



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Tuesday, May 28, 2024 at 7:00 PM

REGULAR MEETING OF THE HISTORIC REVIEW BOARD

Ways to participate in this public meeting:

- *Attend in person, location listed above*
- *Register to provide electronic testimony (email ocplanning@orccity.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register)*
- *Email ocplanning@orccity.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

CALL TO ORDER AND ROLL CALL

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. To assist in tracking your time, refer to the timer at the dais. Prior to speaking, citizens shall complete a comment form and deliver it to the Staff Member. When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone. The Historic Review Board Officers do not generally engage in dialog with those making comments but may refer the issue to the City Manager.

MEETING MINUTES

1. Meeting Minutes for approval: 1/26/2016, 11/22/2022, 2/28/2023, 3/28/2023 and 4/25/2023

PUBLIC HEARING

2. GLUA-24-0005 and HR 24-00004: Historic Review -920 7th Street- Railing Modification
3. GLUA-24-00006/ HR-24-00005 Solar panel proposal at 720 11th Street, the James and Sarah Roake House

OTHER BUSINESS

4. Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels
5. Improving the Historic Review Approval process- Work Plan Item #6 Coordination with applicants and other departments to ensure compliance with Conditions of Approval

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments.

Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Item #1.

Meeting Minutes - Final

Historic Review Board

Tuesday, January 26, 2016

6:00 PM

City Hall Conference Room- Check-in at Lobby

1. Call to Order

Chair Metson called the meeting to order at 6:04 PM.

Present: 2 - Robert Siewert and Claire Met

Absent: 1 - Ken Baysinger

Staffers: 1 - Christina Robertson-Gardiner

2. Discussion Items:

Certified Local Government Grant 2016-2017 submittal

Christina Robertson-Gardiner, Planner, said this was the last meeting before the deadline for the Certified Local Government Grant application. These grants were on a bi-yearly cycle. She proposed to ask for \$10,000 as the City would have to add a matching \$10,000. She asked if the direction to use the grant for educational booklets, handouts, flyers, mailings, and/or speakers for the Clackamas County Historical Society's built environment exhibit was still acceptable.

There was discussion regarding asking for less grant money and using some of the City funds for creating presentation materials.

Chair Metson suggested using the funds for the renovation of the basement of the library or improvements to the Ermatinger House.

Ms. Robertson-Gardiner was going to turn in a survey on the Buena Vista House to the State Historic Preservation Office. The City owned the house and this would let the City know if it was eligible or not and whether to keep the house or have it demolished. This might be something the grant could be used for as well.

Chair Metson thought the priorities were the mailings and City structures. Mr. Stone thought some funds could be used for window repair workshops for commercial properties. Other workshop ideas were: how to research your home, general knowledge of historical buildings, and historically appropriate outbuildings.

Ms. Robertson-Gardiner proposed to include in the submittal: five workshops over two years and the grant could pay for the speakers, contribute to the mailings or take home information packet for the Clackamas County Historical Society's exhibit, and she would ask about the library and Ermatinger House projects to see if any of it would be grant eligible.

A motion was made by Ms. Met, seconded by Mr. Siewert, to approve the

Certified Local Government Grant 2016-2017 submittal as proposed by staff. The motion carried by the following vote:

Aye: 3 - Derek Metson, Robert Siewert and Claire Met

Abstain: 1 - Jonathan Stone

3. Communications

Ms. Robertson-Gardiner said the house on 4th and Denong?? had a demolition by neglect sign on it because it was abandoned. She saw no signs that it was demolition by neglect eligible, and staff was monitoring the situation. There would be elections for Chair and Vice Chair in February.

4. Adjournment

Chair Metson adjourned the meeting at 6:30 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Draft

Historic Review Board

Tuesday, March 28, 2023

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Ferry called the meeting to order at 7:00 PM.

Present: 5 - Board Member Robert Green, Board Member Paul Edgar, Board Member Tim Powell, Board Member Ray Stobie, and Board Member Sabrina Ferry

Absent: 0 -

Staffers: 2 - Senior Planner Christina Robertson-Gardiner and Planning Manager Pete Walter

2. Public Comment — Dorothy Dahlsrud, resident of Oregon City, spoke about expanding the McLoughlin Conservation District to include the stones on the corner of 7th and Harrison.

There was discussion regarding the history of the stones and the City acquiring the stones to keep them local.

3. Preservation Grant: PG 23-02 812 John Adams- Tile Repair/Replacement on the Elizabeth Clark House

Christina Robertson-Gardiner, Senior Planner, gave an overview of the Elizabeth Clark House and the request for replacement of roof tiles on the garage. The bid would need to be revised to show the breakdown of the work that was eligible for the grant.

Richard Wilhemi, applicant, said he wanted to preserve the look of the garage by using the same material as the house. He would be using the same contractor as he had used for replacing the house roof tiles.

There was discussion regarding possibly giving more grant money to the project if there was some left over at the end of the fiscal year.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve PG 23-02 812 John Adams- Tile Repair/Replacement on the Elizabeth Clark House. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Edgar, Board Member Stobie, and Board Member Ferry

4. Public Hearings: Recommendation of Adoption of the Design Guidelines for New Construction- Middle Housing to the City Commission.

Chair Ferry opened the public hearing and read the hearing statement.

Ms. Robertson-Gardiner presented the staff report. This was a request for adoption of the design guidelines for new middle housing construction. Once approved by the Board, they would be sent to the City Commission for confirmation. The Board had the latest version with all the revisions discussed at the September meeting. The hearing could be continued if there was more discussion needed. She reviewed the draft guidelines and changes that had been made.

There was discussion regarding inadequate parking requirements, attaching buildings with a “hyphen” which might look like a breezeway, adding local photograph examples, and primary and secondary entryways.

The Board would send staff addresses or pictures of good examples and staff would put together a one-page annotated photo page to add to the document.

A motion was made by Board Member Edgar, seconded by Board Member Powell, to continue the hearing for the adoption of the design guidelines for middle Housing to April 25, 2023. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Edgar, Board Member Stobie, and Board Member Ferry

New Construction of a Tri-Plex on Land that is Part of a Designated Landmark -Rasmussen-Buol House (151 Molalla Avenue) (GLUA-23-00001; HR 23-00002)

Chair Ferry opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

All Board Members had visited the site.

Ms. Robertson-Gardiner presented the staff report. This was a request for construction of a new triplex on land that was part of a designated landmark. The applicant had chosen not to request a reduction of the size of the landmark. Staff recommended denial or a continuation of the hearing to address outstanding items and design direction. She reviewed the findings for denial, subject site, proposed townhomes, renderings, site plan, elevations, revised Comp Plan finding, possible conditions, and options. She then added the preapplication conferences to the record.

There was discussion regarding the Molalla frontage and access to the site, how this came in before the middle housing design guidelines were approved, increasing setbacks from the historic home, reducing the height, and fence on the lot line.

Sergey Marandyuk, representing the applicant, said they had tried to meet all of the standards, but received mixed direction from different departments. While they could reduce the height, they would not be able to satisfy all the other conditions. They had already increased the setback from Molalla Avenue from their original plan. He

hoped to be able to work with the HRB and come up with a plan that worked for both parties.

Dorothy Dahlsrud, resident of Oregon City, said they needed to save this beautiful historic home. It should not be overshadowed by the new construction. With the proposed plan, there would be no room for garbage cans, greenspaces, communal areas, parking, or secured storage area. She thought the massing should be reduced, and there should be more setbacks to keep with the character of the neighborhood.

Karla Laws, representing the Elyville Neighborhood Association, was concerned about the setbacks, siting, pitch of the roof, windows, front door, and how close it was to Molalla Avenue. She explained the importance of the front of the houses historically with neighbors greeting and talking to each other. She would love to see a covered front porch on the new building. She thought the neighborhood needed restoration to what it had been in the past.

Mr. Marandyuk provided rebuttal. They could not replicate the historic home. They already had a large setback from Molalla and buffers on the other side, which left a small footprint to work with. If they reduced the massing, they would want a larger footprint.

There was discussion regarding the existing fence on the property line, considering a 1.5 story look as opposed to a 2-story look, window placement being more symmetrical, and making the side facing Molalla more inviting.

There was discussion regarding the reduction in size to 1.5 story to minimize the massing, how there was not enough spacing between the new development and the historic home, preserving trees on the property, pedestrian and vehicular view and screening the back of the historic house from the new construction, how this would require a redesign as the massing was nearly double what would be considered appropriate if 1.5 times the volume of the contributing resource was appropriate, adding design elements and symmetry to compliment the historic structure, height of the building was to be similar to the neighborhood, landscape plan to mitigate some massing, consistent siding around the building, need for one over one double hung windows, and increase of the front porch to give the feel of an entryway on the Molalla side.

The Board deliberated whether this should be a total redesign or just needed tweaking, and whether or not to deny or continue the application.

Mr. Marandyuk requested a continuance and agreed to extend the 120-day deadline.

There was consensus for the applicant to make changes to address the excessive massing, façade facing the streetscapes and entry on Molalla, consistency in the siding, one over one double hung windows, and landscape plan.

A motion was made by Board Member Green, seconded by Board Member Edgar, to continue the hearing for new construction of a tri-plex on land that is part of a designated landmark -Rasmussen-Buol House (151 Molalla Avenue) (GLUA-23-00001; HR 23-00002) to May 23, 2023, and for the applicant to return with modified drawings to address the Board's comments. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Edgar, Board Member Stobie, and Board Member Ferry

5. Minutes

Ms. Robertson-Gardiner said a minutes audit had been done, and there were several sets of older minutes to be approved.

A motion was made by Board Member Green, seconded by Board Member Stobie, to approve the January 24, 2023, January 25, 2022, May 26, 2020, October 22, 2019, April 4, 2016, October 27, 2015, April 28, 2015, February 25, 2014, January 28, 2014, and November 26, 2013 minutes. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Edgar, Board Member Stobie, and Board Member Ferry

6. Communications

Ms. Robertson-Gardiner said Preservation Month was coming up and they would need nominations for the Ruth Powers Preservation Award. She was working on scheduling a Solar Panel presentation.

7. Adjournment

Chair Ferry adjourned the meeting at 9:45 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Draft

Historic Review Board

Tuesday, April 25, 2023

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Ferry called the meeting to order at 7:00 PM.

Present: 4 - Board Member Robert Green, Board Member Tim Powell, Board Member Ray Stobie, and Board Member Sabrina Ferry

Absent: 1 - Board Member Paul Edgar

Staffers: 2 - Senior Planner Christina Robertson-Gardiner and Community Development Director Aquila Hurd-Ravich

2. Public Comment – *None.*

3. Public Hearings: **Addition of a covered rear porch on a Historic Structure (Dr. Mount Residence) in the McLoughlin Conservation District -817 Center Street. The applicant is also requesting a preservation incentive for the rear yard setback.**

Chair Ferry opened the public hearing and read the hearing statement. She asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

Board Member Powell attended a McLoughlin Neighborhood Association meeting where this application was discussed. It was a brief introduction to what the application was about. He made no comments at the meeting and no decisions were made.

All Board Members had visited the site.

Ms. Robertson-Gardiner presented the staff report. This was a request for an addition of a covered rear porch on a historic structure in the McLoughlin Conservation District. She added a public comment from Denyse McGriff into the record. She discussed the subject site, existing conditions, site plan, elevations, conditions, and options.

Todd Iselin, representing the applicant, was in agreement with the conditions. He

asked if the Board had any questions.

There was discussion regarding retaining the brick parapet around the patio.

Chair Ferry closed the public hearing.

The Board thought this was an excellent addition to the property and the preservation incentive was appropriate.

Ms. Robertson-Gardiner said she would amend the first condition to add when the porch support was removed it would not adversely affect the resource.

A motion was made by Board Member Powell, seconded by Board Member Green, to approve GLUA-23-00010 and HR 23-00005, addition of a covered rear porch on a historic structure (Dr. Mount Residence) in the McLoughlin Conservation District -817 Center with the amended conditions. The motion carried by the following vote:

Aye: 4 – Board Member Powell, Board Member Green, Board Member Stobie, and Board Member Ferry

Design Guidelines for New Construction- Middle Housing Supplemental Photos.

Chair Ferry opened the public hearing.

Ms. Robertson-Gardiner said at the last meeting the HRB approved the design standards for middle housing but requested providing explanatory photos. She asked that the photos be adopted as part of the design guidelines. The document would go to the City Commission on May 17. She reviewed the draft photos and corresponding notes.

There was no public testimony.

Chair Ferry closed the public hearing.

There was consensus that the examples were a good mix of options.

A motion was made by Board Member Powell, seconded by Board Member Stobie, to approve the design guidelines for new construction- middle housing document with supplemental photos. The motion carried by the following vote:

Aye: 4 – Board Member Powell, Board Member Green, Board Member Stobie, and Board Member Ferry

4. Minutes

Ms. Robertson-Gardiner noted that many of the minutes did not include votes. They could approve the two Work Session minutes, but the others would have to be brought back.

A motion was made by Board Member Ferry, seconded by Board Member Stobie, to approve the April 23, 2013, and August 27, 2013, minutes. The motion carried by the following vote:

Aye: 4 – Board Member Powell, Board Member Green, Board Member Stobie, and

Board Member Ferry

5. Communications

Ms. Robertson-Gardiner discussed the upcoming Preservation Month proclamation, Preserve Our Past poetry competition, and the Ruth Powers Preservation Award. She was still working on scheduling a Solar Panel presentation. There would be no June HRB meeting.

Board Member Powell discussed the City's new historic preservation podcast.

6. Adjournment

Chair Ferry adjourned the meeting at 7:49 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Draft

Historic Review Board

Tuesday, February 28, 2023

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Ferry called the meeting to order at 7:00 PM.

Present: 3 - Board Member Robert Green, Board Member Tim Powell, and Board Member Sabrina Ferry

Absent: 1 - Board Member Paul Edgar

Staffers: 3 - Senior Planner Christina Robertson-Gardiner, City Attorney Carrie Richter, and Community Development Director Aquilla Hurd-Ravich

2. Public Comment – *None.*

3. Preservation Grant: **PG 23-0001 Window Repair Grant - 219 11th Street**

Christina Robertson-Gardiner, Senior Planner, discussed the application for \$1,000 for wood window repairs. The Board had approved a previous grant request for this applicant in 2022, and this request was for phase 2 of the project. She gave a background on the house and the windows to be repaired. Staff recommended approval with conditions.

Fahad Ullah, applicant, said he planned to repair three more windows, and to finish the project next year. He would use the same contractor as last time.

There was discussion regarding the durability of natural finishes as opposed to exterior paint.

A motion was made by Board Member Powell, seconded by Board Member Green, to approve PG 23-0001 Window Repair Grant - 219 11th Street. The motion carried by the following vote:

Aye: 3 – Board Member Powell, Board Member Green, and Board Member Ferry

4. Public Hearing: GLUA-23-00001 and HR 23-00001 -204 Jefferson Street Alterations & Additions on a Historic Structure (Frank and Annie Busch House) in the McLoughlin Conservation District.

Chair Ferry opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

All Board Members had visited the site.

Ms. Robertson-Gardiner presented the staff report. This was a request for alterations and additions to a historic structure in the McLoughlin Conservation District. She discussed the subject site, existing condition of the house, proposal for a reconfiguration of the downstairs addition and adding a second story addition, site and floor plan, elevations and renderings, revised Comprehensive Plan finding, and conditions of approval.

There was discussion regarding the guideline to differentiate new additions from the original historic home.

Todd Iselin, representing the applicant, explained how the siding for the addition was different from the historic siding. The applicant wanted to replace the current addition which was poorly built. They planned to build something that would last and be contemporary with a second bathroom and master closet, but also keep the massing down to be subsidiary to the original home.

There was discussion regarding the window on the upper east elevation that was not centered. Mr. Iselin said it was appropriate to the style of the home to be asymmetrical. That would not be a visible elevation.

There was further discussion regarding how much different the siding would be from the original house and the type of windows that would be used to match the existing home.

Chair Ferry closed the public hearing.

The Board deliberated on the application and agreed the addition would complement the home.

A motion was made by Board Member Powell, seconded by Board Member Green, to approve GLUA-23-00001 and HR 23-00001 -204 Jefferson Street alterations & additions on a historic structure (Frank and Annie Busch House) in the McLoughlin Conservation District with conditions. The motion carried by the following vote:

Aye: 3 – Board Member Powell, Board Member Green, and Board Member Ferry

GLUA-23-00003 and HR 23-00002 -100 Center Street Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation District

Chair Ferry opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

All Board Members had visited the site.

Ms. Robertson-Gardiner presented the staff report. This was a request for solar panels on a street-facing façade on a designated structure in the McLoughlin Conservation District. She entered an item into the record that came in after the packet. This was from a neighbor who supported the application. She gave a background on the site, proposal, site plan, street views, panel configuration, and conditions of approval.

There was discussion regarding the increase in applications for solar panels and ways to get smaller or more efficient panels so people needed less of them.

Michael Totten, applicant, said he had been wanting to install solar panels for a long time and had waited until it made financial sense. The design from the solar company was the only logical place to put the panels. The reason for the large number was because he wanted to get as much power from the sun as possible. With this configuration he would get 65% of his power needs from the panels. He did not think it harmed the aesthetics of the house.

There was discussion regarding the efficiency of the panels and the number needed.

Chair Ferry closed the public hearing.

The Board deliberated on the application and agreed the panels would be less noticeable due to the nearby trees and how the layout followed the roof line.

There was consensus to schedule a future Work Session to discuss what other cities did and how much of a roof they should allow to be covered with solar panels.

A motion was made by Board Member Green, seconded by Board Member Powell, to approve GLUA-23-00003 and HR 23-00002 -100 Center Street Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation District with conditions. The motion carried by the following vote:

Aye: 3 – Board Member Blythe, Board Member Stobie, and Board Member Ferry

5. Communications

Ms. Robertson-Gardiner discussed upcoming agenda items, Ruth Powers Preservation Award nominee recommendations, creating a work plan for the upcoming year, and adding wording to agendas to encourage people to submit public comments earlier in the day of the meeting.

6. Adjournment

Chair Ferry adjourned the meeting at 8:34 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Draft

Historic Review Board

Tuesday, November 22, 2022

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Blythe called the meeting to order at 7:00 PM.

Present: 3 - Board Member Grant Blythe, Board Member Ray Stobie, and Board Member Sabrina Ferry

Absent: 1 - Board Member Paul Edgar

Staffers: 3 - Senior Planner Christina Robertson-Gardiner, City Attorney Carrie Richter, and Community Development Director Aquilla Hurd-Ravich

2. Public Comment – *None.*

3. Public Hearing: **GLUA-22-00035: HR 22-00012 De-Designation or reduction of the size of a Landmark located at 13889 Cleveland Ave (A.D. Hill House).**

Chair Blythe opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

Board Members Blythe and Ferry had visited the site.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. This hearing had been continued from the October meeting. It was initially a request for a de-designation, but now was a request for a reduction of the landmark size. She gave a background on the A.D. Hill House, site location, natural resources on the site, site photos, and options. The Board's goal tonight was to look at the options for reducing the boundary of the landmark. The remainder would be reviewed without a historic overlay. She then reviewed the conditions of approval.

Diane Woitte, applicant, was there to answer questions.

Chair Blythe asked if she had a preference for which reduction option they should approve.

Ms. Woitte was undecided.

Terri Stenick, real estate agent for the applicant, did not know which option was preferred as she did not know what potential buyers would want. If only the home was designated, how hard would it be to divide the rest of the property?

Ms. Robertson-Gardiner discussed the options, both for the size of the landmark and the land division.

Board Member Ferry asked about the condition of the outbuilding behind the house. Ms. Woitte said it used to be a chicken coop remodeled to living quarters for her uncle and her mother used it as a getaway. She did not know the condition of it now.

Chair Blythe did not think the outbuilding needed to be preserved and was inclined to go with the smaller boundary of 5,000 square feet. The applicant supported that.

Chair Blythe closed the public hearing.

Board Member Stobie also supported the 5,000 square foot boundary, but asked about the 25 foot buffer between the landmark and new construction. Ms. Robertson-Gardiner said any new construction would probably need a new driveway.

Board Member Ferry was in favor of option 2, to include the outbuilding in the boundary. It was in fair condition and sound. She thought the view all the way to the end of the property should be preserved as opposed to having something built behind the historic house. The new construction could be on the undeveloped part of the property.

A motion was made by Board Member Ferry, seconded by Board Member Blythe, to approve GLUA-22-00035: HR 22-00012 with Option 2. The motion carried by the following vote:

Aye: 3 – Board Member Blythe, Board Member Stobie, and Board Member Ferry

GLUA 22-00031: HR-22-00011 Resubmission for a full ADA Ramp Modification of HR 20-00001 -1020 5th Street

Chair Blythe opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

All Board Members had visited the site.

Ms. Robertson-Gardiner entered an email into the record from Wendy Marshall of the McLoughlin Neighborhood Association where the Association thought the alternatives analysis was incomplete. Staff recommended continuing the hearing to allow the applicant to submit more information. She gave a background on the application and ADA ramp, new and revised information received, questions for the Board, use of metal railings in the historic district, recommended revisions prior to approval, and recommended conditions of approval. She reviewed the landscape plan, elevations, renderings, and alternatives analysis.

There was discussion regarding the conditions, how changes approved by the Board needed to be approved through the site plan and design process, and for the final certificate of occupancy, they had to meet the requirements of HR 20-0001. There was frustration with the number of revised applications that had been turned in and how it had been time consuming for both the Board and staff.

Erin Ward, attorney representing the applicant, discussed her company, Heritage

Consulting Group. She then reviewed the alternative options, proposed ramp design, and how it was her professional opinion that the current design of the ramp was the best option that provided the ADA access and addressed potential impacts to the surrounding historic district.

There was discussion regarding reasons for a metal ramp vs. wood and cost estimates for the elevator option vs. the ramp.

John Gruszecki, representing the applicant, said it was a safety issue with the elevator, due to possible power outages.

Jillene Modlin, resident of Oregon City, said this building was supposed to look like the Crawford House. It did not look like a residential building that belonged in the historic district, especially with a metal ramp. They kept asking for information that was not being provided.

Ms. Ward explained why she thought the metal ramp was appropriate.

The Board expressed their frustration that cost estimates still had not been supplied after several requests.

Carrie Richter, City Attorney, said the Board needed to be specific about the information to be brought back. She suggested doing the audit on the previous approval and bringing that back as well.

There was discussion regarding what should be included in the analysis of elevator vs. ramp and how the Board wanted to see the exact drawings and detail of what would be built with the correct topography. There was further discussion regarding painting the metal railing.

The applicant agreed to extend the 120-day deadline to May 1, 2023.

Mr. Gruszecki said the dimension details were already submitted for the ramp and no other details were necessary. Some of the details were dictated by ADA standards and if the Board wanted to know the standards, they could review them. He thought there should be one ramp from the corner of the building to the end of the building and it should be metal. He did not think it should be 80% of the elevation on one ramp, and 20% elevation on a different ramp as it would not look good.

Chair Blythe noted that he would need to ensure the set of plans he submitted to the Board met ADA standards.

There was discussion regarding the location for the transition from the wood ramp to the metal ramp. Mr. Gruszecki explained what he thought would look more aesthetically pleasing.

There was consensus that the applicant would provide two different renderings and elevations showing the termination of the ramp at the entrance door and at the first corner. They also wanted a plan drawing for how the ramp tied into the sidewalk with the correct topography and all the structure underneath the ramp, sample of the railing, confirmation from the landscape architect that the proposed plants would still survive in the resulting refined dimensions, and the analysis of the different options.

A motion was made by Board Member Blythe, seconded by Board Member Stobie, to continue GLUA 22-00031: HR-22-00011 resubmission for a full ADA ramp modification of HR 20-00001 -1020 5th Street with staff's and the Board's recommendations to the applicant for revisions to January 24, 2023. The motion carried by the following vote:

Aye: 3 – Board Member Blythe, Board Member Stobie, and Board Member Ferry

6. Communications

Ms. Robertson-Gardiner said the McLoughlin Neighborhood Association position on the HRB was vacant. There would be no December meeting.

Chair Blythe said this was his last meeting.

The Board and staff thanked him for his leadership.

7. Adjournment

Chair Blythe adjourned the meeting at 9:42 PM.



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Historic Review Board **Agenda Date:** 04/23/24
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

GLUA-24-0005 and HR 24-00004: Historic Review -920 7th Street- Railing Modification

STAFF RECOMMENDATION:

Staff recommends approval with conditions.

EXECUTIVE SUMMARY:

The applicant received approval to construct a new mixed-use development in the McLoughlin Conservation District (HR 20-02). One of the Historic Review Board's conditions relate to the second-floor exposed balcony railings. The applicant appealed the HRB approval on two other items (building height and building setback) to the City Commission. Through the appeals process, the city allowed the reduction of the second-story height but denied the request to reduce the building setback. The applicant did not choose to appeal the railing material at that time.

The applicant submitted plans for new construction, including details for a metal railing in the building permit package. Unfortunately, this detail was not highlighted to staff and was missed during the building permit review. However, the Historic Review Board's condition of approval still stands regarding the railing material unless revised through a Type III process.

In order to ensure the project can continue in a timely manner, the applicant has proceeded with the intended metal railing. The applicant understands that if the Historic Review Board does not approve the revised railing material, he will need to replace the existing metal railing with wood railings before obtaining a Certificate of Occupancy for the project.

Staff agrees with the approach for a metal railing on this mixed-use infill project; many of the railing locations are on exposed decks or partially exposed decks and will weather quickly under the elements. Staff also believes that the initial staff recommendation was incorrect as while wood railings could conceivably be part of a more predominately lap-sided commercial infill project, this proposal is a contemporary approach to a mixed-use building with both brick and lap-siding elements, various

types of railing materials would be acceptable such as composite or metal. Staff , though, does not recommend mixing the railing material type on the building.

BACKGROUND:

See the Staff Report and Recommendation document in the agenda item attachments.

OPTIONS:

1. Approve the proposal with recommended conditions.
2. Approve the proposal with revised conditions.
3. Deny the proposal, close the record, and continue until June 25, 2024, to adopt the final findings.
4. Continue the hearing to June 25, 2024, and provide direction to the applicant on additional information needed. The record stays open.



**Historic Review
Staff Recommendation
May 20, 2024**

FILE NO.: GLUA-24-0005 and HR 24-00004: Historic Review:

HEARING DATE: May 28, 2024
7:00 p.m. – City Hall
Robert Libke Public Safety Building,
1234 Linn Avenue, Oregon City 97045

APPLICANT: Bogdan Smolinets
NW Custom Homes Inc.
15730 SE Bybee Rd
Portland, OR 97236

OWNER: Peter Ng
168 Terrace Ave
Oregon City, OR 97045

LOCATION: 920 7th Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31AD-09400
Zoning: MUC-1

REQUEST: To allow metal railing on a previously approved new construction mixed-use project in the McLoughlin Conversation District. Previous approval required wood railings. The applicant wishes to use black metal railings on the second-floor exposed balconies, which will have a longer life span and are more appropriate for a commercial mixed-use building. If the Historic Review Board does not approve the revised railing material, the applicant understands that he will need to replace the existing metal railing with wood railings prior to obtaining a Certificate of Occupancy for the project. (Modification to HR 20-02, AP 20-02 condition #9)

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40 of the Oregon City Municipal Code. The City Code Book is available on-line at www.oregoncity.org.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity

will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision.

Conditions of Approval

(P) = Verify that condition of approval has been met with the Planning Division.

(DS) = Verify that condition of approval has been met with the Development Services Division.

(B) = Verify that condition of approval has been met with the Building Division.

(F) = Verify that condition of approval has been met with Clackamas Fire Department.

Revision to Condition of Approval #8 of AP 20-01 & HR 20-02

8. Balcony railing material shall be wood, black metal, or composite material with top and bottom rails and balusters interior to the rail. The applicant shall choose only one material option for the railings.

Staff Recommendation and Background.

The applicant received approval to construct a new mixed-use development in the McLoughlin Conservation District (HR 20-02). One of the Historic Review Board's conditions relate to the second-floor exposed balcony railings. The applicant appealed the HRB approval on two other items (building height and building setback) to the City Commission. Through the appeals process, the city allowed the reduction of the second-story height but denied the request to reduce the building setback. The applicant did not choose to appeal the railing material at that time.

The applicant submitted plans for new construction, including details for a metal railing in the building permit package. Unfortunately, this detail was not highlighted to staff and was missed during the building permit review. However, the Historic Review Board's condition of approval still stands regarding the railing material unless revised through a Type III process.

In order to ensure the project can continue in a timely manner, the applicant has proceeded with the intended metal railing. The applicant understands that if the Historic Review Board does not approve the revised railing material, he will need to replace the existing metal railing with wood railings before obtaining a Certificate of Occupancy for the project.

Staff agrees with the approach for a metal railing on this mixed-use infill project; many of the railing locations are on exposed decks or partially exposed decks and will weather quickly under the elements. Staff also believes that the initial staff recommendation was incorrect as while wood railings could conceivably be part of a more predominately lap-sided commercial infill project, this proposal is a contemporary approach to a mixed-use building with both brick and lap-siding elements, various types of railing materials would be acceptable such as composite or metal. Staff, though, does not recommend mixing the railing material type on the building.

Staff recommends that the Historic Review Board allow the following modification to the previous condition of approval.

8. Balcony railing material shall be wood, black metal, or composite material with top and bottom rails and balusters interior to the rail. The applicant shall choose only one material option for the railings.

While the applicant is not proposing a composite material, staff recommends this type of modification to the condition to better convey the Board's intention for compatible design elements on infill commercial buildings.

Previous Project Proposal

AP 20-01 APPROVAL AND FINDINGS

The City Commission's review of the Historic Review Board's decision is limited to the issues raised in the notice of appeal based on evidence that was already in the record. The City Commission heard the Appeal, AP-2000002, at the April 15, 2020 City Commission meeting and voted 5-0 to uphold the appellant's request to allow 8-foot ceiling heights on the second floor (Condition of Approval #1) and rejected the appellant's request for a closer setback (Condition of Approval #2) thereby approving Planning File GLUA-20-00006 and HR 20-00002 with revised Conditions of Approval. Revised Conditions of Approval are noted in red below.

HR 20-02 APPROVAL AND FINDINGS

On February 26, 2020, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Historic Review Board voted 5-0 to approve the proposal with conditions. The Oregon City Historic Review Board adopted as its own the Staff Report with findings and Conditions of Approval for File Number HR 20-02. The Board agreed with the comments of the McLoughlin Neighborhood Association regarding the proposed 8:12 roof pitch being appropriate, along with the bay window being unnecessary. They thought the design was similar enough to the church House and that changing the roof pitch or adding a bay window would be too similar. The proposed design provides appropriate differentiation. The Board did not find that additional Queen Anne elements were necessary.

In order to reduce the height of the building and not overpower the adjacent historic structure, the Board found that an 11-foot floor height for the commercial space would be appropriate.

Conditions of Approval

(P) = Verify that condition of approval has been met with the Planning Division.

(DS) = Verify that condition of approval has been met with the Development Services Division.

(B) = Verify that condition of approval has been met with the Building Division.

(F) = Verify that condition of approval has been met with Clackamas Fire Department.

Prior to issuance of Building Permits:

1. The applicant shall revise the floor heights to meet the guidelines to at least 11 feet for commercial areas, and at least 10 feet for residential areas on the ground floor. Eight-foot floor heights are allowed on the second floor. *

2. The applicant shall ensure that the new structure walls are placed at least five feet from the Church building eave, or to meet minimum building code requirements, whichever is greater.
3. Minor changes to window placement or location on side and rear facades are permitted without additional HRB review.

Prior to issuance of a Certificate of Occupancy:

4. The window sash shall be the darkest color of the paint scheme.
5. The applicant shall use historically appropriate decorative lighting with medium to warm color. All signs shall be externally lit.
6. The horizontal fiber cement board siding shall be smooth.
7. The applicant shall ensure that shakes/shingles are straight across and not jagged.
8. Balcony railing material shall be wood with top and bottom rail, and balusters interior to the rail.
9. Aluminum doors shall be finished; no bare aluminum is allowed.
10. The awning shall be no steeper than 45 degrees from horizontal. No shiny or coated awnings are allowed. (P)

I. BACKGROUND:

Site and Context



Vicinity Map



May 2024- Rear of Building from Monroe Street



May 2024- Side of Building from Monroe Street



May 2024- Side of Building from Monroe Street

APPLICANT'S SUBMITTAL:

Site Plan



SEVENTH STREET NORTHEAST / FRONT ELEVATION

Streetscape Illustration- HR 20-02 AP 20-01 drawings



Front elevation HR 20-02 & AP 20-01 drawings

Floor plans



Interior side elevation HR 20-02 AP 20-01 drawings



Monroe Street elevation HR 20-02 AP 20-01 drawings



Rear elevation HR 20-02 AP 20-01 drawings

Project Summary:

The applicant received approval to construct a new mixed-use development in the McLoughlin Conservation District (HR 20-02). One of the Historic Review Board's conditions relate to the second-floor exposed balcony railings. The applicant appealed the HRB approval on two other items (building height and building setback) to the City Commission. Through the appeals process, the city allowed the reduction of the second-story height but denied the request to reduce the building setback. The applicant did not choose to appeal the railing material at that time.

The applicant submitted plans for new construction, including details for a metal railing in the building permit package. Unfortunately, this detail was not highlighted to staff and was missed during the

building permit review. However, the Historic Review Board's condition of approval still stands regarding the railing material unless revised through a Type III process.

In order to ensure the project can continue in a timely manner, the applicant has proceeded with the intended metal railing. The applicant understands that if the Historic Review Board does not approve the revised railing material, he will need to replace the existing metal railing with wood railings before obtaining a Certificate of Occupancy for the project.

Zoning:

The property is zoned MUC-1 Mixed Use Corridor.

Public Comment:

McLoughlin Neighborhood Association.

The MNA commented that they felt the request was reasonable but were frustrated by the applicant's inability to build this and other projects to the required Conditions of Approval and lack of detailed responses to the applicable criteria.

CODE RESPONSES:

17.40.060 - Exterior alteration and new construction.

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.*

Applicable: The proposal is being reviewed by the Historic Review Board as it modifies a Condition of Approval from HR 20-04, AP 20-01 for an infill new construction project in the McLoughlin Conservation District. Modification to condition must be reviewed at the same level the condition was created (Type III process)

- B. *Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.*

Complies as Proposed: The applicant submitted application materials.

- C. *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,*
1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
 2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated*

Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.

If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.

Complies as Proposed. Oregon SHPO and the Native American tribes listed above were notified of the proposed ground disturbance in 2012 and 2014 when the property was the subject of a separate land use application. The City also sent notification in 2019 as a result of a pre-application conference submittal. Due to the existing foundation, no ground disturbance of native soils is likely. This application will not affect the disturbance of native soil.

D. [1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.

Applicable: The proposal is being reviewed by the Historic Review Board as it is a modification of a Condition of Approval from HR 20-04, AP 20-01.

- 2. The following exterior alterations to historic sites may be subject to administrative approval:*
 - a. Work that conforms to the adopted Historic Review Board Policies.*

Not Applicable: The proposal is not subject to administrative approval as it as a

E. For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:

Not Applicable: The proposal is not an exterior alteration to an historic structure .

F. For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:

- 1. The purpose of the historic conservation district as set forth in Section 17.40.010;*

Finding: Complies as Proposed..

The purpose of the district is:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
- C. Complement any National Register Historic districts designated in the city;
- D. Stabilize and improve property values in such districts;
- E. Foster civic pride in the beauty and noble accomplishments of the past;
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- G. Strengthen the economy of the city;
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

Finding: Complies as Proposed.

New construction and large additions meeting adopted design standards can add economic and social value to the district. Compatible infill in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure. See detailed findings and conditions in the design guidelines section in this staff report. By meeting the conditions of approval, the home will complement the district. **Staff has determined that it is possible, likely, and reasonable for the applicant to meet this standard through the Conditions of Approval.**

2. *The provisions of the city comprehensive plan;*

Finding: Complies as Proposed.

POLICY 2.3 Facilitate historic preservation programs for retention of federal, state, and locally designated historic districts and sites.

STRATEGY 2.3.A Promote the designation of qualifying properties outside Historic and Conservation Districts as historic.

STRATEGY 2.3.B Maintain Oregon City's status as a Certified Local Government in the National Historic Preservation Program.

STRATEGY 2.3.C Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.

Finding: Complies. The adopted 2022 Oregon City Comprehensive Plan looks at emailing historic resources, including the McLoughlin Conservation District. The installation of a compatible metal railing on an approved infill mixed-use New Construction will not adversely affect the significant of the district. This standard is met.

3. *The economic effect of the new proposed structure on the historic value of the district or historic site;*

Finding: Complies as Proposed. The mixed-use building is proposed in the McLoughlin Conservation District. Approving this development will add additional housing stock in an area with a housing shortage and increase the housing options for people within Oregon City or looking to move to Oregon City.

4. *The effect of the proposed new structure on the historic value of the district or historic site;*

Finding: Complies as Proposed . The proposed structure is complementary to historic structures on 7th Street with the conditions of approval. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

5. *The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;*

Finding: Complies as Proposed.

As conditioned, the design will continue to enhance the McLoughlin Conservation District and contribute to its existing context.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

6. *Economic, social, environmental and energy consequences;*

Finding: Complies as Proposed. A mixed-use building is proposed for the McLoughlin Conservation District. Approving this development will add 13 units of additional housing stock in an area with a housing shortage and increase the housing options for people within Oregon City or looking to move to Oregon City. Compatible infill in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the infrastructure cost.

7. *Design guidelines adopted by the historic review board.*

Staff has included applicable standards for this railing request.

DESIGN COMPOSITION

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship. The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

DESIGN COMPOSITION CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- *Mostly single or double store design to 100 feet in width. Wider than 100 feet requires style change.*
- *False front: covering front gable roof or just an extended wall; may have a parapet on each side (possibly not rear) hiding a low sloped roof.*
- *Streetcar Commercial: wood or masonry construction and finish; generous ground floor retail display with individual or grouped upper level double hung windows in an otherwise solid wall.*
- *Large ground floor storefront windows with short bulkhead wall below and very often with transom windows above; wood frames or appropriate metal. Trim at window/transom frame edges.*
- *Often recessed store entries; side entries typically not recessed. Separate entries for individual stores.*
- *Streetcar Multifamily: wood or masonry construction and finish. Less emphasis on retail display, but location of public and lobby areas adjoining the public way. Possible upper level window bays within the width and height of the primary or side façades. Possible entry projection.*
- *Upper Level Entry: typically a single shared entry with small lobby.*
- *Upper story wood framed windows designed as 'punched' openings in the otherwise solid wall, regularly spaced; individual, paired double hung design or triple units with fixed center and double hung side lights. Possible transom windows. Possible flat arch windows in masonry walls.*
- *Façade with modest, but defining cornice, possible belt cornice. Wood exteriors can support more detailing; masonry or plaster finished buildings with less detail and ornamentation; typically, no significant form projections or recesses except window bays or entries.*
- *Materials/Finish: cement plaster (stucco), brick, concrete with plaster over, horizontal board siding; fabric awnings, possible flat steel/wood building supported canopy.*

Finding: Complies with Conditions.

Staff agrees with the approach for a metal railing on this mixed-use infill project; many of the railing locations are on exposed decks or partially exposed decks and will weather quickly under the elements. Staff also believes that the initial staff recommendation was incorrect as while wood railings could conceivably be part of a more predominately lap-sided commercial infill project, this proposal is a contemporary approach to a mixed-use building with both brick and lap-siding elements, various types of railing materials would be acceptable such as composite or metal. Staff, though, does not recommend mixing the railing material type on the building.

Staff recommends that the Historic Review Board allow the following modification to the previous condition of approval.

8. Balcony railing material shall be wood, **black metal, or composite material** with top and bottom rails and balusters interior to the rail. **The applicant shall choose only one material option for the railings.**

While the applicant is not proposing a composite material, staff recommends this type of modification to the condition to better convey the Board's intention for compatible design elements on infill commercial buildings.

II. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve HR 24-04 with revised condition #8 for the property located at 920 7th Street Avenue, Oregon City, Oregon 97045.

Exhibits

1. Applicant Submittal
2. Public Comments- McLoughlin Neighborhood Association
3. AP 20-01
4. HR 20-02



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A) ☐ Compatibility Review ☐ WRG ☐ Comm. Fac ☐ Lot Line Adjustment ☐ Non-Conforming Use Review ☐ Natural Resource (NROD) ☐ Verification ☐ Minor Site Plan & Design Review ☐ Extension of Approval ☒ Historic Review – Remodel ☐ Detailed Dev. Plan (DDP)	Type II (OCMC 17.50.030.B) ☐ Master Plan / PUD / GDP or Amendment ☐ Detailed Development Plan (DDP) ☐ Floodplain Review ☐ Geologic Hazard Overlay ☐ Minor Partition (<4 lots) ☐ Minor Site Plan & Design Review ☐ Non-Conforming Use Review ☐ Site Plan and Design Review / DDP ☐ Subdivision (4+ lots) ☐ Minor Variance ☐ Natural Resource (NROD) Review ☐ Public Improvement Modification ☐ Willamette Greenway ELD Process (OCMC 17.50.030.E) ☐ Expedited Land Division	Type III / IV (OCMC 17.50.030.C & D.) ☐ Annexation ☐ Code Interpretation / Similar Use ☐ Master Plan / PUD / GDP Amendment ☐ Conditional Use ☐ Comprehensive Plan / Legislative Amendment (Code /Map) ☐ Detailed Development Plan DDP ☐ Historic Review ☐ Municipal Code Amendment ☐ Parking Adjustment ☐ Variance ☐ Sign Variance ☐ Natural Resource (NROD) Review ☐ Zone Change (Text/Map) ☐ Willamette Greenway Legislative Action (OCMC 17.50.170) ☐ Legislative
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File Number(s):	Application Date: 04/03/2024
Project Name: Olson Apartment	
Proposed Land Use or Activity: Request approval of Metal/Iron Guardrail and Hand Rail	# of Lots Proposed (If Applicable):
Physical Address(es) of Site: 920 7th Street Oregon City OR 97045	
Clackamas County Map and Tax Lot Number(s): 2-2E-31AD-09400	

Applicant(s)

Applicant(s) Signature:		
Applicant(s) Name Printed: NW Custom Homes Inc.		Date: 04/03/2024
Mailing Address: 15730 SE BYBEE DR Portland OR 97236		
Phone: 503-504-6754	Fax:	Email: nwcustomhomes@yahoo.com

Property Owner(s) – See reverse for more than two Owners

Property Owner #1 Peter Ng		
Property Owner#1 Signature		
Property Owner#1 Name Printed: Peter Ng		Date: 04/03/2024
Mailing Address: 168 Terrace AVE Oregon City OR 97045		
Ownership Address: 168 Terrace AVE Oregon City OR 97236		
Phone: 503-969-9905	Fax:	Email: ng@iinet.com

Property Owner #2		
Property Owner#2 Signature		
Property Owner#2 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Representative(s)

Representative(s) Signature		
Representative(s) Name Printed:		Date:
Mailing Address:		
Phone:	Fax:	Email:

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



Multiple Property Owner(s) - Additional Signatures Required

Property Owner #3		
Property Owner#3 Signature		
Property Owner#3 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #4		
Property Owner#4 Signature		
Property Owner#4 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #5		
Property Owner#5 Signature		
Property Owner#5 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #6		
Property Owner#6 Signature		
Property Owner#6 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #7		
Property Owner#7 Signature		
Property Owner#7 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #8		
Property Owner#8 Signature		
Property Owner#8 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #9		
Property Owner#9 Signature		
Property Owner#9 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #10		
Property Owner#10 Signature		
Property Owner#10 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Narratives

Application to the Historic Review and Preservation Department of Oregon City

Re: HR 14-07

OLSON APARTMENT

920 SEVENTH ST

OREGON CITY, OR 97045

(DEI JOB#: A19-11-82)

OWNER: Peter Ng
168 Terrace Ave
Oregon City, OR 97045

REQUEST: Approval of Metal / Iron Guardrail and Hand Rail in the approved
for construction 2-story mixed use building,

CRITERIA: The criteria for new construction are set forth in Section 17.40.060 as follows:

1. For continuing construction of a newly approved mixed use structure in a Historic or Conservation District, or on a Historic Site, the criteria to be used by the Historic Review Staff in reaching its decision on the certificate of appropriateness shall include the following:
 - a. The purpose of the Historic or Conservation District as set forth in Section 17.40.010;
 - b. The provisions of the Oregon City Comprehensive Plan;
 - c. The economic effect of the proposed structure or the historic value of the district or historic site;
 - d. The effect of the proposed new structure on the historic value of the district or historic site;

- e. The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;
- f. Economic, social, environmental and energy consequences;
- g. Design guidelines adopted by the Historic Review Board.

The subject original two-story apartment building has been designed, and approved with the proposed metal/ iron handrail, and guardrails.

We request from the Historic Review Staff to allow continuation of construction with the intended and approved by City Staff metal/ iron guardrails, and handrails.

After careful consideration of surrounding buildings in the historic area,
Also after reviewing our records, and design criteria's,
We think that the metal/ iron handrails, and guardrails materials, form and shape
Matches the surrounding buildings, in the same Historic Preservation District existing metal/
iron guardrails, and handrails.

We think as well, that the careful choice of materials of guardrails contributes not only for
Historic Preservation, but also for longevity of construction, maintenance cost,
and very importantly, also contributes to safety of future building occupants.

Attached please find, submitted on paper by the Contractor, photos of existing Commercial/
Multifamily project in the neighborhood.

Each project photo location, and physical address has been noted for reference.

The Historic Review Staff decision will allow us to continue construction without major
disruptions, as well as major financial burden for the Owner.

John Delson PE – President - Engineer of Record
Delson Engineering Inc.





MONROE STREET / SOUTH - EAST LEFT ELEVATION
3/16"=1'-0"

NOTES :

- 1 FIBERGLASS LAMINATE COMPOSITE ROOF SHINGLES-CLASS B (BLACK OR ASPHALT)
- 2 FIBERGLASS LAMINATE COMPOSITE ROOF CAP/ LOW PROFILE RIDGE VENT
- 3 FIBER CEMENT BOARD LAP SIDING WITH 5" EXPOSURE; COLOR: RENWICK GOLDEN OAK SW2824 OR ROOK-WOOD BROWN SW2806 SHERWIN-WILLIAMS
- 4 5/4 X 4 FIBER CEMENT TRIM BOARD
- 5 5/4 X 12 FIBER CEMENT BELLY BAND TRIM BOARD; COLOR: POLISHED MAHOGANY SW2838 SHERWIN-WILLIAMS
- 6 PREFABRICATED METAL BOLT ON BALCONY
- 7 PREFABRICATED METAL BOLT ON GUARDRAIL
- 8 ROOF DOWNSPOUT CHASE TO APPROVED DRAINAGE
- 9 FABRIC AWNING BY AWNING MANUFACTURER
- 10 CEDAR SHINGLE GABLE END; COLOR: DOWNING SEND SW2822 SHERWIN WILLIAMS
- 11 2 X TRIM BD. COLOR: DOWNING STRAW SW2813 SHERWIN-WILLIAMS
- 12 CONTINUOUS 'FASCIA' STYLE GUTTER, GALVANIZED, PRE-FINISHED TO MATCH TRIM
- 13 5/4 X TRIM BOARD
- 14 CEMENT PLASTER ON SELF LEVELING LATH; COLOR SW284 OR SW2806 SHERWIN-WILLIAMS
- 15 THIN BRICK VENEER SET AND CAP SET IN CEMENT PLASTER; NATURAL COLOR
- 16 3/4" CHANNEL REVEAL AT CEMENT PLASTER
- 17 CONTROL JOIST CEMENT PLASTER
- 18 RLM LIGHT FIXTURE (PARKING LIGHTING)

1. ALL DOORS TO BE 6'-8" HIGH AT FIRST AND SECOND FLOOR (U.N.O.)
ALL DOORS TO BE 7'-0" HIGH AT FIRST FLOOR FOR COMMERCIAL (U.N.O.)
2. ALL EXTERIOR WALL SHEATHING TO BE COVERED WITH DRAIN-ABLE WEATHER RESISTIVE BARRIER PER MANUFACTURERS RECOMMENDATIONS , U.O.N.
(WEATHER BARRIER MAY NOT BE SHOWN ON SOME DETAILS FOR CLARITY.
3. ALL DIMENSIONS FROM FACE OF STUD (U.N.O.)
4. LAP SIDING WHERE SHOWN TO HAVE 5" REVEAL AT SECOND FLOOR.
5. CEDAR SHINGLES AT GABLES WHERE INDICATED.
6. THIN BRICK VENEER SET IN CEMENT PLASTER WITH CAP TRIM TO +18" ABOVE FINISH FLOOR.



SEVENTH STREET / NORTH - EAST / FRONT ELEVATION
1/4"=1'-0"

CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF RECORD IF DIFFERENT PRIOR TO START OF CONSTRUCTION ALL WORK PER LATEST ADOPTED APPLICABLE CODES -TYP.

DELSON ENGINEERING, INC.
1204 NE 146TH AVENUE
VANCOUVER, WA 98684
(360) 944-7094

OLSON APARTMENTS
920 SEVENTH STR
OREGON, OR 97045

DATE: 11-17-22
LIVING AREA: 308 SQ. FT.
JOB NO: A11-11-82
DRAWN BY: JAD

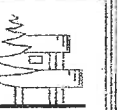
A1.1

OLSON APARTMENTS
920 SEVENTH STR
OREGON, OR 97045

LIVING AREA:
JOB NO: A19-11-82
DRAWN
BY: *WBB*

[illegible]

DELSON ENGINEERING, INC.
1204 NE 146TH AVENUE
VANCOUVER, WA 98684
(360) 944-7094



SIDE YARD ADJACENT TO CHURCH APARTMENT / NORTH - WEST / RIGHT ELEVATION

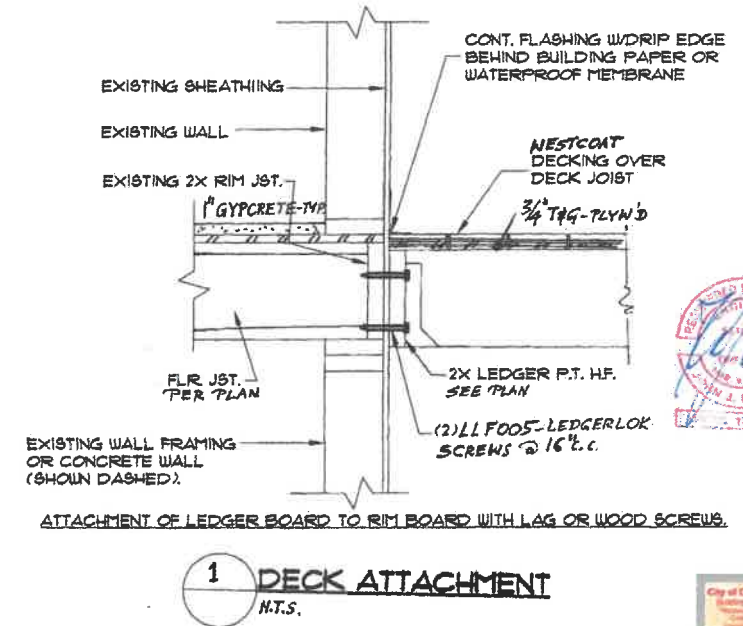
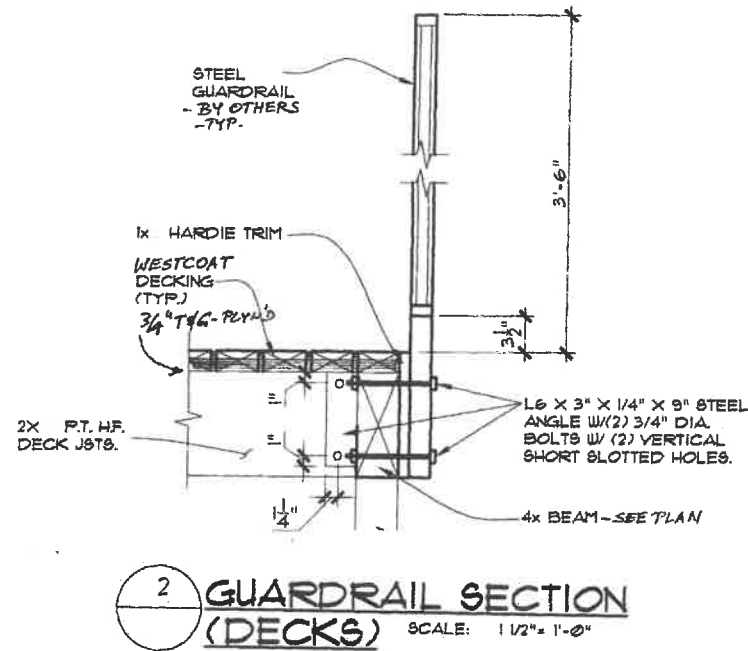
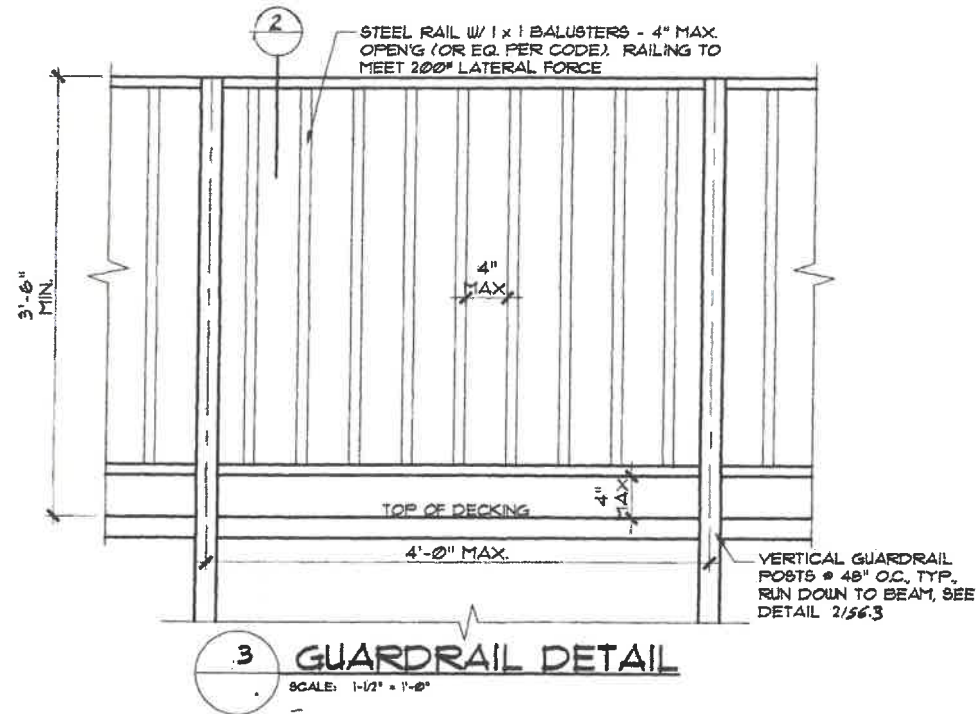
1. ALL DOORS TO BE 6'-8" HIGH AT FIRST AND SECOND FLOOR (U.N.O.)
ALL DOORS TO BE 7'-0" HIGH AT FIRST FLOOR FOR COMMERCIAL (U.N.O.)
2. ALL EXTERIOR WALL SHEATHING TO BE COVERED WITH DRAIN-ABLE WEATHER RESISTIVE BARRIER PER MANUFACTURERS RECOMMENDATIONS, U.O.N.
(WEATHER BARRIER MAY NOT BE SHOWN ON SOME DETAILS FOR CLARITY.
3. ALL DIMENSIONS FROM FACE OF STUD (U.N.O.)
4. LAP SIDING WHERE SHOWN TO HAVE 5" REVEAL AT SECOND FLOOR.
5. CEDAR SHINGLES AT GABLES WHERE INDICATED.
6. THIN BRICK VENEER SET IN CEMENT PLASTER WITH CAP TRIM TO +18" ABOVE FINISH FLOOR.

- NOTES :
- 1 FIBERGLASS LAMINATE COMPOSITE ROOF SHINGLES-CLASS B (BLACK OR ASPHALT)
 - 2 FIBERGLASS LAMINATE COMPOSITE ROOF CAP/ LOW PROFILE RIDGE VENT
 - 3 FIBER CEMENT BOARD LAP SIDING WITH 5" EXPOSURE; COLOR: RENWICK GOLDEN OAK SW2824 OR ROOK-WOOD BROWN SW2806 SHERWIN-WILLIAMS
 - 4 5/4 X 4 FIBER CEMENT TRIM BOARD
 - 5 5/4 X 12 FIBER CEMENT BELLY BAND TRIM BOARD; COLOR: POLISHED MAHOGANY SW2838 SHERWIN-WILLIAMS
 - 6 PREFABRICATED METAL BOLT ON BALCONY
 - 7 PREFABRICATED METAL BOLT ON GUARDRAIL
 - 8 ROOF DOWNSPOUT CHASE TO APPROVED DRAINAGE
 - 9 FABRIC AWNING BY AWNING MANUFACTURER
 - 10 CEDAR SHINGLE GABLE END; COLOR: DOWNING SEND SW2822 SHERWIN WILLIAMS
 - 11 2 X TRIM BD. COLOR: DOWNING STRAW SW2813 SHERWIN-WILLIAMS
 - 12 CONTINUOUS 'FASCIA' STYLE GUTTER, GALVANIZED, PRE-FINISHED TO MATCH TRIM
 - 13 5/4 X TRIM BOARD
 - 14 CEMENT PLASTER ON SELF LEVELING LATH; COLOR SW284 OR SW2806 SHERWIN-WILLIAMS
 - 15 THIN BRICK VENEER SET AND CAP SET IN CEMENT PLASTER; NATURAL COLOR
 - 16 3/4" CHANNEL REVEAL AT CEMENT PLASTER
 - 17 CONTROL JOIST CEMENT PLASTER
 - 18 RLM LIGHT FIXTURE (PARKING LIGHTING)
- GROUND LEVEL



PARKING ALLEY / SOUTH-WEST / REAR ELEVATION

CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS
AND CONDITIONS AND NOTIFY ENGINEER OF RECORD
IF DIFFERENT PRIOR TO START OF CONSTRUCTION
ALL WORK PER LATEST ADOPTED
APPLICABLE CODES - TYP.



S6.3

OLSON APARTMENTS
920 SEVENTH ST
OREGON, OR 97045



DATE: 11-11-23
LIVING AREA: 11-11-23
JOB NO: A19-11-82
DRAWN BY: JDS

DELSON ENGINEERING, INC.
1204 NE 146TH AVENUE
VANCOUVER, WA 98684
(360) 944-7094

CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF RECORD IF DIFFERENT PRIOR TO START OF CONSTRUCTION ALL WORK PER LATEST ADOPTED APPLICABLE CODES - TYP.



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M C L O U G H L I N

N E I G H B O R H O O D
A S S O C I A T I O N

DATE: May 17, 2024
 TO: Oregon City Historic Review Board
 Christina Robertson-Gardiner, Senior Planner

FROM: McLoughlin Neighborhood Association

RE: HR 24-00004/GLUA-24-0005
 Modification of Railing, HR 20-02, 920 7th Street

MNA has reviewed the submitted materials and offers the following comments:

- Applicant's narrative has several errors that should be corrected:
 - Refers to wrong application #HR 14-07
 - Any excerpts from the Code should be direct quotes; the text in the narrative does not match language in 17.40.060
 - Applicant states that the metal railing has been approved, when Condition of Approval #8 from HR 20-02 clearly states "Balcony railing material shall be wood with top and bottom rail, and balusters interior to the rail."
 - The locations and addresses of the included photographs are not provided as indicated in the narrative.
- It should be noted that the attachment for the prior approved application, HR 20-02, links to the current file. Additionally, the street view photo needs to be updated, as the construction is well underway. (A photo of the SW elevation taken today is attached below)

Despite the numerous discrepancies and omissions in the application, MNA concurs that metal railings are appropriate for the proposed use.

For HRB and Staff consideration:

Although MNA ultimately concurs with the proposed materials, this design team has a history of repeatedly submitting incomplete and erroneous application materials, ignoring and violating codes and conditions of approval. They disrespect the process by moving forward without HRB-approved plans, place blame on Staff and HRB for creating undue financial burden on their clients, and generally do not make good faith efforts to work with the City, the HRB, or the neighborhood to provide appropriate development in the community. MNA respectfully requests that the HRB address these behaviors with appropriate consequences to prevent recurrence and minimize the negative community impacts.

Thank you for your consideration.

M c L O U G H L I N



N E I G H B O R H O O D
A S S O C I A T I O N





**NOTICE OF DECISION (NOD)
CITY COMMISSION DECISION ON APPEAL**

Date of Decision: April 15, 2020

Date of Mailing of Notice of Decision: April 17, 2020

FILE NO.: AP 20-0002: Appeal of Historic Review Board conditional approval of GLUA-20-00006 and HR 20-02: Historic Review for a new two-story mixed-use building in the McLoughlin Conservation District.

HEARING DATE: April 15, 2020
7:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

**APPELLANT/
APPLICANT/
REPRESENTATIVE:** Bogdan Smolinets
NW Custom Homes Inc.
15730 SE Bybee Rd
Portland, OR 97236

OWNER: Peter Ng
168 Terrace Ave
Oregon City, OR 97045

LOCATION: 920 7th Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31AD-09400

BACKGROUND: On February 26, 2020 the Historic Review Board conditionally GLUA-20-00006 and HR 20-02: Historic Review for a new two-story mixed-use building in the McLoughlin Conservation District. The applicant appealed the decisions on March 10, 2020.

The appellant sought revision of Conditions #1 and #2 of GLUA 20-0006/HR 20-0002 that were adopted by the Historic Review Board (HRB) as follows:

- 1.The Applicant shall revise the floor heights to meet the guidelines to at least 11 feet for commercial areas, and at least 10 feet for residential areas.
- 2.The Applicant shall ensure that the new structure walls are placed at least five feet from the Church building eave, or to meet minimum building code requirements, whichever is greater.

The appellant contends that the HRB approved all of the internal floor heights as proposed, including 8 feet residential floor heights on the second story and Condition of Approval #1 incorrectly requires the second story residential floor to be 10-feet. Similarly, with regard to Condition of Approval #2, the appellant argues HRB understood the 5-foot separation from the existing structure would only apply to the portion of the wall with windows and doors.



DECISION OF THE CITY COMMISSION: The City Commission's review of the Historic Review Board's decision is limited to the issues raised in the notice of appeal based on evidence that was already in the record. The City Commission heard the Appeal, AP-2000002, at the April 15, 2020 City Commission meeting and voted 5-0 to uphold the appellant's request to allow 8-foot ceiling heights on the second floor (Condition of Approval #1) and rejected the appellant's request for a closer setback (Condition of Approval #2) thereby approving Planning File GLUA-20-00006 and HR 20-00002 with revised Conditions of Approval.

Pursuant to OCMC 17.50.030(B), the city commission decision is the city's final decision and is subject to review by the land use board of appeals (LUBA) within twenty-one days of when it becomes final.

Revised Conditions of Approval

(P) = Verify that condition of approval has been met with the Planning Division.

(DS) = Verify that condition of approval has been met with the Development Services Division.

(B) = Verify that condition of approval has been met with the Building Division.

(F) = Verify that condition of approval has been met with Clackamas Fire Department.

Prior to issuance of Building Permits:

1. The applicant shall revise the floor heights to meet the guidelines to at least 11 feet for commercial areas, and at least 10 feet for residential areas on the ground floor. Eight foot floor heights are allowed on the second floor. *
2. The applicant shall ensure that the new structure walls are placed at least five feet from the Church building eave, or to meet minimum building code requirements, whichever is greater.
3. Minor changes to window placement or location on side and rear facades are permitted without additional HRB review.

Prior to issuance of a Certificate of Occupancy:

4. The window sash shall be the darkest color of the paint scheme.
5. The applicant shall use historically appropriate decorative lighting with medium to warm color. All signs shall be externally lit.
6. The horizontal fiber cement board siding shall be smooth.
7. The applicant shall ensure that shakes/shingles are straight across and not jagged.
8. Balcony railing material shall be wood with top and bottom rail, and balusters interior to the rail.
9. Aluminum doors shall be finished; no bare aluminum is allowed.
10. The awning shall be no steeper than 45 degrees from horizontal. No shiny or coated awnings are allowed. (P)

** As amended by AP 20-00002*



Historic Review

Staff Report and Notice of Decision for a Mixed Use Building in the McLoughlin Conservation District February 27, 2020

FILE NO.: GLUA-20-00006 and HR 20-02: Historic Review for a new two-story mixed use building in the McLoughlin Conservation District.

HEARING DATE: February 26, 2020
7:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT: Bogdan Smolinets
NW Custom Homes Inc.
15730 SE Bybee Rd
Portland, OR 97236

OWNER: Peter Ng
168 Terrace Ave
Oregon City, OR 97045

LOCATION: 920 7th Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31AD-09400

REQUEST: A new two-story mixed use building in the McLoughlin Conservation District.

DECISION: On February 26, 2020, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Historic Review Board voted 5-0 to approve the proposal with conditions. The Oregon City Historic Review Board adopted as its own the Staff Report with findings and Conditions of Approval for File Number HR 20-02. The complete record for the Historic Review Board decision is on file at the Planning Division.

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the

City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Additional Findings adopted by the Board:

The Board agreed with the comments of the McLoughlin Neighborhood Association regarding the proposed 8:12 roof pitch being appropriate, along with the bay window being unnecessary. They thought the design was similar enough to the church House and that changing the roof pitch or adding a bay window would be too similar. The proposed design provides appropriate differentiation. The Board did not find that additional Queen Anne elements were necessary.

In order to reduce the height of the building and not overpower the adjacent historic structure, the Board found that an 11-foot floor height for the commercial space would be appropriate.

Conditions of Approval

(P) = Verify that condition of approval has been met with the Planning Division.

(DS) = Verify that condition of approval has been met with the Development Services Division.

(B) = Verify that condition of approval has been met with the Building Division.

(F) = Verify that condition of approval has been met with Clackamas Fire Department.

Prior to issuance of Building Permits:

1. The applicant shall revise the floor heights to meet the guidelines to at least 11 feet for commercial areas, and at least 10 feet for residential areas.
2. The applicant shall ensure that the new structure walls are placed at least five feet from the Church building eave, or to meet minimum building code requirements, whichever is greater.
3. Minor changes to window placement or location on side and rear facades are permitted without additional HRB review.

Prior to issuance of a Certificate of Occupancy:

4. The window sash shall be the darkest color of the paint scheme.
5. The applicant shall use historically appropriate decorative lighting with medium to warm color. All signs shall be externally lit.
6. The horizontal fiber cement board siding shall be smooth.
7. The applicant shall ensure that shakes/shingles are straight across and not jagged.
8. Balcony railing material shall be wood with top and bottom rail, and balusters interior to the rail.
9. Aluminum doors shall be finished; no bare aluminum is allowed.
10. The awning shall be no steeper than 45 degrees from horizontal. No shiny or coated awnings are allowed. (P)

I. BACKGROUND:

Site and Context

The previous non-designated Olson pharmacy building underwent extensive water damage in 2010. The 8,008 square foot primary building was within a one and partial two story configuration.

The site of the present building and intended addition is at the corner of Monroe and 7th Streets. The building extends from 7th Street to the alley with parking beyond which adjoins the alley. To the north across 7th Street there is a two story commercial building which, because of its false front, extends above two stories. Other buildings in the immediate area are of smaller scale and would be considered streetcar commercial buildings.

The 1890 Queen Anne-styled Church house directly abuts the proposed building on 7th Street. The Church House has an elevated basement which puts the ground floor over 10 feet above grade, giving the 1 ½ story building a much grander scale.

The development will also undergo a Type II Site Plan and Design Review. This staff level development review will review the project for compliance with OCMC 17.62 Site Plan and Design Review and OCMC 17.52 off Street Parking and Loading. This site review will be done after the Historic Review Board makes a decision. The Historic Review Board is solely tasked with determining if the proposal meets the requirements of the historic overlay district and adopted design guidelines.

The Historic Review Board has previously approved buildings on this property in 2012 and 2014. The current proposed design and form are similar to the application in 2014 (HR 14-08).



Vicinity Map



Existing Conditions



2009 Street View



View from Monroe Street

714 7th Street - G.W. and Mindwell Church House -914 7th street

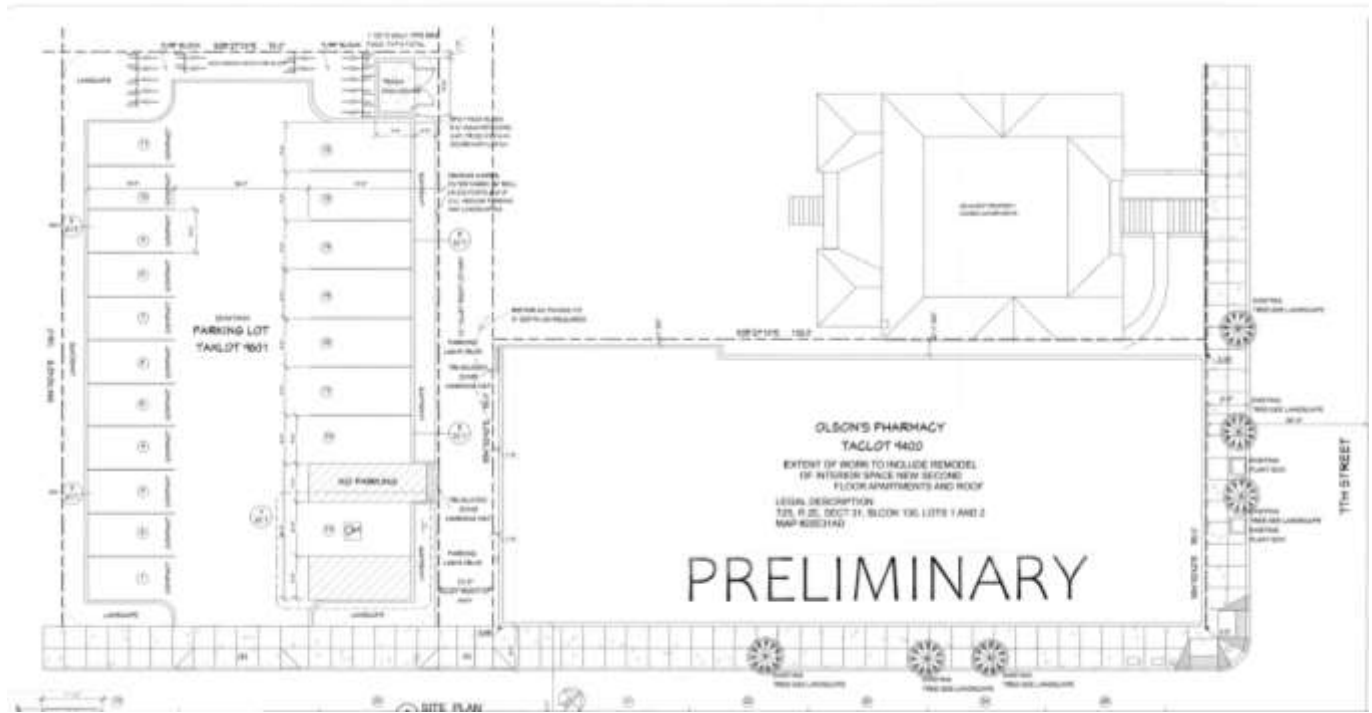


The c.1890 multi-unit residence is a superb example of Queen Anne under the influence of the symmetrical Colonial Revival style. It presents a two-story façade with full Queen Anne detailing but none of the Queen Anne plan. The upper story is fully imbricated with diamond, square, and fishscale wood shingles. In the gables the square shingles are laid in arcs. The second floor flares over the first and is marked by a belt course. The lower story is clad in channel drop siding. Each projecting gable is chamfered with brackets and pendants. Windows are 1/1 wood

doublehung with lamb's tongues. Each side also has a Queen Anne window: stained glass surrounding a clear pane. Under the bay windows is a vertical shiplap panel with decorative wood applications. The front door appears to be from the 1920s and provides access to the front hall and the eight apartments. The rear porch and basement were enclosed in 1981. A rear fire escape was also installed. Amazingly, the foundations is still brick. A basalt wall runs along the sidewalk along the front. There is a corrugated metal shed to the rear of the property.

APPLICANT'S SUBMITTAL:

HR 20-02



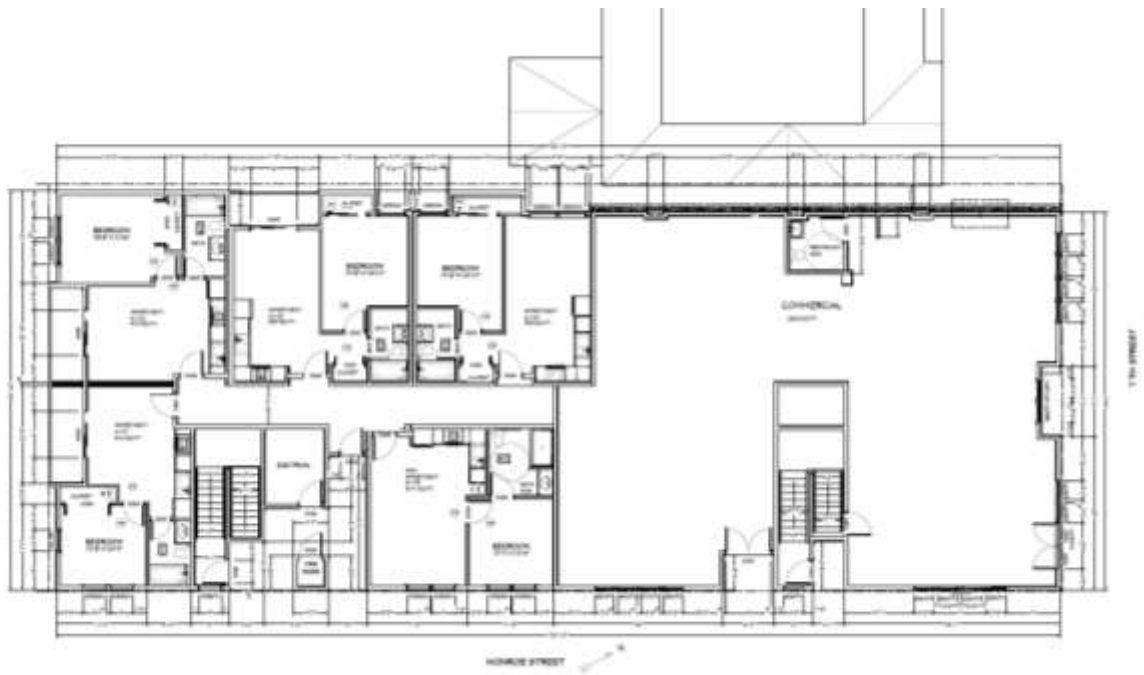
Site Plan

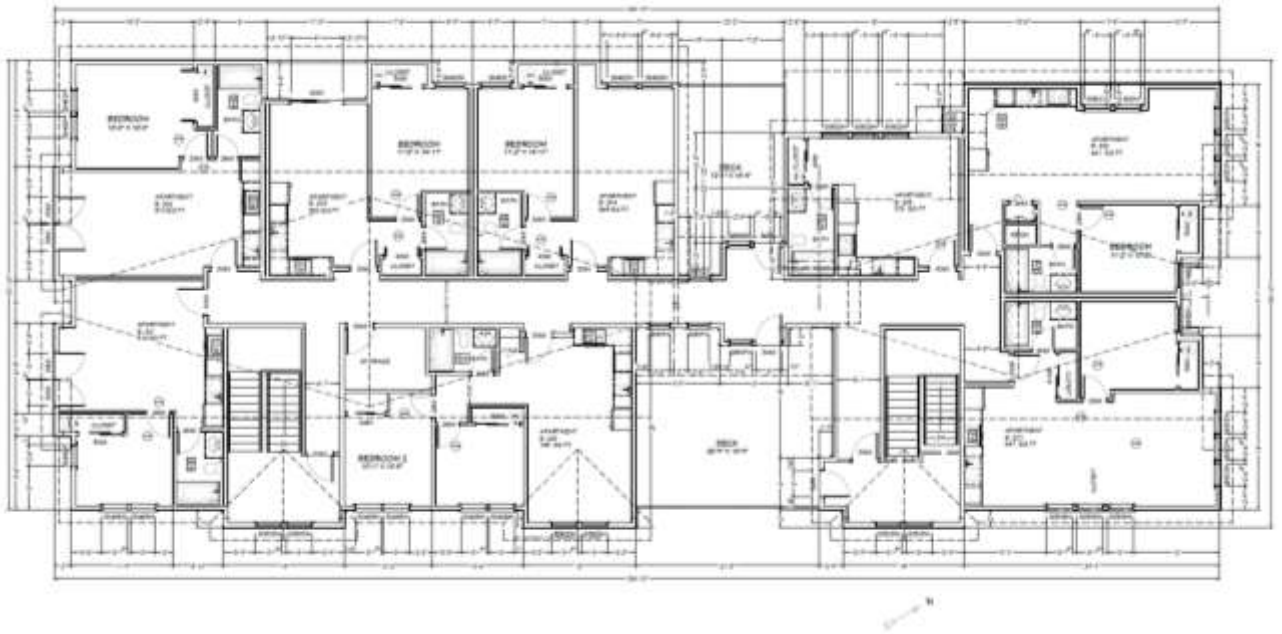


Streetscape Illustration



Front elevation





Floor plans



Interior side elevation



Monroe Street elevation*Rear elevation***Project Summary:**

The applicant has proposed a 12,686 square foot two story building covering almost 100% of the lot. The building includes ground floor commercial space of 2883 square feet, and five ground floor multifamily units. Each is one bedroom unit with just over 500 square feet.

The upper floor consists of eight units ranging from studio to 2-bedrooms. Common area decks are proposed on the side elevations as well.

The building has been designed to complement the neighboring Church House, which is a Queen Anne style.

Zoning:

The property is zoned MUC-1 Mixed Use Corridor.

Public Comment:

No public comments were submitted. The McLoughlin Neighborhood Association requested a continuance at the first hearing in January 2020, and the Historic Review Board continued the hearing to the February meeting after hearing public comments, a staff report, and the applicant's presentation.

CODE RESPONSES:

17.40.060 - Exterior alteration and new construction.

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.*

Applicable: The proposal for new construction in a historic district is being reviewed by the Historic Review Board.

- B. *Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.*

Complies as Proposed: The applicant submitted the required materials.

- C. *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,*
1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
 2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*

If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.

Complies as Proposed. Oregon SHPO and the Native American tribes listed above were notified of the proposed ground disturbance in 2012 and 2014 when the property was the subject of a separate land use application. The City also sent notification in 2019 as a result of a pre-application conference submittal. Due to the existing foundation, no ground disturbance of native soils is likely.

- D. *[1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*

Applicable: The proposal is being reviewed by the Historic Review Board.

2. *The following exterior alterations to historic sites may be subject to administrative approval:*
 - a. *Work that conforms to the adopted Historic Review Board Policies.*

Not Applicable: The proposal is not subject to administrative approval.

- E. *For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:*

Not Applicable: The proposal is not an exterior alteration.

F. For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:

1. The purpose of the historic conservation district as set forth in Section 17.40.010;

Finding: Complies with Conditions.

The purpose of the district is:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
- C. Complement any National Register Historic districts designated in the city;
- D. Stabilize and improve property values in such districts;
- E. Foster civic pride in the beauty and noble accomplishments of the past;
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- G. Strengthen the economy of the city;
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

Finding: Complies with Condition.

New construction and large additions meeting adopted design standards can add economic and social value to the district. Compatible infill in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure. See detailed findings and conditions in the design guidelines section in this staff report. By meeting the conditions of approval, the home will complement the district. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

2. The provisions of the city comprehensive plan;

Finding: Complies with Condition.

There are a few goals and policies in the Comprehensive Plan that pertain to this proposal:

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. Having evolved from a community for the elite of the riverboat industry to a workers' community, Canemah retains essentially the same sense of place it had in the latter half of the 19th century. Situated above the Falls of the Willamette, it was an important portage town and the major shipbuilding center on the upper Willamette River. Canemah was listed as a Historic District in the National Register of Historic Places in 1977.

Goal 5.3 Historic Resources

Policy 5.3.1

Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.

The proposed building will be located along the 7th Street corridor in the McLoughlin Conservation District, which is primarily a street with a mix of uses. The design will be compatible with the conditions of approval in this staff report. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

Policy 5.3.8

Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

Finding: Complies as proposed. The proposed building will be located along the 7th Street corridor in the McLoughlin Conservation District, which is primarily a street with a mix of uses. The design will be compatible with the conditions of approval in this staff report. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

3. *The economic effect of the new proposed structure on the historic value of the district or historic site;*

Finding: Complies as proposed. The mixed use building is proposed in the McLoughlin Conservation District. Approving this development will add additional housing stock in an area with a housing shortage and increasing the housing options for people within Oregon City or looking to move to Oregon City.

4. *The effect of the proposed new structure on the historic value of the district or historic site;*

Finding: Complies with Conditions. The proposed structure is complementary to historic structures on 7th Street with the conditions of approval. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

5. *The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;*

Finding: Complies with Conditions.

As conditioned, the design will continue to enhance the Canemah Historic District and contribute to the existing context of the District.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

6. *Economic, social, environmental and energy consequences;*

Finding: Complies as Proposed. The mixed use building is proposed in the McLoughlin Conservation District. Approving this development will add 13 units of additional housing stock in an area with a housing shortage and increasing the housing options for people within Oregon City or looking to move to Oregon City. Compatible infill in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure.

7. *Design guidelines adopted by the historic review board.*

1. STYLE

Determining the appropriate style for a new infill project is an important initial step in the design process. Each historic district has different styles that were prevalent during the historic period of significance. These styles are what create the historic context. New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the district. While there may be several styles dominant within the district, the specific choice of a style shall be compatible with adjacent properties, the block, and the neighborhood. It also must be fitting for the particular function of the building and its size.

For the Seventh Street Commercial Corridor applicable design styling includes the earlier False Front commercial buildings that were typically wood framed, but could now be masonry, or the later Streetcar Commercial and similar multifamily 'Streetcar' residential styles illustrated below. These styles used a simple, primary rectangular form that could have entry recesses or projections, or upper level vertically oriented window bays. Buildings were built close together to form a continuous row along Seventh. Rowhouses or attached townhouses are not an appropriate style in Oregon City.

New infill buildings should support the historic context of the district by providing designs compatible in design, scale and massing with the limited existing historic commercial buildings, notably the Fire Station and IOOF Hall (34 foot high parapet), those typical of that era, and the adjoining neighborhood. It is appropriate to focus new, denser commercial development within a several block length at Washington and 7th and/or at key intersections along the corridor. New increased density will strengthen the historic pedestrian and streetcar nature of the district if successfully designed.

Finding: Complies as Conditioned. The site is on the 7th Street corridor, and the design guidelines call for streetcar commercial design or false front commercial. The adopted design guidelines do not address utilizing a mixture of both residential and commercial styles on the same building. The guidelines do mention concern over extra-programming and over articulation as a distraction to the district. However, given that this area is known for an eclectic mix of both retail and residential, a hybrid version, as sensitively designed, makes sense. A completely residential building does not lend itself well for large ground floor display windows, nor does a two or three story commercial building with a parapet adequately break up the massing of the long building. Therefore, staff finds that this approach can be used to address both of these issues.

The Vernacular style (2nd story) and Street Car Commercial (1st story) was chosen as the design type for the new construction. The adjacent historic Church House is a Queen Anne structure. The previously approved two-story structure (HR 14-08) proposed bay windows on the second story to add a Queen Anne element. The second story has a 8:12 roof pitch and shingles rather than horizontal siding within the gable, which adds one Queen Anne element. The applicant shall add detail to provide more Queen Anne elements such as bay windows on the upper floor, ornamentation as recommended by the HRB, or shall increase the roof pitch to 10:12. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

2. SITE

Siting principles involve both how the site is used and how the building(s) is placed within the site. The specific lot location and its topography can dictate many requirements.

Commercial buildings are to face the street squarely with their primary face and display areas in full view, to engage the pedestrian, and to be set back only slightly, if at all from the front and side lot lines. Small courtyard area may be appropriate for multifamily and certain commercial uses. Vehicle access to be on the less visible sides or rear.

SITE CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- Rectangular footprint that largely fills the width of the lot.
- Oriented to street for access, and display. No or small setback from the sidewalk along street; may not extend all way to rear lot line.
- Small front or side setback is appropriate for residential uses.
- Central or individual ground floor customer-tenant entries. Grouped residential entry to lobby or foyer. Separate service entries.
- Vehicle access and storage at side or rear; may be hidden under the building.
- Landscape: small plantings if there are setbacks; otherwise street trees. Upper story gardens visible from the sidewalk were not used in the historic period, and are discouraged.

Finding: Complies with Condition.

The structure is oriented to the street with vehicle access and parking proposed behind the building.

The existing side wall of the old Olson's building is not proposed to be reused.

The structure is proposed to be set back approximately 3 feet from the side property line shared with the Church House to leave a minimum separation between the buildings to meet fire codes. It appears that the Church House has a zero-foot setback, or perhaps a very small setback from the property line. The structure will project closer to the street than the Church building, and will obscure the side view of the historic structure. In order to reduce the impact on the Church building, the applicant shall ensure that the new structure walls are placed at least five feet from the Church building eave, or to meet minimum building code requirements, whichever is greater.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

3. BUILDING FORM

Address the overall size, shape and bulk of the building. The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. The building form needs to relate to the buildings in the immediate neighborhood, and to take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of an historically appropriate style. Existing commercial historic buildings are now less numerous in the districts. Acceptable styles will produce new infill form based on historic character qualities of the original buildings and those found in other similar districts. This new development will then successfully relate to adjacent residential neighborhoods. The appropriate style and form of the new buildings depends upon the site and neighboring, or transitioning context.

BUILDING FORM CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- Building form and foot print primarily rectangular, possible rectangular additions or wings; possible interior light court, courtyard or areaway.
- Massing: A simple rectangular primary form encompassing the primary and visible facades. a parapet or false front that provides the height boundary of the building and hides the view of the roof. Single story with retail or service use; Two or three story with single or mixed use. Basement option

- *Ground floor typically has high ceilings; retail use with office or residential use above.*
- *Height: Main level close to grade. Single story buildings: minimum 16 foot high parapet. First to Second floor height to be at least 12 feet unless for multi-family use, then may be 10 feet. Upper floor to floor heights at least 10 feet. Maximum Height: Per City code*
- *Height for Commercial Buildings using a Residential Style: First to Second floor height to be at least 10 feet. Main Floor Level Height Above Grade: 2½ feet minimum. Eave Height: 28 feet maximum. Ridge Height maximum: 40 feet.*
- *Residential styles, including Queen Anne, or Foursquare, are encouraged on Seventh above John Q Adams and on Center and High, and where facing or adjoining residential zoning. Alternatively, the use(s) may be embodied in a grouping of smaller buildings.*
- *Full width one or two story porches at front (accessed by interior stair), or rear are appropriate for residential.*
- *Grade level or depressed parking if accessed from rear or rear end of side and generally concealed from sidewalk by building wall, provided commercial or residential use is located along primary street.*

Finding: Complies with Conditions.

HEIGHT:

The MUC-1 zone (Mixed Use Corridor 1) encourages a mix of high-density retail, office and multifamily. The 40 foot height limit of the underlying zone is coupled with the Historic Design Guidelines for New Construction. The height meets the underlying zone height limit and provides a massing that is broken in smaller historically compatible sub volumes.

OVERALL SIZE AND PROPORTIONS:

The rectangular shape meets the guidelines.

The applicant has proposed an 11 foot floor to ceiling height for the ground floor commercial space; while the guidelines call for 12 foot minimum unless for multifamily use. About half of the ground floor is proposed to be residential, and the front half is proposed as commercial space. The second floor height appears to be 8 feet. The applicant shall revise the floor heights to meet the guidelines as at least 12 feet for commercial areas, and at least 10 feet for residential areas.

ROOF PITCH:

The proposed 8:12 roof pitch meets the guidelines for Vernacular, but is too shallow for a Queen Anne style.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

4. DESIGN COMPOSITION

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship. The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

DESIGN COMPOSITION CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- *Mostly single or double store design to 100 feet in width. Wider than 100 feet requires style change.*
- *False front: covering front gable roof or just an extended wall; may have a parapet on each side (possibly not rear) hiding a low sloped roof.*
- *Streetcar Commercial: wood or masonry construction and finish; generous ground floor retail display with individual or grouped upper level double hung windows in an otherwise solid wall.*
- *Large ground floor storefront windows with short bulkhead wall below and very often with transom windows above; wood frames or appropriate metal. Trim at window/transom frame edges.*
- *Often recessed store entries; side entries typically not recessed. Separate entries for individual stores.*
- *Streetcar Multifamily: wood or masonry construction and finish. Less emphasis on retail display, but location of public and lobby areas adjoining the public way. Possible upper level window bays within the width and height of the primary or side façades. Possible entry projection.*
- *Upper Level Entry: typically a single shared entry with small lobby.*
- *Upper story wood framed windows designed as 'punched' openings in the otherwise solid wall, regularly spaced; individual, paired double hung design or triple units with fixed center and double hung side lights. Possible transom windows. Possible flat arch windows in masonry walls.*
- *Façade with modest, but defining cornice, possible belt cornice. Wood exteriors can support more detailing; masonry or plaster finished buildings with less detail and ornamentation; typically, no significant form projections or recesses except window bays or entries.*
- *Materials/Finish: cement plaster (stucco), brick, concrete with plaster over, horizontal board siding; fabric awnings, possible flat steel/wood building supported canopy.*

Finding: Complies with Conditions.

The applicant proposed a 50-foot wide building with ground floor windows along 60% of the front façade. The storefront windows include a transom above and a short bulkhead wall.

The entry is not recessed. It is located on 7th Street near the corner of the building. Two secondary entries are also proposed along Monroe Street.

The elevations show a brick veneer façade about halfway up the first story, with lath and plaster on the second half. The second story is proposed with fiber cement board siding with 5" reveal, and cedar shingles at gables. The applicant shall ensure that shakes/shingles are straight across and not jagged.

Fabric awnings are proposed above storefront window bays on the 7th and Monroe Street facades.

Fiberglass windows are proposed.

Aluminum storefront windows and doors.

The remaining materials meet design guidelines as proposed.

The window sash shall be the darkest color of the paint scheme.

The applicant shall use historically appropriate decorative lighting with medium to warm color. All signs shall be externally lit.

The horizontal fiber cement board siding shall be smooth.

The balcony railing material shall be wood with top and bottom rail, and balusters interior to the rail.

Aluminum doors shall be finished; no bare aluminum is allowed.

The awnings shall be no steeper than 45 degrees from horizontal. No shiny or coated awnings are allowed.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

17.40.065 - Historic Preservation Incentives.

A. Purpose. Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.

B. Eligibility for Historic Preservation Incentives. All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).

C. Incentives Allowed. The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.

D. Process. The applicant must request the incentive at the time of application to the Historic Review Board.

Finding: Not Applicable. No preservation incentives are proposed.

II. PUBLIC NOTICE

A public notice was sent to neighbors with 300 feet of the subject property, posted online, emailed to various entities, and posted onsite.

III. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development of HR 20-02 with conditions for the property located at 306 4th Avenue, Oregon City, Oregon 97045.

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Public Comments
4. 914 7th Street Inventory Form
5. Request for Continuance



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Historic Review Board
From: Jude Thaddaeus, Assistant Planner

Agenda Date: 5/28/2024

SUBJECT:

GLUA-24-00006/ HR-24-00005 Solar panel proposal at 720 11th Street, the James and Sarah Roake House

STAFF RECOMMENDATION:

Staff seeks direction from the Historic Review Board for either approval of the proposed array configuration, or an alternative configuration.

EXECUTIVE SUMMARY:

The applicant proposes to install nine (9) solar panels on the roof of the James and Sarah Roake House at 720 11th St, a designated historic resource in the McLoughlin Conservation District. Seven (7) solar panels are proposed to be installed on the southwestern-facing 2nd story roof elevation, which is the roof plane with the highest solar irradiance, with two (2) panels proposed on the northwest-facing 2nd story gable over the primary façade and main entrance, which is visible from 11th Street.

BACKGROUND:

The James and Sarah Roake House at 720 11th Street is a two-story ca. 1890 Queen Anne with a gable roof, a tower dormer window with a pyramidal roof, and an L-shaped floorplan. The home has modest Queen Anne-style ornamentation and a moderately pitched roof.

The proposed solar array configuration involves the placement of 9 panels covering 12.4% of the structure's roof surface. Seven of the nine panels are proposed to be located on the southwestern roof plane – the roof plane with the highest solar irradiance – two floors above grade. Two panels are proposed along the primary façade, which is the northwest-facing roof gable, a roof plane with significantly lower solar irradiance.

While the location of the two solar panels on the gable facing 11th Street does not appear to comply with the HRB policy, the Historic Review Board may consider the resource's roof height, alternative panel configuration options, the potential need for the panels to be located for maximum solar efficiency (if adequately demonstrated),

and the Oregon City Comprehensive Plan's prioritization of supporting both the economic viability of historic structures and the promotion of new development siting to take advantage of solar energy opportunities, against any adverse impacts to the structure and district in question.

The Board may want to consider a Condition of Approval for the applicant to demonstrate the viability of the solar panel project on a cost/benefit basis for keeping the proposed configuration vs. other alternatives. The Board may also want to provide project-specific findings to support its actions.

See the Staff Report and Recommendation document in the agenda item attachments.

OPTIONS:

1. Approve the proposal with either or both of the recommended conditions;
2. Approve the proposal with revised conditions;
3. Deny the proposal, close the record, and continue to June 25, 2024, to adopt final findings;
4. Continue the hearing to June 25, 2024, and provide direction to the applicant on additional information needed. The record stays open.



Historic Review
Staff Report for a Solar Installation on a Designated Historic Site
in the McLoughlin Conservation District
May 17, 2024

FILE NO.: GLUA-24-00006 and HR 24-00005: Historic Review

HEARING DATE: May 28, 2024

APPLICANT: ION Solar Inc
4801 N University Ave, Unit 900
Provo, Utah 84604

OWNER: Teri Poppono
720 11th St
Oregon City, OR 97045

LOCATION: 720 11th St
Oregon City, OR 97045

REQUEST: Historic Review for solar panel installation on street-facing roof planes on the James and Sarah Roake House, a designated structure in the McLoughlin Conservation District.

REVIEWER: Jude Thaddaeus, Assistant Planner

RECOMMENDATION: Direction Requested concerning Approval with Conditions

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Historic Overlay District in Chapter 17.40, of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Summary and Recommended Conditions of Approval

The James and Sarah Roake House at 720 11th Street is a two-story ca. 1890 Queen Anne with a gable roof, a tower dormer window with a pyramidal roof, and an L-shaped floorplan. The home has modest Queen Anne-style ornamentation and a moderately pitched roof.

The proposed solar array configuration involves the placement of 9 panels covering 12.4% of the structure's roof surface. Seven of the nine panels are proposed to be located on the southwestern roof plane – the roof plane with the highest solar irradiance – two floors above grade. Two panels are proposed along the northwest-facing roof gable, a roof plane with significantly lower solar irradiance.

Historic Review Board Policy 12 for solar panel installations recommends that solar panels be placed on “secondary roof planes.” In the case of the James and Sarah Roake House, Staff is seeking direction from the Historic Review Board as to whether the proposed solar panel configuration on the northwest-facing 2nd story gable visible from 11th St meets that standard, or recommend an alternative configuration that might meet the standard in this case.

Because of the structure's corner lot location, all nine panels would be visible from either the lot's street frontage, or 10th Street above and behind the home. All roof planes are visible from either 11th Street, Jefferson Street, or 10th Street, which sits approximately 40 feet higher in altitude than 11th Street below.

As energy prices rise and renewable technology becomes more affordable, more common, and more critical to society's response to climate change, the Board will have to balance these factors with the concerns of historic integrity. Because the panels are only placed on the roof and will not cover or destroy historical materials or features and are designed to be removed in the future without causing irreparable damage to the structure, the Board may find that the panels will not affect the integrity of the structure.

The proposal should limit retrofitting measures to those that achieve reasonable energy savings, at reasonable costs, with the least intrusion or impact on the character of the building.

If the Board finds that the proposal will impact the historic integrity of the home, the proposal's impacts may be mitigated by limiting the number of panels on the 11th Street facing roof plane or moving them to an alternative location. If the Board finds that the proposed configuration does not adversely impact the landmark, Staff recommends the Board adopt the following Conditions of Approval.

Prior to issuance of Building Permits:

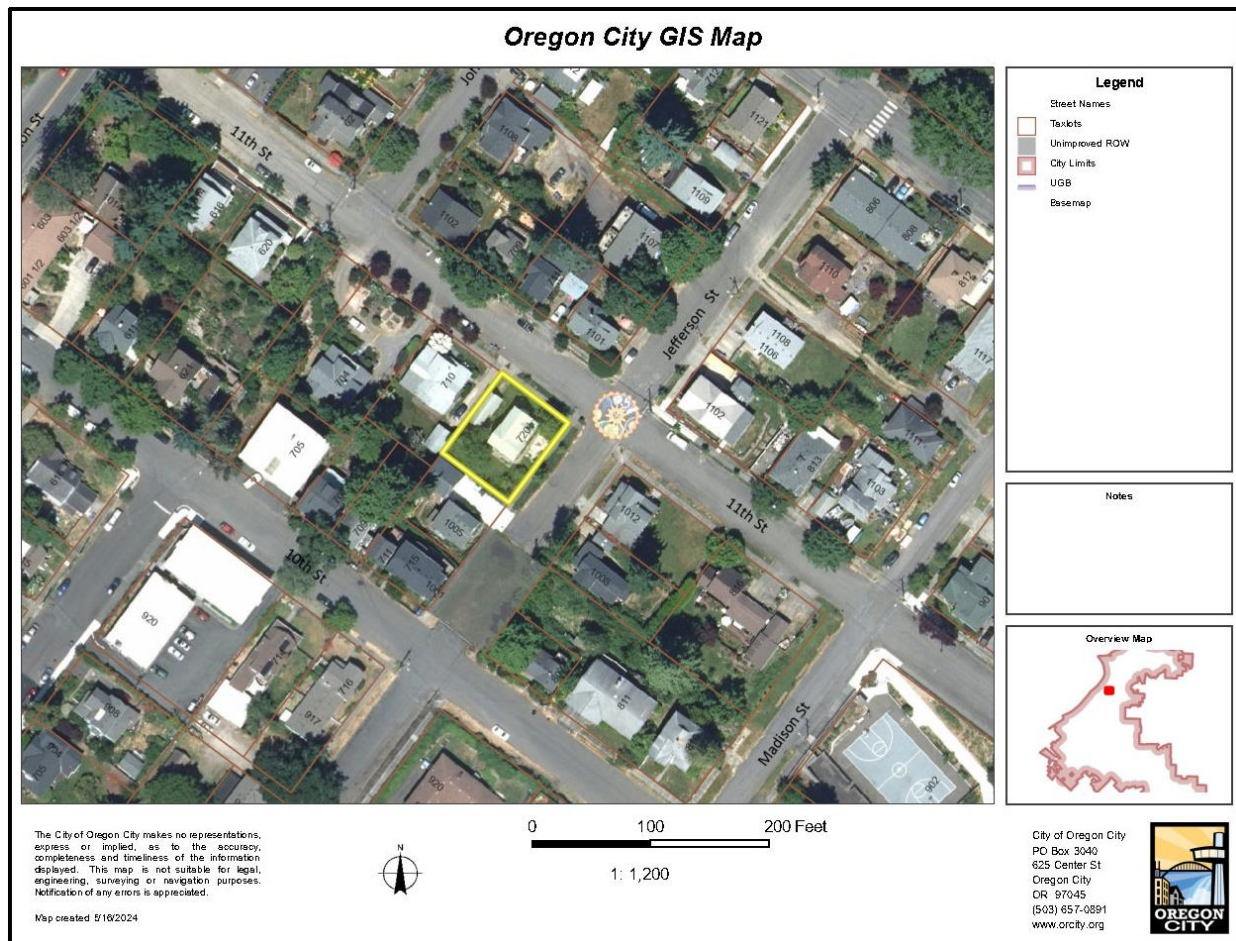
1. The applicant shall submit documentation showing that the panels will be no more than 5” above the roof surface.
2. The applicant shall submit documentation confirming that the number and location of the 11th Street-facing solar panels is either necessary for the viability of the project, or an alternative solar panel configuration on other roof surfaces that meet Historic Review Board standards.
3. The panel frames shall be black, no unfinished/shiny metal frames or visible parts are permitted.

4. Ground- or wall-mounted equipment shall not obscure any architectural features and shall not be installed in a manner that destroys historic millwork or other historic materials. The applicant shall submit a sketch or mock-up of the equipment placement to staff to demonstrate compliance with this condition.
5. The applicant shall ensure that the ground-mounted equipment is blocked from pedestrian view by the use of fencing or landscaping.

I. BACKGROUND:

Site and Context

The subject property is the James and Sarah Roake House a c.1890 Queen Anne-style home fronting 11th Street to the northeast and Jefferson Street to the southeast. in the McLoughlin Conservation District.



Vicinity Map



Street view – front façade from 11th St.



Street view – corner side façade from Jefferson St.

Historic Resource

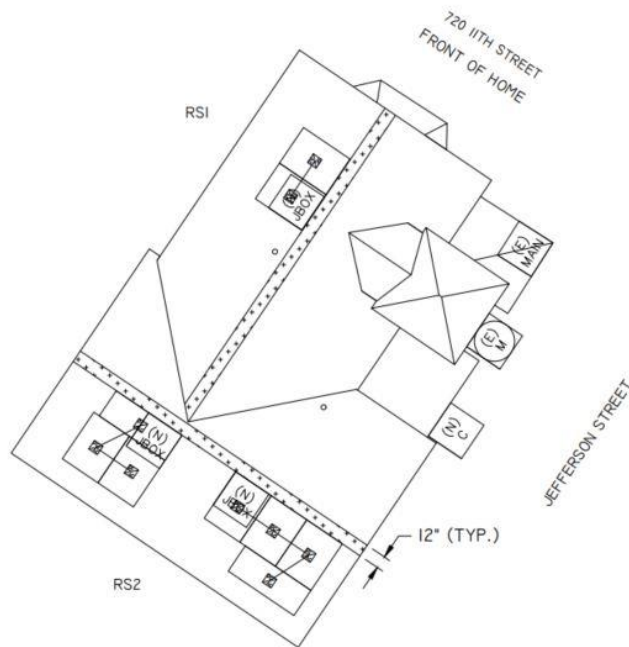
James and Sarah Roake House – 720 11th Street (1890)

Description of Physical and Landscape Features:

This two-story Queen Anne house sits under a gable roof with an L-shaped plan. A rectangular tower is present at the inside corner of the L, topped by a steep pyramidal roof. The house has modest Queen Anne ornamentation, with coved imbrications at the gable ends above a belt course that is a continuation of the frieze and rake boards on the house. Below the shingled gable ends, the house is clad with horizontal V groove drop siding, finished with cornerboards. A small porch is present on the northeast corner of the house, with a hip roof supported by a single turned column. Two engaged turned

columns frame the porch. An octagonal bay is present on the north side of the house, just west of the porch. The area beneath the windows in the bay contains recessed panels above the full water table that encircles the house. The windows are all 1/1 double-hung wood sash with board trim and decorative hood and apron moldings. The eaves are enclosed, and feature round galvanized gutters. A small garage, built recently, is located just west of the house. It sits under a gable roof, and is clad with board and batten siding with imbrications matching the house in the gable ends.

Statement of Significance: In 1891, James and Sarah Roake purchased this property. Mr. Roake operated a sulfur mill in Oregon City, which was destroyed by the 1890 flood. After recovering his losses, he established the Oregon City Foundry, which his son John Albert Roake (903 Madison Street) developed into a large city business. The Foundry operated for three generations before finally closing in the 1950s. The Roakes continued to own this property until 1933, when it was sold to John and Ivy Crawford. John was a carpenter at the CWP Company, whi in 1944 transferred the house to another CWP employee, Frank Fisher and his wife Delia, a musician. Mrs. Fisher continued to occupy the residence following her husband's death in the mid-1950s. In 1964, she sold the house to Arba and Gertrude McPaul, a retired couple who resided in the house until 1971.



Proposed roof and mechanical equipment plan

Project Description:

The applicant has proposed to place nine solar panels on two of the roof planes of the historic structure. In 2019, the City adopted an HRB Policy for solar technology on historic homes, which allowed solar panels without HRB review if the panels met the following standards:

- Sloped roof location: Solar panels are permitted on secondary facades of historic buildings and on accessory structures.
- Design: Panels on sloped roofs shall project five inches or less from the roof surface and be installed flat; they shall not alter the slope of the roof.
- Color: Panels and mounting systems shall be the same color as established roof materials.
- Mechanical equipment associated with the photovoltaic system shall be as unobtrusive as possible.



The panels proposed on this home are proposed on the rear side and front-facing roof slopes and placed such that they will be visible when viewing the primary façade of the house from the right of way. Thus, staff was unable to make a finding that the two panels located on the northwest-facing gable along the primary 11th Street façade were on a secondary façade. Therefore, HRB review is required for this proposal.

The location of the panels is a key factor in determining whether they will impact the historic character of the home. The Secretary of Interior Standards has generally been applied to allow solar equipment that is minimally visible and/or on secondary portions of structures or sites (see Exhibit 5). The federal guidance provides some examples, including the “Vermont residence”, where panels are placed atop a low-pitch gable roof on a 3-story building. “Though visible, these few panels have relatively little impact on the historic character of the property. However, if the roof had been a more prominent feature of the property, this installation may not have been appropriate.”

Zoning:

The property is zoned R-6 Low-Density Residential District and designated as Low-Density Residential in the Oregon City Comprehensive Plan.

Notice and Public Comment:

Public notices were mailed to property owners within 300 feet of the subject site, posted on the subject site, and published on the City website at the following link:

Public comments that were received are summarized below and responded to within this staff report.

1. The Oregon City Building Division indicated that the proposal does not conflict with their interests.

CODE RESPONSES:

17.40.060 - Exterior alteration and new construction.

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is*

thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.

Finding: Applicable: The proposal for exterior alteration on a designated historic structure is being reviewed by the Historic Review Board.

B. Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.

Finding: Complies as Proposed: The applicant submitted the required materials.

C. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,

- 1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
- 2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*

If, after forty-five days' notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.

Finding: Not Applicable. The project does not include disturbance of native soils.

D. The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.

Finding: Applicable: The proposal is being reviewed by the Historic Review Board.

E. The following exterior alterations to historic sites may be subject to administrative approval:
a. Work that conforms to the adopted Historic Review Board Policies.

Finding: Not Applicable: The proposal is not subject to administrative approval.

F. For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:

- 1. The purpose of the historic overlay district as set forth in [Section 17.40.010](#);*

OCMC 17.40.010:

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;*
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;*
- C. Complement any National Register Historic districts designated in the city;*
- D. Stabilize and improve property values in such districts;*
- E. Foster civic pride in the beauty and noble accomplishments of the past;*
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;*
- G. Strengthen the economy of the city;*
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and*
- I. Carry out the provisions of LCDC Goal 5.*

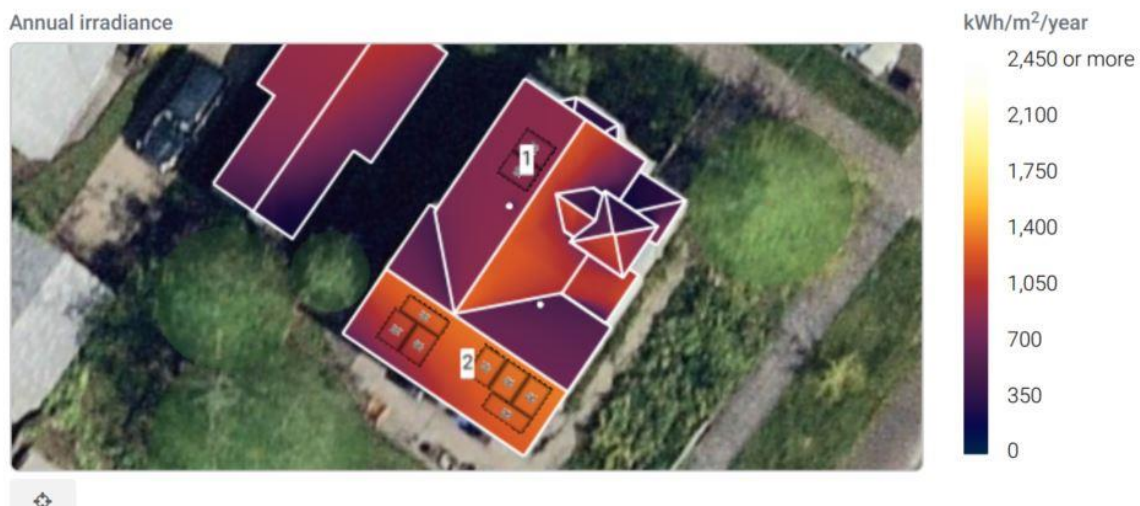
Finding: Complies with Condition. Staff finds that the addition of solar panels on the property will improve property value and support the goals for energy conservation and economy. The location of the panels given the lot and streetscape configuration are the key factors determining whether they will impact the historic character of the home.

Staff seeks direction from the Historic Review Board as to whether it is possible, likely and reasonable that the applicant can meet HRB Policy 12 standards through the recommended Conditions of Approval.

2. *The provisions of the city comprehensive plan;*

Finding: Complies with Condition.

There are a few goals and policies in the Comprehensive Plan that pertain to this proposal:



Subject site solar irradiance study

Goal 2, Policy 2.3.C:

Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.

Goal 4, Policy 4.2.C:

Encourage siting and construction of new development to take advantage of solar energy, minimize energy usage, and maximize opportunities for public transit.

The Comprehensive Plan Goals and Policies, at first glance, appear to be somewhat conflicting in this case; calling for the preservation of historic structures, while allowing them to be used in an economically viable manner. The Comprehensive plan also calls out siting and construction of new development to take advantage of solar energy. The historic structure in question has been deemed non-contributing and severely altered and retains few of its original characteristics.

Staff is seeking direction from the Historic Review Board on whether – and under what circumstances – these two Comprehensive Plan Goals already either,

1. Fit together in this proposal, thus allowing for placement of solar panels on the street-facing, most solar irradiant roof section of the home, OR
2. Must be reconciled through an alternative solar array configuration.

Staff has determined that it is possible, likely, and reasonable that the applicant can meet these standards through the Conditions of Approval.

3. *The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;*

Finding: Complies with Condition: The site is used as a residence and the use is not proposed to change. The public interest in the structure's preservation is preserving the Queen Anne architecture and historic character of the house, which is made up of its historic materials and design. Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

4. The value and significance of the historic site;

Finding: Complies with Condition: The value and significance of the historic site is the age of the structure, its distinctive ca. 1890 Queen Anne features, its location in the McLoughlin Conservation District, and its visual prominence in its immediate vicinity. Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the recommended Conditions of Approval.

5. *The physical condition of the historic site*

Finding: Complies as Proposed. The landmark is in good condition and the proposal for solar energy may help prolong and support the continued use of the property as a historic landmark.

6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;

Finding: Complies with Condition: The James and Sarah Roake House is a Queen Anne-style structure with a moderately pitched gable roof and cross gable located 2 stories above street grade. The roof on the structure is a dark composition shingle. A total of 9 panels are proposed, with 2 on the street-facing roof planes. All panels would be visible from the street frontage.

The Board has approved panels facing the street and visible from the right of way in the past, as long as they were not distracting from or too prominently visible when viewing the primary façade or entryway of the structure. The panels proposed on the James and Sarah Roake House will be visible from the right-of-way, albeit substantially higher than the typical pedestrian view.

If the Board finds that these panels will impact this historic integrity of the home as proposed, the circumstance may be mitigated by limiting the number of panels on the upper roof plane, or moving the panels to the next most viable and irradiant roof planes.

7. Pertinent aesthetic factors as designated by the board;

Finding: Complies as Proposed. Staff does not suggest consideration of any aesthetic factors other than those already reflected in the code.



Subject site looking South from 11th St (1st image), Northeast from Jefferson St (2nd image), and North from the intersection of 10th & Jefferson St.

8. *Economic, social, environmental and energy consequences;*

Finding: Complies as Proposed. The home value may be increased, and its CO2 emissions will decrease. The consequences of the proposal are positive to the economy, environment, and energy conservation. Social impacts are inconsequential.

9. *Design guidelines adopted by the historic review board.*

Finding: Complies with Condition: The following design guidelines from the City's Design Guidelines for Alterations, which include the Secretary of Interior Standards, are applicable to this proposal:

Secretary of Interior Standard #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.

No distinctive materials will be removed. A small portion of the total roof area will be covered, but not altered.

Secretary of Interior Standard #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 shall 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.

Staff finds that the alterations would not destroy historic materials, features, or spatial relationships.

Compatibility with massing is not applicable; the proposal will not alter the massing of the structure. Compatibility of the proposal with historic materials, features, size, scale and proportion is as follows:

Compatibility with Historic Materials: The smooth, black, shiny panel would be placed over the gray composition roof. The material is modern but is not necessarily incompatible. Composition shingles are not a historic feature but are typical of both historic and new roofs. Staff recommends conditions of approval to ensure the panels are low profile and no unfinished, shiny metal is used on the panel frames.

Compatibility with Historical Features: The panels would be placed on the low-pitch roof on a house sited 10-12 feet above the sidewalk grade. The panels would not alter the pitch of the roof but would change the appearance of the roof and would be visible from the street. Generally, the Secretary of Interior Standards have been applied to find that roof-mounted solar panels may be compatible if they are on a rear-facing area, are minimally visible, or on a new addition to a historic building.

Compatibility with Size/Scale/Proportion: The size and proportion of the panels appear to be uniformly rectangular. Staff recommends conditions of approval to ensure the panels are low profile and no unfinished, shiny metal is used on the panel frames.

Secretary of Interior Standard #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.

The applicant did not provide a detailed response to this criterion. If approved, a condition of approval is recommended requiring that ground- or wall-mounted equipment not obscure any architectural features and shall not be installed in a manner that destroys historic millwork or other historic materials. The applicant should be required to submit a sketch or mock-up of the equipment placement to staff to demonstrate compliance with this condition, if approved.

Oregon City Guideline: Traditional landscape elements evident in the District (grass, trees, shrubs, picket fences, etc.) should be preserved, and are encouraged in site redevelopment. Inappropriate landscape treatments such as berms and extensive non- vegetative ground cover (e.g. mulch and bark dust) are discouraged.

Finding: Not Applicable. The applicant has not proposed removing any significant landscaping or trees on the site or in the district.

Staff has determined that it is possible, likely, and reasonable that the applicant can meet this standard through the Conditions of Approval.

17.40.065 - Historic Preservation Incentives.

A. Purpose. *Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.*

B. Eligibility for Historic Preservation Incentives. *All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).*

C. Incentives Allowed. *The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.*

D. Process. *The applicant must request the incentive at the time of application to the Historic Review Board.*

Finding: Not Applicable: No incentives are proposed.

II. CONCLUSIONS AND RECOMMENDATIONS

Based on the aforementioned findings, Staff is seeking direction from the Historic Review Board to determine if GLUA-24-00006 / HR-24-00005, as proposed, does or does not adversely affect the historic resource for the James and Sarah Roake House located at 720 11th St, Oregon City, Oregon 97045. If the proposed configuration is determined to adversely impact the historic resource, Staff seeks direction from the Historic Review Board to request an alternative configuration for review and approval.

Exhibits

1. Applicant Submittal
2. Solar Irradiance Report
3. Historic Inventory Form
4. [Secretary of Interior Guidance on Solar Panels](#) (link)



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review
- ☐ Extension of Approval

Type II (OCMC 17.50.030.B)

- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☒ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): _____

Proposed Land Use or Activity: Installation of solar panels on a residential roof.

Project Name: Poppino Solar Install Number of Lots Proposed (If Applicable): 1

Physical Address of Site: 720 11th St, Oregon City, Oregon, 97045

Clackamas County Map and Tax Lot Number(s): 22E31AA06700 / 00570885

Applicant(s):

Applicant(s) Signature: Dustin Davidson

Applicant(s) Name Printed: Dustin Davidson Date: 03 / 25 / 2024

Mailing Address: 44 E 800 N, Orem, Utah, 84057

Phone: (385) 396-4478 Fax: _____ Email: permits@ionsolar.com

Property Owner(s):

Property Owner(s) Signature: Teri Poppino

Property Owner(s) Name Printed: Teri Poppino Date: 03 / 25 / 2024

Mailing Address: 720 11th St, Oregon City, Oregon, 97045

Phone: (971) 930-0074 Fax: _____ Email: turretmoon@gmail.com

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

City of Oregon City
Historic Review for Solar Panel Installations on a Historic Structure

Project Location:

720 11th St, Oregon City, Oregon, 97045. Taxlot #: 22E31AA06700. Parcel #: 00570885.

Project Description:

We are seeking approval to install solar panels at 720 11th St. The proposed solar system is roof mounted consisting of 9 panels (191.7 sq ft) and will cover 12.42% of the roof surface.

Compliance with Oregon City Historic Review Board Policy #12: Solar Technology

Solar technology that meets the criteria in the list below may be utilized on historic properties through staff review. Any proposal that deviates from this policy shall be considered by HRB.

- *Sloped roof location: Solar panels are permitted on secondary facades of historic buildings and on accessory structures*

In our proposed solar system we do not meet this requirement. The solar panels are visible from the top of Jefferson Street and 11th Street.

- *Design: Panels on sloped roofs shall project five inches or less from the roof surface and be installed flat; they shall not alter the slope of the roof.*

In our proposed solar system the solar panels will be flush mounted 5 inches above the roof surface. The panels and hardware will not increase the roof height or alter the slope of the roof.

- *Color: Panels and mounting systems shall be the same color as established roof materials. Mechanical equipment associated with the photovoltaic system shall be as unobtrusive as possible.*

In our proposed solar system the panels are solid black in color and the appearance of the hardware is minimal.

If the proposal does not comply with HRB Policy 12, please explain why deviation from the policy is necessary in this case. Please include any site-specific or structure-specific challenges:

In our proposed solar system we deviated from HRB Policy 12 because the homeowner is interested in investing in green energy but all sections of their roof are visible from the street. 7 out of the 9 panels will be installed on the backside of the roof visible from the top of Jefferson Street. The other 2 panels will be installed on the right side of the roof visible from 11th Street.

Please explain how alternative configurations that would comply with HRB Policy 12 were explored, and were deemed inappropriate given the circumstances described below:

Because the homeowner's roof is visible from the street there is no configuration that would meet HRB Policy 12. We will need Historica Review Board approval in order to proceed.

Please explain how this project represents a satisfactory alternative to compliance with HRB Policy 12.

Our proposed solar project represents a good alternative to HRB Policy 12 because it aligns with the overall preservation goals despite not strictly adhering to the roof location requirement. The installation will be done in a way that the solar panels will not detract from the overall historic significance of the property. And our project will allow the homeowner to invest in green energy and prolong the support and continued use of the property.

House Photos



Front



Left Side



Back



Righ Side



Left Roof Sections - No panels will be installed on these roof sections.



Back Roof Section - 7 panels will be installed on this roof section.



Right Roof Section - 2 panels will be installed on this roof section.

AERIAL SITE VIEW



SCOPE OF WORK

INSTALLATION OF UTILITY INTERACTIVE PHOTOVOLTAIC SOLAR SYSTEM

3.78 kW DC & 2.61 kW AC PHOTOVOLTAIC SOLAR ARRAY

PV MODULES: (9) SILFAB SOLAR SIL-420 HC+

INVERTER(S): (9) ENPHASE IQ8PLUS-72-2-US

ROOF TYPE: COMPOSITION SHINGLE - 1 LAYER(S)

PV MOUNTING HARDWARE: ECOFASTEN CLICKFIT STANDARD

SHEET LIST

G-1	COVER SHEET
V-2	SITE PLAN (AD. LIB)
S-3	ROOF PLAN
S-4	STRUCTURAL DETAILS
S-4.1 - 4.2	ROOF CROSS SECTION
S-5	STRUCTURAL CALCULATIONS & NOTES
E-6	ELECTRICAL DETAILS (LINE DIAGRAM)
E-7	ELECTRICAL CALCULATIONS & NOTES
E-8	ELECTRICAL LOAD CALCULATIONS (AD. LIB)
E-9	ELECTRICAL LABELS & LOCATIONS
E-10	ELECTRICAL DIRECTORY PLACARD (AD. LIB)

JURISDICTION CODES AND STANDARDS

GOVERNING CODES

I. ALL WORK SHALL COMPLY WITH:

2021 OREGON ELECTRICAL SPECIALTY CODE (OESC)

2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)

2018 INTERNATIONAL FIRE CODE (IFC)

2021 OREGON PLUMBING SPECIALTY CODE

AND ALL STATE AND LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.

SITE CLASSIFICATION NOTES, OSHA REGULATION

OCCUPANCY CLASS: SFR

CONSTRUCTION CLASS: V-B

ZONING TYPE: RESIDENTIAL

- I. A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.
2. MODULES HAVE AN ANTI-REFLECTIVE COATING TO PREVENT GLARE
3. FOR PROJECTS SUBMITTED FOR PRESCRIPTIVE REVIEW, ROOF ATTACHMENTS SHALL BE SPACED NO GREATER THAN 24" ON CENTER IN ANY DIRECTION WHERE LOCATED WITHIN 3' OF A ROOF EDGE, HIP, EAVE, OR RIDGE OSSC 3III.3.5.3 ITEM 3.2
- JUNCTION BOXES UNDER PV ARRAY SHALL BE INSTALLED TO BE CONSIDERED ACCESSIBLE BY OESC 690.34

ELECTRICAL CRITERIA, NOTES

TEMPERATURE SOURCE: ASHRAE

WEATHER STATION: AURORA STATE AP

EXTREME MIN. TEMPERATURE: -5

ASHRAE 0.4% HIGH TEMP: 37

- I. DRAWINGS HAVE BEEN DETAILED ACCORDING TO UL LISTING REQUIREMENTS.
2. TERMINALS AND LUGS WILL BE TIGHTENED TO MANUFACTURER TORQUE SPECIFICATIONS (WHEN PROVIDED) IN ACCORDANCE WITH NEC 110.14(D) ON ALL ELECTRICAL.
3. PV MODULE CERTIFICATIONS WILL INCLUDE UL1703, IEC61646, IEC61730.
4. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.
5. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION [NEC 110.26].
6. WHERE PV CABLES ON ROOFTOP WOULD OTHERWISE BE EXPOSED TO PHYSICAL DAMAGE, 3/4" EMT SHALL BE USED TO PROTECT CABLES

STRUCTURAL CRITERIA, NOTES

DESIGN LOAD STANDARD: ASCE 7-16

WIND EXPOSURE CATEGORY: C

WIND SPEED (3-SEC GUST): 97 MPH

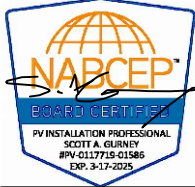
GROUND SNOW LOAD: 36 PSF

DESIGN ROOF SNOW LOAD: 25 PSF

SEISMIC DESIGN CATEGORY: D

SEISMIC RISK FACTOR: II

Item #3.



ION DEVELOPER

DAVID STANLEY CONRAD

C - ELECTRICAL CONTRACTOR

CI524



ION SOLAR

44 E 800 N

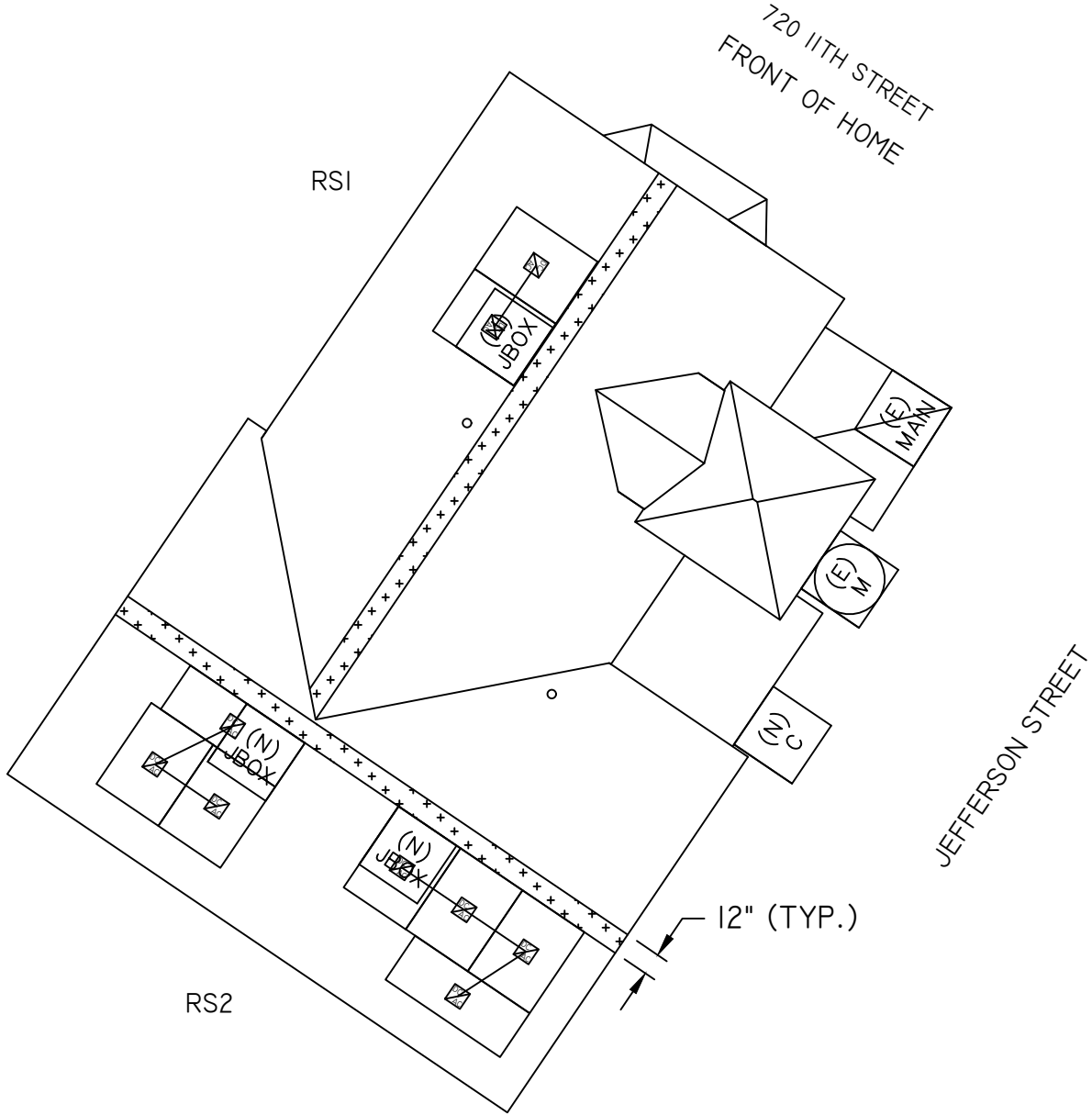
OREM, UTAH 84057

888.781.7074

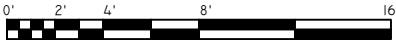
PROJECT ID		00CIDL
SITE OWNER		T G POPPINO
SITE ADDRESS		720 IITH STREET OREGON CITY, OREGON 97045
EQUIP.		(9) SILFAB SOLAR SIL-420 HC+ (9) ENPHASE IQ8PLUS-72-2-US
SYSTEM SIZE		3.78KW DC 2.61KW STC-AC, 3.373KW CEC-AC
PROJECT DESIGNER		NOAH MUNCK
DATE		22-FEB-2024
SHEET NAME		COVER SHEET
SHEET #	REV	Page 92
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SITE NOTES:

FOR PROJECTS SUBMITTED FOR PRESCRIPTIVE REVIEW, ROOF ATTACHMENTS SHALL BE SPACED NO GREATER THAN 24" ON CENTER IN ANY DIRECTION WHERE LOCATED WITHIN 3' OF A ROOF EDGE, HIP, EAVE, OR RIDGE OSSC 3III.3.5.3 ITEM 3.2
JUNCTION BOXES UNDER PV ARRAY SHALL BE INSTALLED TO BE CONSIDERED ACCESSIBLE BY OESC 690.34
FOR ANY METER UPGRADES, ENSURE THAT THE UTILITY METER IS LOCATED WITHIN 10FT OF THE FRONT/STREET-SIDE OF THE HOUSE. PLEASE ADD A LABEL SHOWING THE DISTANCE FROM THE FRONT CORNER OF THE HOUSE.



SCALE: 1/8" = 1'-0"



SYSTEM LEGEND

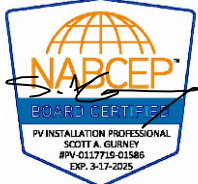
(E) UTILITY METER / MAIN SERVICE PANEL	(N) PV COMBINER PANEL	(N) JUNCTION BOX	SUNEYE LOCATION
(E) MAIN SERVICE PANEL	(N) PV LOAD CENTER	(N) AC DISCONNECT (VISIBLE-OPEN LOCKABLE LABELED DISCONNECT)	FIRE SETBACK
(E) SUBPANEL	(N) PV PRODUCTION METER	(N) MICROINVERTER	(N) PV MODULE
	(N) DC-DC / STRING INVERTER	(N) DC DISCONNECT	STRUCTURALLY DISQUALIFIED

ROOF SECTION CRITERIA AND SPECIFICATIONS

ROOF SECTION	PV MODULE QTY	AZIMUTH	PITCH	TSRF
RS1	2	304	45	57%
RS2	7	214	45	81%



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PROJECT ID
00CIDL

SITE OWNER
T G POPPINO

SITE ADDRESS
720 IITH STREET
OREGON CITY, OREGON 97045

EQUIP.
(9) SILFAB SOLAR SIL-420 HC+
(9) ENPHASE IQ8PLUS-72-2-US

SYSTEM SIZE
3.78KW DC
2.61KW STC-AC, 3.373KW CEC-AC

PROJECT DESIGNER
NOAH MUNCK

DATE
22-FEB-2024

SHEET NAME
ROOF PLAN

SHEET #
S-3

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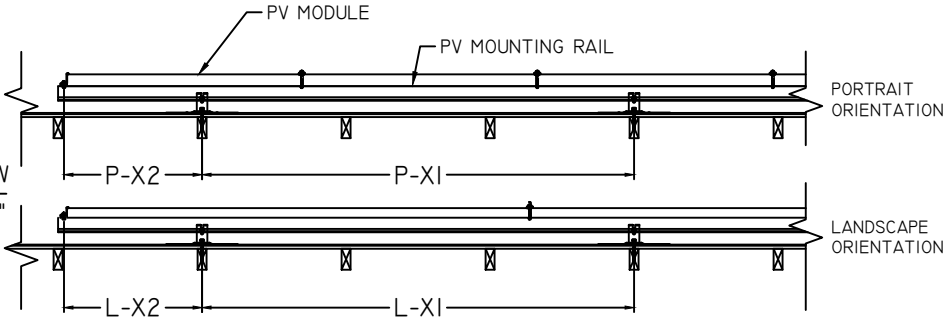
STRUCTURAL INSTALLATION SCHEDULE AND CRITERIA

ROOF MEMBRANE		SPAN AREA	TAG	SPAN
ROOF TYPE:	COMPOSITION SHINGLE	RAIL - PORTRAIT - MODULE ORIENTATION		
ROOF SHEATHING TYPE:	LUMBER AND PLYWOOD	X- SPACING	P-X1	48 IN. O.C. MAX.
		X-CANTILEVER	P-X2	15 IN. MAX.
		Y- SPACING	P-Y1	41.3 IN. MIN. - 45.3 IN. MAX.
		Y-CANTILEVER	P-Y2	15 IN. MIN. - 17 IN. MAX.
ARRAY PARAMETERS		RAIL - LANDSCAPE - MODULE ORIENTATION		
TOTAL ROOF AREA (SQ. FT.)	1544	X- SPACING	L-X1	48 IN. O.C. MAX.
TOTAL PV MODULE AREA (SQ. FT.)	191.7	X-CANTILEVER	L-X2	15 IN. MAX.
% PV MODULE ROOF COVERAGE	12.42%	Y- SPACING	L-Y1	21.1 IN. MIN. - 25.1 IN. MAX.
		Y-CANTILEVER	L-Y2	7.9 IN. MIN. - 9.8 IN. MAX.
PV RACKING				
RACKING:	ECOFASTEN CLICKFIT STANDARD			
RACKING TYPE:	RAIL			
STANDOFF:	CLICKFIT L-FOOT			
STANDOFF TYPE:	L-FOOT & FLASHING			
FASTENER:	5/16" X 3-1/2" ZINC PLATED STEEL LAG SCREW			

STRUCTURAL FRAMING					
ROOF SECTION	STRUCTURE TYPE	RAFTER / TC SIZE (IN)	RAFTER / TC SPACING (IN)	STRUCTURAL UPGRADE	UPGRADE SIZE & LENGTH (FT)
RS1	CONVENTIONAL FRAMING	2x4	16	NONE - SINGLE PLY (1x)	NONE
RS2	CONVENTIONAL FRAMING	2x4	16	NONE - SINGLE PLY (1x)	NONE

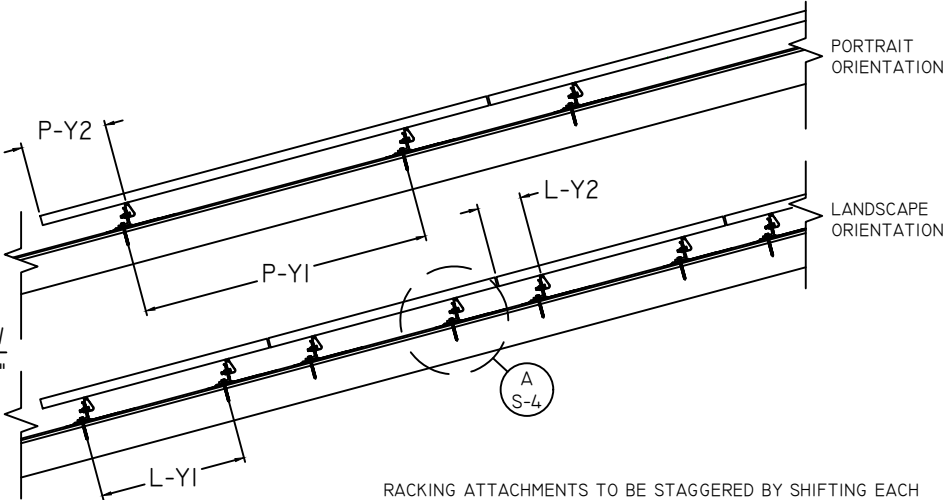
PV ARRAY DETAIL, FRONT VIEW

SCALE: 3/8" = 1'-0"



PV ARRAY DETAIL, SIDE VIEW

SCALE: 3/8" = 1'-0"



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PROJECT ID
00CIDL

SITE OWNER
T G POPPINO

SITE ADDRESS
720 IITH STREET
OREGON CITY, OREGON 97045

EQUIP.
(9) SILFAB SOLAR SIL-420 HC+
(9) ENPHASE IQ8PLUS-72-2-US

SYSTEM SIZE
3.78KW DC
2.61KW STC-AC, 3.373KW CEC-AC

PROJECT DESIGNER
NOAH MUNCK

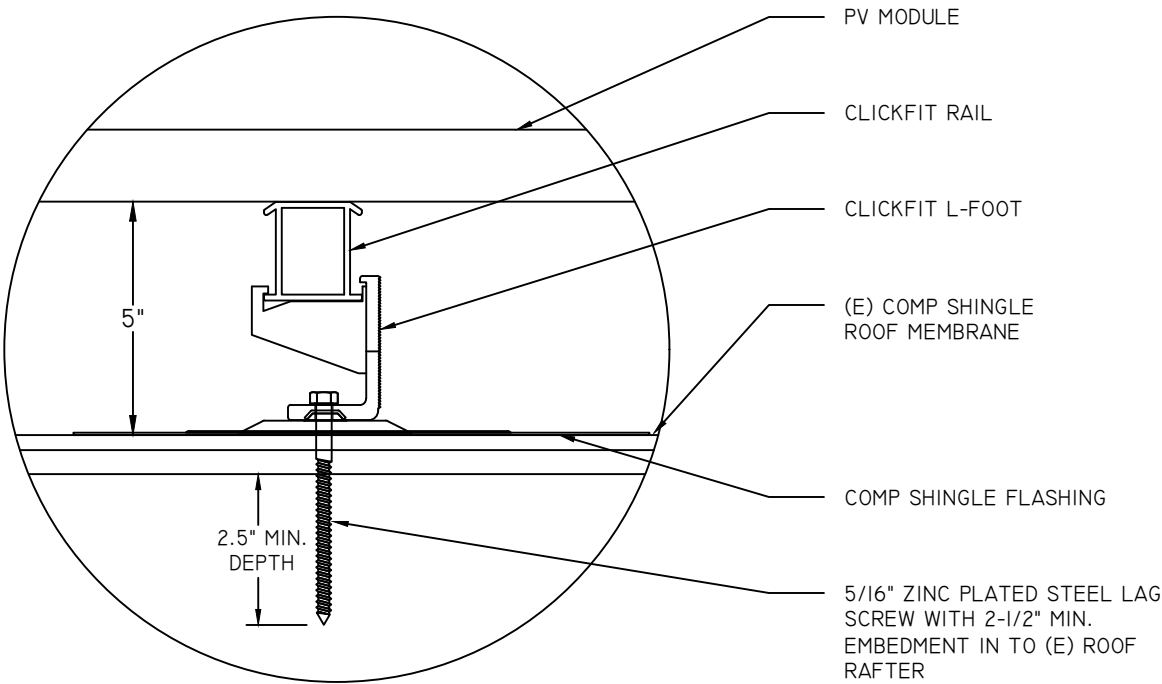
DATE
22-FEB-2024

SHEET NAME
STRUCTURAL DETAILS

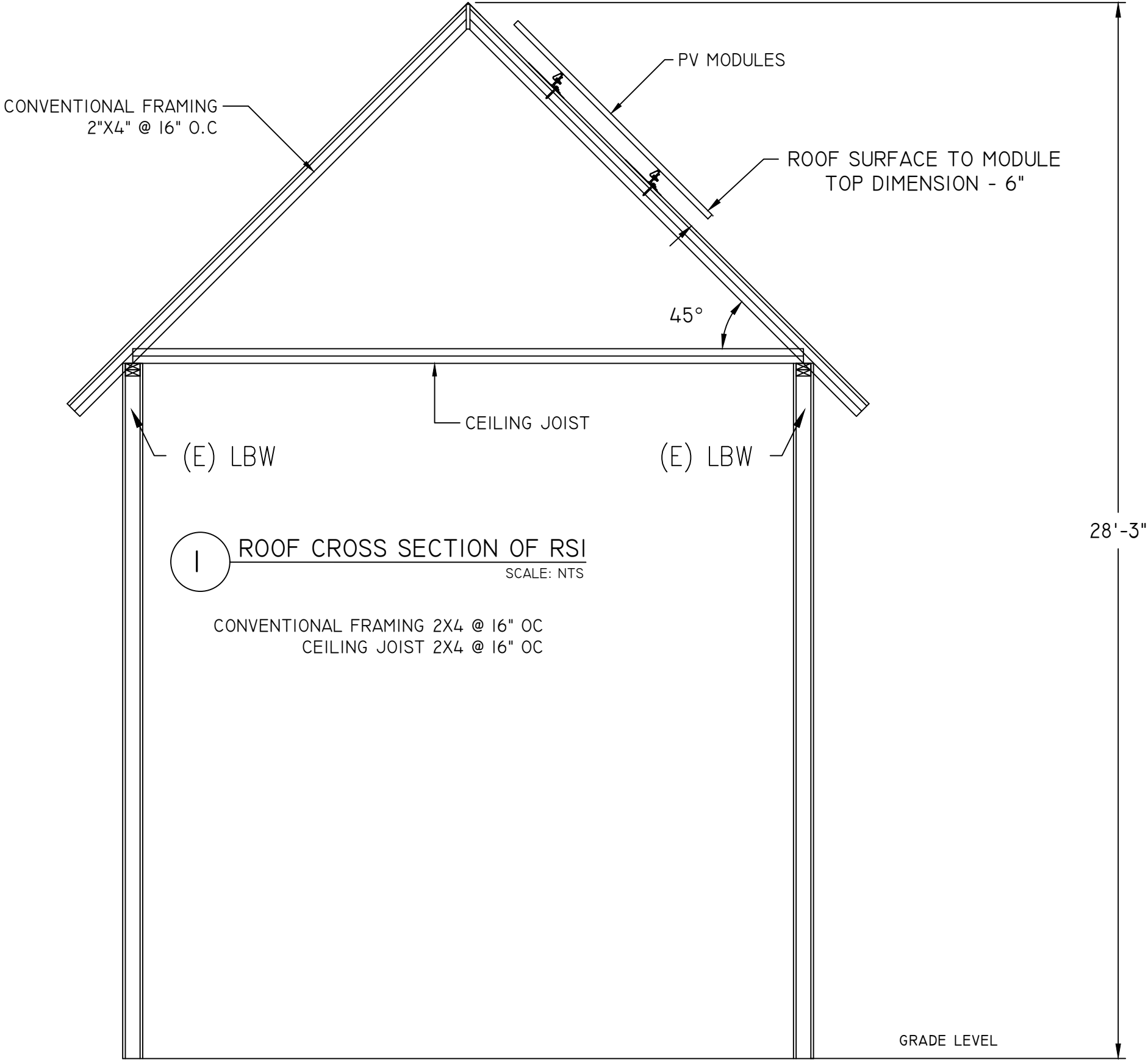
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A COMP SHINGLE - CLICKFIT LFOOT / FLASHING - STANDOFF DETAIL
SCALE: 3" = 1'-0"

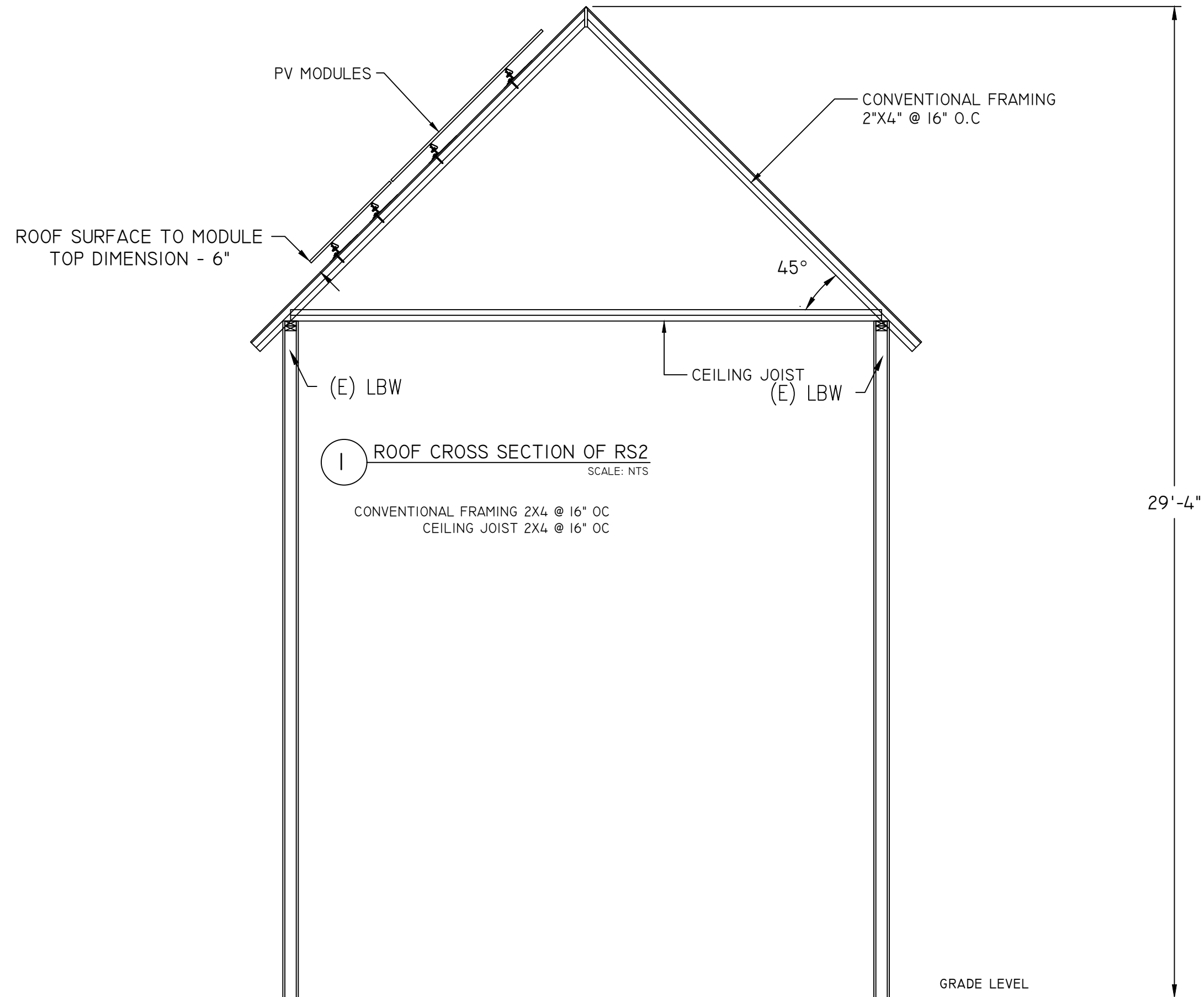


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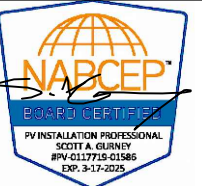


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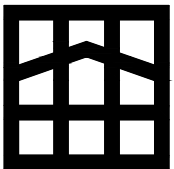
PROJECT ID		00CIDL
SITE OWNER		T G POPPINO
SITE ADDRESS		720 IITH STREET OREGON CITY, OREGON 97045
EQUIP.		(9) SILFAB SOLAR SIL-420 HC+ (9) ENPHASE IQ8PLUS-72-2-US
SYSTEM SIZE		3.78KW DC 2.61KW STC-AC, 3.373KW CEC-AC
PROJECT DESIGNER		NOAH MUNCK
DATE		22-FEB-2024
SHEET NAME		ROOF CROSS SECTION
SHEET #	REV	Page 95
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Item #3.



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PROJECT DESIGNER		NOAH MUNCK
DATE		22-FEB-2024
SHEET NAME		ROOF CROSS SECTION
SHEET #	REV	Page 96
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PV SYSTEM STRUCTURAL SPECIFICATIONS AND CALCULATIONS

DESIGN LOCATION AND SITE SPECIFICATIONS	
JURISDICTION	OREGON CITY
STATE	OREGON
ADOPTED LOAD STANDARD	ASCE 7-16
OCCUPANCY / RISK CATEGORY	II
BASIC WIND SPEED (MPH (3-SEC GUST))	97
WIND EXPOSURE CATEGORY	C
GROUND SNOW LOAD (PSF) (Pg)	36
BASE ELEVATION (FT)	448

PV SYSTEM STRUCTURAL SPECIFICATIONS	
STRUCTURE TYPE - ROOF SHAPE	INHABITED - GABLE / FLAT ROOF
MIN. ROOF SLOPE (DEG.)	45
MEAN ROOF HEIGHT (FT.)	23
PORTRAIT ATT. SPACING (IN. O.C.)	48
LANDSCAPE ATT. SPACING (IN. O.C.)	48
# OF ATTACHMENT POINTS	26
MAX. POINT LOAD (LBS / ATT.)	37.7
MAX. TOTAL PV DEAD LOAD TO RAFTER (LBS)	37.7

PV SYSTEM EQUIPMENT SPECIFICATIONS	
MODULE MANUFACTURER / TYPE	SILFAB SOLAR SIL-420 HC+
SOLAR MODULE WEIGHT (LBS)	47
SOLAR MODULE LENGTH (IN.)	75.3
SOLAR MODULE WIDTH (IN.)	40.8
SOLAR MODULE AREA (SQ. FT)	21.3
PV RACKING	ECOFASTEN CLICKFIT STANDARD
PV RACKING TYPE	RAIL
PV ROOF ATTACHMENT	CLICKFIT L-FOOT
PV ROOF ATTACHMENT FASTENER	5/16" X 3-1/2" ZINC PLATED STEEL LAG SCREW
RACKING DEAD LOAD (PSF)	0.8
SOLAR MODULE DEAD LOAD (PSF)	2.21
TOTAL PV ARRAY DEAD LOAD (PSF)	3.01

GRAVITY LOAD / FRAMING CALCULATIONS

DEAD LOAD (PSF)	RS1		RS2	
ROOF MEMBRANE	COMPOSITION SHINGLE	4.0	COMPOSITION SHINGLE	4.0
SHEATHING	LUMBER AND PLYWOOD	4	LUMBER AND PLYWOOD	4
PITCH (DEG)	45		45	
FRAMING	CONVENTIONAL FRAMING - NONE - SINGLE PLY (1X) - RAFTER 2X4 @ 16 IN. O.C. - DF #2 @ 8 FT. MAX SPAN	1.4	CONVENTIONAL FRAMING - NONE - SINGLE PLY (1X) - RAFTER 2X4 @ 16 IN. O.C. - DF #2 @ 8 FT. MAX SPAN	1.4
TOTAL ROOF DEAD LOAD (PSF)	9.4		9.4	
ADJUSTED TO SLOPED ROOF (PSF)	13.1		13.1	
PV ARRAY ADJ. TO ROOF SLOPE (PSF)	4.2		4.2	
ROOF LIVE LOAD < ROOF SNOW LOAD (PSF)	25.0		25.0	
TOTAL LOAD (PSF)	42.4		42.4	
RAFTER / TOP CHORD MEMBER PROPERITES	DF #2 - 2x4 - NONE - SINGLE PLY (1X)		DF #2 - 2x4 - NONE - SINGLE PLY (1X)	
SECTION MODULUS (S)(IN^3)	3.06		3.06	
MOMENT OF INERTIA (I)(IN^4)	5.36		5.36	
TOTAL LOAD ON MEMBER (W) (PLF)	56.5		56.5	
MAX. MEMBER SPAN (L) (FT)	8		8	
MODULUS OF ELASTICITY (E) (PSI)	1600000		1600000	
SHEAR (Fv) (PSI)	180		180	
AREA (A) (IN^2)	5.25		5.25	
MAX BENDING STRESS CHECK	(Fb)(Cd)(Cf)(Cr)		(Fb)(Cd)(Cf)(Cr)	
BENDING (Fb) (PSI)	900		900	
LOAD DURATION FACTOR (Cd)	1.15		1.15	
SIZE FACTOR (Cf)	1.50		1.50	
REPETITIVE MEMBER FACTOR (Cr)	1.15		1.15	
ALLOWABLE BENDING STRESS (PSI)	1785.4		1785.4	
ACTUAL BENDING STRESS (PSI) = (WL^2)/(8(S))	1770.1		1770.1	
	99%	OK	99%	OK
MAX DEFLECTION CHECK - TOTAL LOAD	UNIFORM DISTRIBUTED		UNIFORM DISTRIBUTED	
ALLOWABLE DEFLECTION	L / 180		L / 180	
ACTUAL MAX DEFLECTION	0.533	IN.	0.533	IN.
	(W)(L)^4 / 185(E)(I)		(W)(L)^4 / 185(E)(I)	
	0.252	IN.	0.252	IN.
	47%	OK	47%	OK
MAX DEFLECTION CHECK - LIVE LOAD	L / 240		L / 240	
ALLOWABLE DEFLECTION	0.4	IN.	0.4	IN.
ACTUAL MAX DEFLECTION	(W)(L)^4 / 185(E)(I)		(W)(L)^4 / 185(E)(I)	
	0.222	IN.	0.222	IN.
	56%	OK	56%	OK
MAX SHEAR CHECK	Fv (A)		Fv (A)	
ALLOWABLE SHEAR	945	LBS.	945	LBS.
	(W)(L)/2		(W)(L)/2	
ACTUAL MAX SHEAR	226	LBS.	226	LBS.
	24%	OK	24%	OK

DESIGNED ROOF SNOW LOAD CALCULATIONS		ASCE 7-16 (C&C)	
SLOPED ROOF SNOW LOAD (PSF)	= Ps = (Cs)(0.7)(Ce)(CT)(Is)(Pg)	EQN. 7.4-1	
EXPOSURE FACTOR (Ce)	= 1.0	TABLE 7.3-1	
THERMAL FACTOR (CT)	= 1.0	TABLE 7.3-2	
IMPORTANCE FACTOR (Is)	= 1.0	TABLE 1.5-2	
SLOPE FACTOR (Cs)	= 0.6	FIG. 7.4-1	
Ps (PSF)	= 25	OK	

DESIGN WIND PRESSURE CALCULATIONS		ASCE 7-16 (C&C)	
DESIGN WIND PRESSURE (PSF) = P = qh(GCP)(ye)(ya)		EQN. 26.10-1	
VELOCITY PRESSURE (PSF) = qh = 0.00256(Kh)(Kzt)(Kd)(Ke)(V^2)		TABLE 26.13-1	
TERRAIN EXPO. CONSTANT (A)	= 9.5	TABLE 26.11-1	
TERRAIN EXPO. CONSTANT (Zg)(FT)	= 900	TABLE 26.11-1	
VP EXPOSURE COEFF.(Kh)	= 0.93	EQN. C26.10-1	
TOPOGRAPHIC FACTOR (Kzt)	= 1.0	EQN. 26.8-1	
WIND DIRECTIONALITY FACTOR (Kd)	= 0.85	TABLE 26.6-1	
ARRAY EDGE FACTOR (ye)	= 1	EQN. 29.4-7	
qh (PSF)	= 19.02	FIG. 29.4-8	
		EQN. 26.10-1	

RAIL - COMPRESSION / UPLIFT		CONTINOUS SPAN BM = (WL^2)/(8(S))	
ECOFASTEN CLICKFIT STANDARD		4.0	
MAXIMUM HORIZONTAL RAIL SPAN (FT.) =		3.8	
MAXIMUM VERTICAL SPACING BETWEEN RAILS (FT.) =		COMPRESSION	UPLIFT
TOTAL LOAD (PSF) =		26.8	17.2
TOTAL LOAD (W)(LB. / FT.) =		101.2	65.0
ALLOWABLE MANU. BENDING MOMENT (LB. / FT.) =		422	517
ACTUAL MAX. BENDING STRESS (LB / FT.) =		202.4	130.0
		OK	OK

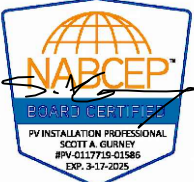
CONNECTIONS - UPLIFT / DOWNWARD		FIGURE 30.3-2D			
GABLE ROOF 27° < θ ≤ 45°		UPLIFT		DOWNWARD	
RAIL - PORTRAIT MODULE ORIENTATION		ZONE 1	ZONE 2R	ZONE 2E	ALL ZONES
		48 IN. O.C.	48 IN. O.C.	48 IN. O.C.	48 IN. O.C.
SOLAR PANEL PRESSURE EQ. FACTOR (ya)	= 0.80	0.80	0.80	0.80	0.80
EXTERNAL PRESSURE COEFF. (GCP)	= -1.8	-2.0	-3.2	0.9	
ASD PRESSURE (0.6P)(PSF)	= -16.43	-18.26	-29.21	22.82	
TRIBUTARY AREA (SQ. FT)	= 12.6	12.6	9.4		
MAX. UPLIFT (0.6D+0.6P) (LBS)	= -183.6	-206.5	-258.0		
RAIL - LANDSCAPE MODULE ORIENTATION		48 IN. O.C.	48 IN. O.C.	48 IN. O.C.	48 IN. O.C.
SOLAR PANEL PRESSURE EQ. FACTOR (ya)	= 0.80	0.80	0.80	0.80	
EXTERNAL PRESSURE COEFF. (GCP)	= -1.8	-2.0	-3.2	0.9	
ASD PRESSURE (0.6P)(PSF)	= -16.43	-18.26	-29.21	22.82	
TRIBUTARY AREA (SQ. FT)	= 6.80	6.80	5.10		
MAX. UPLIFT (0.6D+0.6P) (LBS)	= -99.5	-111.9	-139.8		

ROOF ATTACHMENT / FASTENER CHECK

CLICKFIT L-FOOT - 5/16" X 3-1/2" ZINC PLATED STEEL LAG SCREW

LAG SCREW WITHDRAWAL DESIGN VALUE (LBS) = W = 1800(G^3/2)(D^3/4)	12.2.1	
ROOF ATTACHMENT FASTENER (D) (IN.) =	5/16	TABLE 2.3.2
FASTENER QTY PER ATTACHMENT =	1	TABLE 12.3.3A
FASTENER EMBEDMENT DEPTH (IN.) =	2.5	
LUMBER SPECIFIC GRAVITY (G) =	0.5	
LOAD DURATION FACTOR (Cd) =	1.6	
PRYING COEFFICIENT =	1.5	
WITHDRAWAL DESIGN VALUE(W)(LBS / IN.) =	266.0	
LAG SCREW WITHDRAWL CAPACITY (LBS) =	709.3	
MANUFACTURER MAX. UPLIFT CAPACITY (LBS) =	895.0	
MAX. ATT. WITHDRAWAL CAPACITY (LBS) =	709.3	
MAX. ATT. WITHDRAWL STRESS (LBS) =	258.0	OK

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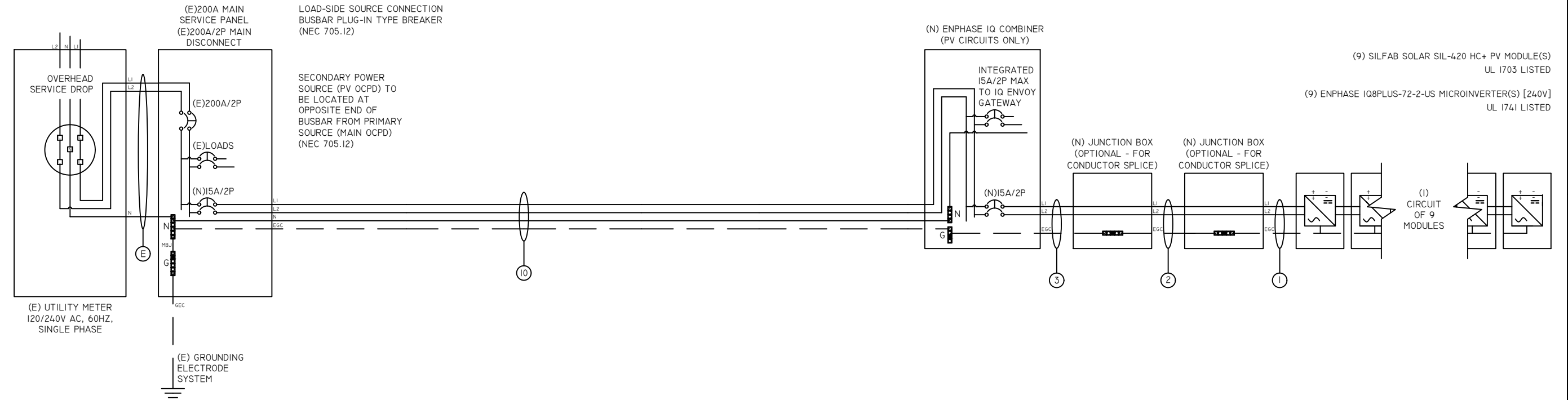
ION SOLAR
44 E 800 N
OREM, UTAH 84057
888.781.7074

PROJECT ID	00CIDL	
SITE OWNER	T G POPPINO	
SITE ADDRESS	720 IITH STREET OREGON CITY, OREGON 97045	
EQUIP.	(9) SILFAB SOLAR SIL-420 HC+ (9) ENPHASE IQ8PLUS-72-2-US	
SYSTEM SIZE	3.78KW DC 2.61KW STC-AC, 3.373KW CEC-AC	
PROJECT DESIGNER	NOAH MUNCK	
DATE	22-FEB-2024	
SHEET NAME	STRUCTURAL CALCULATIONS	
SHEET #	S-5	REV
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		0

CONDUCTOR AND RACEWAY SCHEDULE

TAG	QTY	SIZE - #	TYPE	DESIGNATOR	I / V	TAG	QTY	SIZE - #	TYPE	DESIGNATOR	I / V	TAG	QTY	SIZE - #	TYPE	DESIGNATOR	I / V	TAG	QTY	SIZE - #	TYPE	DESIGNATOR	I / V
10	(1)	10 AWG	THHN / THWN-2, CU.	BLACK (L1)	10.89 A AC (MAX)	3	(1)	10 AWG	THHN / THWN-2, CU.	BLACK (L1)	10.89 A AC (MAX)	2	(1)	10 AWG	2C, NM-B W/G, CU.	(L1, L2, EGC)	10.89 A AC (MAX)	1	(1)	12 AWG	2C, TC-ER, CU.	(L1, L2)	10.89 A AC (MAX)
	(1)	10 AWG	THHN / THWN-2, CU.	RED (L2)	240 V AC		(1)	10 AWG	THHN / THWN-2, CU.	RED (L2)	240 V AC				(CABLE)		240 V AC		(1)	6 AWG	SOLID BARE CU.	(EGC)	240 V AC
	(1)	10 AWG	THHN / THWN-2, CU.	WHITE (N)			(1)	10 AWG	THHN / THWN-2, CU.	GREEN (EGC)													
	(1)	10 AWG	THHN / THWN-2, CU.	GREEN (EGC)			(1)	3/4 IN.	EMT	(RACEWAY)													
	(1)	3/4 IN.	EMT	(RACEWAY)																			
EXTERIOR						EXTERIOR						INTERIOR						EXTERIOR					

ELECTRICAL LINE DIAGRAM



ELECTRICAL LINE DIAGRAM NOTES

Item #3.



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PROJECT ID	00CIDL
SITE OWNER	T G POPPINO
SITE ADDRESS	720 IITH STREET OREGON CITY, OREGON 97045
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SYSTEM SIZE	3.78KW DC 2.61KW STC-AC, 3.373KW CEC-AC
PROJECT DESIGNER	NOAH MUNCK
DATE	22-FEB-2024
SHEET NAME	ELECTRICAL LINE DIAGRAM
SHEET #	E-6
REV	Page 98
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PV SYSTEM ELECTRICAL SPECIFCATIONS AND CALCULATIONS

DESIGN LOCATION AND TEMPERATURES						
TEMPERATURE DATA SOURCE		ASHRAE				
STATE		OREGON				
JURISDICTION		OREGON CITY				
WEATHER STATION		AURORA STATE AP				
ASHRAE EXTREME LOW TEMP (°C)		-5				
ASHRAE 0.4% HIGH TEMP (°C)		37				
DESIGNED MAX. SYSTEM VDROP / VRISE		4.00%				
PV MODULE SPECIFICATIONS		SILFAB SOLAR SIL-420 HC+				
RATED POWER (PMAX) (W)		420				
MAXIMUM POWER VOLTAGE (VMP)		39.19				
MAXIMUM POWER CURRENT (IMP)		10.72				
OPEN CIRCUIT VOLTAGE (VOC)		45.67				
SHORT CIRCUIT CURRENT (ISC)		11.46				
PMP/VMP TEMP. COEFFICIENT		-0.36				
VOC TEMP. COEFFICIENT		-0.28				
SERIES FUSE RATING		20				
ADJ. MODULE VOC @ ASHRAE LOW TEMP		49.5				
ADJ. MODULE VMP @ ASHRAE 2% AVG. HIGH TEMP		33.0				
INVERTER SPECIFICATIONS		ENPHASE IQ8PLUS-72-2-US				
TYPE		MICROINVERTER				
MAX. OR RECOMMENDED MODULE POWER (W)		440				
MAXIMUM INPUT DC OPEN-CIRCUIT VOLTAGE (VOC)		60				
MINIMUM START VOLTAGE (V)		30				
MAXIMUM START VOLTAGE(V)		58				
MAXIMUM INPUT CURRENT (ISC) (A)		15				
MAX CONTINUOUS OUTPUT POWER (VA)		290				
MAX. CONTINUOUS OUTPUT CURRENT (A)		1.21				
NOMINAL (L-L) OUTPUT VOLTAGE		240				
CEC WEIGHTED EFFICIENCY (%)		97.0%				
SYSTEM ELECTRICAL SPECIFICATIONS		CIR 1				
NUMBER OF MODULES PER CIRCUIT		9				
DC POWER RATING PER CIRCUIT (STC)(W DC)		3780				
TOTAL MODULE QUANTITY		9 PV MODULES				
STC DC POWER RATING OF ARRAY		3780W DC				
INVERTER OUTPUT CIRCUIT CURRENT(A AC)		10.89				
I25% INVERTER OUTPUT CIRCUIT CURRENT(A AC)		13.61				
CIRCUIT OCPD RATING (A)		15				
COMBINED INVERTER CONTINUOUS OUTPUT CURRENT		10.89A				
PV POWER PRODUCTION SYSTEM OCPD RATING (X125%)		AC				
MAX. ARRAY STC-AC POWER (W)		15A				
MAX. ARRAY CEC-AC POWER (W)		2610W AC (STC)				
		3373W AC (CEC)				
AC VOLTAGE RISE CALCULATIONS		DIST (FT)	COND.	VRISE(V)	VEND(V)	%VRISE
VRISE SEC. 1 (MICRO TO JBOX) *		28.8	12 Cu.	1.3	241.3	0.52%
VRISE SEC. 2 (JBOX TO COMBINER BOX)		50	10 Cu.	1.3	241.3	0.54%
VRISE SEC. 3 (COMBINER BOX TO POI)		10	10 Cu.	0.3	240.3	0.11%
TOTAL VRISE				2.8	242.8	1.18% OK
* 8 MICROINVERTER MAX SUB-BRANCH CIRCUIT SIZE TO COMPLY WITH VRISE CALCULATIONS.						

RACEWAY / CONDUCTOR CALCULATIONS				
MICROINV. TO JUNCTION BOX (1)				
MAX INVERTER OUTPUT CIRCUIT CURRENT =		10.9 A AC		
CONDUCTOR SIZE / INSULATION / TYPE =		12 AWG 2C, TC-ER, CU.		
CONDUCTOR AMP. RATING @ 90°C =		30 A		
PER NEC 690.8(B)(1)(W/OUT CORRECTION FACTORS)				
MAX INVERTER OUTPUT CURRENT X125%=		14.0 A AC		
PER NEC 690.8(B)(2)(WITH CORRECTION FACTORS)				
AMB. TEMP. AMP. CORRECTION =		0.91		
# OF CONDUCTORS IN RACEWAY CORRECTION =		1.0		
ADJUSTED CONDUCTOR AMPACITY (A) =		27.3 A AC		
LARGER AMPACITY OF 690.8(B)(1) OR (B)(2) =		14.0 < 27.3		
LARGER AMPACITY COMPLIANCE =		(B)(1) - W/OUT CORRECTION FACTORS 30.0 > 14.0 OK		
RACEWAY SIZE / TYPE =		3/4 IN. EMT OR NO RACEWAY		
CONDUCTOR(S) / CABLE(S) CROSS-SECTION AREA (IN.^2) =		0.142 IN.2		
CROSS-SECTIONAL AREA OF RACEWAY(IN.^2) =		0.533 IN.2		
% ALLOWABLE RACEWAY FILL (NEC CH. 9, TBL 1) =		53% > 27% OK		
JUNCTION BOX TO JUNCTION BOX (2)				
MAX INVERTER OUTPUT CIRCUIT CURRENT =		10.9 A AC		
CONDUCTOR SIZE / INSULATION / TYPE =		10 AWG 2C, NM-B W/G, CU.		
CONDUCTOR AMP. RATING @60°C =		30 A		
PER NEC 690.8(B)(1)(W/OUT CORRECTION FACTORS)				
MAX INVERTER OUTPUT CURRENT X125%=		14.0 A AC		
PER NEC 690.8(B)(2)(WITH CORRECTION FACTORS)				
AMB. TEMP. AMP. CORRECTION =		0.82		
# OF CONDUCTORS IN RACEWAY CORRECTION =		1.0		
ADJUSTED CONDUCTOR AMPACITY (A) =		24.6 A AC		
LARGER AMPACITY OF 690.8(B)(1) OR (B)(2) =		14.0 < 24.6		
LARGER AMPACITY COMPLIANCE =		(B)(1) - W/OUT CORRECTION FACTORS 30.0 > 14.0 OK		
RACEWAY SIZE / TYPE =		NO RACEWAY		
JUNCTION BOX TO COMBINER BOX (3)				
MAX INVERTER OUTPUT CIRCUIT CURRENT =		10.9 A AC		
CONDUCTOR SIZE / INSULATION / TYPE =		10 AWG THHN / THWN-2, CU.		
CONDUCTOR AMP. RATING @75°C =		30 A		
PER NEC 690.8(B)(1)(W/OUT CORRECTION FACTORS)				
MAX INVERTER OUTPUT CURRENT X125%=		14.0 A AC		
PER NEC 690.8(B)(2)(WITH CORRECTION FACTORS)				
AMB. TEMP. AMP. CORRECTION =		0.88		
# OF CONDUCTORS IN RACEWAY CORRECTION =		1.0		
ADJUSTED CONDUCTOR AMPACITY (A) =		26.4 A AC		
LARGER AMPACITY OF 690.8(B)(1) OR (B)(2) =		14.0 < 26.4		
LARGER AMPACITY COMPLIANCE =		(B)(1) - W/OUT CORRECTION FACTORS 30.0 > 14.0 OK		
RACEWAY SIZE / TYPE =		3/4 IN. EMT		
CONDUCTOR(S) / CABLE(S) CROSS-SECTION AREA (IN.^2) =		0.063 IN.^2		
CROSS-SECTIONAL AREA OF RACEWAY(IN.^2) =		0.533 IN.^2		
% ALLOWABLE RACEWAY FILL (NEC CH. 9, TBL 1) =		40% > 12% OK		
COMBINER BOX TO MAIN PV OCPD (10)				
COMBINED INVERTER CONTINUOUS OUTPUT CURRENT =		10.9 A AC		
CONDUCTOR SIZE / INSULATION / TYPE =		10 AWG THHN / THWN-2, CU.		
CONDUCTOR AMP. RATING @75°C =		35 A		
PER NEC 690.8(B)(1)(W/OUT CORRECTION FACTORS)				
MAX COMBINED INVERTER CONTINUOUS OUTPUT CURRENT X125% =		14.0 A AC		
PER NEC 690.8(B)(2)(WITH CORRECTION FACTORS)				
AMB. TEMP. AMP. CORRECTION =		0.88		
# OF CONDUCTORS IN RACEWAY CORRECTION =		1.0		
ADJUSTED CONDUCTOR AMPACITY (A) =		30.8 A AC		
LARGER AMPACITY OF 690.8(B)(1) OR (B)(2) =		14.0 < 30.8		
LARGER AMPACITY COMPLIANCE =		(B)(1) - W/OUT CORRECTION FACTORS 35.0 > 14.0 OK		
RACEWAY SIZE / TYPE =		3/4 IN. EMT		
CONDUCTOR(S) / CABLE(S) CROSS-SECTION AREA (IN.^2) =		0.084 IN.^2		
CROSS-SECTIONAL AREA OF RACEWAY(IN.^2) =		0.533 IN.^2		
% ALLOWABLE RACEWAY FILL (NEC CH. 9, TBL 1) =		40% > 16% OK		

Item #3.



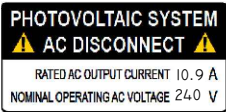
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CI524



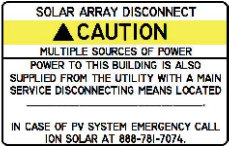
ION SOLAR
44 E 800 N
OREM, UTAH 84057
888.781.7074

PROJECT ID		00CIDL
SITE OWNER		T G POPPINO
SITE ADDRESS		720 IITH STREET OREGON CITY, OREGON 97045
EQUIP.		(9) SILFAB SOLAR SIL-420 HC+ (9) ENPHASE IQ8PLUS-72-2-US
SYSTEM SIZE		3.78KW DC 2.61KW STC-AC, 3.373KW CEC-AC
PROJECT DESIGNER		NOAH MUNCK
DATE		22-FEB-2024
SHEET NAME		ELECTRICAL CALCULATIONS
SHEET #	REV	Page 99
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ELECTRICAL FIELD-APPLIED HAZARD MARKINGS



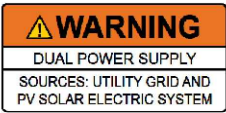
E AT EACH PV SYSTEM DISCONNECTING MEANS. [OESC 690.54, OESC 690.13(B)]



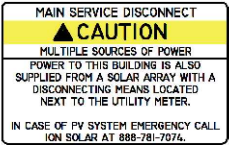
N PERMANENT DIRECTORY TO BE LOCATED AT MAIN SERVICE EQUIPMENT LOCATION IF ALL ELECTRICAL POWER SOURCE DISCONNECTING MEANS (SOLAR ARRAY RAPID SHUTDOWN SWITCH) ARE GROUPED AND IN LINE OF SITE OF MAIN SERVICE DISCONNECTING MEANS. [OESC 690.56(C) & OESC 705.10].



F FOR PV DISCONNECTING MEANS WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION. [OESC 690.13(B), OESC 705.22]



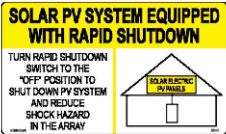
G AT EQUIPMENT CONTAINING OVERCURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO A BUSBAR OR CONDUCTOR SUPPLIED FROM MULTIPLE SOURCES. [OESC 705.12(C)]



P PERMANENT DIRECTORY TO BE LOCATED AT SOLAR ARRAY RAPID SHUTDOWN SWITCH DENOTING THE LOCATION OF THE SERVICE EQUIPMENT LOCATION IF SOLAR ARRAY RAPID SHUT DOWN DISCONNECT SWITCH IS NOT GROUPED AND WITHIN LINE OF SITE OF MAIN SERVICE DISCONNECTING MEANS. [OESC 705.10]



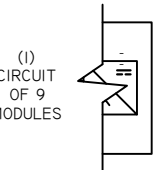
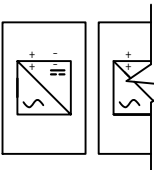
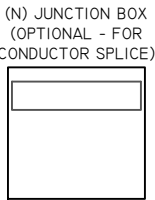
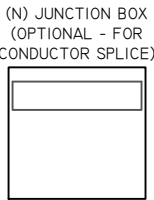
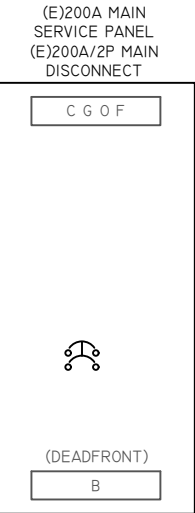
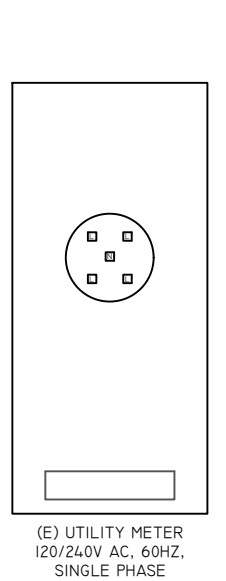
B PLACED ADJACENT TO PV SYSTEM PLUG-IN TYPE BREAKER TO A BUSBAR FOR A LOAD SIDE CONNECTION. [OESC 705.12(B)(3)(2)]



C SIGN LOCATED ON OR NO MORE THAN 3 FT FROM THE RAPID SHUT DOWN DISCONNECT SWITCH(S). IF MORE THAN ONE PV RSD IS IN AN ENCLOSURE, EACH SHALL BE LABELED. [OESC 690.56(C), OESC 690.12(C)]

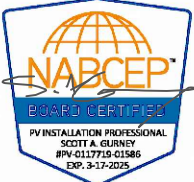


D FOR RAPID SHUTDOWN SWITCH INITIATION DEVICE LOCATED AT A READILY ACCESSIBLE OUTDOOR LOCATION. [OESC 690.12]



- ALL CAUTION, WARNING, OR DANGER SIGNS OR LABELS SHALL:
1. COMPLY WITH ANSI Z535.4-2011 STANDARDS.
 2. BE PERMANENTLY AFFIXED TO THE EQUIPMENT OR WIRING METHOD AND SHALL NOT BE HANDWRITTEN.
 3. SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
 4. UNLESS OTHERS SPECIFIED MINIMUM TEXT HEIGHT TO BE $\frac{1}{8}$ " (3MM).

Item #3.



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OREM, UTAH 84057
888.781.7074

PROJECT ID	00CIDL
SITE OWNER	T G POPPINO
SITE ADDRESS	720 IITH STREET OREGON CITY, OREGON 97045
EQUIP.	(9) SILFAB SOLAR SIL-420 HC+ (9) ENPHASE IQ8PLUS-72-2-US
SYSTEM SIZE	3.78KW DC 2.61KW STC-AC, 3.373KW CEC-AC
PROJECT DESIGNER	NOAH MUNCK
DATE	22-FEB-2024
SHEET NAME	ELECTRICAL LABELS
SHEET #	E-9
REV	Page 100



Final Array Layout

T G Poppino
720 11th street
oregon city, Oregon 97045

February 22, 2024



System Size (DC):	3.78 kW
Panels:	(9) Silfab Solar SIL-420 HC+
Inverters:	(9) Enphase IQ8PLUS-72-2-US
First Year Estimated Production:	3344 kWh

Homeowner Obligations Before Install:

None

Aurora Shade Report

Customer

Teri Grace Poppino

Designer

Surendra ESR

Organization

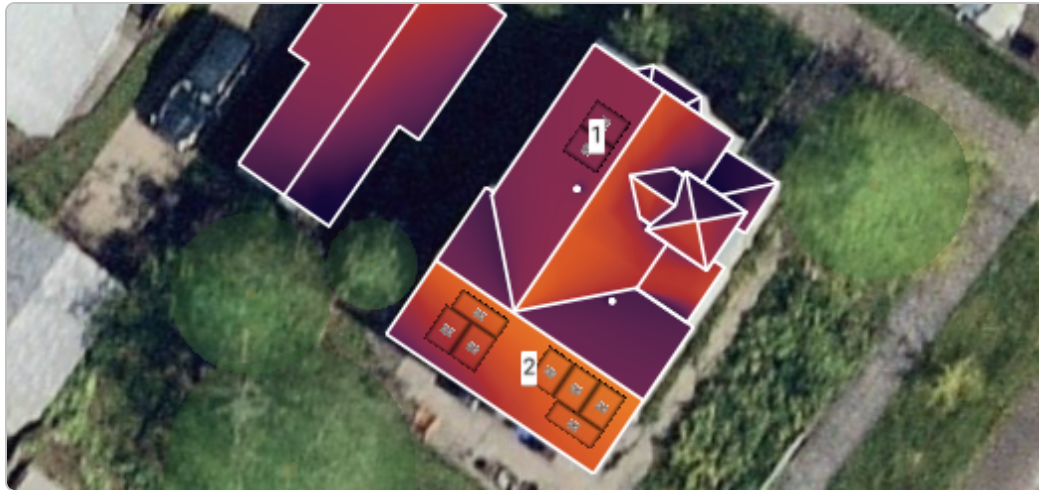
Ion Solar

Address720 11th St
Oregon City, OR 97045,
USA**Coordinates**

(45.358307, -122.600801)

Date

22 February 2024

Annual irradiancekWh/m²/year

2,450 or more

2,100

1,750

1,400

1,050

700

350

0

**Summary**

Array	Panel Count	Azimuth (deg.)	Pitch (deg.)	Annual TOF (%)	Annual Solar Access (%)	Annual TSRF (%)
1	2	304	45	62	92	57
2	7	214	45	96	84	81
Weighted average by panel count	-	-	-	-	85.8	75.4

Monthly solar access (%) across arrays

Array	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	79	84	82	91	96	97	98	96	80	82	81	81
2	71	78	81	84	88	90	89	87	83	81	77	73

Customer

Teri Grace Poppino

Designer

Surendra ESR

Organization

Ion Solar

Address

720 11th St
Oregon City, OR 97045,
USA

Coordinates

(45.358307, -122.600801)

Date

22 February 2024

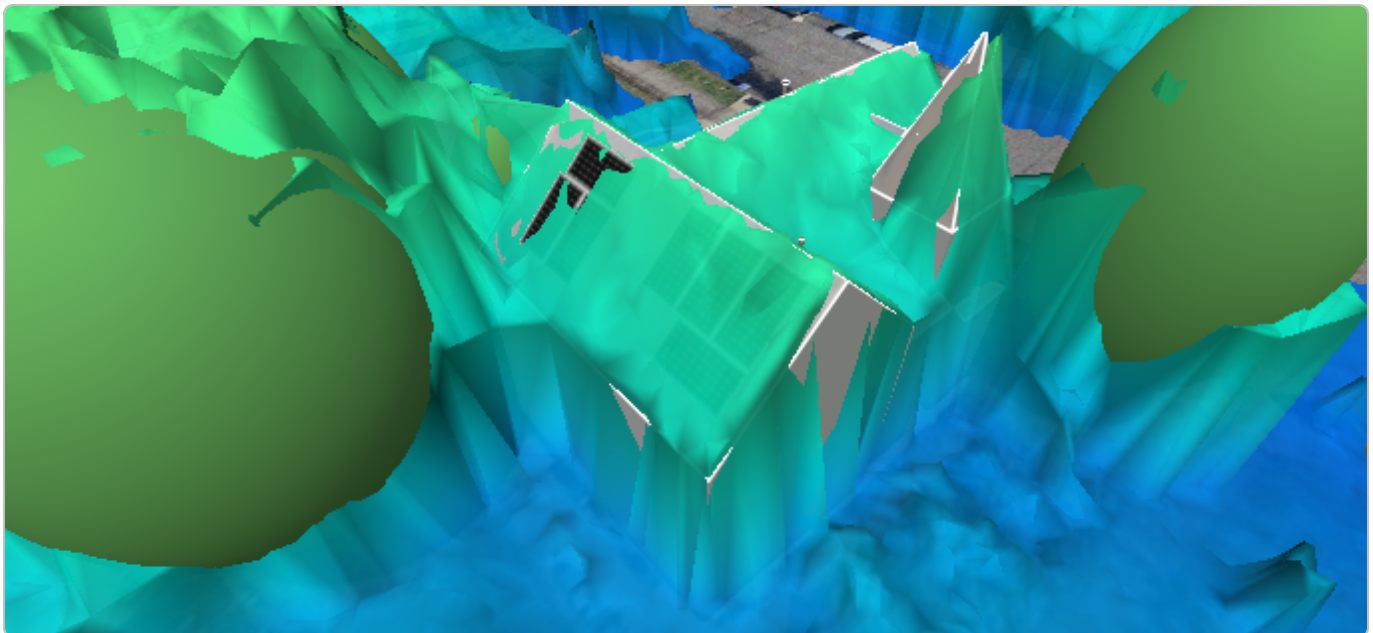
Zoomed out satellite view



3D model



3D model with LIDAR overlay 15 ft



Customer
Teri Grace Poppino

Address
720 11th St
Oregon City, OR 97045,
USA

Designer
Surendra ESR

Coordinates
(45.358307, -122.600801)

Organization
Ion Solar

Date
22 February 2024

Street view and corresponding 3D model



I, **Surendra ESR**, certify that I have generated this shading report to the best of my abilities, and I believe its contents to be accurate.

Estimated Production									
January Est. Production	106								
March Est. Production	272								
May Est. Production	460								
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February Est. Production	151								
April Est. Production	337								
June Est. Production	489								
August Est. Production	462								
October Est. Production	204								
December Est. Production	93								
Usage									
January Usage	405								
March Usage	300								
May Usage	275								
July Usage	20								
September Usage	310								
November Usage	315								
February Usage	360								
April Usage	275								
June Usage	300								
August Usage	410								
October Usage	250								
December Usage	450								

Item #3.

Page 106

Signature Certificate

Reference number: EY8T8-IZ8PQ-8X7KR-QGT8Y

Signer

Timestamp

Signature

Dustin Davidson

Email: dustin.davidson@ionsolar.com

Sent:

25 Mar 2024 16:20:05 UTC

Signed:

25 Mar 2024 16:20:05 UTC



IP address: 8.33.47.146

Location: Orem, United States

Teri Poppino

Email: turremoon@gmail.com

Sent:

25 Mar 2024 16:20:05 UTC

Viewed:

25 Mar 2024 16:32:20 UTC

Signed:

25 Mar 2024 16:33:16 UTC



Recipient Verification:

✓Email verified

25 Mar 2024 16:32:20 UTC

IP address: 67.161.104.48

Location: Portland, United States

Document completed by all parties on:

25 Mar 2024 16:33:16 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



Material Descriptions and Photos

Silfab SIL-420 HC+ Solar Panels

The solar panels are 6.275' x 3.4' x 1.37" and are solid black.



Panels installed on Beverly Dr.



Panels installed on Charman St.

Enphase IQ8Plus-72-2-US Microinverters

The microinverters are black and are mounted under the solar panels.



EcoFasten ClickFit Rail Mounting Hardware

The mounting hardware is silver and black. The components visible after installation are black.



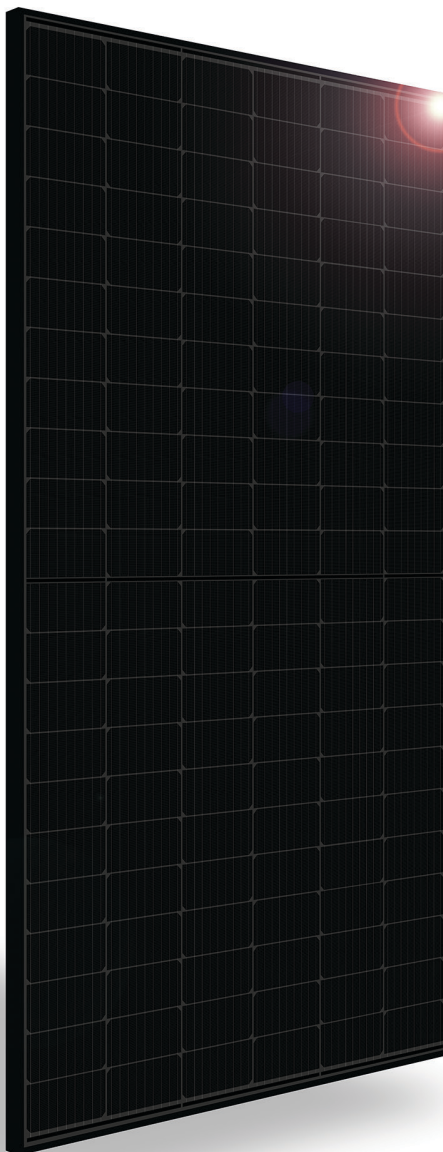
Enphase IQ Combiner Box

The combiner box is silver/grey and will be mounted to the left of the utility meter.



SILFAB PRIME

SIL-420 HC+



RELIABLE ENERGY. DIRECT FROM THE SOURCE.

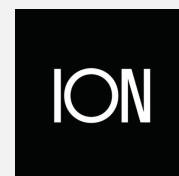
Designed to outperform.

Dependable, durable, high-performance solar panels engineered for North American homeowners.

[SILFABSOLAR.COM](https://silfabsolar.com)



PROUD
PARTNER OF



CHUBB®

* Chubb provides error and omission insurance to Silfab Solar Inc.

ELECTRICAL SPECIFICATIONS		420	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	420	313
Maximum power voltage (Vpmax)	V	39.19	36.42
Maximum power current (Ipmax)	A	10.72	8.59
Open circuit voltage (Voc)	V	45.67	42.84
Short circuit current (Isc)	A	11.46	9.24
Module efficiency	%	21.2%	19.7%
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	20	
Power Tolerance	Wp	±3%	

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
 Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by ±3%.

MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	21.3kg ±0.2kg	47lbs ±0.4lbs
Dimensions (H x L x D)	1914 mm x 1036 mm x 35 mm	75.3 in x 40.8 in x 1.37 in
Maximum surface load (wind/snow)*	5400 Pa rear load / 5400 Pa front load	112.8 lb/ft ² rear load / 112.8 lb/ft ² front load
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells	132 Half cells - Si mono PERC 9 busbar - 83 x 166 mm	132 Half cells - Si mono PERC 9 busbar - 3.26 x 6.53 in
Glass	3.2 mm high transmittance, tempered, anti-reflective coating	0.126 in high transmittance, tempered, anti-reflective coating
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, MC4 from Staubli	53 in, ø 0.22 in (12AWG), MC4 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized Aluminum (Black)	
Bypass diodes	3 diodes-30SQ045T (45V max DC blocking voltage, 30A max forward rectified current)	
Junction Box	UL 1730 Certified, IEC 62790 Certified, IP68 rated	

TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	+0.064 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.28 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient Pmax	-0.36 %/°C		≥ 97.1% end 1st yr ≥ 91.6% end 12th yr ≥ 85.1% end 25th yr ≥ 82.6% end 30th yr
NOCT (± 2°C)	45 °C		
Operating temperature	-40/+85 °C		

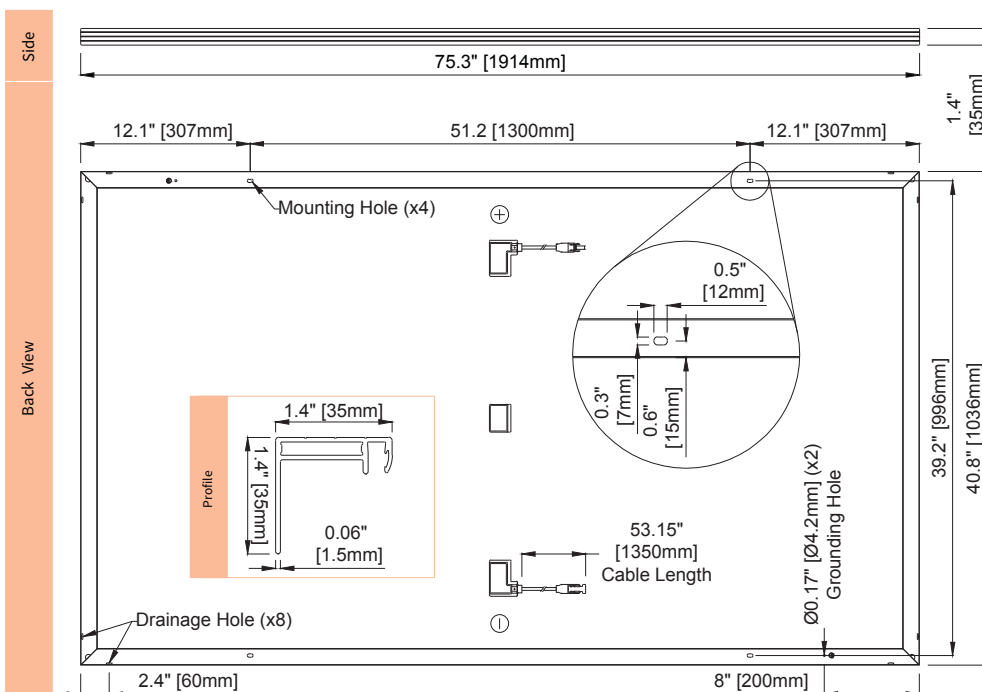
CERTIFICATIONS		SHIPPING SPECS	
Product	UL 61215-1:2017 Ed.1***, UL 61215-2:2017 Ed.1***, UL 61730-1:2017 Ed.1, UL 61730-2:2017 Ed.1, CSA C22.2#61730-1:2019 Ed.2, CSA C22.2#61730-2:2019 Ed.2, IEC 61215-1:2016 Ed.1***, IEC 61215-2:2016 Ed.1***, IEC 61730-1:2016 Ed.2, IEC 61730-2:2016 Ed.2, IEC 61701:2020 (Salt Mist Corrosion), IEC 62716:2013 (Ammonia Corrosion), CEC Listing, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
Factory	ISO9001:2015	Pallets Per Truck	32 or 30 (California)
		Modules Per Truck	832 or 780 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.

** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.

PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.

*** Certification in progress.



IONSOLAR.COM

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240 Courtneypark Drive East
 Mississauga ON L5T 2Y3 Canada
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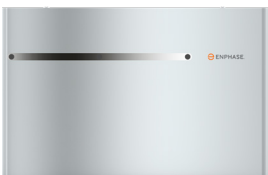
Silfab - SIL-420-HC+-20230726

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IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) requirements

IQ8 and IQ8+ Microinverters

Item #3.

INPUT DATA (DC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Commonly used module pairings ¹	W	235 – 350	235 – 440
Module compatibility		60-cell/120 half-cell	60-cell/120 half-cell, 66-cell/132 half-cell and 72-cell/144 half-cell
MPPT voltage range	V	27 – 37	29 – 45
Operating range	V	25 – 48	25 – 58
Min/max start voltage	V	30 / 48	30 / 58
Max input DC voltage	V	50	60
Max DC current ² [module Isc]	A	15	
Overvoltage class DC port		II	
DC port backfeed current	mA	0	
PV array configuration		1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Peak output power	VA	245	300
Max continuous output power	VA	240	290
Nominal (L-L) voltage/range ³	V	240 / 211 – 264	
Max continuous output current	A	1.0	1.21
Nominal frequency	Hz	60	
Extended frequency range	Hz	50 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max units per 20 A (L-L) branch circuit ⁴		16	13
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.5	97.6
CEC weighted efficiency	%	97	97
Night-time power consumption	mW	60	
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (HxWxD)		212 mm (8.3”) x 175 mm (6.9”) x 30.2 mm (1.2”)	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
		CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01	
Certifications		This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer’s instructions.	

(1) No enforced DC/AC ratio. See the compatibility calculator at <https://link.enphase.com/module-compatibility>
 (2) Maximum continuous input DC current is 10.6A (3) Nominal voltage range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

IQ8SP-DS-0002-01-EN-U

Page 113

Enphase IQ Combiner 4/4C

X-IQ-AM1-240-4
X-IQ-AM1-240-4C

The **Enphase IQ Combiner 4/4C** with IQ Gateway and integrated LTE-M1 cell modem (included only with IQ Combiner 4C) consolidates interconnection equipment into a single enclosure and streamlines IQ microinverters and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.

Smart

- Includes IQ Gateway for communication and control
- Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), included only with IQ Combiner 4C
- Includes solar shield to match Enphase IQ Battery aesthetics and deflect heat
- Flexible networking supports Wi-Fi, Ethernet, or cellular
- Optional AC receptacle available for PLC bridge
- Provides production metering and consumption monitoring

Simple

- Centered mounting brackets support single stud mounting
- Supports bottom, back and side conduit entry
- Up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80A total PV or storage branch circuits

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year limited warranty
- Two years labor reimbursement program coverage included for both the IQ Combiner SKU's
- UL listed



To learn more about Enphase offerings, visit enphase.com

Enphase IQ Combiner 4/4C

Item #3.

MODEL NUMBER

IQ Combiner 4 (X-IQ-AM1-240-4)	IQ Combiner 4 with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes a silver solar shield to match the IQ Battery system and IQ System Controller 2 and to deflect heat.
IQ Combiner 4C (X-IQ-AM1-240-4C)	IQ Combiner 4C with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), a plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) Includes a silver solar shield to match the IQ Battery and IQ System Controller and to deflect heat.

ACCESSORIES AND REPLACEMENT PARTS (not included, order separately)

Ensemble Communications Kit COMMS-CELLMODEM-M1-06 CELLMODEM-M1-06-SP-05 CELLMODEM-M1-06-AT-05	- Includes COMMS-KIT-01 and CELLMODEM-M1-06-SP-05 with 5-year Sprint data plan for Ensemble sites - 4G based LTE-M1 cellular modem with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year AT&T data plan
Circuit Breakers BRK-10A-2-240V BRK-15A-2-240V BRK-20A-2P-240V BRK-15A-2P-240V-B BRK-20A-2P-240V-B	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220 Circuit breaker, 2 pole, 15A, Eaton BR215B with hold down kit support Circuit breaker, 2 pole, 20A, Eaton BR220B with hold down kit support
EPLC-01	Power line carrier (communication bridge pair), quantity - one pair
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 4/4C
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 4/4C (required for EPLC-01)
XA-ENV-PCBA-3	Replacement IQ Gateway printed circuit board (PCB) for Combiner 4/4C
X-IQ-NA-HD-125A	Hold down kit for Eaton circuit breaker with screws.

ELECTRICAL SPECIFICATIONS

Rating	Continuous duty
System voltage	120/240 VAC, 60 Hz
Eaton BR series busbar rating	125 A
Max. continuous current rating	65 A
Max. continuous current rating (input from PV/storage)	64 A
Max. fuse/circuit rating (output)	90 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. total branch circuit breaker rating (input)	80A of distributed generation / 95A with IQ Gateway breaker included
IQ Gateway breaker	10A or 15A rating GE/Siemens/Eaton included
Production metering CT	200 A solid core pre-installed and wired to IQ Gateway
Consumption monitoring CT (CT-200-SPLIT)	A pair of 200 A split core current transformers

MECHANICAL DATA

Dimensions (WxHxD)	37.5 x 49.5 x 16.8 cm (14.75" x 19.5" x 6.63"). Height is 21.06" (53.5 cm) with mounting brackets.
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40° C to +46° C (-40° to 115° F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	• 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors • 60 A breaker branch input: 4 to 1/0 AWG copper conductors • Main lug combined output: 10 to 2/0 AWG copper conductors • Neutral and ground: 14 to 1/0 copper conductors Always follow local code requirements for conductor sizing.
Altitude	Up to 3000 meters (9,842 feet)

INTERNET CONNECTION OPTIONS

Integrated Wi-Fi	802.11b/g/n
Cellular	CELLMODEM-M1-06-SP-05, CELLMODEM-M1-06-AT-05 (4G based LTE-M1 cellular modem). Note that an Enphase Mobile Connect cellular modem is required for all Ensemble installations.
Ethernet	Optional, 802.3, Cat5E (or Cat 6) UTP Ethernet cable (not included)

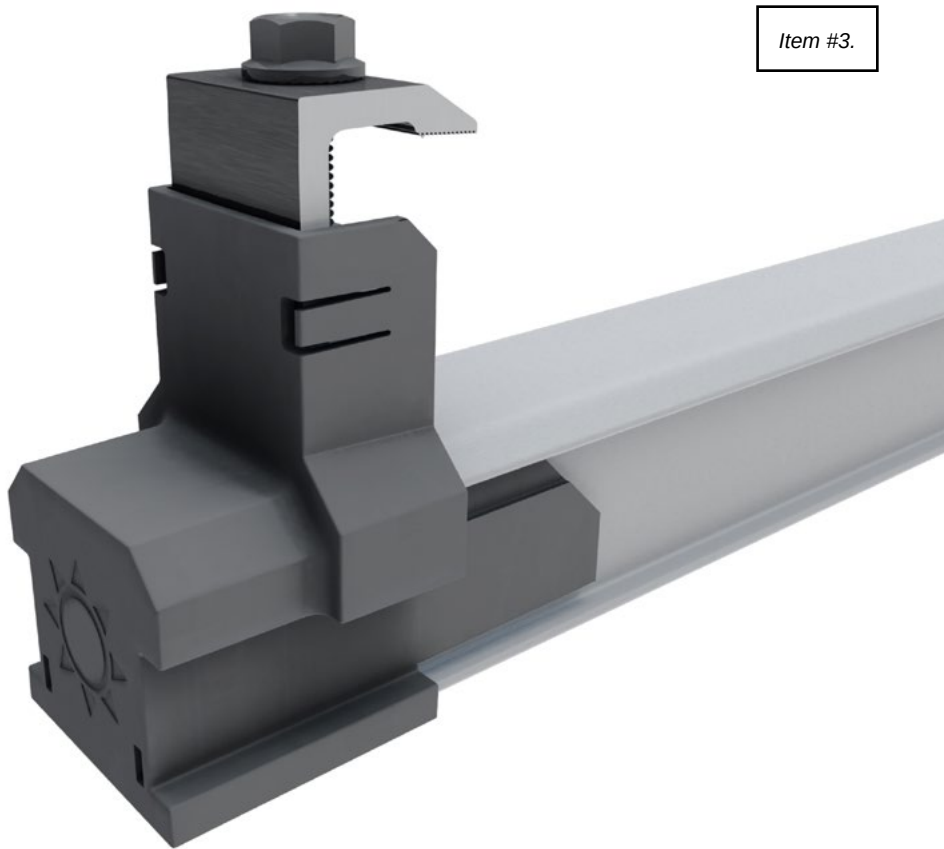
COMPLIANCE

Compliance, IQ Combiner	UL 1741, CAN/CSA C22.2 No. 107.1, 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production) Consumption metering: accuracy class 2.5
Compliance, IQ Gateway	UL 60601-1/CANCSA 22.2 No. 61010-1

To learn more about Enphase offerings, visit enphase.com

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CLICKFIT®

COMPLETE RAIL-BASED RACKING SYSTEM

ClickFit is one of the fastest installing rail-based systems in the industry. Thanks to its Click-In rail assembly, the rails can be connected to any of EcoFasten's composition shingle, tile, and standing seam metal roof mounts in seconds without the need for fasteners or tools. The ClickFit system is made of robust materials and coated steel, to ensure corrosion-resistance and longevity. ClickFit conforms to UL 2703 and has been tested in extreme weather conditions including wind, fire, and snow.

FEATURES & BENEFITS

- Pre-installed rail fastening bolt
- Fully integrated bonding
- Click-On Mid & End Clamps
- Compatible with a variety of EcoFasten roof attachments
- Florida Product Approved for composition shingle roofs

FAST INSTALLING SYSTEM FEATURING CLICK-IN RAIL ASSEMBLY



**Composition Shingle,
Tile & Standing
Seam Metal**



Rail-Based



**Structural-Attach
Direct-Attach**





INTERNAL SPLICE

Tool-free bonded Internal Splice installs in seconds.

EBOS ACCESSORIES

Secure Module Level Power Electronics to the top of the rail using the ClickFit MLPE Mount. PV wires can be managed using the ClickFit Wire Clip and the ClickFit Wire Management Clamp.

[Additional eBoS accessories are available.](#)



MID CLAMP

Click-on Mid Clamp features integrated bonding pins and fits module frames from 30-50 mm in height.



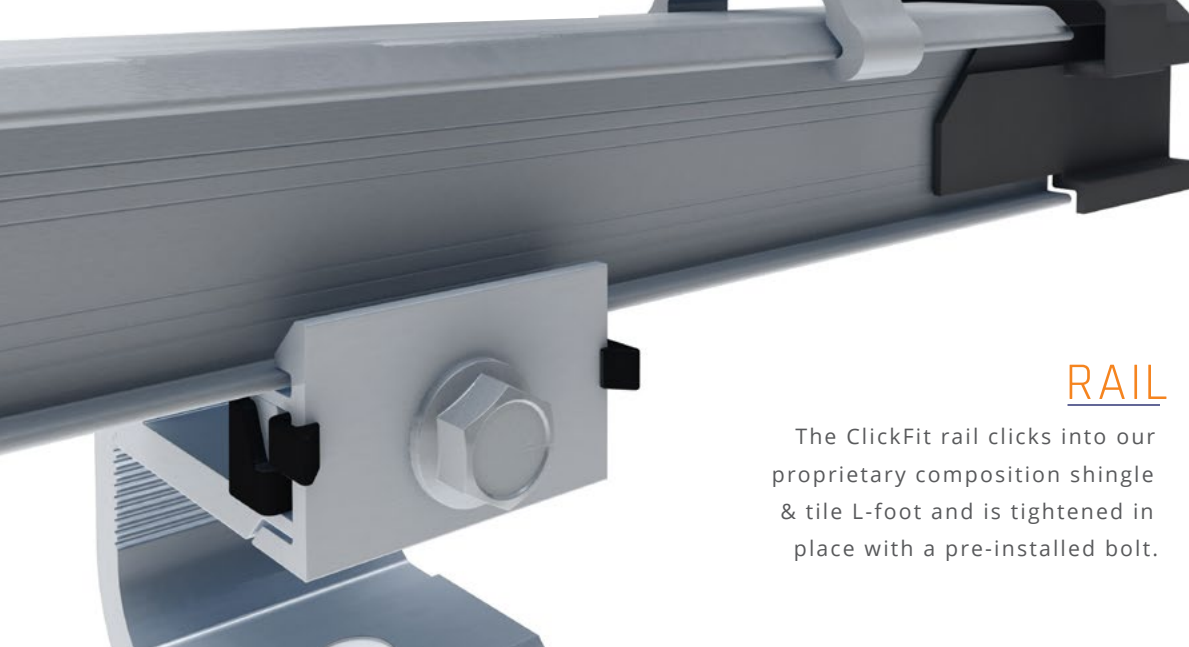
END CLAMP

One Click-on End Clamp fits modules from 30-40mm in height.



END CAP

Slide-on End Cap provide an aesthetic finish and allow for End Clamps to be accurately positioned on the rail in seconds.



RAIL

The ClickFit rail clicks into our proprietary composition shingle & tile L-foot and is tightened in place with a pre-installed bolt.

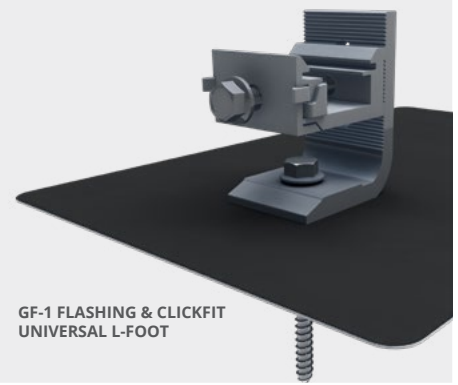


COMPOSITION SHINGLE ROOFS



L-FOOT WITH GF-1

Combine the versatile ClickFit Universal L-Foot with the watertight GF-1 flashing for a fast installation on composition shingle roofs.



SMART FOOT

Smart Foot can be attached directly to composition shingle roofs without a metal flashing. The integrated flashing utilizes our proprietary **UltraGrip Technology™**, creating a watertight seal.





ECOFASTEN

EcoFasten has established a reputation for being one of the industry's leading innovators by providing expert solutions for mounting solar PV on any type of roof. Our broad portfolio of solutions stem from the needs of, and direct inputs by solar PV installers. We take pride in providing the right solution for every application. We educate our customers, so they purchase the best, most cost-effective solutions to fit their needs, and we complement that with on-site installation training to ensure 100% satisfaction. We are honest with ourselves, our customers and our employees, fostering a culture of idea-sharing, innovation and creativity.



[VIEW THE COMPLETE PARTS LIST](#)



Final Array Layout

T G Poppino
720 11th street
oregon city, Oregon 97045

February 22, 2024



System Size (DC):	3.78 kW
Panels:	(9) Silfab Solar SIL-420 HC+
Inverters:	(9) Enphase IQ8PLUS-72-2-US
First Year Estimated Production:	3344 kWh

Homeowner Obligations Before Install:

None

Aurora Shade Report

Customer

Teri Grace Poppino

Designer

Surendra ESR

Organization

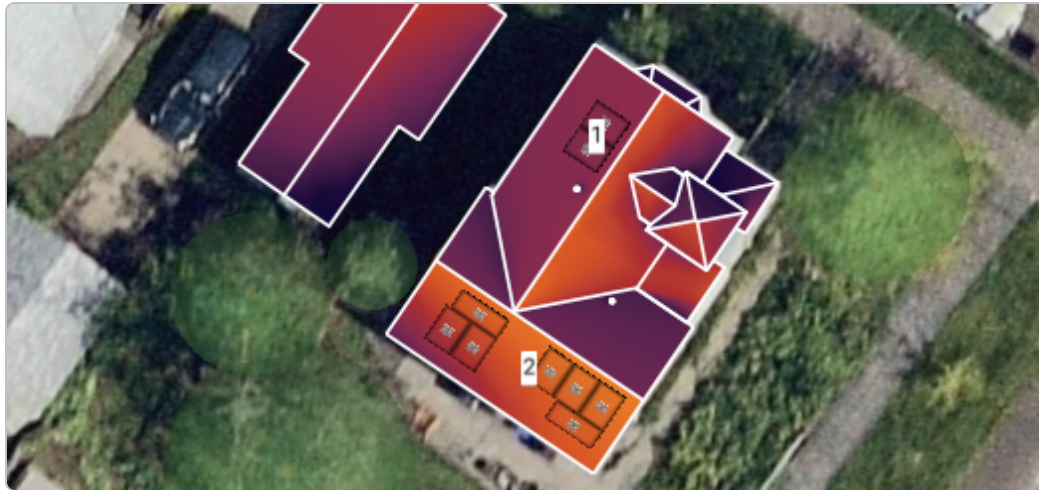
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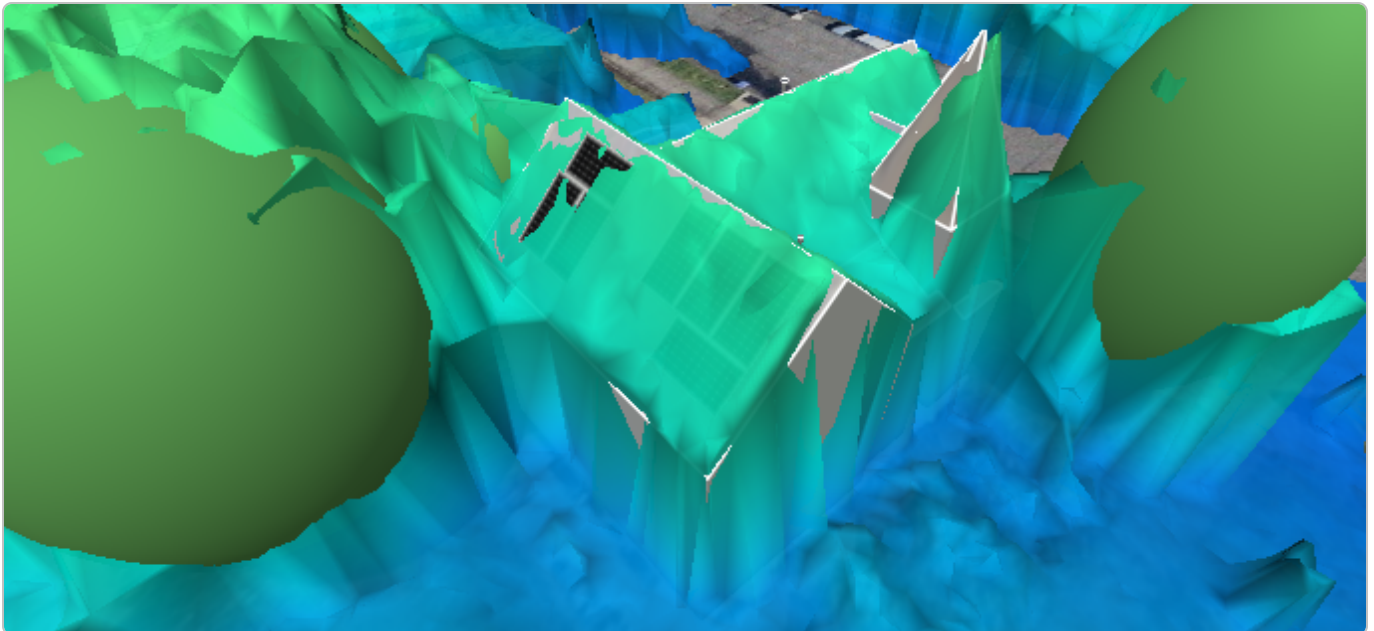
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3D model



3D model with LIDAR overlay 15 ft



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January Usage	405				February Usage	360			
March Usage	300				April Usage	275			
May Usage	275				June Usage	300			
July Usage	20				August Usage	410			
September Usage	310				October Usage	250			
November Usage	315				December Usage	450			

Item #3.

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 720 11TH ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 30 N		Longitude: 122 36 03 W		
Township: 02S	Range: 02E	Section: 31	Block: 98	Lot: 1x, 2x	Map #: 22E31AA	Tax Lot #: 6700	
Date of Construction: c. 1890		Historic Name: Roake, James and Sarah, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Queen Anne				Plan Type/Shape: L-shaped		Number of Stories: 2.0	
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Gable / Metal tile				Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Channel drop				Secondary: Wood shingle		Decorative:	
Exterior Alterations or Additions/Approximate Date: Polygonal roofed tower with wrought-iron finial removed; Gingerbread fans in gable peak, spindle removed.							
Number and Type of Associated Resources: Garage to northwest (1)							
Integrity: Good		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No	
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
This two story Queen Anne house sits under a gable roof with an L-shaped plan. A rectangular tower is present at the inside corner of the L, topped by a steep pyramidal roof. The house has modest Queen Anne ornamentation, with coved imbrications at the gable ends above a belt course that is a continuation of the frieze and rake boards on the house. Below the shingled gable ends, the house is clad with horizontal V-groove drop siding, finished with cornerboards. A small porch is present on the northeast corner of the house, with a hip roof supported by a single turned column. Two engaged turned columns frame the porch. An octagonal bay is present on the north side of the house, just west of the porch. The area beneath the windows in the bay contains recessed panels above the full water table that encircles the house. The windows are all 1/1 double-hung wood sash with board trim and decorative hood and apron moldings. The eaves are enclosed, and feature round galvanized gutters. A small garage, built recently, is located just west of the house. It sits under a gable roof, and is clad with board and batten siding with imbrications matching the house in the gable ends.							
Statement of Significance:							
In 1891, James and Sarah Roake purchased this property. Mr. Roake operated a sulfur mill in Oregon City, which was destroyed by the 1890 flood. After recovering his losses, he established the Oregon City Foundry, which his son John Albert Roake (903 Madison Street) developed into a large city business. The Foundry operated for three generations before finally closing in the 1950s. The Roakes continued to own this property until 1933, when it was sold to John and Ivy Crawford. John was a carpenter at the CWP Company, who in 1944 transferred the house to another CWP employee, Frank Fisher and his wife Della, a musician. Mrs. Fisher continued to occupy this residence following her husband's death in the mid-1950s. In 1964, she sold the house in 1964 to Arba and Gertrude McPaul, a retired couple who resided in the house until 1971.							

Researcher/Organization: Alex McMurtry / HPNW				Date Recorded: 4/12/2002			
Survey Form Page 1		Address: 720 11TH ST		Local Designation #		SHPO #	



CITY OF OREGON CITY

Staff Report/

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Historic Review Board

Agenda Date: 5.28.2024

From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels

STAFF RECOMMENDATION:

Review the proposed redlines for HRB Policy #12 and Design Guidelines for Alterations, provide any additional redlines, and tentatively approve the revisions. Once tentatively approved, staff will reach out to the Canemah and McLoughlin Neighborhood Associations to present the approach and look for a future City Commission meeting to present the changes prior to a formal HRB adoption.

EXECUTIVE SUMMARY:

At the March Historic Review Board meeting, the HRB reached a consensus to allow solar panels on publicly visible side gable primary elevations to be approved through a Type I staff review as long as they were set back 1/3 from the front of the roof (aka back 2/3rds).

Staff has provided redlines for HRB Policy #12 and redlines to the Design Guidelines for Alterations to provide guidance to the HRB when solar panels that do not meet the HRB policies are reviewed on a Type III HRB hearing.

As part of the 2023-2025 HR work plan, The Board is considering expanding the policy to include additional configurations that could be approved at a Type I staff-level review. Changes to accepted materials, size, color, and design are not part of this review- only the configurations (where the panels are located on the roof) would potentially be expanded to include additional locations allowed under a Type I review.

OREGON CITY HISTORIC REVIEW BOARD POLICIES

HISTORIC REVIEW BOARD POLICY #12:

Solar Technology *A Guide for Property Owners*



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ABOUT THE HISTORIC REVIEW BOARD POLICIES

The City has adopted protections for locally designated properties to ensure these historic buildings maintain their integrity.

The Historic Review Board (HRB) adopted policies for minor alterations to historic structures that can be done without formal Board review. The policies are meant to provide clear direction to historic property owners on exterior changes including but not limited to roofing, siding, windows and doors. HRB Policies were first adopted in 1986 and updated in 2019.

Locally designated properties are subject to HRB Policies. This includes designated structures in McLoughlin Conservation District, all structures in Canemah National Register District, and landmarks outside of districts. To see if a property is designated, visit www.orcity.org/maps/historic-resources.

HRB POLICY #12: SOLAR TECHNOLOGY

Adding solar panels to historic properties can have a significant impact on the character and visual qualities that convey a property's significance. Solar panel installations are permitted under some circumstances, but should not become prominent new elements that detract from the character-defining features of a building or landscape.

Solar technology that meets the criteria in the list below may be utilized on historic properties through staff review. Any proposal that deviates from this policy shall be considered by HRB.

- **Sloped roof location:** Solar panels are permitted on secondary facades of historic buildings ~~and on accessory structures,~~ accessory structures, and the rear two-thirds of a primary side gable roof (note: porch dimensions are not included in this calculation). Solar panels on primary gables shall be set back from the roof peak three feet.
- **Design:** Panels on sloped roofs shall project five inches or less from the roof surface and be installed flat; they shall not alter the slope of the roof.
- **Color:** Panels and mounting systems shall be the same color as established roof materials. Mechanical equipment associated with the photovoltaic system shall be as unobtrusive as possible.
- **Flat roof structures:** Solar panel installations on flat roofs shall be set back at least five feet from the roof edge to minimize visibility unless fully obscured from the street by a parapet.



- **Shingles:** Solar shingles are permitted on secondary facades if they match the roof color.
- **Freestanding:** Freestanding or detached on-site solar technologies are permitted in locations behind the front of the home in side and rear yards, unless the side or rear yard abuts an improved public right of way.



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WHAT DOES THIS MEAN FOR YOU?

This means a few things as a property owner with a designated historic property:

- If the solar installation meets the HRB policy, it is reviewed at the staff level with no application fee.
- If the solar installation does not follow these guidelines, then it must be referred or submitted to the HRB for review and decision, which will require a fee. Fee for alterations is \$50 plus mailing labels.
- When installing solar technology, building and electrical permits are required from the Building Division. Applications for the permit can be found at: www.orcity.org/building/residential-permits.
- When the HRB is considering solar proposals that do not meet the policy, the Secretary of Interior's Standards are used as guidance. The Secretary of Interior Standards on Solar Panels on Historic Properties can be found at: www.nps.gov/tps/sustainability/new-technology/solar/park-solar.htm.



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Further information about the HRB and HRB Policies can be found at: www.orcity.org/planning/hrb-policies

If you have any questions about the City's Preservation Program or if your property is locally designated, please contact:
Oregon City Preservation Program
Phone: 503-722-3789
ocplanning@orcity.org

City of Oregon City
Planning Division
698 Warner Parrott Rd
Oregon City, OR 97045
503.722.3789
www.orcity.org/planning



The activity that is the subject of this guide has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.



DESIGN GUIDELINES FOR ALTERATIONS AND ADDITIONS TO HISTORIC BUILDINGS

Introduction • Historic Design Review in Oregon City

This document is for alterations to historic buildings. If you are proposing new construction, please utilize the adopted Design Guidelines for new Construction (2006).

Historic design review ensures that alterations to existing historic buildings maintain the integrity and enhance the quality of the Oregon City. These reviews give designers flexibility, while ensuring the compatibility of new development with the desired character of the area. During the historic design review processes, a proposal is evaluated against the applicable set of design guidelines and those development regulations being proposed for modification or adjustment. Owners of nearby properties are notified and testimony from individuals, organizations, and neighborhood associations is encouraged. Optional design advisory meetings are available to help designers achieve project approval. Contact Planning at (503) 722—3789 or ocplanning@orc.org for more information on the application process.

Potential for Archaeological Resources

The potential for subsurface historical archaeological sites and artifacts throughout Oregon City is high. Archaeological sites and objects and human remains on public and private property are protected by state law (see ORS 358 and ORS 97). Caution is recommended during demolition, excavation or other ground disturbing activities. Additionally, per Oregon City Code, if you plan on disturbing native soil as part of your proposal, a notice will be sent to neighboring tribes and the Oregon State Historic Preservation office letting them know that work is being proposed that may affect archeological resources. No additional monitoring work is required as part of your historic review. However, if cultural materials are discovered during ground disturbing activities, all work should cease immediately and SHPO contacted. The excavation, injury, alteration or destruction of an archaeological site or removal of an archaeological object from public or private lands without an archaeological permit from SHPO is a violation of state law.

How to Use this Document

Design guidelines are qualitative statements that address the desired character of development. Their qualitative nature is intended to provide flexibility for designers and developers in achieving the city's urban design goals. This flexibility must not be construed as rendering the guidelines merely advisory to otherwise diminish their legal effect as mandatory approval criteria.

The guidelines are arranged into three groups:

1. Secretary of Interiors Standards for Rehabilitation
2. Oregon City Specific Guidelines
3. Material Guidelines

The Secretary of Interior's Standards for Rehabilitation is an excellent resource for all work done on historic buildings. Created by the National Park Service and utilized since 1976 nationwide, these guidelines are used to determine whether the historic character of a building is preserved in the process of rehabilitation. The guidelines recommend responsible methods and approaches and list treatments that should be avoided. Oregon City utilizes the standards as the base guideline for evaluating appropriate alterations to designated historic buildings.

The second set of guidelines expands the more general Secretary of Interiors Standards to address issue of common concern in Oregon City. These were adopted in the mid- 1980s and have been amended over time.

The final set of guidelines address material issues confronting owners of historic buildings. All three groups comprise the guidelines the Oregon City Historic Review Board uses for determining if a proposed project can proceed.

In this document you will also find reference to [Preservation Briefs](#) created by the National Park Service, these are **not** part of Oregon City's adopted Guidelines for Alterations. However, they can be used as background information in the review process for all parties. Additional information on this resource can be found at the end of this document.



7th Street Parade 1937

Secretary of Interiors Standards for Rehabilitation

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.
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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 shall 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.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Oregon City Specific Guidelines

A. Siting

1. In addition to the zoning requirements, the relationship of new additions to the street and to the open space between buildings shall be compatible with adjacent historic buildings and with the historic character of the District.
2. New additions shall be sited so that the impact to the primary facade(s) is kept to a minimum. Additions shall generally be located at the rear portions of the property or in such locations where they have the least visual impact from public ways.

B. Landscape

1. Traditional landscape elements evident in the District (grass, trees, shrubs, picket fences, etc.) should be preserved, and are encouraged in site redevelopment.
Inappropriate landscape treatments such as berms and extensive non-vegetative ground cover (e.g. mulch and bark dust) are discouraged.

C. Building Height

1. In addition to the zoning requirements, the height of new additions shall not exceed the height of the historic building, or of historic buildings in the surrounding area.



McCarver House 2008- New garage and kitchen addition

D. Building Bulk

1. New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.
 - a. Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.

E. Proportion and Scale

1. The relationship of height to width of new additions and their sub-elements such as windows and doors and of alterations shall be compatible with related elements of the historic building, and with the historic character of the District.
2. The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building, and with the historic character of the District.

F. Exterior Features

1. General
 - a. To the extent practicable, original historic architectural elements and materials shall be preserved.
 - b. Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the District.



7th and Harrison 1905

Material Guidelines

Masonry: Adobe, Brick, Stone, Terra Cotta, Concrete, Stucco, and Mortar

Recommended	Not Recommended
Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.	Applying waterproof or water repellant coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.
Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.	Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.
Duplicating old mortar in composition, color, and texture	Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
Duplicating old mortar in joint size, method of application, and joint profile.	Repointing with mortar joints of a differing size or joint profile, texture or color.
Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture	
Cleaning masonry only when necessary to halt deterioration or to remove graffiti and satins and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.	Sandblasting (including dry and wet grit and other abrasives) brick or stone surfaces. This method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials (acid on limestone or marble).

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Applying new material, which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.
Replacing missing significant architectural features such as cornices, brackets, railings, and shutters.	Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.
Retaining the original or early color and texture masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.	Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

For additional information on this subject please refer to Preservation Briefs # 1,2,6,7,15.

Windows and Doors

Recommended	Not Recommended
Retaining and repairing window and door openings, frames, sash, glass, doors, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building.	Introducing or changing the location or size of windows, doors, and other openings that alter the architectural and historic character of the building.
	Replacing window and door features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, and mirrored or tinted glass.
	Removing window and door features that can be repaired that contribute to the historic and architectural character of the building.
Improving the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows and doors which are compatible with the character of the building and which do not damage window or door frames.	Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of the building.
	Installing new exterior storm windows and doors which are inoperable,

Replacing missing or irreparable windows on significant facades with new windows that match the original in material, size, reflective qualities of the glass, and general muntin and mullion proportion and configuration.	inappropriate in size or color, or which require removal of original windows and doors.
	Installing interior storm windows that allow moisture to accumulate and damage the window.
	Replacing sash which contributes to the character of the building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
	Installing heating/air conditioning units in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

For additional information on this subject please refer to Preservation Briefs # 9 and 13.

Entrances, Porches, and Steps

Recommended	Not Recommended
Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, whenever possible, should be retained.	Stripping porches and steps of original material and architectural features such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile, and brick.
Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.	Enclosing porches and steps in a manner that destroys their intended appearance.

For additional information on this subject please refer to Preservation Briefs # 45.

Roofs and Roofing

Recommended	Not Recommended
Preserving the original roof shape.	Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.
Retaining the original roofing material, whenever possible.	Applying new roofing material that is inappropriate to the style and period of the building and the neighborhood.
Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.	
Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.	Replacing deteriorated roof coverings with new materials that differ to such an extent from the old composition, size, shape, color, and texture that the appearance of the building is altered.
Preserving or replacing where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.	Stripping the roof of architectural features important to its character.

For additional information on this subject please refer to Preservation Briefs # 4, 19 and 30.

Storefronts

Recommended	Not Recommended
Retaining and repairing existing storefronts including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building.	Introducing a storefront or new design element on the ground floor (such as an arcade) which alters the architectural and historical character of the building and its relationship with the street, setting, or which causes destruction of significant historic fabric.
Where original or early storefronts no longer exist or are too deteriorated to save, retaining the commercial character of the building through	Using materials which detract from the historic or architectural character of the building, such as mirrored glass.

- Contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or
- An accurate restoration of the storefront based on historical research and physical evidence.

Altering the entrance through a significant storefront.

For additional information on this subject please refer to Preservation Briefs # 11 and 44.

Solar Panels

Recommended

Limit retrofitting measures to those that achieve reasonable energy savings, at reasonable costs, with the least intrusion or impact on the character of the building.

Investigate all options allowed in HRB Policy #12 before requesting review from the Historic Review Board

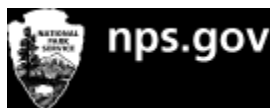
Not Recommended

Removal of historic roofing materials during the installation of solar systems.

Removing or otherwise altering historic roof configuration – dormers, chimneys, or other features – to add solar systems.

Any other installation procedure that will cause irreversible changes to historic features or materials





National Park Service Preservation Briefs

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

Where can I find additional information on preservation techniques to repair and rehab my historic building? The National Parks Services has produced over 40 technical Preservation Briefs related to the appropriate repair and maintenance of old buildings. Links to all briefs can be found below.

1 **Cleaning and Water-Repellent Treatments** [for Historic Masonry Buildings](#)

2 **Repointing Mortar Joints in** [Historic Masonry Buildings](#)

3 **Improving Energy Efficiency in** [Historic Buildings](#)



4 **Roofing** [for Historic Buildings](#)

5 **The Preservation of Historic Adobe Buildings**

6 **Dangers of Abrasive Cleaning to** [Historic Buildings](#)

7 **The Preservation of Historic Glazed Architectural Terra-Cotta**

8 **Aluminum and Vinyl Siding on** [Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings](#)

9 **The Repair of Historic Wooden Windows**

10 **Exterior Paint Problems on** [Historic Woodwork](#)

11 **Rehabilitating Historic Storefronts**

12 **The Preservation of Historic Pigmented Structural Glass** [\(Vitrolite and Carrara Glass\)](#)

13 **The Repair and Thermal Upgrading of Historic Steel Windows**

14 **New Exterior Additions to** [Historic Buildings: Preservation Concerns](#)

15 **Preservation of Historic Concrete**

16 **The Use of Substitute Materials on Historic Building Exteriors**

17 **Architectural Character—** [Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character](#)

18 **Rehabilitating Interiors in** [Historic Buildings — Identifying Character-Defining Elements](#)

19 **The Repair and Replacement of** [Historic Wooden Shingle Roofs](#)

20 **The Preservation of Historic Barns**

21 [Repairing Historic Flat Plaster—Walls and Ceilings](#)

22 [The Preservation and Repair of Historic Stucco](#)

23 [Preserving Historic Ornamental Plaster](#)

24 [Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches](#)

25 [The Preservation of Historic Signs](#)

26 [The Preservation and Repair of Historic Log Buildings](#)

27 [The Maintenance and Repair of Architectural Cast Iron](#)

28 [Painting Historic Interiors](#)

29 [The Repair, Replacement, and Maintenance of Historic Slate Roofs](#)

30 [The Preservation and Repair of Historic Clay Tile Roofs](#)

31 [Mothballing Historic Buildings](#)

32 [Making Historic Properties Accessible](#)

33 [The Preservation and Repair of Historic Stained and Leaded Glass](#)

34 [Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament](#)

35 [Understanding Old Buildings: The Process of Architectural Investigation](#)

36 [Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes](#)



37 [Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing](#)

38 [Removing Graffiti from Historic Masonry](#)

39 [Holding the Line: Controlling Unwanted Moisture in Historic Buildings](#)

40 [Preserving Historic Ceramic Tile Floors](#)

41 [The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront](#)

42 [The Maintenance, Repair and Replacement of Historic Cast Stone](#)

43 [The Preparation and Use of Historic Structure Reports](#)

44 [The Use of Awnings on Historic Buildings: Repair, Replacement and New Design](#)

45 [Preserving Historic Wooden Porches](#)

46 [The Preservation and Reuse of Historic Gas Stations](#)

47 [Maintaining the Exterior of Small and Medium Size Historic Buildings](#)



MEMORANDUM

To: Historic Review Board
From: Christina Robertson-Gardiner, Senior Planner
RE: HRB Policy #12 Solar Panel- Background and Potential Revisions
Date: March 15, 2024

This memo provides an overview and preliminary guidance based on the November 2023 and February 2024 meetings and the recommendations of the Historic Review Board (HRB) regarding the potential revision of HRB policy #12 on solar panels. The Board will consider expanding the policy to include additional configurations that could be approved at a Type I staff-level review. Changes to accepted materials, size, color, and design are not part of this review- only the configurations (where the panels are located on the roof) would potentially be expanded to include additional locations allowed under a Type I review.

There does not seem to be a strong consensus on whether the policy should be amended or not. At the February 27, 2024 HRB meeting, Staff was asked to provide an overview or a "white paper" compiling the issues and discussions to date to help the HRB members figure out the next steps for this work plan item.

This is especially important as two of the work plan items for 2023-2025 have just been approved through the latest Certificated Local Government grants. #4 -Compatible Change: revising the definition for new construction in historic districts and #5 creating a standard draft of window conditions of approval for new construction projects. The Board will need to provide direction to staff on the order and timing of these projects soon.

The HRB will review this memo during the March 26, 2024 meeting. During the meeting, HRB members will discuss the content and decide whether to:

1. Proceed with a public outreach process and adopt revisions to HRB policy #12, or
2. Retain the current HRB policy #12 and continue to monitor the issue throughout the 2023-2025 work plan. The Board will table this work plan item and determine if they want to pursue additional changes in this or a future HRB work plan.



Purpose of Work Plan Item

The increasing concern about climate change and the need for green energy is changing the conversation around solar panels and historic preservation, especially relating to their installation on publicly facing elevations. In the past, there was a view that all solar panels must be shielded from view to meet the Secretary of the Interior's standards for rehabilitation. However, with the growing awareness of the importance of renewable energy, there is a push to make it easier for homeowners to install solar panels, even on visible front gable roofs. Solar panels are increasingly being viewed as a temporary installation on historic buildings in order to meet national green energy goals.

This work plan item was inspired by a presentation from the National Association of Preservation Commissions' CAMP presentation in August 2023, as well as numerous HRB hearings regarding requests for installing solar panels on visible elevations over the past few years. The City of Denver recently revised its guidelines to meet the community's needs for historic preservation and support for solar energy in the state. They are included as an exhibit to this memo and have been used below to help illustrate what currently meets and does not meet HRB Policy #12

This approach considers solar technology to be a temporary installation rather than an alteration to the historic fabric of a building. It represents a concerted change in some preservationists' views on how to determine if and when a solar panel adversely affects a historic resource.

Generally, the Secretary of the Interior looks for approaches that limit the visible impact a solar panel has on the public views. Panels that are located on flat roofs, the rear elevations or on small accessory buildings clearly meet the intent. However, what happens when this more conservative approach blocks a community from a wider implementation of solar technology if the southern exposure of houses tended are on visible primary side elevations? That question drove much of the city of Denver's conversation. Other cities have chosen to retain the prohibition of solar panels on visible elevations and are waiting as the solar economy and technology evolves and matures.

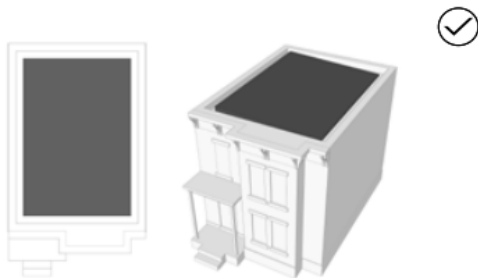
The proposed amendments are intended to provide further direction to homeowners to allow solar panels to be installed on visible front gable roofs through the standard building permit process without requiring applicants to submit for a Type III HRB review.



HRB Policy #12 – Solar Panels.

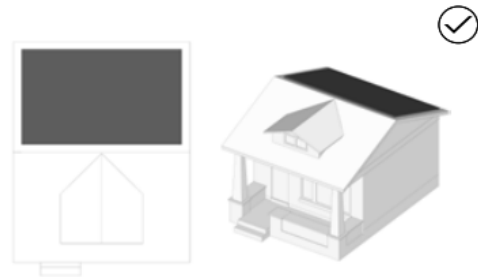
What configurations are currently allowed in Oregon City as a staff-level Type I review?

Sloped roof location: Solar panels are permitted on secondary facades of historic buildings and on accessory structures.



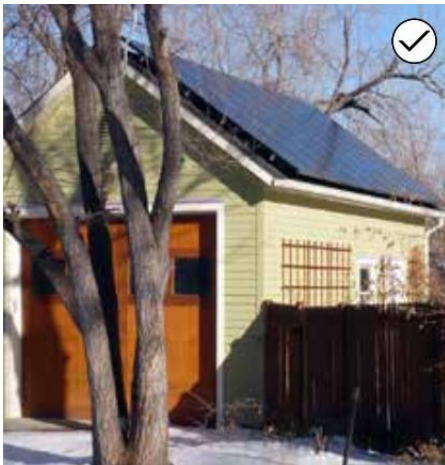
SOLAR INSTALLATION ON A FLAT ROOF

Install solar panels in any configuration as long as the panels are entirely below the top of the parapet



SOLAR INSTALLATION ON A SIDE GABLE ROOF

Install solar panels on rear slope of roof



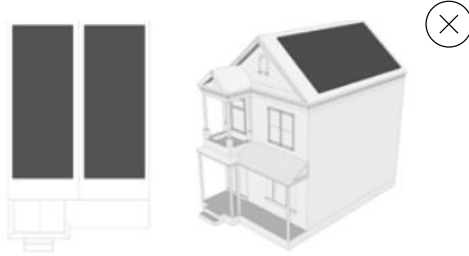
Install solar panels on accessory structures



Install solar panels on secondary facades.

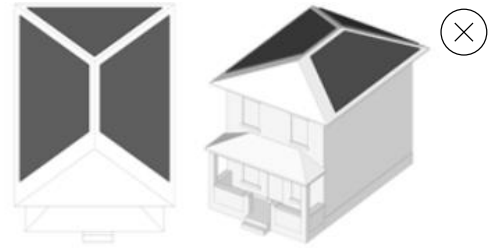


What configurations do not meet Policy #12 and must be reviewed through a Type III Historic Review Board meeting?



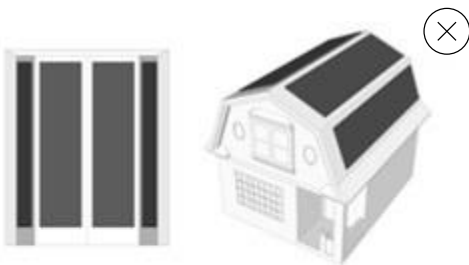
SOLAR INSTALLATION ON A FRONT GABLE ROOF

Install solar panels on side slopes of roof and at least three feet back from the front eave of the building



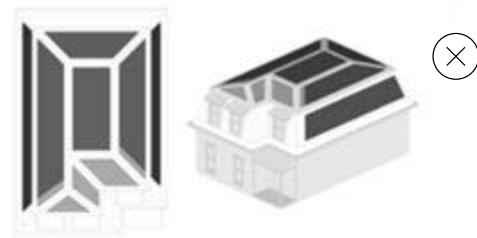
SOLAR INSTALLATION ON A HIPPED ROOF

Install solar panels on side or rear slopes of roof and at least three feet back from the diagonal ridge at the front of the building



SOLAR INSTALLATION ON A GAMBREL ROOF

Install solar panels on side slopes of roof and at least three feet back from the front eave of the building.



SOLAR INSTALLATION ON A MANSARD ROOF

Install solar panels on side or rear slopes of roof. Solar panels may be installed on the low-slope at the front of the building (shown in gray hatch above) depending on visibility from the street.



Potential revisions to HRB Policy #12

The city of Denver allows the installation of solar panels on visible primary side elevations, provided they are set back 3 feet from the edge. The Historic Review Board may choose to implement the same 3 feet setback requirement or impose additional setbacks of 5-10 feet. The Board may also decide to restrict the installation of solar panels on only the back 2/3 of the roof plane and not allow them on the front 1/3 of the roof. If the board chooses to move forward with revision to the Solar Panel policy- below are the options the board may choose to adopt.

1. Solar panels on visible primary side elevations are allowed, provided they are set back 3 feet from the edge of the eave.
2. Solar panels on visible primary side elevations are allowed, provided they are set back 10 feet from the edge of the eave.
3. Solar panels on visible primary side elevations are allowed, provided they are not installed on the front 1/3 of a roof plane.
4. Another metric as determined by the Historic Review Board.

During the HRB meeting on March 26, 2024, the Board should review the options presented above to determine if there is a consensus for a revision to HRB policy #12. In the event that there is no consensus, it is recommended that the HRB table this work item for a later date.

Exhibits

1. HRB Policy #12 Solar Panels
2. Updating Solar Guidelines- National Association of Preservation Commissions Presentation
3. City of Denver Solar Panel- excerpts
4. HRB Work plan 2023-2025- Adopted.



2023-2025 HRB Work Plan Item #7 Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels - Literature Review and Public Outreach Approach.

Historic Review Board
March 26, 2024



HRB Direction Needed

HRB members will discuss expanding options for Type I review of Solar Panel and decide whether to:

1. Proceed with a public outreach process and adopt revisions to HRB policy #12
2. Retain the current HRB policy #12 and continue to monitor the issue throughout the 2023- 2025 work plan. The Board will table this work plan item and determine if they want to pursue additional changes in this or a future HRB work plan.



Work Plan Item #7 Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels

- Solar panel installations on visible elevations of historic buildings are becoming more acceptable due to the growing awareness of the importance of renewable energy and the need for green energy.
- This is a change from the past when the view was that all solar panels must be shielded from view to meet the Secretary of the Interior's standards for rehabilitation. Oregon City created a new solar panel policy a few years ago, but it requires all solar panels on main public viewing roofs to be reviewed at an HRB hearing.



Work to Date

August 11, 2023 – CAMP presentation on the city of Denver’s approach to Solar Panels

September 26, 2023: Adopted the 2023-2025 HRB workplan, potentially revising HRB policy #12 solar panels

November 28, 2023 work session: Review existing HRB policy and Denver's revisions; requests an additional work session with more photos of each example.

February 27, 2024 work session: Reviewed examples in PPT- no specific consensus on the approach to move forward; requested staff provide a “white paper” member to be able to review information to date.

March 26, 2024 work session: Staff is looking to see if there is consensus to move forward on revision- or if HRB wants to monitor the issue and pursue additional reasons with a future work plan.



Work Plan Item #7 Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels

HRB Direction Needed

HRB members will discuss expanding options for Type I review of Solar Panel and decide whether to:

1. Proceed with a public outreach process and adopt revisions to HRB policy #12
2. Retain the current HRB policy #12 and continue to monitor the issue throughout the 2023- 2025 work plan. The Board will table this work plan item and determine if they want to pursue additional changes in this or a future HRB work plan.



Work Plan Item #7 Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels

HRB Direction Needed

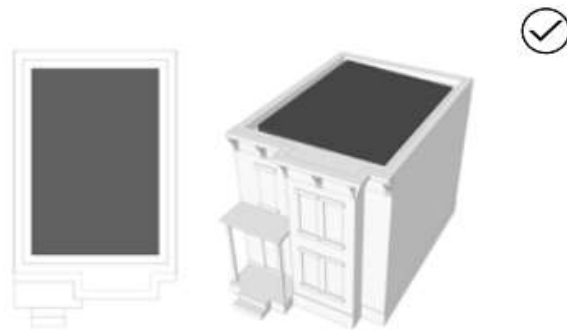
- Do you want to consider amending the HRB solar panel regulations to allow for more options for visible solar panels that comply with the HRB policies and can be processed as a type I building permit?
- Do you want to proceed with the outreach and adoption process as outlined by the staff, or do you want to revise the approach?



Work Plan Item #7 Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels -

Installing Solar Collectors on a Historic Property

When installing solar collectors on a historic property, it is important to minimize visibility from the street and potential impacts on the historic character of the property. Below are examples of appropriate locations for solar panels on various roof forms.



SOLAR INSTALLATION ON A FLAT ROOF

Install solar panels in any configuration as long as the panels are entirely below the top of the parapet

Oregon City
Allowed as a Type I Review



SOLAR INSTALLATION ON A HIPPED ROOF

Install solar panels on side or rear slopes of roof and at least three feet back from the diagonal ridge at the front of the building

Oregon City
Requires Type III HRB Review



OC could
adopt larger
setback 5-10
feet.



City Of Denver –Examples

Installing Solar Collectors on a Historic Property

When installing solar collectors on a historic property, it is important to minimize visibility from the street and potential impacts on the historic character of the property. Below are examples of appropriate locations for solar panels on various roof forms.



OC could
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SOLAR INSTALLATION ON A FRONT GABLE ROOF

Install solar panels on side slopes of roof and at least three feet back from the front eave of the building

Oregon City
Requires Type III HRB Review



SOLAR INSTALLATION ON A SIDE GABLE ROOF

Install solar panels on rear slope of roof

Oregon City
Allowed as a Type I Review



City Of Denver –Examples

Installing Solar Collectors on a Historic Property

When installing solar collectors on a historic property, it is important to minimize visibility from the street and potential impacts on the historic character of the property. Below are examples of appropriate locations for solar panels on various roof forms.



SOLAR INSTALLATION ON A MANSARD ROOF

Install solar panels on side or rear slopes of roof. Solar panels may be installed on the low-slope at the front of the building (shown in gray hatch above) depending on visibility from the street.

Oregon City
Requires Type III HRB Review

SOLAR INSTALLATION ON A GAMBREL ROOF

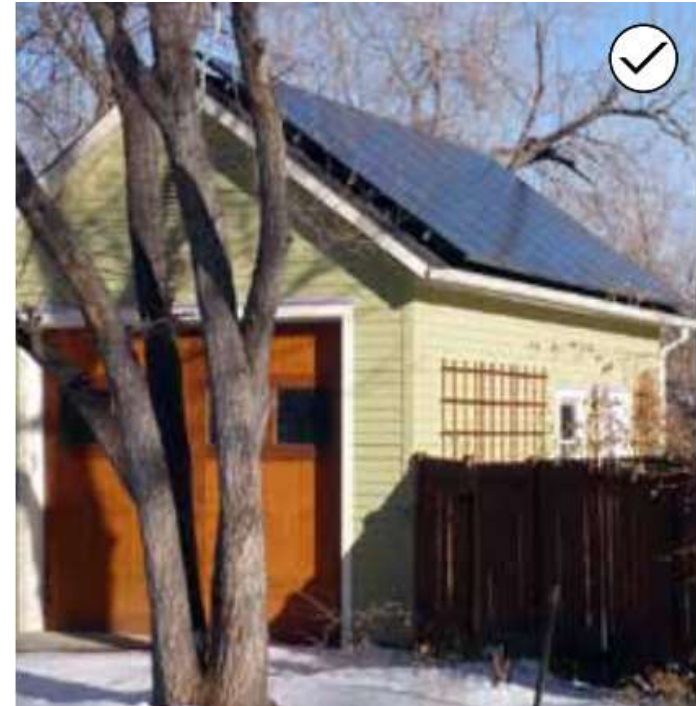
Install solar panels on side slopes of roof and at least three feet back from the front eave of the building.

Oregon City
Requires Type III HRB Review

Figure 14: Solar Panel Installation



City Of Denver –Examples



Oregon City

Allowed as a Type I Review

Sloped roof location: Solar panels are permitted on secondary facades of historic buildings and on accessory structures



Work Plan Item #7 Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels -

Historic Review Board 2023-2025 Biennium Work Plan

Adopted September 26, 2023

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
1. Education --CAMP- National Association of Preservation Commissions, Daylong education session August 11, 2023 2. Education -Ongoing free Webinars from the National Association of Preservation Commissions 3. Education- Yearly preservation presentation from Deputy City Attorney- Carrie Richter on Preservation and Public Hearing basics	Provide HRB members with educational opportunities to enhance their understanding of historic preservation and their role in creating policies and reviewing applications.	Attend sessions	Low Outside educational opportunities	Attend sessions	Summer 2023 Fall 2023-Summer2025 Winter 2024	Completed Ongoing Scheduled for January or February 2024/2025 HRB meeting
4. 17.40 Code Revisions Compatible Change – Definition of New Construction – Thresholds for triggering review of non-designated structures	Review thresholds of historic review for changes to non-contributing structures after seeing some major remodeling projects in the McLoughlin District, affecting scale, height, materials, and ultimately, compatibility.	Last HRB work session on this topic was July 2021 A consultant should be selected to help support staff and HRB-paid for by next CLG grant -Fall 2024-Summer 2026 (length of grant)	High TBD	High TBD	TBD	TBD Fall 2024-Spring 2026

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
5. Improving the Historic Review Approval process Windows work session-potential standard draft conditions of approval with additional details.	Ensure that built historic projects are consistent with the approved decision.	A consultant should be selected to help support staff and HRB-paid for by next CLG grant -Fall 2024-Summer 2026 (length of grant)	Medium Add to CLG grant application Select consultant. Scope deliverables and schedule HRB work sessions	Low Provide direction at HRB work sessions, provide staff direction on the scope of work	Fall 2024	Pending Fall 2024-Spring 2026
6. Improving the Historic Review Approval process Coordination with applicants and other departments to ensure compliance with Conditions of Approval	Ensure that built historic projects are consistent with the approved decision.	• Ensure Conditions of Approval are added to plans • Attend Building pre-construction meeting • Investigate if mid-build inspection is helpful/feasible	Medium Provide status updates to HRB at future meetings	Low Provide staff with any requested direction	Ongoing	In progress
7. Improving the Historic Review Approval process Revisit HRB Policy #12 Solar Panels specifically for those resources that can only place panels on front-facing elevations.	Review the work to date on solar panels to determine if new technologies and the community's climate goals conflict with the adopted HRB policy, which can limit certain historic properties from pursuing the installation of solar panels.	• Review work prepared by the City of Denver - determine if additional / changes are warranted for Policy #12 • Outreach to property owners and neighborhood associations if revisions are pursued. • Create a communication	Medium See action items	Medium • During a scheduled work session, review a summary of the research conducted by the City of Denver. • One or two members with staff attend outreach events with property owners/neighb	Winter/Spring 2024	Pending

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
		plan to ensure all parties have access to the project. • Support adoption process		orhood associations. • Provide staff direction on any needed revisions to policy at scheduled work session. • Present proposed revision to City Commission at a City Commission worksession prior to HRB adoption.		
8.Public Outreach Homeowner education materials-	Continue to educate historic homeowners on the regulatory requirements and grant opportunities available to them	• Send quarterly to new historic homeowners • Write articles in the Trail News, Chamber of Commerce member magazine. • Request CLG grant to be sent every 1-2 years to all property owners	Low Utilizing existing materials	None	Quarterly CLG grant -fall 2024	In progress

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
9.Public Outreach Public Education and Recognition	Promote historic places for the purpose of instilling community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation	• Preservation Month • Ruth Powers Award Coordinating awards, proclamations, and city communication. If coordination with another entity to promote a shared preservation month event- additional staff time would be needed and added to the work plan.	Low Utilizing existing materials	Low Select award winner	May 2024, 2025	Pending



CITY OF OREGON CITY

Staff Report/

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Historic Review Board **Agenda Date:** 5.28.24
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

Worksession: Improving the Historic Review Approval process- Work Plan Item #6 Coordination with applicants and other departments to ensure compliance with Conditions of Approval

STAFF RECOMMENDATION:

This is an informational update- no HRB direction is needed.

EXECUTIVE SUMMARY:

Coordinating with applicants and other departments to ensure compliance with Conditions of Approval and that built historic projects are consistent with the approved decision was identified as an HRB priority in the 2023-20245 work plan.

This is an update on the work staff has done to date to better coordinate with building, planning, development services, and the applicant during the implementation of the approved HRB project.

Ensure Conditions of Approval are added to plans.

Update: Staff now adds HRB conditions of approval to the front pages of the stamped and approved Building Plans

Attend Building pre-construction meeting.

Update: The Building Division has initiated a pre-construction meeting for commercial projects either in conjunction with the Public Works Development Services or independently. Planning staff have been invited to attend all of these meetings. Please note that there is no pre-construction meeting for non-commercial residential projects.

Investigate if mid-build inspection is helpful/feasible.

Update: Staff is still working with the Building Division to better understand if this approach is feasible. Each project is different, and a standard default to adding a

part-way planning inspection would cost the applicant additional money. There was also no consensus on the best threshold inspection that would be beneficial.

NEW- Requiring the applicant to write a written response to how they are meeting the Conditions of Approval for HRB decisions prior to the Building Permit release.

Update: Staff have been rolling out a new requirement that applications show compliance with Site Plan and Design Approval for commercial projects as well as HRB approvals. Staff has attached a sample version to the agenda. This is created by staff and will be sent to the applicant soon after the Notice of Decision is mailed. This approach has been very helpful and could have helped catch previous projects' non-compliance.



PLANNING CONDITIONS OF APPROVAL TRACKING

CONDITIONS OF APPROVAL

Planning Files GLUA-24-00007: HR 24-00006 Historic Review (406 Promenade)

Please provide a response showing how you are complying. Feel free to contact Christina via email crobertson@orcite.org or 503-496-1564 if you have any questions.

Please respond to how you are meeting each planning condition below. If the conditions are implemented on the plans, provide direction to the pages of the permit set that show compliance with the condition. Planning staff will not approve the issuance of permits until all the conditions of approval are met.

The following conditions of approval shall be met to the satisfaction of the City during the design process and prior to the issuance of public improvement or building permits for construction associated with the proposed land use application.

CONDITIONS OF APPROVAL

Prior to issuance of Building Permits:

1. The applicant shall utilize a 4-6 inch reveal smooth fiber cement siding or wood lap siding.
Applicant response:
2. Minor changes to window location or size will be acceptable and may be approved at a staff level prior to building permit issuance.
Applicant response:
3. The applicant must use wood, aluminum-clad, or fiberglass windows (Marvin Integrity or equivalent). Vinyl windows are not allowed. The applicant shall ensure that the window design incorporates a change in the plane 3/12 trim on the sides and top with a half sill on the bottom. All windows must be 1/1, or smaller square casement/awning/fixed windows. Slider windows or large fixed windows are not permitted. The window sash shall be the darkest color of a minimum three-color paint scheme.
Applicant response:

4. The final porch design shall follow the HRB policies for porches and decks:
- a. Porch and deck railings shall use vertical balusters and top and bottom rails. Baluster attachment shall be between the rails, not attached on the side of the rail.
 - b. Wood decks and porches shall be painted to match the color of the building. Paint-stain is also acceptable if it matches the color of the building
 - c. No pressure-treated wood shall be visible.
 - d. Composite material (e.g. Trex, Timbertech, Azek) is allowed only for new or existing decks or porches less than 50 years old that are attached to the rear of a structure, to the interior side of a structure, and for detached deck structures in the interior side or rear yard. The composite material color shall match the color of the building
 - e. Aluminum rails on porches and decks are not permitted.
 - f. Deck or porch materials made from 100% vinyl are not permitted

Applicant response:

5. The applicant shall utilize simple exterior lighting and doors appropriate to the simple bungalow design. Staff shall review the final specification prior to installation. Highly ornate Victorian or high-styled craftsman lighting will not be approved.

Applicant response:

6. The applicant must use French doors. Slider doors are not allowed. (*traditional man doors are also allowed on the rear porch*)

Applicant response:

7. The applicant has proposed a 10-foot setback from the front of the porch to High Street. During the Building Permit plan review, the applicant may choose to place the building up to five feet closer to the street without returning to the Board for approval. However, the setback between the new construction and the G.R.H. MILLER HOUSE on the same lot shall be at least 10 feet.

Applicant response:

8. Prior to receiving the Building Permit, the applicant shall demonstrate that the residential use occupies no more than fifty percent of the total square footage of the development on the lot.

Applicant response:

9. The applicant shall ensure that the submitted elevations for the Building Permit match the correct locations (front-side-rear -etc) and orient the front elevation to High Street. This revision will provide clarity through the Conditions of Approval review and the Building Permit process.

Applicant response:

10. The applicant shall revise the porch to be set inside the gable roof eaves. To achieve this approach, the applicant should utilize a hipped 4/12 porch roof.

Applicant response:

SAMPLE