM-800NT microinverter complies with both CA Rule 21 (240 Vac) and CA Rule 21 (208 Vac).

Revised 2/14/24 plans



Open Energy For All



Microinverter Datasheet

HM-300NT
HM-350NT
 HM-400NT

Description

Hoymiles 1-in-1 microinverter, which can be connected to one panel and used in various applications, is one of the most flexible solar solutions. With a maximum DC voltage of 60 V, Hoymiles microinverter is a PV Rapid Shutdown Equipment and conforms with NEC-2017 and NEC-2020 Article 690.12 and CEC-2021 Sec 64-21.8.

All of the three models listed are equipped with reactive power control and can meet the requirements of IEEE 1547, UL 1741 and CA Rule 21.

Features

- 01 Easy Installation, just plug and play
- 02 With Reactive Power Control, compliant with CA Rule 21
- 03 Compliant with U.S. NEC-2017&NEC-2020 690.12 rapid shutdown
- 04 External antenna for stronger communication with DTU
- 05 High reliability: NEMA 6 (IP67) enclosure, 6000 V surge protection

Kingpin South America - 021401
 © 2024 Hoymiles Power Electronics Inc. All rights reserved.

Hoymiles.com
 info@hoymiles.com

Technical Specifications

Model	HM-300NT	HM-350NT	HM-400NT
Input Data (DC)			
Commonly used module power (W)	240 to 405+	280 to 470+	320 to 540+
Maximum input voltage (V)		60	
MPPT voltage range (V)		16-60	
Start-up voltage (V)		22	
Maximum input current (A)	11.5	11.5	12.5
Maximum input short circuit current (A)		20	
Number of MPPT		1	
Number of inputs per MPPT		1	
Output Data (AC)			
Peak output power (VA)	300	350	400
Maximum continuous output power (VA)	295	349	382
Maximum continuous output current (A)	1.23	1.42	1.68
Nominal output voltage/range (V)	240/211-264	208/183-228	240/211-264
Nominal frequency/range (Hz)		60/55-65	
Power factor (adjustable)		>0.99 default	
Total harmonic distortion		0.8 leading - 0.8 lagging	
Maximum units per 10 AWG branch ¹	19	16	14
Maximum units per 12 AWG branch ¹	13	11	9
Efficiency			
CEC peak efficiency		96.7%	
CEC weighted efficiency		96.5%	
Nominal MPPT efficiency		99.8%	
Nighttime power consumption (mW)		<50	
Mechanical Data			
Ambient temperature range (°C)		-40 to +65	
Dimensions (W × H × D (mm))		182 × 164 × 29.5	
Weight (kg)		1.75	
Enclosure rating		Outdoor-NEMA 6 (IP67)	
Cooling		Natural convection - No fans	
Features			
Communication		2.4 GHz Proprietary RF (Nordic)	
Type of isolation		Galvanically Isolated HF Transformer	
Monitoring		S-Miles Cloud ¹	
Warranty		Up to 25 years	
Compliance		UL 1741, IEEE 1547, UL 1741 SA (240Vac), UL 1741 SB, CA Rule 21 (240Vac) ² , CSA C22.2 No. 107.1-16, FCC Part 15B, FCC Part 15C	
PV Rapid Shutdown		Conforms with NEC-2017 and NEC-2020 Article 690.12 and CEC-2021 Sec 64-21.8 Rapid Shutdown of PV Systems	

¹ Nominal voltage/frequency range can vary depending on local requirements.
² Refer to local requirements for exact number of microinverters per branch.
³ Hoymiles Monitoring System
⁴ The HMI-400NT microinverter complies with both CA Rule 21 (240 Vac) and CA Rule 21 (208 Vac).

Revised 2/14/24 plans



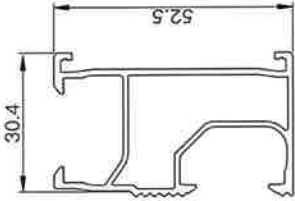
PRODUCT LINE

Item	Product Name
CK-F1-R537B2-2400	CHIKO 537 Black Rail 2400mm
CK-F1-R537B2-3500	CHIKO 537 Black Rail 3500mm
CK-F1-R537B2-4700	CHIKO 537 Black Rail 4700mm

TECHNICAL DATA

Main Material: AL 6005-T5
Wind Velocity: Up to 60 M/S

Xi=319/18.082 mm⁴
Yi=81501.592 mm⁴



#537 RAIL

CHIKO 537R aluminum rail is designed for roof mounting system, it could be applied on all roof mount system. A variety of lengths can help to reduce unnecessary cut.

ADVANTAGES

- Easy installation
- Highclass anodized
- Tilt- in nut
- Universal on roof mount system

COMPONENT LIST

MATERIAL	QTY
Aluminium Rail	01

ORDERING SPECIFICS

Standard Packaging	8pcs/unit
	320/384/504 pcs per pallet
Dimensions	2400/3500/4700 mm
Weight	1.4/2.0/2.6 kg



WARRANTY

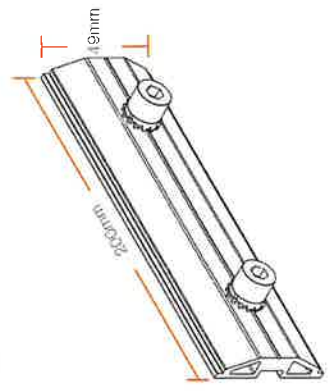


PRODUCT LINE

Item	Product Name
CK-637-1-200	CHIKO 537 Rail Splice Kit

TECHNICAL DATA

Main Material: AL 6005-T5
Wind Load: Up to 60 M/S
Snow Load: 1.4 KM/M²



#537 RAIL SPLICE KIT

CHIKO aluminum rail splice kit is designed for 537R rail connection from back to position. Move easily and economically to install the rails.

ADVANTAGES

- Easy installation
- Highclass anodized

WARRANTY



COMPONENT LIST

MATERIAL	QTY
Aluminium Rail Splice Kit	01
SUS304 Inner Hexagon M8*12	02
SUS304 Star Washer M8	02
SUS304 Hexagon Thin Nut M8	02

ORDERING SPECIFICS

Standard Packaging	50PCS/BOX 200PCS/CTN
Dimensions	50*38*20CM
Weight	30kg

Revised 2/14/24 plus



Universal Grounding Mid Clamp

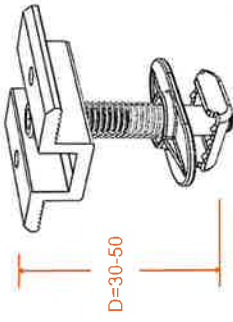
CHIKO Universal Grounding Mid Clamp is designed for 537R Black Rail, available for solar panels with thickness from 30-50mm.

PRODUCT LINE

Item: CR-477R637-1K530-450-110 Product Name: CHIKO Grounding Universal Black Mid Clamp 30-50mm For 537R

TECHNICAL DATA

Main Material: AL 6005-T5



D=30-50

COMPONENT LIST

MATERIAL	QTY
Black Mid Clamp	01
SUS304 Bolt M6	01
SUS304 069 Nut	01
Rivet	02
Spring	01
Plastic Plate	01

ADVANTAGES

- Integrated Grounding
- Easy installation
- High class anodized
- Tilt- in nut
- Adjustable range 30-50mm

ORDERING SPECIFICS

Standard Packaging	80PCS/BOX	320PCS/CTN
Dimensions	50*38*20CM	
Weight	2.4kg	



Universal Grounding End Clamp

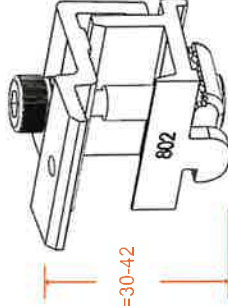
CHIKO End Clamp is designed base on 537R rail to fix module on the end of rail, have function of intergated grounding, 30mm to 42mm thickness module are available.

PRODUCT LINE

Item: CR-755R637-30142-0301-40 Product Name: CHIKO Intergated Grounding Black End Clamp Universal 30-42mm

TECHNICAL DATA

Main Material: AL 6005-T5



D=30-42

COMPONENT LIST

MATERIAL	QTY
End Clamp A/B	01
SUS 304 Bolt M6	01
SUS304 Nut	01
SUS304 Spring Washer M6	01
SUS304 Washer M8	01
Rivet	01

ORDERING SPECIFICS

Standard Packaging	80PCS/BOX	320PCS/CTN
Dimensions	50*38*20CM	
Weight	32kg	

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Grounding Lug

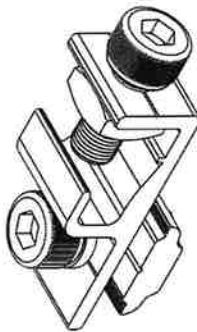
CHIKO grounding lug is designed for fixing grounding cable going through smoothly between each rails.

PRODUCT LINE

Item CK-592R637-1-120
Product Name CHIKO Grounding Lug For #537 Rail

TECHNICAL DATA

Main Material AL 6005-T5
Tighten torque 15N.m
Safe torque 20N.m



ADVANTAGES

- Easy installation
- High class anodized
- Tilt-in nut

COMPONENT LIST

MATERIAL	QTY
Grounding Lug	01
SUS304 Inner Hex Bolts M8*20	02
SUS304 55° Nut	01
SUS304 Star Washer	01
SUS304 Inner Hex Bolts M8*25	01
SUS304 Spring Washer	01
SUS Squaro Nut M8	01

WARRANTY



ORDERING SPECIFICS

Standard Packaging 140PCS/BOX 560PCS/CTN
Dimensions 50*38*20CM
Weight 29kg

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FLASHKIT PRO



FLASHKIT PRO is the complete attachment solution for composition shingle roofs. Unirac partnered with EcoFasten Solar to bring best-in-class design and performance together in one package. Kitted in 10 packs for maximum convenience, flashings and hardware are available in Mill or Dark finishes. With FLASHKIT PRO, you have everything you need for a quick, professional installation.



TRUSTED WATER SEAL FLASHINGS
FEATURING EcoFasten Solar™ TECHNOLOGY



YOUR COMPLETE SOLUTION
Flashings, lags, continuous slot L-feet and hardware

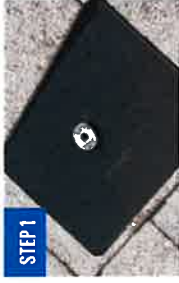


CONVENIENT 10 PACKS
Packaged for speed and ease of handling

FLASHKIT PRO INSTALLATION GUIDE



FLASHKIT PRO IS THE COMPLETE FLASHING AND ATTACHMENT SOLUTION FOR COMPOSITION ROOFS.



INSTALL FLASHKIT PRO FLASHING

INSTALL L-FOOT

ATTACH L-FOOT TO RAIL

PRE-INSTALL SYSTEM LAYOUT

- Locate rafters and snap horizontal and vertical lines to mark the installation position for each flashing.
- Drill a pilot hole (1/4" diameter) for the lag bolt. Backfill with sealant.

STEP 1 INSTALL FLASHKIT PRO FLASHING

- Insert the flashing so the top part is under the next row of shingles and pushed far enough upslope to prevent water infiltration through vertical joint in shingles.
- The leading edge of flashing must butt against upper row of nails to prevent lurrning when torqued.

QUICK TIP:

- For vertical adjustment when leading edge of flashing hits nails in upper shingle courses, slide flashing up under shingles until leading edge engages nails. Measure remaining distance to adjust upslope.
- Remove flashing and cut a "V" notch at marks where nail shanks engaged leading edge of flashing the distance desired in Step 1. Notch depth not to exceed 2" in length by 1/2" in width.
- Re-install flashing with notched area upslope, and position notched leading edge underneath nail heads.

STEP 2 INSTALL L-FOOT

- Line up pilot hole with FLASHKIT PRO fastener hole.
- Insert the lag bolt through the EPDM washer, the top L-101-3 compression bracket, and the gasketed hole in the flashing and into the rafter.
- Torque to 100-140 torque inch-pounds depending on the type of wood and time of year. The visual indicator for proper torque is when the EPDM on the underside of the bonded washer begins to push out the sides as the washer compresses. If using an impact wrench to install the fasteners be careful not to over torque the fastener. You may need to stop and use a ratchet to finish the install.

STEP 3 ATTACH L-FOOT TO RAIL

- Slide the 3/8" 16 racking hardware into rail slot, spacing bolts to match the spacing of the attachments.
- Torque 3/8" nut to 30ft-lbs. Use anti-seize to prevent galling.

THE COMPLETE ROOF ATTACHMENT SOLUTION

FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR CALL (505) 248-2702

FASTER INSTALLATION. 25-YEAR WARRANTY.

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**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
AGENDA ITEM REPORT**

HRRC Review No. HR-24-004

Meeting Date: March 20, 2024

Prepared for: Historic Resource Review Commission

Staff Contact: Mark Moffett, Senior Planner

Request: Historic Review Alteration Request at 729 SE Jackson Street.

PROPOSAL SUMMARY:

Nick Lovemark, applicant, requests historic resource review approval to make modifications to the historic (1955, Secondary Contributing) Newberry's building in downtown Roseburg. Changes are proposed on both the SE Jackson and SE Main Street facades, as well as on the north and south exterior walls facing adjacent buildings on the same block. The applicant proposes to remove both awnings on Jackson and Main, install new window openings, and remove/replace the exterior metal wall cladding system, storefront windows and doors.

CONCLUSION AND RECOMMENDATION:

Guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110(G) must be met for this project to be approved. Based on the information provided by the applicant and the findings in this report, staff recommends that the Historic Resource Review Commission approve this proposal.

SUGGESTED MOTION:

BASED ON THE APPLICANT'S PROPOSAL, PHOTOGRAPHIC INVENTORY AND SUBMITTED DRAWINGS, THE HISTORIC RESOURCE REVIEW COMMISSION APPROVES HISTORIC RESOURCE REVIEW APPLICATION #HR-24-004 FOR EXTERIOR ALTERATIONS TO THE HISTORIC NEWBERRY'S DEPARTMENT STORE AT 729 SE JACKSON STREET IN THE ROSEBURG DOWNTOWN HISTORIC DISTRICT.

**IN THE MATTER OF THE REQUEST
FOR HISTORIC RESOURCE REVIEW APPROVAL AT 729 SE JACKSON STREET
BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
ORDER OF APPROVAL**

I. NATURE OF APPLICATION

Nick Lovemark, applicant, requests historic resource review approval to make modifications to the historic (1955, Secondary Contributing) Newberry's building in downtown Roseburg. Changes are proposed on both the SE Jackson and SE Main Street facades, as well as on the north and south exterior walls facing adjacent buildings on the same block. The applicant proposes to remove both awnings on Jackson and Main, install new window openings, and remove/replace the exterior metal wall cladding system, storefront windows and doors.

This application was submitted on January 25, 2024. Staff sent an incomplete letter on February 9, 2024, and the applicant responded with a partial completeness response on February 16, 2024. The application was made complete with payment of the review fees on February 21, 2024. Therefore, the 120-day deadline for a final decision in this application, including any continued hearings and local appeals, expires on June 20, 2024.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on March 20, 2024. During that hearing, the Commission reviewed historic application number HR-24-004 and it was made part of the record.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

- i. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, as both may have been amended from time-to-time.
- ii. The subject site may be described as Township 27 South, Range 05 West, Section 19BC, Tax Lot 15500, Tax Lot 15500, Willamette Meridian; R70696.
- iii. The property is zoned CBD (Central Business District) and abuts other CBD-zoned properties. The site is within the Roseburg Downtown Historic District.
- iv. The site has an existing two-story commercial building with full basement, and inset original entry bays on the two main facades facing SE Jackson and SE Main Streets. Original swinging entry doors and terrazzo entry



Roseburg Downtown Historic District
#159 729 SE Jackson

bay flooring face the street just behind the lot line at both existing inset entry bays. The terrazzo flooring spells out “Newberry’s” in green cursive font against a buff-pink background. The structure was built in 1955 and is classified as a Secondary Contributing Historic Resource in the Roseburg Downtown Historic District.

- v. Historic district documents note that the structure is a brick two-story building with full length display windows running the entire length of the building. Both windows and doors are constructed of sturdy metal framing. The façade includes two colors of metal tile, an orange-umber tone above a ruddy burgundy color below, with nine windows on the Jackson Street façade that are the same size of an individual tile. Large lettering spelling J. J. Newberry Co. was originally located below the row of windows facing SE Jackson Street but has been removed: one can still see the original letter mounting pins on the upper Jackson façade. Large flat projecting canopies are located on both facades, with the original roll-up awnings still found on the Main Street side. The building is done in midcentury modern commercial style, with impressive full-height transparent glazing and metal trim on the main storefront windows. An image showing this original character along Jackson Street is below.



- vi. In 2023, under file #HR-23-004, a suite of exterior changes to the building were conditionally approved by the Historic Resource Review Commission. These changes included restoring an inset entry bay along the north end of the Jackson Street façade with a modern entry door, sidelight and transom window, and removal of two of the original swinging entry doors along SE Main Street, replacing them with a single modern entry door and sidelight. Conditions of approval included a requirement to retain or replace in-kind the metal storefront base trim along SE Jackson Street, and to store the original two entry doors being removed on-site in perpetuity, including any accessory hinges and hardware for the doors.

B. AGENCY COMMENTS

Staff from the Roseburg Public Works Department, Roseburg Fire Department, and the Roseburg Urban Sanitary Association (RUSA) have reviewed the proposal and responded with recommendations of approval. Specific comments in these agency responses were as follows:

- *Public Works* – Street rights-of-way cannot be used for stockpiling or storage of construction materials. Applicant must maintain minimum pedestrian access of 4’ on the

sidewalk during construction;

- *Fire* – Original conditions of approval from HR-23-004 are still applicable to this project (standard fire-related inspections, safety requirements, reporting standards, etc.); and
- *RUSA* – Exterior changes in this application do not appear to affect the sanitary sewer system.

C. ANALYSIS

The historic Newberry's Department Store was originally constructed to serve the people of Roseburg in 1955, and the building has status as a Secondary Contributing structure in the Roseburg Downtown Historic District. As a contributing resource, exterior alterations to the building require consideration before the Historic Resource Review Commission (HRRC) prior to approval, with publication of a staff report before the hearing. The appropriate guidelines are those found at RMC 12.04.110.G.1-7.

The applicant has the burden of proof to show that all the relevant historic review guidelines have been met, and that the proposal complies with all applicable criteria of the Roseburg Municipal Code (RMC 12.10.010.0.1.a). For this application, staff has used the written statements provided by the applicant without supplementation for the findings, other than to briefly paraphrase and include the written comments provided on the annotated photographic survey and inventory of existing building conditions, which is attached to this document. While it is unfortunate that so much of the original exterior building material is being removed, the renovation of the building generally preserves the original midcentury architectural spirit of the structure, and filling the building with activity again will be a welcome change to the downtown environment. The applicant is encouraged to retain original material on-site in perpetuity, especially the doors, in the event that a future historic restoration project takes place.

D. REVIEW CRITERIA: RMC 12.04.110.G.1-7: EXTERIOR ALTERATIONS/ADDITIONS TO HISTORIC RESOURCES

This section applies to all contributing, significant, primary, historic, eligible or similarly classified historic resources. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance.

1. Retention of original construction. All original exterior materials and details shall be preserved to the maximum extent possible.

Findings for 1: The proposal recognizes the importance of retaining original construction and seeks to do so where the material is salvageable. The original terrazzo at both the Jackson and Main Street doors will be retained and restored. Additionally, the brushed metal trim that sits beneath the storefront and defines a strong horizontal band can be repaired and replaced where missing on both the Jackson and Main Street storefronts. Unfortunately, the entire metal façade is in a state where repair and restoration/limited replacement in place is not achievable. Therefore, the proposal seeks approval to replace the Jackson and Main Street exterior walls with a similar metal façade, with the same rhythm, scale, and grid as the original design. Additionally, the change in panel color would occur at the same vertical datum as the original construction. Since the facades require complete replacement and cannot be restored in place or by limited replacement of panels, the application seeks approval to use an alternative color scheme as noted on the drawings. The application also includes the replacement of the original remaining exterior doors to match those approved in application HR-24-003. These existing doors and hardware would be carefully removed and stored on site.

The applicant has submitted a 10-page photographic inventory of the existing building with written notes describing the condition of the exterior metal panels, caulking, awnings, drainage system and

fascia panels. This document is attached for reference. Based on the applicant's arguments, this criterion is met.

2. Height. Additional stories may be added to historic building and zoning codes.
 - a. The added height complies with requirements of the building and zoning codes.
 - b. The added height does not exceed that which was traditional for the style of the building.
 - c. The added height does not alter the traditional scale and proportions of the building style.
 - d. The added height is visually compatible with adjacent historic resources.
3. Bulk. Horizontal additions may be added to historic buildings provided that:
 - a. The bulk of the additions do not exceed that which was traditional for the building style.
 - b. The addition maintains the traditional scale and proportion of the building style.
 - c. The addition is visually compatible with adjacent historic resources.

Findings for 2 and 3: There are no changes proposed to the height or bulk of the building. Therefore, these guidelines are not relevant to the current proposal.

4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

Findings: There are no significant changes to the lines of columns, piers, spandrels or other primary structural elements. Awnings and storefront windows are accessory elements within the overall structural system. This criterion is met.

5. Scale and Proportion. The scale and proportion of altered or added building elements, the relationship of voids to solids (window to wall) shall be visually compatible with traditional architectural character of the historic building.

Findings: Seven additional window openings are proposed. Six are located on the CMU walls at the interior lot lines and do not feature prominently in the character of the building from the street. The additional window on Main Street completes and balances the composition and rhythm of the existing windows. Removal of the elevator entrance on the Main Street side and replacement with a single solid door matching the color of the surrounding metal panels maintains the solid/void relationship at the street level. Therefore, this criterion is met.

6. Materials and Texture. In-kind materials and textures shall be used in the alteration or addition of historic resources. Exterior alteration or addition shall follow the requirements of the Secretary of Interior's Standards for Historic Preservation Projects and the Historic Preservation League of Oregon's Rehab Oregon Right manual.

Findings: All proposed doors and storefront at the street level will be replaced with an anodized aluminum finish to match the original construction. The existing façade includes two colors of metal tile, some of which have been painted over. A darker burgundy color was originally used from the ground up to the top of the awning, with a lighter orange-umber tone above. Unfortunately, the façade requires complete replacement, so limited replacement and repair of individual metal tiles that match the original colors is not an option. The color of the original tiles was related to the original Newberry's brand across a variety of department stores. Since replacement of the entire façade is proposed, the proposal seeks to pay homage to the original mid-century lines and sensibility, but with a more neutral color palette of grays and charcoals. This color scheme would be more adaptable and harmonious to the green hues that would be part of the interior build-out by the owner that would be seen through the transparent band of glazing. Therefore, this criterion is met.

7. Signs, lighting, and other appurtenances. Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the traditional architectural character of the historic resource.

Findings for 2 and 3: No signs, lighting or other appurtenances are shown on the submitted drawings or included in the current application. Therefore, this guideline does not apply.

IV. CONCLUSION

The applicant has proposed the wholesale replacement of the original exterior façade of the Newberry’s Department Store building, including replacement siding, removal of the awnings, replacement doors and windows, and new window openings as indicated on the proposed drawings attached to this report.

Based on the above findings, the Historic Resource Review Commission **APPROVES** Historic Resource Review application #HR-24-004 for alterations as depicted in the plans attached to this report.

V. ORDER

BASED ON THE APPLICANT’S PROPOSAL, PHOTOGRAPHIC INVENTORY AND SUBMITTED DRAWINGS, THE HISTORIC RESOURCE REVIEW COMMISSION **APPROVES** HISTORIC RESOURCE REVIEW APPLICATION #HR-24-004 FOR EXTERIOR ALTERATIONS TO THE HISTORIC NEWBERRY’S DEPARTMENT STORE AT 729 SE JACKSON STREET IN THE ROSEBURG DOWNTOWN HISTORIC DISTRICT.

Stuart Cowie, Community Development Director

Date

Kylee Rummel, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

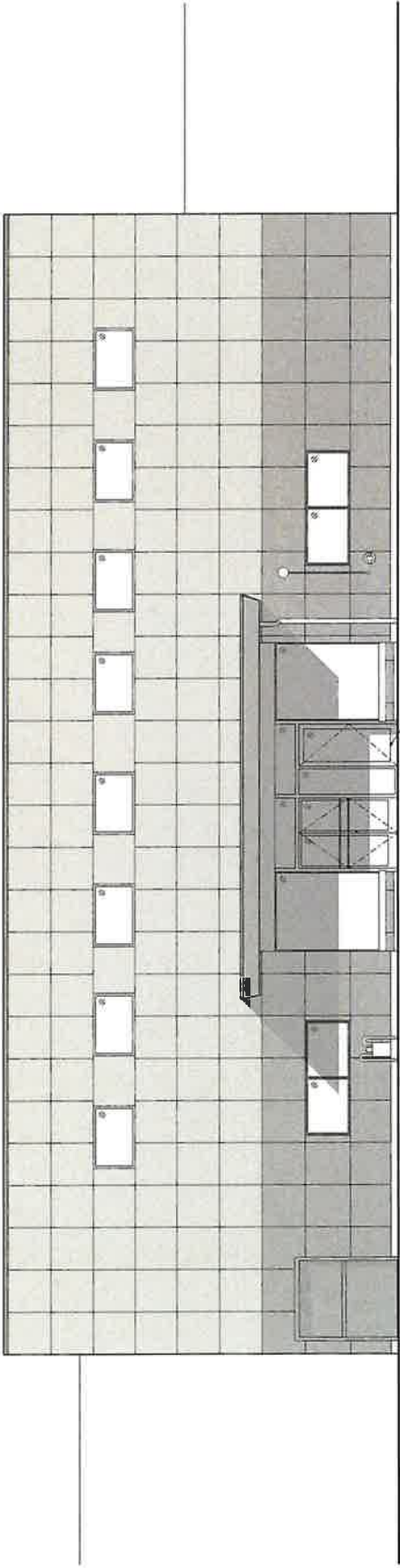
Kylee Rummel, Chair
Bentley Gilbert

Lisa Gogal, Vice Chair
Nick Lehrbach

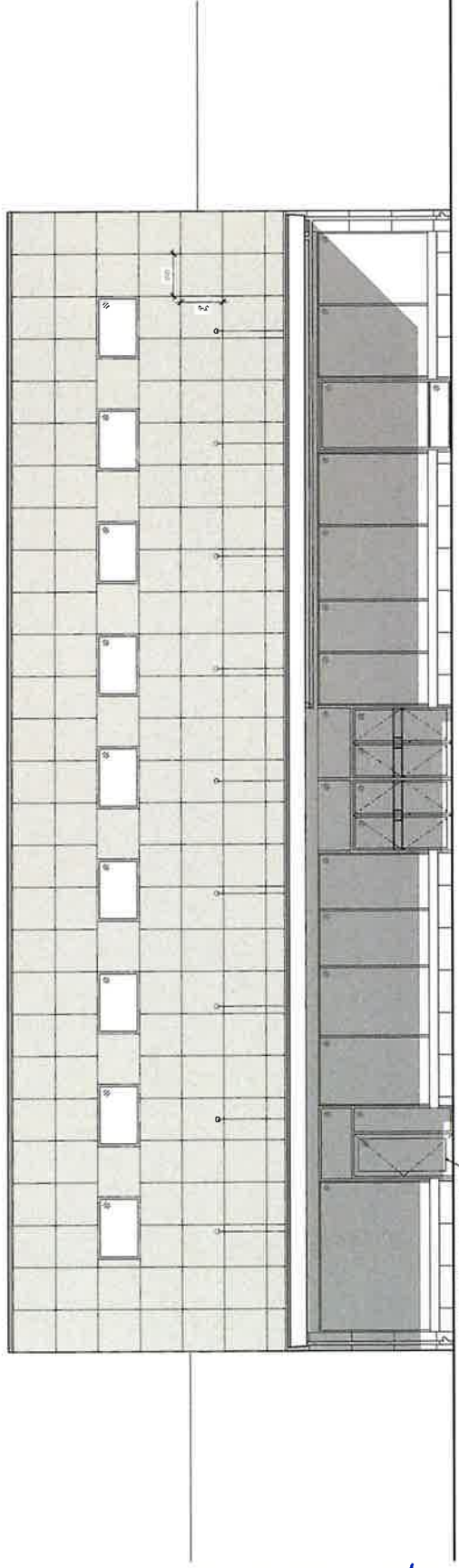
Marilyn Aller
Stephanie Giles

James De Lap

ATTACHED: Approved Drawings (existing, demolition, proposed – 6 pages total)
Applicant photographic inventory of existing conditions (10 pages total)

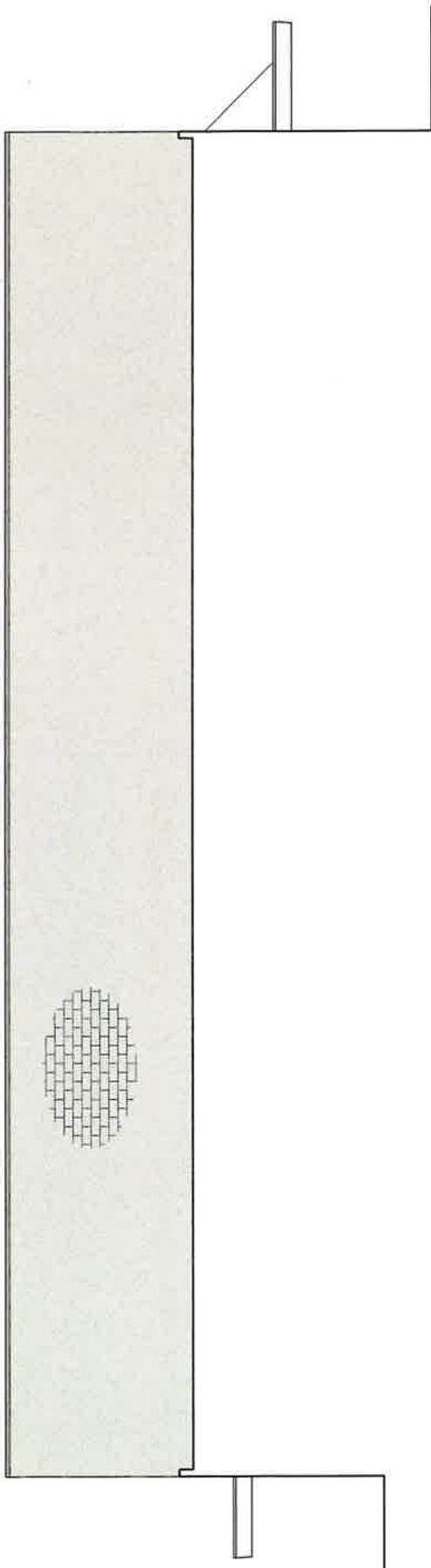


02 EXISTING ELEVATION @ MAIN ST.
 SCALE 1/4" = 1'-0"

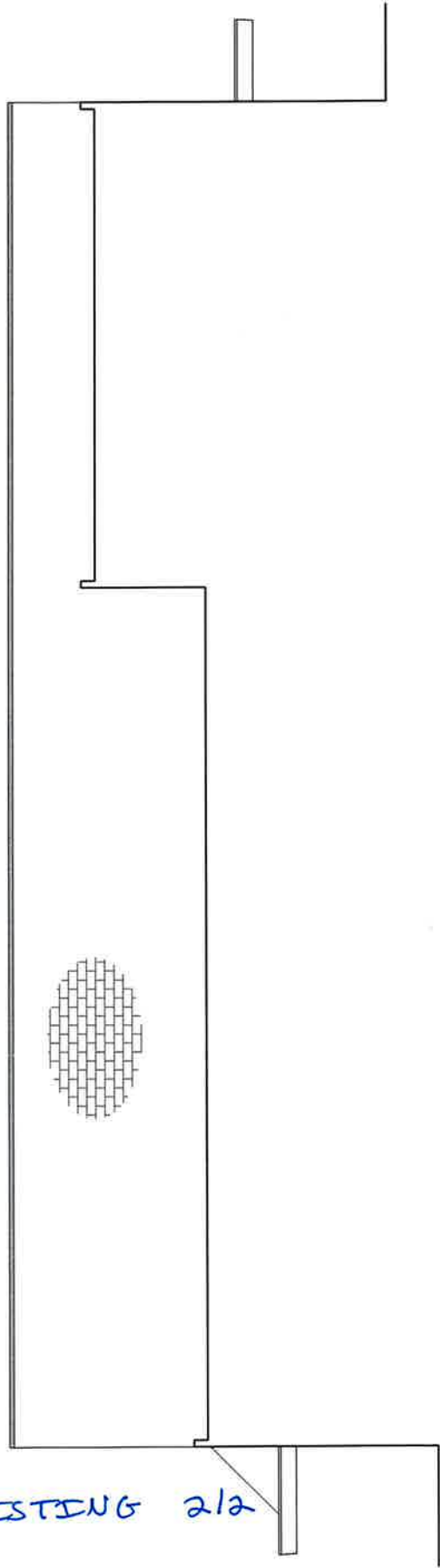


01 EXISTING ELEVATION @ JACKSON ST.
 SCALE 1/4" = 1'-0"

EXISTING 1/2

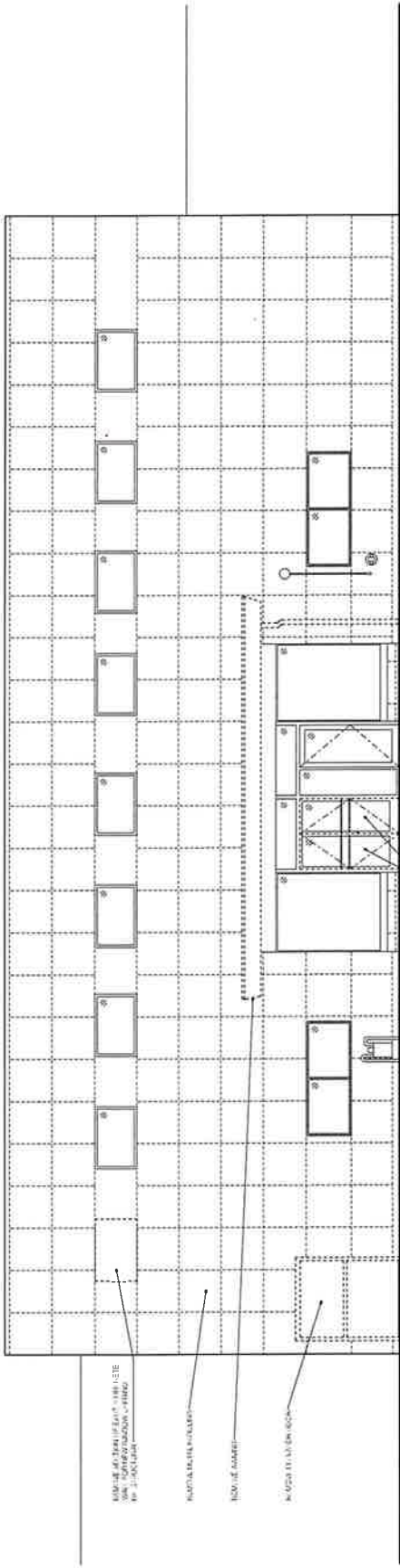


02 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

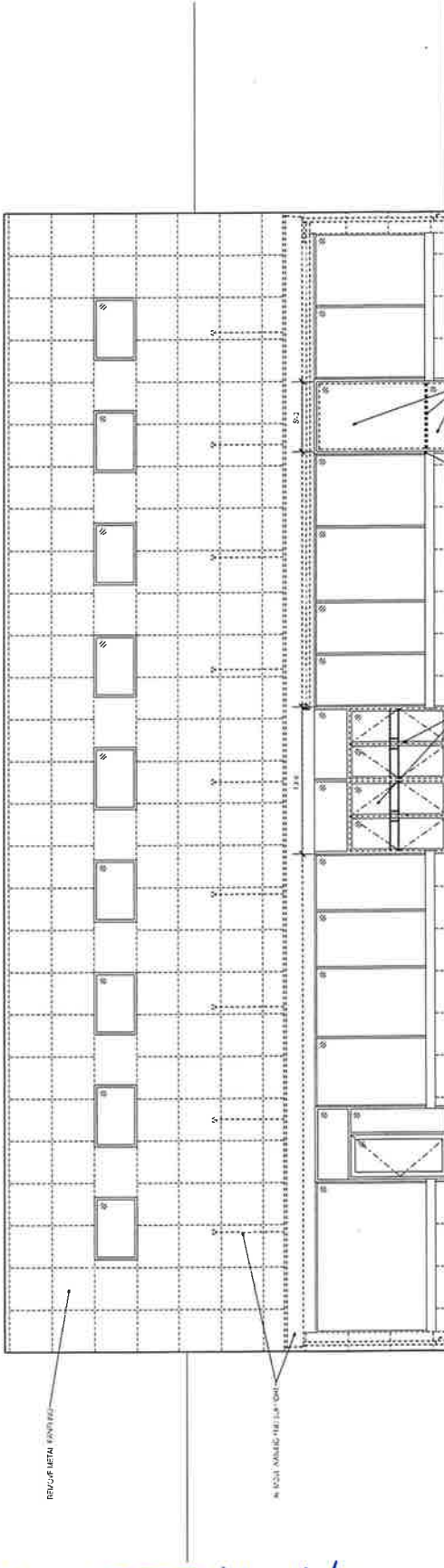


01 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING 2/2

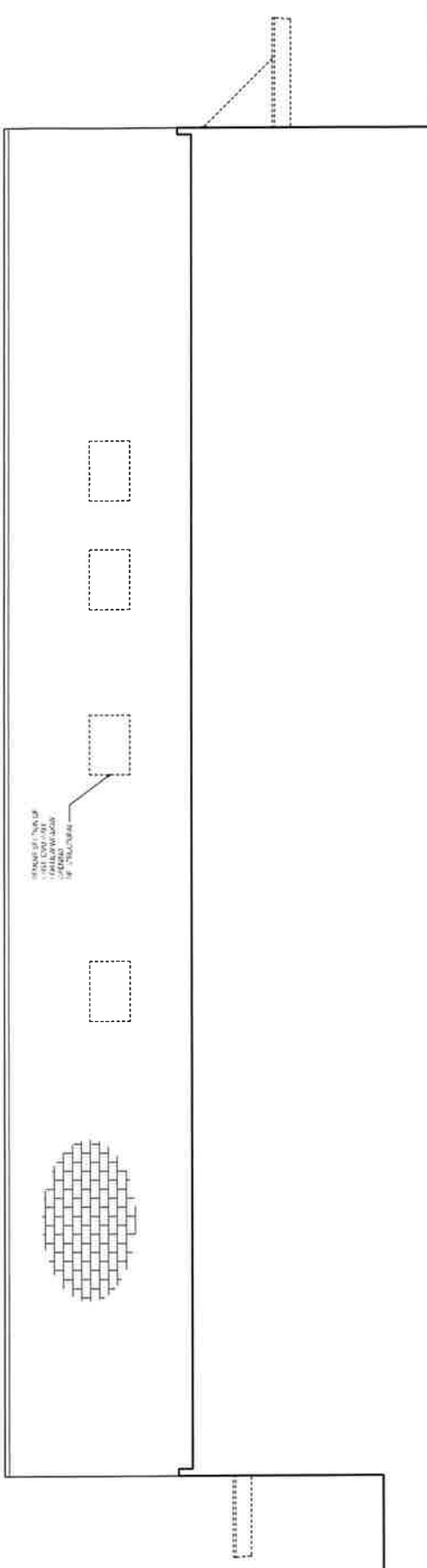


02 ELEVATION DEMOLITION @ MAIN ST.
SCALE: 1/8" = 1'-0"



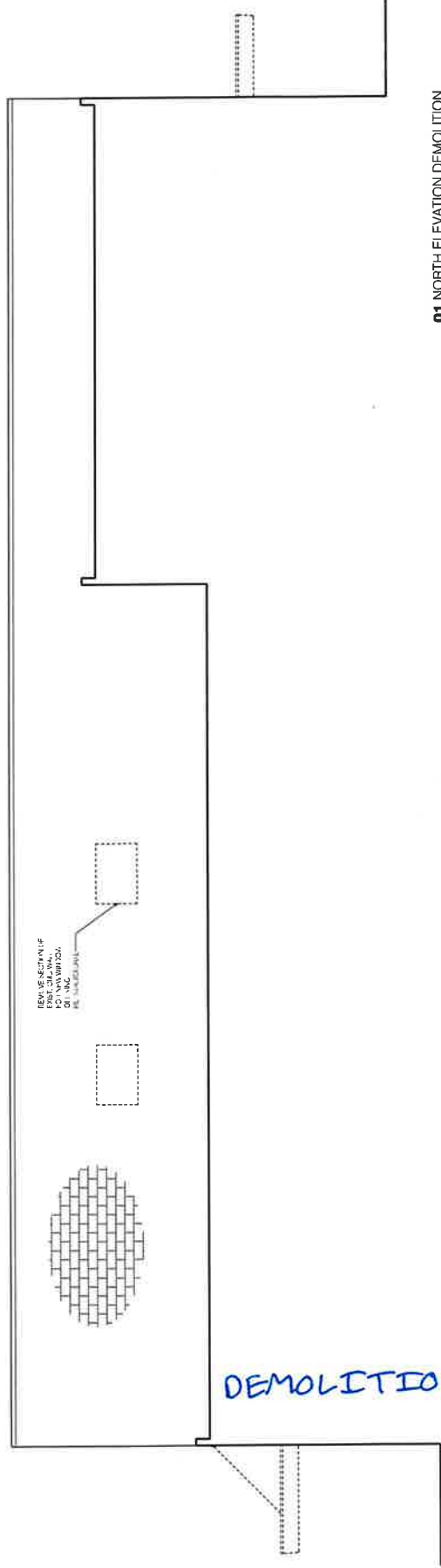
01 ELEVATION DEMOLITION @ JACKSON ST.
SCALE: 1/8" = 1'-0"

DEMOLITION 1/2



02 SOUTH ELEVATION DEMOLITION

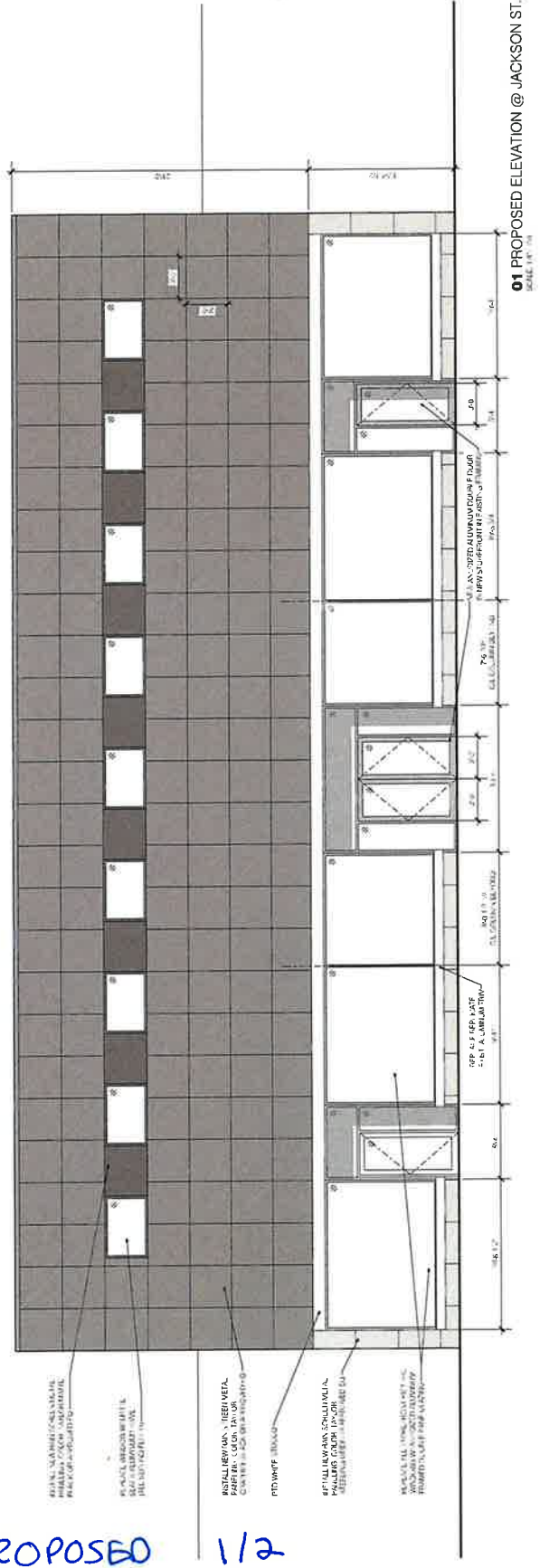
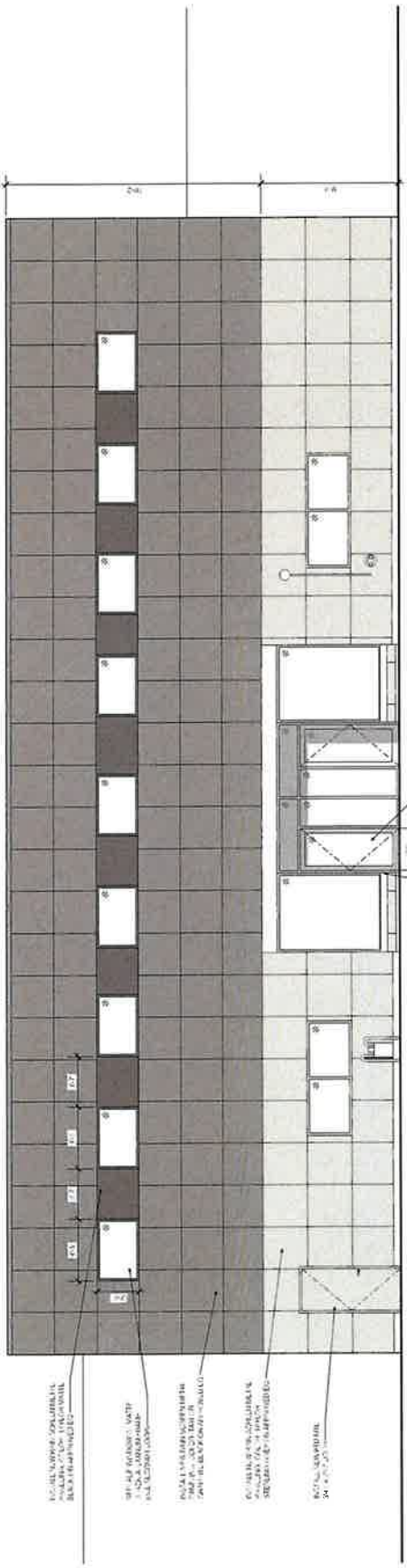
SCALE: 1/8\"/>



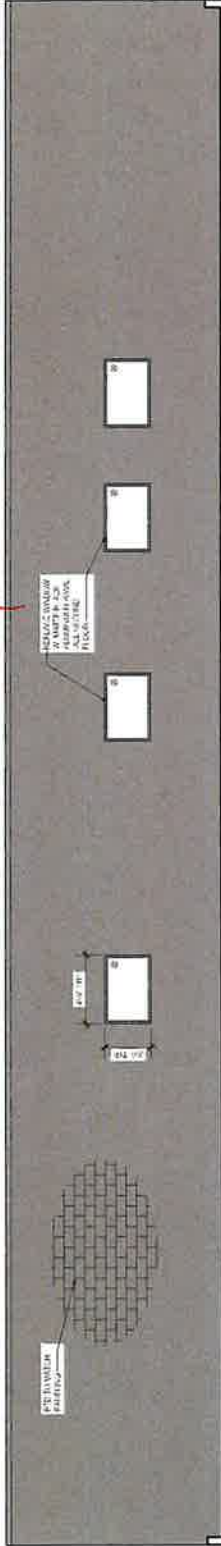
01 NORTH ELEVATION DEMOLITION

SCALE: 1/8\"/>

DEMOLITION 2/2



PROPOSED 1/2



02 PROPOSED SOUTH ELEVATION

2024.01.24



01 PROPOSED NORTH ELEVATION

2024.01.24

PROPOSED 2/2

JACKSON ST FACADE

EXTENSIVE
CAULKING HAS
DIMINISHED THE
ORIGINAL VISUAL
INTEGRITY OF THE
PANELS

PANEL DAMAGE
FROM REMOVAL OF
ORIGINAL SIGNAGE

ORIGINALLY
CANTILEVERED,
AWNING HAS BEEN
SHORED UP WITH
ANCHORS

PANELS HAVE BEEN
PAINTED OVER

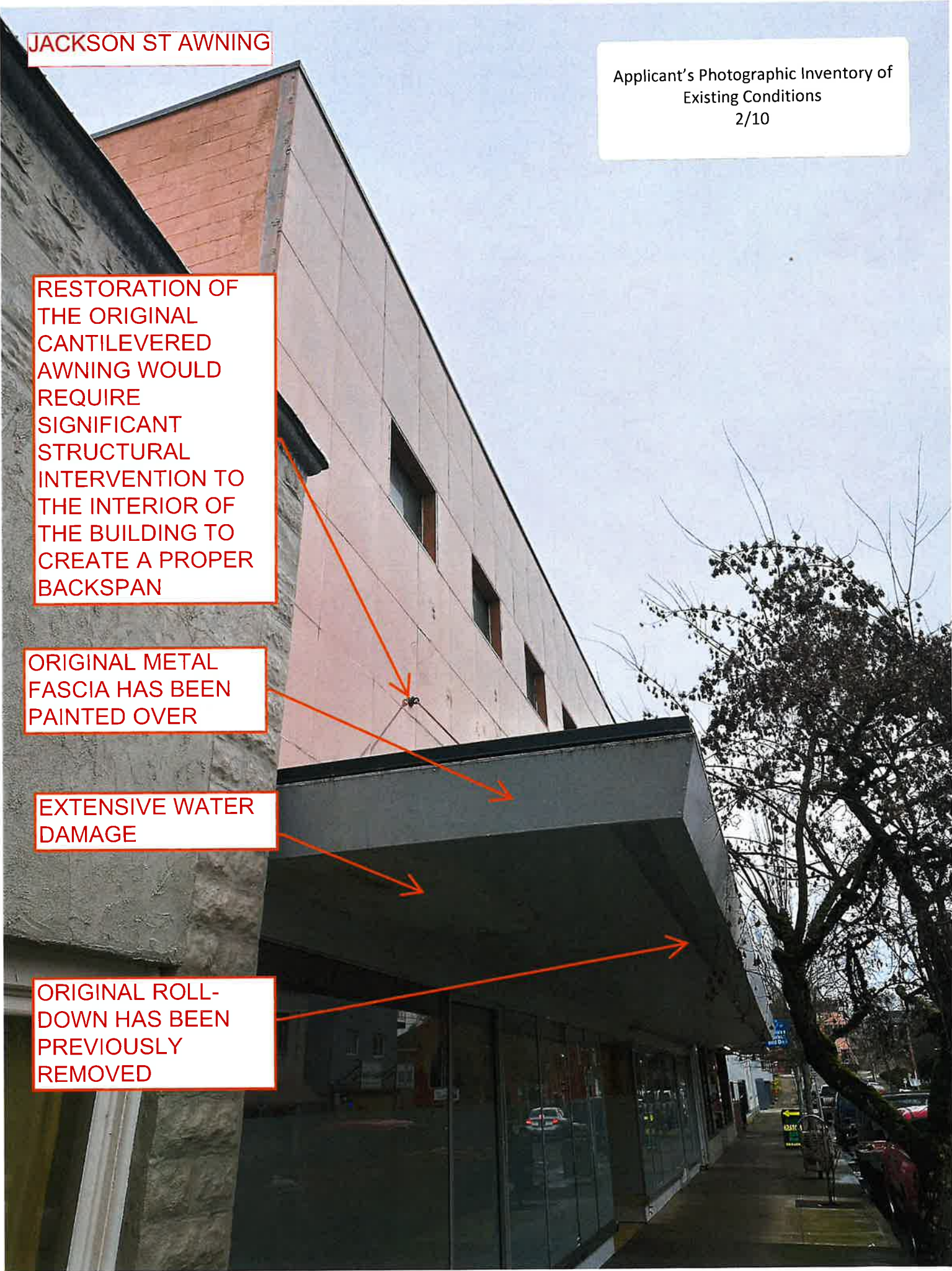
JACKSON ST AWNING

RESTORATION OF
THE ORIGINAL
CANTILEVERED
AWNING WOULD
REQUIRE
SIGNIFICANT
STRUCTURAL
INTERVENTION TO
THE INTERIOR OF
THE BUILDING TO
CREATE A PROPER
BACKSPAN

ORIGINAL METAL
FASCIA HAS BEEN
PAINTED OVER

EXTENSIVE WATER
DAMAGE

ORIGINAL ROLL-
DOWN HAS BEEN
PREVIOUSLY
REMOVED



JACKSON ST AWNING

WATER DAMAGE
FROM LACK OF
PROPER DRAINAGE

METAL PANELS HAVE
BEEN PAINTED OVER

JACKSON ST AWNING

"BUBBLING" FROM
WATER
INFILTRATION



MAIN ST FACADE

WATER DAMAGE
AND GENERAL
WEAR IS PRESENT
EVEN ON THE
HIGHER PANELS
THAT HAVE NOT
RECEIVED
VANDALISM

DAMAGE IS LIKELY
BEYOND WHAT IS
IMMEDIATELY
VISIBLE AS
WEATHER SEALING
IS MOVING OUT OF
PLACE.

MAIN ST FACADE



Applicant's Photographic Inventory of
Existing Conditions
6/10

MAIN ST FACADE



Applicant's Photographic Inventory of
Existing Conditions
7/10

MAIN ST FACADE



Applicant's Photographic Inventory of
Existing Conditions
8/10

MAIN ST AWNING

WHILE THE ORIGINAL PAINT COLOR REMAINS, LACK OF MAINTENANCE AND WATER DAMAGE OVER TIME RESULT IN A MATERIAL THAT WOULD NEED TO BE COMPLETELY REPLACED RATHER THAN PRESERVED AND RESTORED.

APPLICANT INTENDS TO PRESERVE THE ORIGINAL ROLL-DOWN HARDWARE TO THE EXTENT POSSIBLE AS HISTORIC FABRIC ON SITE IN ADDITION TO THE ORIGINAL DOORS AND HARDWARE

MAIN ST AWNING

LACK OF PROPER DRAINAGE OF THE AWNING HAS LED PREVIOUS OWNERS TO RETROFIT DRAIN PIPES, WHICH WERE NOT PART OF THE ORIGINAL STRUCTURE AND DIMINISH THE CLEAN LINES OF THE MID-CENTURY FACADE AT STREET LEVEL

