NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

CITY OF Salem AT YOUR SERVICE

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS24-29

APPLICATION NO.: 24-121631-PLN

NOTICE OF DECISION DATE: November 8, 2024

SUMMARY: A proposal to install solar panels on the rear roof of the residence at 540 Leslie Street SE.

REQUEST: Class 1 Minor Historic Design Review of a proposal to install a solar panel system to the rear of the roof of 540 Leslie Street SE, a non-contributing resource in the Gaiety Hill/ Bushs Pasture Park Historic District (Marion County Assessor Map and Tax Lot Number: 073W27DB01400).

APPLICANT: Susan Miller

LOCATION: 540 Leslie St SE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.030(e) - Standards for Non-contributing Resources in Residential Historic Districts

FINDINGS: The findings are in the attached Decision dated November 8, 2024.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee) APPROVED** Class 1 Minor Historic Design Review Case No. HIS24-29 based on the application deemed complete on November 7, 2024.

The rights granted by the attached decision must be exercised, or an extension granted, by November 9, 2026, or this approval shall be null and void.

Application Deemed Complete:	November 7, 2024
Notice of Decision Mailing Date:	November 8, 2024
Decision Effective Date:	November 9, 2024
State Mandate Date:	March 7, 2025

Case Manager: Jacob Morris, jjmorris@cityofsalem.net, 503-540-2417

This decision is final.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

http://www.cityofsalem.net/planning

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF HISTORIC DESIGN REVIEW CASE NO. HIS24-29 540 LESLIE ST SE	**)**	**MINOR HISTORIC DESIGN REVIEW**
	)	
	)	
	)	**November 8, 2024**

In the matter of the application for a Minor Historic Design Review submitted by Energy Design Company (Hana Schandelmeier-Lynch) on behalf of Susan Miller, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal install solar panels on the rear roof of the residence at 540 Leslie Street SE.

REQUEST: Class 1 Minor Historic Design Review of a proposal to install a solar panel system to the rear of the roof of 540 Leslie Street SE, a non-contributing resource in the Gaiety Hill/ Bush's Pasture Park Historic District (Marion County Assessor Map and Tax Lot Number: 073W27DB01400).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision **(Attachment A).**

FINDINGS

Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230.The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

PROPOSAL

The applicant is proposing to install 3.8 KVA AC solar array to the rear roof plane at 540 Leslie St SE . The panels are located on the rear of the house, and the inverter is on the eastern side of the house at about mid to further back on that wall. SRC *230.030 (e) Standards for Non-contributing Resources in Residential Historic Districts, Roofs* are applicable to this project.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at

https://permits.cityofsalem.net. You may use the search function without registering and enter the permit number listed here: 24 121631.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement; an excerpt is included as **Attachment B** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code *230.030 (e) Standards for Non-contributing Resources in Residential Historic Districts, Roofs* are applicable to this project.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

The National Register nomination for the Gaiety Hill/Bush's Pasture Park Historic District describes this mid-century era house as "ranch" style. It is classified as non-contributing to Salem's Gaiety Hill/Bush's Pasture Park Historic District.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from Salem Revised Code *230.030 (e) Standards for Non-contributing Resources in Residential Historic Districts, Roofs* are applicable to this project.

FINDINGS:
Sec. 230.030. - Standards for non-contributing buildings in residential historic districts.

(e) Roofs *(3) Solar panels, rooftop mechanical devices, and skylights. Solar panels and*

other rooftop mechanical structures may be added to non-contributing buildings.

(1) Materials.

(i) Non-reflective glass and metal panels are allowed.

Finding: The applicant is proposing to install eleven Solar-4-America model S4A420-108MH10BB PV solar panels to the rear of the house. These are non-reflective glass and metal panels. Staff finds that SRC 230.030(e)(1)(i) has been met for the proposal.

(ii) Reflective glass and plastic frames are prohibited.

Finding: The applicant is proposing to install metal Ironridge Flushmount XR1000 Rail system to support the panels. The assembly is not reflective glass, and no plastic frames are used. Staff finds that SRC 230.030(e)(1)(ii) has been met for the proposal.

(2) Design.

(i) Solar panels shall not alter the existing profile of the roof, and shall be mounted flush on rear-facing roofs or placed on the ground in an inconspicuous location.

Finding: The applicant is proposing to install eleven Solar-4-America model S4A420-108MH10BB PV solar panels supported by a Ironridge Flushmount XR1000 Rail system. This system does not alter the existing roof profile and is flush-mounted to the rear roof plane. Staff finds that SRC 230.030(e)(2)(i) has been met for the proposal.

DECISION

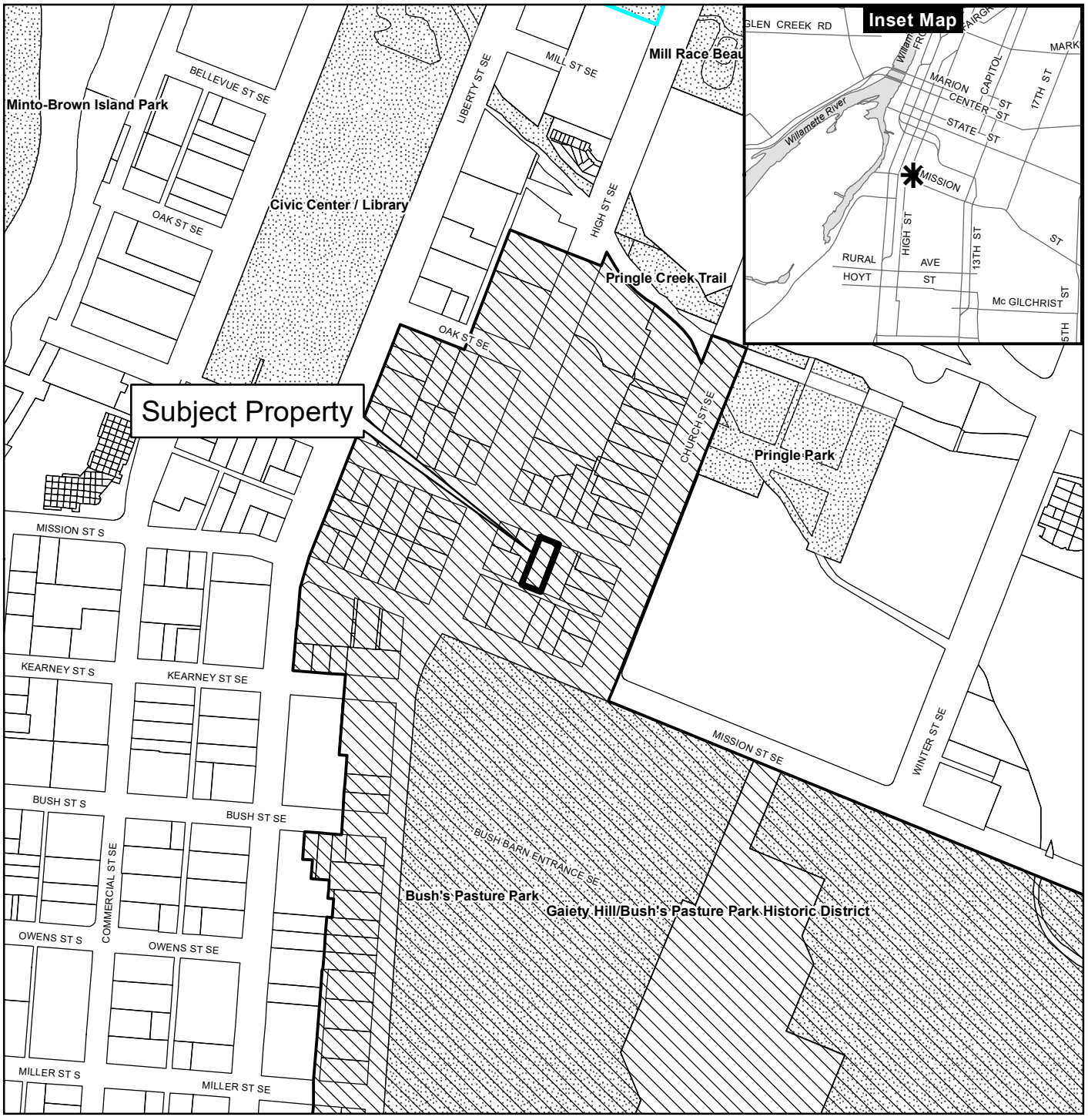
Based upon the application materials deemed complete on November 7, 2024 and the findings as presented in this report, the application for HIS24-29 is **APPROVED.**

Jacob Morris, PhD
on behalf of the
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials- Excerpt

G:\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Minor Type I\2024\Decisions\HIS24-29.540 Leslie St SE.solar.docx

Vicinity Map
540 LESLIE ST SE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Planning and Development

C:\Users\jjmorris\Desktop\CURRENT CASES\540 leslie st SE solar\24-xxx-MAP.mxd - 11/7/2024 @ 11:11:16 AM

1 SITE PLAN

1/16" = 1'-0"

Attachment B

ENERGY DESIGN

860 CONGER ST #12
EUGENE, OR 97402
PHONE: 541-485-8122
EMAIL:
CUSTOMERCARE@SOLAR
ENERGYDESIGN.COM

SITE PLAN

PROJECT: MILLER PV

ADDRESS: 540 LESLIE ST SE, SALEM, OR 97301

JOB: #6158

REVISION: #0

DATE: 10/3/2024

DRAWN BY: JW

G-3

SHEET NUMBER

MILLER PV

540 LESLIE ST SE, SALEM, OR 97301

PRESCRIPTIVE SOLAR INSTALLATION

PROJECT SCOPE

PRESCRIPTIVE ROOFTOP SOLAR INSTALLATION ON RESIDENCE.
THE SOLAR PANELS WILL BE INSTALLED ON IRONRIDGE FLUSHMOUNT RACKING SYSTEM ATTACHED TO ROOF RAFTERS VIA LAG LAG BOLTS.
AN SMA SBSE3.8-US-50 STRING INVERTER WILL BE INSTALLED ON THE EXTERIOR EAST WALL OF HOUSE, WITH A UTILITY PV AC DISCONNECT.
APSMART MLPE DEVICES WILL BE INSTALLED UNDER EACH MODULE AND THE PV MODULES WIRED IN A DC SERIES-STRING SOURCE CIRCUIT ON THE ROOF.
THE PV DC SOURCE CIRCUIT WILL BE CONNECTED TO INVERTER MPPT INPUT A.
THE PV SYSTEM WILL BE INTERCONNECTED TO THE UTILIY VIA SOURCE CONNECTION TO (N) UTILITY METER MAIN SUPPLY SIDE BREAKER. A UTILITY REQUIRED PV SYSTEM AC DISCONNECT WILL BE INSTALLED AT THE (N) HOUSE METER MAIN LOCATION (WITHIN 10FT OF THE METER).
AN SMA ENERGY METER WILL BE INSTALLED IN THE INVERTER FOR DATA ACQUISITION TO PROVIDE WEB BASED PRODUCTION MONITORING.
ADDITIONALLY, AN SMA BACKUP START MODULE WILL BE INSTALLED IN THE INVERTER TO PROVIDE A SECURE POWER SUPPLY, WITH RSD, OF 1,900 W.

PROPOSED PV SYSTEM DETAILS

PV RACKING	MANUFACTURER, RAIL, ATTACHMENT	IRONRIDGE FLUSHMOUNT SYSTEM, XR100 RAIL, FLASHFOOT2 ATTACHMENTS
SYSTEM SIZE	4.51 KW DC STC	3.8 KVA AC
PV MODULE	(QTY) MAKE AND MODEL, WDC-STC	11 - SOLAR-4-AMERICA S4A410-108MH10BB MODULES (410 W)
PV INVERTER	(QTY) MAKE AND MODEL	SMA SBSE3.8-US-50 SINGLE PHASE STRING INVERTER

SITE TEMPATURE DATA

ASHRAE LOCATION	SALEM, OR USA
ASHRAE 0.4% HIGHT TEMP	37.2 DEG C
ASHRAE MINIMUM TEMP	-7.5 DEG C
ASHRAE AVERAGE HIGH TEMP	27.4

VOLTAGE DROP CALCULATIONS

WIRE TAG	A	WIRE TAG	B	WIRE TAG	C	WIRE TAG	D
DC V-DROP %	0.617	DC V-DROP %	0.336	AC V-RISE %	0.165	AC V-RISE %	0.165
ASHRAE 0.4% V	288.6 V DC	ASHRAE 0.4% V	288.6 V DC	VOLTAGE	240 V AC	VOLTAGE	240 V AC
MODULE IMP	13.05 A DC	MODULE IMP	13.05 A DC	AMPERAGE	16 A AC	AMPERAGE	16 A AC
CONDUCTOR	#10 COPPER	CONDUCTOR	#10 COPPER	CONDUCTOR	#10 COPPER	CONDUCTOR	#10 COPPER
DISTANCE	55 FT	DISTANCE	30 FT	DISTANCE	10 FT	DISTANCE	10 FT
DC V-DROP % TOTAL				0.95			
AC V-RISE % TOTAL				0.33			

PV STRING CALCULATIONS

11 - S4A410-108MH10BB	4,510 W DC STC TOTAL	SMA SBSE3.8-US-50 INVERTER	AC TO DC RATIO 1.19
MPPT 1		1 STRING OF 10 / 3,600 W	
VMP ASHRAE 0.4% HIGH TEMP		288.6 V DC	
RATED ISC		13.94 A DC	
VOC AT ASHRAE LOW TEMP		447.7 V DC	
RATED MAX POWER VOLTAGE		345.7 V DC	
MAX SHORT CIRCUIT CURRENT		16.31 A DC	
RATED MAX POWER CURRENT		13.05 A DC	

APPLICABLE CODES

2023 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
2023 OREGON ELECTRICAL SPECIALTY CODE (NEC 2023)
2022 OREGON FIRE CODE
AHJ: CITY OF SALEM
UTILITY: PORTLAND GENERAL ELECTRIC (PGE)

DESIGN CRITERIA

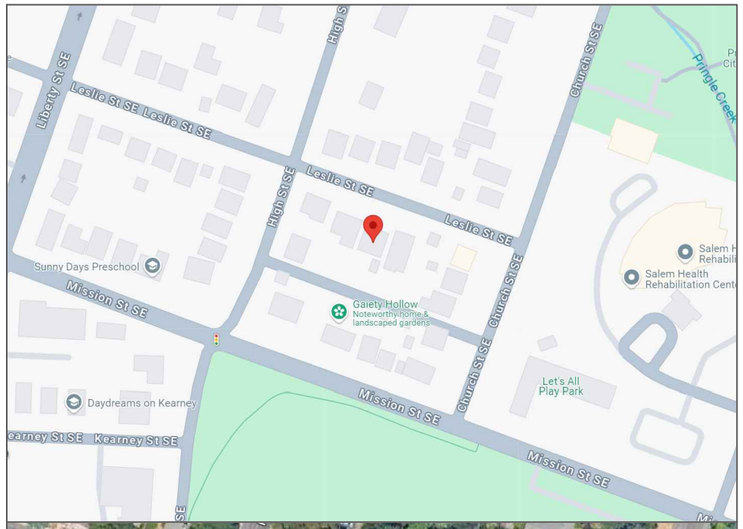
STRUCTURE: PRESCRIPTIVE SOLAR
OCCUPANCY: ONE AND TWO FAMILY DWELLING
PROPERTY TYPE: RESIDENTIAL
ZONING: RS
WIND EXPOSURE: B 98 MPH
GROUND SNOW LOAD: 9 PSF (36 PSF CODE MIN)

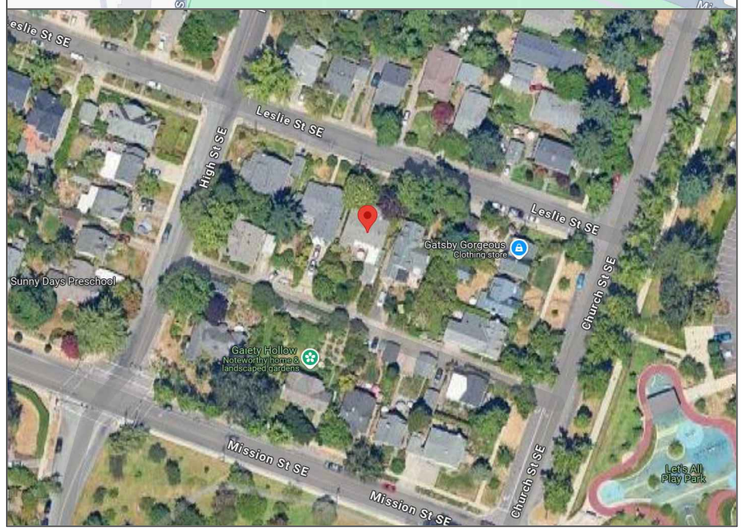
CONTRACTOR INFO

SOLAR CONTRACTOR: ENERGY DESIGN
CCB LICENSE NO: 161672 BCD LICENSE NO: CLR48
SIGNING SUPERVISOR: VINCE MCCLELLAN
PHONE CONTACT: 541-485-8122

ELECTRICAL SUBCONTRACTOR: THINK ELECTRIC COOP
BCD LICENSE NO: C763 SUPERVISOR LICENSE NO: 5382S
SIGNING SUPERVISOR: STEPHEN E. SCHMIECHEN
PHONE CONTACT: 541-231-1212

LOCATION MAP

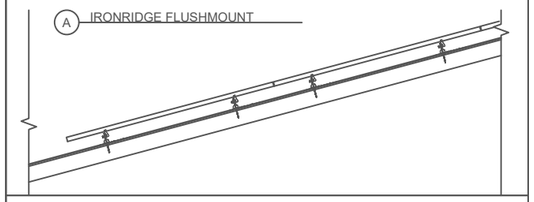


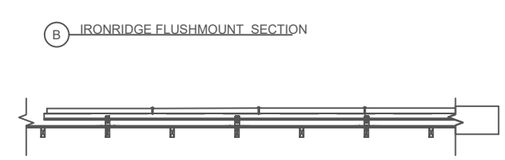


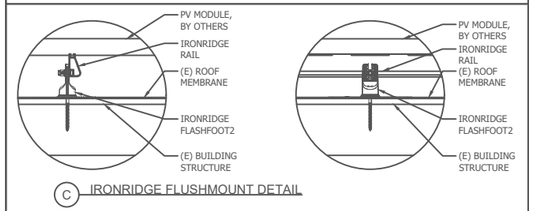
SHEET INDEX

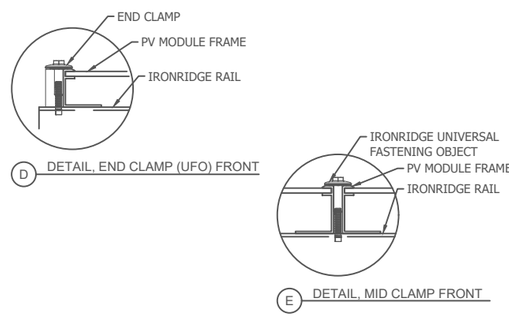
SHEET #	SHEET TITLE
G-0	TITLE PAGE
G-1	PROJECT NOTES
G-2	PLACARDS AND LABELS
G-3	SITE PLAN
PV-4	EQUIPMENT PLAN
S-5	STRUCTURAL PLAN
S-6	STRUCTURAL SECTION
E-7	PV STRING PLAN
E-8	ELECTRICAL PLAN
E-9	CONDUCTOR SCHEDULE
E-10	EQUIPMENT SCHEDULE

PV MODULE RACKING DETAILS









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EUGENE, OR 97402
PHONE: 541-485-8122
EMAIL: CUSTOMERCARE@SOLARENERGYDESIGN.COM

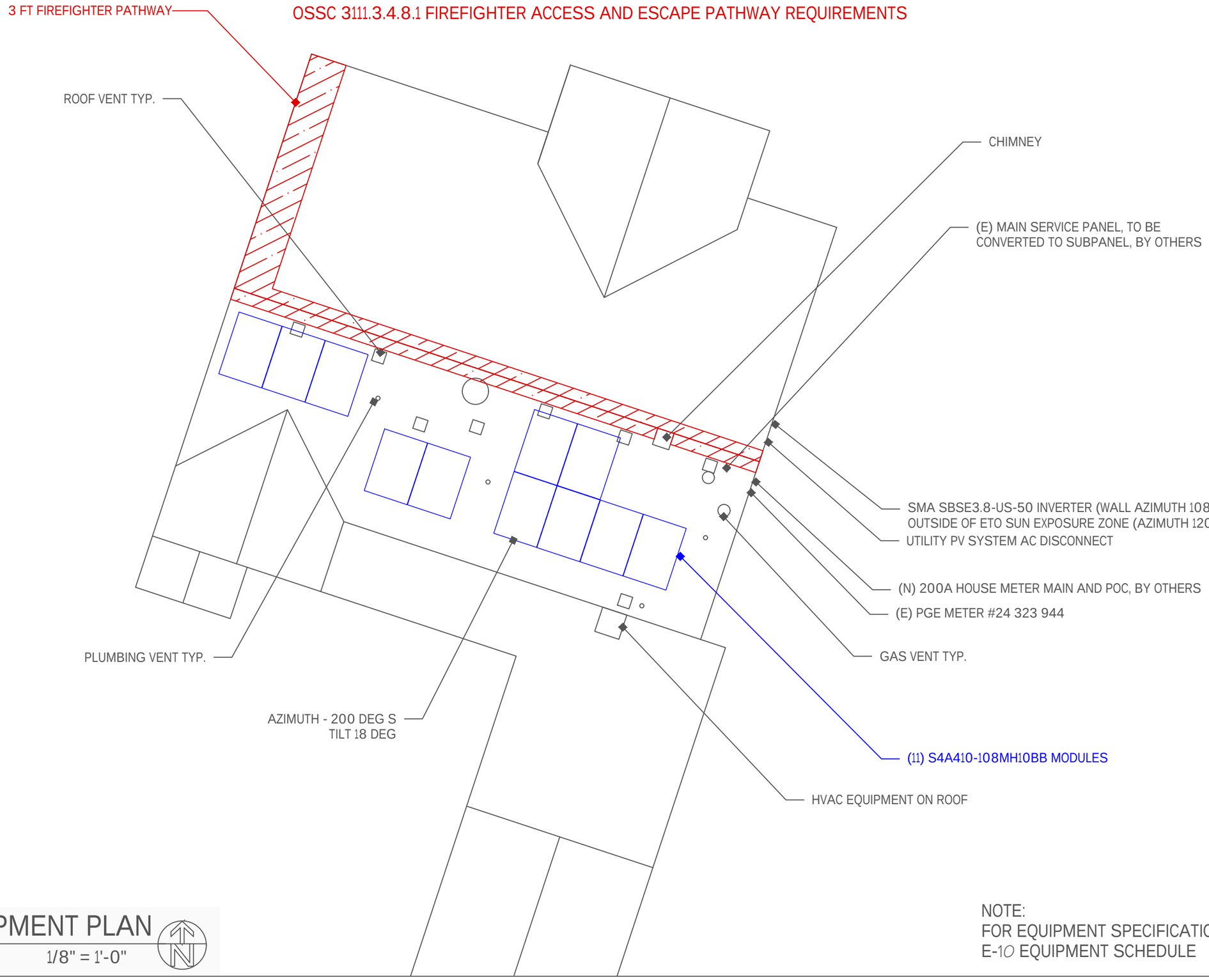
PRESCRIPTIVE SOLAR INSTALLATION

PROJECT: MILLER PV
ADDRESS: 540 LESLIE ST SE, SALEM, OR 97301

JOB: #6158
REVISION: #0
DATE: 10/3/2024
DRAWN BY: JW

G-0
SHEET NUMBER

OSSC 3111.3.4.8.1 FIREFIGHTER ACCESS AND ESCAPE PATHWAY REQUIREMENTS



1 EQUIPMENT PLAN
1/8" = 1'-0"

NOTE:
FOR EQUIPMENT SPECIFICATIONS SEE
E-10 EQUIPMENT SCHEDULE

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EMAIL: CUSTOMERCARE@SOLARENERGYDESIGN.COM

EQUIPMENT PLAN

PROJECT: MILLER PV
ADDRESS: 540 LESLIE ST SE, SALEM, OR 97301

JOB: #6158
REVISION: #0
DATE: 10/3/2024
DRAWN BY: JW

PV-4
SHEET NUMBER

ROOF STRUCTURE:
MEETS PRESCRIPTIVE SOLAR REQUIREMENTS
2X4 #2 DF RAFTERS AT 16" O.C.
MAX SPAN 8'-6". MAX ALLOWABLE SPAN PER OSSC TABLE 2308.7.2(1) 8'-6".
MIDSPAN SUPPORT WALL ON CONTINUOUS LOAD BEARING WALL BELOW.
COMP. SHINGLE ROOFING ON $\frac{1}{2}$" PLY ON 1X6 SKIP SHEATHING.

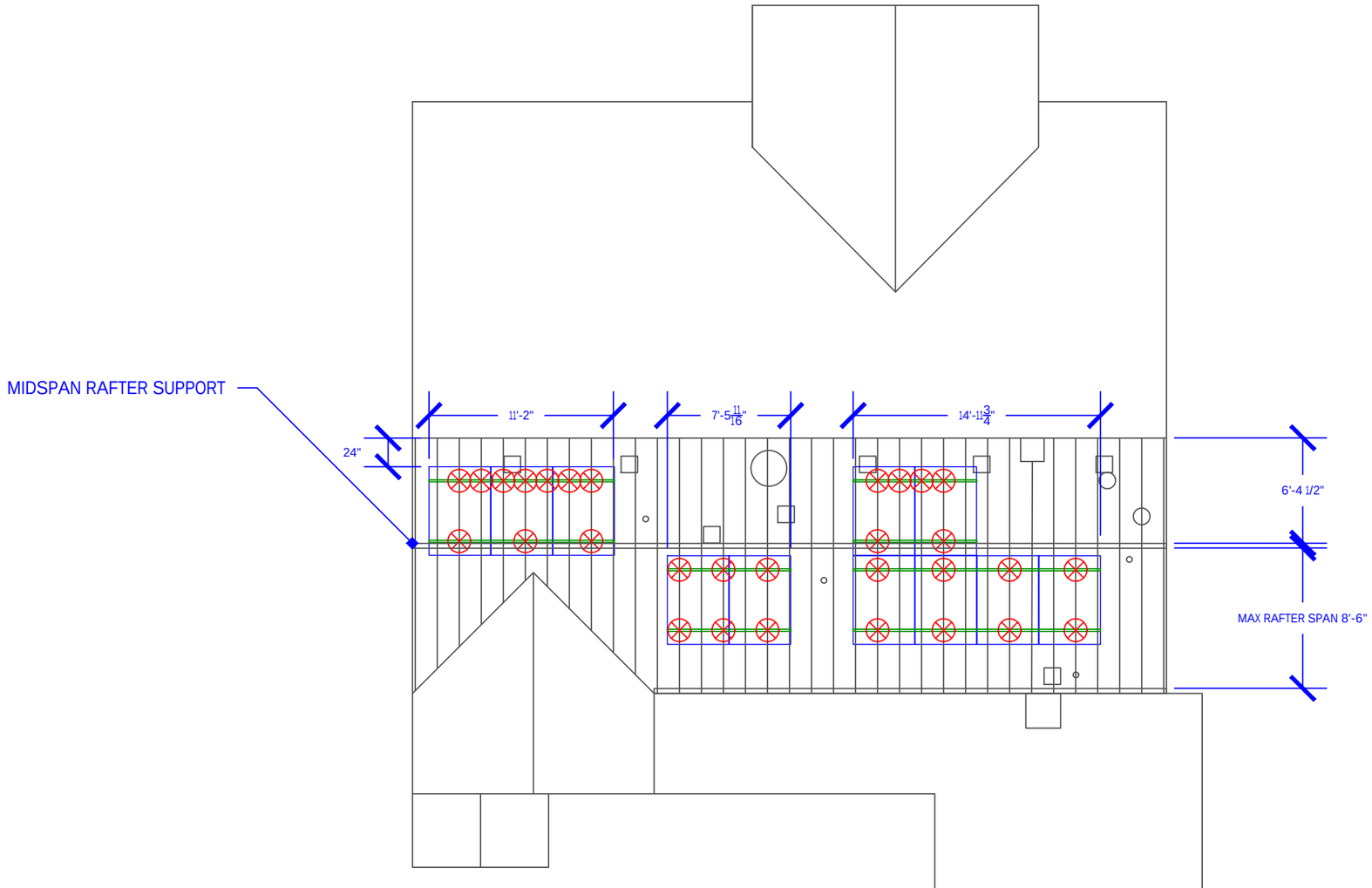
SOLAR RACKING:
IRONRIDGE XR100 RAILS
IRONRIDGE FLASHFOOT2 ATTACHMENTS 24" O.C. WITHIN 3FT OF ROOF EDGES AND 48" O.C.
IN THE FIELD AS PER OREGON SPECIALTY CODE FOR PRESCRIPTIVE INSTALLATIONS.

KEY:

FLASHFOOT2 ATTACHMENT

XR100 RAIL

PV MODULE



1 STRUCTURAL PLAN
1/8" = 1'-0"

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STRUCTURAL PLAN

PROJECT: MILLER PV

ADDRESS: 540 LESLIE ST SE, SALEM, OR 97301

JOB: #6158

REVISION: #0

DATE: 10/3/2024

DRAWN BY: JW

S-5

SHEET NUMBER

ROOF STRUCTURE:
MEETS PRESCRIPTIVE SOLAR REQUIREMENTS
2X4 #2 DF RAFTERS AT 16" O.C.
MAX SPAN 8'-6". MAX ALLOWABLE SPAN PER OSSC TABLE 2308.7.2(1) 8'-6".
MIDSPAN SUPPORT WALL ON CONTINUOUS LOAD BEARING WALL BELOW.
COMP. SHINGLE ROOFING ON $\frac{1}{2}$" PLY ON 1X6 SKIP SHEATHING.

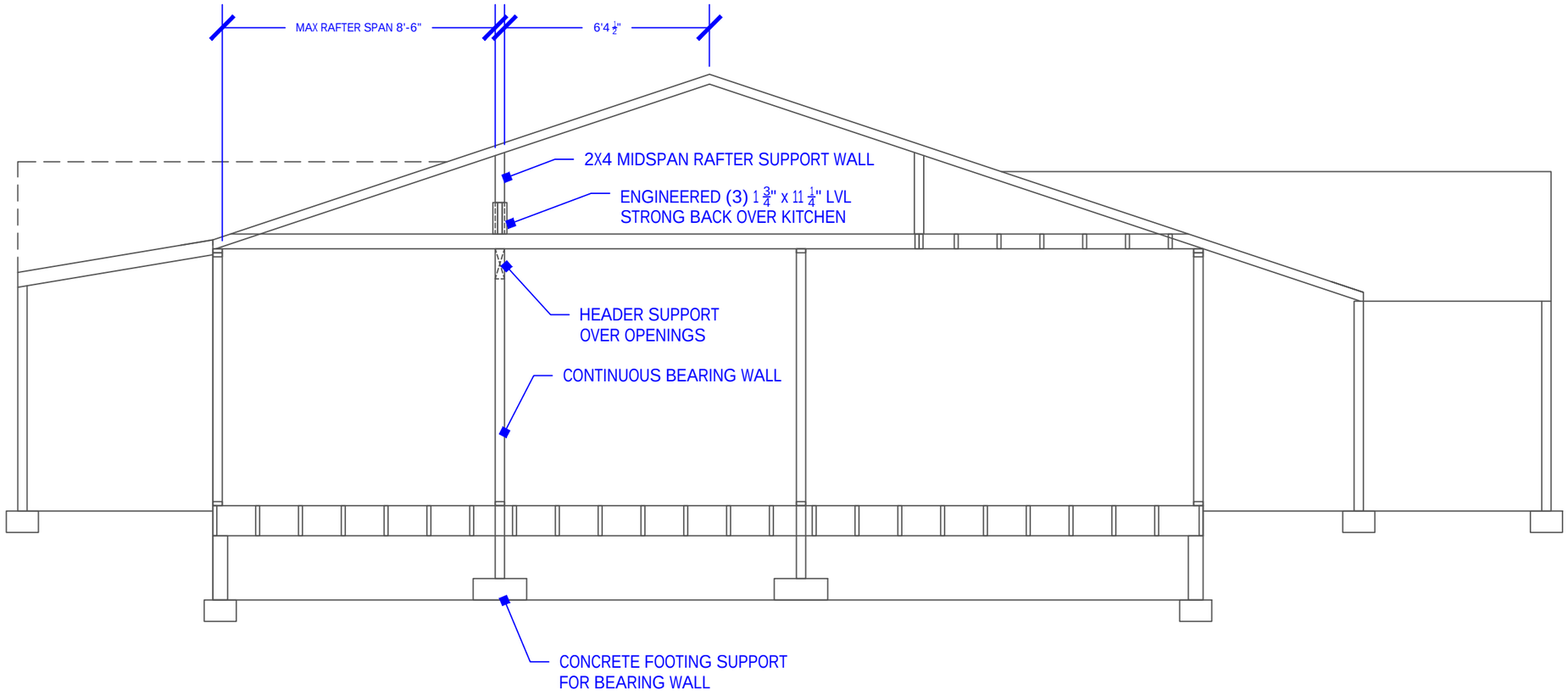
SOLAR RACKING:
IRONRIDGE XR100 RAILS
IRONRIDGE FLASHFOOT2 ATTACHMENTS 24" O.C. WITHIN 3FT OF ROOF EDGES AND 48" O.C.
IN THE FIELD AS PER OREGON SPECIALTY CODE FOR PRESCRIPTIVE INSTALLATIONS.

KEY:

FLASHFOOT2 ATTACHMENT ⊗

XR100 RAIL

PV MODULE



1 STRUCTURAL SECTION
1/4" = 1'-0"

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STRUCTURAL PLAN

PROJECT: MILLER PV
ADDRESS: 540 LESLIE ST SE, SALEM, OR 97301

JOB: #6158
REVISION: #0
DATE: 10/3/2024
DRAWN BY: JW

S-6
SHEET NUMBER