CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION

Date: **January 25, 2023**
Time: **5:30 p.m.**
Place: **City Council Chambers**
Staff: **Joseph Calhoun, Planning Manager**

I.	**Call to Order**	**Commission Chair**
II.	**Roll Call**	**Staff Liaison**
III.	**Approval of Meeting Minutes from 11/30/2022**	**Commission Chair**
IV.	**Staff Announcements**	**Staff Liaison**
V.	**Audience Participation**	**Commission Chair**
VI.	**New Business**	
	A. Selection of Chair	**Staff Liaison**
	B. Certificate of Appropriateness Review – 2401 W Yakima Ave	**Staff Liaison**
VII.	**Other Business**	**Commission Chair**
VIII.	**Adjournment**	

Adjourn to next scheduled Historic Preservation Commission meeting February 22, 2023, at 5:30pm in the Council Chambers.

CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION
Council Chambers, City Hall

Date: **November 30, 2022**
Time: **5:30 p.m.**
Place: **Council Chambers, City Hall, 129, N. 2nd St.**
Staff: **Albert Miller, Historic Preservation Liaison**

I. **Call to Order**
Meeting was called to order at approximately 5:35 P.M.

II. **Roll Call**
Commissioners Hall, Bussey, and Mann were present, with Commissioners King and Edmondson absent

III. **Approval of Meeting Minutes from 10/26/2022**
Minutes were approved unanimously

IV. **Staff Announcements**

A. Update on Fruit Row Nomination
Staff gave the update that the Fruit Row nomination would not be considered in December, but it's possible that the State Historic Preservation Office would consider the nomination in January, or in March at the latest. Northwest Vernacular is currently working on updating the social history of the nomination, which was the cause for the nomination initially being tabled.

B. Options for historical markers/plaques for downtown
Price options were given for interpretive signs/plaques for downtown buildings. The cost of each would be between $2,000 and $2,500, and would involve some matching time by staff (Community Development and Engineering). Staff was also directed to speak with DAHP about the feasibility of this project, and as to whether or not private/public partnerships or matching funds would help in the consideration of the grant application. The hope is that this project can be submitted during the next CLG grant cycle.

V. **Audience Participation**
One audience member participated, Tony Courcy of Yakima.

VI. **New Business**

VII. **Other Business**
Questions were brought up again about a potential portion of the county excise tax that could be directed towards historic preservation. The point was made that these efforts require a budget, and the commission considered where potential sources of funding may come from.
A motion was made to cancel the December 28th meeting of the HPC. The motion passed unanimously.

VIII. **Adjournment**
The meeting was adjourned at 5:55 P.M.

YAKIMA HISTORIC PRESERVATION COMMISSION

CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION

January 11, 2023

RE: Notice of Public Meeting
Type II Review for Certificate of Appropriateness
Property located at 2401 W Yakima Ave.

A proposal to install solar panels to the roof of a historic residence located at 2401 W Yakima Ave., has been determined to require a public meeting for review by the city's Historic Preservation Commission and determination concerning the issuance of a Certificate of Appropriateness in accordance with YMC Chapter 11.62.050.

Type II Review by the Commission is required for any proposed alteration of the appearance of a significant feature to a historic proprerty to certify the changes as not adversely affecting the historic characteristics of the property which contribute to its designation.

A public meeting to review your proposal has been scheduled for **Wednesday, January 25, 2023 at 5:30pm in City Hall Council Chambers**. You may contact me at (509) 575-6042 or email joseph.calhoun@yakimawa.gov if you have any questions concerning this action.

Sincerely,

Joseph Calhoun
Planning Manager

HPR#002-22

Yakima Historic Preservation Commission

Application for Certificate of Appropriateness

Date Submitted: 12/12/2022
Building/Property Name: Amy Zeutenhorst
Building/Property Address: 2401 w yakima ave Yakima Washington 98902
Historic District (if applicable):
Applicant's Name: Feb Rhea Develos
Applicant's Address: 5715 Bedford St., City of Pasco, WA 99301
Applicant's Telephone: (855) 709-1181
Applicant's Email: permitting@solgenpower.com
Property Owner's Name (if different from applicant): Amy Zeutenhorst
Property Owner's Address: 5715 Bedford St., City of Pasco, WA 99301
Property Owner's Signature: *(The application must be signed by the property owner to be processed. By signing this application, the owner confirms that the application has been reviewed and approves of the proposed scope of work.)*

A Certificate of Appropriateness is requested for:

(Check one type of review)

☐ Type I Administrative Review (for repairs and replacements-in-kind); or

☑ Type II Commission Review for the following proposed work (check all that apply):

☐ Exterior alteration ☐ Interior alteration ☐ Signage

☐ New construction (addition or new building)

☐ Preliminary Approval (for large projects that may require phased approvals)

☐ Demolition/Waiver of Certificate of Appropriateness

☐ Other (please describe):

Please describe the proposed scope of work in detail below or attach a description:

Application Checklist:

- ☑ Application form
- ☑ Property owner consent/signature
- ☑ Scaled drawings depicting proposed work
- ☑ Clear photographs of existing conditions of the building, object, site or structure
- ☑ Description of the proposed scope of work
- ☐ Samples of replacement materials

Submit completed application and supporting materials to:

Department of Community Development
129 North Second Street
Yakima, WA 98901

Please note: The Yakima Historic Preservation Commission meets on the fourth Wednesday of each month. Completed applications are due four weeks prior to the meeting date you are targeting, so please plan accordingly. Incomplete or missing information will delay consideration of your application.

SOLGEN POWER

September 03, 2022

Subject: Proposed Solar Panel Installation
Amy Zeutenhorst Residence, 2401 W Yakima Ave, Yakima, WA

To Whom it May Concern,

Our engineering department has reviewed information, gathered by our field crews, related to the proposed solar panel installation at the above-referenced address. The purpose of our review was to determine the structural adequacy of the existing roof. Based on our review and analysis of the available information, and in accordance with governing building codes, it is our professional opinion that the existing structure is permitted to remain unaltered for the proposed solar installation.

Design Parameter Summary

Governing Building Code: 2018 Washington Building Code (2018 IBC)
Risk Category: II
Design Wind Speed: 110 mph (per ASCE 7-16)
Ground Snow Load: 30 psf
Flat Roof Snow Load: 30 psf (city/county requirement)

Roof Information

Roof Structure: 2x4 Rafters @ 24" O.C.
Roofing Material: Asphalt Shingles (1 layer)
Roof Slope: 45 degrees

Roof Connection Details

RT Minis into 2x rafters or truss top chords at 48" O.C., install per design drawings and manufacturer specs
Locations per design drawings
Note: Required embedment length excludes the tapered tip of the screw, and embedment into sheathing.

Analysis

The proposed installation - including weight of panels, racking, and mounts - will be approximately 2.73 psf. The existing roof is composed of one layer of asphalt shingles. Therefore, according to the International Existing Building Code, Section 806.2, Exception 2, the structure need not be altered for gravity loading. The relevant provision states "buildings in which the increased dead load is attributable to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m2) or less over an existing single layer of roof covering" are excepted from alterations for gravity loading.

The proposed installation will be 6" max. above the roof surface (flush mounted) and parallel to the roof surface. Therefore, any increase in wind loading on the building structure from the solar panel installation is expected to be negligible. Wind is the governing lateral load case. Because the increase in lateral loading is not increased by more than 10%, per section 806.3 of the adopted IEBC, the structure need not be altered for lateral loading.

Wind uplift on the panels has been calculated in accordance with the relevant provisions of ASCE 7-16. This loading has been used to verify the adequacy of the connection specified above. Connection locations should be in accordance with design drawings.

Conclusion

The roof structure need not be altered for either gravity or lateral loading. Therefore, the existing structure is permitted to remain unaltered. Connections to the roof must be made per the "Roof Connection Details" section above. Copies of all relevant calculations are enclosed.

Limitations and Disclaimers

The opinion expressed in this letter is made in reliance on the following assumptions: the existing structure is in good condition; the existing structure is free from defects in design or workmanship; and the existing structure was code-compliant at the time of its design and construction. These assumptions have not been independently verified, and we have relied on representations made by the property owner and his or her agents with respect to the foregoing. The undersigned has not inspected the structure for patent or latent defects.

Electrical engineering is beyond the scope of this analysis. Solar panels must be installed per manufacturer specifications. Structural design and analysis of the adequacy of solar panels, racks, mounts, rails, and other components is performed by each component's respective manufacturer and the undersigned makes no statement of opinion regarding such components. This letter and the opinions expressed herein are rendered solely for the benefit of the permitting authority (city or county building department), and may not be utilized or relied on by any other party.

If you have any questions or concerns, please contact our office at (855)-709-1181, or email me directly at Trevor.Jones@solgenpower.com.

Sincerely,
Trevor A. Jones, P.E.

03/09/2022

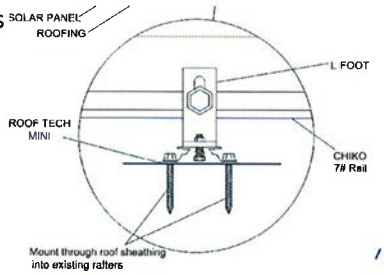
SOLGEN POWER

RT Mini Connection Calculation

This calculation justifies the connection of the solar panels to existing roof members, by showing the connection capacity is equal to or greater than the uplift force demands.

Connection Demand

Spacing perpendicular to rail	32.5	in	1/2 panel length
Spacing parallel to rail	48	in	Max spacing
Effective Wind Area on each connection	10.8	ft^2	
Roof Angle	45	degrees	
Wind Speed	110	mph	
Exposure Coefficient, K_z	0.61		
Topographic Factor, K_{zt}	1		
Directionality Factor, K_d	0.85		
Elevation Factor, K_e	0.96		
Velocity Pressure, q_z	16.0	psf	



	Zone 1	Zone 2r	Zone 3	
GC_p (max)	1.50	2.26	2.41	
Exposed Panels? (γ_E = 1.5)	No	No	No	
Pressure Equalization Factor, γ_a	0.79	0.79	0.79	
Uplift Force	18.8	28.4	30.3	psf
Max. Uplift Force / Connection (1.0 WL)	203.8	307.5	327.9	lbs
ASD Factored (0.6 WL)	122.3	184.5	196.7	lbs
Solar Dead Load (0.6 DL)	17.7	17.7	17.7	lbs
Max. Uplift Force (0.6 WL - 0.6 DL)	**104.5**	**166.8**	**179.0**	**lbs**

Connection Capacity

Connection Type	RT Mini into 2x Rafter		
Total Allowable Capacity	**447.0**	**lbs**	(per manufacturer)

Compare ASD Factored Demand to Capacity

Demand	179.0	lbs
Capacity	447.0	lbs
Result	**Capacity exceeds demands. Therefore, connection passes.**	

SUNTECH

Full Black Series 350-370 Watt

120 HALF-CELL ALL BLACK MONOFACIAL MODULE

STP*XXX*S - B60/Wnhb

Features

High power output
Compared to 158.75 mm half-cell module,the power output can increase 25 - 30 Wp

High PID resistant
Advanced cell technology and qualified materials lead to high resistance to PID

Excellent weak light performance
More power output in weak light condition, such as haze, cloudy, and morning

Suntech current sorting process
System output maximized by reducing mismatch losses up to 2% with modules sorted & packaged by amperage

Extended wind and snow load tests
Module certified to withstand extreme wind (3800 Pascal) and snow loads (5400 Pascal) *

Withstanding harsh environment
Reliable quality leads to a better sustainability even in harsh environment like desert, farm and coastline

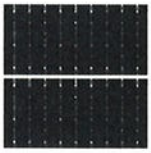
Certifications and standards:
UL 61730

Intertek

Trust Suntech to Deliver Reliable Performance Over Time

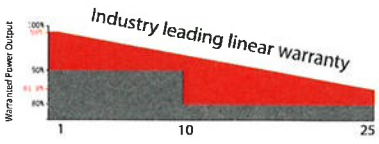
- World-class manufacturer of crystalline silicon photovoltaic modules
- Unrivaled manufacturing capacity and world-class technology
- Rigorous quality control meeting the highest international standards: ISO 9001, ISO 14001 and ISO17025
- Regular independently checked production process from international accredited institute/company
- Tested for harsh environments (salt mist, ammonia corrosion and sand blowing testing: IEC 61701, IEC 62716, DIN EN 60068-2-68)**
- Long-term reliability tests
- 2 x 100% EL inspection ensuring defect-free modules

Special Cell Design



The unique cell design leads to reduced electrodes resistance and smaller current, thus enables higher fill factor. Meanwhile, it can reduce losses of mismatch and cell wear, and increase total reflection.

Industry-leading Warranty based on nominal power



- 98% in the first year, thereafter, for years two (2) through twenty-five (25), 0.55% maximum decrease from MODULE's nominal power output per year, ending with the 84.8% in the 25th year after the defined WARRANTY STARTING DATE.***
- 12-year product warranty
- 25-year linear performance warranty

IP68 Rated Junction Box

The Suntech IP68 rated junction box ensures an outstanding waterproof level, supports installations in all orientations and reduces stress on the cables. High reliable performance, low resistance connectors ensure maximum output for the highest energy production.

* Please refer to Suntech Standard Module Installation Manual for details.
** Please refer to Suntech Product Near-coast Installation Manual for details.
*** Please refer to Suntech Product Warranty for details.

SUNTECH

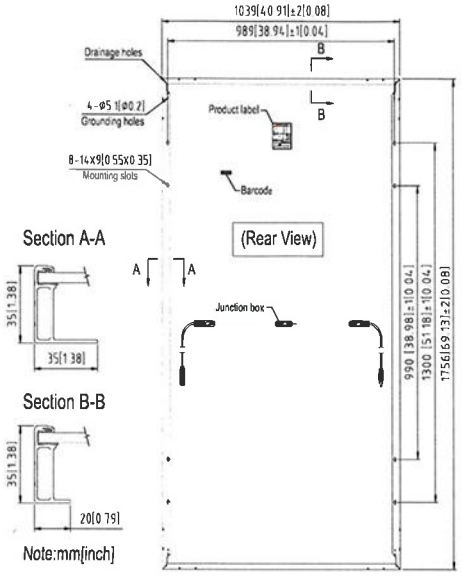
Electrical Characteristics

STC	STPXXXS-B60/Wnhb				
Maximum Power at STC (Pmax)	370 W	365 W	360 W	355 W	350 W
Optimum Operating Voltage (Vmp)	34.3 V	34.1 V	33.9 V	33.7 V	33.5 V
Optimum Operating Current (Imp)	10.79 A	10.71 A	10.62 A	10.54 A	10.46 A
Open Circuit Voltage (Voc)	40.9 V	40.7 V	40.5 V	40.3 V	40.1 V
Short Circuit Current (Isc)	11.49 A	11.42 A	11.35 A	11.28 A	11.21 A
Module Efficiency	20.3%	20.0%	19.7%	19.5%	19.2%
Operating Module Temperature	-40 °C to +85 °C				
Maximum System Voltage	1000 V DC (IEC)				
Maximum Series Fuse Rating	20 A				
Power Tolerance	0/+5 W				

STC: Irradiance 1000 W/m², module temperature 25 °C, AM=1.5;
Tolerance of Pmax is within +/- 3%.

NMOT	STPXXXS-B60/Wnhb				
Maximum Power at NMOT (Pmax)	278.2 W	274.3 W	270.7 W	266.8 W	263.3 W
Optimum Operating Voltage (Vmp)	32.0 V	31.8 V	31.6 V	31.5 V	31.3 V
Optimum Operating Current (Imp)	8.69 A	8.62 A	8.56 A	8.48 A	8.42 A
Open Circuit Voltage (Voc)	38.7 V	38.5 V	38.4 V	38.2 V	38.0 V
Short Circuit Current (Isc)	9.17 A	9.10 A	9.04 A	8.96 A	8.89 A

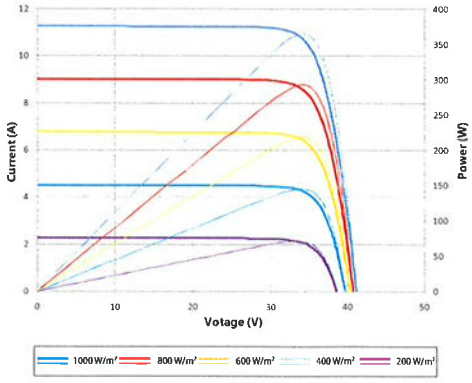
NMOT: Irradiance 800 W/m², ambient temperature 20 °C, AM=1.5, wind speed 1 m/s.



Temperature Characteristics

Nominal Module Operating Temperature (**NMOT**)	42 ± 2 °C
Temperature Coefficient of Pmax	-0.36%/°C
Temperature Coefficient of Voc	-0.304%/°C
Temperature Coefficient of Isc	0.050%/°C

Current-Voltage & Power-Voltage Curve (370S)



Mechanical Characteristics

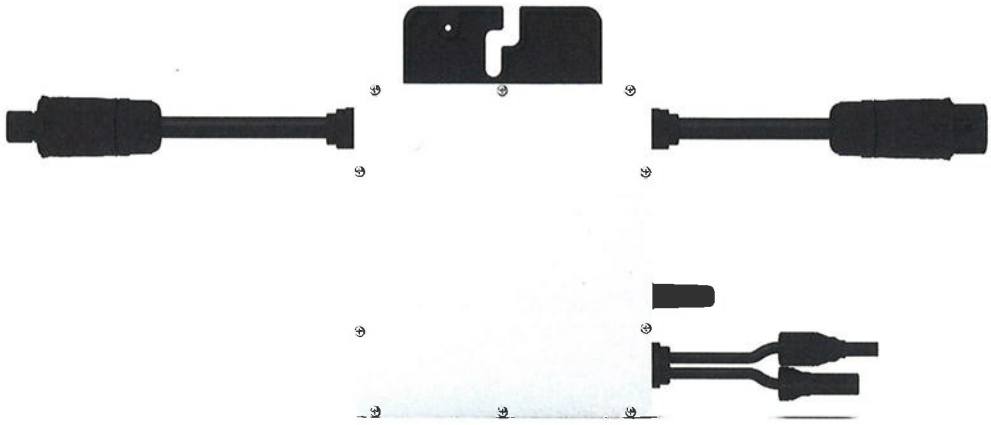
Solar Cell	Monocrystalline silicon 166 mm
No. of Cells	120 (6 × 20)
Dimensions	1756 × 1039 × 35 mm (69.1 × 40.9 × 1.4 inches)
Weight	20.3 kgs (44.8 lbs.)
Front Glass	3.2 mm (0.13 inches) tempered glass
Frame	Anodized aluminium alloy
Junction Box	IP68 rated (3 bypass diodes)
Output Cables	4.0 mm², Portrait: (-)350 mm and (+)160 mm in length Landscape: (-)1300 mm and (+)1300 mm in length or customized length
Connectors	MC4 compatible

Packing Configuration

Container	20' GP	40' HC
Pieces per pallet	31	31
Pallets per container	6	26
Pieces per container	186	806
Packaging box dimensions	1786 × 1130 × 1203 mm	
Packaging box weight	679 kg	

Dealer information

Information on how to install and operate this product is available in the installation instruction. All values indicated in this data sheet are subject to change without prior announcement. The specifications may vary slightly. All specifications are in accordance with standard EN 50380. Color differences of the modules relative to the figures as well as discolorations of/in the modules which do not impair their proper functioning are possible and do not constitute a deviation from the specification.



Microinverter Datasheet

HM-300N
HM-350N
HM-400N

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 the 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 are compliant with IEEE 1547, UL 1741 and CA Rule21.

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

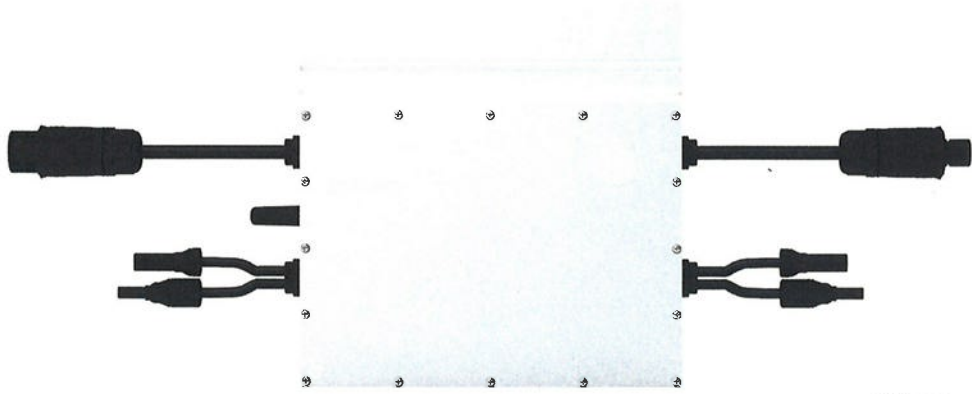
04 External antenna for stronger communication with DTU

05 High reliability, NEMA 6 (IP67) enclosure, 6000 V surge protection

Technical Specifications

Model	HM-300N		HM-350N		HM-400N	
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	
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	1.45	1.68	1.59	1.84
Nominal output voltage/range (V)[1]	240/211-264	208/183-228	240/211-264	208/183-228	240/211-264	208/183-228
Nominal frequency/range (Hz)[1]	60/55-65					
Power factor (adjustable)	>0.99 default 0.8 leading...0.8 lagging					
Total harmonic distortion	<3%					
Maximum units per branch[2]	13	11	11	9	10	8
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)	1.98					
Enclosure rating	Outdoor-NEMA 6 (IP67)					
Cooling	Natural convection – No fans					
Features						
Communication	2.4GHz Proprietary RF (Nordic)					
Monitoring	S-Miles Cloud[3]					
Warranty	Up to 25 years					
Compliance	UL 1741, IEEE 1547, 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 64-218 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 Hoymiles Monitoring System.



Microinverter Datasheet

HM-600N
HM-700N
HM-800N

Description

Hoymiles 2-in-1 microinverter can connect up to 2 panels at once and maximize the PV production of your installation. With the 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 are compliant with IEEE 1547, UL 1741 and CA Rule21.

Features

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02 With Reactive Power Control, compliant with CA Rule 21

03 Compliant with U.S. NEC-2017&NEC-2020 690.12 rapid shutdown

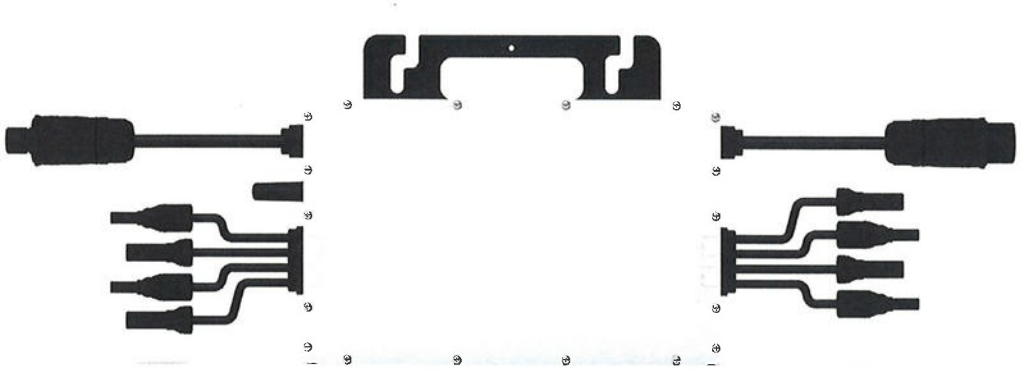
04 External antenna for stronger communication with DTU

05 High reliability, NEMA 6 (IP67) enclosure, 6000 V surge protection

Technical Specifications

Model	HM-600N		HM-700N		HM-800N	
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)	2 × 11.5		2 × 11.5		2 × 12.5	
Output Data (AC)						
Peak output power (VA)	600		700		800	
Maximum continuous output power (VA)	590		696		766	
Maximum continuous output current (A)	2.46	2.84	2.90	3.35	3.19	3.68
Nominal output voltage/range (V)[1]	240/211-264	208/183-228	240/211-264	208/183-228	240/211-264	208/183-228
Nominal frequency/range (Hz)[1]	60/55-65					
Power factor (adjustable)	>0.99 default 0.8 leading...0.8 lagging					
Total harmonic distortion	<3%					
Maximum units per branch[2]	6	5	5	4	5	4
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)	250 × 170 × 28					
Weight (kg)	3					
Enclosure rating	Outdoor-NEMA 6 (IP67)					
Cooling	Natural convection – No fans					
Features						
Communication	2.4GHz Proprietary RF (Nordic)					
Monitoring	S-Miles Cloud[3]					
Warranty	Up to 25 years					
Compliance	UL 1741, IEEE 1547, 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 64-218 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 Hoymiles Monitoring System.



Microinverter Datasheet

HM-1200N
HM-1500N

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 the 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 are compliant with IEEE 1547, UL 1741 and CA Rule21.

Features

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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-1200N		HM-1500N	
Input Data (DC)				
Commonly used module power (W)	240 to 405+		300 to 505+	
Maximum input voltage (V)	60			
MPPT voltage range (V)	16-60			
Start-up voltage (V)	22			
Maximum input current (A)	4 × 11.5		4 × 11.5	
Output Data (AC)				
Peak output power (VA)	1260	1200	1500	1350
Maximum continuous output power (VA)	1200	1109	1438	1246
Maximum continuous output current (A)	5	5.33	5.99	5.99
Nominal output voltage/range (V)[1]	240/211-264	208/183-228	240/211-264	208/183-228
Nominal frequency/range (Hz)[1]	60/55-65			
Power factor (adjustable)	>0.99 default 0.8 leading...0.8 lagging			
Total harmonic distortion	<3%			
Maximum units per branch[2]	3	3	2	2
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)	280 × 176 × 33			
Weight (kg)	3.75			
Enclosure rating	Outdoor-NEMA 6 (IP67)			
Cooling	Natural convection – No fans			
Features				
Communication	2.4GHz Proprietary RF (Nordic)			
Monitoring	S-Miles Cloud[3]			
Warranty	Up to 25 years			
Compliance	UL 1741, IEEE 1547, 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 64-218 Rapid Shutdown of PV Systems			

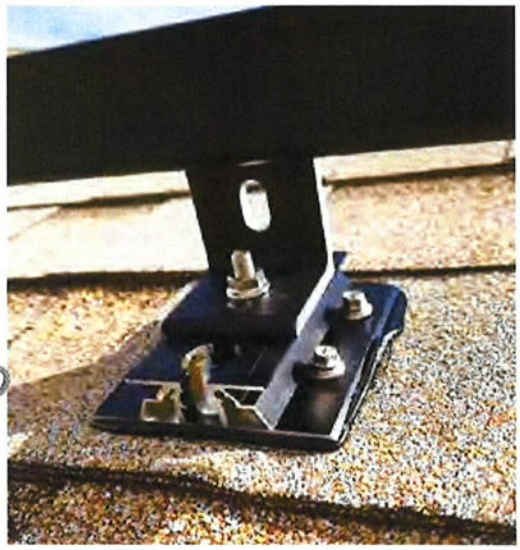
*1 Nominal voltage/frequency range can vary depending on local requirements.
*2 Refer to local requirements for exact number of microinverters per branch.
*3 Hoymiles Monitoring System.

RT-MINI

Self-flashing base for asphalt & metal roof-top PV mounting systems

RT-MINI is suitable for mounting any rail system with a conventional L-Foot.

Proven PV mounting since 1994
25 YEARS
WARRANTY

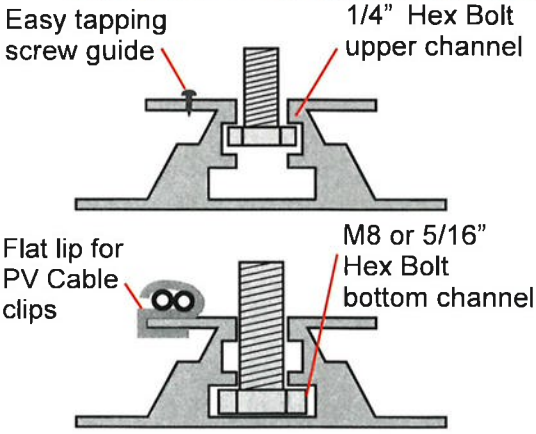


Dual bolt design: M8 or 5/16" for L-Foot & 1/4" for EMC

Installation Manual

ICC ES

ICC ESR 3575



Roof Tech

Smarter PV mounting solutions from top of roof to bottom line®

www.roof-tech.us info@roof-tech.us

RT-MINI

Flexible Flashing certified by the International Code Council (ICC)

Engineered to ASTM D 1761 (Standard Test Methods for Mechanical Fasteners in Wood)

Components

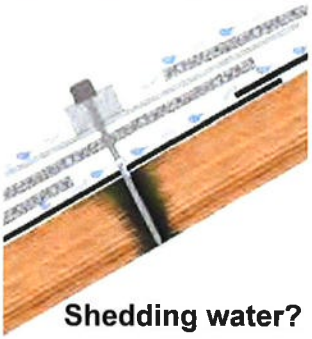
RT2-00-MINIBK

MINI base : 20 ea.
Screw : 40 ea.
Extra RT-Butyl : 10 ea.

Optional item
5 x 60mm Mounting screw (RT2-04-SD5-60) : 100 ea./Bag
5/16" Hex bolt, washer & nut set (RT-04-BN30SL-US) : 100 ea./Bag
RT-Butyl (RT2-04-BUTYLT) : 10 ea./Box

RT-Butyl is Roof Tech s flexible flashing used in one million residential PV systems for the last 26 years. It is the first PV mounting system with Flexible Flashing certified by the ICC. Engineered to withstand wind speeds up to 180 mph and ground snow up to 90 psf.

Metal Flashing Retrofit



Shedding water?

Flexible Flashing

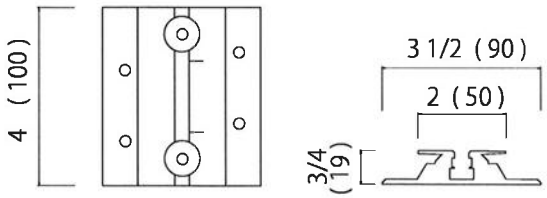
100% Waterproof

ICC ESR-3575

ASTM2140 testing

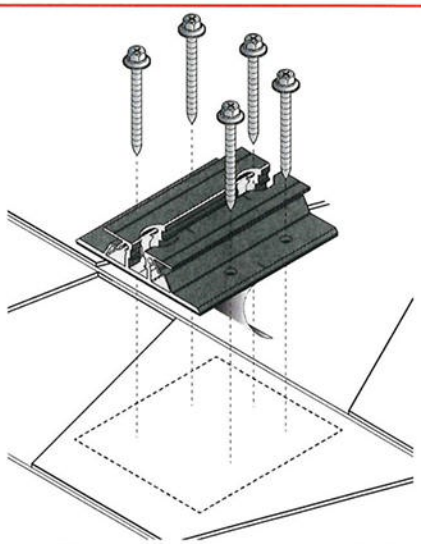
UV testing (7500 hrs.)

Dimensions in (mm)



Rafter installation

Deck installation



P.E. Stamped Letters available at www.roof-tech.us/support
TAS 100 A on metal and asphalt roof.

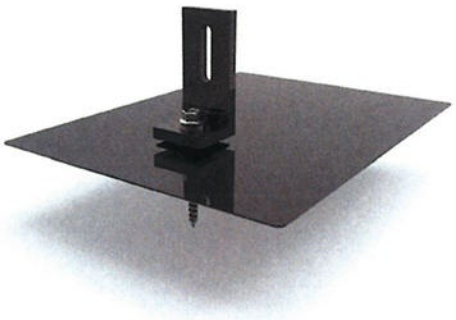
Roof Tech Inc.
www.roof-tech.us info@roof-tech.us
10620 Treena Street, Suite 230, San Diego, CA 92131
858.935.6064

25 YEARS WARRANTY

Rev. 03-2020

CHIKO
Solar Mounting Solutions

www.chikolar.com/www.chikosolar.com



PRODUCT LINE

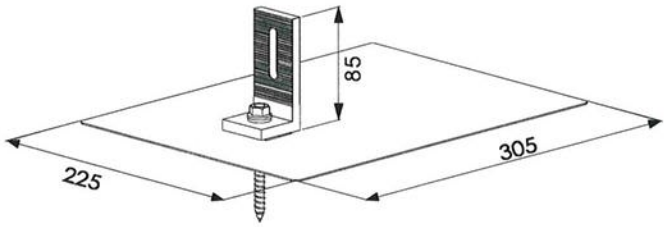
Item	Product Name
CK-FTH-211	CHIKO AL Roof Hook 211

TECHNICAL DATA

Main Material	6005-T5 & SUS304
Uplift P	N*Fv (N=3)
Wind Load	Up to 60 M/S
Snow Load	1.4 KM/M^2
Hook Spacing	Up to 2000mm
Installation Site	Roman Tile Roof

AL Roof Hook 019

CHIKO L Feet matching to the Flashing,supplying the best waterproofing solution for Asphalt Shingles Roofs.



ADVANTAGES

- Enables simple, fast and cost-effective installation.
- High class anodized aluminium.
- Fasteners and rail nut configurated to save extra parts purchasing.
- 100% water proofing.

COMPONENT LIST

MATERIAL	QTY
AL Flashing	01
AL L Feet	01
050 Nut	01
SUS Bolt M8*25	01
SUS M8 Wahser	02
Wooden Screw M8*90	01
Silicon Rubber	01

WARRANTY

UL LISTED

C UL US
LISTED
[PV MOUNTING SYSTEM]
E483644

ETL LISTED US
Intertek
5010190
Conforms to UL STD NO.2703

ORDERING SPECIFICS

Standard Packaging	16PCS/CTN
Dimensions	34X25X7CM
Weight	6KG

Phone:86-21-59972267-801 Fax:86-21-59972938

CHIKO
Solar Mounting Solutions

www.chikolar.com/www.chikosolar.com

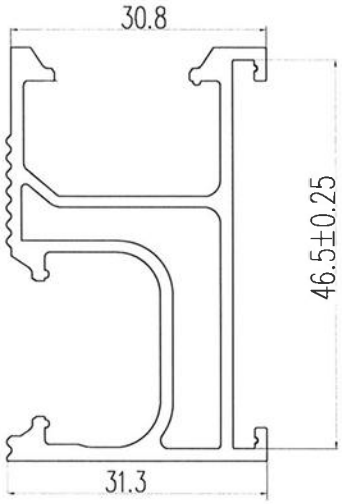
PRODUCT LINE

Item	Product Name
CK-7R-2100	CHIKO 7 RAIL 2100MM
CK-7R-3200	CHIKO 7 RAIL 3200MM
CK-7R-4200	CHIKO 7 RAIL 4200MM

TECHNICAL DATA

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

Xi=31918.082 mm4
Yi=81501.592 mm4



7 RAIL

CHIKO 7R aluminium rail is designed for roof mounting system, it could applied on all roof mount system.

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PLANNING DIV.

ADVANTAGES

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

COMPONENT LIST

MATERIAL	QTY
Aluminium Rail	01

WARRANTY

UL LISTED

c UL us
LISTED
[PV MOUNTING SYSTEM]
E483644

ETL LISTED us
Intertek
5010190
Conforms to UL STD NO.2703

ORDERING SPECIFICS

Standard Packaging	8 PCS/PKG
Dimensions	2100/3200/4200mm
Weight	15/22.8/30KG

Phone:86-21-59972267-801 Fax:86-21-59972938

CHIKO
Solar Mounting Solutions

www.chikolar.com/www.chikosolar.com

PRODUCT LINE

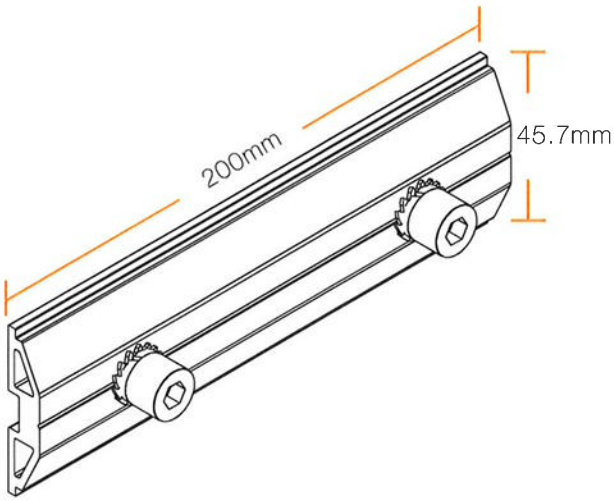
Item	Product Name
CK-FT-SKA	CHIKO 7 Rail Splice Kit

TECHNICAL DATA

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

7 RAIL SPLICE KIT

CHIKO 7R aluminium rail splice kit is designed for 7R rail connection from back to position. The most simple and handy installation way.



ADVANTAGES

- Easy installation
- Highclass anodized

COMPONENT LIST

MATERIAL	QTY
Aluminium Rail Splice Kit	01
SUS304 Bolt M8*25	02
Star Washer	02

WARRANTY

UL LISTED

C UL US
LISTED
(PV MOUNTING SYSTEM)
E483644

ETL LISTED US
Intertek
5010190
Conforms to UL STD NO.2703

ORDERING SPECIFICS

Standard Packaging	200 PCS/PKG
Dimensions	51X38X22CM
Weight	30KG

Phone:86-21-59972267-801 Fax:86-21-59972938

CHIKO
Solar Mounting Solutions

www.chikolar.com/www.chikousa.com

PRODUCT LINE

Item	Product Name
CK-FTM-K30	CHIKO Intergated Grounding Mid Clamp 30mm
CK-FTM-K33	CHIKO Intergated Grounding Mid Clamp 33mm
CK-FTM-K35	CHIKO Intergated Grounding Mid Clamp 35mm
CK-FTM-K38	CHIKO Intergated Grounding Mid Clamp 38mm
CK-FTM-K40	CHIKO Intergated Grounding Mid Clamp 40mm

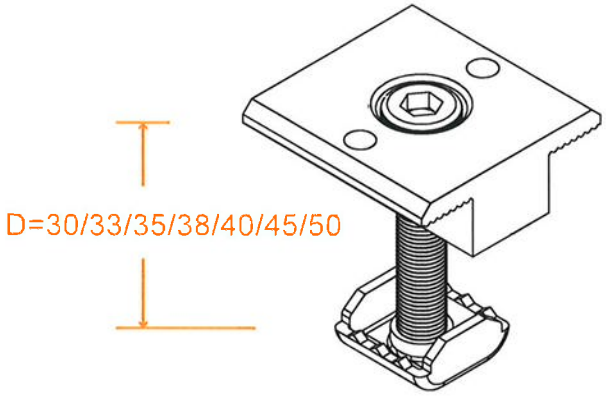
...

TECHNICAL DATA

Main Material	AL 6005-T5

Intergated Grounding Mid Clamp

CHIKO end clamps is designed base on 7R rail to fix module on the end of rail, have founction of intergated grounding, 30mm to 50 mm thickness module are available.



ADVANTAGES

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

COMPONENT LIST

MATERIAL	QTY
Mid Clamp	01
SUS304 Bolt M8	01
050 SUS304 Nut	01
Rivet	02

WARRANTY

UL LISTED

c UL us
LISTED
[PV MOUNTING SYSTEM]
E483644

ETL LISTED US
Intertek
5010190
Conforms to UL STD NO.2703

ORDERING SPECIFICS

Standard Packaging	100 PCS/BOX 400PCS/CTN
Dimensions	50X38X20CM
Weight	26.8/27.5/28/28.6KG

Phone:86-21-59972267-801 Fax:86-21-59972938

CHIKO
Solar Mounting Solutions

www.chikolar.com/www.chikousa.com

PRODUCT LINE

Item	Product Name
CK-FTE-K30	CHIKO Intergated Grounding End Clamp 30mm
CK-FTE-K33	CHIKO Intergated Grounding End Clamp 33mm
CK-FTE-K35	CHIKO Intergated Grounding End Clamp 35mm
CK-FTE-K38	CHIKO Intergated Grounding End Clamp 38mm
CK-FTE-K40	CHIKO Intergated Grounding End Clamp 40mm

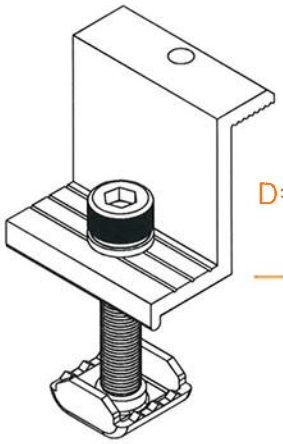
...

TECHNICAL DATA

Main Material	AL 6005-T5

Intergated Grounding End Clamp

CHIKO end clamps is designed base on 7R rail to fix module on the end of rail, have founction of intergated grounding, 30mm to 50mm thickness module are available.



ADVANTAGES

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

COMPONENT LIST

MATERIAL	QTY
End Clamp	01
SUS304 Bolt M8*25	01
SUS304 Washer M8	01
050 SUS304 Nut	01
Rivet	01

WARRANTY

UL LISTED

c UL us
LISTED
[PV MOUNTING SYSTEM]
E483644

ETL LISTED us
Intertek
5010190
Conforms to UL STD NO.2703

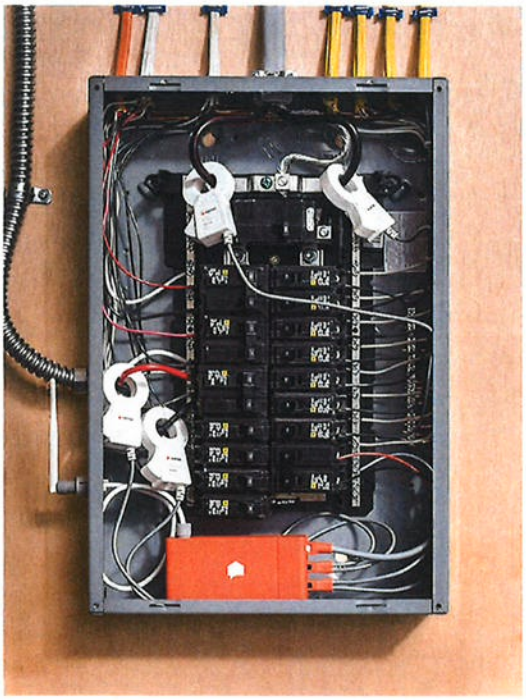
ORDERING SPECIFICS

Standard Packaging	100 PCS/BOX 400PCS/CTN
Dimensions	50X38X20CM
Weight	22/24.5/25.5/26KG

Phone:86-21-59972267-801 Fax:86-21-59972938

Sense Energy Monitor Technical Specifications

Sense is a home energy monitoring device. It is used to measure current and voltage in the service mains and solar supply of your home. If installed outside, it must be kept dry and within specified temperature ranges. The Sense monitor should only be installed by a licensed electrician.



Monitor

(Monitor Model Nos. SM3, SM3S)
Compatibility: 120VAC (90V-130V), 60 Hz
Processor: 1 GHz ARM
Wi-Fi: 2.4 GHz 802.11b/g/n
Power Consumption: <5 watts, 0.1 amps
Dimensions: 5 3/8" H x 2 5/8" W x 1 1/4" D
Weight: 220 g
RH < 90%; Elevation < 3000 meters;
Temperature: 0 - 50°C

Current Transformers

CAT III, 300V, 200A max
May be used on uninsulated conductors
Dimensions: 3 6/16" H x 2" W x 12/16" D
Inside Diameter: 1"
Cable length: 46"

Power Cable

16 AWG (UL), THHN or THWN, 600V.
Cable length: 14"
Per UL requirements, the Sense energy monitor power cable itself is marked with all the required safety information, and compliance was verified as part of obtaining our safety certifications. It is jacketed with PVC to form a flexible power cord of UL type SVT, and marked as such.

Certifications

Certified to CSA STD C22.2 No. 61010-1
Conforms to UL STD 61010-1
Conforms to CAN ICES-3(B)/NMB-3(B)

c ETL LISTED US
Intertek
5002148

sense

AERIAL VIEW

RESIDENCE PHOTO

ELECTRICAL NOTES

1. WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION, A SIGN WILL BE PROVIDED WARNING OF THE HAZARDS. (PER ART. 690.17)
2. EACH UNGROUNDED CONDUCTOR OF THE MULTIWIRE BRANCH CIRCUIT WILL BE IDENTIFIED BY PHASE AND SYSTEM. (PER ART. 210.5)
3. A NATIONALLY RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH ARTICLE 110.3.
4. ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF AT ALL ENTRY POINTS INTO BOXES AS REQUIRED BY UL LISTING
5. MODULE FRAMES SHALL BE GROUNDED AT THE UL-LISTED LOCATION PROVIDED BY THE MANUFACTURER USING UL-LISTED GROUNDING HARDWARE.
6. MODULE FRAMES, RAIL, AND POSTS SHALL BE BONDED WITH EQUIPMENT GROUND CONDUCTORS AND GROUNDED AT THE MAIN ELECTRICAL PANEL.
7. THE DC GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED ACCORDING TO ARTICLE 250.166B & 690.47.

TREVOR JONES
STATE OF WASHINGTON
20114868
REGISTERED
PROFESSIONAL ENGINEER

9/3/2022
STRUCTURAL ONLY

GENERAL NOTES

1. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES WITH THE DESIGN IN ANY CAPACITY. ESPECIALLY RECOMMENDATIONS, CODES, OR REGULATIONS & RULES OF THE AUTHORITY HAVING JURISDICTION, WHICH SUPERSEDED THE NEC.
2. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS, OSHA REQUIREMENTS ETC. FOR THE SITE, INCLUDING EXISTING SITE HAZARDS.
4. SYSTEM IS GRID INTERACTIVE/INTERTIED VIA A UL LISTED POWER-CONDITIONING INVERTER.
5. SYSTEM HAS NO ENERGY STORAGE OF ANY KIND, OR UPS.
6. ALL SOLAR MOUNTING FRAMEWORK TO BE GROUNDED.
7. FOLLOW MANUFACTURERS SUGGESTED INSTALLATION PRACTICES AND WIRING SPECIFICATIONS.
8. ALL WORK TO BE IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODES. (IBC)
9. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE (NEC).

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SHEET INDEX

SOLGEN POWER

SOLGEN POWER
5100 ELM RD,
PASCO, WA 99301

P: 509-931-1663

Amy Zeutenhorst

DRAWN BY: EMS

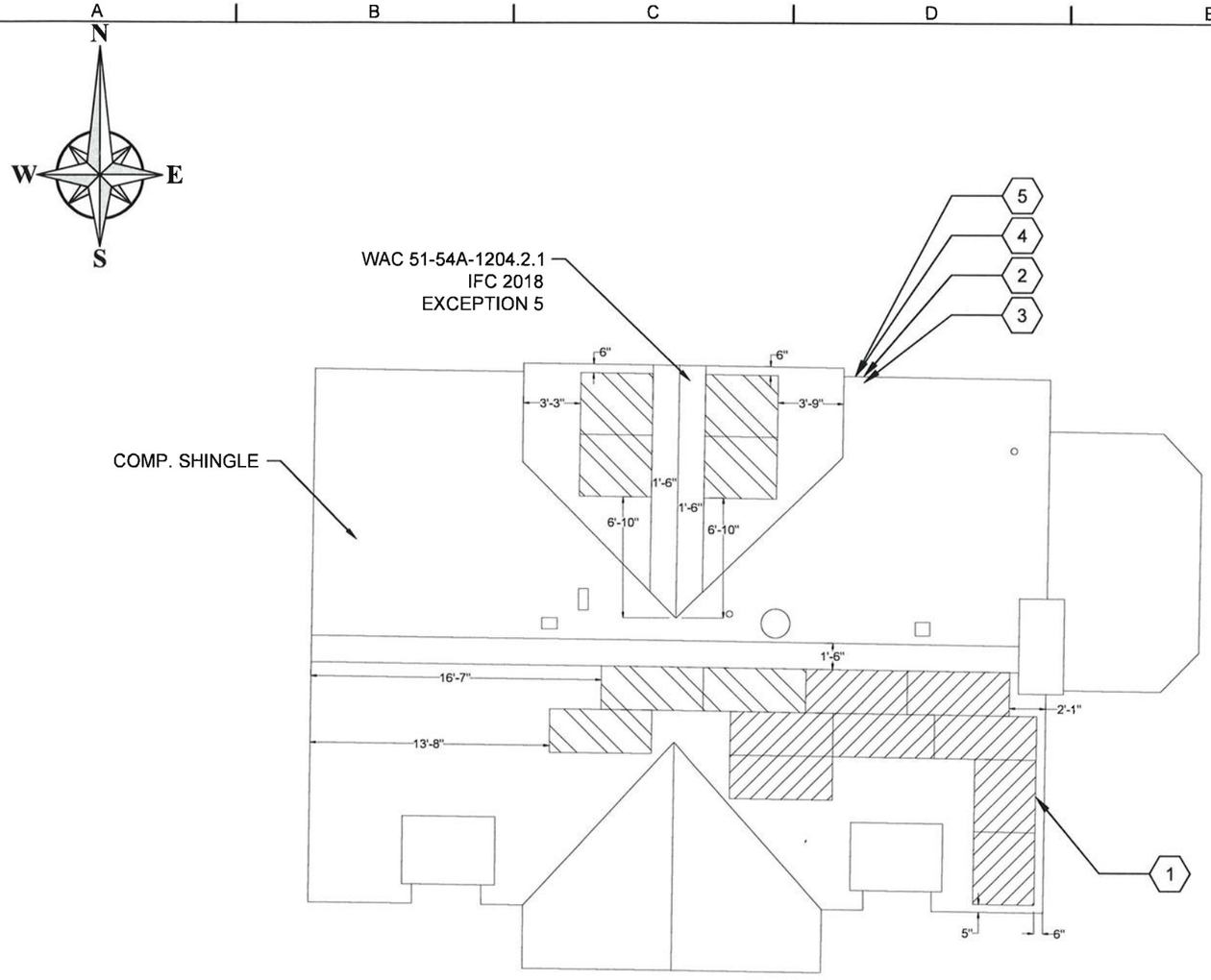
DATE: 03/09/2022

DRAWING SCALE: CUSTOM

DESIGN 1

2401 W Yakima Ave. Yakima, WA 98902

PAGE # PV 1



INDEX:	
SYSTEM SIZE DC:5.55kW SYSTEM SIZE AC:4.50kW	RAFTER SPACING: 24" O.C.
NUMBER OF MODULES:15	RAFTER SIZE: 2" x 4"
MODULE TYPE: SUNTECH STP370S-B60/WNHB	
INVERTER: Hoymiles Series	
MODULES (1)	
UTILITY METER (2)	
MAIN SERVICE (3)	
COMBINER BOX (4)	
AC DISCONNECT (5)	

ROOF AREA: 2062Ft^2
PV AREA: 294.39Ft^2
ROOF %: 14.28%

SOLAR OFFSET
CIRCUIT 1
CIRCUIT 2

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SOLGEN POWER

SOLGEN POWER
5100 ELM RD,
PASCO, WA 99301

P: 509-931-1663

Amy Zeutenhorst

2401 W Yakima Ave. Yakima, WA 98902

DRAWN BY: EMS
DATE: 03/09/2022
DRAWING SCALE: 1/8" = 1'-0"
DESIGN 1
PAGE # PV 2

LOAD CALCS - TOTAL AMPS AVAILABLE								
BUS RATING		120%		TOTAL		MAIN BREAKER		MAX BREAKER SIZE
200A	X	1.2	=	240	-	200A	=	40A

COMBINER BOX PANEL SIZE CALCS														
CIRCUIT #	NUMBER OF MODULES	NUMBER OF MICROINVERTERS		NOMINAL OUTPUT CURRENT		TOTAL		125%		TOTAL		COMBINED TOTAL		BREAKER SIZE
CIRCUIT 1	8	2	X	5.0A	=	10.00A	x	1.25	=	12.50A	=	N/A	=	15A
CIRCUIT 2 (1 of 2)	1	1	X	1.23A	=	1.23A	x	1.25	=	1.54A		10.76A	=	15A
CIRCUIT 2 (2 of 2)	6	3	X	2.46A	=	7.38A	x	1.25	=	9.23A				

MAX AC OPERATING CURRENT CALCS FOR HM-1200				
# OF MICROINVERTERS		MAX OUTPUT CURRENT		MAX AC OPERATING CURRENT
2	X	5.0A	=	10.00A

MAX AC OPERATING CURRENT CALCS FOR HM-600				
# OF MICROINVERTERS		MAX OUTPUT CURRENT		MAX AC OPERATING CURRENT
3	X	2.46A	=	7.38A

MAX AC OPERATING CURRENT CALCS FOR HM-300				
# OF MICROINVERTERS		MAX OUTPUT CURRENT		MAX AC OPERATING CURRENT
1	X	1.23A	=	1.23A

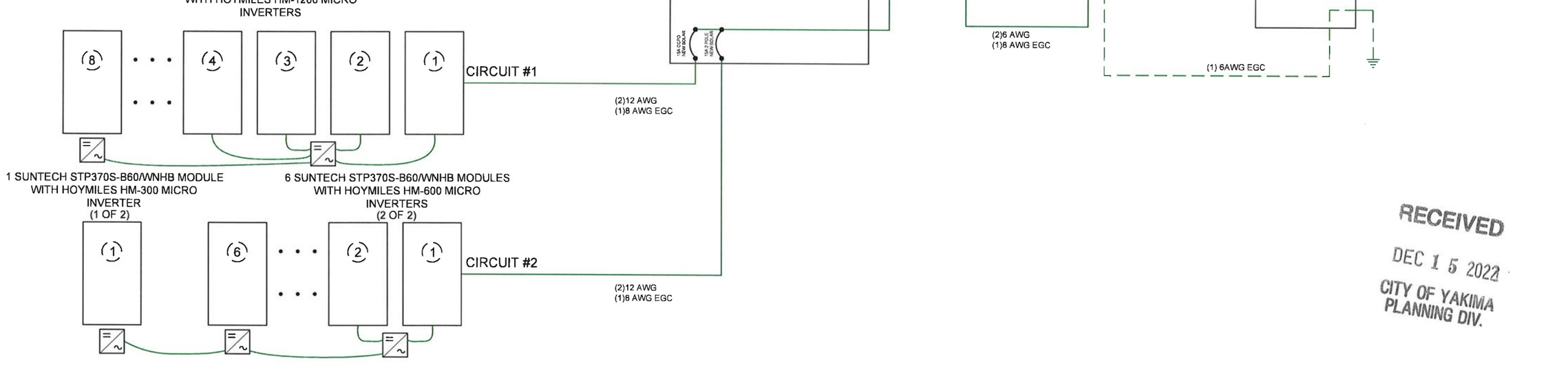
MAX AC OPERATING CURRENT FOR HM-1200, 600, 300								TOTAL
HM-1200		HM-600		HM-300				
10.00A	+	7.38A	+	1.23A	=	18.61A		

FUSE SIZE CALCS						
MAX AC OPERATING CURRENT		125%		TOTAL		FUSE SIZE
18.61A	x	1.25	x	23.26A	=	25A

NOTES:

1. 200A UTILITY METER GLOBE ONLY. (EXISTING)
2. 200A LOAD CENTER. (EXISTING)
3. 60A RATED FUSED LOCKABLE AC DISCONNECT WITH (2) 25A FUSES. (NEW)
4. 125A RATED COMBINER PANEL. (NEW)

ALL CONDUIT SIZES ARE MINIMUM SIZES
ALL WIRE SIZES ARE FOR COPPER WIRE



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SOLGEN POWER
5100 ELM RD,
PASCO, WA 99301

P: 509-931-1663

Amy Zeutenhorst

2401 W Yakima Ave. Yakima, WA 98902

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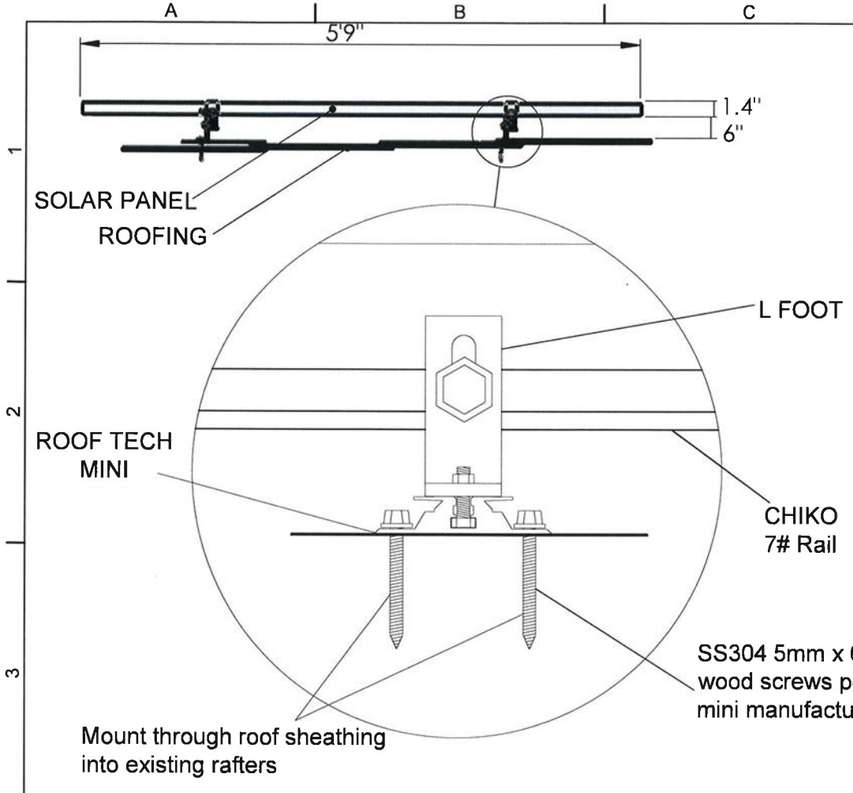
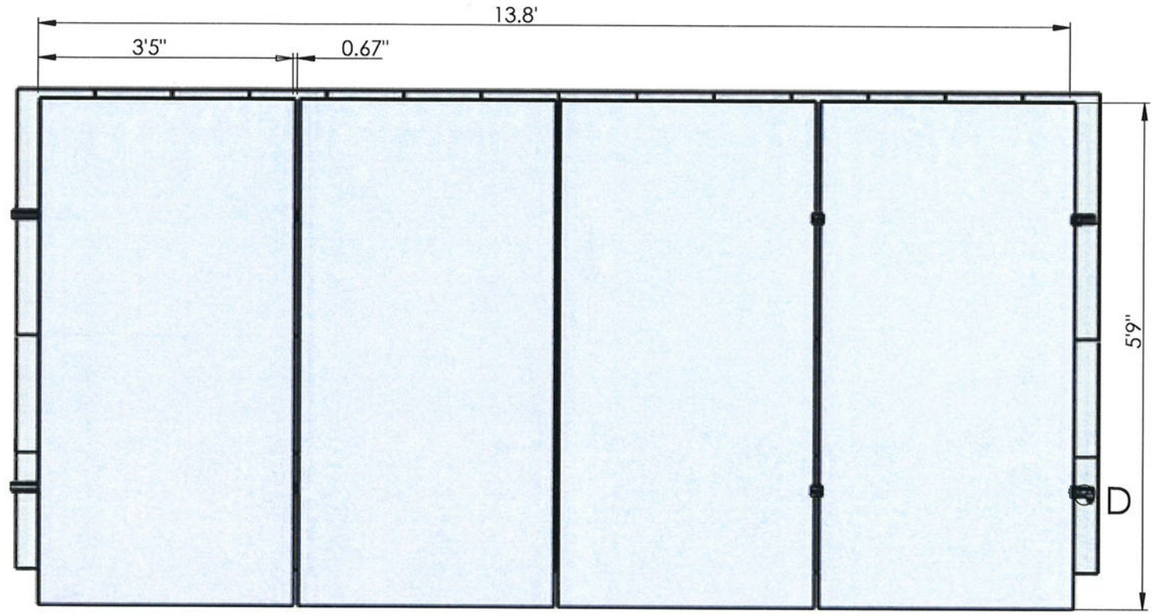
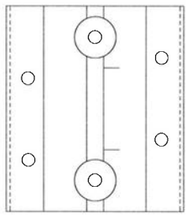
DATE: 03/09/2022
DRAWING SCALE: NOT TO SCALE
DESIGN 1
PAGE # PV 3





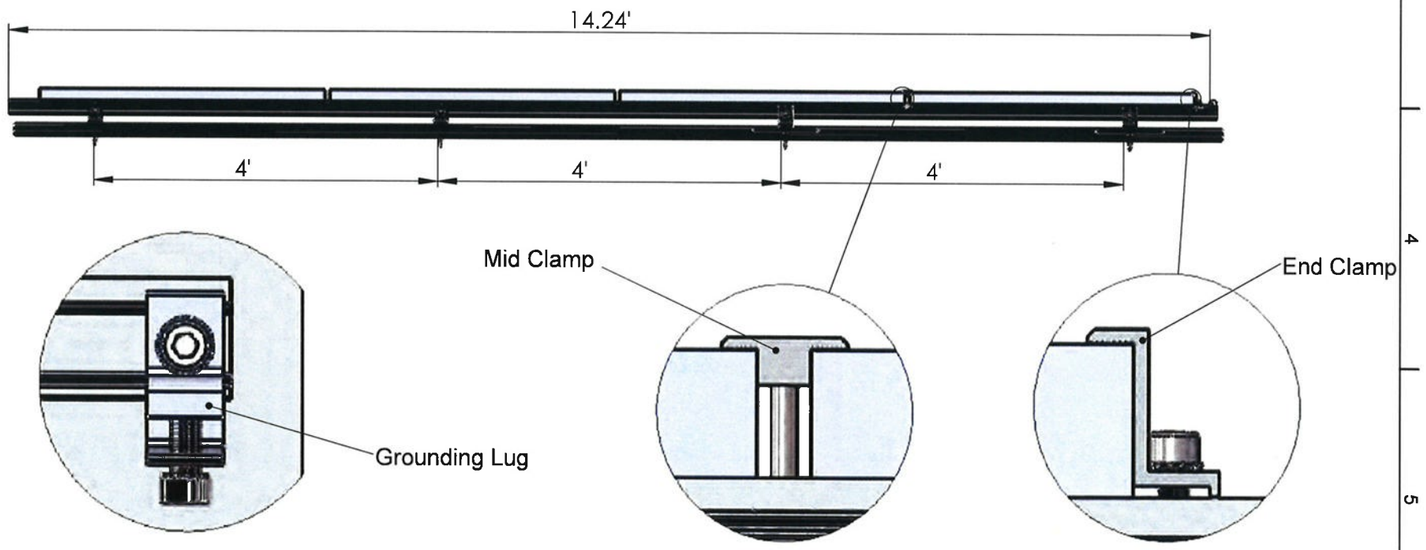
STRUCTURAL NOTES:

1. TOTAL WEIGHT (MODULE & RAIL): 757 LBS
2. RAIL WEIGHT: 85 LBS
3. MODULE WEIGHT: 672 LBS
4. DISTRIBUTED WEIGHT: 2.57 PSF



TREVOR JONES
STATE OF WASHINGTON
20114868
REGISTERED
PROFESSIONAL ENGINEER

9/3/2022
STRUCTURAL ONLY



SOLGEN POWER

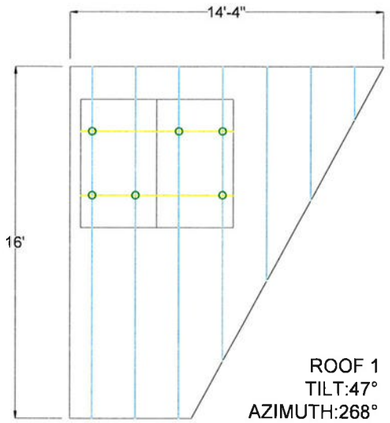
SOLGEN POWER
5100 ELM RD,
PASCO, WA 99301

P: 509-931-1663

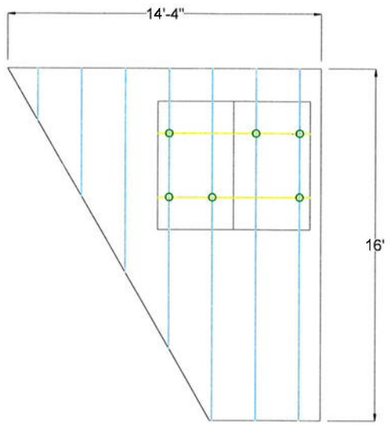
Amy Zeutenhorst

DRAWN BY: EMS
DATE: 03/09/2022
DESIGN 1
PAGE # PV 4

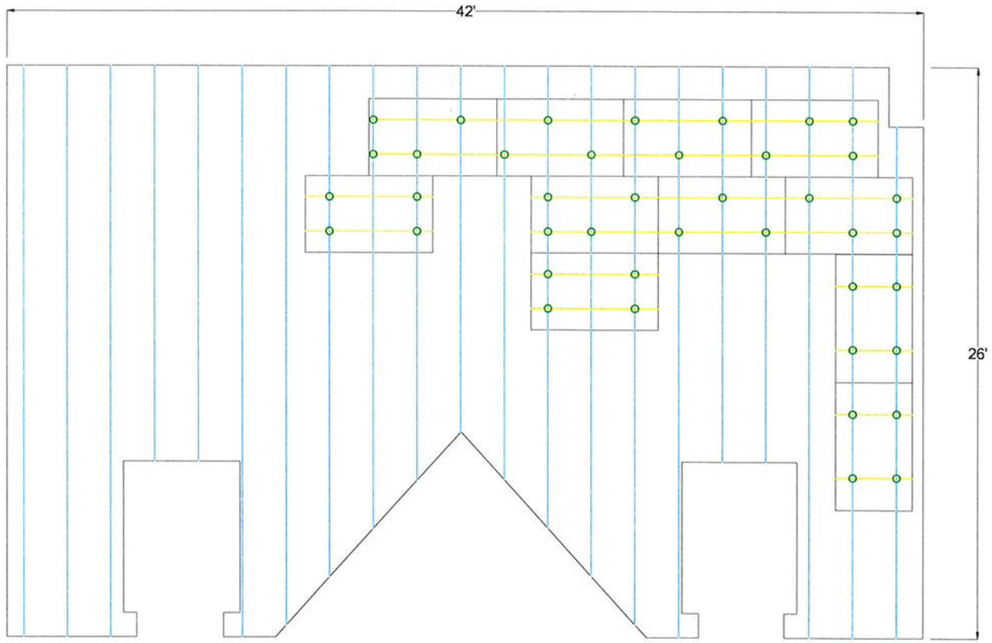
2401 W Yakima Ave. Yakima, WA 98902



ROOF 1
TILT:47°
AZIMUTH:268°

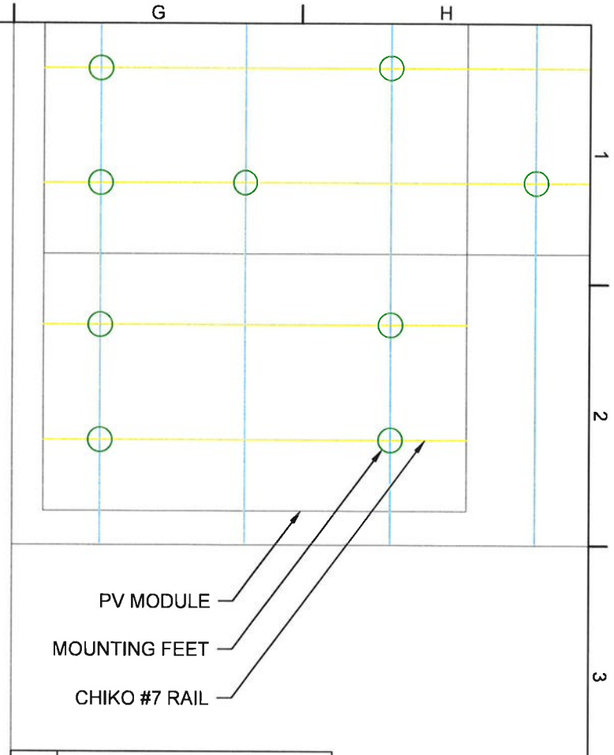


ROOF 3
TILT:45°
AZIMUTH:93°



ROOF 2
TILT:48°
AZIMUTH:181°

1 MOUNTING DIAGRAM



2 MOUNTING DIAGRAM
SCALE: NOT TO SCALE

STRUCTURAL NOTES:

1. 48" MAX SPAN OF RAIL TO DISTRIBUTE WEIGHT OVER SUPPORT OF TRUSSES
2. MOUNTING FEET ARE IN APPROXIMATE LOCATION.
3. MOUNTING FEET SHOULD BE STAGGERED AS SHOWN IN DIAGRAM

RECEIVED
DEC 15 2022
CITY OF YAKIMA
PLANNING DIV.

9/3/2022
STRUCTURAL ONLY

SOLGEN POWER

SOLGEN POWER
5100 ELM RD,
PASCO, WA 99301

P: 509-931-1663

Amy Zeutenhorst

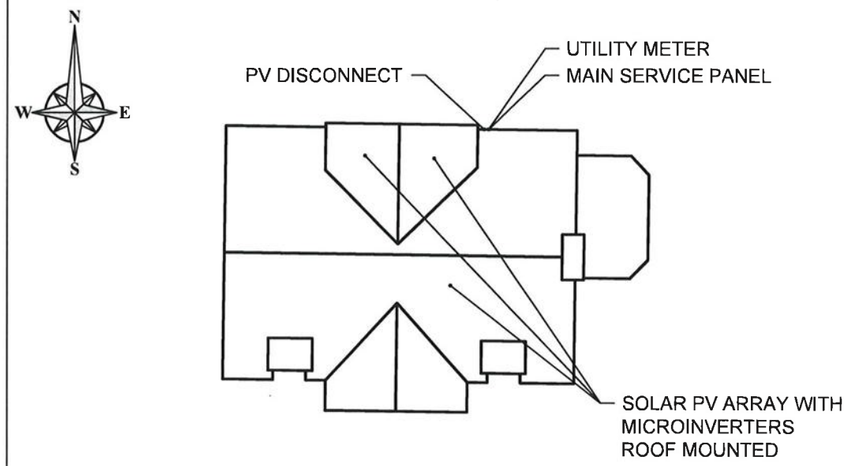
2401 W Yakima Ave. Yakima, WA 98902

DRAWN BY: EMS
DATE: 03/09/2022
DRAWING SCALE: 19/128" = 1'-0"
DESIGN 1
PAGE # PV 5

CAUTION

POWER TO THIS BUILDING IS SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN:

2401 W Yakima Ave. Yakima, WA 98902



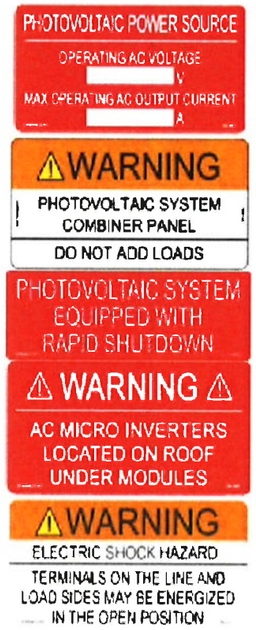
SOLGEN POWER

6"x6"

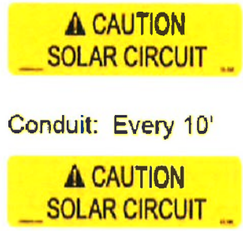
Main Panel

Inside Panel

Enphase Combiner

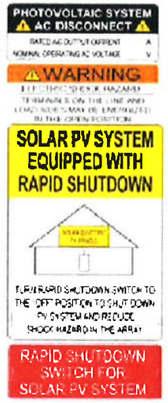


Soladeck & Junction Boxes



PV SYSTEM kWh Meter

AC Disconnect



SOLGEN POWER

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5100 ELM RD,
PASCO, WA 99301

P: 509-931-1663

Amy Zeutenhorst

DRAWN BY: EMS

DATE: 03/09/2022

DESIGN 1

2401 W Yakima Ave. Yakima, WA 98902

PAGE # PV 6

From: Paul Nagle-McNaughton
To: Calhoun, Joseph
Subject: Re: City of Yakima HPC Review
Date: Wednesday, January 11, 2023 7:09:02 PM

Joseph -

Thank you for forwarding the materials. It appears that the panels will be visible from the street. The house faces south so that makes sense as the best place to put them. The BCNA generally does not oppose upgrades like this, even on a historical home because we want neighbors to do the right thing for the environment and for their own financial benefit. It is a beautiful, historic home and the solar panels will not unduly distract from this.

I do not anticipate that a representative from the BCNA will attend the public meeting.

Thanks for including us in the review process.

Paul

> On Jan 11, 2023, at 1:42 PM, Calhoun, Joseph <Joseph.Calhoun@yakimawa.gov> wrote:
>
> Good afternoon, Paul.
>
> I wanted to check and see if you were still the correct person to send Historic Preservation documents to. You are listed on the BCNA website as the contact for Historic Preservation. We have a certificate of appropriateness for a proposal to install solar panels at 2401 W Yakima that will be considered at the HPC's 1/25/23 meeting.
>
> If you aren't the right contact person, can you please point me in the right direction?
>
> Thanks,
>
> **Joseph Calhoun**
> Planning Manager
>
> City of Yakima
> 509-575-6042
> joseph.calhoun@yakimawa.gov
>
> <image001.png>
>
> <Notice_HPR#002-22.pdf>

CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION
Commission Findings of Fact

January 25, 2023

In consideration of request for a Certificate of Appropriateness for alteration of historic property located at 2401 W Yakima Ave.:

SUBMITTED BY: Feb Rhea Develos, c/o Amy Zeutenhorst

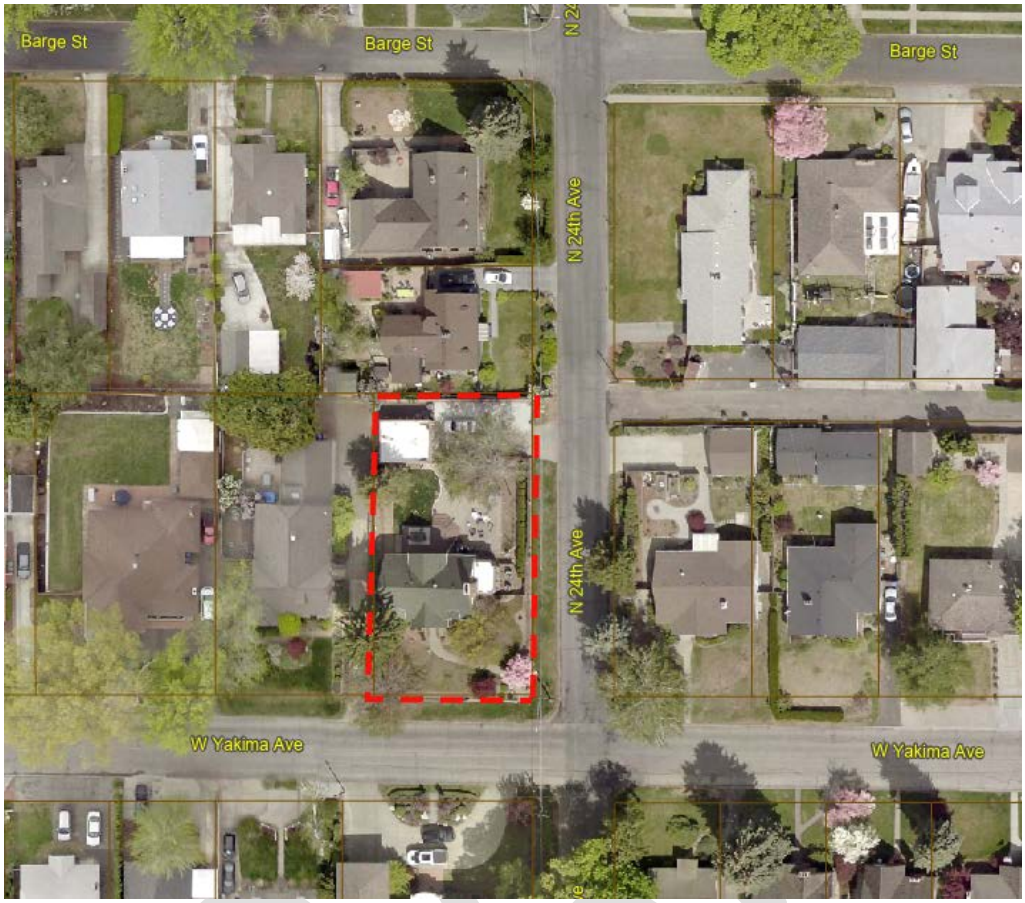
REQUEST

Approve request to install solar panels on the roof of the existing single-family residence.

FINDINGS

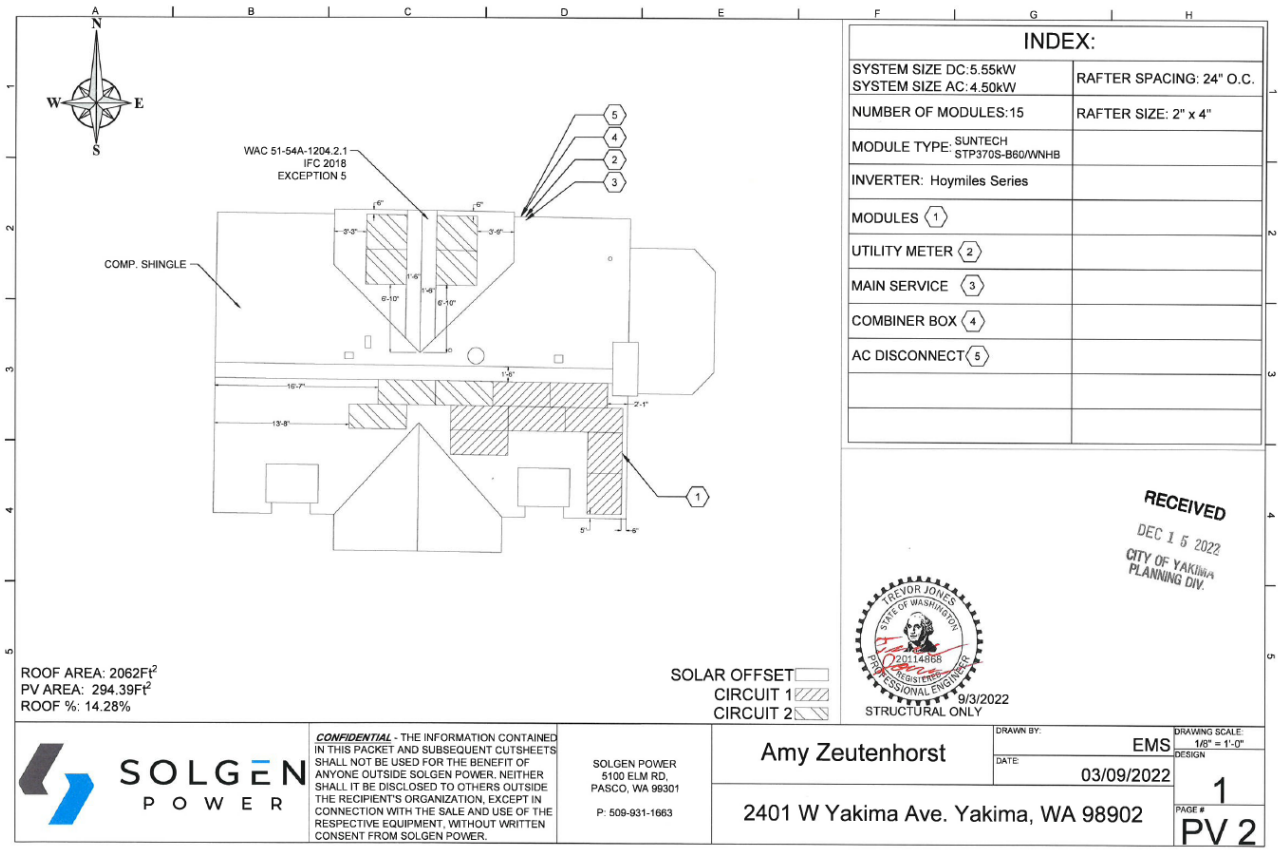
Property Owner: Zachary and Amy Zeutenhorst
Location: 2401 W Yakima Ave
Parcel: 181323-31505

Background – On December 15, 2022, the applicant submitted a request to install solar panels on the roof of the historic residence located at 2401 W Yakima Ave. The subject property is listed as a 'contributing property' of the Barge-Chestnut Neighborhood Historic District. The home was built in 1926 and is located at the NW corner of W Yakima Ave and N 24th Ave, with the front of the home facing Yakima Ave.



Front of Home along W. Yakima Ave.

Google Street View – Image Capure Circa 2022



Proposed solar array layout

Yakima Municipal Code, Chapter 11.62 Historic Preservation Ordinance

The City of Yakima Historic Preservation Ordinance for Special Valuation governs the review of changes to Yakima Register of Historic Places and provides for the preservation, design review and rehabilitation of eligible historic properties with the city of Yakima.

Review of Changes to Yakima Register of Historic Places Properties (Chapter 11.62.050)

After identifying the distinguishing historic characteristics of a property subject to the design review process, retention and preservation of those features and materials are the primary goals of the design review effort.

Review Required – No person shall make any material change affecting significant historic features as listed in the designation form to any existing property on the Yakima Register of Historic or contributing property within a historic district on the Yakima Register without review by the commission and without receipt of a Certificate of Appropriateness as a result of the review. The review shall apply to all features of the property that contribute to its designation and are listed on the designation.

Requests for Review and Issuance of a Certificate of Appropriateness or Waiver.

In accordance with YMC § 11.62.050(2)(B)(6), the proposed solar panels are not exempt from design review. This application requires a Type II Review by the Commission for issuance of a Certificate of Appropriateness (YMC § 11.62.050(2)(C)(2). The Type II Commission review decision shall be final

and binding unless it is appealed to the Yakima City Council by the aggrieved person, public agency or other legal entity.

Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

Approval Recommendations

The property meets the Standards for Rehabilitation as listed below:

1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
    a. *The residence will stay as a single-family home.*

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
    a. *While a portion of the proposed solar panels will be visible from the public right-of-way, the overall historic character of the property will be retained and preserved.*

3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
    a. *The property will remain as single family residence, No significant change will occur with the home.*

4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
    a. *No other changes are proposed.*

5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
    a. *None of the existing architectural characteristics of the home will be changed. The roof composition will remain the same, a portion of the roof will have solar panels installed.*

6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
    a. *Not applicable.*

7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
    a. *The solar panels will be installed to current code.*

8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
    a. *Not applicable – no ground-disturbing activities proposed.*

9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
    a. *The exterior alteration, while partially visible from the right-of-way, solar panels are quickly becoming a viable solution for many homeowners to reduce their power consumption. The BCNA was provided a copy of the notice and application and note that the proposed solar panels will not unduly distract from the historic home.*

10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
    a. *The proposed installation doen not alter the existing structure of the residence in a manner that would disrupt the historic integrity if removed.*

Basis for Decision - Based upon a review of design review guidelines stipulated in YMC 11.62.050, Review of Changes to Yakima Register of Historic Properties, application and, exhibits, testimony and other evidence presented at the open record public meeting by the City's Historic Preservation Commission on January 25, 2023; and a review of Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; the Historic Preservation Commission makes the following:

CONCLUSIONS

1. The purpose of historic preservation design review guidelines is to preserve the historic integrity of properties; contributing or non-contributing listed on the Yakima Register of Historic Places.
2. The subject property is listed as a 'Contributing property' of the Barge-Chestnut Neighborhood Historic District.
3. Secretary of Interior's Standards for Rehabilitation of historic properties allows for the rehabilitation of a historic structure which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.
4. Secretary of Interior's Standards for Rehabilitation of historic properties recommends that the size, scale, and massing of a new addition all pertain to the addition's overall volume and three-dimensional qualities. Taken together, size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building, thus preserving the historic character of a historic property.
5. The installation of solar panels on the subject residence shall be done in a manner that does not damage historic feature or material, and does not negatively impact the surrounding historic district.

DECISION

The Historic Preservation Commission, following a review of the application by a majority vote of its members, has determined that the request for the alteration will not adversely affect historic significant features of the residence, or the Barge Chestnut Historic District, and approves of the issuance of a Certificate of Appropriateness. The requested Type II for the historic residence located at 2401 W Yakima Ave., as described above is APPROVED, and determined to be eligible for issuance of a Certificate of Appropriateness, as set forth in YMC 11.62.050.

_____

Cynthia Hall, Chair

_____

Date

NOTICE OF RIGHT TO APPEAL

Type II Commission review decision shall be final and binding unless it is appealed to the City of Yakima City Council by the aggrieved person, public agency or other legal entity in accordance with YMC 11.62.050(4)(d). The appeal must be in writing on forms provided by the Commission, and filed with the Clerk of the City of Yakima within fourteen (14) days of the date of the decision. Appeal forms may be obtained from the Department of Community Development.