

FOR THE MEETING OF: October 15, 2020
AGENDA ITEM: 5.b

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: October 15, 2020

CASE NO.: Historic Design Review Case No. HIS20-23

APPLICATION SUMMARY: A proposal for replacement of an existing storefront, signage, and sidewalk repair on the Huddart Building.

LOCATION: 234 Liberty Street NE

REQUEST Major Historic Design Review for the replacement of an existing storefront, signage, and sidewalk repair on the Huddart Building(1933/1970s), a historic non-contributing building within the Salem Downtown Historic District, on property located at 234 Liberty Street NE, 97301; Marion County Assessor Map and Tax Lot number: 073W22DC06800.

APPLICANT(S): Matthew Johnson on behalf of Tanachai Hanidhikul and Lang Mai LLC

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230
230.045(d) Standards for Non- Contributing Buildings in Commercial Historic Districts, Storefronts
230.056 Signs in Commercial Historic Districts
230.070 General Guidelines for Non-Contributing Resources

RECOMMENDATION: APPROVE

BACKGROUND

After a complaint was received regarding work on the exterior of the resource, and investigations revealed that no historic design review approval or building permits had been obtained authorizing work on the exterior of 234 Liberty Street NE, a stop work order was issued on August 25, 2020. On September 8, 2020, the applicant submitted materials for a Major Historic Design Review for replacement of an existing storefront, signage and sidewalk repair on the Huddart Building (1933/1970s). Supplemental materials were submitted on September 18th, 2020 and September 23, 2020 to include plans to install skylights and a new door and gas meter at the rear of the structure. The application was deemed complete for processing on September 23, 2020.

Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on September 24, 2020 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission will hold a virtual public hearing for the case on October 15, 2020 at 5:30 p.m. **To provide testimony virtually at the public hearing:** Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2304 by October 15, 2020 at 3:00 P.M. to receive instructions. To view and listen to this hearing LIVE, you may visit this link with any computer, tablet, or smart phone: <https://bit.ly/planningpublicmeetings>

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is January 21, 2021, unless an extension is granted by the applicant.

PROPOSAL

The applicant is requesting approval to remove the existing storefront and replace it with a new aluminum and glass storefront with a tile base and a new flat topped canopy. New tile is proposed within the exterior alcove and within the sidewalk abutting the new storefront that matches the existing sidewalk tile which is broken and in need of repair. The applicant is proposing a new illuminated sign and new stucco finish over the existing exterior concrete wall as well as a new cornice and parapet cap on top of the existing concrete front facade. On the roof the applicant is proposing a new skylight. At the rear of the building the applicant is proposing to install a new metal door within an existing opening fronting the alley. (**Attachment C**).

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

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, which is included in its entirety as **Attachment C** 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 (SRC) **230.045(d) Standards for Non-Contributing Buildings in Commercial Historic Districts, Storefronts; 230.056 Signs in Commercial Historic Districts** and **230.070 General Guidelines for Non-Contributing Resources** are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the project's conformity with the criteria. 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. The HLC shall render its 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

According to nomination documents the Huddart Building was constructed in 1933 with alterations to the building in the 1970s. However, according to research completed as part of the update to the Downtown Historic District, it appears as though this building was not constructed until 1936, and initial tenants included the Golden Pheasant and Leon's Shoes. Additional research is needed to confirm the construction date and alterations (**Attachment B**).

This resource does not retain enough integrity to convey its original character and is non-contributing to Salem's Downtown Historic District.

3. Neighborhood and Citizen Comments

The subject property is located within the Central Area Neighborhood Development Organization (CANDO). Notification of the public hearing was sent to the neighborhood association, all property owners and tenants within the Salem Downtown National

Register District, and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on September 25, 2020. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required building permits.

5. Historic Design Review

SRC 230.045(d) Standards for Non-Contributing Buildings in Commercial Historic Districts, Storefronts; 230.056 Signs in Commercial Historic Districts and 230.070 General Guidelines for Non-Contributing Resources specify the standards and guidelines applicable to this project. The applicant is proposing to replace the existing storefront, add signage, a skylight and additional modifications to the rear of the structure (**Attachment C**). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines.

FINDINGS

Signage

Criteria: 230.056. Signs in Commercial Historic Districts. In addition to other regulations within this Chapter, signs in commercial historic districts shall be designed and approved in accordance with the following standards:

(C) New signs shall:

(1) Be located between transom and sill of first story, within a historic signboard, or suspended from awning or marquee.

Finding: The applicant is proposing to install new signage on primary façade within the awning location where it has historically been located for this building (within historic signboards) thereby meeting SRC 230.056 (c)(1).

(2) Be located perpendicular to corner, flush to the facade or perpendicular to building.

Finding: The proposed signage will be installed flush to the façade of the Huddart building. Staff recommends the HLC find that SRC 230.056(c)(2) has been met for this portion of the proposal.

(3) Not be located in transom areas.

Finding: The Huddart Building does not have transom windows, and no signage has

been proposed for installation within the transom area of the building, therefore staff recommends the HLC find that SRC 230.056(c)(3) has been met.

(4) *Not obscure windows or significant architectural features.*

Finding: The proposed signage does not obscure windows or significant architectural features thereby meeting SRC 230.056(c)(4).

(5) *Be painted on side of building only if the building was previously painted and the sign has historic precedence. Do not paint on brick surfaces, if not previously painted.*

Finding: The proposal does not include any signage that will be painted on the building; thereby meeting SRC 230.056(c)(5).

(6) *Be oriented to the main entrance and shall not be placed in a manner that has no relationship to main customer entrance.*

Finding: The proposed signage is oriented to the main entrance of the Huddart Building, thereby meeting SRC 230.056(c)(6) for the proposal.

(7) *Be constructed of materials such as wood or metal, except for untreated mill-finished metals.*

Finding: The proposed signage is constructed of metal, thereby meeting SRC 230.056(c)(7).

(8) *Not use neon unless incorporated into a larger sign and there is historic precedence.*

Finding: The proposal does not include neon; therefore this standard is not applicable to the evaluation of this proposal,

(9) *Not use free-standing neon or plastic, back-lighted boxes.*

Finding: The proposal does not include free-standing neon or plastic back-lighted boxes; therefore, this standard is not applicable to the evaluation of this proposal. However, the applicant has proposed that the signage perimeter be illuminated by LED's (Halo) and the letters will be illuminated white. This type of illuminated signage is compatible with the Huddart Building and can be found within the Salem Downtown Historic District.

(10) *Be attached into mortar joints, not into masonry, with sign loads properly calculated and distributed.*

Finding: The proposed signage will be installed flush to the concrete façade of the Huddart Building, therefore staff recommends the HLC find that this criterion has been met.

(11) *Have conduit located in the least obtrusive places.*

Finding: The proposed conduit for the signage will not be visible, located behind the signage, therefore staff recommends the HLC find that this criterion has been met.

(12) *Not have exposed conduit.*

Finding: The proposed conduit will not be visible, concealed behind the signage, therefore staff recommends the HLC find that this criterion has been met.

(13) *Use a dark background with light lettering.*

Finding: The proposed signage has light lettering on a dark background, thereby meeting SRC 230.056(c)(13).

(14) *Not incorporate faux painting, e.g., stone, brick, metal.*

Finding: The proposed signage will not incorporate faux painting, thereby meeting SRC 230.056(c)(14).

(15) *Design new signs that respect the size, scale and design of the historic resource.*

Finding: The scale and size of the signage is compatible with the buildings throughout the Downtown Historic District. No significant features will be adversely affected or obscured by the installation, thereby meeting SRC 230.056(c)(15).

(16) *Locate new signs where they do not obscure significant features.*

Finding: The proposed signage will not obscure any significant features of the Huddart Building, thereby meeting SRC 230.056(c)(16).

(17) *Design new signs that respect neighboring resources.*

Finding: The proposed signage is similar in size, scale, and design to the signage that is located throughout the Downtown Historic District. The signage will not adversely affect any neighboring resources, thereby meeting SRC 230.056(c)(17).

(18) *Use materials that are compatible with and characteristic of the buildings or structure's period and style.*

Finding: The proposed signage is metal, a material compatible with the buildings found throughout the Downtown Historic District, thereby meeting SRC 230.056(c)(18).

(19) *Attach signs carefully to prevent damage to historic materials and ensure the safety of pedestrians.*

Finding: The proposed sign will be attached flush to the façade of the Huddart building using bolts and no historic materials will be damaged or obscured by the installation, thereby meeting SRC 230.056(c)(19).

(20) *Any sign identifying the use of the building or structure otherwise permitted by this Chapter shall be limited to the minimum necessary for such identification.*

Finding: The proposed identification signage is the only proposed signage proposed for the tenant within the Huddart Building, thereby meeting SRC 230.056(c)(20).

Storefront

Criteria 230.045(d) Standards for Non- Contributing Buildings in Commercial Historic Districts.

(d)Storefronts. *Replacement of storefronts or components of storefronts in non-contributing buildings is allowed.*

(1) Materials.

(A) *Materials dating from the period of significance shall, if possible, be retained and repaired or restored.*

Finding: The existing storefront and awning proposed for replacement are not original to the structure. Therefore, staff recommends that the HLC find that there are no historic materials or features proposed for removal, reconstruction, or repair and that Standard 230.045 (d)(1)(A) is not applicable to the evaluation of this proposal.

(B) *Replacement materials shall be, to the greatest degree possible, of the same type, quality, design, size, finish, proportions and configuration of the storefronts commonly found in the district.*

Finding: The applicant is proposing to install a new aluminum storefront on top of a tile base, metal canopy the existing non-original storefront on the northern facade. The original storefront material is no longer extant. The applicant is proposing to replace the sidewalk tile and the tile in the front entry alcove with 6" square ceramic tile that matches the existing in design and appearance, which can be commonly found throughout the Downtown Historic. The applicant is proposing a new stucco finish over the existing exterior concrete wall as well as a new cornice and parapet cap on top of the existing concrete front facade. The proposed replacement materials are compatible, and of the same quality and type of materials currently found on storefronts throughout the Downtown District, therefore staff recommends that the HLC find that SRC 230.045 (d)(1)(B) has been met for this proposal.

(2) Design.

(A) *To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.*

Finding: The original storefront is no longer extant, therefore it is not feasible to preserve character defining features of the original storefront. The proposed new storefront over a tile base, flat metal canopy along with the concrete exterior topped with a stucco finish and cornice with parapet cap is compatible with the surrounding historic district, therefore, staff recommends that the HLC find that SRC 230.045(d)(2)(A) has been met.

(B) *Restoration of the appearance of the storefront during the period of significance, based on historical research and physical evidence, is preferred.*

Finding: There are no historic photographs clearly showing the exterior front facade of the resource, and the applicant is not proposing to restore the storefront to a precise date within the period of significance, therefore staff recommends that the HLC find that SRC 230.045(d)(2)(B) does not apply to the evaluation of this proposal.

(C) *Replacement that is contemporary in design shall be compatible with the scale, proportions, massing, height, rhythm, materials, color and texture of historic contributing buildings in the district.*

Finding: The applicant's proposed new storefront design is similar to and compatible with the scale, massing, height and materials of storefronts within historic contributing buildings throughout Salem's Downtown Historic District. Staff recommends that the HLC find that SRC 230.045(d)(2)(C) has been met.

Skylight and alley door

230.070. General Guidelines for Non-Contributing Buildings and Structures. *In lieu of the standards for non-contributing buildings and structures set forth in SRC 230.030 and SRC 230.045 of this section, an applicant may make changes to a non-contributing building or structure, regardless of type of work, which shall conform to the following guidelines:*

(a) *Materials shall be consistent with those present in buildings and structures in the district generally.*

Finding: The proposed new rear entry door is insulated hollow metal within a hollow metal frame, both painted gray and of metal, consistent with similar alley facing doors within the district. The proposed new skylight is of metal. Metal is a material commonly found within buildings throughout the Downtown Historic District. Staff recommends that the HLC find that SRC 230.070(a) has been met.

(b) *Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluating compatibility include, but are not limited to:*

(1) *Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally.*

(2) The location is at the rear, or on an inconspicuous side, of the building or structure.

(3) The size and scale is consistent and harmonious with the buildings and structures in the district generally.

(4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.

(5) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.

Finding: The applicant is proposing to a new alley door and skylight on the roof of the Huddart Building. The proposed new door is located at the rear of the structure and the skylight is not visible on the roof of the resource. The design of the proposed door is a simple utilitarian hollow core metal door, similar to alley entry doors throughout the historic district. The proposed new skylight is a 6' x 10' metal framed skylight located at the center of the roof of the Huddart Building, not visible from the right of way. Both proposed alterations are consistent in size and scale with buildings throughout the Downtown Historic District. Staff recommends that the HLC find that SRC 230.070(b) has been met for this portion of the proposal.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

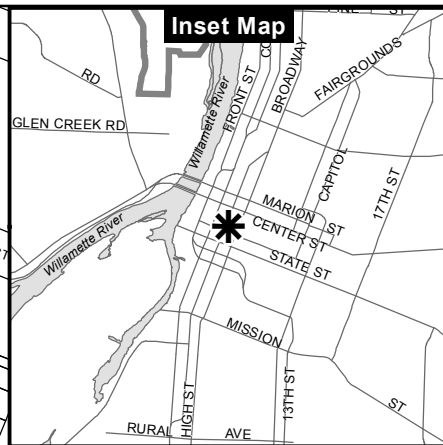
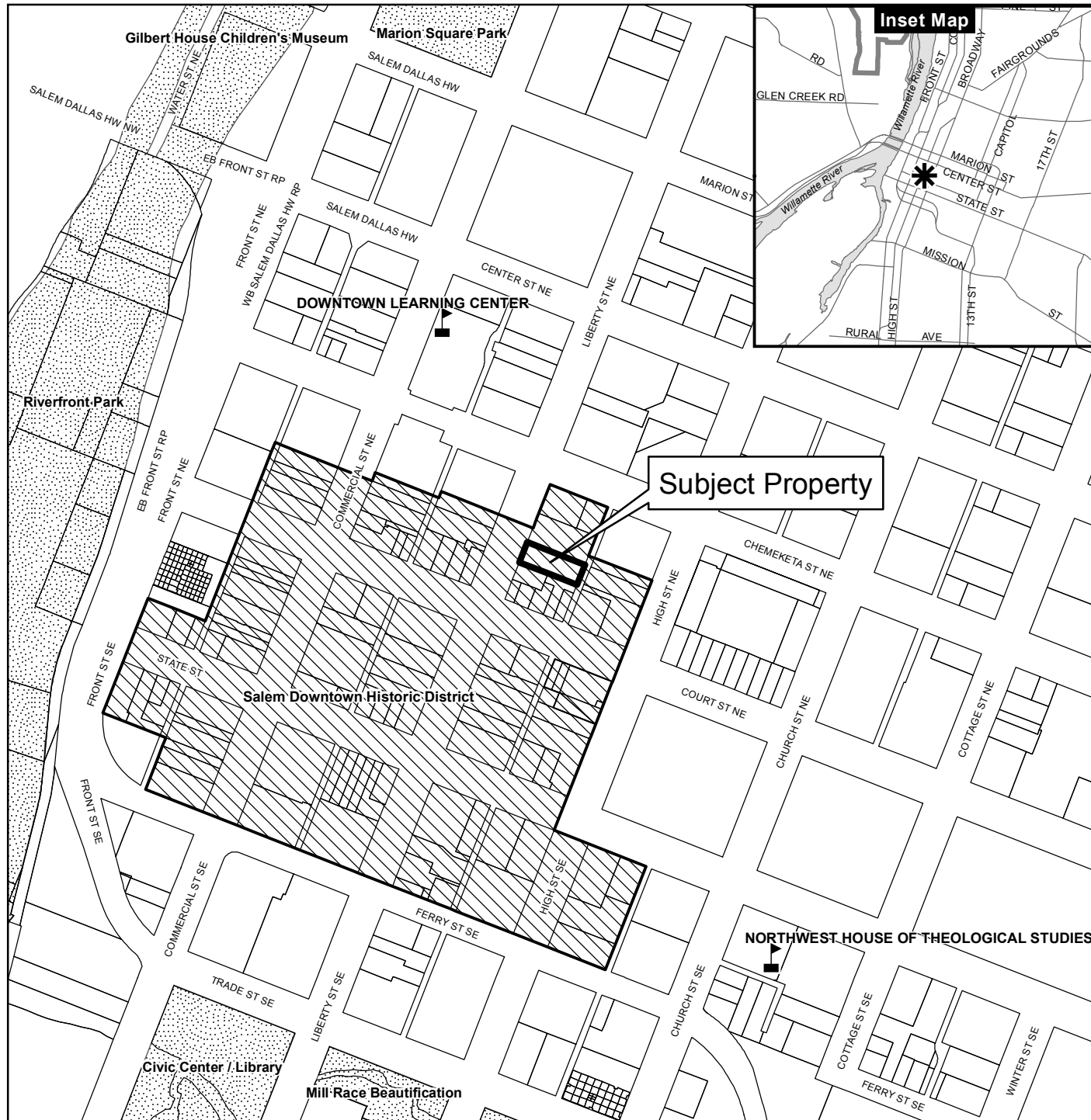
Attachments: A. Hearing Notice and Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Applicant's Submittal Materials

Historic Design Review Case HIS20-23
HLC Meeting of October 15, 2020
Page 10

G:\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\STAFF Reports-HLC\2020\HIS20-23
234 Liberty Street.doc






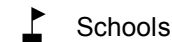

Vicinity Map

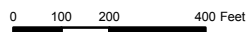
234 Liberty Street NE (073W22DC06800)



Subject Property

Legend

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



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234 Liberty Street, NE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name(s): Fine Jewelry and Diamonds

Year of Construction: 1933/1970s

Legal Description: 073W22DC06800; Salem Addition, from Lot 6 in Block 22

Owner(s): James L. Huddart

POB 14111

Salem, Oregon 97309

Description: This rectangular, one-story commercial building has a angled, recessed entrance with aluminum display windows and doors, surrounded by a stone or brick veneer. The changes to the building have altered its historic appearance and it does not contribute to the qualities of the district in its current condition.

Research completed in 2018 revealed that this building was constructed in 1936 and was originally home to Leon's Beautiful Shoes. More research is need to clarify whether this was originally the same building that housed The Golden Pheasant at 248 Liberty St NE or it if was a separate building.

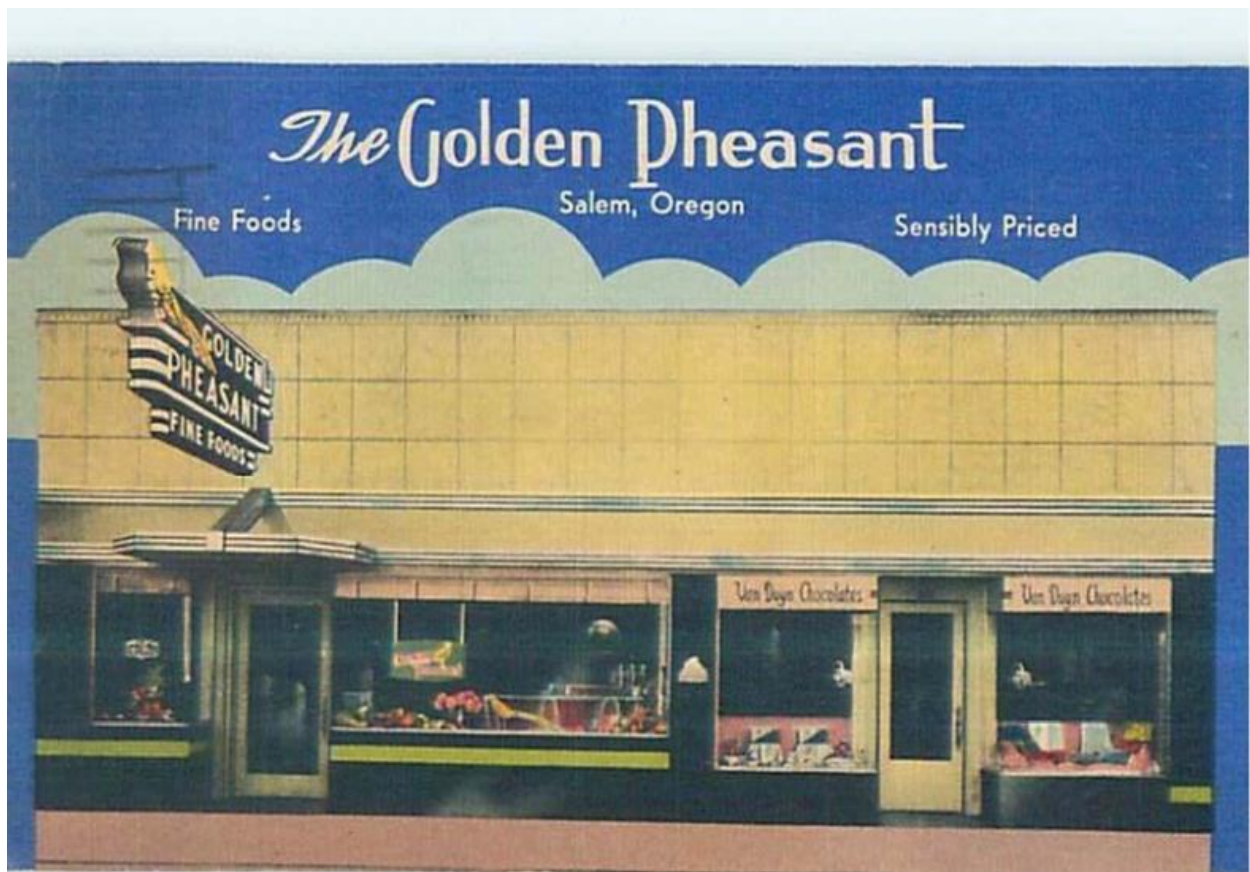


2019

HIS20-23



2001



Undated – circa 1940



January 1, 1937 (Statesman Journal; page 26)

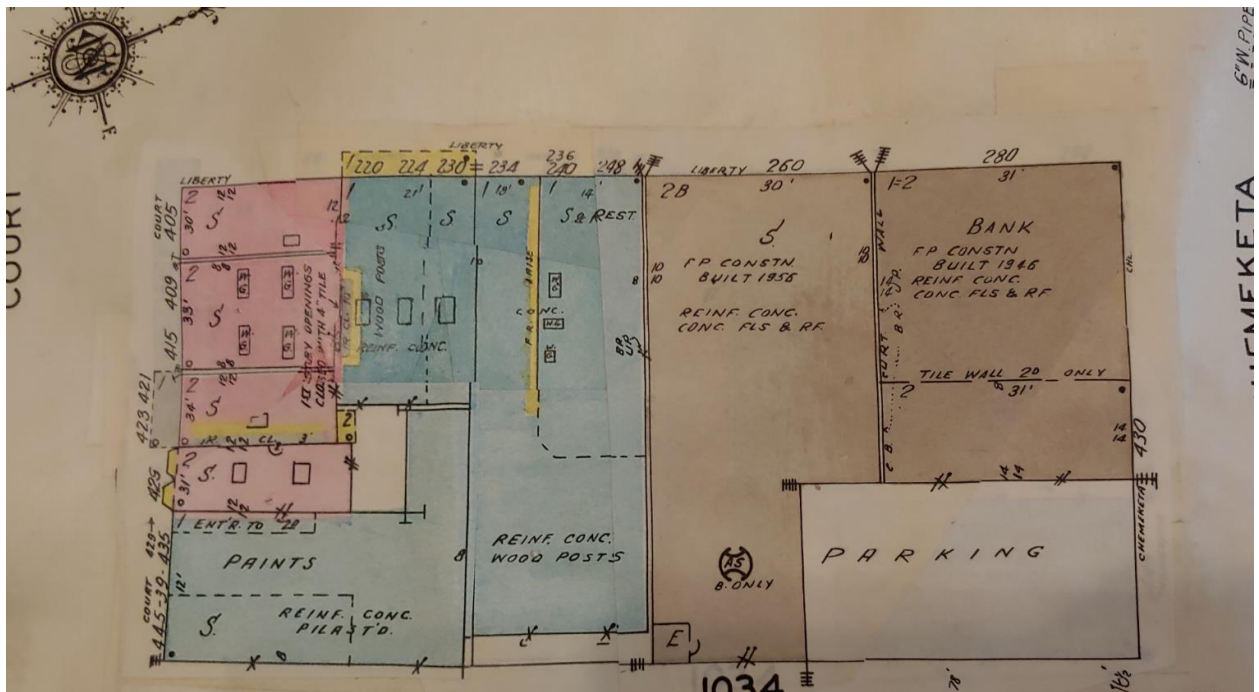




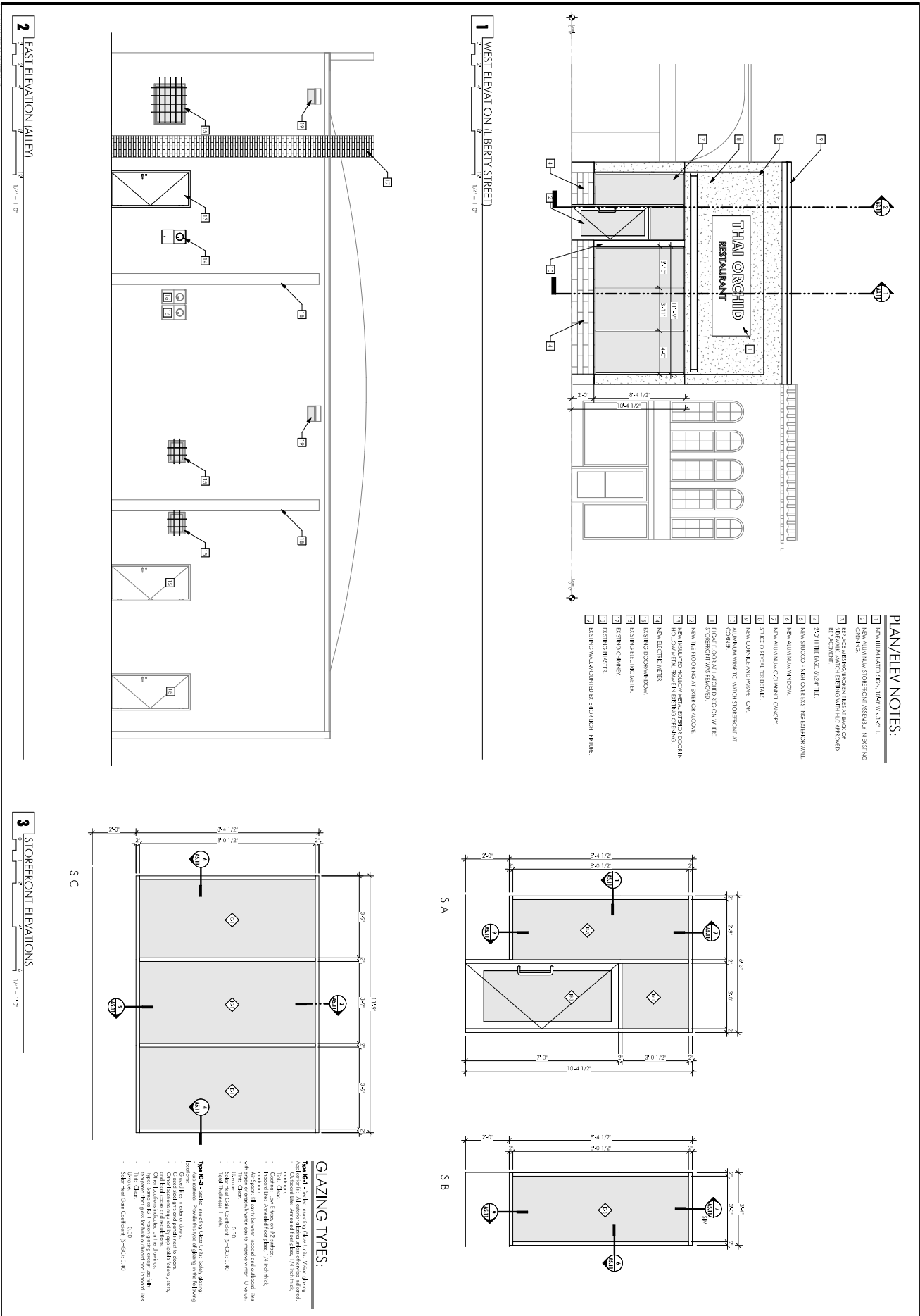
8-3-2015 – Liberty Street NE – pE2; Statesman Journal

Erected at a cost of \$16,600 was a new one-story building at 240 North Liberty street. The new building houses the Golden Pheasant restaurant.

Statesman Journal, Jan. 1, 1937, page 21.



1950 Sanborn Fire Insurance Map

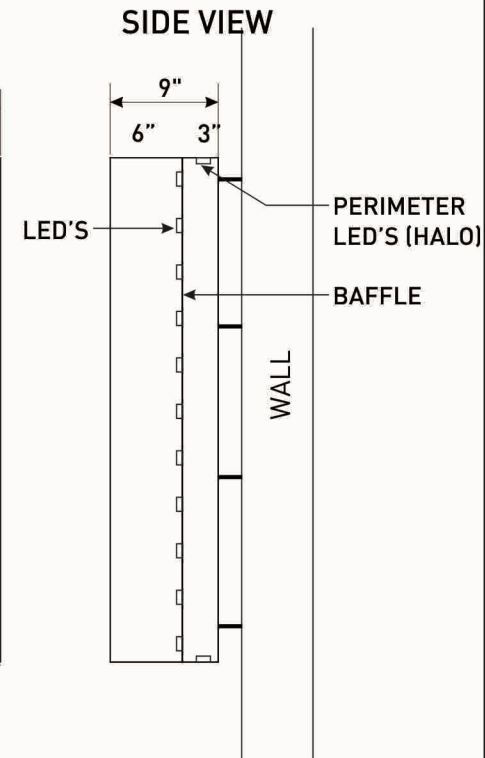


REGISTERED ARCHITECT
STATE OF OREGON
2715 COURT ST. NE
PORTLAND, OR 97202
P: 503.253.9700
www.studio3architect.com

PROJECT # 2020-050
DATE: 9/18/2020
REVISIONS



Single Face Illuminated Wall Display



SPECIFICATIONS

SIGN:
 *Custom Aluminum
 Fabricated with
 Letters routed out
 & Backed with
 White Acrylic

ILLUMINATION:
 *White LED's

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

Simulated Night View



Letters illuminated white



Salem Sign Co., Inc.

1825 FRONT ST. N.E.
 SALEM, OR 97301

503-371-6362

FAX 503-371-0901

e-mail signs@salem-sign.com

CCB# 65297

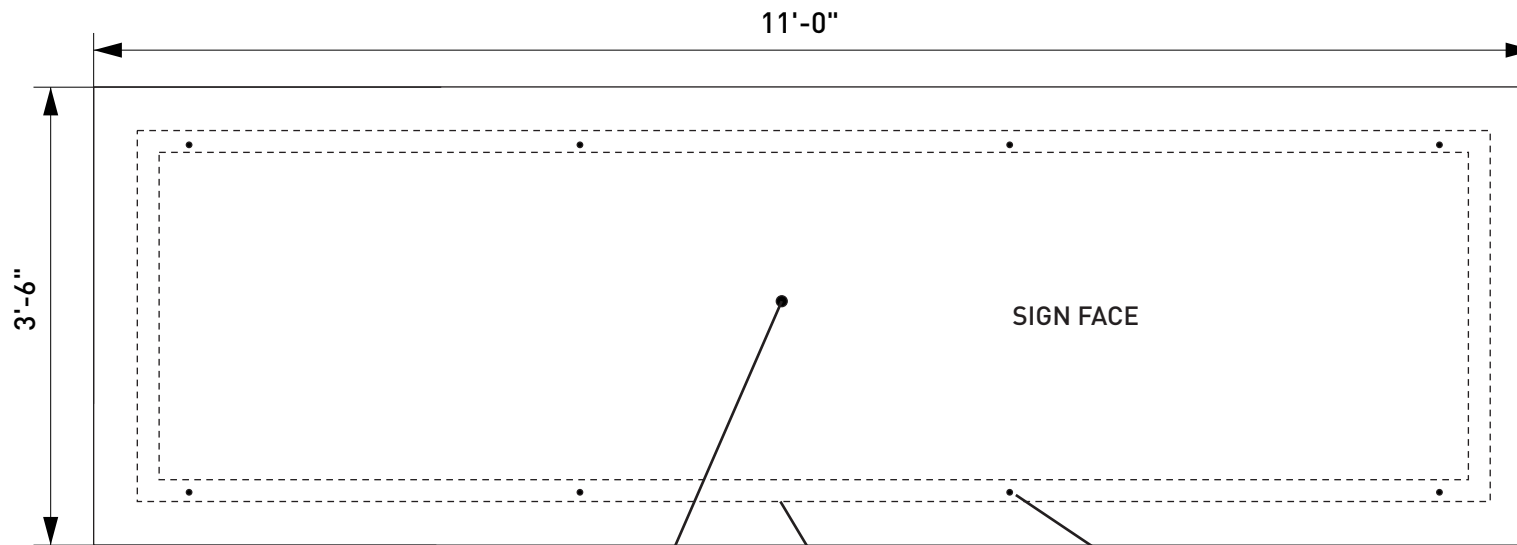


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SK# 23360-20



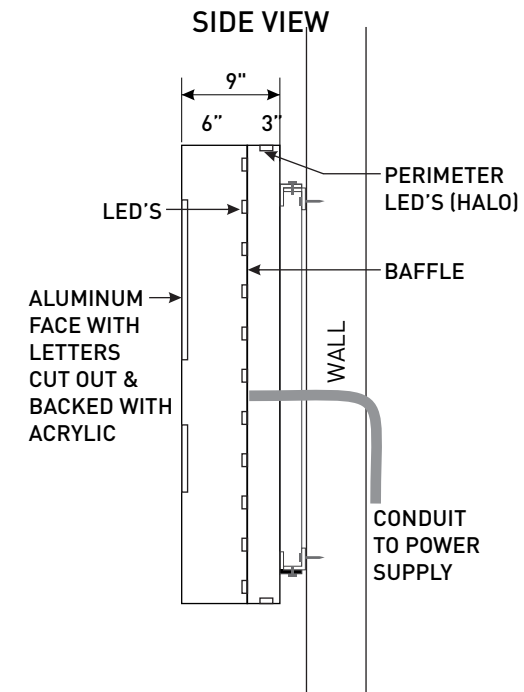
Single Face Illuminated Wall Display



Sign wired directly into building from back of sign; No conduit will be visible.

2" Inset mounting angle iron frame

Sign attached to wall with 3/8" x 3" lags into Wood (4 Top / 4 Bottom)



SPECIFICATIONS

SIGN:
*Aluminum Fabricated

ILLUMINATION:
*White LED's

SCALE: NTS



Salem Sign Co., Inc.

1825 FRONT ST. N.E.
SALEM, OR 97301

503-371-6362

FAX 503-371-0901

e-mail signs@salemsign.com

CCB# 65297



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JOB TITLE: Thai Orchid

LOCATION: Salem, OR

DATE: 9-3-20

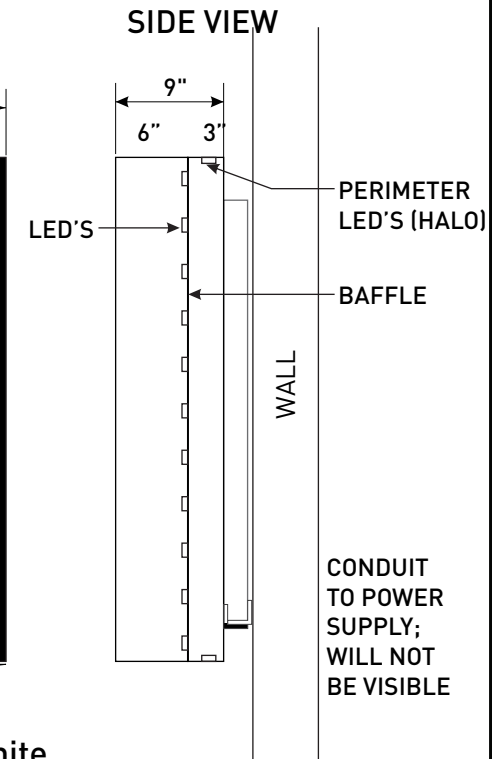
DRAWN BY: E.D.

SALES: Corey Spady

APPROVED BY:



Single Face Illuminated Wall Display



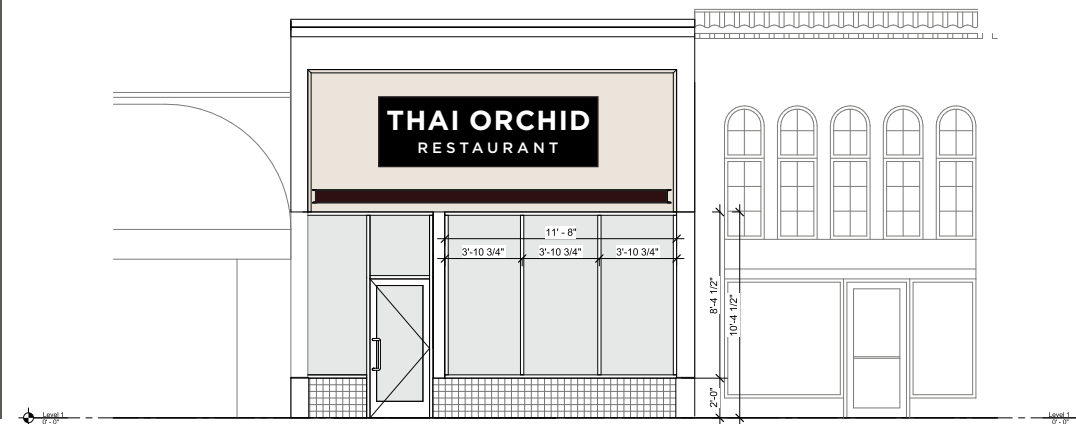
Letters illuminated white

SPECIFICATIONS

SIGN:
 *Custom Aluminum Fabricated with Letters routed out & Backed with White Acrylic

ILLUMINATION:
 *White LED's

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



Salem Sign Co., Inc.

1825 FRONT ST. N.E.
 SALEM, OR 97301
503-371-6362
 FAX 503-371-0901
 e-mail signs@salem-sign.com
 CCB# 65297



THIS DRAWING IS THE PROPERTY OF SALEM SIGN CO., INC.

JOB TITLE: Thai Orchid

LOCATION: Salem, OR

DATE: 9/3/20

DRAWN BY: E.D.

SALES: Corey Spady

APPROVED BY:

SK# 23360-20

FIXED SKYLIGHTS



SOLAR INNOVATIONS®
ARCHITECTURAL GLAZING SYSTEMS

A skylight in every shape and size.

Solar Innovations® offers fixed skylights in virtually any size and can accommodate a wide range of configurations, including single slope, pyramids, segmented radius domes, barrel vault, hip end, glass roofs, roof lanterns, and more. These skylight systems can attach to virtually any substrate and are suited for both residential and commercial applications. Skylights have several unique delivery options including Pre-Assembled Pre-Glazed, Pre-Assembled Not Pre-Glazed, and Knocked Down.

FEATURES

PANELS:

- Custom configurations available
- Aluminum or wood rafters & purlins
- 2- or 3-tiered drainage system with concealed interior condensation gutters
- LEED friendly system including recycled content
- Designed and manufactured in the U.S.A.

PERFORMANCE:

- Thermally enhanced utilizing thermal fill & debridge

GLAZING:

- Designed to accommodate almost any monolithic, insulated, laminated, decorative, polycarbonate, or solid panel infill

OPTIONS

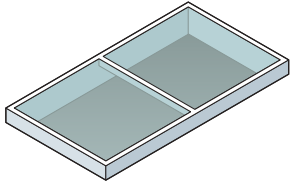
FINISHES:

- Standard finishes
 - AAMA 2603: Bronze, White
 - AAMA 611 Class I Anodized: Clear, Dark Bronze
- Designer finishes
 - AAMA 2603: Hartford Green, Black Natural Clay, Sandstone
- Custom finishes
 - Powder coat finish: AAMA 2604 - 2605
 - Fluoropolymer (50% or 70%): AAMA 2604 - 2605
 - Wood veneer, metal cladding & foiling options
 - Dual color or dual finish options

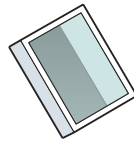
* Note: Walkable Skylights may not be available with all features listed

CONFIGURATIONS

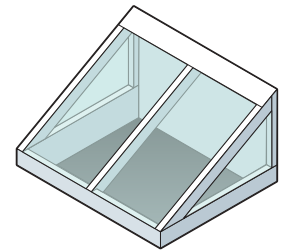
Additional configurations available.



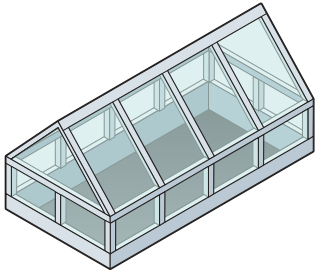
Flat



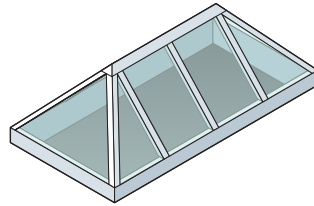
Single Slope



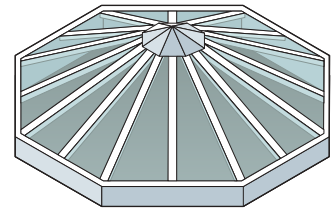
Straight Eave Lean-To



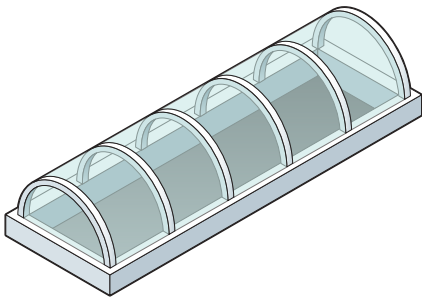
Straight Eave Double Pitch with Lantern



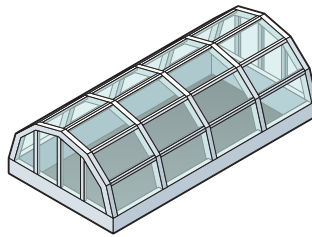
Straight Eave Double Pitch with Hip End



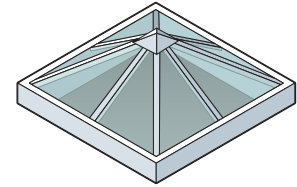
Polygonal



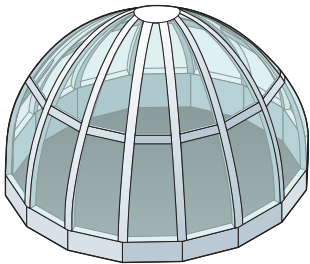
Barrel Vault



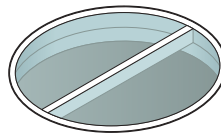
Segmented Radius Barrel Vault



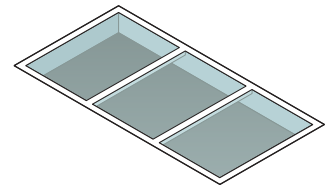
Pyramid



Dome

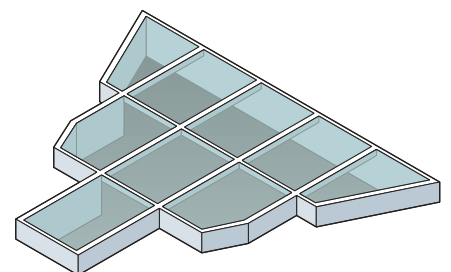
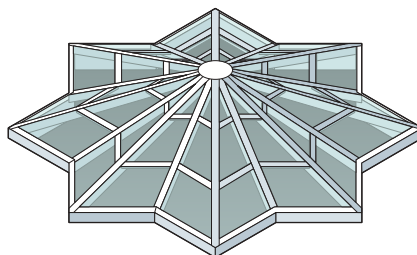
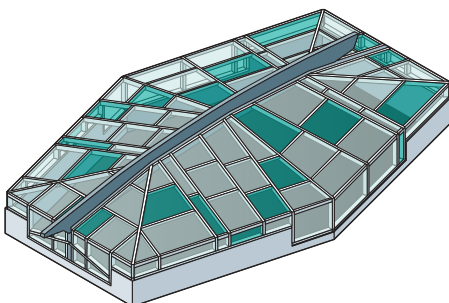


Round Walkable



Rectangular Walkable

CUSTOM DESIGNS





FINISH OPTIONS

Paint STANDARD - AAMA 2603 (5 year warranty). Finishes available while in stock.



Anodized Additional cost



Paint DESIGNER - AAMA 2604 (5 year warranty), AAMA 2605 (10 year; up to 20 year warranty). Scratch & fade resistant; contains no VOCs.*



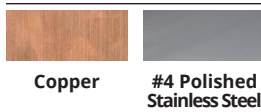
Powder Coat Solids AAMA 2604 (10 year warranty), AAMA 2605 (10 year; up to 20 year warranty). Scratch & fade resistant; contains no VOCs.*



Powder Coat Metallics AAMA 2604, AAMA 2605*



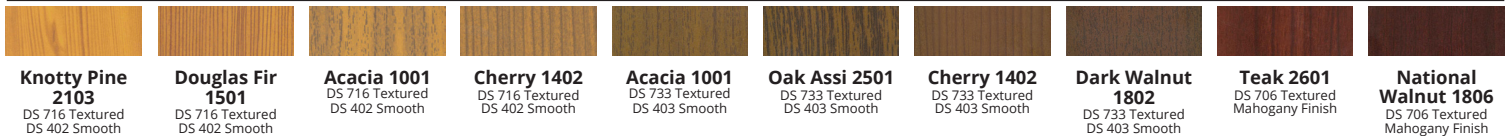
Metal Clad STANDARD*



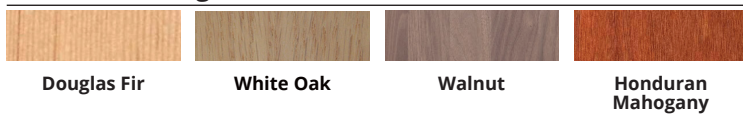
Metal Clad DESIGNER*



Decoral Finishes (Powder Coat)*



Wood Veneering (Unfinished) STANDARD*



Wood Veneering (Unfinished) DESIGNER*



Wood/Glulam STANDARD*



Wood/Glulam DESIGNER*



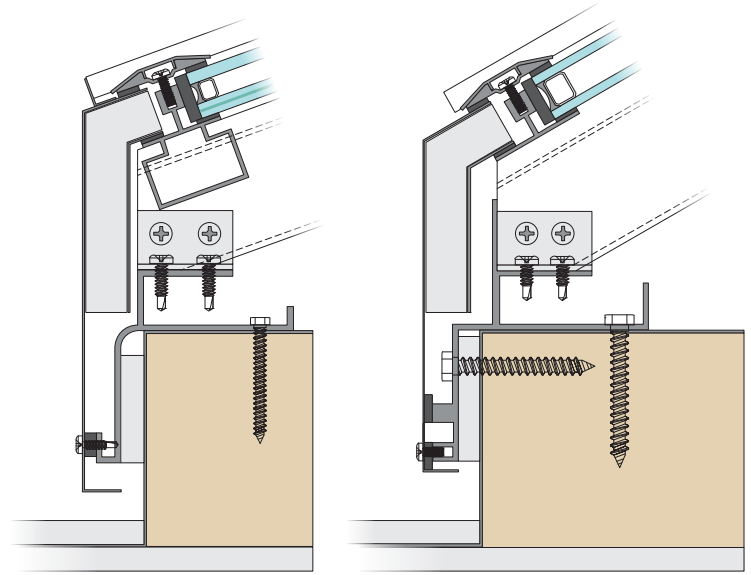
*Adds one to three weeks to lead time.

Note: Depending upon color selection, additional charges and increased lead times may apply. Extended warranties and service plans are available for an additional charge. Examples are shown as accurate as photography and printing processes allow. Final finish selection should be made from a physical sample; contact Solar Innovations® for samples. Product and finish options are subject to vendor availability. Solar Innovations® reserves the right to discontinue any option at any time without notice. Additional options, including custom color match, are available; contact Solar Innovations® for details. FSC options available.

CURB MOUNT SKYLIGHTS



Sill Options



G2 Welded Curb

G3 Welded Curb

Product Overview

Curb mount skylights are uniquely designed to eliminate water penetration, by attaching through the side of the curb rather than the top, as is typical of many other industry skylights. This design minimizes the chances of long term water penetration through the sill pan.

Air & Structure Impact Testing

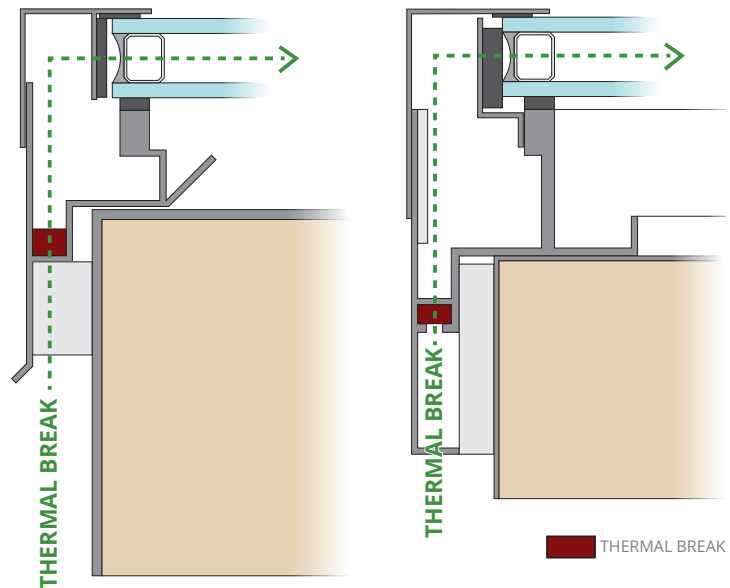
Test Number	Panel Size	Florida Certified	Design Pressure	Air at 6.24psf	Water
11259.4 (FL) 110-11306-2 (NCTL)	45" x 61"	Yes	± 65psf	0.01 cfm/ft ²	12psf
11259.3 (FL) 110-15873-1 (NCTL)	72" x 72"	Yes	± 80psf	0.01 cfm/ft ²	Up to 30psf
11259.1 (FL) 110-15867-2 (NCTL)	147" x 99"	Yes	± 65psf	0.24 cfm/ft ²	Up to 30psf

Please Note:

Testing and performance results may vary depending upon sill, size, and hardware selections. Please be sure to visit our website at solarinnovations.com or contact your Solar Innovations® representative for additional product information.

Additional testing (non-impact) available upon request.

Flat Welded Curb Details



G2 Welded Curb

G3 Welded Curb

Panels

- Flat Welded Curb Skylights available in fixed modules up to 6' x 12' or 3-bay maximum; larger sizes available with engineering approval

Glazing

- Designed to accommodate almost any monolithic, insulated, laminated, decorative, polycarbonate, or solid panel infill from 3/16" to 1 1/2"

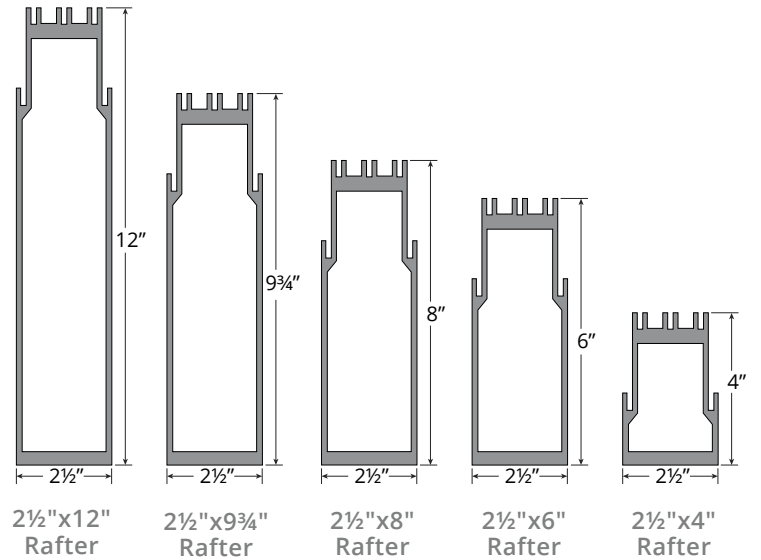
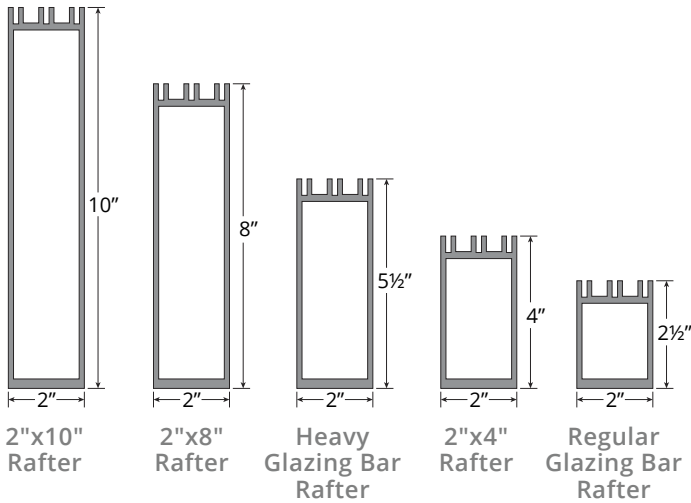
Performance

- Water performance up to 30psf, depending on system
- Structural tested up to a design pressure of 80psf
- Higher water and structural performance available with engineering approval



2" System Rafters

2½" System Rafters



DECORATIVE CAPS



Sunken Fillet



Ogee



Concave Astragal



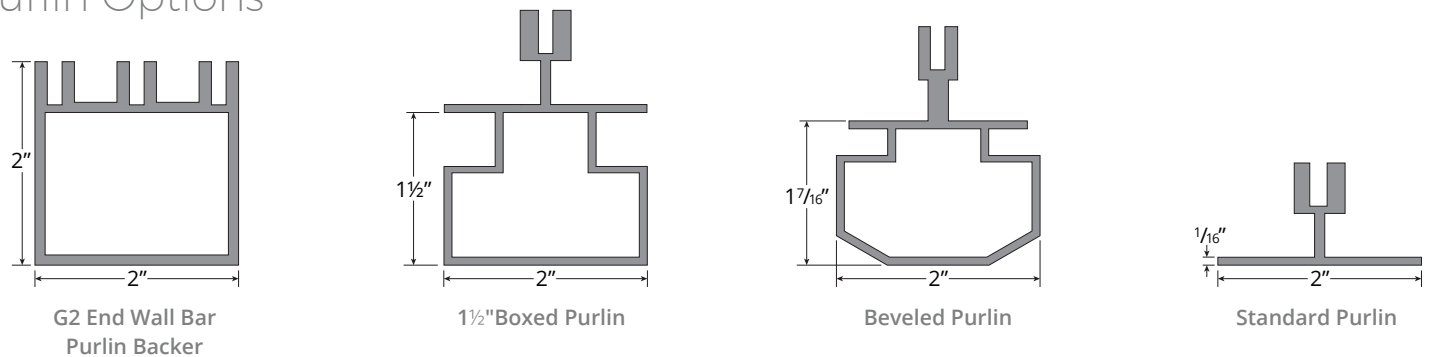
2½"



3"

Condensation Gutter Options

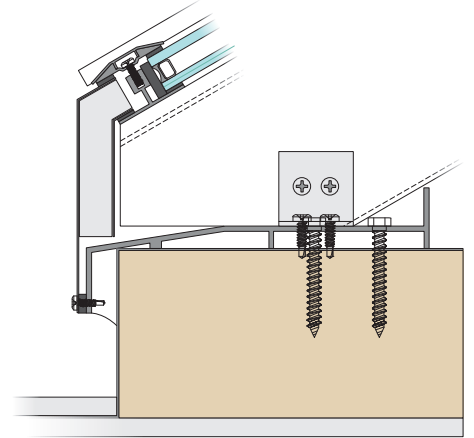
Purlin Options



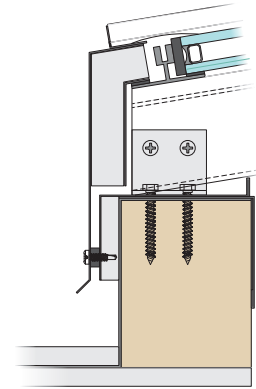
CUSTOM SKYLIGHTS



Sill Options



Extruded Skylight Sill



Pan Flashing Sill

Product Overview

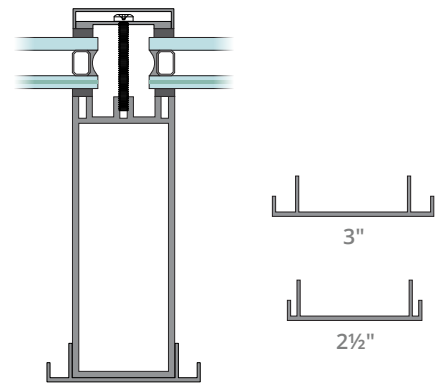
No job is too big or too complex for Solar Innovations® to deliver better than expected results. Our team of designers and engineers will work with you to customize your skylight to exacting specifications. Your skylight will not only be the focal point of your project, but also exhibit among the highest performance ratings in the industry.

Air & Structure Impact Testing					
Test Number	Panel Size	Florida Certified	Design Pressure	Air at 6.24psf	Water
11259.4 (FL) 110-11306-2 (NCTL)	45" x 61"	Yes	± 65psf	0.01 cfm/ft ²	12psf
11259.3 (FL) 110-15873-1 (NCTL)	72" x 72"	Yes	± 80psf	0.01 cfm/ft ²	Up to 30psf
11259.1 (FL) 110-15867-2 (NCTL)	147" x 99"	Yes	± 65psf	0.24 cfm/ft ²	Up to 30psf

Please Note:
Testing and performance results may vary depending upon sill, size, and hardware selections. Please be sure to visit our website at solarinnovations.com or contact your Solar Innovations® representative for additional product information.

Additional testing (non-impact) available upon request.

Condensation Gutter Options



3" Condensation Gutter Attached to Heavy Glazing Bar

Panels

- Pre-Assembled and Pre-Glazed up to
 - 8' x 8' Pyramid
 - 8' x 12' Hip Ends

Glazing

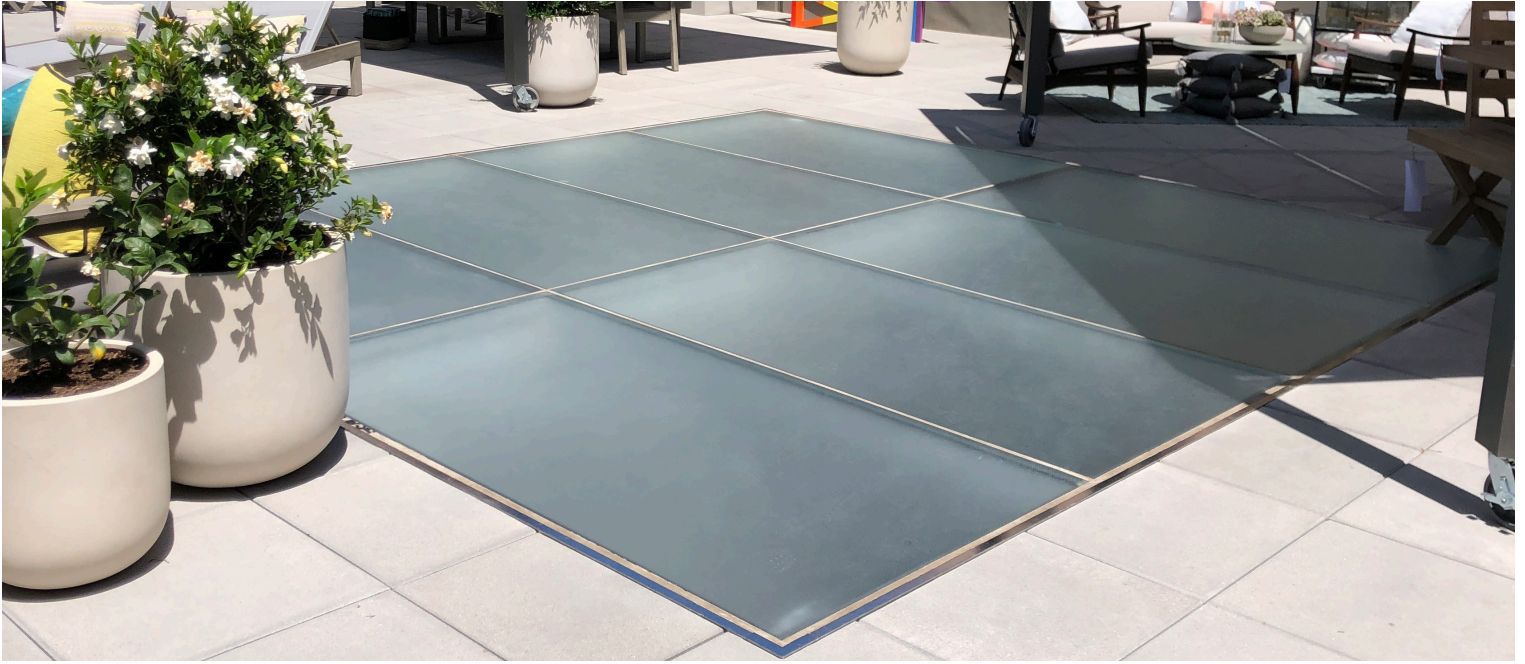
- Designed to accommodate almost any monolithic, insulated, laminated, decorative, polycarbonate, or solid panel infill from 3/16" to 1 1/2"

Performance

- Water performance up to 30psf, depending on system
- Structural tested up to a design pressure of 80psf
- Higher water and structural performance available with engineering approval



WALKABLE SKYLIGHTS



Product Overview

Walkable skylights provide the same natural daylighting solutions as traditional skylights while serving double duty as a walkable surface. While walkable skylights can be used for exterior applications, a covered area is recommended; walkable skylights may be placed on the floor below an existing skylight to bring daylight deeper into a building. Light can travel between multiple floors or into dark basements without surrendering the ability to freely travel. Slip resistant glazing is included on all walkable skylights.



Learn More

To find out more about the features and options of our Fixed Skylights, visit our website at solarinnovations.com/fixed-skylights



Details

